



Underwood Works, 4-16 Underwood Street, London N1

Office to Let | 4,257 - 19,711 sq ft | £42.50 - £57.50 psf

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Built in 1908 as a paper production warehouse, Underwood Works has now been reimagined to house contemporary, flexible office spaces.

Underwood Works offers up to 25,000 sqft of comprehensively refurbished office space over four floors. The building benefits from existing warehouse features, including an impressive vaulted ceiling for the 3rd floor providing upwards of 4m ceiling heights. There is exposed brick and plenty of natural light throughout.

The property is located 5 minutes' walk north of Old Street Station.

Highlights

- A modern reception providing a large communal area for all tenants
- Typical floors of circa 5,000 sq ft
- Exposed services on original ceilings
- Exposed original steels and columns
- Exposed air cooling
- Exposed ceiling volume on 3rd floor
- 2 x Passenger lifts
- Cycle storage facilities
- Lockers and drying room
- 3 x Showers and 1 x Accessible WC with shower

Property Details

Rent:	£42.50 - £57.50 per sq ft
Rates:	£18.00 per sq ft
S/C:	£8.16 per sq ft
Size:	4,257 to 19,711 sq ft

Floor	Size (sq ft)	Rent (psf)	Rates (psf)	S/C (psf)	Total (pa)	Status
2nd	5,491	£57.50	£18.00	£8.16	£459,377	Available
1st	5,368	£57.50	£18.00	£8.16	£449,086	Available
Ground	4,595	£52.50	£18.00	£8.16	£361,442	Available
Lower Ground	4,257	£42.50	£18.00	£8.16	£292,285	Available

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