

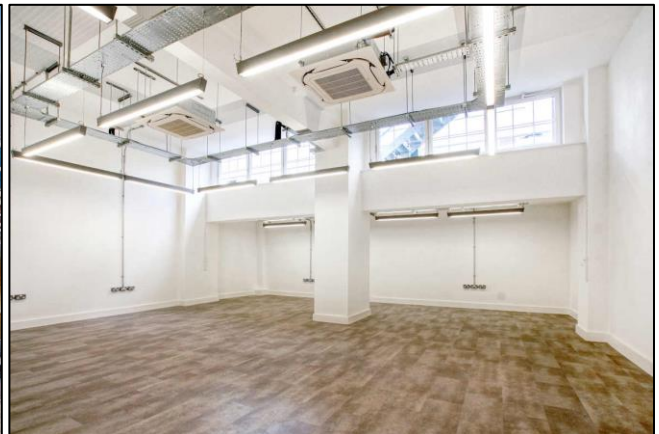
Self-contained office building

4,024 sq. ft. / 373.8 sq. m.

Self-contained warehouse & office building with loading bay, vehicular access & located outside the congestion zone

FREEHOLD FOR SALE

25 Corsham Street, Old Street, N1 6DR



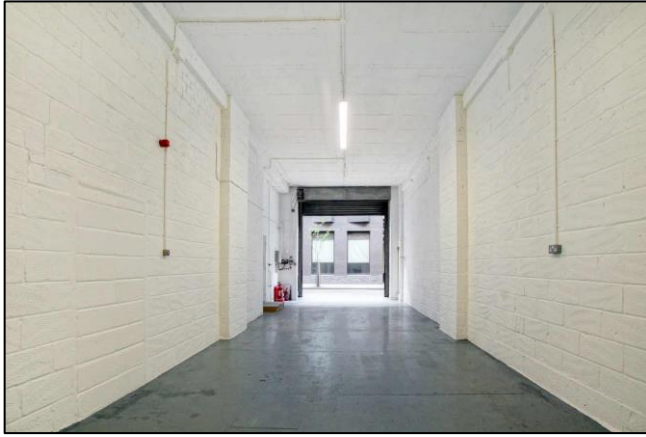
LOCATION

25 Corsham Street is located 200m from Old Street Station. Corsham Street runs adjacent to Old Street.

The Old Street district (Silicon Roundabout) has become internationally recognised as the centre for creative, tech and media start ups alongside global giants. Professional and charity occupiers are also based locally.

Local amenities are excellent with a huge variety of hotels, bars, restaurants and coffee houses immediately available.

Old Street Station is currently undergoing major refurbishment works which are due to complete Autumn 2023.



DESCRIPTION

This self-contained building has been recently refurbished to include new flooring, lighting, air-conditioning, power and data cabling. The building benefits from good floor-ceiling height and great natural daylight, throughout.

The ground floor serves as a secure loading bay/storage area, which is also suitable for car parking. The rest of the building provides refurbished office space.

The surrounding area has an abundance of restaurant and bars and is within a short walk of Hoxton Square and Shoreditch.

HIGHLIGHTS & AMENITIES

- Freehold interest
- Prime Old Street location
- Suitable for owner occupiers and investors
- Self contained
- Recently refurbished
- Loading bay
- Kitchenette on each floor
- Great natural daylight
- Air conditioning
- Good floor to ceiling height

ACCOMMODATION

Floor	Sq. Ft. (NIA)	Sq. M. (NIA)
Second	1,153	107.1
First	1,391	129.2
Ground	1,480	137.5
Total	4,024	373.8

The gross internal floor area equates to 5,485 sq. ft. / 509.6 sq. m.

TENURE

The freehold interest is offered for sale.



VACANT POSSESSION

The building will be sold with full vacant possession.

PLANNING

Use Class E.

The property is not listed but is located within the Bunhill Fields & Finsbury Square Conservation Area.

PRICE

£3,000,000

A purchase at this level would reflect a capital value of £745 per sq. ft.

BUSINESS RATES

Rates payable from 1st April 2023 are:

Per annum	Per Sq. Ft.
£51,968	£12.91

Interested parties must verify the accuracy of these figures by contacting the London Borough of Hackney.

VAT

The building is elected for VAT.

PLEASE CONTACT

If you would like to discuss the property or arrange a viewing, please contact the sole selling agents:

ANTON PAGE – 020 7336 1313

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