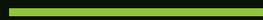


42

44

CARTER LN.
LONDON EC4



RESIDENTIAL OR OFFICE VALUE ADD OPPORTUNITY CLOSE TO ST PAUL'S
CATHEDRAL



INVESTMENT SUMMARY

- > Freehold.
- > Rare opportunity to acquire a prime value add opportunity in a core City of London location within 100 metres of St Paul's Cathedral.
- > Excellent transport communications, with Blackfriars, City Thameslink and St Paul's mainline and underground stations all within a 4 minute walk.
- > The Elizabeth Line (Crossrail) at Farringdon Station is located 700m to the north of the building connecting Heathrow in the west to Stratford in the east.
- > Highly attractive period building occupying a prominent corner position with frontage onto both Carter Lane and Creed Lane.
- > The building provides 2,509 sq. ft. (233.1 sq. m.) of office, retail and ancillary accommodation arranged over lower ground, ground and four upper floors. Typical upper floors provide regular space with excellent levels of natural light.
- > Potential change of use to residential STPP and other usual consents or suitable for owner occupiers and developers as an office refurbishment.
- > Available with full vacant possession.

Offers sought in excess of £1,450,000 for the freehold interest, subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of £577 per sq. ft. overall.

☞ ☺ ☞ LIVERPOOL STREET

☺ ☞ BLACKFRIARS

MUSEUM OF LONDON

☺ ☞ MOORGATE

ST PAUL'S

☺ BANK

TOWER BRIDGE

THE SHARD

MERILL LYNCH
FINANCIAL CENTRE

PATERNOSTER
SQUARE

ONE NEW
CHANGE

BLOOMBERG
ARCADE

1 & 2 NEW
LUDGATE

42
44
CARTER LN.
LONDON EC4



PRIME POSITION WITHIN THE CITY CORE

42-44 Carter Lane is located in the core of the City of London within close proximity to London landmarks including St Paul's Cathedral (100m), the Old Bailey (200m) and Goldman Sachs European HQ (400m).

As one of the world's leading centres for global trade and business, the City of London continues to attract and retain both global and domestic occupiers from the financial, insurance and legal sectors. Major occupiers within close proximity to the building include Goldman Sachs, JP Morgan Chase, Mizuho, BNY Mellon and Unilever.

42-44 Carter Lane benefits from its proximity to landmark City of London estates and developments providing further amenities including One New Change, Paternoster Square, New Street Square and the numerous Southbank amenities all within short walking distance.

The building occupies a prominent corner position on the north side of Carter Lane, one of the oldest thoroughfares in the City of London. Along with its historic significance, Carter Lane provides a diverse offering of independent and globally recognised retailers, cafes, and restaurants, as well as traditional pubs and bars.





LOCAL OCCUPIERS

OFFICES

1. BNY Mellon
2. Unilever
3. JP Morgan Chase
4. Charles Russell Speechlys
5. Mizuho Bank
6. Deloitte
7. Travers Smith
8. Goldman Sachs
9. RSM
10. Dentons
11. Withers
12. Amazon
13. Hogan Lovells
14. TikTok
15. Bank of America
16. HMCTS
17. Goodwin Procter
18. London Stock Exchange
19. SEB
20. SMBC
21. Quilter Plc
22. Fidelity International
23. Financial Times

BARS & RESTAURANTS

1. Alchemy Café
2. Association Coffee
3. The Ivy
4. The Anthologist
5. Hawksmoor
6. Paternoster Chop House
7. Enoteca
8. Cabotte
9. Lutyens Grill
10. Cojean
11. Jamies
12. Pickwick Coffee Club
13. Oriole Bar
14. Brigadiers

HEALTH

1. Anytime Fitness
2. WIT Fitness
3. PureGym
4. Rena Health & Leisure
5. Virgin Active
6. Nuffield Health

EXCEPTIONAL CONNECTIVITY

The City of London has unrivalled access to both London and UK rail networks providing excellent connectivity to the UK's principal airports, Eurostar and the wider UK.

Alongside Crossrail at Farringdon Station, 42-44 Carter Lane benefits from excellent transport links with Backfriars, St Paul's, City Thameslink, Mansion House, and Bank underground and mainline stations all within 500m of the building providing exceptional access to both London and UK rail services.

42-44 CARTER LANE LONDON EC4

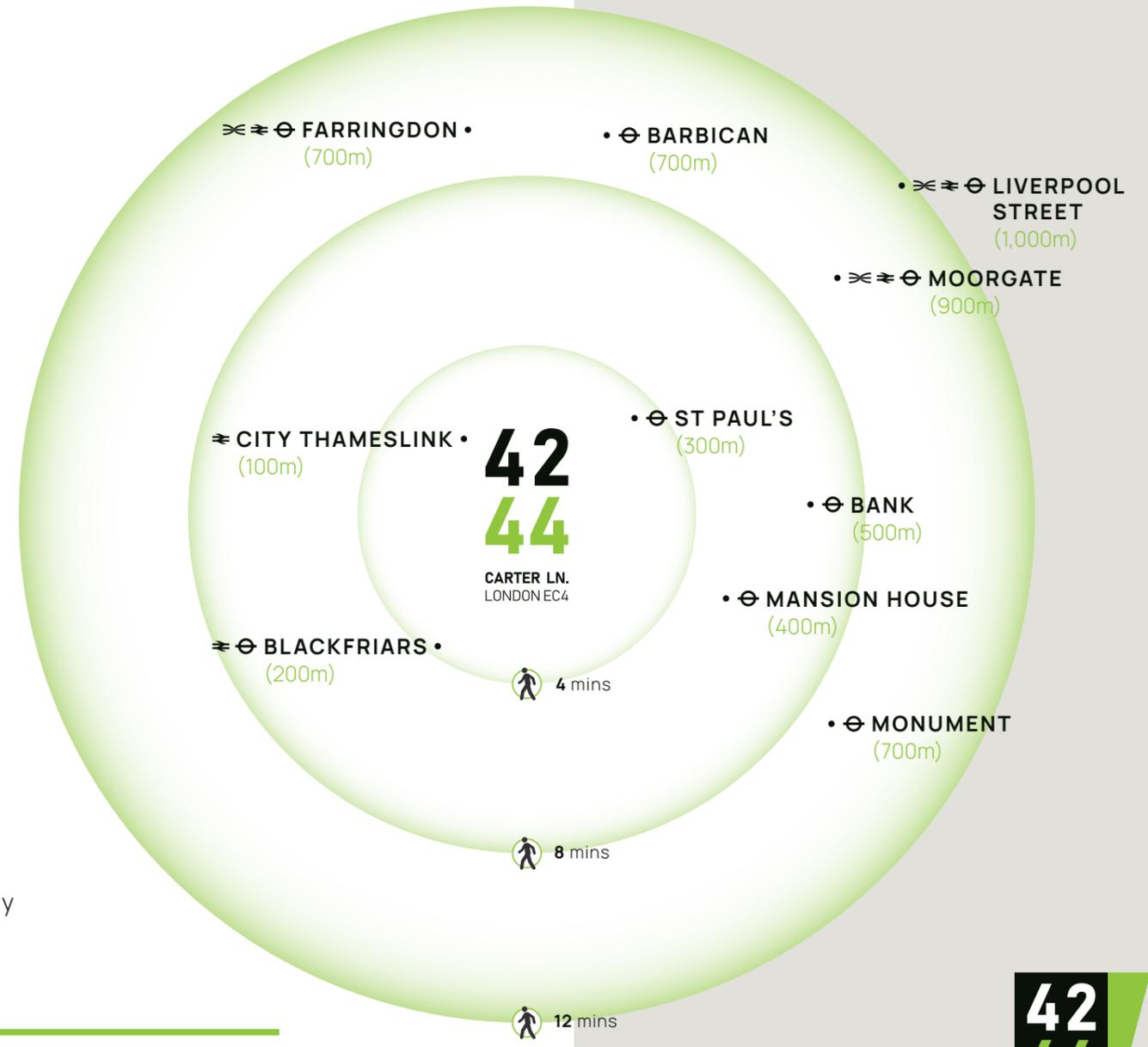


Within walking distance and easy access to City of London underground and mainline stations.

- 100m City Thameslink
- 200m Blackfriars
- 300m St Paul's
- 400m Mansion House
- 500m Bank
- 500m Cannon Street

- 700m Barbican
- 700m Farringdon
- 700m Monument
- 900m Moorgate
- 1,000m Liverpool Street

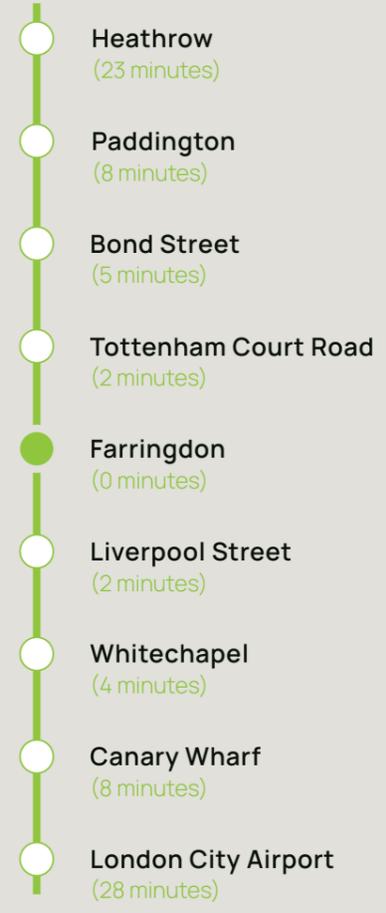
- Central
- District
- Metropolitan
- Waterloo & City
- ≡ National Rail
- Circle
- Hammersmith & City
- Northern
- = DLR
- ≡ Crossrail



THE ELIZABETH LINE (CROSSRAIL)

The Elizabeth Line provides high speed connectivity linking each of London's historic financial centres for the first time as well as direct access for each to Heathrow Airport.

The micro-location surrounding Farringdon Crossrail has been further enhanced from the opening of the Elizabeth Line (Crossrail) in May 2022.



42-44 CARTER LANE IS A HIGHLY ATTRACTIVE FREEHOLD BUILDING LOCATED ONLY 100M METRES FROM ST PAUL'S CATHEDRAL.



THE BUILDING

42-44 Carter Lane occupies a highly prominent corner plot comprising 2,509 sq. ft. (233.1 sq. m.) of office, retail and ancillary accommodation over lower ground, ground and four upper floors.



42-44 CARTER LANE LONDON EC4



THE BUILDING

The building is a highly attractive period style corner building behind a masonry façade. Originally constructed in 1906, the building offers regular floorplates with excellent levels of natural light on two elevations.

SPECIFICATION

GOOD FLOOR TO CEILING HEIGHT	EXCELLENT NATURAL LIGHT	CENTRAL HEATING	SLIDING SASH WINDOWS
PERIMETER TRUNKING	COMMUNAL TEA POINT	COMMUNAL WC FACILITIES	

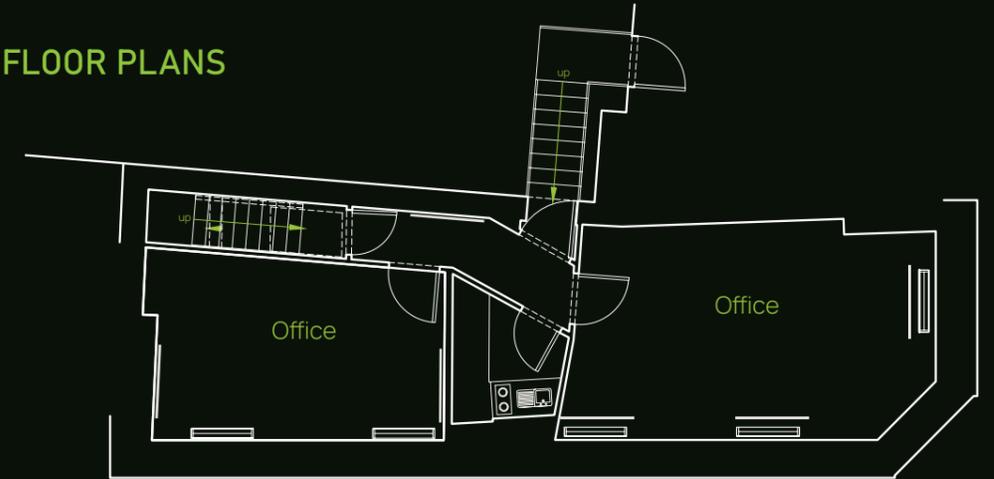
ACCOMMODATION

FLOOR	NIA (SQ. M.)	NIA (SQ. FT.)
Fourth	31.8	342
Third	38.8	418
Second	39.8	428
First	42.6	459
Ground	43.6	469
Basement	36.5	393
TOTAL	233.1	2,509

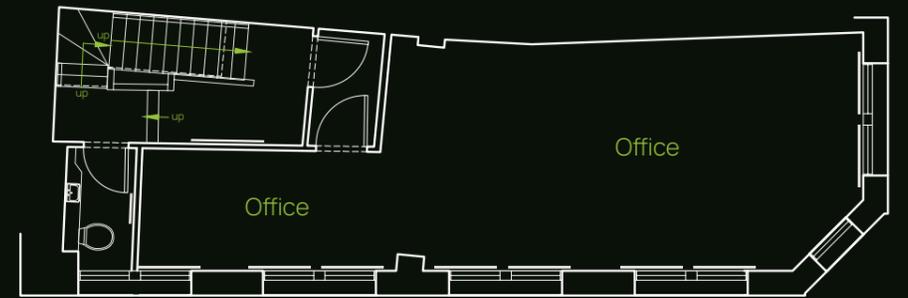
The building has been independently measured in accordance with the RICS Code of Measuring Practice (6th edition) and comprises the following net internal areas (NIA).

EXISTING FLOOR PLANS

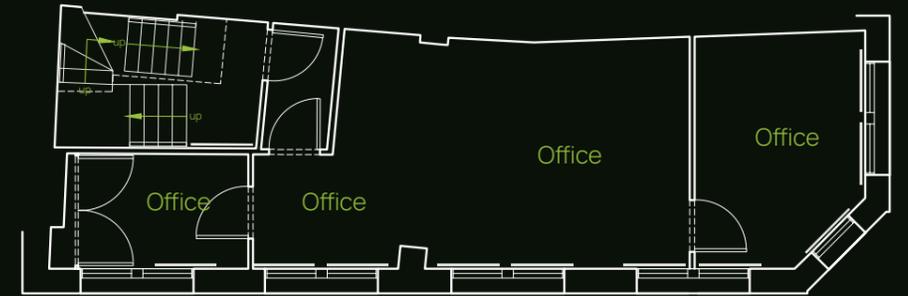
FOURTH FLOOR



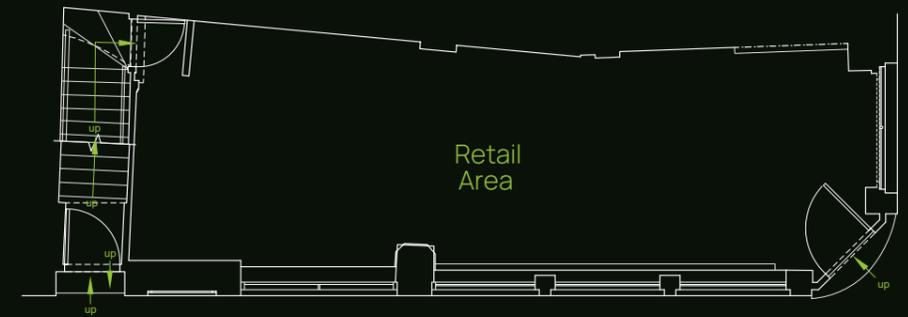
THIRD FLOOR



FIRST FLOOR



GROUND FLOOR



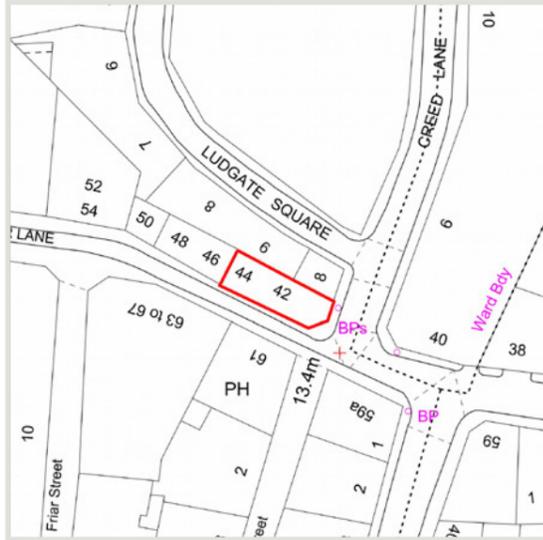
THE BUILDING

TENANCY

The property will be sold with vacant possession.



TENURE



Not to scale: For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationary Office. Crown Copyright.

42-44 CARTER LANE OFFERS A NUMBER OF SHORT TERM ASSET MANAGEMENT AND VALUE ADD OPPORTUNITIES, SUBJECT TO PLANNING.

ASSET MANAGEMENT POTENTIAL

- I. Potential change of use to residential, subject to planning and necessary consents.
- II. Opportunity to undertake a light refurbishment of the office and retail accommodation.
- III. Opportunity to undertake a full refurbishment of the office and retail accommodation to include a reconfiguration of the ground and lower ground floors.

FURTHER INFORMATION

PLANNING

The property is situated in the City of London planning jurisdiction. The property is not listed but situated within the St Paul's Cathedral Conservation Area designated 'residential area'.

VAT

The property is not elected for Value Added Tax (VAT).

DATA ROOM

Further information is available on request. Please contact a member of the team to request access.

EPC

A copy of the EPC certificate can be made available on request. The Building has an EPC Rating of E [103].

THE PROPOSAL

Offers are sought in excess of **£1,450,000** for the freehold interest, subject to contract and exclusive of VAT. A capital value of **£577 per sq. ft.**

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42 44

**CARTER LN.
LONDON EC4**

**AVISON
YOUNG**

MISREPRESENTATION ACT Avison Young gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract; 2. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact; 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise not that any services or facilities are in good working order; 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs; 5. Any areas, measurements or distances referred to herein are approximate only; 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser; 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are in good faith as an opinion and not by way of a statement of fact; 8. Any intending purchaser should satisfy themselves as to the presence of any deleterious materials that may exist, or have been used in the construction of the property; 9. The seller provides no warranty as to the precise location of the boundary of the property;

August 2023.