34 ELY PLACE

EC1

Vacant Grade II Listed Freehold

EXECUTIVE SUMMARY

Freehold.

Excellent connectivity being located within a 3 minute walk of Farringdon station and 4 minute walk of Chancery Lane station.

Grade II Listed self-contained town house.

Comprises 2,619 sq. ft (NIA) of townhouse office accommodation arranged over lower ground, ground and four upper floors.

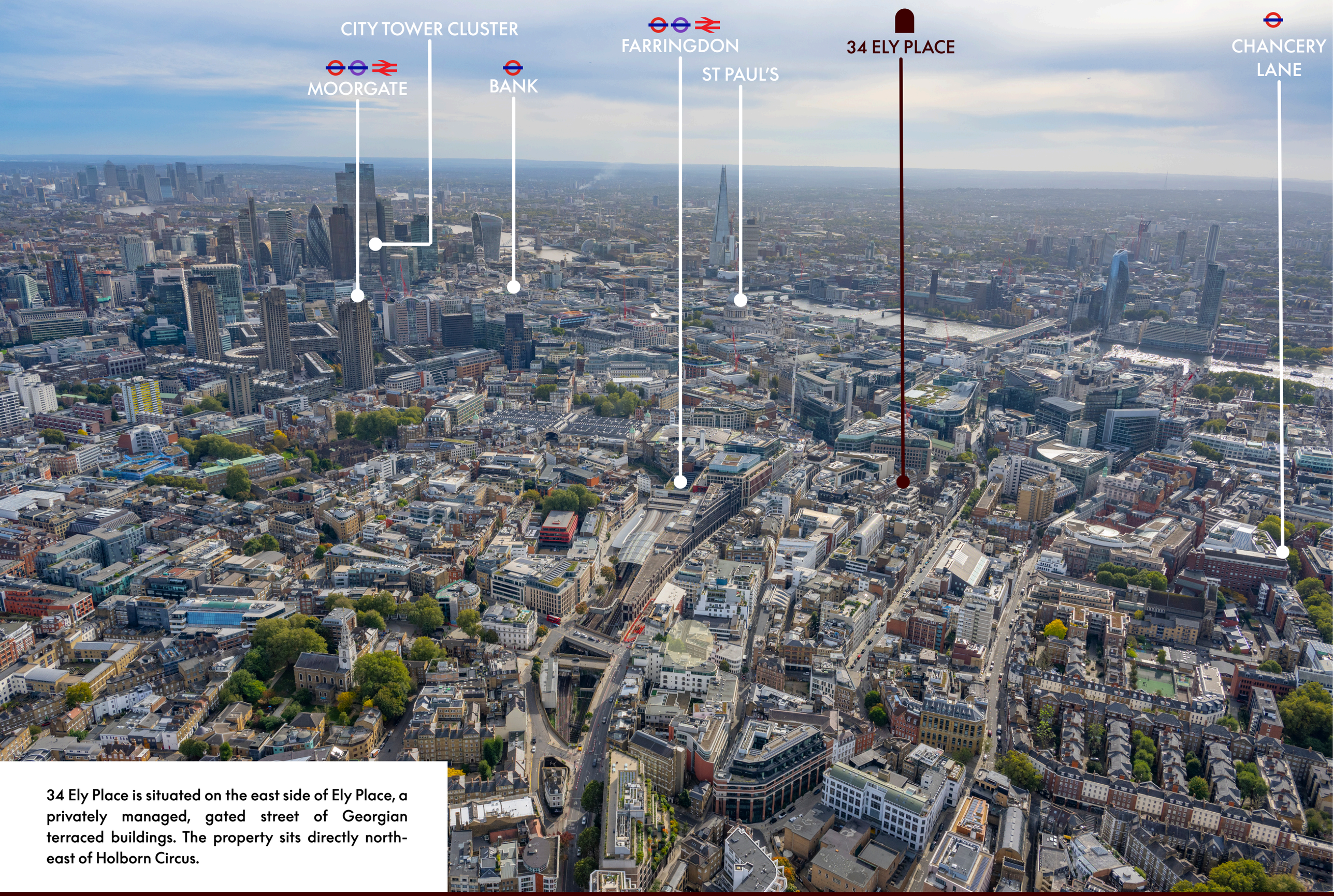
Benefits from lift access to the upper floors.

To be sold with vacant possession.

Of interest to owner occupiers and investors.

Offers invited in excess of £2,290,000 reflecting a low capital value of £875 psf





34 Ely Place is situated on the east side of Ely Place, a privately managed, gated street of Georgian terraced buildings. The property sits directly north-east of Holborn Circus.


LA18 OKB
LC73 DDK

LOCATION

34 Ely Place occupies a prime position in between Farringdon and Chancery Lane, one of London's most dynamic office districts. Occupiers range from global corporates to fast-growing creative and technology businesses.

The area benefits from exceptional amenities, with a wide selection of award-winning restaurants, bars, cafés and retailers, alongside some of London's leading food markets including Leather Lane Market.

Driven by its outstanding connectivity and amenities, Midtown and Farringdon have attracted several high-profile headquarter occupiers, including Taylor Wessing, Hogan Lovells, Deloitte, LinkedIn, TikTok, Live Nation Entertainment, Snap Inc., Julius Baer, Adidas and Hogan Lovells.

The immediate area continues to benefit from significant investment, with several major developments in the pipeline including 120 Holborn, 33 Holborn, Atlantic House, 40 Holborn Viaduct and Hill House.





ELY PLACE

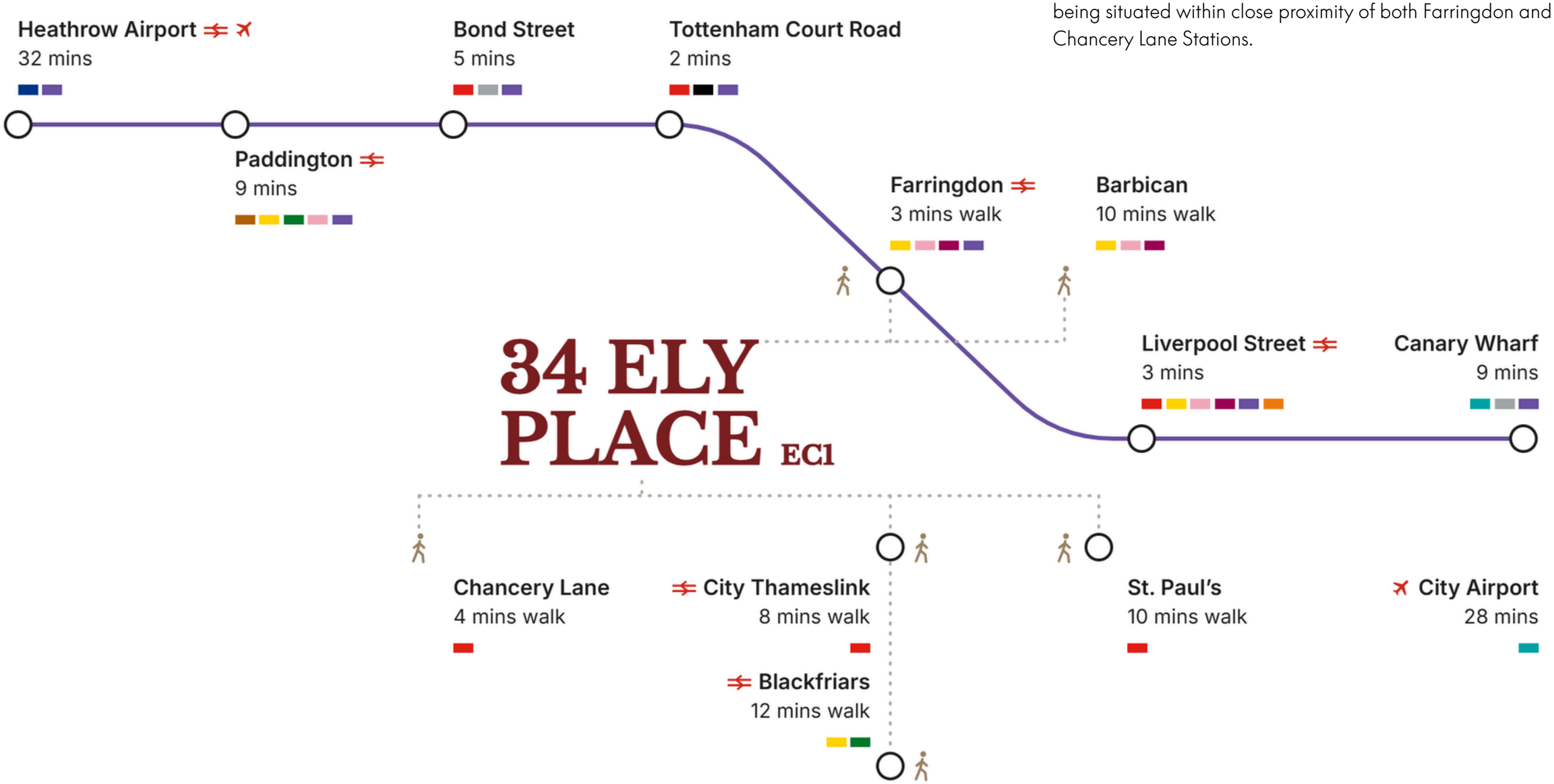
Ely Place is a private gated street. It is managed by its own body of commissioners and beadles.

The historic address sits on the former site of Ely Palace, the London residence of the Bishops of Ely. St Etheldreda's Church, the bishops' former chapel, dates from the late 13th century. It is one of two surviving buildings in London from the reign of Edward I.

The current terraces were developed in the 1770s by the architect Sir Robert Taylor.

CONNECTIVITY

34 Ely Place benefit from excellent transport connectivity, being situated within close proximity of both Farringdon and Chancery Lane Stations.



Journey times calculated using Tfl journey planner form Farringdon Station or 34 Ely Place for walking times.

THE BUILDING

34 Ely Place is a self-contained townhouse that comprises 2,619 sq. ft of Class E accommodation over lower ground, ground and four upper floors.

The upper floors provide open-plan accommodation and there is lift access to the upper floors.

Floor	Sq Ft	Sq M
4th Floor	377	35.02
3rd Floor	422	39.21
2nd Floor	445	41.34
1st Floor	429	39.86
Ground Floor	539	50.07
Lower Ground Floor	407	37.81
Total	**2,619**	**243.31**

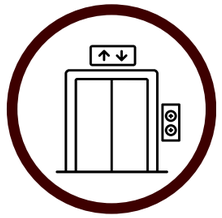
AMENITIES



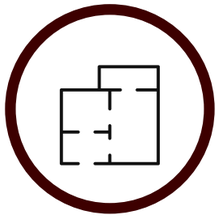
Characterful Georgian townhouse



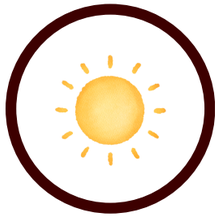
Good floor to ceiling heights



Lift access to all floors



Open plan floor plates

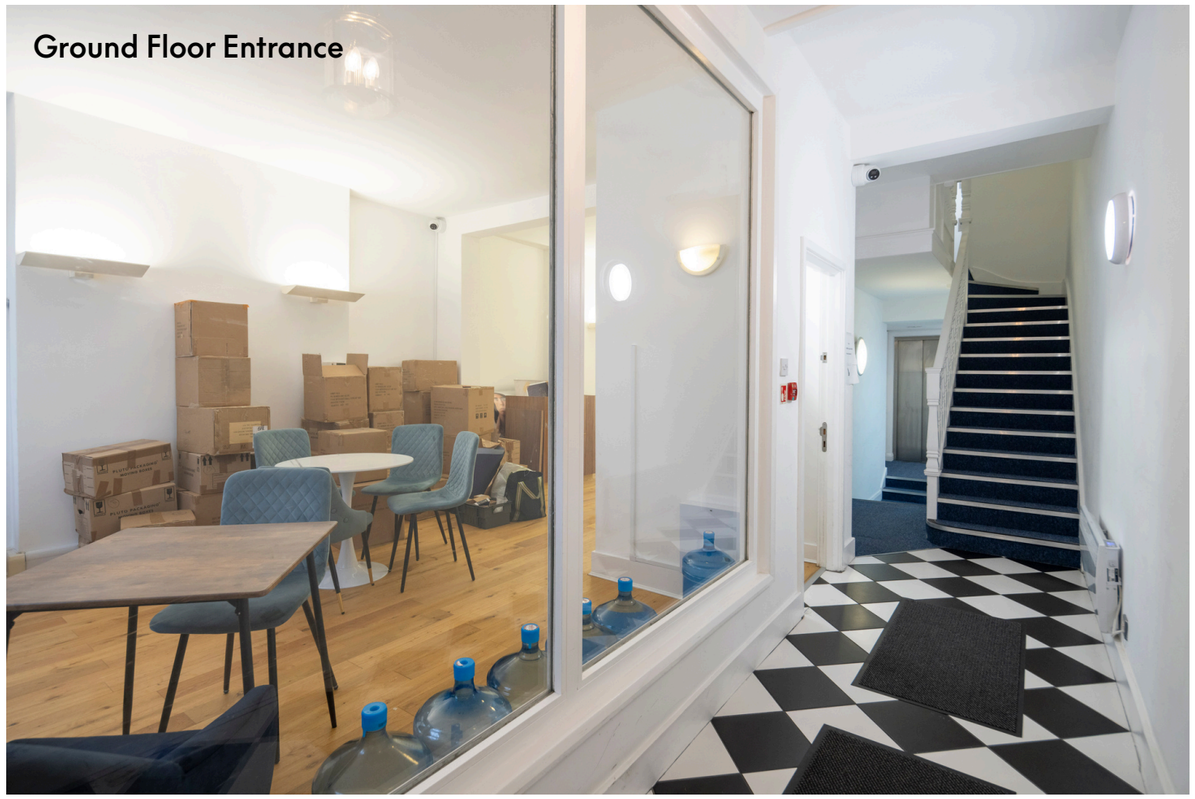


Excellent natural light at all levels



Self - contained

THE BUILDING


Ground Floor Entrance


4th Floor


3rd Floor


2nd Floor

TENURE

The property is held Freehold (Title Number: 167594)





ADDITIONAL INFORMATION

VAT

The property is elected for VAT.

PLANNING

The asset is located in the London Borough of Camden and the Hatton Garden Conservation Area.

The property is Grade II Listed.

EPC

EPC available on request.

PROPOSAL

Offers invited in excess of £2,290,000 reflecting a low capital value of £875 psf



Ground Floor Meeting Room

Alice Thomas
at@compton.london
+44 (0) 7769 176 645

Sonia Oberoi
so@compton.london
+44 (0) 7483 882 598

Kyle Joss
kj@compton.london
+44 (0) 7712 241 851

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