

Price Reduction
To be Offered at Auction on 28 February 2024



Sanderson
Weatherall

Susskind.



1 Rosebery Avenue EC1

Self-Contained Office Unit
LONG LEASEHOLD FOR SALE

3,972 sq ft. 369.01 sq m.



Location

■ Clerkenwell is a popular residential and commercial area of Central London in the London Borough of Camden with an array of shops, pubs, bars and restaurants.

■ The property is situated on Rosebery Avenue (A401) close to its junction with Clerkenwell Road. Transport links are excellent with Farringdon Mainline and Underground Station (Thameslink, Elizabeth, Circle, Hammersmith & City and Metropolitan Lines) and Chancery Lane Underground Station (Central Line) being within a 10 minute walk of the property. The area is also served by local bus routes.

Description

The property is a self-contained two storey office arranged over ground and lower ground floor. Internally, the property is well presented and has recently been refurbished to provide modern, contemporary accommodation. The specification includes:-

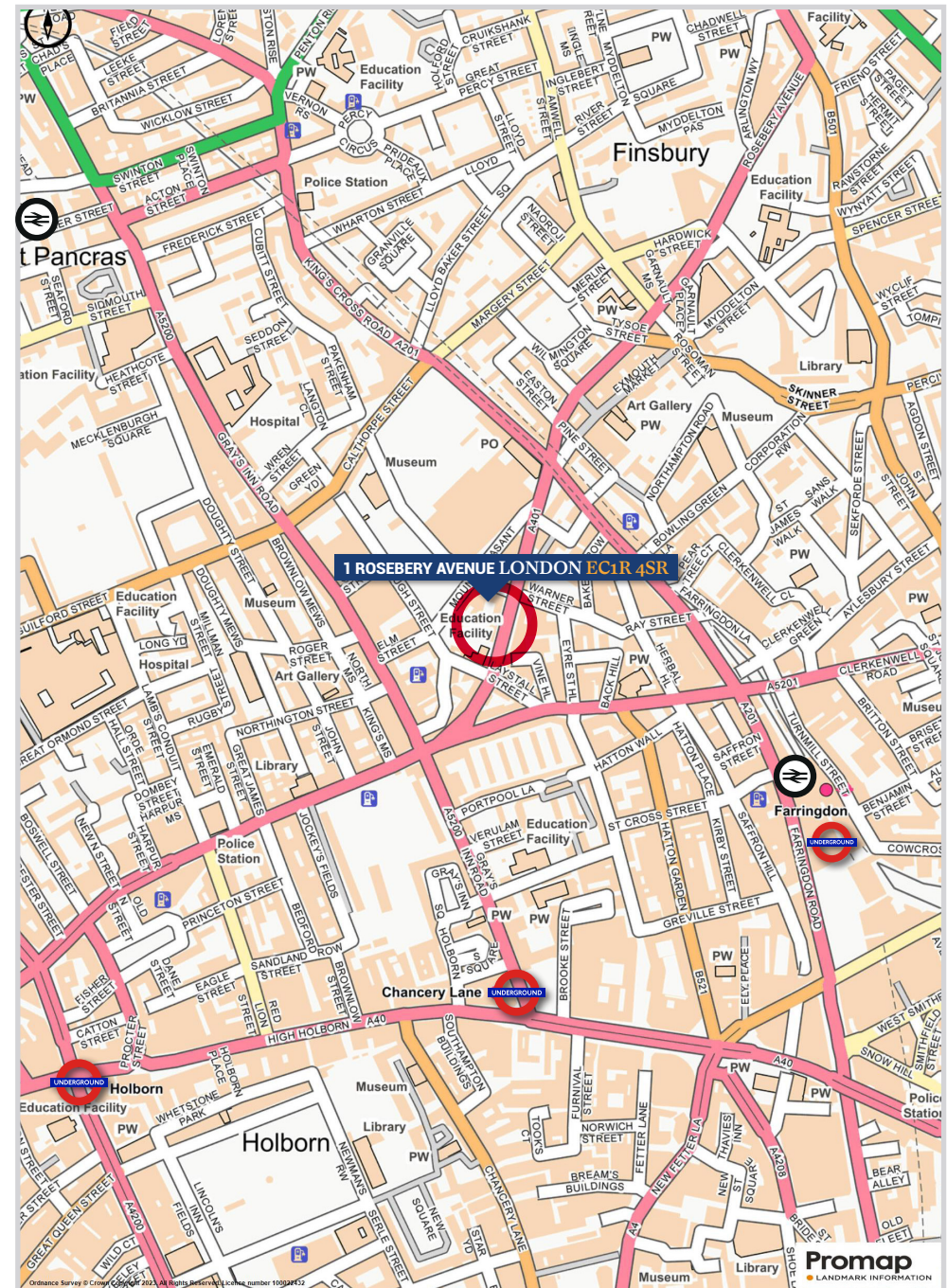


- ✓ Open plan and compartmentalised accommodation
- ✓ Exposed brickwork
- ✓ Kitchenettes and WC's on both floor levels
- ✓ Comfort cooling
- ✓ Shower
- ✓ CAT 5 data cabling
- ✓ Bike storage

Accommodation

We understand the property provides the following approximate floor areas:

Floor	Sq m	Sq ft
Ground Floor	216.00	2,325
Lower Ground Floor	153.01	1,647
TOTAL	369.01	3,972



Planning

The property benefits from Use Class E consent of the Town and Country Planning (Use Classes) Order 1987 (as amended).

We understand The London Borough of Camden Council has recently modified their Article 4 Direction for the Borough and that the property falls outside an area prohibiting permitted development for a change of use to include residential.

For further information please contact
The London Borough of Camden Council.

Tenure

The property is held **Long Leasehold** under Title No. **NGL950339** for a term of **125 years (less 7 days) from 26 March 2015.**

VAT

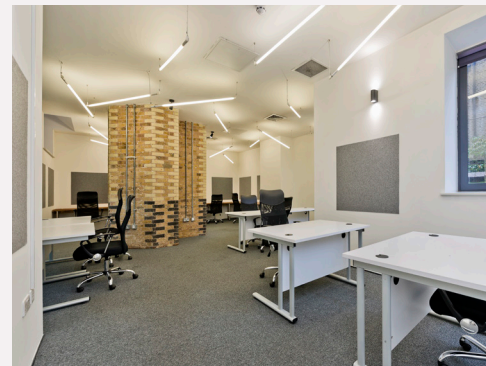
Prices quoted are exclusive of VAT.

EPC

A copy of EPC is available on request, which has a rating of **E(104)**.

Proposal

To be auctioned via our joint agent, **Savills**, on **28 February 2024**. The guide price is **£1,100,000**. Savills details can be found [here](#).



For further information or to arrange a viewing, please contact:



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To be auctioned via our joint agent:



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Contacts

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