

Self-contained office for sale with vacant possession

Approximately 890 sq. ft.

Of interest to owner occupiers and investors

FOR SALE

54 Kingsway Place, Sans Walk, Clerkenwell, London EC1R 0LU



LOCATION

Kingsway Place is a charming gated development in the heart of Clerkenwell. The property is ideally located to the north of Clerkenwell Green and south of Exmouth Market. This historic part of Clerkenwell benefits from a huge variety of cafés, pubs, bars and restaurants as well as the famous street food market on Exmouth Market. Transport links are excellent with quick and easy access to both Farringdon and Angel stations.

TRANSPORT

Farringdon (Circle, Hammersmith & City and Metropolitan lines and National Rail)

Barbican (Circle, Hammersmith & City and Metropolitan lines)

Angel (Northern line)

Various bus routes available including 55, 63, 153 and 243



DESCRIPTION

Kingsway Place is an impressive, converted Grade II listed school providing both flats and office studios.

The development is gated with onsite security, a large walled communal garden and bike racks. There is also a car park where electrical charging points are in the process of being installed.

54 Kingsway Place is a self-contained office providing an open plan office area with 12 desks, along with a meeting room and a break out area at mezzanine level. There is a fitted kitchenette, a shower and 2 W/C's.

AMENITIES

- Self-contained office.
- Fully furnished with 12 desks, partitioned meeting room & breakout area.
- Data & power cabling installed.
- BT fibre broadband connected.
- Generous floor to ceiling heights.
- Excellent natural daylight.
- Central heating & comfort cooling.
- Modern light fittings.
- Fitted kitchenette.
- Two bathrooms and one shower.
- Use of walled communal garden.
- Video entry phone system.

APPROXIMATE FLOOR AREAS

Ground	570 sq. ft.	52.95 sq. m.
Mezzanine	320 sq. ft.	29.73 sq. m.
Total	890 sq. ft.	82.68 sq. m.

TENURE

The long leasehold interest of 999 years from 1st January 2000 is offered for sale with vacant possession on completion.



PRICE

Offers in excess of £900,000.

GROUND RENT

The property is subject to an annual ground rent of £200 which increases by £50 at each 25th anniversary from 1st January 2000.

BUSINESS RATES

The property has a rateable value of £28,250 making rates payable for 2020/21 £14,097.

SERVICE CHARGE

The service charge and reserve fund contributions equate to approx. £8,400 for the current year.

PLANNING

B1 (Office) under The Town and Country Planning (Use Class) Order 1987 (as amended).

CAR PARKING

The parking spaces available within the development, by separate arrangement.

VAT

The property is not elected for VAT.

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Finn Ledwidge
fledwidge@antonpage.com

Harrison Turner
hturner@antonpage.com