



1 & 3B Underwood Row

Shoreditch, London, N1 7LZ

Well appointed self contained upper Ground Floor Class E premises in converted warehouse building off City Road

4,155 sq ft
(386.01 sq m)

- Bright airy space with large windows and generous ceiling heights
- Long leasehold with circa 971 years remaining and low ground rent
- Exposed brickwork with real Parquet flooring (in part)
- Access to shared courtyard amenity space
- 1 x basement car parking space included

1 & 3B Underwood Row, Shoreditch, London, N1 7LZ

Summary

Available Size	4,155 sq ft
Price	£1,900,000 (+VAT)
Rates Payable	£59,940 per annum
Rateable Value	£108,000
Service Charge	£12,202 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (96)

Description

The warehouse building was converted in the 1990's to provide commercial spaces at ground floor and residential accommodation on the upper floors. The self-contained office has generous floor to ceiling heights with large windows to the front and rear, exposed brickwork and parquet flooring in part.

Location

The property is located on the corner of Underwood Row and Underwood Street in a quiet pocket of Shoreditch with a picturesque streetscape of converted warehouse buildings. The property is approx. 0.2 miles / 6 minutes' walk north of Old Street roundabout, and is well served by an abundance of cafés, bars and restaurants. Ideally located, providing quick and easy access to Shoreditch, Islington, King's Cross and East London.

Accommodation

Name	sq ft	sq m	Availability
Ground	4,155	386.01	Available

Terms

Sale of the existing Long Leasehold interest for a term of 999 years from 29th September 1997 (so having approximately 971 years unexpired) subject to a Ground Rent - currently £300 per annum

Price

£1,900,000 (+VAT)

Business Rates

The Valuation Office Agency lists the 2023 Rateable Value at £108,000. We are verbally informed by the London Borough of Hackney that the Rates Payable 1st April 2025 to 31st March 2026 are estimated at £61,128. Interested parties are advised to seek their own confirmation.

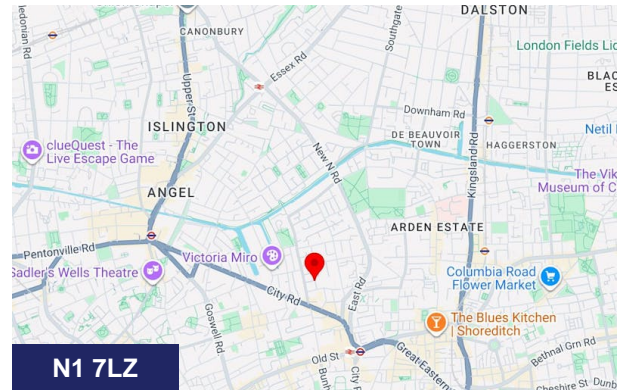
Service Charge

Estimated at £12,202 (+VAT) for the current year.

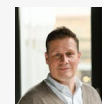
Measured survey and floor plans

The premises measure 4,155 sq. ft. Gross Internal and 3,763 sq. ft. Net Internal. Measured survey and digital floor plan available upon request.

EPC

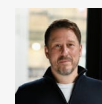


Viewing & Further Information



Michael Newell

02077499476 | 07798764076
michael@dominion.london



Sandy Newell

02077499472 | 07966455636
sandy@dominion.london

sterlingtemple

Geometric Report

1 Underwood Row,
London, N1 7LZ
Reference 24.06.2962
24 June 2024



Contents

- 1. What we do & how
- 2. Further services
- 3. Report objective
- 4. Site and survey conditions
- 5. Schedule of Areas
- Drawings

sterlingtemple

1. What we do



We are a surveying company specializing in preparing property drawings and area calculations using 3D laser scanning technology. Our most common projects include area measurement reports, planning drawings and lease plans.

2. Further services

We also prepare MATTERPORT virtual tours and VIDEO tours of the properties we survey.



sterlingtemple



3. Report Objective

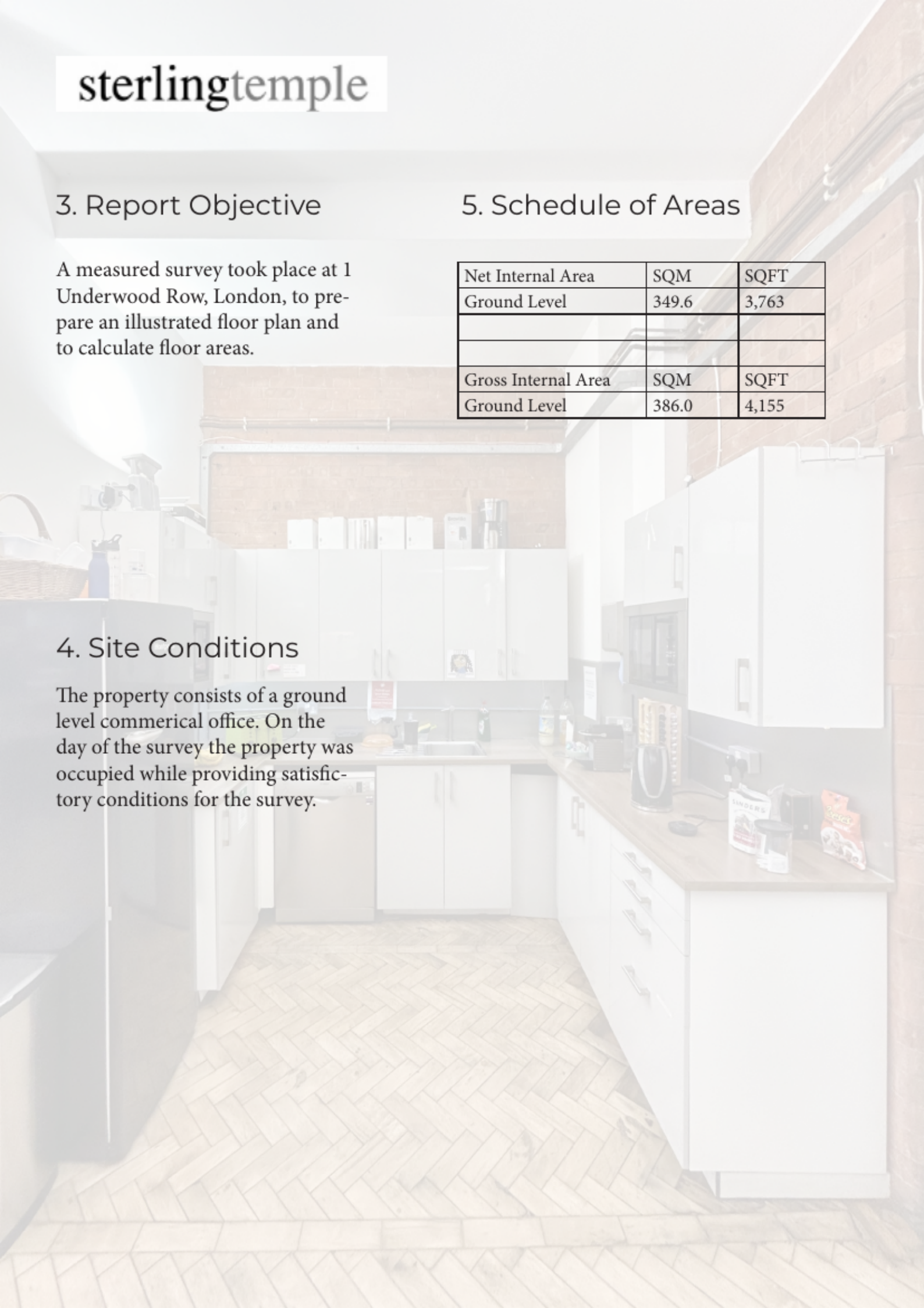
A measured survey took place at 1 Underwood Row, London, to prepare an illustrated floor plan and to calculate floor areas.

5. Schedule of Areas

Net Internal Area	SQM	SQFT
Ground Level	349.6	3,763
Gross Internal Area	SQM	SQFT
Ground Level	386.0	4,155

4. Site Conditions

The property consists of a ground level commercial office. On the day of the survey the property was occupied while providing satisfactory conditions for the survey.

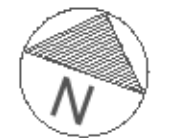
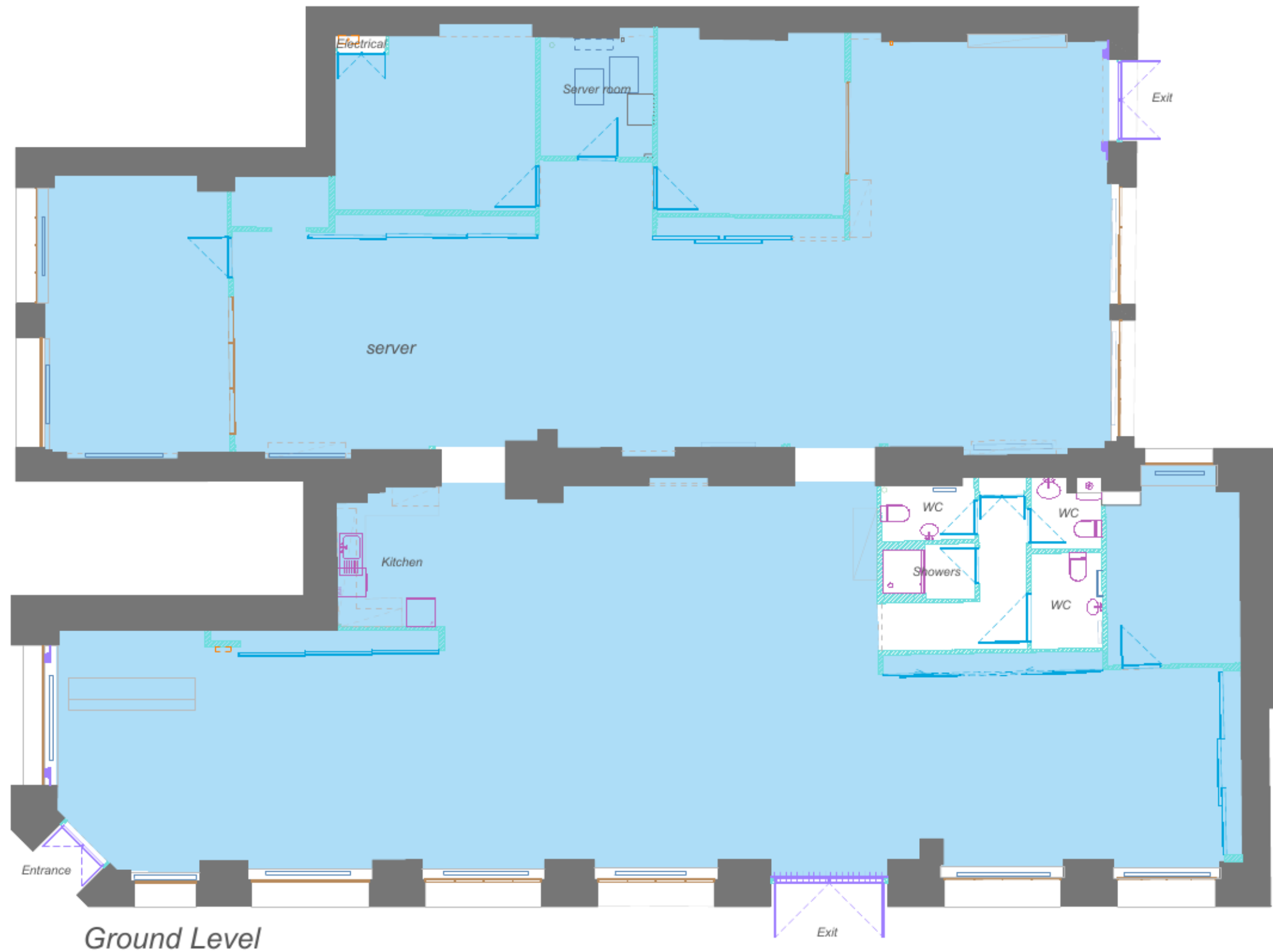


sterlingtemple



REFERENCES

Net Internal Area



Underwood Row

1 Underwood Row
London
N1 7LZ

Drawing Name
Ground Level Floor Plan

Date	Revision	Project Number	Description	Rev
24/06/2024	00	24.06.2962	Property Survey	0/0

REFERENCE KEY

sterlingtemple

0203 4639225
www.sterlingtemple.com