

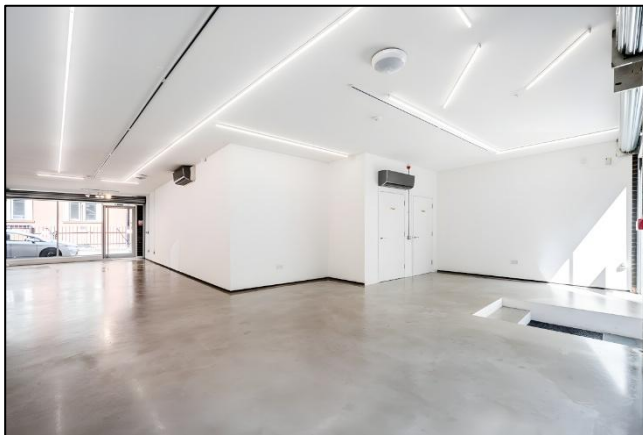
Commercial Space

870 sq. ft. / 80.8 sq. m.

Self-contained ground floor suitable for office and retail uses

# FOR SALE

1 Baldwin Street, Old Street, London EC1V 9NU



## LOCATION

Located moments from Old Street roundabout, the property is ideally placed to benefit from the vast amenities available in the immediate area. There are numerous pubs, bars and restaurants on the doorstep, making this an incredibly attractive place to work. You will also be surrounded by a number of high profile occupiers, including Adobe, Amazon, Monzo and Airbnb.

## TRANSPORT

Old Street (Northern line and National Rail)

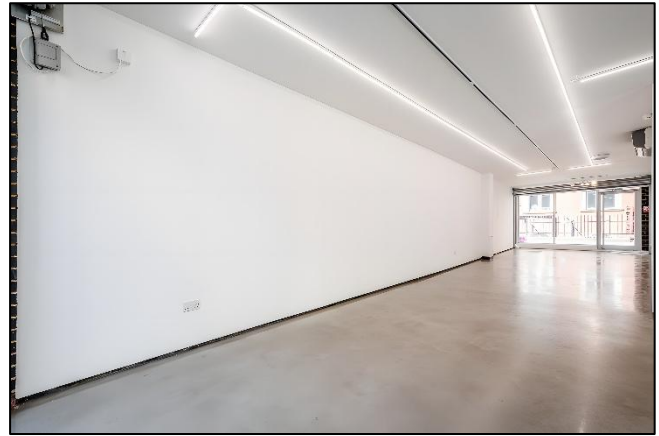
Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Angel (Northern line)

Various bus routes

**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

The property is located on the ground floor of this modern mixed-use development built in 2011.

The space provides modern, architecturally designed, open-plan double-fronted space with electric roller shutters, a self-contained kitchenette, a WC and air conditioning and heating throughout.

The space is available with vacant possession and will be of interest to a wide range of owner occupiers and investors.

## AMENITIES

- Prominent Old Street location
- Self-contained ground floor space
- Open-plan commercial space
- Double fronted with dual access
- Modern look and feel
- Polished concrete floor
- Self-contained kitchen
- WC
- LED lighting
- Heating and cooling
- Electric roller shutters

## FLOOR AREA (GIA)

Floor	Sq. Ft.	Sq. M.
Ground	870	80.8

## TENURE

The long leasehold interest for a term of 125 years from 9<sup>th</sup> January 2012.

This is subject to an annual peppercorn rent. The long leasehold interest also benefits from a 16.67% interest in the freehold of the building.

## PRICE

Price	Per sq. ft.
£610,000	£700

## SERVICE CHARGE

The current service charge budget for the year 2026 is:

Per Annum	Per sq. ft.
£1,272	£1.32

## BUSINESS RATES

The rates payable for 2026/27 are:

Per Annum	Per sq. ft.
£10,587.53	£10.98

Interested parties must contact The London Borough of Islington to verify these figures.

## VAT

Not elected for VAT.

## EPC

Rating of B

## PLEASE CONTACT

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# FLOOR PLAN

