



BIDWELLS

For Sale

50,000 sq ft

26 – 28 Glasshouse Yard, Farringdon, London, EC1A 4JT

Two Glasshouse Yard offices near Barbican earn £3.07M yearly, with potential for 36% expansion, adding 19,524 sq ft.

- Two office buildings, 20-25 and 26-28 Glasshouse Yard (GHY), which form a prominent corner site with fantastic views over the Grade I listed Charterhouse.
- 26 – 28 GHY is an HQ office building comprising 47,611 sq ft arranged of LG, G and six upper floors. It is let in its entirety to Amazon UK Services Ltd at a passing rent of £2,664,475 per annum



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Summary

- Price: £21,470,000
- Service charge: £4.50 per sq ft
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- Estate charge: £6.40 per sq ft
- EPC: B

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Description

26- 28 Glasshouse yard comprises of a former telephone exchange that was comprehensively redeveloped in 2011 to provide 47,611 sq ft of well specified Grade A offices. The modern spacious office is accessed from Glasshouse Yard through an impressive double height glazed reception.

26-28 Glasshouse Yard is arranged over lower ground, ground and 1st to 6th floors. The upper floors are bright, spacious and have fantastic views of the historic grade 1 listed Charterhouse. In addition to this, the 3rd – 6th floors benefit from external terraces.

20-25 GHY comprises of 6,759 sq ft of office accommodation arranged over lower ground, ground and three upper floors.

The building was comprehensively refurbished in 2018 inclusive of new M&E and windows. In Dec 2022 all floors were fully fitted and furnished to Cat A+ specification to provide office suites with excellent floor-to-ceiling heights, high quality furnishings, and exposed services.

Location

GHY is situated immediately to the north of Barbican underground station and approximately 250 metres to the north-east of the East entrance to Farringdon Station.



The area immediately surrounding GHY has a diverse mix of amenities and cultural offerings, creating a vibrant environment to work, live and socialise. To the rear of GHY is the Grade I listed Charterhouse which adjoins the Smithfield Market. 300 metres to the east is the vibrant White Cross Market, London's premier daily food market that is frequented by City office workers.

Viewings

Must be scheduled in advance.



