Alders House, 133 Aldersgate Street, London EC1A 4JA

Virtual Freehold for Sale

STRETTONS



EXECUTIVE SUMMARY

ALDERS HOUSE IS A CHARMING GRADE II LISTED BUILDING PROVIDING SELF-CONTAINED OFFICE ACCOMMODATION WITH A DIRECTOR'S FLAT.

- Ideally located close to Barbican & Farringdon Stations.
- Grade II listed and self-contained first, second and third floors.
- Office accommodation extending to NIA of 2,709 Sq. Ft.
- Residential accommodation extending to GIA of 597 Sq. Ft.
- Long Leasehold interest with c. 978 years unexpired.
- £1,950,000 reflecting a blended Capital Value of £590 psf.
- Of interest to owner occupiers & investors.
- Vacant Possession on completion.


St. Pauls Station
Barbican Station
Farringdon Station
BUS STOP

THE LOCATION

Alders House occupies a prominent corner within City of London, close to the northern boundary with LB Islington.

Aldersgate Street is a historic thoroughfare linking the City with creative Clerkenwell. The location is made up of historic and modern buildings and is home to The Barbican, a famous residential and cultural complex of brutalist architecture.

The property is adjacent to Barbican Station and a short walk from 'Farringdon East' ticket hall on Long Lane, providing quick and easy access to multiple underground lines including Crossrail / Elizabeth Line

1 MIN Barbican

3 MIN Farringdon East

11 MIN Bond Street

40 MIN Heathrow Airport

9 MIN St. Pauls

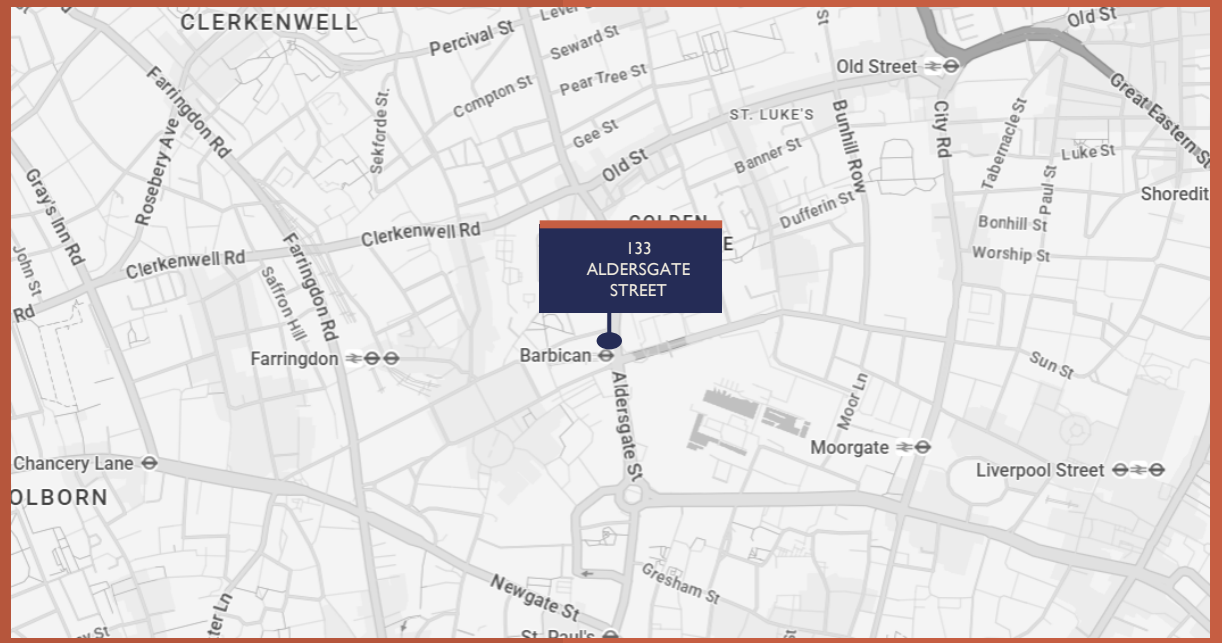
12 MIN Moorgate

6 MIN Liverpool Street

10 MIN King's Cross St Pancras







THE AREA

Local office occupiers and residents benefit from a huge variety of local amenities on the doorstep. The area is famed for its lively restaurant scene, drawing visitors from far and wide.

Smithfield market is located nearby and is set to be the new home of the London Museum. The Culture Mile is a vibrant cultural district in the north-west corner of the City of London, stretching from Farringdon to Moorgate.

Green space is available at Charterhouse Square.

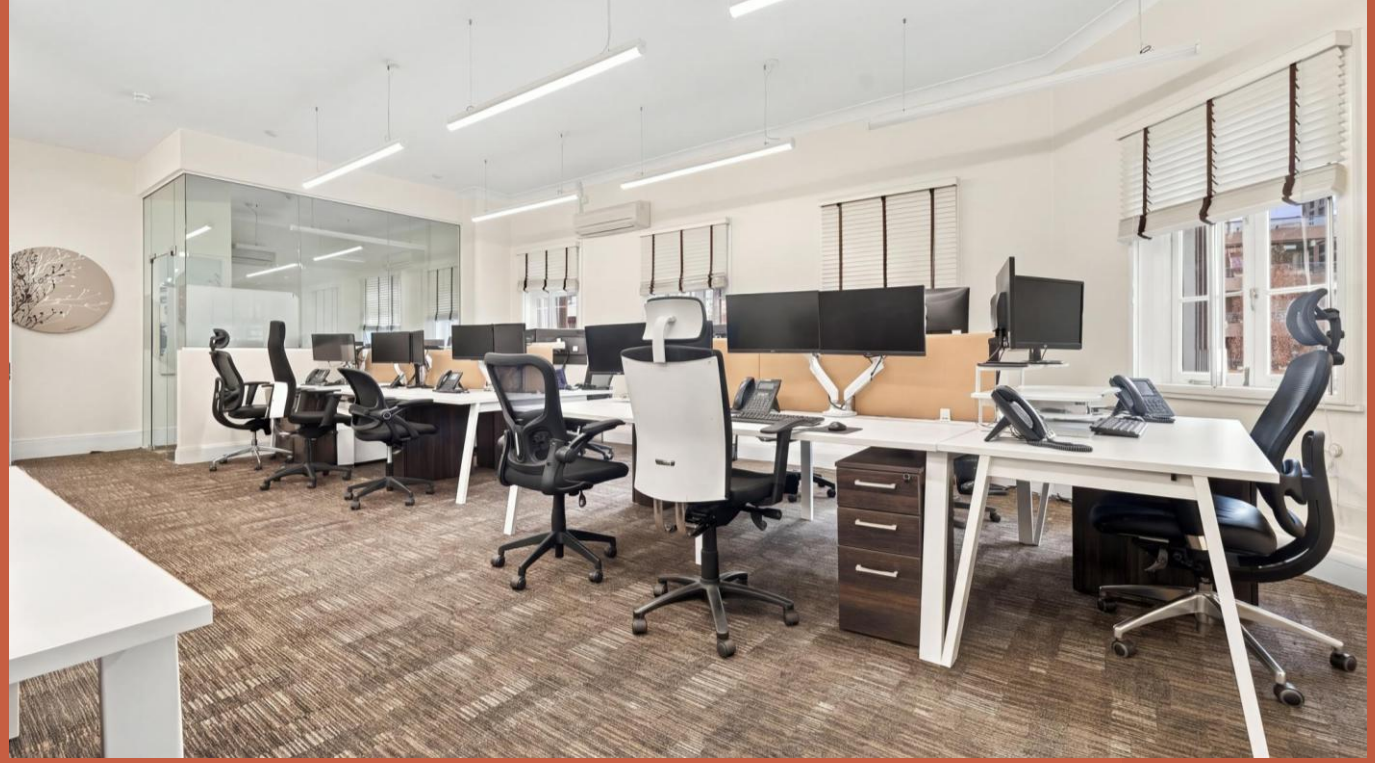












THE PROPERTY

THE CHARMING GRADE II LISTED BUILDING PROVIDES OFFICE AND RESIDENTIAL ACCOMODATION ARRANGED OVER THREE UPPER FLOORS. SUMMARISED AS FOLLOWS:

The first floor is currently arranged as Chairmans office (with walk in safe) and a large boardroom. There is also a private office, open plan kitchen and generous comms room.

The second floor provides open plan office accommodation with two private offices, kitchenette and W/C.

The third floor provides 1 x one-bedroom flat with ensuite and an open plan living, dining and kitchen area. The remainder of the third floor provides ancillary office space.

The ground floor is a former banking hall recently occupied by Costa Coffee. Please note, this is in separate ownership and not included in the sale.



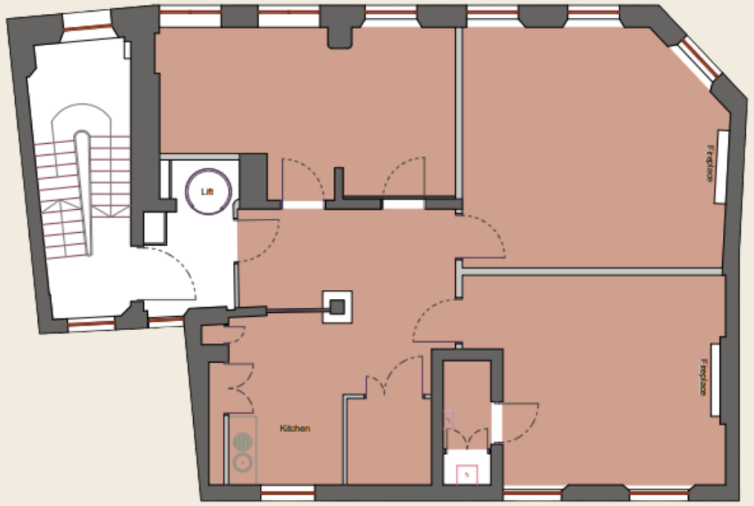


- Fibreoptic connected
- Directors flat with ensuite
- Sash windows with secondary glazing
- Private offices & open plan office space
- Boardroom & meeting rooms
- Perimeter trunking
- Comfort cooling
- Mixture of modern, feature and spot lighting
- Ample kitchen & W/C's facilities
- Passenger lift from first to third floors
- Ample storage & large comms room

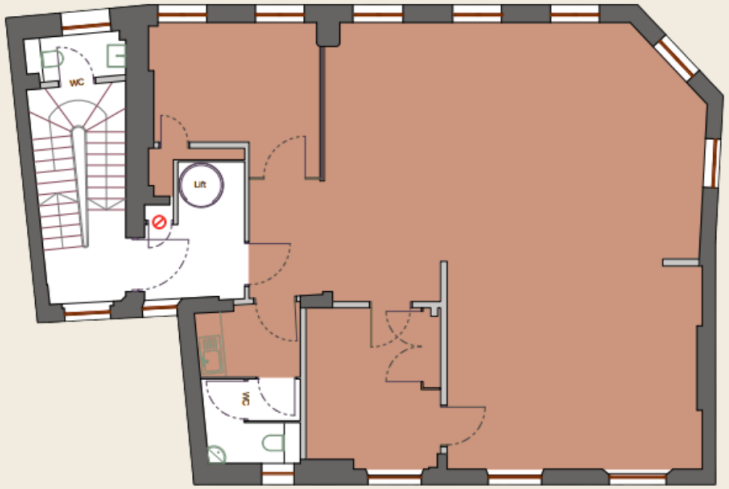
FLOORPLANS

Floor	sq ft	sq m	Use	GIA or NIA
Part Third	597	55.46	Residential	GIA
Part Third	437	40.6	Office	NIA
Second	1,141	106	Office	NIA
First	1,131	105.07	Office	NIA
Total	3,306	307.14		

Measured Survey & DWG floor plans are available upon request.



First Floor

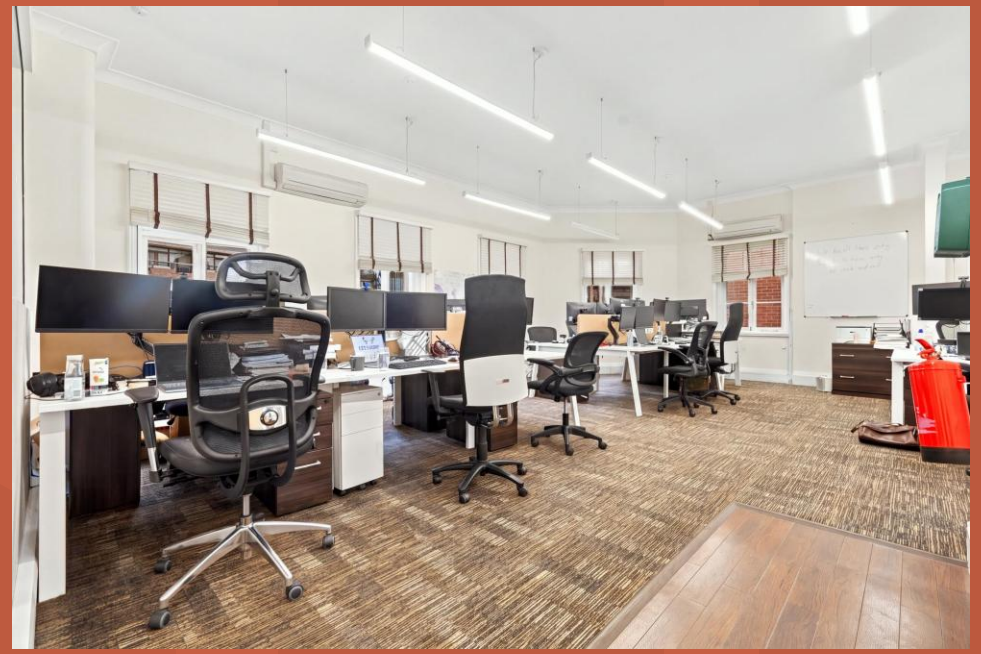


Second Floor

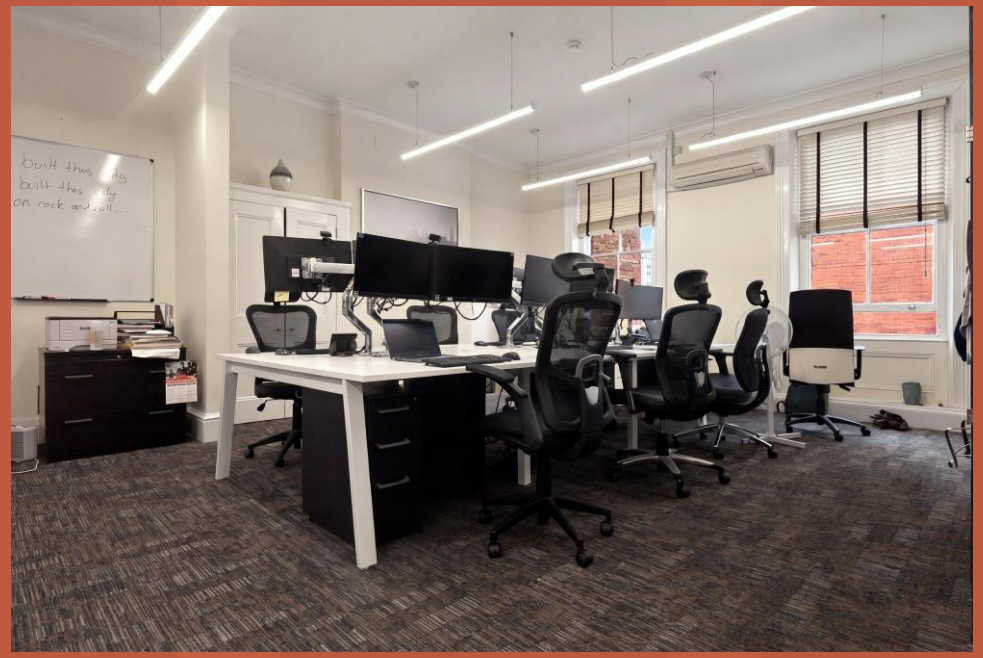


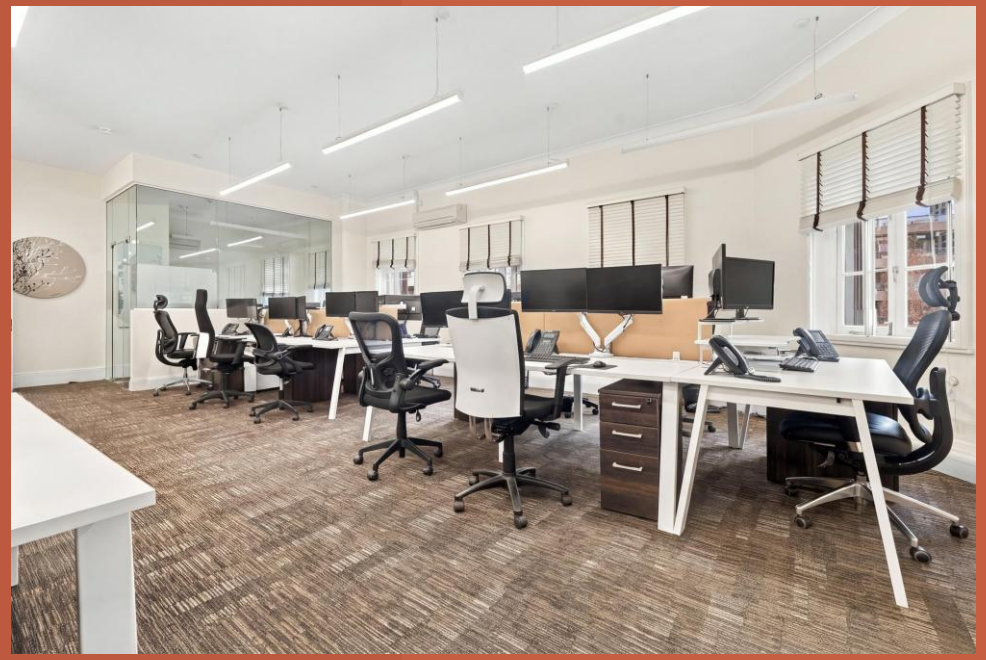
Third Floor

OFFICE GALLERY









OFFICE GALLERY







RESIDENTIAL GALLERY

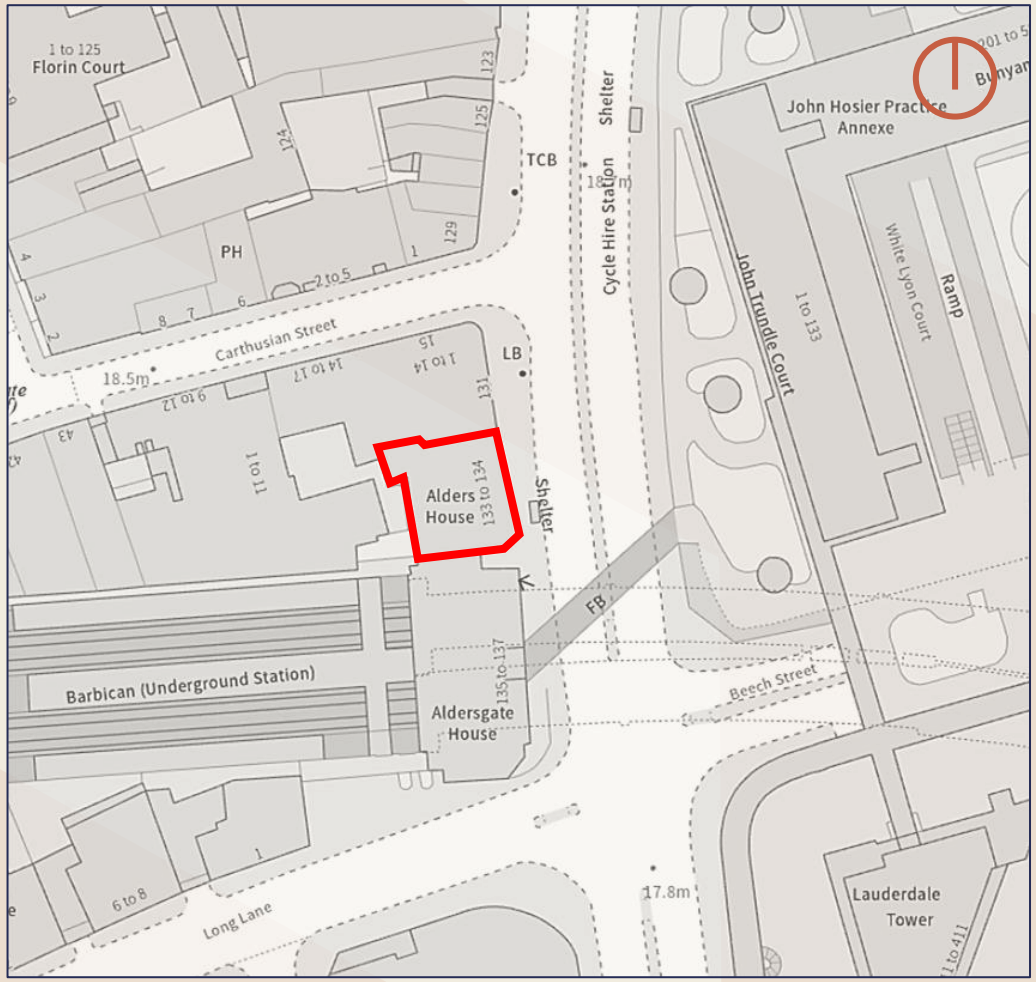








FURTHER INFORMATION



PLANNING

The building is within City of London. It is Grade II listed and within Charterhouse Square Conservation Area.

PRICE

£1,950,000 equating to £590 psf.

VAT

The property **is not** elected for VAT.

EPC

The EPC's are as follows:

Office – B46

Residential – D60

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.

BUSINESS RATES 2026/27

First Floor Office

RV £33,250 / Payable £15,660.75

Second Floor Office

RV £34,000 / Payable £14,909

Third Floor Office

RV £11,000 / Payable £4,527

COUCIL TAX 2026/27

Third Floor Flat – Band E / Payable £1,625.02

TENURE

Registered under long leasehold title number NGL866258.

Long leasehold interest of 999 years from 25 October 2005, with circa 978 years unexpired.

VACANT POSESSION

The property is offered for sale with vacant possession on completion. Vacant possession is available from 16 January 2027.

Strettons for themselves and for the vendors of this property give notice that: a) the particulars are set out as general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use, lease details and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Strettons has any authority to make or give any representation or warranty whatsoever in relation to this property. Subject to Contract. November 2026

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