



**STIRLING
ACKROYD**

TO LET

**5 Underwood Street,
London, N1 7LY**

1,812 sq ft

**Ground Floor Converted
Warehouse Office To Let
On Old Street.**



Room 3



VIDEO TOUR

stirlingackroyd.com



Description

This converted former Victorian warehouse building is fully self-contained and fitted with meeting rooms, a kitchenette, timber flooring and shower.

Offered across the ground floor and mezzanine with excellent floor-to-ceiling windows providing fantastic levels of natural light from two aspects.

Original warehouse features have been retained where possible with the exposed brickwork, timber flooring and further benefitting from parking and showers.

Key points

- Mezzanine - 490 square feet
- Ground floor - 1,322 square feet
- Converted Victorian Warehouse With Fantastic Natural Light
- Exposed Brickwork, Timber Flooring, Kitchenette & Shower
- Excellent Floor-to-Ceiling Height
- Parking Space



Location

Located just 5 minutes' walk from Old Street roundabout where underground, national rail and bus services connect to much of London, making this an easy place to get to and from with Clerkenwell, the City, West End, Islington and Kings Cross all readily accessible.

An array of local shops, cafes and restaurants are just around the corner including The Eagle, Mont Calm Hotel, Sainsburys, Pret, Pizza Union and Nandos.

Transport Links



Old Street 0.3 Miles



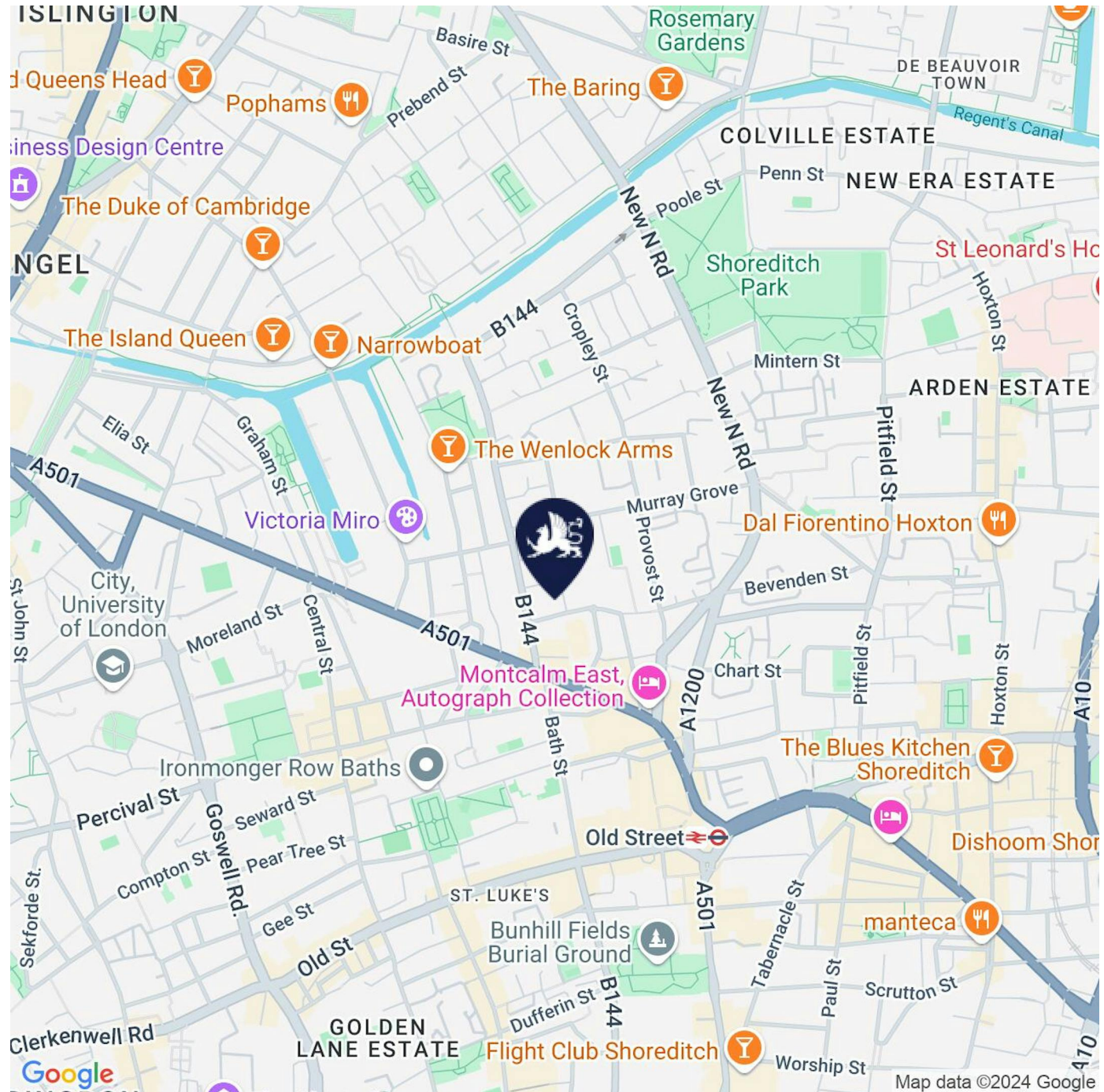
Angel 0.7 Miles

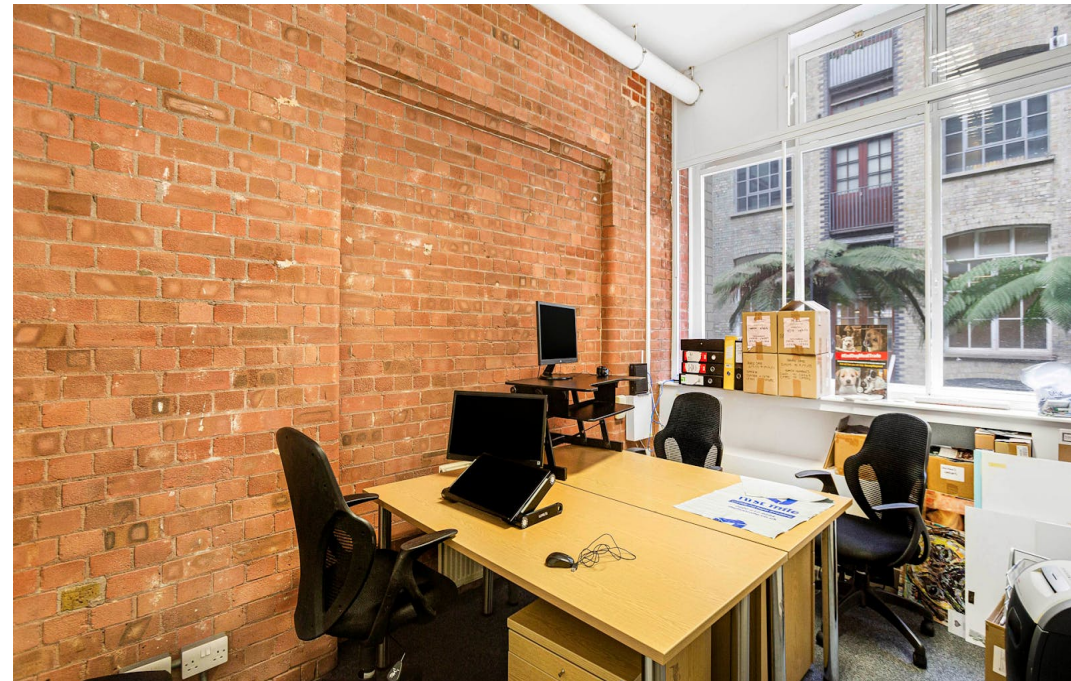


Hoxton 0.7 Miles



Barbican 0.7 Miles





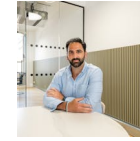
Accommodation

Name	sq ft	sq m	Availability
Ground	1,322	122.82	Available
Mezzanine	490	45.52	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£25,000 per annum
Rates	£18.49 per sq ft
Service Charge	£2.33 per sq ft
VAT	To be confirmed
EPC	B (31)

Viewing & Further Information



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