

FOR SALE



26 Cowper Street

London, EC2A 4AP

**Self-contained freehold
office building for sale**

Old Street EC2

**1,885 sq ft
(175.12 sq m)**

- Freehold interest
- Prime Shoreditch location
- Suitable for owner occupiers, investors and developers
- Comfort cooling
- Perimeter trunking
- Scope to extend, subject to planning

26 Cowper Street, London, EC2A 4AP

Description

26 Cowper Street is a charming converted warehouse building ideal for owner occupiers and investors alike. The property is of brick construction under a flat roof with timber floors and large timber framed windows to the front and rear, providing good natural daylight to the open plan office space.

The accommodation is arranged over four floors, providing two small spaces at second and first floors and a self-contained duplex at ground and lower.

Location

26 Cowper Street is located 100 metres from the new Old Street Underground Station entrance. Cowper Street runs adjacent to Old Street and links Old Street Station with Tabernacle Street.

The Old Street district (silicon roundabout) has become internationally recognized as the centre for creative, tech and media start-ups alongside global giants. Professional and charity occupiers are also based locally. Local amenities are excellent with a huge variety of hotels, bars, restaurants and coffee houses immediately available.

Old Street Station is currently undergoing major refurbishment works which are due to be completed Autumn 2022. As part of these works is the new subway entrance on Cowper Street has already been constructed and is in use today.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Rent
Lower Ground - (Panoramah)	576	-
Ground - (Panoramah)	528	£50,000 per annum
1st - (ACTS Global Ltd)	408	£20,000 per annum
2nd - (Gigabyte Software Ltd)	373	£20,000 per annum
Total	1,885	

Specification

The property is currently fully occupied, producing an income of £90,000 pa. All leases held outside the security of tenure and compensation provisions of The Landlord and Tenant Act 1954.

Ground/Lower Ground – Lease expiry 27.07.22

First floor – Lease expiry 05.06.23

Second floor – Lease expiry 27.07.22

Full vacant possession can be achieved 05.06.2023.

VAT

The building is elected for VAT



Summary

Available Size	1,885 sq ft
Price	Offers in excess of £1,700,000
Business Rates	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



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