

# TO LET

26 – 28 Underwood Street, N1 7JQ

Ground / Lower Ground

Whole Available via sublease / assignment / new lease

# COREP

AN **NAIUK** COMPANY



## SUMMARY

- Open plan
- Fully fitted, Plug & Play
- Meeting rooms
- Furniture can be included
- 8 min walk from Old Street
- Courtyard Garden
- Male/female WCs
- Showers and changing facilities
- Sublease / assignment / new lease
- 2,857 sq ft
- Available immediately
- £50.64 per sq ft rent

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**CURRENT ITINERARY**

The space is available by way of a sublease / assignment or by way of a surrender and new lease

The office space is situated on the ground floor of the property and contains a large board room, desks, and a kitchenette.

The lower ground floor of the office is currently being used as editing suites but would also be suitable for conventional office space.

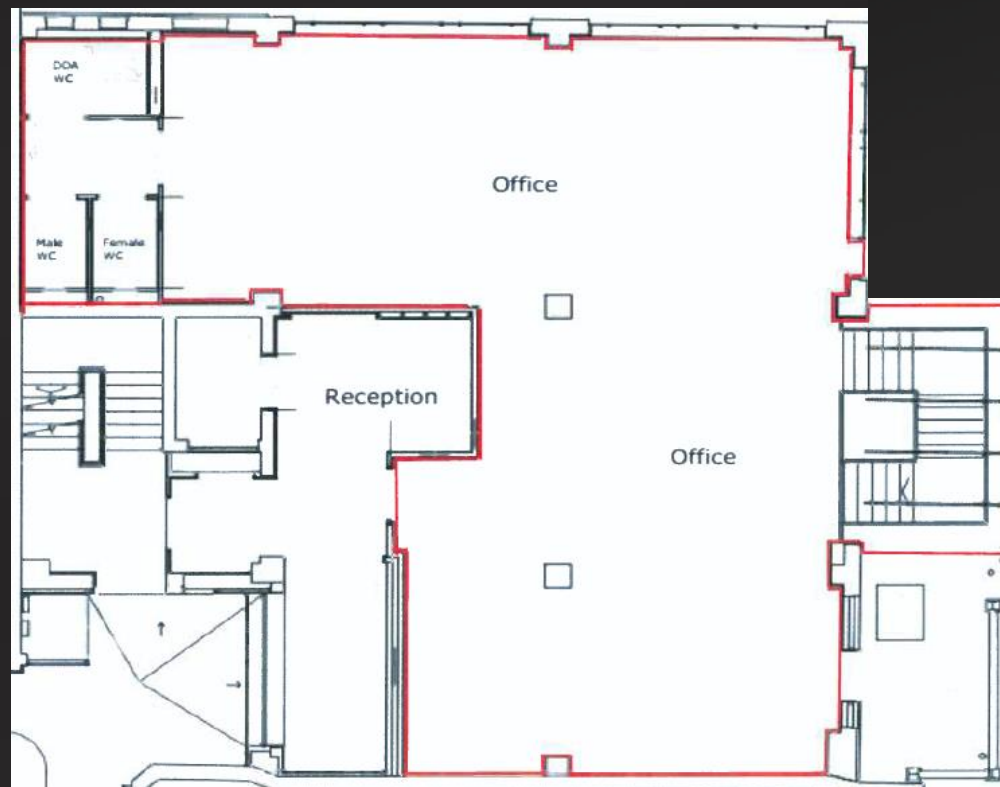
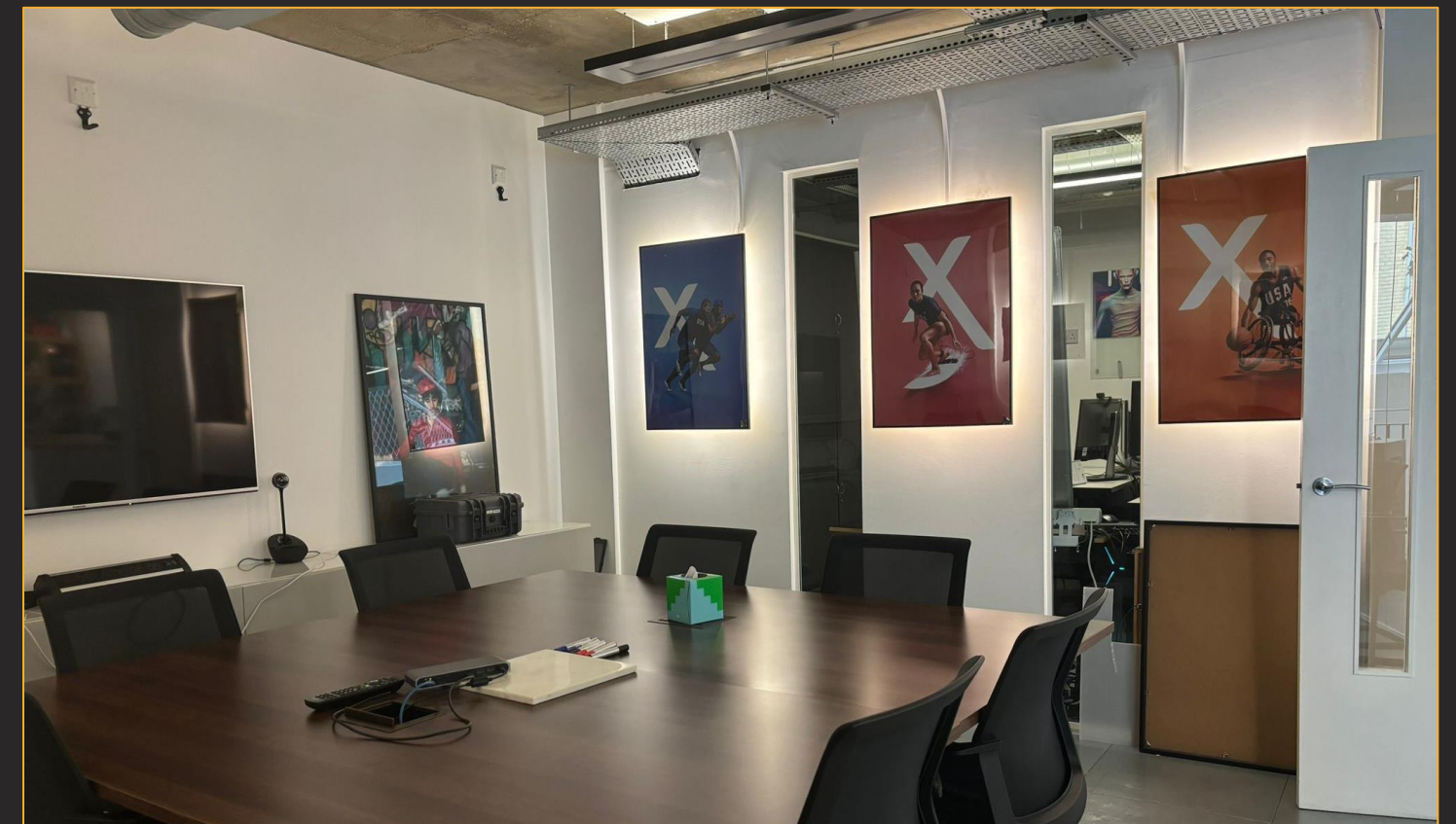
Due to the nature of the existing fit out, the space could easily be adjusted / accessorized in order to suit an occupier's bespoke requirements.

**SPECIFICATION**

- Excellent natural light
  - Lava-Stone green tiled entrance
  - Double glazed windows
  - Exposed concrete ceilings
  - Exposed services
  - VRF Air Conditioning
  - Male / Female w/c
  - Fully Fitted
  - Kitchenette
  - Outside courtyard terrace
  - Large basement bike storage
- 
- Old Street - 0.4 miles
  - Angel – 0.8 miles
  - Hoxton – 0.8 miles
  - Shoreditch High Street – 0.8 miles

**FLOOR AREAS**

	SQ M	SQ FT
Ground	130.7	1,407
Lower GF	134.7	1,450
<b>TOTAL</b>	<b>265.4</b>	<b>2,857</b>



Ground Floor Plan

**Disclaimer:**

These particulars are set out as a general outline only for the guidance of intended purchaser or lessees and do not constitute, in whole or part, any offer or contract. Please be aware that all descriptions, dimensions, references to conditions and other similar information are given without responsibility and any intended purchaser or lessee should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No person representing or in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, the terms exclude. Aug 2024.

**LOCATION**

26 – 28 Underwood street, is ideally situated approximately 0.4 miles away from Old Street Underground station and a short distance from the host of F&B on offer in the area.

Aside from Old Street, Angel, Shoreditch High St and Hoxton are both a short distance away from the subject property.

Underwood Street is itself just a short drive away from City Road (A501) which merges into the M40 to the West as well as providing quick and easy vehicular access to North and East London.

**DESCRIPTION**

The building is accessed at ground floor level and offers bright open plan office space. The lower ground floor is connected via an internal spiral staircase and offers studio space. The premises contains a kitchenette, meeting spaces as well as an external terrace.

Separately to the demised area, the building offers cycle access to a lower ground bike store with shower and changing facilities.

**COST**

RENT	RATES	SERVICE CHARGE
£50.64 per sq ft	£18.42 per sq ft	£8.87 per sq ft

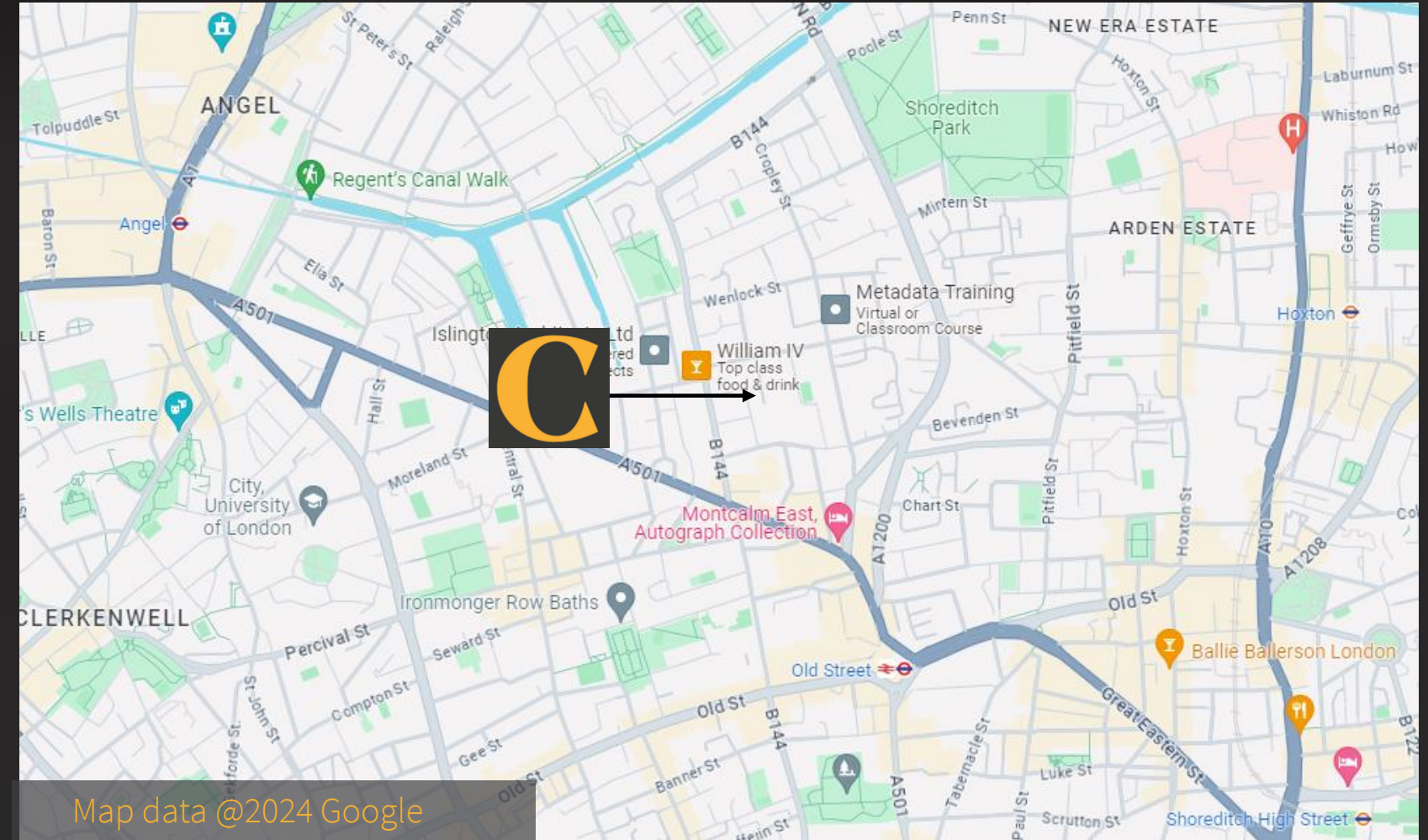
**VIEWINGS**

**COREP**

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**TERM**

The existing lease is for a term of years expiring on the 24<sup>th</sup> Feb 2026. If a longer term is required, the headlease could be surrendered and a new lease granted for a term of years to be agreed with the existing Landlord.

**LEGAL COSTS**

Each party to bear their own legal cost.

For the avoidance of doubt, the Superior Landlords costs will be covered by the current tenant.

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