

Self-contained office for sale with vacant possession

Approximately 815 sq. ft. / 75.72 sq. m.

**Of interest to owner occupiers and investors**

# FOR SALE

**52 Kingsway Place, Sans Walk, Clerkenwell, London EC1R 0LU**



## LOCATION

Kingsway Place is a charming gated development in the heart of Clerkenwell. The property is ideally located to the north of Clerkenwell Green and south of Exmouth Market. This historic part of Clerkenwell benefits from a huge variety of cafés, pubs, bars and restaurants as well as the famous street food market on Exmouth Market. Transport links are excellent with quick and easy access to both Farringdon and Angel stations.

## TRANSPORT

Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Angel (Northern line)

Various bus routes available including 55, 63, 153 and 243









## DESCRIPTION

Kingsway Place is an impressive, converted Grade II listed school accommodating both office and residential spaces.

The development is gated with onsite security, a large communal walled garden and shared bike racks. There is also a car park where electrical charging points are in the process of being installed.

52 Kingsway Place is a self-contained office providing an open plan office arranged over ground and mezzanine floors with large windows and a fitted kitchenette.

## AMENITIES

- Self-contained office
- Data & power cabling installed
- Generous floor to ceiling heights
- Excellent natural daylight
- Central heating
- Comfort cooling
- Fitted kitchenette
- Use of walled communal garden
- Video entry phone system

## APPROXIMATE FLOOR AREAS

Mezzanine	315 sq. ft.	29.26 sq. m.
Ground	500 sq. ft.	46.45 sq. m.
<b>Total</b>	<b>815 sq. ft.</b>	<b>75.72 sq. m.</b>

## TENURE

Long leasehold interest of 999 years from 01<sup>st</sup> January 2000 is offered for sale with vacant possession on completion.



## PRICE

£747,500

## GROUND RENT

The property is subject to an annual ground rent of £200 which increases by £50 at each 25<sup>th</sup> anniversary from 1<sup>st</sup> January 2000.

## BUSINESS RATES

The property has a rateable value of £21,500 making rates payable for 2022/23 £10,728.50.

## SERVICE CHARGE & RESERVE FUND

Service charge and reserve fund contributions equate to approx. £5,675 for the current year.

## PLANNING

B1 (Office) under The Town and Country Planning (Use Class) Order 1987 (as amended).

## CAR PARKING

The parking spaces available within the development, by separate arrangement.

## VAT

The property is not elected for VAT.

## PLEASE CONTACT

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