



**12 Orsman Road,
London
N1 5QJ**

**Long Leasehold Office Investment In Hoxton
With Private Courtyard Garden**

FOR SALE

Guide Price: £565,000 + / 14% Net Initial Yield

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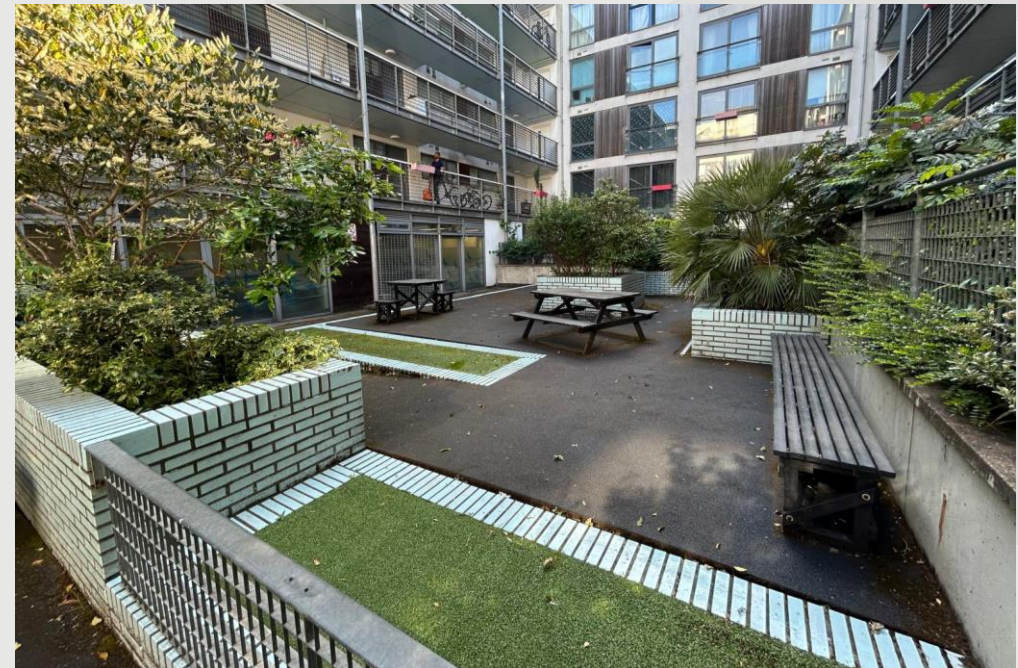
Opportunity Summary

- Modern, purpose built **ground floor office premises let to national charity, MIND.**
- Prominent Hoxton location to the north of Shoreditch, with **extensive frontage to Orsman Road** adjacent to the Regent's Canal.
- **Close proximity to Haggerston and Hoxton Overground stations** providing access to the Windrush Line of the Overground network.
- **Net Internal Area 2,816 sq. ft (216.6 sq. m)** across ground floor.
- **Enclosed garden/courtyard to the rear demised to the unit.**
- **Let on a single lease to Mind in the City Hackney and Waltham Forest Ltd** for a term expiring 19.11.2034 (TBO 20.11.29).
- **Rents reserved of £84,425 per annum exclusive** reflecting a rental tone of £29.98 per sq. ft.
- Well appointed, warehouse style office space subject to recently completed comprehensive fit out by the tenant
- Property held on a **999-year long leasehold** interest at a peppercorn rent.

Proposal

To be sold at our 11th September 2025 auction sale unless sold prior.

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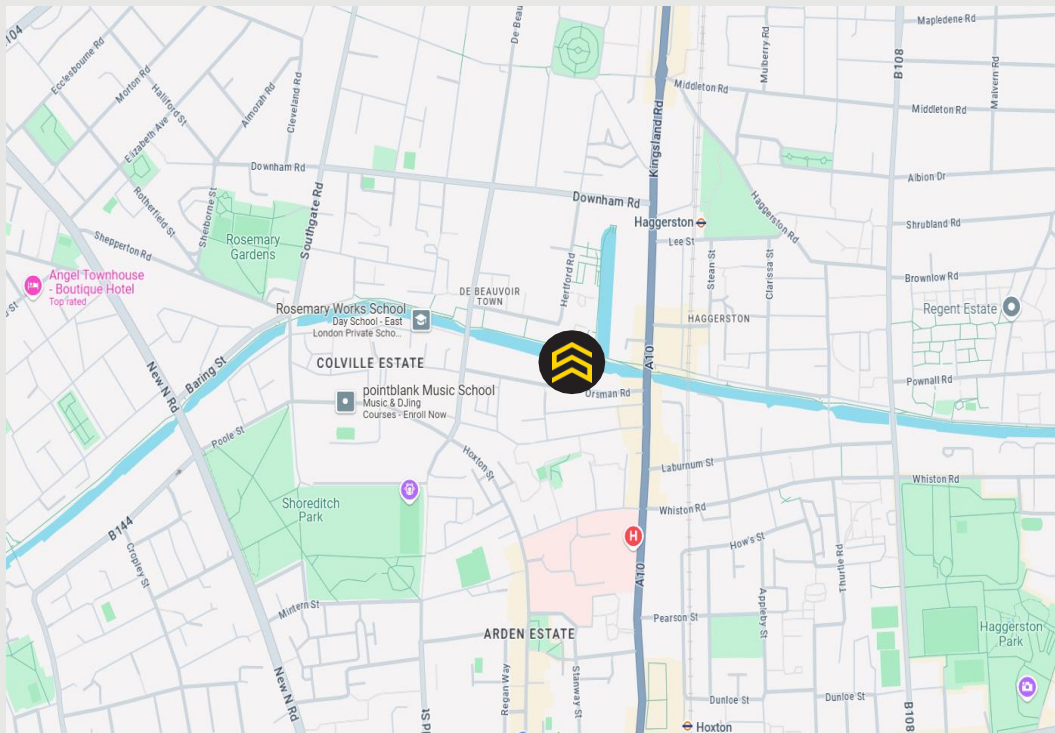


Location

Situated in an exciting pocket of East London, Haggerston has fast become one of the most fashionable districts in London's highly sought after Eastern Fringe market. Since the opening of Haggerston Overground Station in 2010, the surrounding area has transformed attracting significant investment and development from a wide range of developers and occupiers.

Haggerston is located between Shoreditch and Dalston with the building being a 15 minute stroll to Hoxton Square and lying adjacent to the Regent's Canal and a short walk from Shoreditch Park. The location offers some of the most diverse and exciting retail, restaurant and leisure occupiers including **Arepa, Berber & Q, Signature Brew, Tonkotsu, Planque & Make Coffee** to name but a few. This appealing blend of commercial and amenity offerings has led to Haggerston becoming a popular place to live, work and socialise.

The building is within a short walk of Haggerston and Hoxton Overground stations, providing for easy access into Central London.



The Property

12 Orsman Road comprises a self-contained office forming the ground floor of a modern mixed use development. The unit has extensive frontage to Orsman Road and has the benefit of a large enclosed garden demised with the premises located to the rear of the property.

The office was extensively refitted about five years ago, and has also since seen completed a further fit out in early 2025 by the current tenant.

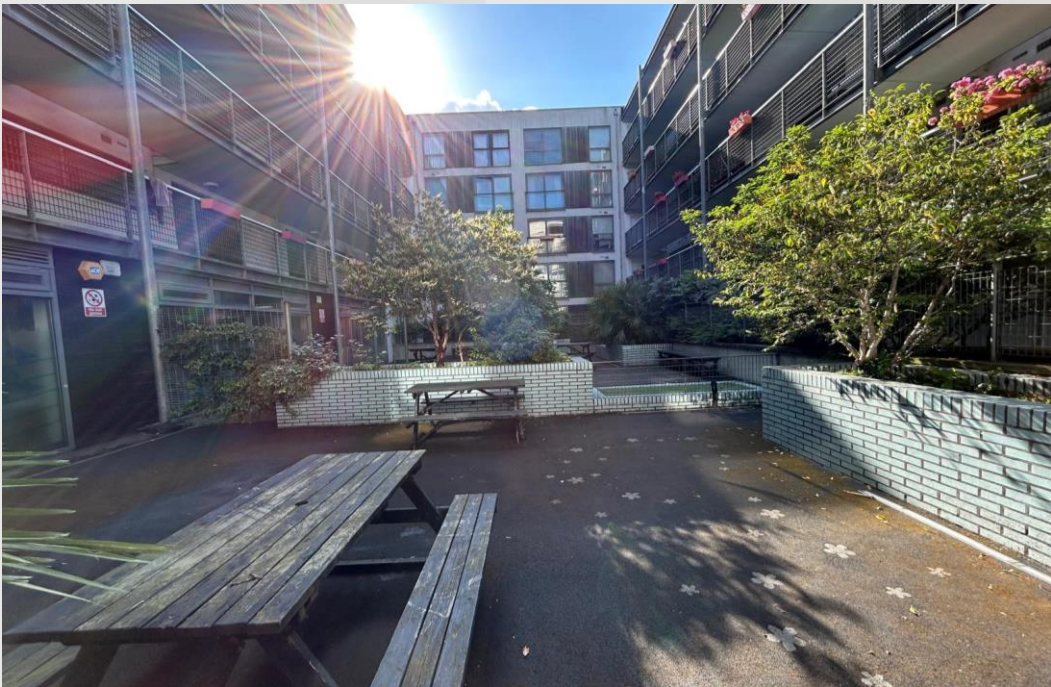
The property benefits from:

- Extensive street frontage
 - Comfort cooling/warm air heating
 - Good floor to ceiling heights
 - Bicycle storage
 - WCs and shower
 - DDA compliant
- Fitted kitchen
 - Large enclosed rear garden
 - Reception/entrance lobby at ground
 - Range of fitted meeting rooms
 - Break out area

Accommodation

The property provides the following accommodation:

Floor	Use	NIA sq. ft	sq. m
Ground	Office	2,816	261.6
Total		2,816	261.6



Tenure

The property is held on a 999-year full repairing lease at a peppercorn rent.

Tenancy

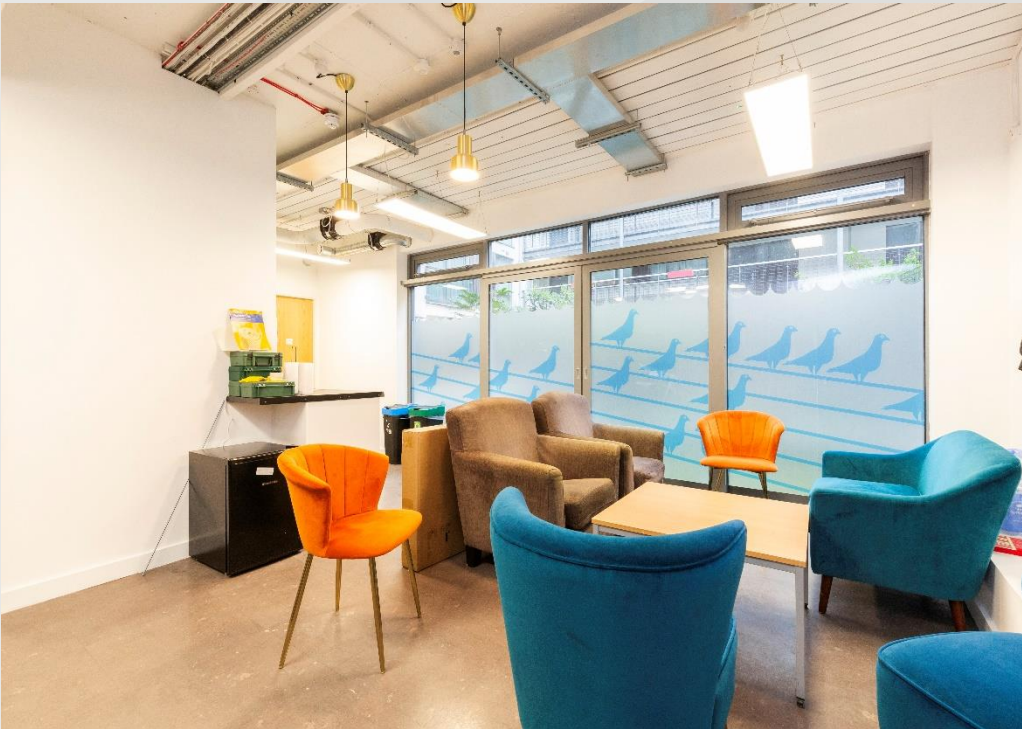
Tenant	Term	Term start	Tenant Break	Term end	Rent (PAX)
Mind in the City, Hackney, and Waltham Forest Ltd	10 years	20.11.24	20.11.29	19.11.34	£84,425
Total					£84,425

A three month rent deposit is held by the landlord

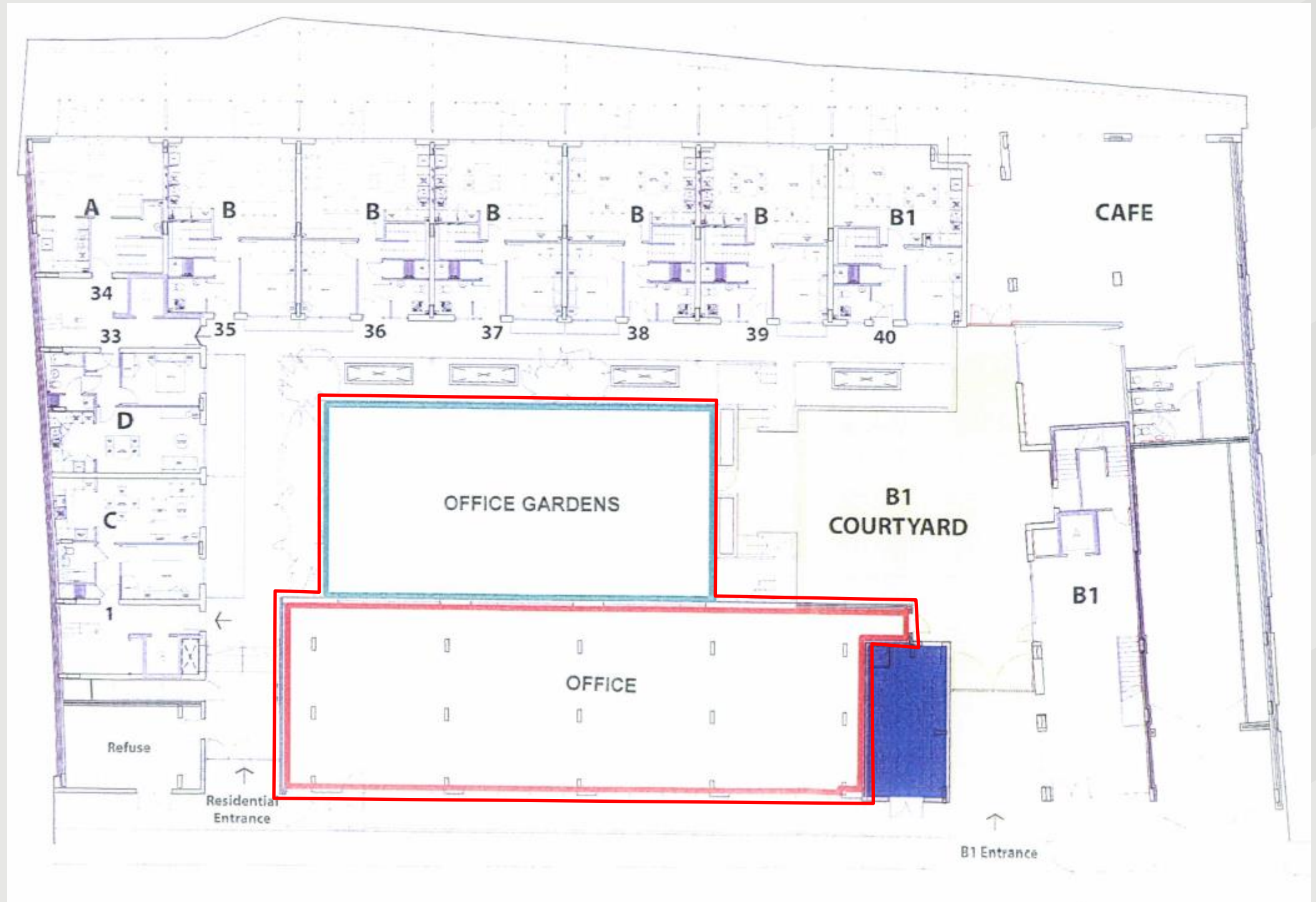
Covenant

Mind in the City, Hackney, and Waltham Forest is an independent charity established in 1981 that provides care and support to anyone experiencing a poor mental health problem. Recent financial information is outlined below. The charity is affiliated with the national charity *Mind*, which is a mental health charity across England and Wales. It was founded in 1946 as the National Association for Mental Health. Mind offers information and advice to people with mental health problems and lobbies government and local authorities on their behalf. For further information please see <https://www.mindchwf.org.uk/>.

Financial Year	Turnover	Surplus	Net Assets
2024	£4,384,788	£152,123	£874,024
2023	£4,260,146	£43,547	£721,901
2022	£3,782,666	£136,947	£678,354



Demise



Planning

The property is located within the London Borough of Hackney. The property is not listed, however it does fall within the Regent's Canal Conservation Area. The premises has long established office use falling within Class E.

VAT

The property is not understood to be VAT elected.

EPC

Band C

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.

Technical Information

All further supporting lease and tenure information in relation to the sale is available to interested parties upon request.

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Further Information

[View on Website](#)

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