



16-24 UNDERWOOD STREET  
LONDON N1



TECH CITY OFFICE  
REPOSITIONING OPPORTUNITY



# INVESTMENT SUMMARY

- Located in the heart of London's Tech City, within a 7-minute walk of Old Street Station
- Former Victorian warehouse, comprising 15,863 sq ft of office accommodation arranged over lower ground, ground, two upper floors and second floor mezzanine levels
- Multi-let to four office tenants with a passing rent of £270,383 per annum reflecting a highly reversionary rent of £30.04 per square foot on the let accommodation
- Vacant possession achievable February 2027
- Asset management, repositioning and redevelopment options that will drive performance
- White Red has undertaken an initial feasibility study outlining the potential to increase the net internal area by 20%
- The property is offered by way of a new 150 year long leasehold at a peppercorn rent.

**Offers are invited for the long leasehold interest in excess of £5,950,000 reflecting a capital value £375 per square foot on the existing (Subject to Contract and Exclusive of VAT)**



SHOREDITCH  
HIGH STREET

OLD  
STREET

LIVERPOOL  
STREET

MOORGATE

BARBICAN

FARRINGTON



THE CITY

SHOREDITCH

CLERKENWELL





## LOCATION

16-24 Underwood Street is located in the vibrant Old Street district, one of Central London's most dynamic submarkets. It is situated on the eastern side of Underwood Street, leading to Shepherdess Walk to the west and Nile Street to the south.

The property is situated 500 metres north of Old Street roundabout, which is otherwise referred to as "Silicon Roundabout".


The Old Street district has benefited from significant investment in recent years, and has attracted start ups and global giants.

Old Street Station / roundabout has undergone a £132 million upgrade. A new modern glass entrance has been constructed with a green roof, providing easier and more direct access to the station.

The roundabout above Old Street Station has been reconfigured to create a pedestrian focused piazza with upgraded F&B offerings. The ongoing transformation of Old Street Station / roundabout will further enhance the public realm with improved pedestrian and cycling access to Old Street station.



**OLD STREET HAS THE SECOND HIGHEST CONCENTRATION OF TECH BUSINESSES IN THE WORLD**



**THE UK IS 3RD IN THE WORLD FOR TECH INVESTMENT VALUED AT \$1 TRILLION**



**4TH LARGEST TECH CITY SECURING MORE TECH INVESTMENT THAN PARIS, BERLIN AND SINGAPORE COMBINED**



**LONDON HAS PRODUCED 55 TECH UNICORNS WITH A FURTHER 82 PREDICTED**





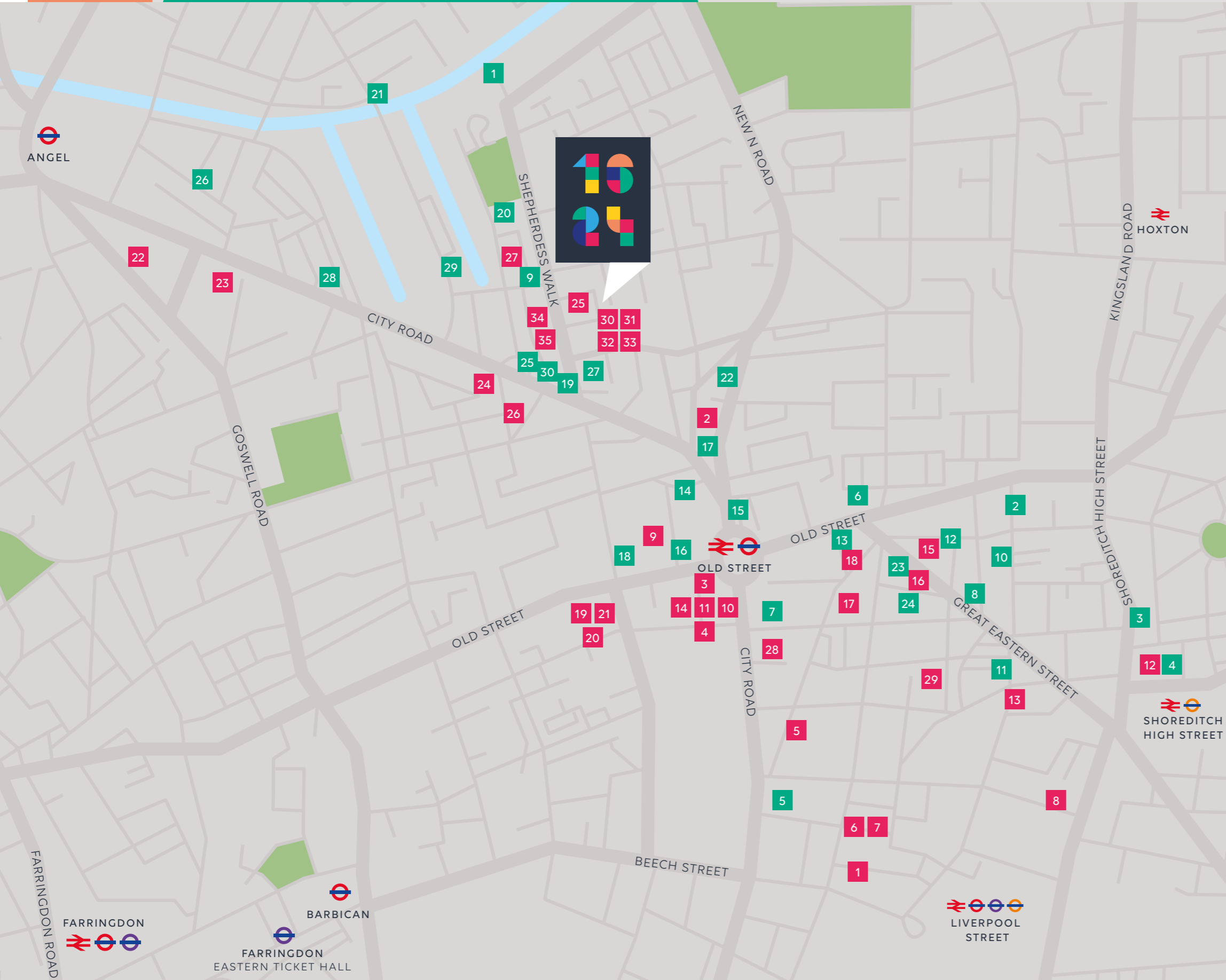
# LOCAL OCCUPIERS

## OCCUPIERS

- 1 Microsoft
- 2 WeWork
- 3 Adobe
- 4 Buro Happold
- 5 Kingsley Napley LLP
- 6 Wise
- 7 Frontier Economics
- 8 Amazon
- 9 Farfetch
- 10 Brainlabs
- 11 FORA
- 12 Mother London
- 13 NSPCC London
- 14 Box
- 15 Quidco
- 16 Capco
- 17 Grind HQ
- 18 BLOK
- 19 CNN International
- 20 HBO
- 21 Orms Designers & Architects
- 22 Workspace
- 23 Gett UK
- 24 Stroke Association
- 25 Frank Reynolds Architects
- 26 Paddle.com
- 27 Spacelab
- 28 Morningstar
- 29 VICE UK
- 30 Lumiere London
- 31 Hassell
- 32 Wrangler
- 33 HAY International
- 34 Checkout
- 35 Marketing VF

## AMENITY

- 1 Caravel
- 2 The Blues Kitchen
- 3 Dishoom
- 4 Shoreditch House
- 5 Flight Club
- 6 Bounce
- 7 Ozone Coffee
- 8 Gloria
- 9 William IV
- 10 Ballie Ballerson
- 11 manteca
- 12 Blacklock
- 13 Golden Bee
- 14 Bone Daddies
- 15 Nightjar
- 16 Serota Hall
- 17 The Alchemist
- 18 Gymbox
- 19 UFC City Road
- 20 The Wenlock Arms
- 21 Narrowboat
- 22 Yoga Union
- 23 The Hoxton, Shoreditch
- 24 Nobu Hotel
- 25 Foundry Gym
- 26 The Tamil Crown
- 27 The Eagle
- 28 The Rugged Bunch
- 29 Victoria Miro
- 30 Tian Tian Market





# COMPLETELY CONNECTED

16-24 Underwood Works is highly accessible being less than 500m north east of Old Street Station. Old Street is serviced by National Rail and the Underground (Northern Line). One stop to the south, the Moorgate/Liverpool Street interchange connects with the Elizabeth Line, Central, Hammersmith & City, Metropolitan lines plus national rail services to Essex, Suffolk and Stansted Airport.



HEATHROW

BOND STREET

FARRINGDON

LIVERPOOL STREET

CANARY WHARF

PADDINGTON

TOTTENHAM COURT ROAD

MOORGATE  
2 mins

WHITECHAPEL

BANK  
4 mins

- Elizabeth Line (Crossrail)
- Circle Line
- Hammersmith & City Line
- Metropolitan Line
- District Line
- Victoria Line
- Central Line
- Bakerloo Line
- Jubilee Line
- Northern Line
- Piccadilly Line
- DLR
- Waterloo & City Line



7 mins

KING'S CROSS/ST PANCRAS

4 mins

ANGEL  
2 mins

OLD STREET

LIVERPOOL STREET

MOORGATE  
2 mins

BANK  
4 mins

WHITECHAPEL

CANARY WHARF



# LOCAL DEVELOPMENTS

Major development activity by high profile developers fuelled by the growing demand from creative, tech and fintech occupiers:



**1 MOORFIELDS EYE HOSPITAL, EC1**  
**Developer** Derwent London  
**Size** 750,000 sq ft  
**Use** Mixed Use  
**Status** Feasibility stage



**2 99 CITY ROAD, EC1**  
**Developer** Endurance Land  
**Size** 700,000 sq ft  
**Use** Office  
**Status** Planning granted



**3 DEVELOPMENT HOUSE, 55-64 LEONARD STREET, EC2**  
**Developer** CDL Limited Singapore  
**Size** 100,000 sq ft  
**Use** Office  
**Status** Planning granted



**4 1 ANGEL SQUARE, N1**  
**Developer** Tishman Speyer  
**Size** 250,000 sq ft  
**Use** Office  
**Status** Target Completion Q4 2025



**5 SILBURY + EAST, 49-51 EAST ROAD, N1**  
**Developer** Kinrise  
**Size** 48,000 sq ft  
**Use** Office  
**Status** Target Completion Q4 2025



**6 THE ARC BUILDING, EC1**  
**Developer** Ghelamco  
**Size** 22 storeys  
**Use** Mixed use with 340,000 sq ft of office  
**Status** Completed 2023



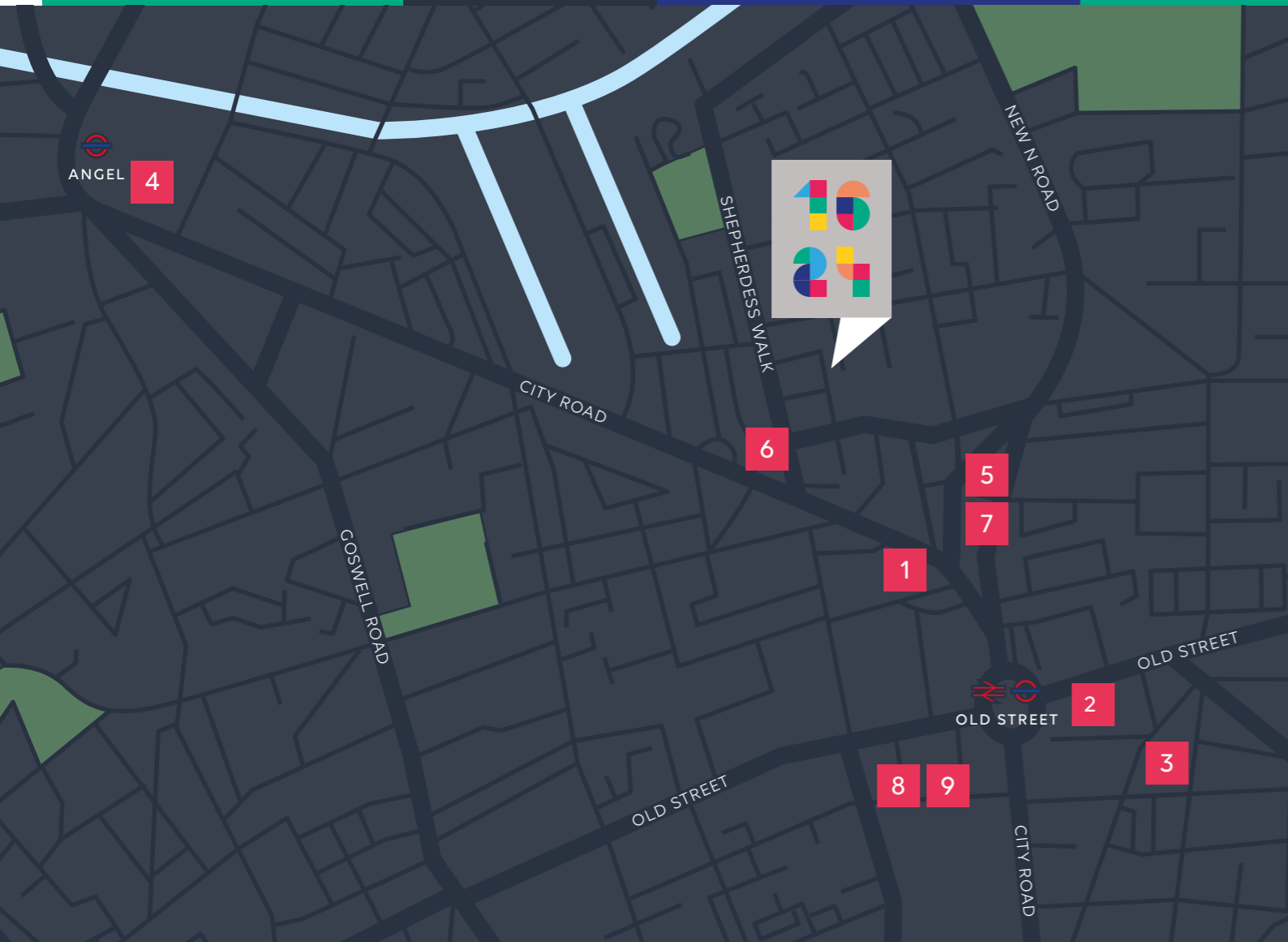
**7 39-47 EAST ROAD, N1**  
**Developer** Aviva / Summix ERL  
**Size** 23 storey  
**Use** Hotel & 60,000 sq ft of office  
**Status** Target completion Q4 2024



**8 THE FEATHERSTONE, 50 FEATHERSTONE STREET, EC1**  
**Developer** Derwent London  
**Size** 125,000 sq ft  
**Use** Office  
**Status** Completed 2022 - 92% let



**9 SCRIPT, 44 FEATHERSTONE STREET, EC1**  
**Developer** LBS Properties  
**Size** 44,000 sq ft  
**Use** Office  
**Status** Completed 2021 - 100% let



ATTRACTIVE  
ORIGINAL  
FEATURES



# EXCELLENT NATURAL LIGHT

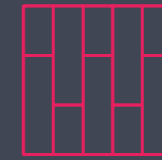


GROUND FLOOR NORTH

## SPECIFICATION



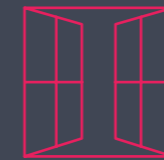
Generous floor to ceiling heights



A mixture of fashionable wood and concrete screed floors



Exposed original steel beams and columns



Openable windows



Excellent natural light



EPC C-D

# THE BUILDING

16-24 Underwood Street is a former Victorian warehouse. The property comprises two connected warehouses providing 15,863 sq ft of office accommodation.

The office accommodation is arranged over lower ground, ground and two upper floors with additional mezzanine levels on the second floor north and south. The offices are split into bright and airy north and south units comprising approximately 1,500 - 2,000 sq ft. The units can be connected to provide contiguous floor plates of approximately 3,500 sq ft.

The asset benefits from generous floor to ceiling heights and abundant levels of natural light, with large period windows on both the east and west façades. The design thoughtfully preserves the heritage features through retaining the original wooden floors and exposed steel beams and columns.



SECOND FLOOR NORTH



SECOND FLOOR NORTH MEZZANINE

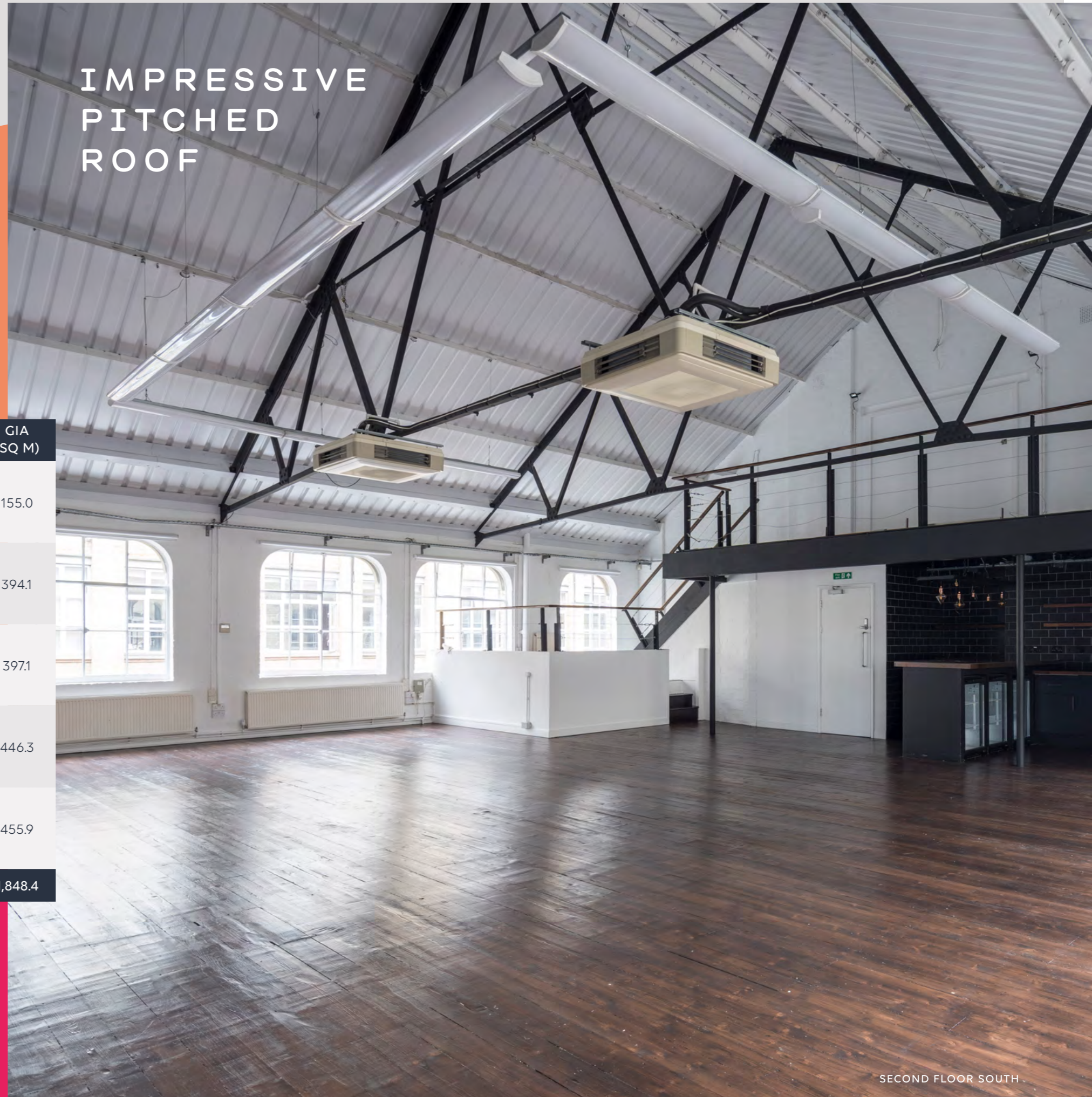


## ACCOMMODATION

The building has been independently measured by Sterling Temple and comprises the following net internal areas (NIA):

FLOOR	USE	NIA (SQ FT)	NIA (SQ M)	GIA (SQ FT)	GIA (SQ M)
2nd Mezzanine North	Office	984	91.4	1,668	155.0
2nd Mezzanine South	Office	466	43.3		
2nd North	Office	1,868	173.5	1,668	394.1
2nd South	Office	1,776	165.0		
1st North	Office & Storage	2,045	190.0	4,274	397.1
1st South	Office	1,348	125.2		
Ground North	Office	2,190	203.5	4,804	446.3
Ground South	Office	1,666	154.8		
LG North	Office	1,821	169.2	4,907	455.9
LG South	Office & Storage	1,699	157.8		
<b>TOTAL</b>		<b>15,863</b>	<b>1,473.7</b>	<b>19,896</b>	<b>1,848.4</b>

# IMPRESSIVE PITCHED ROOF

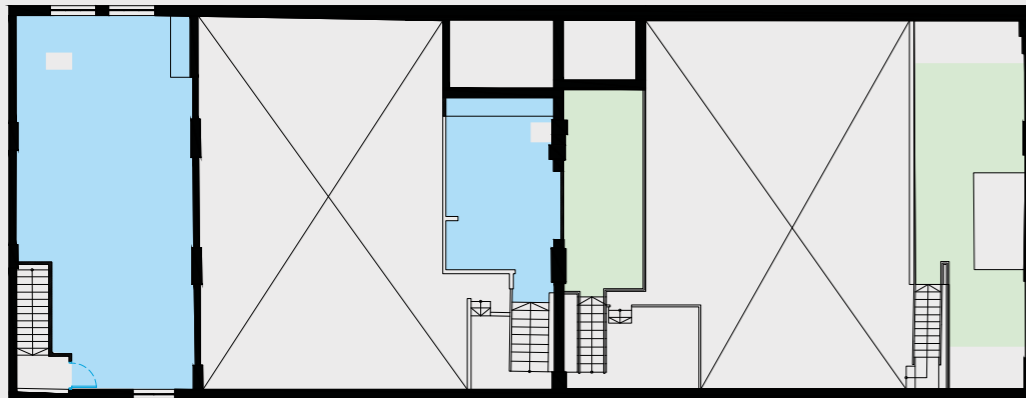


SECOND FLOOR SOUTH

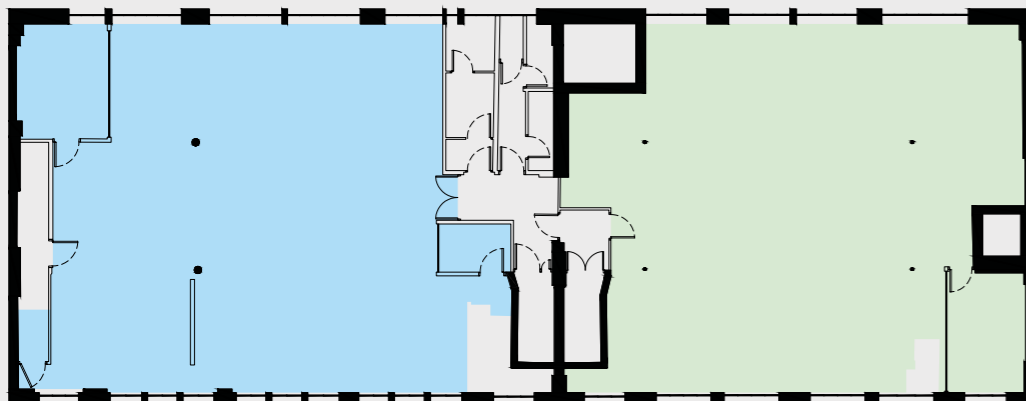


# FLOOR PLANS

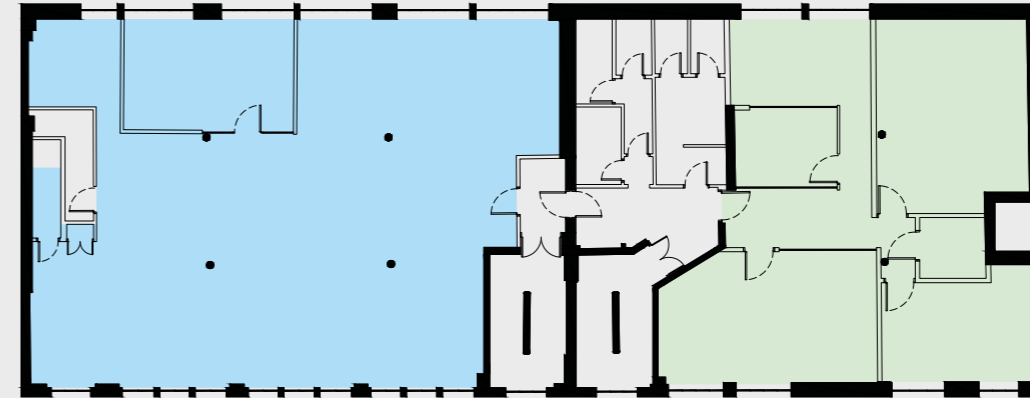
SECOND FLOOR MEZZANINE



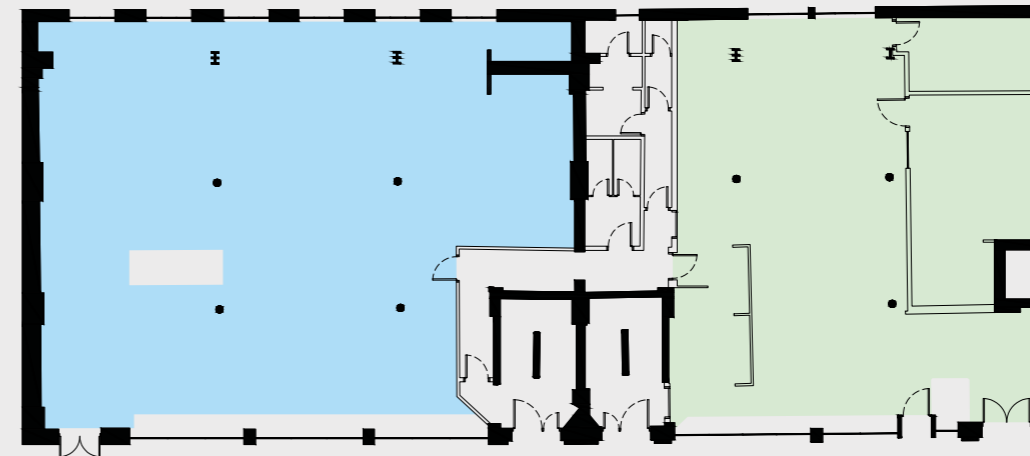
SECOND FLOOR



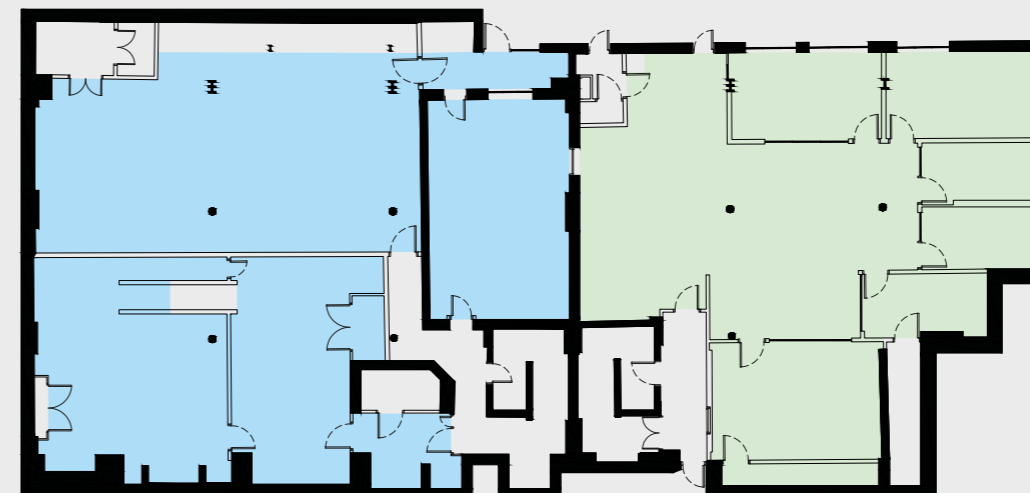
FIRST FLOOR







GROUND FLOOR



LOWER GROUND FLOOR



-  NORTH WAREHOUSE NIA
-  SOUTH WAREHOUSE NIA
-  COMMON PARTS

Not to scale.  
Indicative only. 



# TENANCY SCHEDULE

The property is multi let to four tenants. The total contracted rent is £270,383 per annum which reflects £30.04 per square foot on the let accommodation.

The average weighted unexpired lease term is 3.06 years to lease expiries and circa 2.21 years to the earliest determination.

All of the leases are contracted outside of the security of tenure provisions of the Landlord & Tenant Act 1954.

Vacant possession achievable February 2027.

16-24 Underwood Street provides the opportunity to improve the existing building by undertaking a rolling refurbishment or take forward the proposed plans drawn up by White Red to create Grade A office scheme after the February 2027 block date.

FLOOR	TENANT	AREA (SQ FT)	LEASE START	BREAK OPTION DATE	NEXT RENT REVIEW	LEASE EXPIRY	RENT (PA)	RENT (PSF)	COMMENTS
2nd incl Mezz South	Round Group Limited	2,242	11/09/2024	23/02/2027 (M)	-	10/09/2029	£45,000	£20.07	Half rent payable until 11 March 2024, any shortfall will be topped up by the Vendor. A £12,000 rent deposit is held.
2nd incl Mezz North	Vacant	2,852	-	-	-	-	-	-	
1st Floor South	Automatik (UK) Limited	1,348	31/01/2023	-	-	23/02/2027	£47,155	£34.98	Break notice not served - 24th February 2025
1st Floor North	RCKa Limited	2,045	20/08/2020	-	20/08/2025	19/08/2026	£77,100	£37.70	
Ground South	The Running Channel Limited	1,666	02/04/2024	23/07/2027 (M)	-	01/04/2029	£54,978	£33.00	Half rent payable until 2nd December 2024
LG South	Automatik (UK) Limited	1,699	24/02/2022	-	-	23/02/2027	£46,150	£27.16	Break notice not served - 24th February 2025
Ground and LG North	Under Offer	4,011	-	-	-	-	-	-	Heads of Terms in circulation. Further details provided in data room.
<b>TOTAL</b>		<b>15,863</b>					<b>£270,383</b>		

## TENANT COVENANTS



### Round Group Limited

Credit Safe Score: 66B

Round is a tech-enabled digital agency that uses content, creators, and communities to create viral moments for brands, artists, and events.

[thisisround.com](http://thisisround.com)



### Automatik (UK) Limited

Credit Safe Score: 63B

Automatik is a boutique film production company creating world class visual effects. They operate in both London and Berlin and offer a range of services from concept design pre / post-viz, on-set supervision, motion capture, 3D scanning, creatures, environments and FX.

[automatik-vfx.com](http://automatik-vfx.com)



### The Running Channel Limited

Credit Safe Score: 74A

The Running Channel Ltd, incorporated in 2019, is an online platform that produces and distributes running-related video content.

[therunningchannel.com](http://therunningchannel.com)



### RCKA Limited

Credit Safe Score: 78A

RCKa is a people-focused practice of architects, designers and policy makers specialising in residential homes, from individual dwellings to housing developments.

[rcka.co.uk](http://rcka.co.uk)

## ASSET MANAGEMENT OPPORTUNITIES

### OPTION 1: ASSET MANAGEMENT

- Automatik's HQ is located on Underwood street. They have expanded into 16-24 Underwood Street and invested significant capital expenditure in their fit-out. The potential to open discussions for further growth in the building or to extend their existing leases past 2027.
- Work with other existing tenants to extend leases.
- Undertake rolling refurbishment and provide fitted offices to drive the ERV significantly above passing rent.
- Improve current EPC rating.
- Improve common parts through addition of end of journey facilities.
- Achieve strong equity return once fully occupied.

### OPTION 2: COMPREHENSIVE REFURBISHMENT/ REDEVELOPMENT

- Undertake comprehensive refurbishment or redevelopment of existing after the February 2027 block date.
- Opportunity to implement the White Red Feasibility Study:
  - Increasing massing by 20%.
  - Rearranging the core to provide contiguous open office floorplates.
  - Level the existing entrance and create a modern attractive reception.
  - Add modern end of trip facilities.
- Drive rental performance and push on ERV's to the mid £60s per square foot.
- Potential for change of use for a residential scheme, subject to obtaining full planning consent.



# FEASIBILITY STUDY

Leading London architect, White Red, has undertaken an initial feasibility study. The feasibility study outlines the potential addition of new 3rd and 4th floors, delivering approximately 19,000 sq ft of Grade A office space. The proposed plans include a 1,636 sq ft landscaped terrace on the 4th floor. By reconfiguring the central core, the design seeks to create contiguous floor plates, optimising the existing space.

The showroom-style ground floor presents an opportunity to create a unique reception area, whilst the lower ground floor provides to opportunity to create best in class end of trip facilities.

Full feasibility study available on request.



FRONT ELEVATION WITH NEW STREET LEVEL RECEPTION AND OFFICE (AI GENERATED IMAGE)

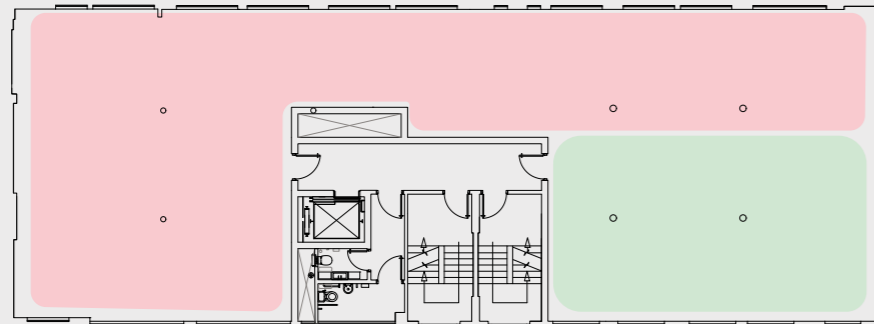
FLOOR	EXISTING SQ FT (NIA)	PROPOSED SQ FT (NIA)	TERRACING SQ FT
4th Floor	-	2,533	1,636
3rd Floor	-	3,501	-
2nd Floor Mezz (North & South)	1,450	-	-
2nd Floor	3,644	3,501	-
1st Floor	3,393	3,501	-
Ground	3,856	3,061	-
Lower Ground	3,520	2,991	-
<b>TOTAL</b>	<b>15,863</b>	<b>19,090*</b>	<b>1,636</b>

\* This study was completed using measurements from previous CAD plans.

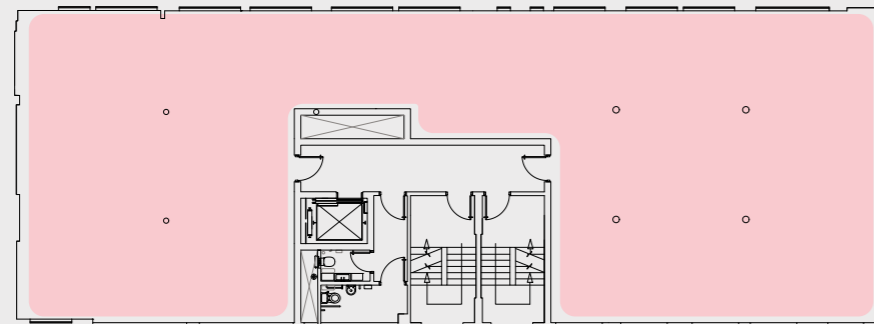


# PROPOSED FLOOR PLANS

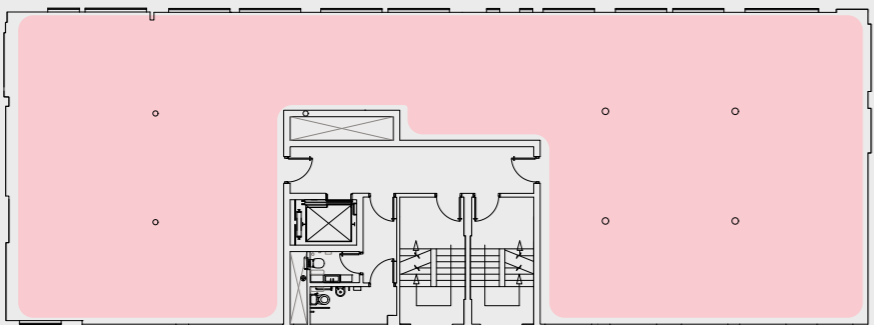
FOURTH FLOOR



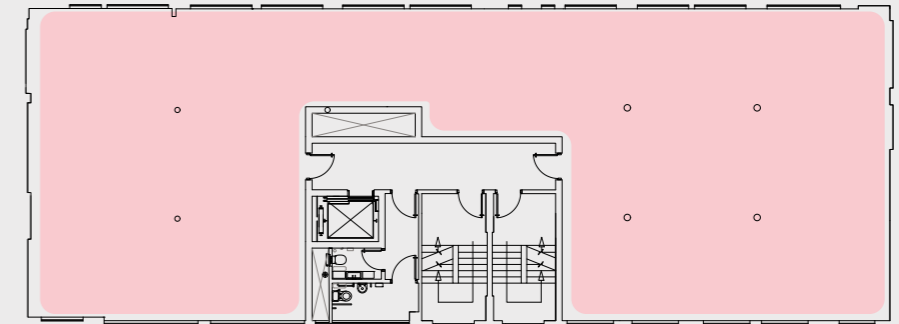
THIRD FLOOR



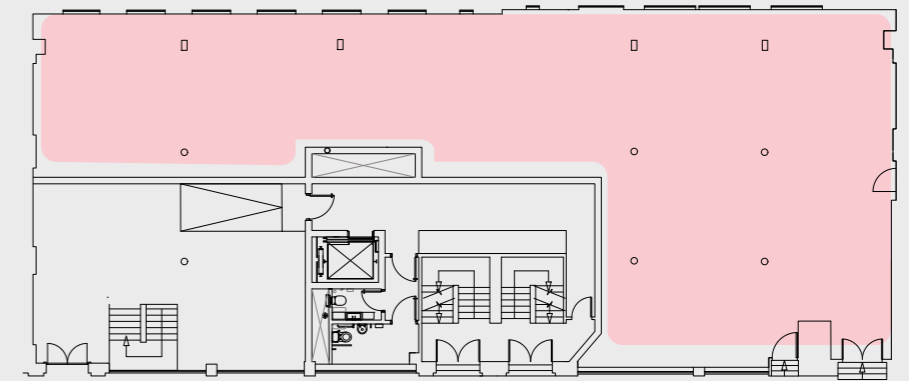
SECOND FLOOR



FIRST FLOOR

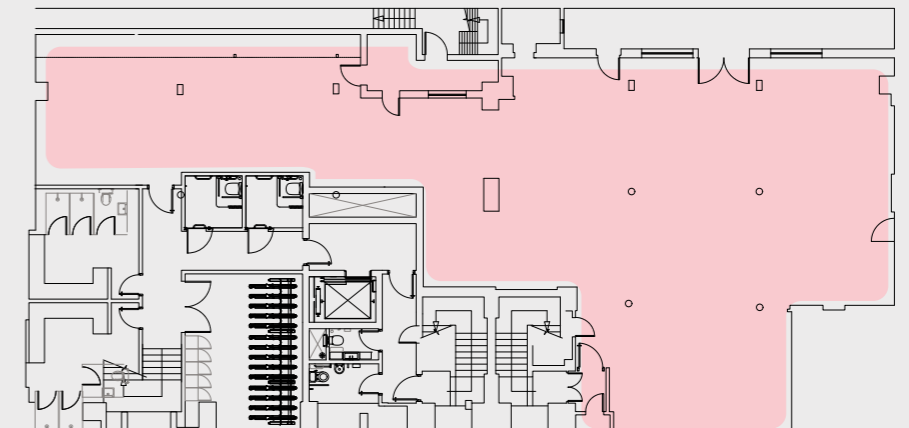


GROUND FLOOR



UNDERWOOD STREET

LOWER GROUND FLOOR



OFFICE  
TERRACE

Not to scale.  
Indicative only.



# TENURE

A new 150 year long leasehold at a peppercorn rent will be granted.



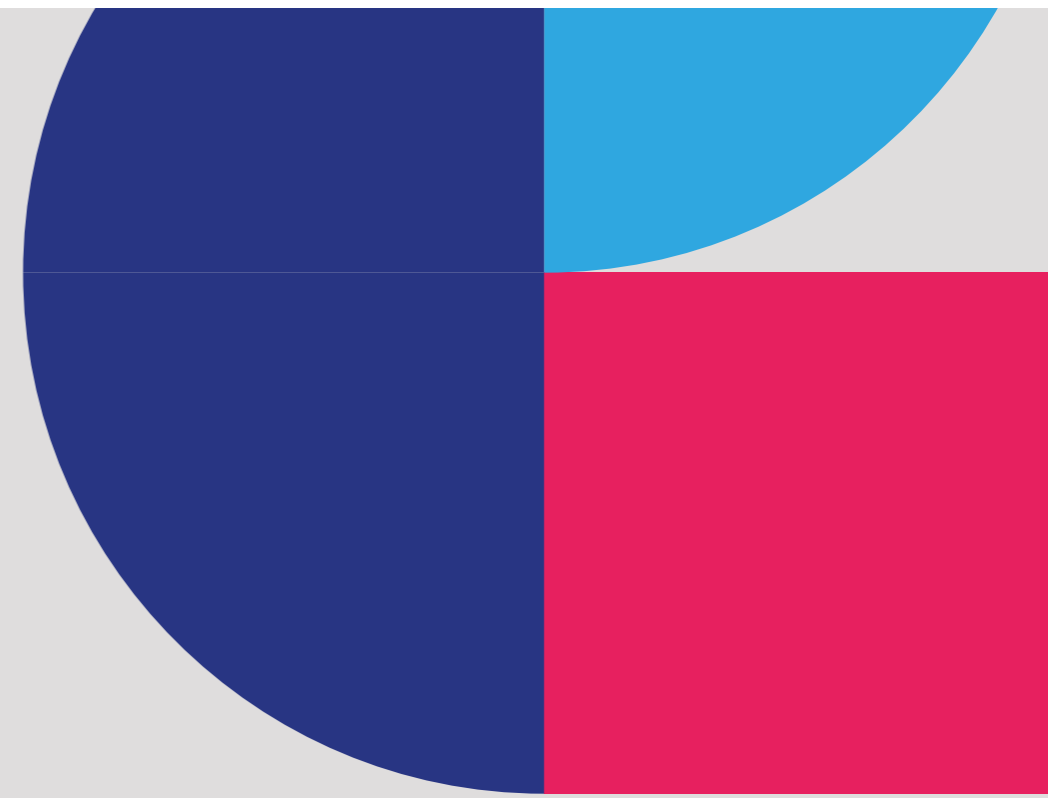
Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved



# OCCUPATIONAL MARKET

Old Street is one of London's most distinctive submarkets renowned as the city's tech hub. Over the past 12 months, the submarket has experienced increased leasing activity with prime rents in excess of £80.00 psf.

The below comparables highlight the rental levels that have been achieved in the micro-location. They demonstrate occupiers appetite for high quality fitted space, showing that there is significant potential to drive rental levels at 16-24 Underwood after refurbishment.



**36 FEATHERSTONE STREET, EC1**  
Date: Sep-24  
Floor: Ground & Lower Ground  
Size: 2,236 sq ft  
Tenant: Forte Sports Management Limited  
Headline Rent: £60 psf  
Term (Break): 5 yrs (3 yrs)  
Fitout Concept: CAT A+

**196 OLD STREET, EC1**  
Date: Aug-24  
Floor: 5th Floor (East)  
Size: 2,975 sq ft  
Tenant: Fill Function UK Ltd  
Headline Rent: £67.25 psf  
Term (Break): 5 yrs (3 yrs)  
Fitout Concept: CAT A+

**VERSE BUILDING, 18 BRUNSWICK PLACE, N1**  
Date: Jul-24  
Floor: 5th Floor  
Size: 2,121 sq ft  
Tenant: Clubhouse Studios  
Headline Rent: £67.50 psf  
Term (Break): 5 yrs (3 yrs)  
Fitout Concept: CAT A+

**39 TABERNACLE STREET, EC2**  
Date: Jun-24  
Floor: 3rd Floor  
Size: 3,330 sq ft  
Tenant: The Ocean Bottle Limited  
Headline Rent: £67 psf  
Term (Break): 5 yrs (3.5 yrs)  
Fitout Concept: CAT A+

**66 CITY ROAD, EC1**  
Date: Apr-24  
Floor: 4th Floor (East)  
Size: 1,887 sq ft  
Tenant: Symbolica AI  
Headline Rent: £85 psf  
Term (Break): 3 yrs (2 yrs)  
Fitout Concept: CAT A+

**130 CITY ROAD, EC1**  
Date: Mar-24  
Floor: 3rd Floor  
Size: 1,894 sq ft  
Tenant: Convenient Collect Limited  
Headline Rent: £60 psf  
Term (Break): 4 yrs (2 yrs)  
Fitout Concept: CAT A+

**80 OLD STREET, EC1**  
Date: Mar-24  
Floor: 5th Floor  
Size: 4,120 sq ft  
Tenant: Corndel Limited  
Headline Rent: £57.50 psf  
Term (Break): 5 yrs (3 yrs)  
Fitout Concept: CAT A+



# FURTHER INFORMATION

## VAT

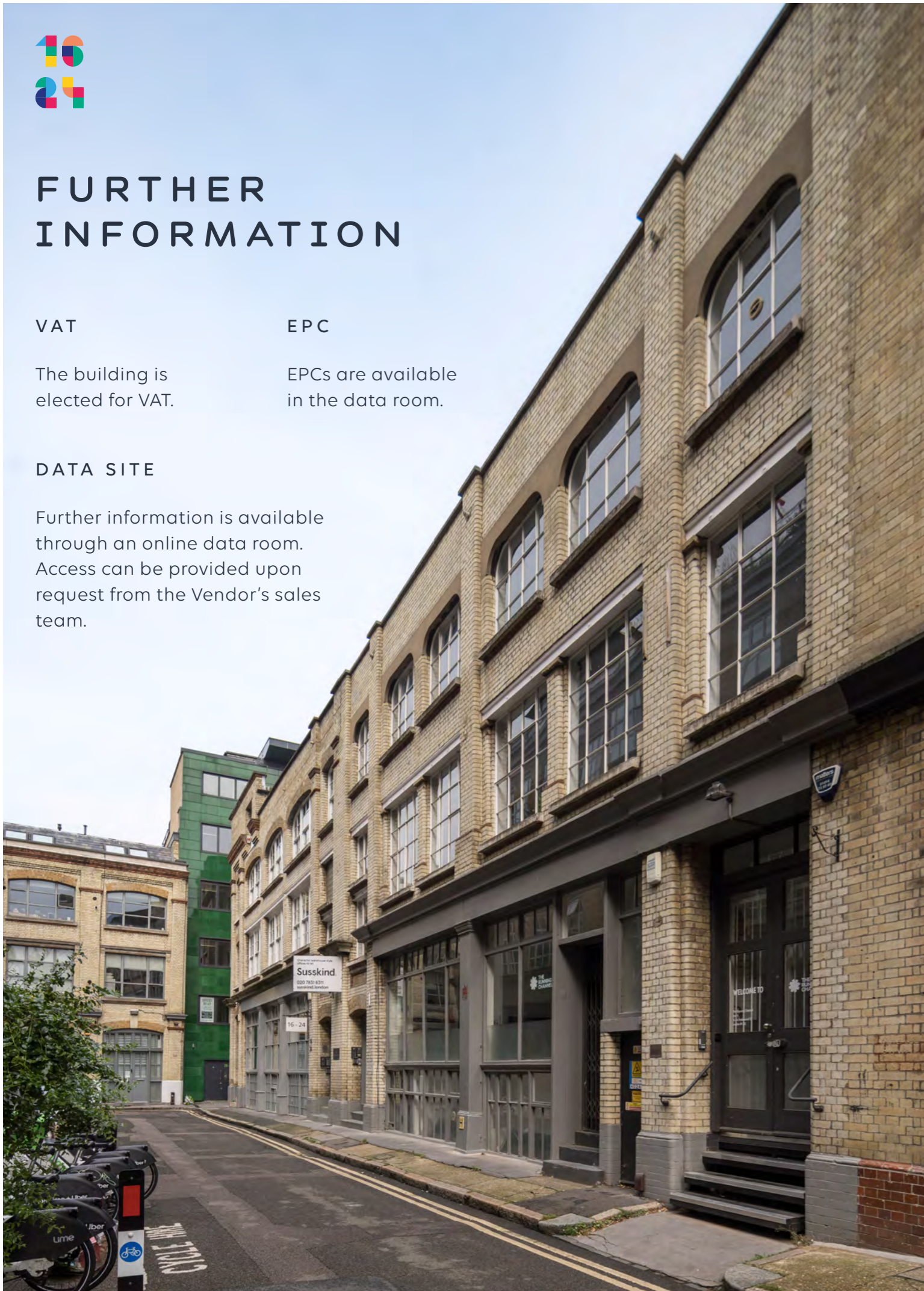
The building is elected for VAT.

## EPC

EPCs are available in the data room.

## DATA SITE

Further information is available through an online data room. Access can be provided upon request from the Vendor's sales team.



# PROPOSAL

Offers are invited for the long leasehold interest in excess of **£5,950,000** reflecting a capital value of **£375 per square foot** on the existing (Subject to Contract and Exclusive of VAT).

# CONTACT

For further information or to arrange an inspection of the property (strictly by appointment only) please contact a member of the sales team below:



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