

FOR SALE OLD STREET

346 Old Street, London, EC1V 9NQ

NIA: 9,286 sq. ft. / GIA: 13,015 sq. ft.





SUMMARY

- Freehold
- Superb location in the heart of Shoreditch
- 0.3 miles to Old Street station, serving the Northern line and National Rail services
- 9,286 sq. ft. Net Internal Area over basement, ground and three upper floors (Gross Internal Area of 13,015 sq. ft.)
- Inviting offers in excess of £7,000,000, which reflects a low capital value of £754 per sq ft
- Rare opportunity for investors, developers and owner occupiers
- To be delivered with full vacant possession or subject to a flexible leaseback (subject to negotiation)

OPPORTUNITY

Subject to obtaining the necessary planning consents, the opportunity exists to;

- Add a storey to the building
- Seek change of use
- Reconfigure the internal area to provide more floor space

LOCATION

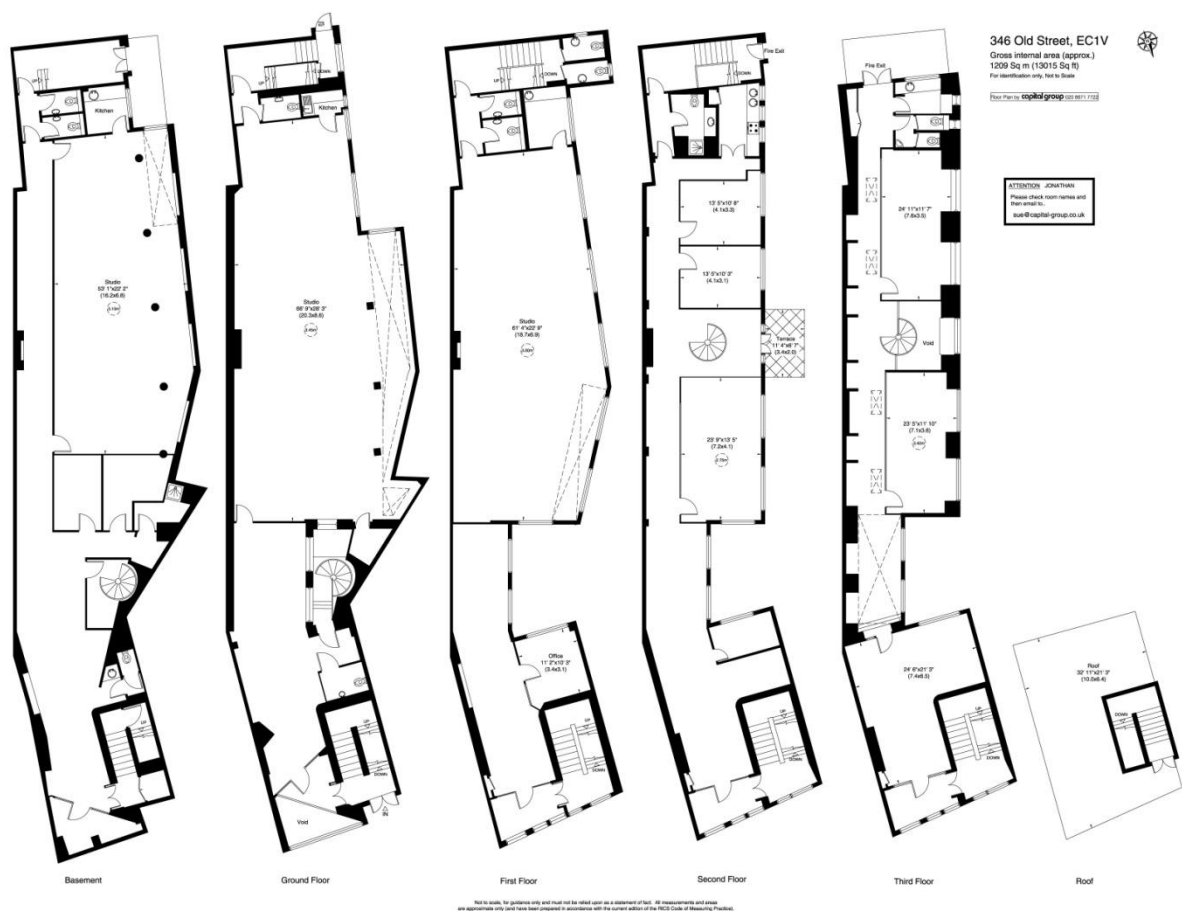
The subject property is situated within the London Borough of Hackney on the south side of Old Street between its junctions with Curtain Road and Charlotte Road, and within the area surrounding Old Street roundabout branded as 'Silicon Roundabout'. In the past 5 years, this area has been transformed by the influx of start-up, technology and creative industries. Large corporations such as Google and Microsoft now have a presence within this market and a variety of boutique agencies have made this one of the most sought after office locations within the City Fringe.

Hoxton Square, close to 346 Old Street, has become the focal point for art galleries, boutique design and fashion companies as well as a centre for luxury bars, night clubs and restaurants.

The property is located almost directly opposite to Hoxton Square, while also being within close proximity to the various amenities and attractions of Shoreditch; the amenities of London Wall and Bishopsgate are also easily accessible via Curtain Road.

Transport facilities are good with local bus services running along Old Street and Shoreditch High Street. Overground services are available from Hoxton, Shoreditch High Street and Liverpool Street stations, whilst various underground services are available from Old Street, Liverpool Street and Moorgate stations.





DESCRIPTION

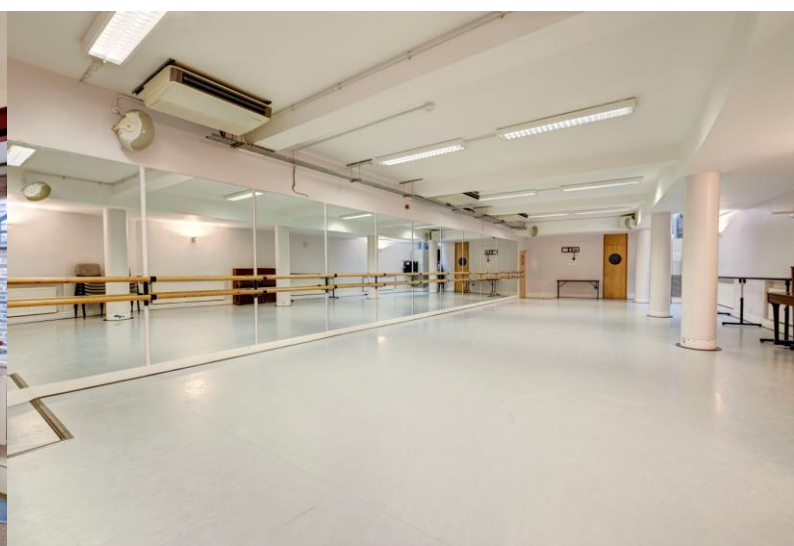
This terraced property comprises two intercommunicating structures that are about 120 years old. It is arranged over basement, ground and three upper floors. The structure is of red and stock brick with part concrete and timber flooring. The front elevation onto Old Street has a shop frontage at ground floor level; the upper floors have timber framed and glazed windows with stone surrounds and double timber entrance doors to reception. Access is via a concrete brick enclosed stair off Old Street with additional access at the rear via two metal spiral staircases.

The property benefits from air conditioning cassettes, WCs, changing and shower rooms as well as communal rest areas.

FLOOR AREAS

The property has been measured in accordance with the last edition of the Code of Measuring Practice issued by The Royal Institution of Chartered Surveyors. The internal floor areas are calculated as follows:

FLOOR	Sq Ft	Sq M
Third Floor	1,403	130.3
Second Floor	1,530	142.1
First Floor	1,873	174.0
Ground Floor	2,223	206.5
Basement	2,257	209.7
TOTAL NIA	9,286	862.7
TOTAL GIA	13,015	1,209.1



FOR FURTHER INFORMATION PLEASE
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