



**STIRLING
ACKROYD**

FOR SALE

**Charterhouse Building,
13 Clerkenwell Road,
EC1M 5PA**

3,304 sq ft

**Clerkenwell Investment
Opportunity - London
University Tenant**

stirlingackroyd.com



Description

This is a rare opportunity to acquire an investment where the tenant is a world renowned London University

Unit Details : The Lower Ground Commercial unit offers 3517 sq ft of space.

Long Leasehold Term : 140 years from 2009 with 124 years remaining as of Oct 2025 with a peppercorn rent. The Service Charge for 2025 was advised to be £5,200 per annum.

Price/Yield : Based on the sale price of £1,750,000, the rental income of £125,000 represents a gross yield of 7.14% before costs. The sale is subject to VAT.

At £1,750,000, the sale represents a capital sales value of £530 per sq ft

Queen Mary University London, Charterhouse Campus, commenced their original 10 year Lease December 2018. The University opted not to exercise their break option after 5 years and the current lease is therefore due expire in December 2028. There have been no negotiations to extend the current lease.

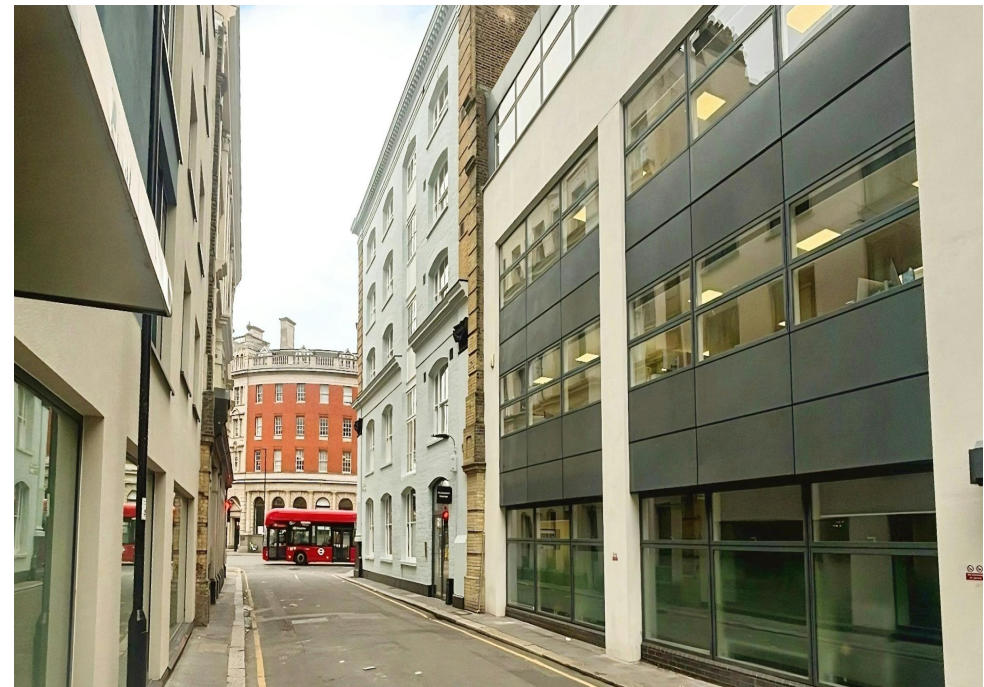
The Charterhouse Square campus is home to three of the Faculty of Medicine and Dentistry's research Institutes:

Barts Cancer Institute (formerly Institute of Cancer), William Harvey Research Institute and Wolfson Institute of Population Health

<https://www.qmul.ac.uk/fmd/findus/>

Key points

- Rare UK University Tenant Investment opportunity in the heart of Clerkenwell, LONDON
- Long Leasehold Sale : £1,750,000 plus VAT - representing a gross yield of 7.14% before costs
- Current Rental Income/Lease Term : £125,000 per annum, Lease expires in December 2028
- Tenant : Queen Mary University London - Home to 3 of the Faculty of Medicine and Dentistry's research Institutes
- Impressive Frontage and offering an internal Lower Ground floor area of 3517 sq ft



Location

The Charterhouse Building sits in the heart of Clerkenwell Road - on the junction of Clerkenwell Road, Old Street and Goswell Road.

Excellent transport links - Close to Barbican Tube Station (Circle, Metropolitan and Hammersmith & City lines) and the recently redeveloped Farringdon Station (Elizabeth, Metropolitan, Hammersmith & City and Circle lines and National Rail)

Transport Links



Barbican 0.2 Miles



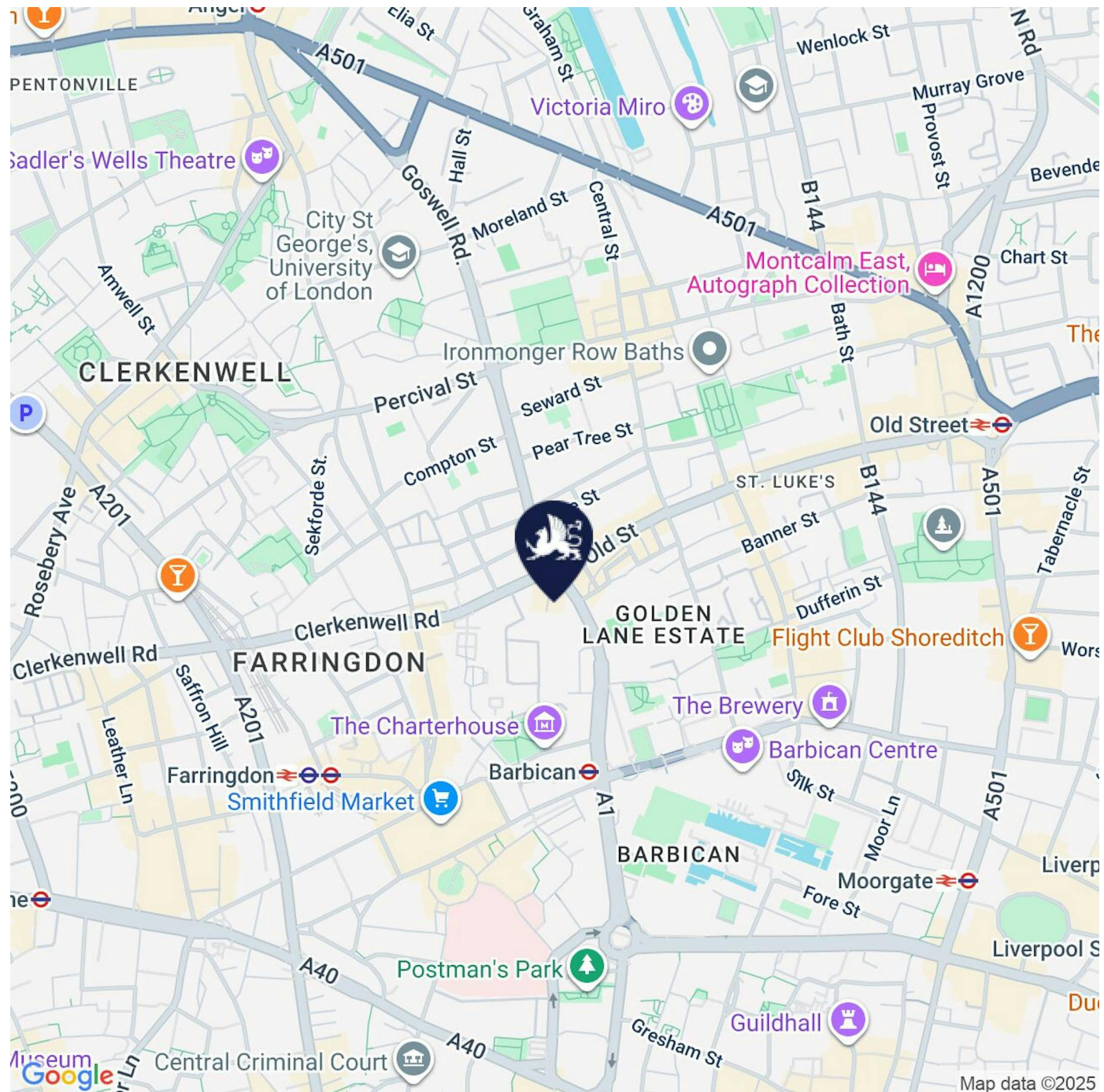
Farringdon 0.3 Miles



Old Street 0.5 Miles



Moorgate 0.5 Miles



Rents, Rates & Charges

Price	£1,750,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	C (75)

Viewing & Further Information



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