



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

Two Glasshouse Yard offices near Barbican earn £1.5M 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.
- Total topped up passing rent of £3,074,995 per annum reflecting a highly reversionary £56.56 per sq ft.
- 20-25 GHY comprises 6,759 sq ft

office building which was fully refurbished in Dec 2022. The building has a topped up passing rent of £410,520 per annum reflecting £60.74 per sq ft .

- 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
- Prime Central London location 100 metres from Barbican Station and 250 metres from Farringdon Station (East) entrance.
- Anomaly have undertaken an initial feasibility study outlining the potential to enhance value by increasing the massing by 19,524 sq ft a 36% uplift in floor area to give 73,894 sq ft.



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Summary

Available Size	36,741 sq ft / 3,413.35 sq m
Price	£11,500,000 - Offers are invited in excess and subject to contract and exclusive of VAT. This represents a capital value of £436 per sq ft on the existing NIA and £252 per sq ft on the proposed NIA.
Rates Payable	£815,650 per annum
Service Charge	£440,000 per annum
EPC	B

Description

26–28 Glasshouse Yard is a former telephone exchange that underwent a comprehensive redevelopment in 2011 to deliver 47,611 sq ft of high-quality Grade A office accommodation. The building is entered via Glasshouse Yard through an impressive double-height glazed reception, creating a modern and spacious arrival experience.

The property is arranged over lower ground, ground and first to sixth floors. The upper levels offer bright, generous floorplates with excellent natural light and striking views over the historic Grade I listed Charterhouse. The third to sixth floors also benefit from external terraces.

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, providing exceptional transport connectivity across London.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	8,978	834.08	Available
2nd	9,874	917.32	Available
1st	10,000	929.03	Available
Ground	7,889	732.91	Available
Total	36,741	3,413.34	