

1 SANDWICH STREET

Bloomsbury



LDG

AVAILABLE FOR SALE OR FOR RENT - SELF-  
CONTAINED GEORGIAN TERRACE BUILDING  
IN BLOOMSBURY - GARAGE AVAILABLE





ldg.co.uk

1 Sandwich Street

















## DESCRIPTION

A self-contained Georgian terraced building which offers a full height window frontage at the ground floor level, ideal for brand exposure. Each floor offers good natural light and good floor to ceiling height. A secure garage could also be available for parking or storage.

## HIGHLIGHTS

- Self-Contained Building
- Full Height Ground Floor Frontage
- Good Natural Light From Sashed Windows
- Good Ceiling Height Throughout
- Air-Conditioning
- Dedicated Kitchen & Staff Room
- Cloakrooms
- Central Heating
- Garage

## CONNECTIVITY

We are advised that the building has fibre. Further information is available upon request.

## PRICE

£1,550,000 - subject to contract.

## TENURE

Freehold.

## VAT

The property is NOT elected for VAT.

## BUSINESS RATES

Rateable Value - £51,000

Rates Payable - £26,112 p/a

## RENTAL

Consideration will also be given to renting the premises at a quoting rent of £40,000 per annum exclusive.

## USE

Class E – Suitable for office, retail, showroom, offices, medical, educational and leisure uses.

## VIEWING

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

## COMMUTE

Kings Cross - 4 mins

Russell Square - 6 mins

Euston - 9 mins

Goodge Street - 4 mins

## PARKING

NCP Kings Cross - 2 mins

## FOODIE HOTSPOTS

- Pizza Sophia - Half Cup

- Sandwich Street Kitchen - Mine Mane

## LIQUID LUNCH

- Norfolk Arms - Brunswick Bar

- Mabel's Tavern - The John Russell

## A STRETCH AWAY

- The Gym - Nuffield

- Barry's - Rebel Studio

## FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	sq m	Availability
Lower Ground	780	72.46	Available
Ground	572	53.14	Available
1st	457	42.46	Available
2nd	360	33.45	Available
3rd	346	32.14	Available
<b>Total</b>	<b>2,515</b>	<b>233.65</b>	



Ready to talk?



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EAGLES**

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CASTLE**

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**DAVID  
CALDEIRA**

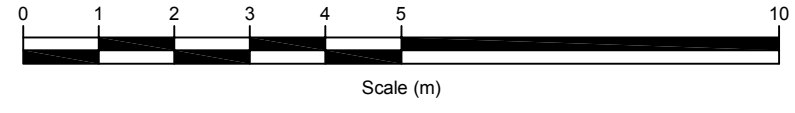
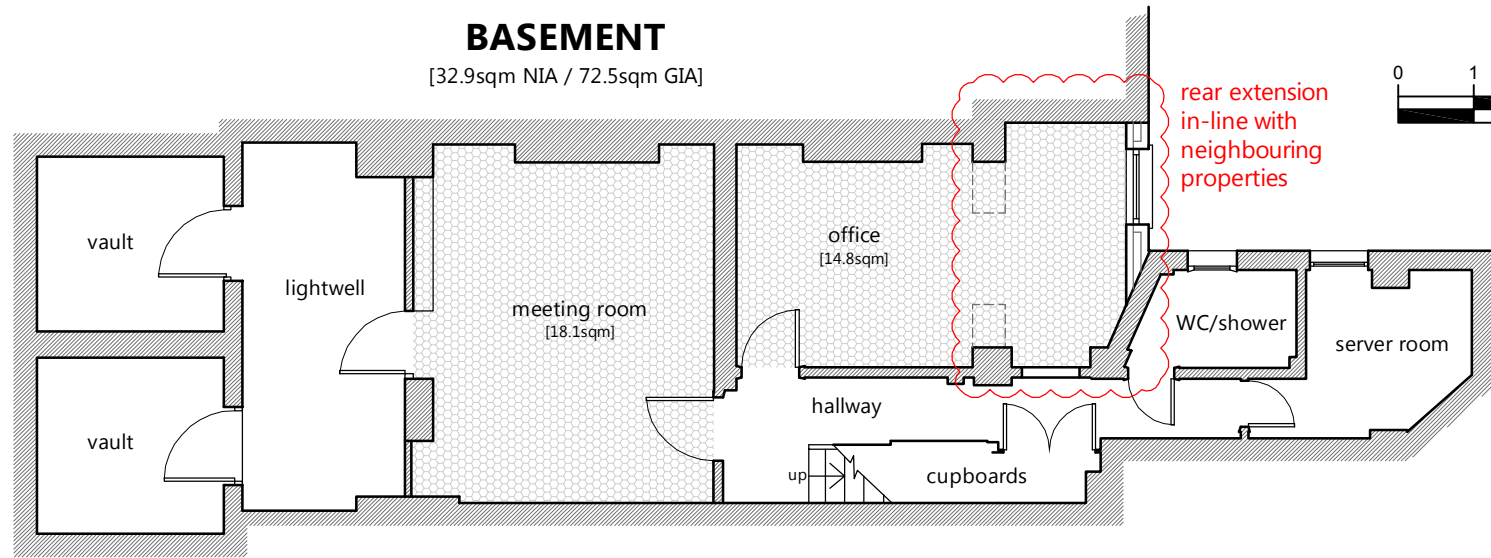
DD: 020 4513 6756  
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53 Great Titchfield Street  
London, W1W 7PJ

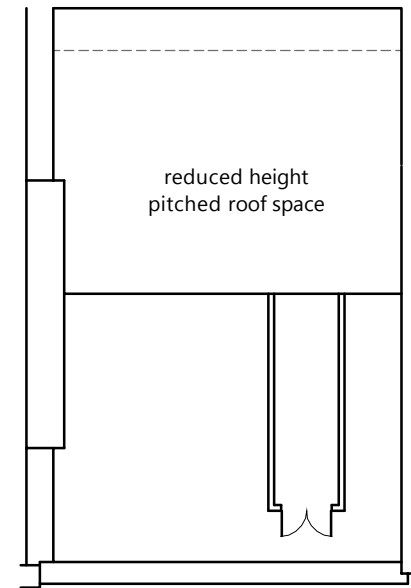
1 Sandwich Street



**BASEMENT**  
[32.9sqm NIA / 72.5sqm GIA]



NO CHANGE

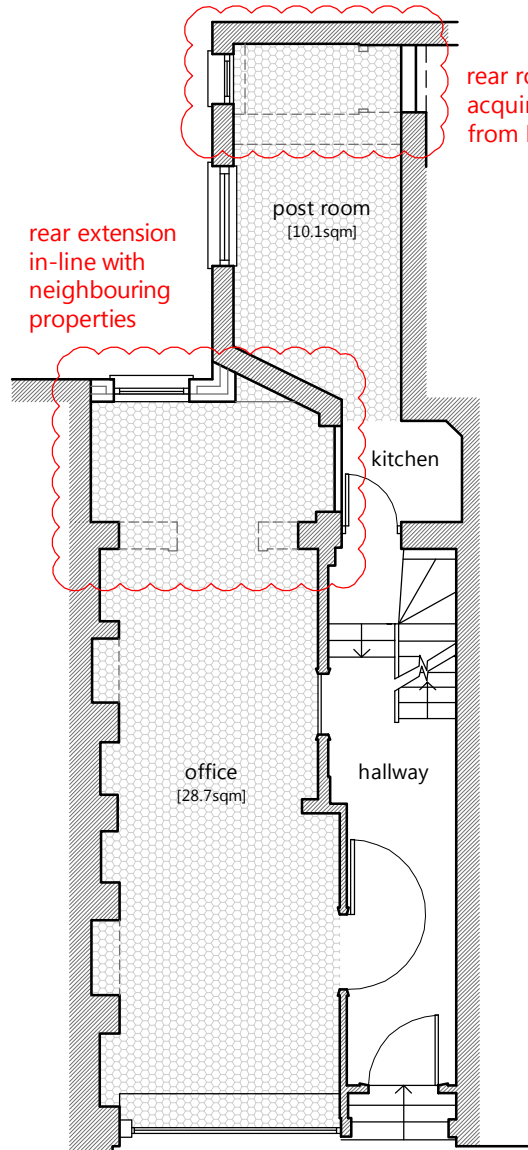


**ROOF/LOFT**  
[indicative only]

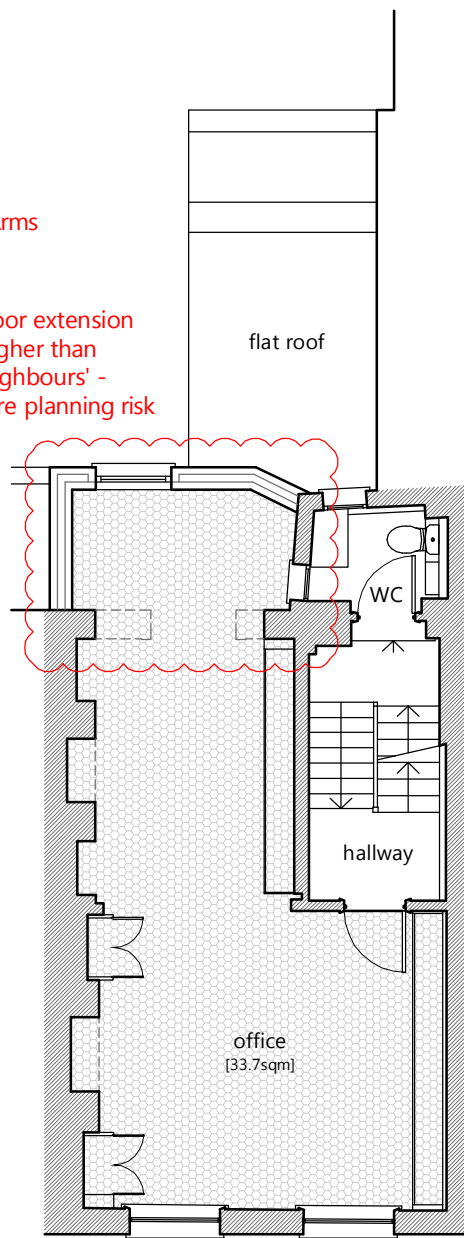
NO CHANGE

AREAS SUMMARY (sqm)			
	NIA	GIA	CHNG
ROOF:			
3rd FLOOR:	26.0	32.1	0.0
2nd FLOOR:	27.2	33.4	0.0
1st FLOOR:	33.7	42.5	+5.3
GROUND:	38.8	53.1	+9.1
BASEMENT:	32.9	72.5	+5.7
<b>TOTAL:</b>	<b>158.6</b>	<b>233.6</b>	<b>+20.1</b>

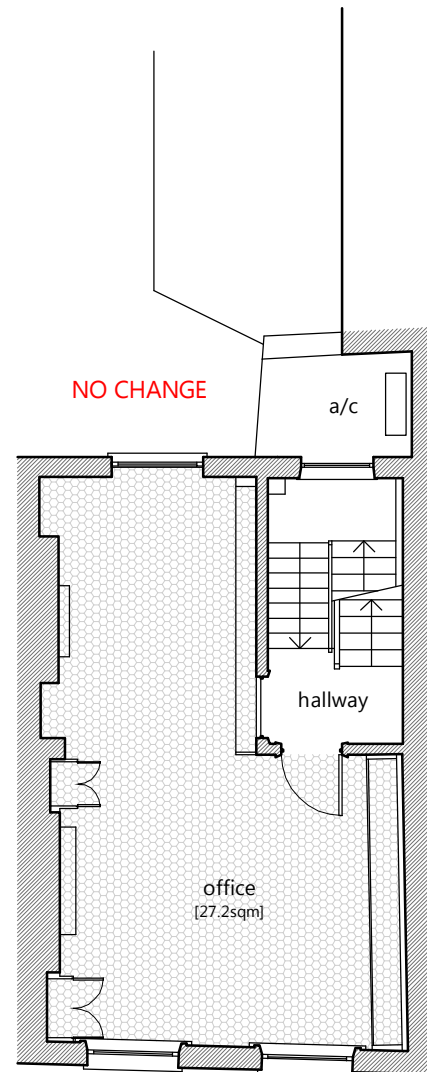
**OPTION A:  
EXTENDED OFFICES**



1st floor extension higher than neighbours' - therefore planning risk



NO CHANGE



**GROUND FLOOR**  
[38.8sqm NIA / 53.1sqm GIA]

**FIRST FLOOR**  
[33.7sqm NIA / 42.5sqm GIA]

**SECOND FLOOR**  
[27.2sqm NIA / 33.4sqm GIA]

**THIRD FLOOR**  
[26.0sqm NIA / 32.1sqm GIA]

**NOTES:**  
DO NOT SCALE FROM DRAWING.  
ALL DIMENSIONS TO BE CONFIRMED ON SITE.

DRAWING TITLE		<b>Floor Plans as Proposed Option A: Extended Office Space</b>	
ADDRESS		<b>1 Sandwich Street London WC1H 9PF</b>	
PROJECT NAME	DATE	Jan. '16	
<b>Alterations &amp; Change of Use</b>		SCALE	<b>1:100@A3</b>
CLIENT	DRAWING NO.	<b>23188-P01 Option A</b>	
<b>Fresson &amp; Tee</b>			



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