

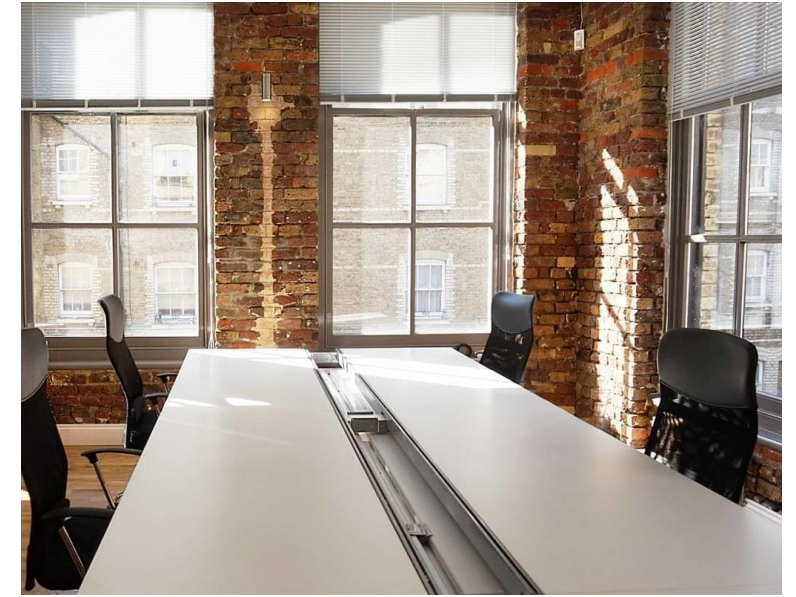
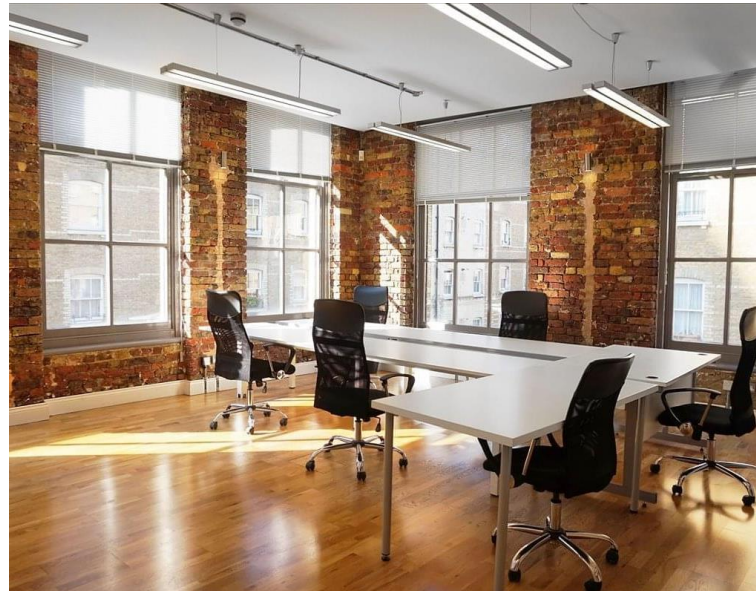
Freehold investment opportunity situated at the heart of the fashionable Old Street district



**14 Dufferin Street,
EC1**

Investment Summary

- Corner Freehold
- Old Street/Shoreditch location, at the heart of London's Tech City, 250m from Silicon Roundabout and within 50m of Whitecross Food Market
- The area has become a highly sought after City Fringe location for Tech, Media and Telecom (TMT) occupiers
- Excellent public transport links with Old Street, Moorgate and Liverpool Street stations all within a short walking distance
- 14 Dufferin Street is a 3,927 sq ft Georgian Terrace former warehouse building which has been converted into a modern creative tech hub
- Arranged over a basement, ground and four upper floors, comprising of efficient c.700 sq ft floor plates
- The building is available with full Vacant Possession
- Potential for alternative uses, including residential, subject to any necessary consents



Location

- Old Street district which has fast become one of London's most diverse and fashionable commercial districts
- Excellent connectivity being within a short walking distance of Old Street Station (Northern Line & National Rail). The building is also in close proximity to Barbican underground station (Hammersmith & City, Metropolitan, & Circle) and both Liverpool Street and Moorgate Station's, providing convenient access to the Elizabeth Line
- Local amenity includes the Whitecross Food Market which is situated less than 50 metres from the property and provides a variety of world food vendors. Other local amenity includes various bars, restaurants and other leisure offerings such as Virgin Active
- Known for its iconic mixture of original Victorian warehouses, modern developments and unique leisure and amenity offerings, the area has attracted some of the world's most desirable occupiers from the digital, tech and creative sectors
- Notable local occupiers include Eric Parry Architects, Adobe Systems, Monzo, and Farfetch



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Floor Areas / Accommodation Schedule



Floor	NIA (Sq Ft)	NIA (Sq M)	GIA (Sq Ft)	GIA (Sq M)
4 th	701	65.1	701	65.1
3 rd	682	63.4	821	75.6
2 nd	667	62.0	808	75.1
1 st	611	56.8	754	70.1
Ground	604	56.1	750	69.6
Basement	662	61.5	729	67.8
	3,927	364.9	4,563	423.3



Specification

- Excellent levels of natural light from three elevations
- Efficient floorplates of c. 700 sq ft
- Generous floor to ceiling heights
- External roof terrace accommodation on 4th floor
- x2 Showers
- WC's on each floor
- x4 Kitchenettes
- LED lighting
- Perimeter trunking



Further information



Planning

The property is located within the London Borough of Islington.

The property is not listed.

Tenure

Freehold

EPC

Available upon request

Sales Pack

Available upon request

Proposal

Offers are invited for the Freehold interest, subject to contract and exclusive of VAT

VAT

There is an ‘Option to Tax’ (OTT) on the property



For more information please contact:



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