



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

### 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

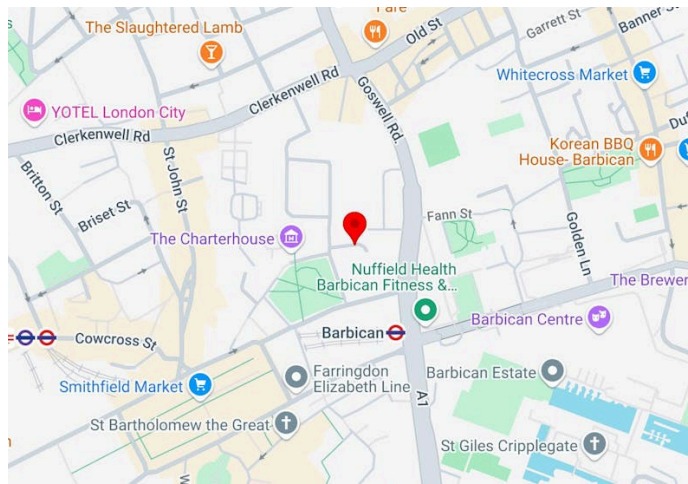
### Further information

- [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.







