

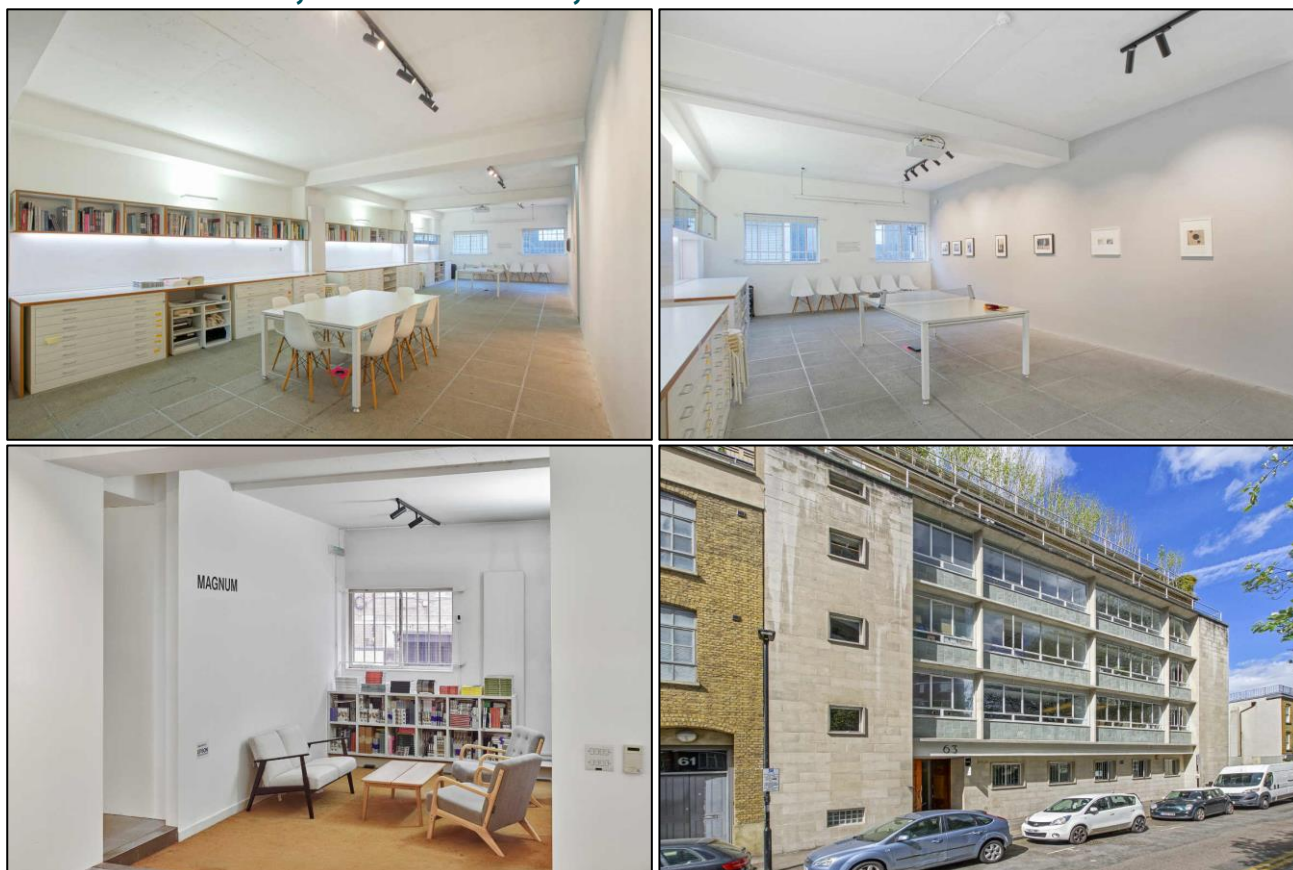
Commercial Office Space

3,423 sq. ft. / 318 sq. m.

**Ground floor office / studio / showroom**

# FOR SALE

**63 Gee Street, Clerkenwell, London EC1V 3RS**



## LOCATION

63 Gee Street is centrally located in the area between Clerkenwell and Old Street Roundabout. The immediate surrounds benefit from a variety of restaurants, independent coffee shops and bars which have created a superb working and lifestyle environment.

## TRANSPORT

Farringdon (Elizabeth, Circle, Hammersmith & City and Metropolitan lines and National Rail)  
Barbican (Circle, Hammersmith & City and Metropolitan lines)  
Old Street (Northern line and National Rail)  
St Pauls (Central line)

## DESCRIPTION

Located on the ground floor of this Clerkenwell office building, this has been home to an internationally renowned photographic agency for 20 years.

This mid-century office building has an original Terrazzo lined entrance and a traditional industrial style passenger lift.

Planning consent was granted in December 2021 for the installation of new floor to ceiling glazing on both elevations of the ground floor.

Islington Council – P2021/2972/FUL

## AMENITIES

- Large open plan office areas
- Two private glass meeting rooms
- Dedicated comms room
- Storage areas
- Fully accessible concrete tile raised floor
- Floor to ceiling height 3.1m
- Gas central heating
- Fitted kitchen
- Two private WCs
- Rear loading access
- Secure bicycle storage
- 1x secure car parking space

## APPROXIMATE NET INTERNAL FLOOR AREA

Floor	Sq. Ft.	Sq. M.
Ground	3,423	318

## USE CLASS

Office falling within Class E.

## TENURE

The long leasehold interest is offered for sale with vacant possession on completion.

The long leasehold interest is for a term of 125 years from 30<sup>th</sup> September 1992 with circa 93 years remaining.

Subject to an annual peppercorn rent.

The long leasehold interest also benefits from 16.66% interest in the freehold of the building.

## PRICE

Price	Per sq. ft.
£1,650,000	£480

## SERVICE CHARGE

Per Annum	Per sq. ft.
£14,966	£4.37

## BUSINESS RATES

Per Annum	Per sq. ft.
£52,921	£15.46

## VAT

The property is not elected for VAT and is not applicable to the purchase price.

## EPC

Rating of C

## PLEASE CONTACT

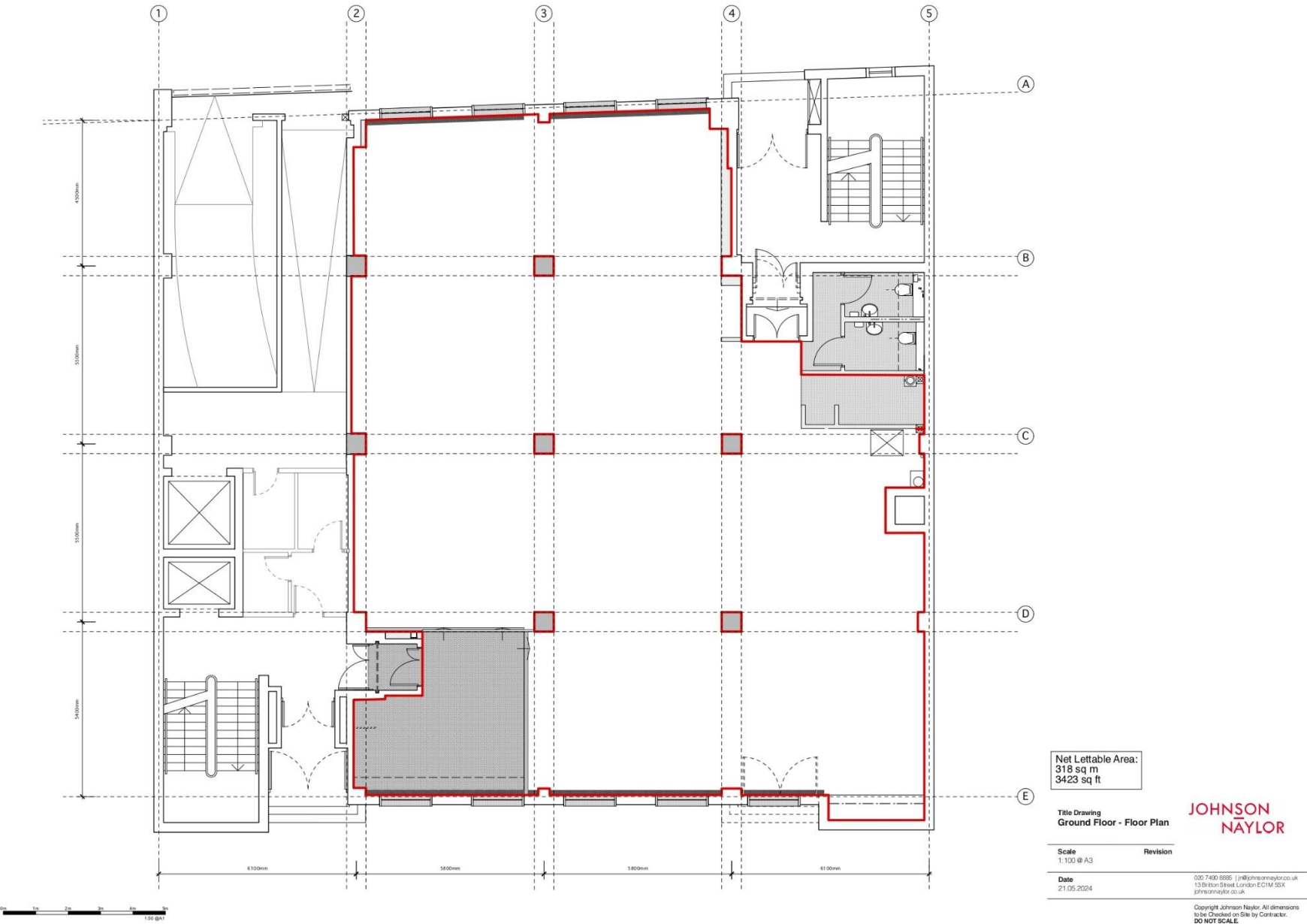
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GROUND FLOOR PLAN





**IMAGES OF NEW GLAZING**  
**PLANNING CONSENT – ISLINGTON COUNCIL – P2021/2972/FUL**

