

ELLIS BROWN

OFFICES TO LET / FOR SALE

Charming and efficient self contained commercial spaces with approved planning permission to convert to residential use.

23 Bartholomew Square, EC1V 3QT
739 - 1,950 sq ft



Ellis Brown
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Description

Ellis Brown are delighted to present a rare opportunity to purchase or lease the long leasehold interests of 2 exceptional self contained spaces which benefit from approved planning consent to convert to residential use. Both studios possess generous ceiling heights and would be suitable for a wide range of occupiers.

Arranged over ground and lower ground, unit 2 is a charming interconnecting duplex unit while unit 3 is efficiently configured over the ground floor.

Residential change of use planning application reference numbers:

Unit 2 - P2023/3256/PRA

Unit 3 - P2023/3257/PRA

Location

Bartholomew Square is one of the areas most charming streets situated in the confluence of Old Street & Clerkenwell. Occupiers benefit from the tranquility of the immediate surroundings with green spaces such as Radnor Park directly adjacent, in tandem with superb access to a host of amenities in close proximity on Old Street and Clerkenwell Road which are a short walk away.

Accommodation

Name	sq ft	sq m	Rent	Price	Service Charge (sq ft)	Total month	Total year	Availability
Unit - 2	1,211	112.51	£48,000 /annum	-	£1.78	£4,179.63	£50,155.58	Available
Unit - 3	739	68.66	£30,000 /annum	-	£1.78	£2,609.62	£31,315.42	Available
Unit - Total	1,950	181.16	-	£1,200,000	On Application	-	-	Available

Features

- Self contained spaces
- Planning permission to convert to residential use
- Generous ceiling heights
- Efficient layout
- Suitable for a range of occupiers
- Accessible location

EPC

On application

Terms

On application

VAT

On application

Contact

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