



6-7 Albemarle Way, Clerkenwell, London EC1V 4JB

Freehold Clerkenwell Investment, Suitable for Investors & Owner Occupiers

FREEHOLD FOR SALE

3,816 sq ft (354.5 sq m) GIA / 2,860 sq ft (265.7 sq m) NIA

Offers in Excess of £2,000,000

Opportunity Summary

An opportunity to acquire a rare Clerkenwell freehold building, for continued investment purposes or partial owner occupation.

- Strategically located close to the junction of Clerkenwell Road and St John Street in the thriving heart of Clerkenwell's design and showroom district. Farringdon and Barbican Stations are both accessible within under a 10-minute walk.
- Freehold office building arranged over basement, ground and four upper floors. Total Gross Internal Area 3,816 sq ft (354.5 sq m) / Net Internal Area 2,860 sq ft (265.7 sq m).
- Total building income of £145,000 per annum.
- Retail let to Jung at a level of £65,000 per annum reflecting a low market rent of just £56.66 per sq ft. Office floors let to Fluent Interactions Ltd at a level of £80,000 per annum equating to a level of £46.70 per sq. ft with local leasing evidence in the area supporting rents above £55.00 per sq ft.
- Self-contained upper floors with vacant possession from 04.12.2026 would be of interest to owner occupiers or investors looking to enhance the passing rents as well as long term potential for conversion to residential use, subject to consents.

Proposal

Offers are invited in excess of **£2,000,000** (Two Million Pounds) reflecting a low capital value of **£524 per sq ft** based on the gross internal area and **£699 per sq ft** based on the net internal area.



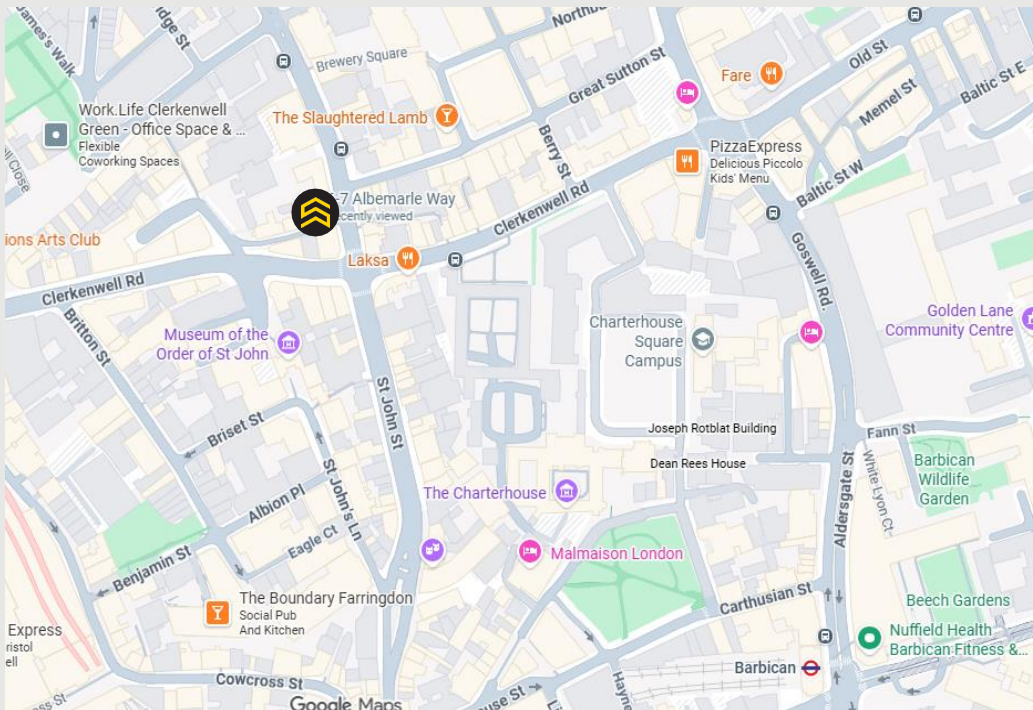
Location

6-7 Albemarle Way occupies a prime position in the heart of Clerkenwell, one of London's most dynamic design and technology hubs and showroom district of London.

The property is situated just a 5-minute walk from Farringdon Station which offers outstanding connectivity via the Elizabeth Line, Thameslink, and London Underground services, making it exceptionally accessible from across the capital.

Barbican Station (Metropolitan, Circle and Hammersmith & City Lines) as well as Old Street Station (Northern Line and National Rail) are both accessible within a 10-minute and 15-minute walk respectively.

There is a wealth of local restaurants including Luca, Brutto, Chez Mal London and St. John with bars and pubs such as The Green, The Clerk & Well and The Fence.



Description

6-7 Albemarle Way offers an attractive period style self-contained freehold opportunity in Central Clerkenwell with an impressive specification throughout.

Nestled on Albemarle Way, the property benefits from an attractive period façade and offers private access for the self-contained upper floors and the self-contained retail element.

The property is fully-let, generating £145,000 per annum with vacant possession of the upper floors from 04.12.2026. This would allow for owner occupation or enhancing the passing rents considerable through a more management intensive leasing strategy. The upper floors might suit conversion to residential use in the future, subject to necessary consents.

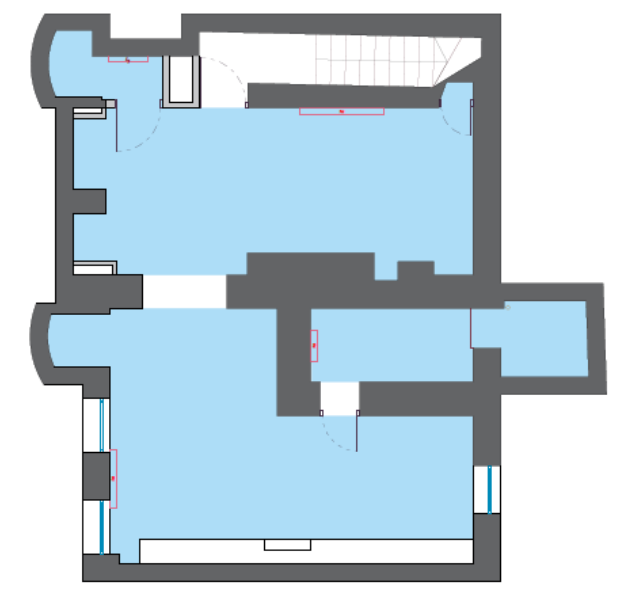


Accommodation

Floor	NIA Sq. ft	NIA Sq. m	GIA Sq Ft	GIA Sq M
Lower Ground	482	44.8	657	61
Ground Floor	665	61.8	840	78
First Floor	420	39	607	56.4
Second Floor	473	43.9	624	58
Third Floor	439	40.8	632	58.7
Fourth Floor	381	35.4	456	42.4
Total	2,860	265.7	3,816	354.5



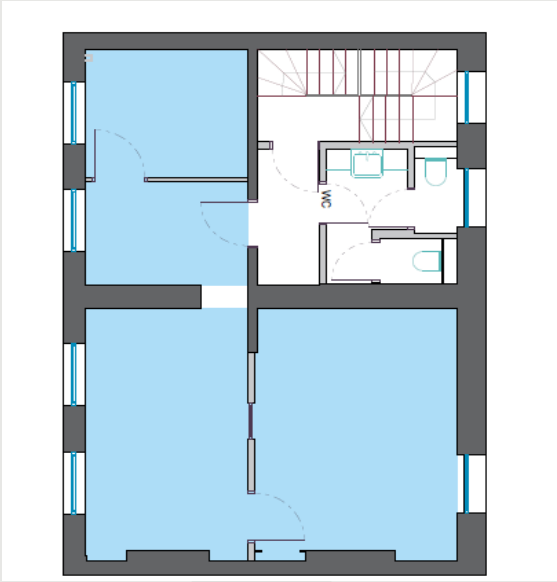
Floor Plans



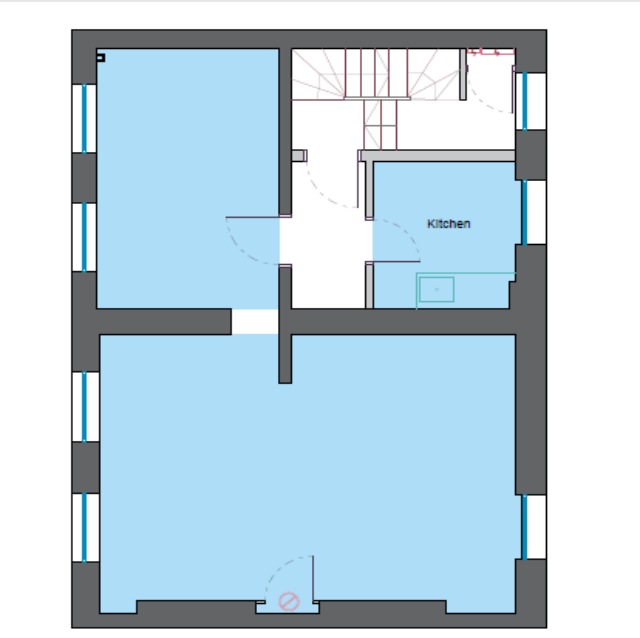
Lower Ground



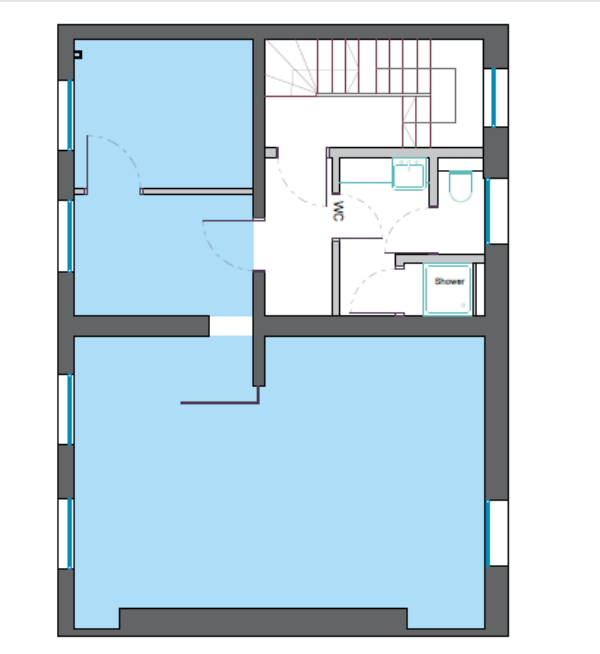
Ground



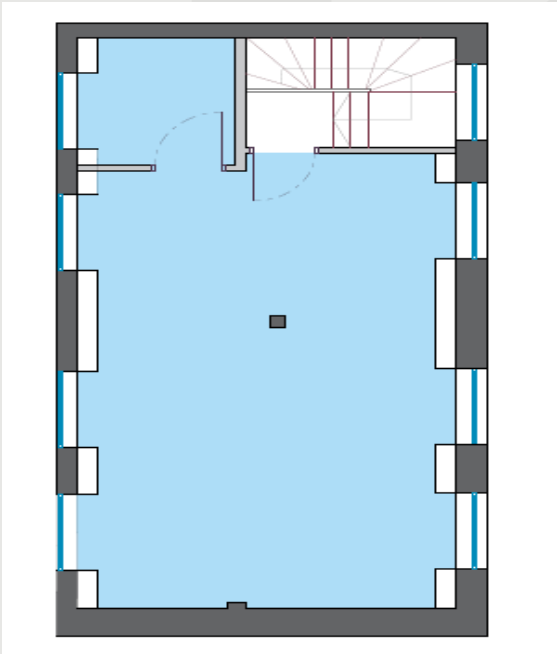
First



Second



Third



Fourth



Tenancy & Tenure

Tenure

The property is owned freehold (Title Number 353431 & Title Number 241355) and will be sold subject to the existing tenancies in place.

Tenancies

Tenant	Term	Term Expiry	Tenant Break	Rent Reviews	Deposit	Rent £ pa	1954 Act Protection
Albrecht Jung UK Ltd	10 years	18.06.2029	18.06.2024	18.06.2024	£17,130	£65,000	Contracted out
Fluent Interaction Ltd	10 years	05.12.2026	05.12.2021	04.12.2021	£21,140	£80,000	Contracted out



Planning

The building is within the London Borough of Islington. It is not Listed but falls within the Clerkenwell Green Conservation Area.

The building is understood to have established use as Retail/ Showroom (Class E) on the Ground & Basement, with Office use (Class E) on the upper floors.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details on request.

EPC

Ground and Lower Ground Floor - Band B (49)
Upper Floors – Band B (47)

VAT

The property is NOT VAT elected.

The Opportunity

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Viewing & Further Information

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