

Self-contained office building

2,138 sq. ft. / 198.6 sq. m.

Of interest to owner occupiers, investors and developers

FOR SALE

115 Old Street, London EC1V 9RT



LOCATION

115 Old Street is located on the corner of Old Street and Helmet Row.

The corner building is adjacent to LSO St Luke's, a renovated 18th-century church that has been home to London Symphony Orchestra as a rehearsal, performance and educational space since 2003.

The building is also directly opposite Whitecross Street, a true Old Street district hotspot. The weekday street food market offers an excellent selection of lunch options from around the world to the hordes of local office workers.

The Old Street district (silicon roundabout) has become internationally recognised 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.

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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GROUND FLOOR



FIRST FLOOR



ROOF



Additional photos available on request.

DESCRIPTION

115 Old Street is a charming Grade II listed building of yellow brick construction, arranged over four floors and set under a flat felt roof.

There is the potential to increase floor area by way of a mansard roof, subject to obtaining the necessary consents. The adjoining buildings within the listed terrace all have mansard roofs.

The building has been owner occupied as charity offices since 1995 and should appeal to owner occupiers, investors and developers.

HIGHLIGHTS & AMENITIES

- Excellent location
- Attractive corner building
- Refurbishment potential
- Scope for an additional floor
- Original timber windows
- Timber floors
- Central heating
- Basic strip and CAT II lighting
- 2 x kitchenettes
- 2 x W/C's

APPROXIMATE FLOOR AREAS

Floor	GIA (sq. ft.)	NIA (sq. ft.)
Second	659	520
First	650	563
Ground	668	534
Basement	646	521
Total	2,623	2,138

The building has been measured by Sterling Temple, in accordance with the RICS Code of Measuring Practice and a copy of the measured survey is available upon request.

TENURE

The freehold interest in title number NGL317547 is offered for sale, with vacant possession being provided upon completion of legal formalities.

PRICE

£1,650,000.

A purchase at this level would reflect a capital value of £772 per sq. ft.

VAT

The building is not believed to be elected for VAT. Awaiting confirmation from HMRC.

PLANNING

The property is Grade II listed and located within the St. Luke's Conservation Area.

The property has a Use Class of B1 (Offices).

FLOOR PLANS

Floor plans are available upon request, in both PDF and DWG format.

LEGAL COSTS

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

PLEASE CONTACT

If you would like to discuss the property or arrange a viewing, please contact the sole selling agents:

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