



FOR SALE

**Charterhouse Building,
13 Clerkenwell Road,
EC1M 5PA**

3,304 sq ft

**Clerkenwell Investment
Opportunity - London
University Tenant**

stirlingackroyd.com



Description

This is a rare opportunity to acquire an investment where the tenant is a world renowned London University. The lower ground commercial unit offers 3,517 sq ft of space.

Long Leasehold Term : 140 years from 2009 with 124 years remaining as of Oct 2025 with a peppercorn rent. The Service Charge for 2025 was advised to be £5,200 per annum.
Price/Yield : Based on the sale price of £1,750,000, the rental income of £125,000 represents a gross yield of 7.14% before costs. The sale is subject to VAT.

At £1,750,000, the sale represents a capital sales value of £530 per sq ft

Queen Mary University London, Charterhouse Campus, commenced their original 10 year Lease December 2018. The University opted not to exercise their break option after 5 years and the current lease is therefore due expire in December 2028. There have been no negotiations to extend the current lease.

The Charterhouse Square campus is home to three of the Faculty of Medicine and Dentistry's research Institutes:
Barts Cancer Institute (formerly Institute of Cancer), William Harvey Research Institute and Wolfson Institute of Population Health
<https://www.qmul.ac.uk/fmd/findus/>



Key points

- Rare UK University Tenant Investment opportunity in the heart of Clerkenwell, LONDON
- Long Leasehold Sale : £1,750,000 plus VAT - representing a gross yield of 7.14% before costs
- Current Rental Income/Lease Term : £125,000 per annum, Lease expires in December 2028
- Tenant : Queen Mary University London - Home to 3 of the Faculty of Medicine and Dentistry's research Institutes
- Impressive Frontage and offering an internal Lower Ground floor area of 3517 sq ft
- Includes access to an allocated accessible car parking space in the underground car park



Location

The Charterhouse Building sits in the heart of Clerkenwell Road - on the junction of Clerkenwell Road, Old Street and Goswell Road.

Excellent transport links - Close to Barbican Tube Station (Circle, Metropolitan and Hammersmith & City lines) and the recently redeveloped Farringdon Station (Elizabeth, Metropolitan, Hammersmith & City and Circle lines and National Rail)

Transport Links



Barbican 0.2 Miles



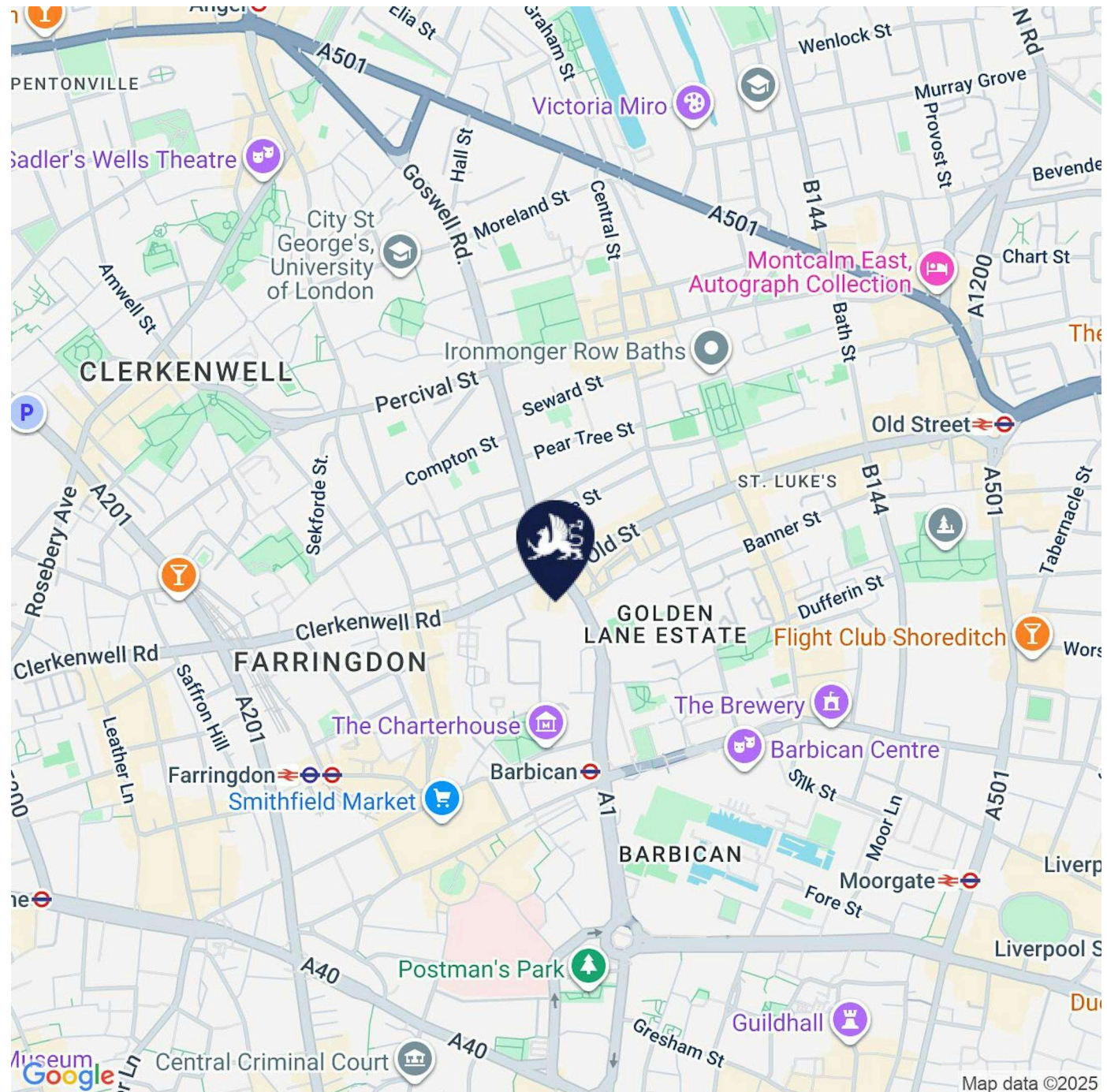
Farringdon 0.3 Miles

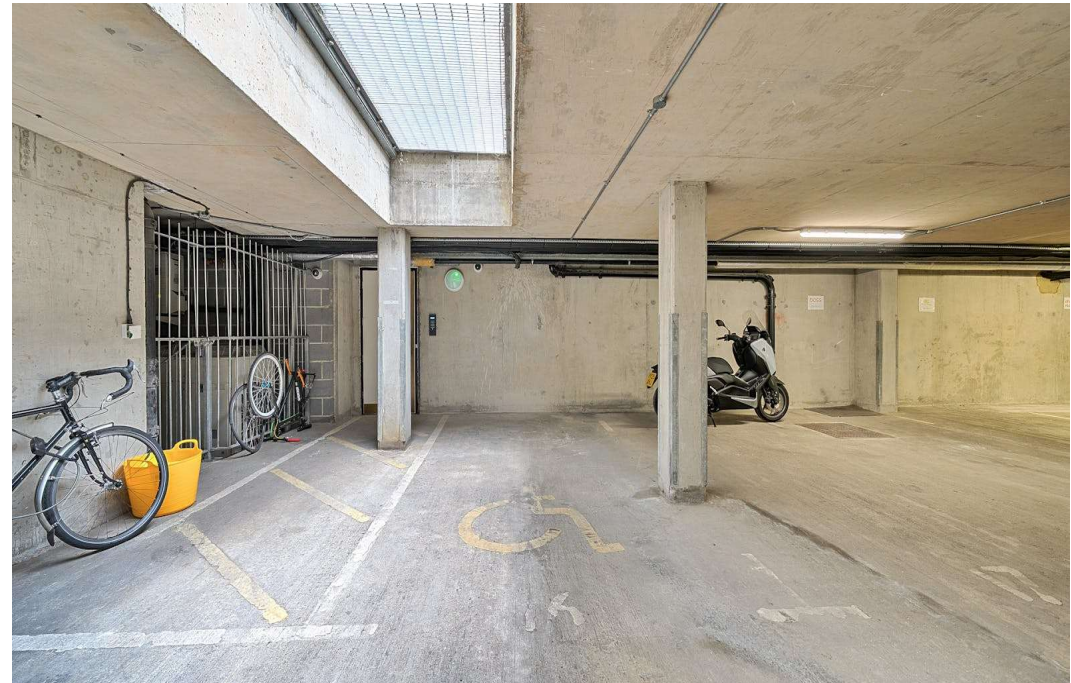


Old Street 0.5 Miles



Moorgate 0.5 Miles





Rents, Rates & Charges

Price	£1,750,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	C (75)

Viewing & Further Information



Iftakhar Khan
020 3967 0103
ikhan@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 21/10/2025