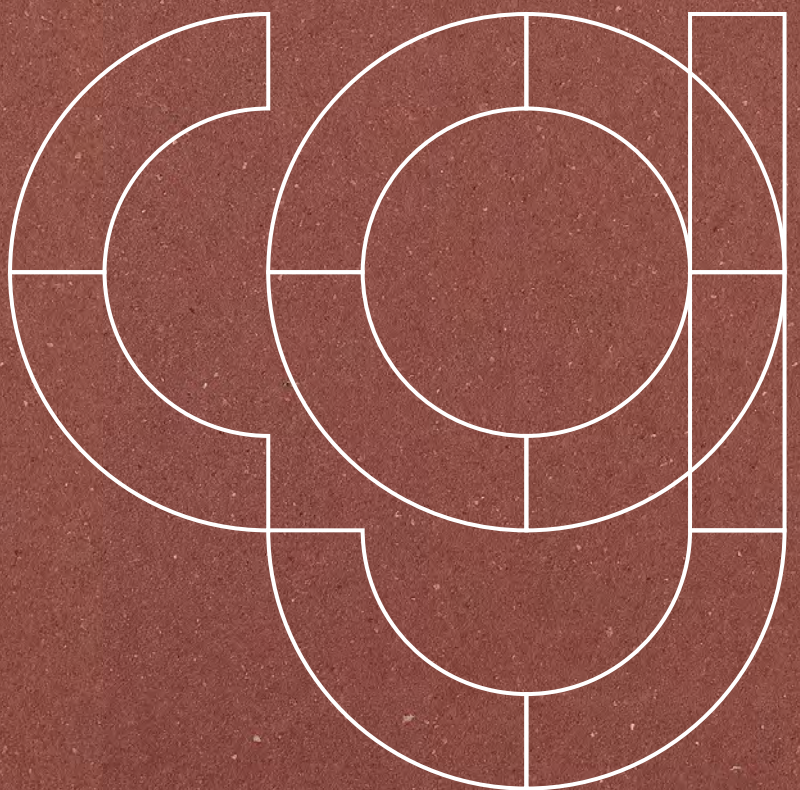


12-13 CLERKENWELL GREEN

FARRINGDON EC1



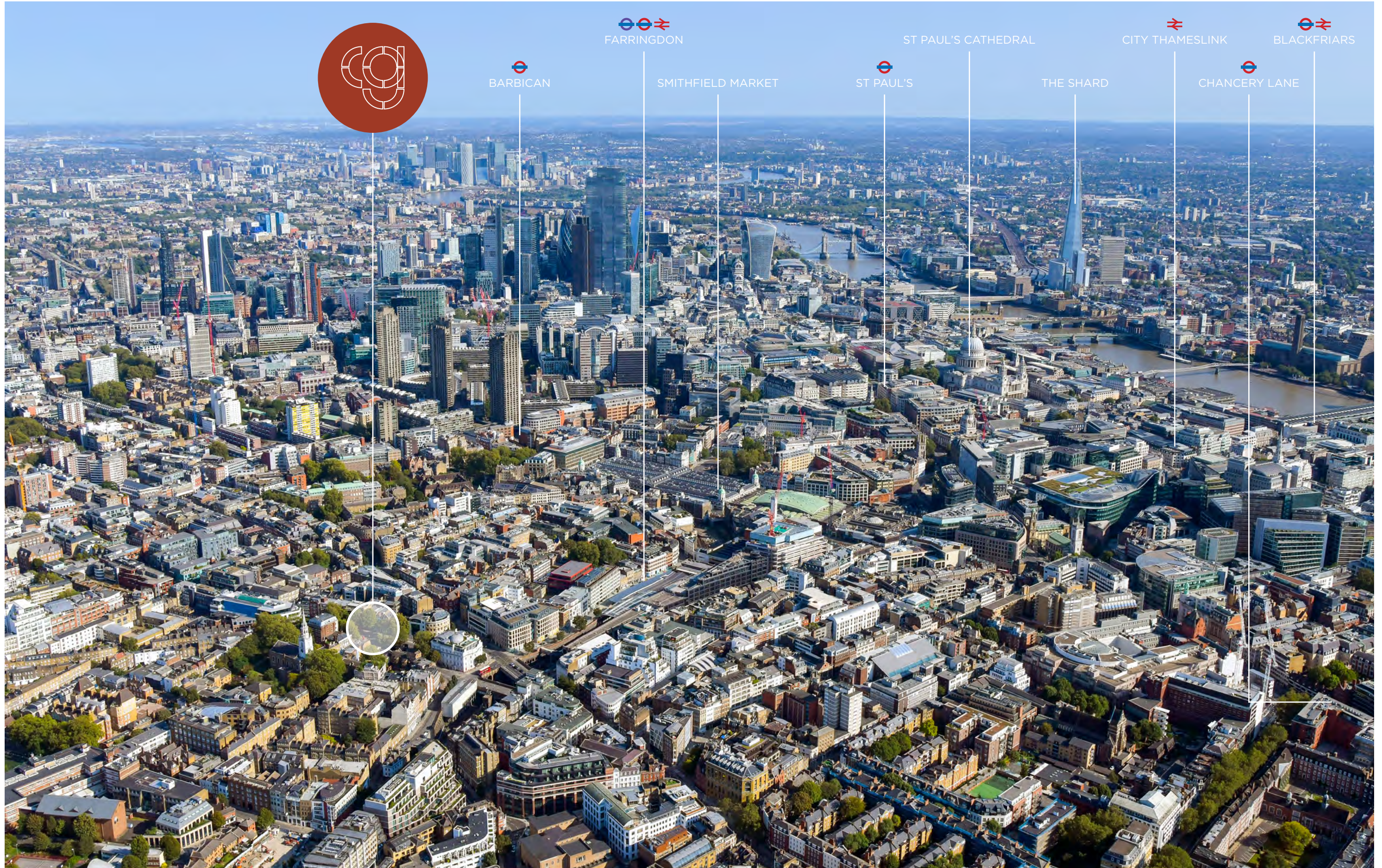


INVESTMENT HIGHLIGHTS

- Freehold
- Prominently positioned on the south side of the historic Clerkenwell Green, in the heart of Farringdon.
- Unrivalled connectivity situated just off Clerkenwell Road and 250 metres from the new Farringdon Elizabeth Line Station, one of the UK's best connected transport hubs.
- Attractive Victorian, Grade II listed building totalling 6,398 sq. ft. (594.4 sq. m.) NIA of modern office accommodation arranged over lower ground, ground and three upper floors.
- To be sold with vacant possession.
- Significant asset management opportunities.

Offers are invited **in excess of £5.5 million**, subject to contract and exclusive of VAT. A purchase at this level reflects **a low capital value of £859 per sq. ft.**





FARRINGTON
🚶🚶🚶

BARBICAN
🚶

SMITHFIELD MARKET

ST PAUL'S
🚶

ST PAUL'S CATHEDRAL

THE SHARD

CITY THAMESLINK
🚶

CHANCERY LANE
🚶

BLACKFRIARS
🚶🚶



FARRINGDON

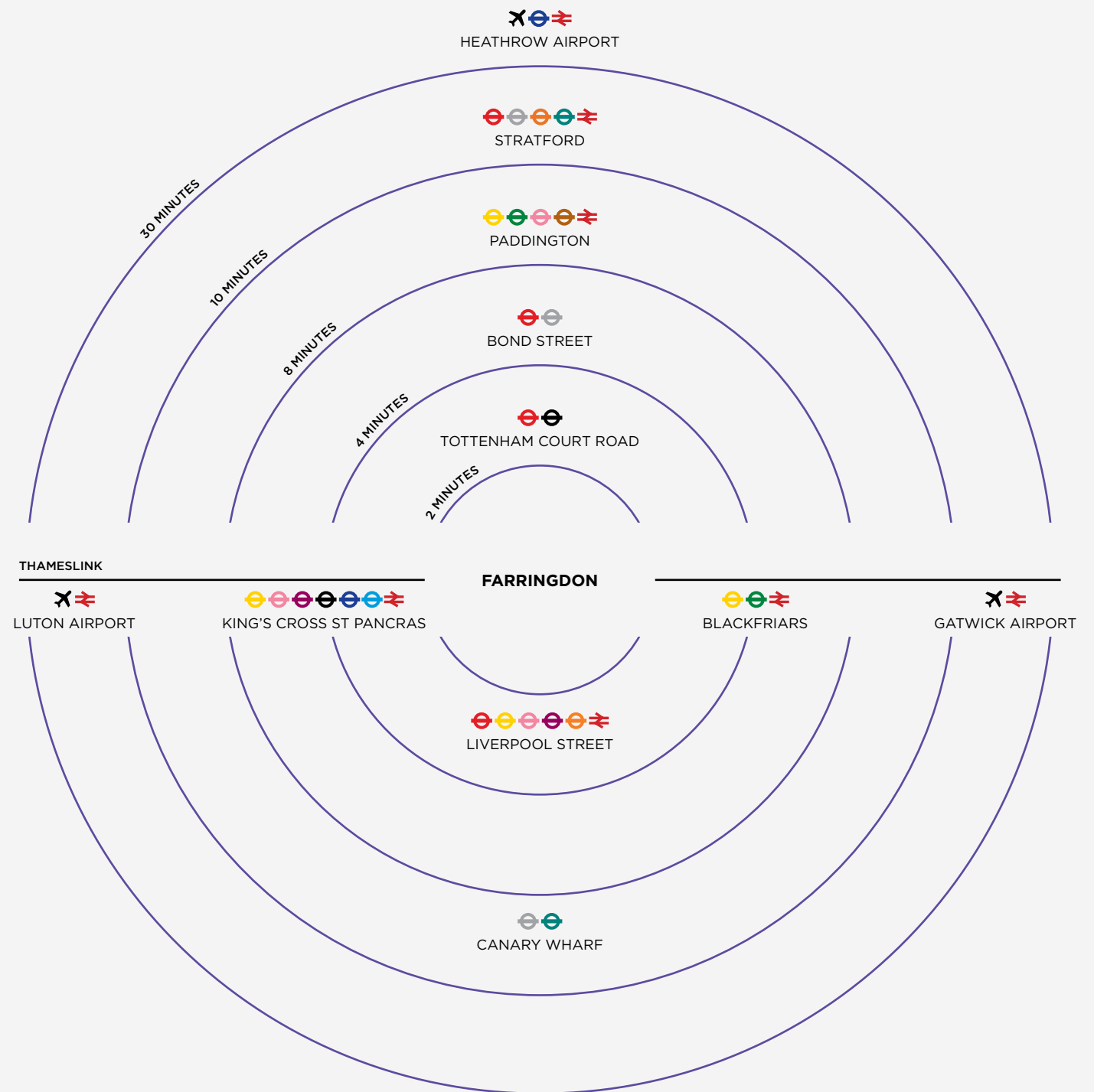
Located on Clerkenwell Green, immediately to the north of Clerkenwell Road, at the very heart of Farringdon, London's most fashionable office submarket. The area is a flourishing occupier scene for established designers, architectural studios and media agencies, alongside new tech start-ups. Forming part of Central London's world renowned East Tech hub, Farringdon has recently attracted an array of global occupiers including Tiktok, Snapchat, Adidas, LinkedIn and Alexander McQueen.

Farringdon's diversity is further enhanced by an impressive gastronomic offering including Michelin star restaurants, local food gems, bustling markets and a vibrant mix of bars and cafes.

From Smithfield, Exmouth and Leather Lane Markets, it is a true culinary destinations offering a range of international cuisines, alongside perennial favourites including St John, Luca, Modern Pantry and Granger & Co.

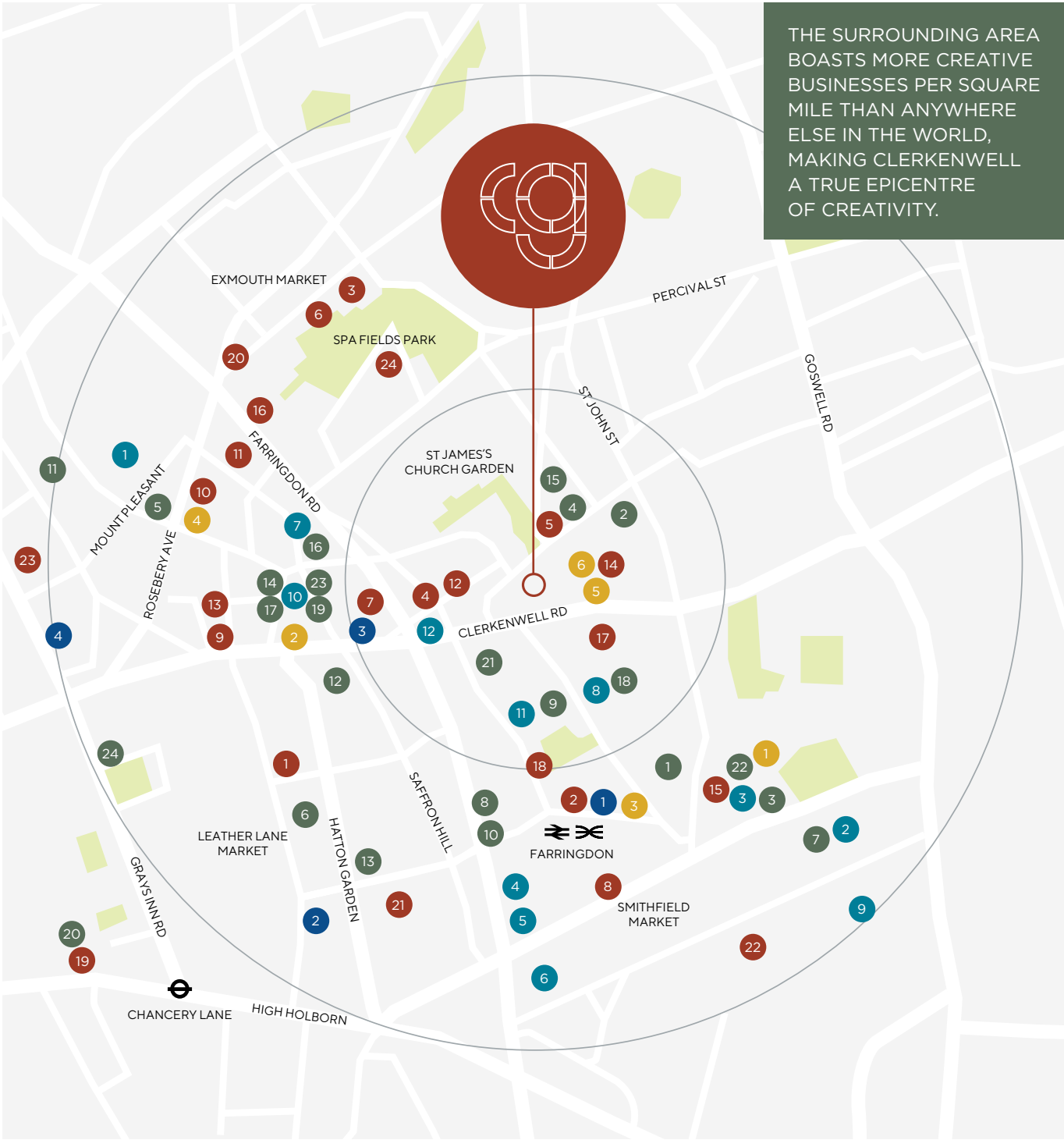
CONNECTIVITY

12-13 Clerkenwell Green is exceptionally well located, within 250 metres of Farringdon Station. Farringdon Station serves as the only major 'north, east, south and west' interchange station in London providing direct access to the new Elizabeth Line 'Crossrail' (from 2022), three London Underground Lines and Thameslink.



SITUATION

12-13 Clerkenwell Green occupies an attractive mid-terrace position on the south end of Clerkenwell Green, close to its junction with Clerkenwell Road, one of the primary east-west thoroughfares connecting Old Street to Clerkenwell and the West End. The surrounding streets are an eclectic mix of architectural studios, creative design showrooms, residential uses and carefully curated retail and leisure uses.



DEVELOPMENTS AND LOCAL OCCUPIERS

Farringdon continues to welcome an impressive collection of new landmark developments, as well as the world's most fashionable and globally renowned office occupiers.

LOCAL OCCUPIERS

- 1 AKQA
- 2 Alexander McQueen
- 3 Anomaly
- 4 Deloitte Digital
- 5 Fred Perry
- 6 Grey
- 7 TikTok
- 8 Karmarama
- 9 Kurt Geiger
- 10 Moo
- 11 ITN Productions
- 12 Tesco Digital
- 13 WeWork (Hatton Garden)
- 14 Adidas
- 15 Unilever
- 16 LinkedIn
- 17 Open Society
- 18 Pan Macmillan
- 19 Photobox
- 20 JA Kemp
- 21 Publicis Sapient
- 22 Live Nation
- 23 Moonpig
- 24 Institute for Environment & Development

HOTELS

- 1 Malmaison London
- 2 The Bryson Hotel
- 3 The Rookery
- 4 The Rosebery
- 5 The Zetter Hotel & Townhouse
- 6 Yotel London Clerkenwell

NEW DEVELOPMENTS

- 1 The Postmark
- 2 Kaleidoscope
- 3 Farmiloe Building
- 4 The Bloom, 48-50 Cowcross St
- 5 West Smithfield
- 6 33 Charterhouse Street
- 7 123 Farringdon Road
- 8 The Smithson, 6-9 Briset Street
- 9 Barts Square
- 10 Herbal House, Back Hill
- 11 The Stills, 76 Turnmill Street
- 12 Old Sessions House

FITNESS AND LEISURE

- 1 F45 Training
- 2 Gymbox
- 3 PureGym
- 4 Rabble games

FOOD & DRINK

- 1 Anglo
- 2 Byron
- 3 Coin Laundry
- 4 Dans Le Noir
- 5 Granger & Co.
- 6 Macellaio
- 7 Ninth Ward
- 8 Smiths of Smithfield
- 9 The Clerk & Well
- 10 The Drunken Butler
- 11 The Eagle
- 12 The Green
- 13 The Gunmakers
- 14 The Modern Pantry
- 15 St John
- 16 The Quality Chophouse
- 17 Brewdog Clerkenwell
- 18 Iberica
- 19 Kintan
- 20 Caravan
- 21 Bleeding Heart
- 22 Club Gascon
- 23 Otto's
- 24 B&H Buildings

DESCRIPTION

12-13 Clerkenwell Green is a highly attractive Grade II Listed, late 19th century office building that is finished in a yellow stock brick with red brick banding and characterful moulded decoration.

The property consists of 6,398 sq. ft. (594.4 sq. m.) of modern office accommodation arranged over lower ground, ground and three upper floors, and fronts directly onto Clerkenwell Green. The property also benefits from a secondary entrance to the lower ground via stairs at the front of the property.

The office floor plates range from 1,206 sq. ft. to 1,392 sq. ft. and benefit from good levels of natural light throughout including the lower ground floor which has two lightwells to the rear.



SUMMARY SPECIFICATION



EXPOSED WOODEN FLOORS



HIGH CEILINGS



MALE & FEMALE WCS



ATTRACTIVE PERIOD FEATURES



ACCOMMODATION

The property has been independently measured by Lane & Frankham in accordance with the RICS Code of Measuring Practice (6th Edition), and comprises the following net and gross internal floor areas:

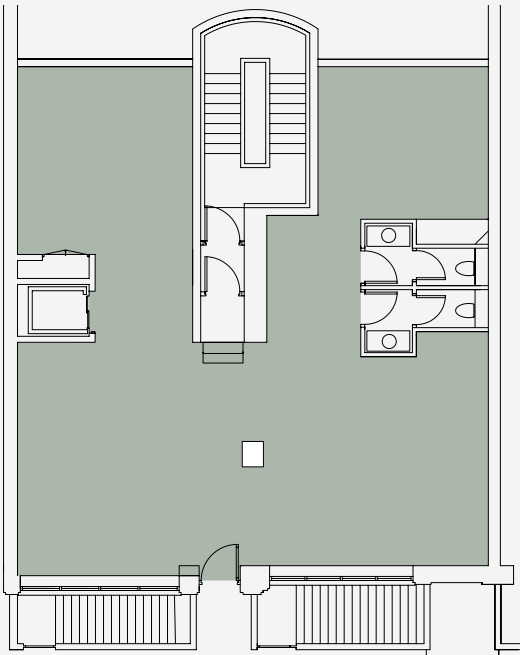
| FLOOR | USE | NET INTERNAL AREA | | GROSS INTERNAL AREA | |
|--------|--------|-------------------|-------|---------------------|-------|
| | | SQ. FT. | SQ. M | SQ. FT. | SQ. M |
| Third | Office | 1,259 | 117.0 | 1,504 | 139.7 |
| Second | Office | 1,206 | 112.0 | 1,567 | 145.6 |
| First | Office | 1,281 | 119.0 | 1,552 | 144.2 |
| Ground | Office | 1,260 | 117.1 | 1,592 | 147.9 |
| Lower | Office | 1,392 | 129.3 | 2,029 | 188.5 |
| Total | | 6,398 | 594.4 | 8,244 | 765.9 |



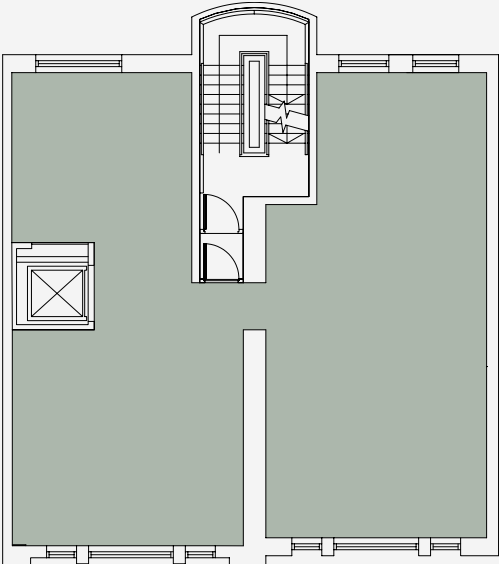
FLOOR PLANS



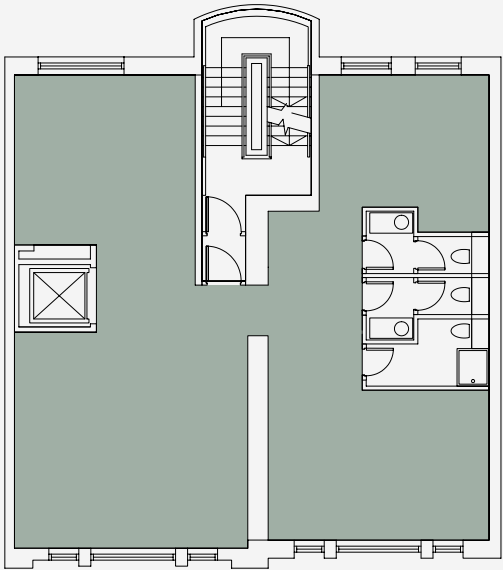
GROUND FLOOR



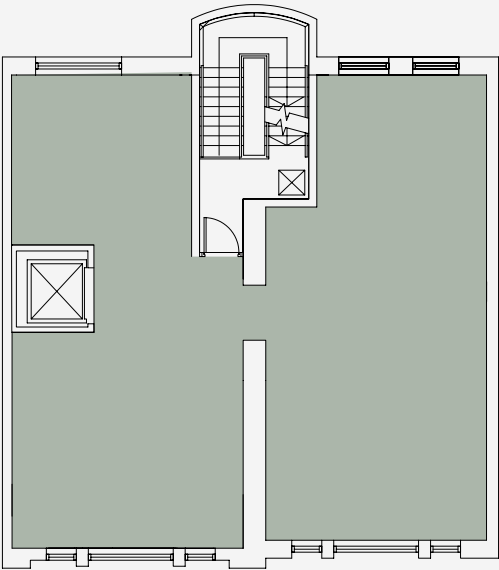
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Not to scale. For indicative purposes only.



FURTHER INFORMATION

TENANCY

The property is offered with vacant possession.

TENURE

The property is held Freehold over Title Number LN98088.



PLANNING

The property is situated in the London Borough of Islington and is Grade II Listed with the listing relating to the facade. The property is located in the Clerkenwell Green Conservation Area.

VAT

The property has been elected for VAT.

EPC

The property has an Energy Performance Certificate (EPC) rating of D(80), with the existing EPC valid until 24 August 2030. Further information can be provided on request.

PROPOSAL

We are instructed to seek unconditional **offers in excess of £5.5 million**, subject to contract and exclusive of VAT. A purchase at this level reflects **a low capital value of £859 per sq. ft.**

CONTACTS

For further information or to arrange an inspection, contact one of the following:

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