



3
GOUGH
SQUARE

LONDON EC4 3DE

An exceptional Freehold office building for sale in the heart
of the legal quarter of the City of London - 4,178 sqft NIA

INVESTMENT SUMMARY

- Exceptional and rarely available freehold City of London building offered with full vacant possession.
- Prestigious address in historic Gough Square, moments from Fleet Street and the heart of London's legal quarter.
- Approximately 4,178 sq ft (NIA) of highly flexible accommodation arranged over basement, ground and four upper floors.
- Impressive self-contained headquarters opportunity for owner occupation.
- Potential to enhance, reconfigure or pursue alternative uses, including residential or serviced accommodation, subject to planning.
- Strong sustainability credentials with an EPC rating of B, valid until 9 March 2033.
- Guide price: £3,000,000 plus VAT for the freehold interest with full vacant possession.

THE PROPERTY

3 Gough Square is an attractive self-contained office building in one of the City of London's attractive and historic garden squares in the heart of the capital's renowned legal and professional district.

Arranged over basement, ground and four upper floors, the building provides a flexible mix of office, reception, meeting and ancillary accommodation. Its adaptable layout is particularly well suited to legal and professional occupiers.



Passenger lift



Air conditioning



Underfloor trunking



Shower facilities



Kitchenettes on most floors



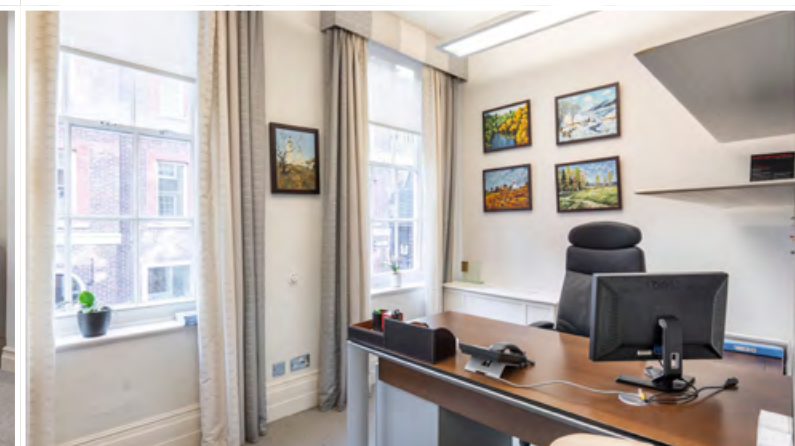
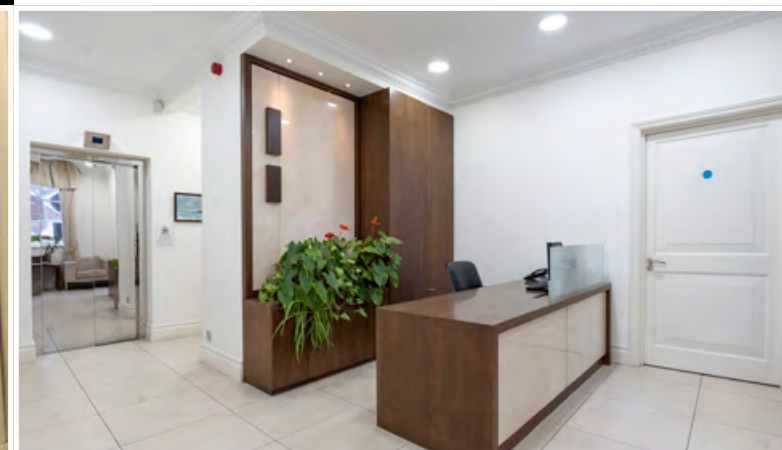
WCs on each floor



EPC rating of "B"



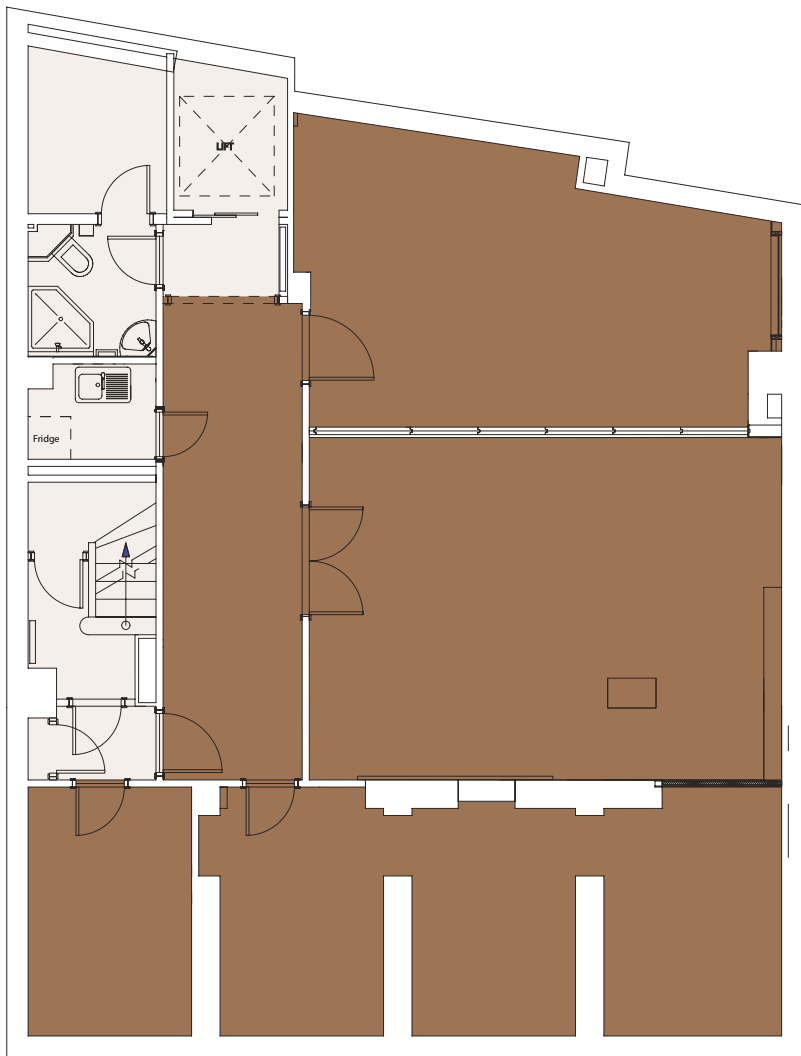
Flexible layout



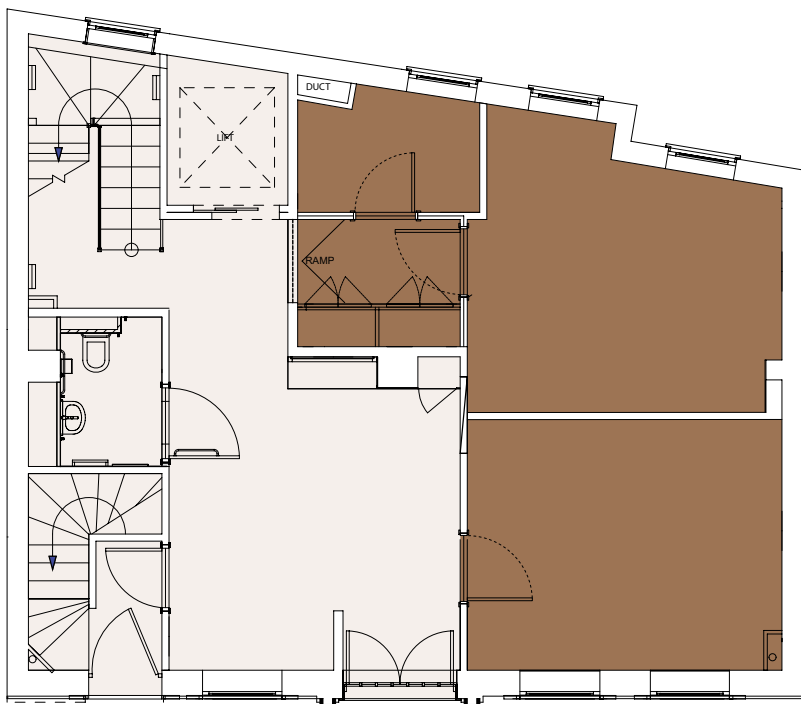
ACCOMMODATION

Floor	Total NIA (sq m)	Total NIA (sq ft)
Fourth	47.38	510
Third	65.68	707
Second	64.94	699
First	65.22	702
Ground	57.97	624
Basement	86.96	936
Total	388.15	4,178

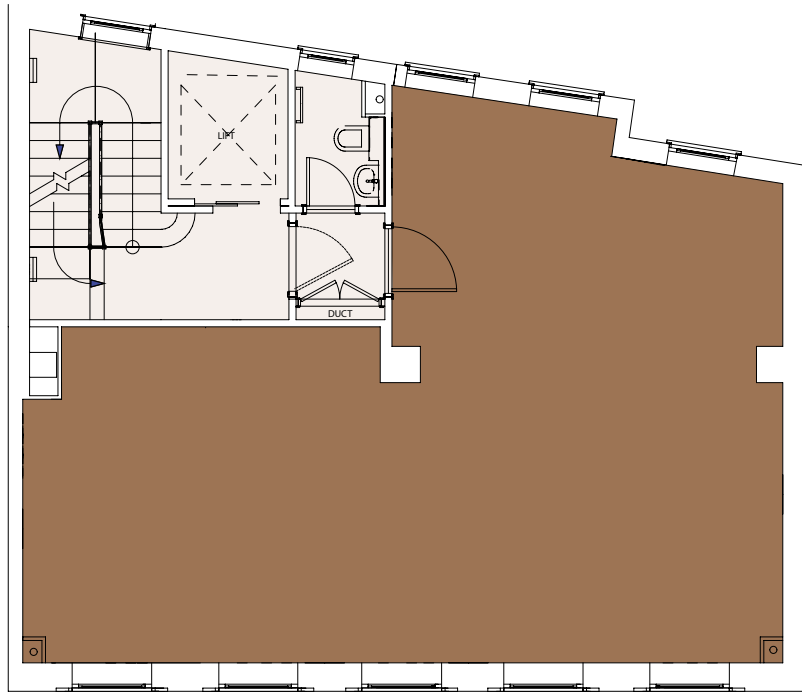
The Gross Internal Floor area of the building is approx 5,637 sq ft (527.81 sq m).



BASEMENT



GROUND FLOOR



TYPICAL UPPER FLOOR

Not to scale. For indicative purposes only.

LOCATION

Gough Square is located immediately north of Fleet Street, at the heart of London's internationally recognised legal and professional district. The Rolls Building on Fetter Lane is only moments away, placing the property among a concentration of leading law firms, barristers' chambers, financial businesses and creative enterprises across Midtown and the western City.

The surrounding area offers a combination of historic character and modern amenity. Secluded pedestrian courts and handsome period streets sit alongside an excellent selection of cafés, destination restaurants, bars, street food, hotels and gyms. St Paul's Cathedral, Farringdon, Blackfriars, City Thameslink and Chancery Lane are all close at hand, while major investment in the Fleet Street Quarter and Salisbury Square is creating an increasingly vibrant and attractive business destination.

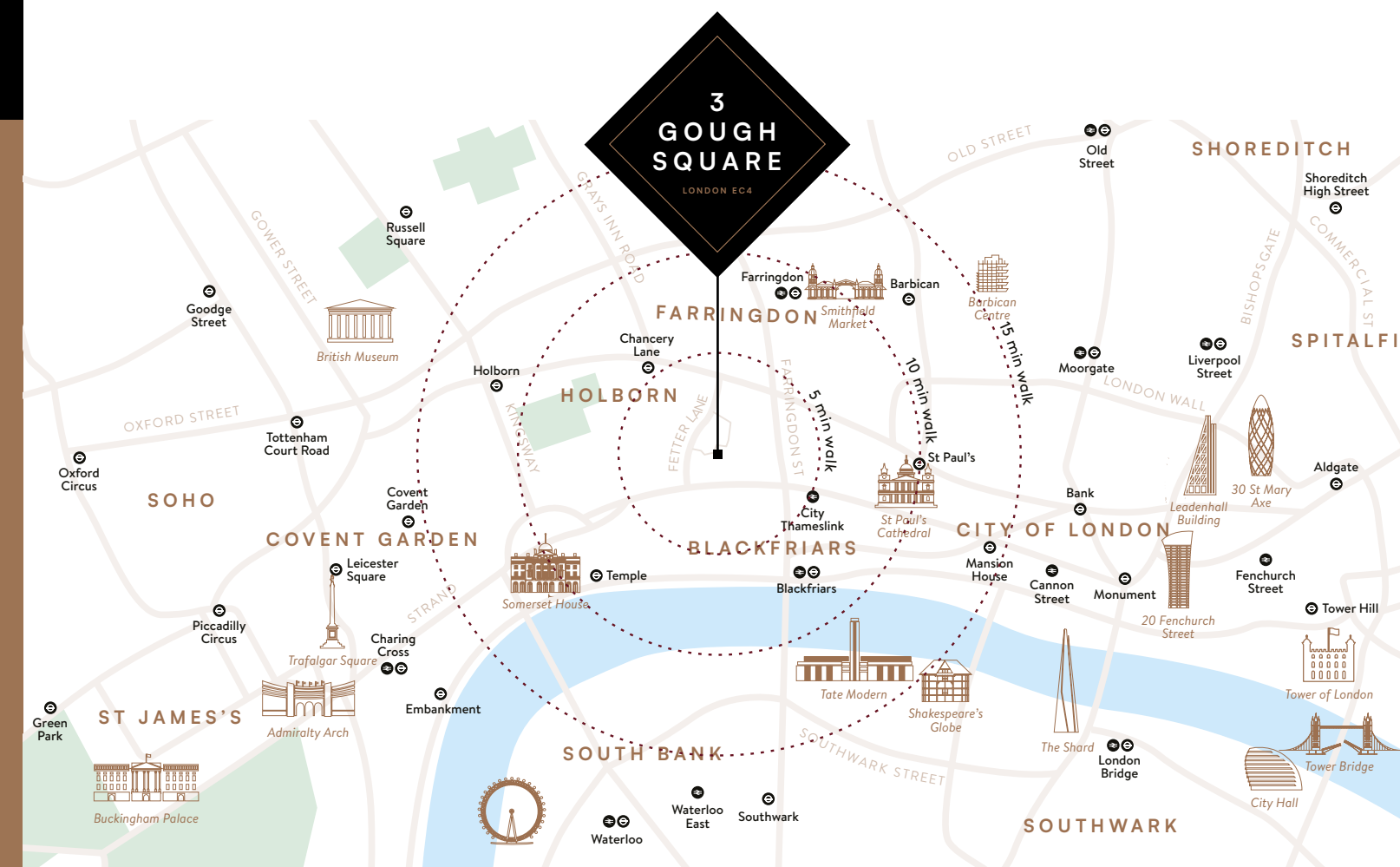
FLEET STREET QUARTER

The Fleet Street Quarter is undergoing an exciting transformation, supported by significant investment in public realm, culture and best-in-class commercial development. Landmark projects, including the Salisbury Square Justice Quarter, together with a substantial pipeline of new and refurbished office, retail, leisure and cultural space, are set to further strengthen the district's profile, amenity and long-term appeal.



CONNECTIVITY

- City Thameslink, Blackfriars and Farringdon provide convenient mainline and Thameslink services.
- Chancery Lane, Blackfriars and Farringdon Underground stations offer access to the Central, Circle and District, Metropolitan and Hammersmith and City lines.
- Farringdon provides Thameslink, Underground and Elizabeth line services, including direct connections towards Heathrow, Paddington, Liverpool Street and Canary Wharf.
- Fleet Street and nearby Holborn provide excellent east-west road connections through the City and West End and are well served by buses.



FURTHER INFORMATION

TENURE AND OCCUPATION

Tenure: Freehold.

Occupation: The property is offered with full vacant possession.

VAT: The building is elected for VAT purposes.

PLANNING AND ALTERNATIVE USE

The building is currently used for offices throughout and is located in the Fleet Street Conservation Area.

It would also be well suited for alternative uses, such as residential and serviced apartments, subject to obtaining full planning permission and all necessary consents.

ENERGY PERFORMANCE

The property has an EPC rating of B, valid until 9 March 2033. A copy of the certificate is available on request.

RATING

The property is currently rated under 6 different hereditaments with a combined Rateable Value of £168,000.

PROPOSAL

Offers are invited at **£3,000,000 plus VAT** for this exceptional freehold opportunity with full vacant possession, subject to contract.

VIEWING AND ENQUIRIES

Strictly by appointment through Sole selling agents.

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