

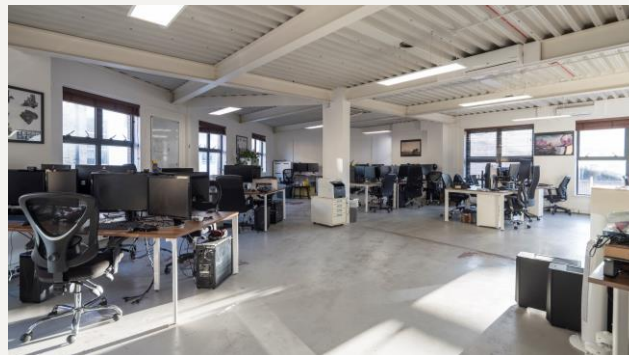


# Susskind.

1 & 2 Baker's Yard, EC1

**1 and 2 Baker's Yard consists of two freehold interconnecting, industrial style office buildings within a gated mews development, just off Farringdon Road.**

**The buildings feature fantastic ground floor showroom space with excellent natural light, and workspace on the upper floors, perfect for an owner occupier or local investor looking to invest in a HQ opportunity within The City Fringe.**





1 Baker's Yard, sits on the corner of the development and features a dual aspect, a kitchen, and a passenger lift, whilst Unit 2 Baker's Yard offers shower facilities, a third floor mezzanine, and a fantastic branding opportunity at ground floor level.

A prospective purchaser is able to buy both buildings together to create a HQ opportunity, or alternatively buy either unit in isolation, offering two smaller self-contained buildings, both with demised parking spaces.



1 & 2 Baker’s Yard, EC1

Summary

Two interconnecting industrial style buildings situated within a mews development in the heart of Farringdon, available as one HQ opportunity or two smaller self-contained buildings.

Features

- Freehold
- HQ Opportunity
- Parking
- Self-Contained
- GF Showroom/Branding Opportunity
- Air Conditioning
- Shower Facilities
- Fitted Kitchen
- Gated Development
- Courtyard

Transport

- Farringdon

Tenure

Freehold

EPC

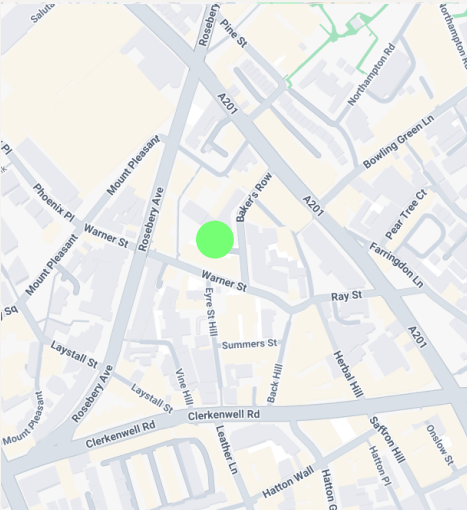
An EPC has been commissioned and will be available on request.

Availability

Unit	Size Sq Ft	Price	Business Rates*	Status
Unit 1	4,234	£2,250,000	£13.10	Available
Unit 2	2,571	£1,350,000	£13.10	Available
Unit 1 & 2 (Total)	6,805	£3,600,000	£13.10	Available

\*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service



## 1 & 2 Baker's Yard, EC1

### Viewings via sole agents

For further information and inspections please contact sole agents:

Susskind

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### Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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