

# TURNPOINT, 26 UNDERWOOD STREET

LONDON, NI 7JQ



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This stylish, contemporary office building was completely refurbished in 2015 with all new services and top-grade cycle storage and showers.

The 2nd floor office has been fitted out and furnished to a high standard. The accommodation incorporates 10 workstations, has raised access flooring, air-conditioning, good floor-to-ceiling height, a fully fitted kitchenette, two meeting rooms incorporating tables and chairs and demised WCs. Fit out layout plan available on request. The 4th and 5th floors have been refurbished to an open plan Cat A condition. The 5th floor has floor to ceiling glazing on 2 elevations offering excellent views and benefits from a private terrace.

## ACCOMMODATION

FLOOR	AREA
5th	954 sq ft
4th	1,678 sq ft
2nd	1,675 sq ft
<b>TOTAL</b>	<b>4,307 sq ft</b>

## LOCATION

Turnpoint is located on Underwood Street, just off Shepherdess Walk, within close walking distance of Old St Roundabout in Shoreditch. Shoreditch is regarded as one of Central London's most diverse, popular and thriving districts, attracting an impressive and ever-growing list of high profile occupiers alongside its fashionable restaurants, bars, coffee shops and boutique hotels. The Property is well connected to transport links.

## SPECIFICATION/AMENITIES

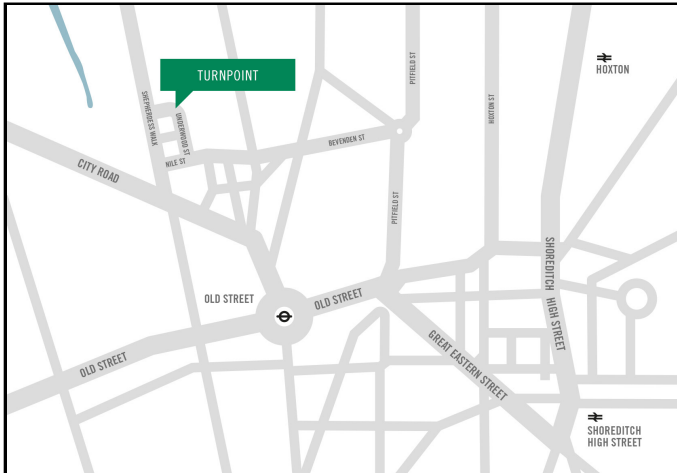
- VRF air conditioning
- Raised floor
- Exposed concrete ceilings and services
- 13-person passenger lift
- Bike storage, lockers and showers
- Demised male, female & DDA WC's
- Dedicated 100Mb fibre line
- 5th floor private terrace

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## TERMS

### LEASE

New lease direct from the Landlord for a term by arrangement.

### RENT

4th & 5th floors - upon application

2nd floor - £39.50 per sq ft p.a.x.

### RATES

£15.29 per sq ft per annum (estimated)

### SERVICE CHARGE

£8.45 per sq ft per annum

### POSSESSION

Immediate on completion of legal formalities.

### VAT

Elected for VAT

## VIEWING

Viewing strictly by prior appointment:

### JEREMY TRICE

0203 440 9802

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.com)

### MOBILE

07798 636599

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2020