

THE DANG STUDIOS

259-263 GOSWELL ROAD, EC1V



Winkworth

Development & Commercial Investment

Description

259-279 Goswell Road is a recent development that comprises 60 flats and commercial floors over the ground and basement level. The subject property; Ground & Basement - 259 Goswell Road is currently the home of The Urdang Academy – a pre-vocational and professional training centre in the performing arts, formed in 1970 by Leonie Urdang, her revolutionary ethos aimed to promote individuality and diversity within the performing arts industry and is now recognised as one of the finest performing arts colleges in the United Kingdom. Presented to the market as their former Headquarters, this is an exceptionally rare opportunity to acquire FORLEASE/SALE a fully self-contained and significant building with an arsenal of spectacular state-of-the-art features.

This exceptional piece of real estate enjoys a stylish and modern façade along with a commanding position on Goswell Road, the building benefits from a smart reception space with large central walkways that lead to several supremely fitted rooms of varying sizes currently arranged as dance studios – the ground floor also contains office space and meeting room facilities.

Benefiting from a substantial programme of updated internal upgrades to suit the current occupier, this property is available to the market for a wide range of uses. The Landlords have dedicated significant resources to creating a free-flowing range of spaces with excellent levels of natural light in parts, air-conditioning and security features that offer a ‘best-in-class’ opportunity to potential occupiers.

Permitted Use

The current leaseholder obtained planning permission in 2013 to convert part of the ground floor and basement from B1 to D1 use for the Urdang Academy, covering 1352 sqm. The permission is specific to the academy, and upon cessation of their use, the property will revert to B1. However, under new legislation, the property will revert to E-Class upon the academy’s departure, making it immediately available for use by interested parties. The landlord is also applying for F1 non-residential provisions (formerly D1) with the local authority, allowing the property to be used for F1 purposes upon approval. All related documents are available upon request.

SUPREMELY FITTED COMMERCIAL UNIT WITH EXTRAORDINARY PROPORTIONS





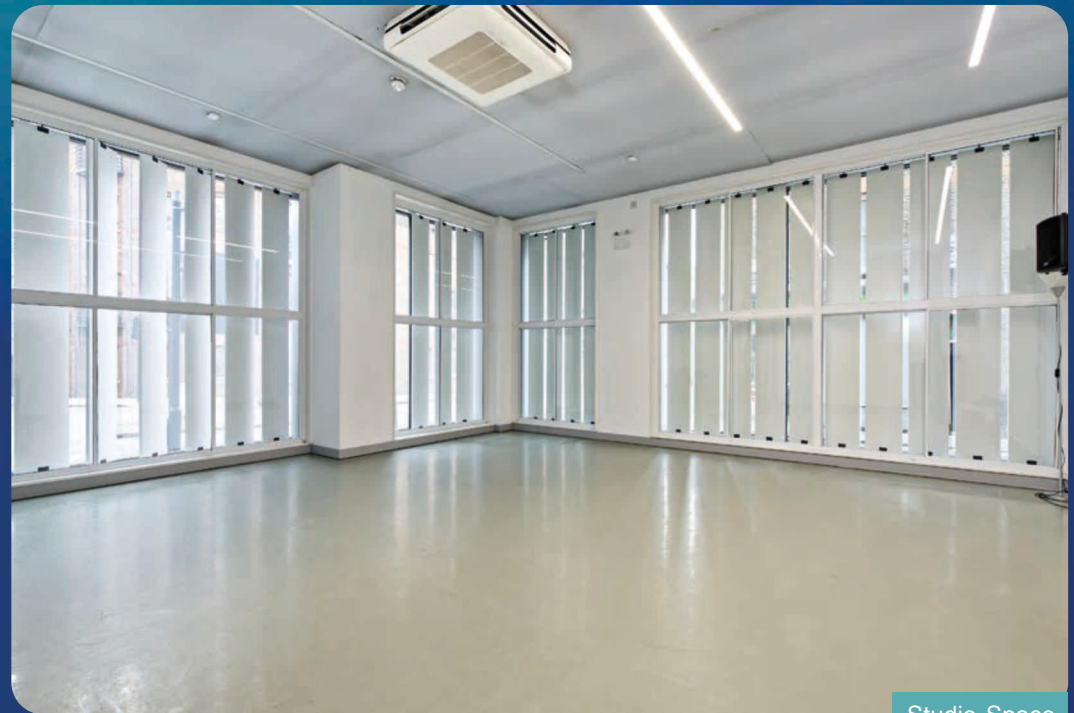
Studio Space



Lecture Room



Waiting Area



Studio Space

THE DANG STUDIOS

ISLINGTON EC1

EXECUTIVE SUMMARY

- Versatile use potential within current Use Class E or alternative uses (F1 non-residential on STPP basis).
- Situated on the western side of Goswell Road in a modern development with a stylish glass and concrete façade.
- Clerkenwell is a vibrant district, attracting companies from various industries and considered one of London's most dynamic areas.
- Excellent public transport accessibility, with the highest possible Public Transport Accessibility Level (6b) and proximity to Angel Underground Station within 200m.

- Long Leasehold with 114 years remaining, available for lease or sale with Full Vacant Possession.
- Seeking offers around £395,000 per annum (subordinate terms to be agreed) for lease, or available for sale on a price-on-application basis.
- Offers 14,552 ft² / 1,352 m² Net Internal Area (NIA) of versatile and well-configured accommodation.

AREAS SCHEDULE-14,552ft² / 1,352m² Net Internal Area (NIA).

- **Ground: (6,685ft² / 621.1m²)**
- **Basement: (7,872ft² / 731.4m²)**



THE LOCATION

ISLINGTON EC1

LOCATION

Goswell Road is a highly prominent thoroughfare located within the London Borough of Islington. The road itself reaches from the junction with Clerkenwell Road in the south to Old Street in the North. The nature of the EC1 locale is ever-changing with several large developments in the vicinity of note. There are also several large educational providers including the University of London and the Sir John Cass School highlighting the appeal of the area in this context.

CONNECTIVITY

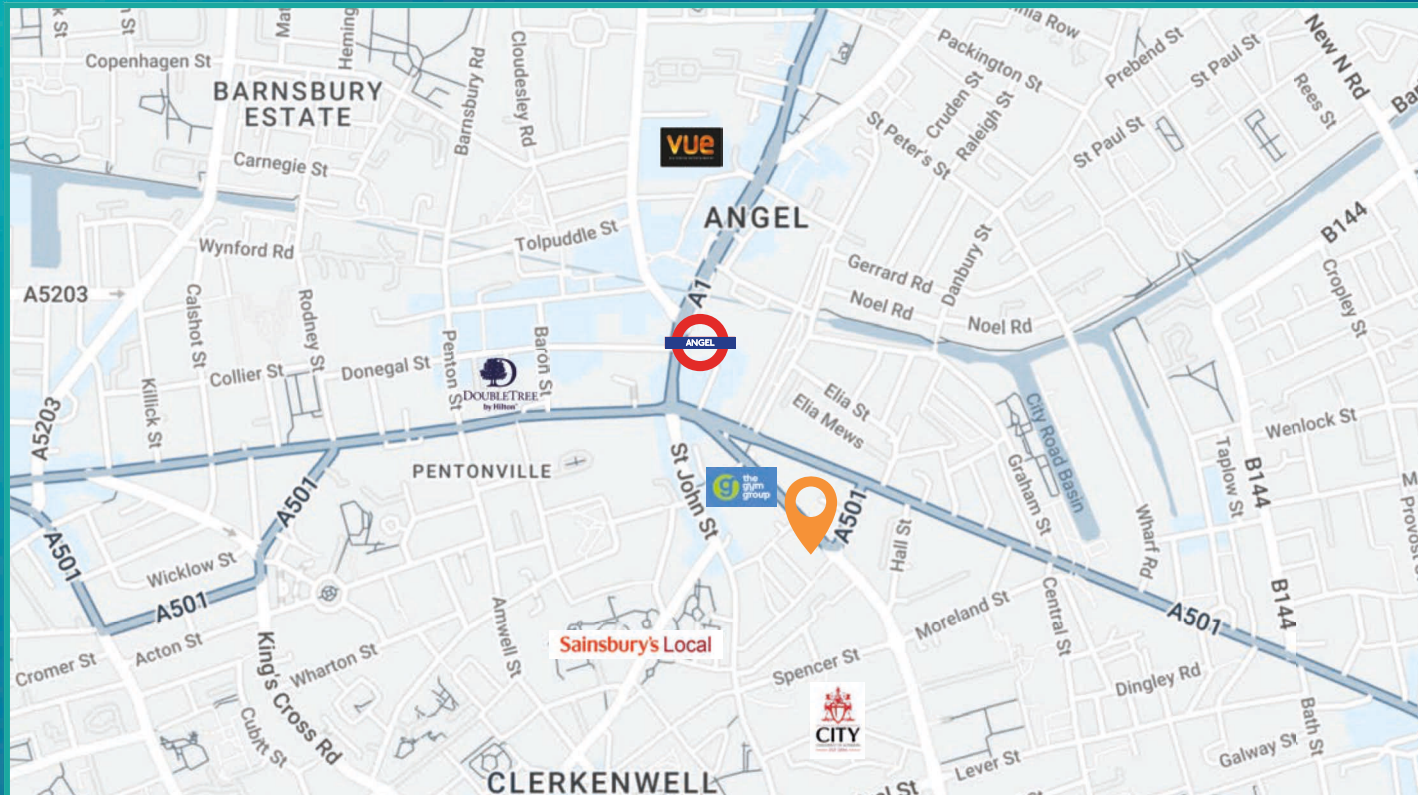
The property is superbly located in terms of connection to the London Underground Network with Angel Station only 200m in distance, Old Steet is also close by. There are also several excellent bus routes servicing the area. The property has excellent local transport connections, this is demonstrated via a best-in-class 'PTAL' rating of 6B.

Bus: The nearest bus stop is Goswell Road/Hall Street (Stop UM). It is located 25 away approximately 1-minute walking distance.

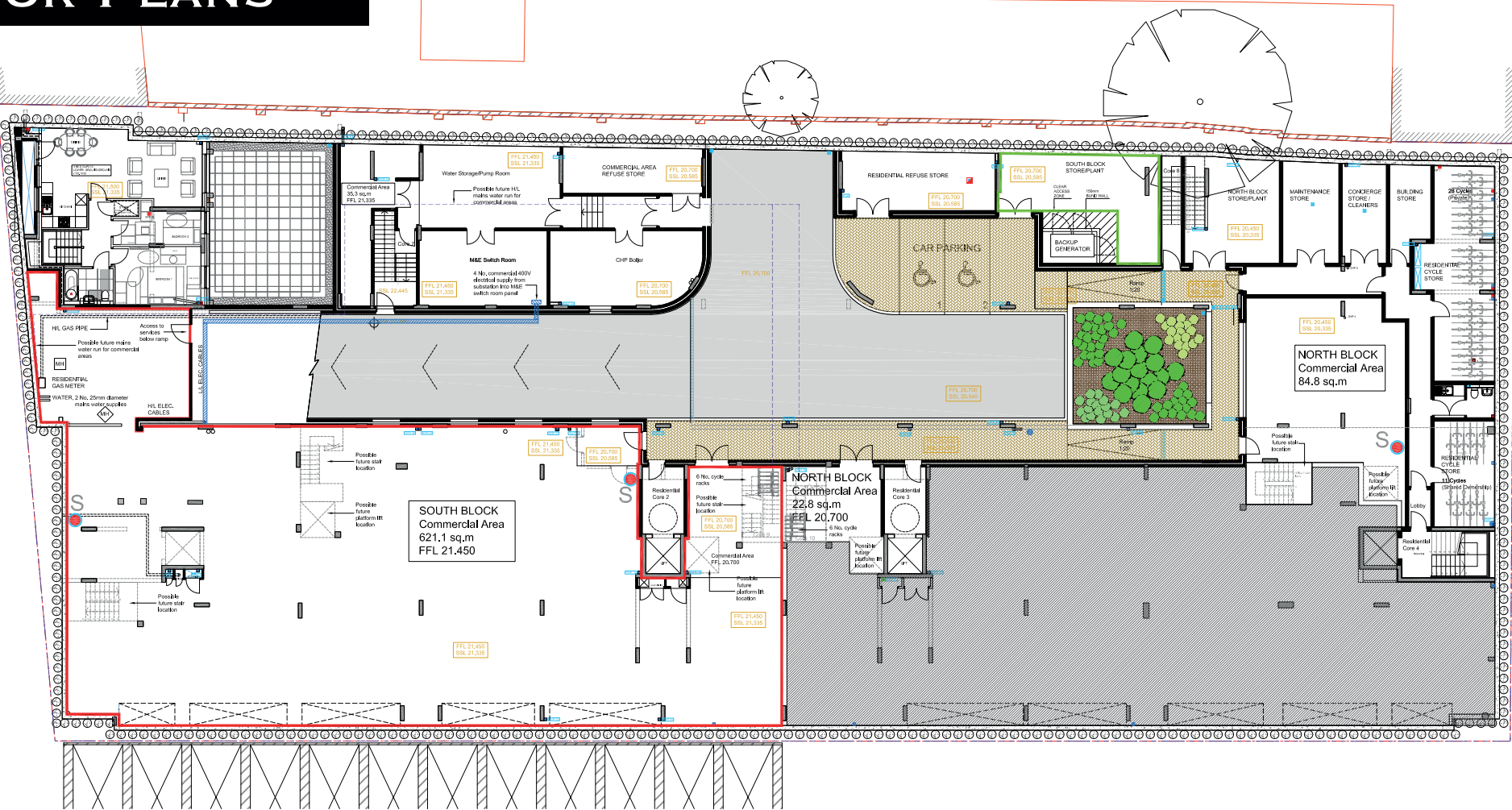
Tube: The nearest tube station is Angel. It is located 200m away or approximately 4 minutes walking distance.

Train: The nearest station is Kings Cross. It is located 0.35km away or approximately 15 minutes walking distance.

Air: Heathrow Airport is 25km away and reachable within 1 hour by car, or approx. 45 minutes via public transport.

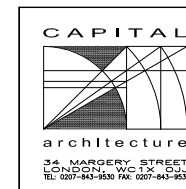


FLOOR PLANS



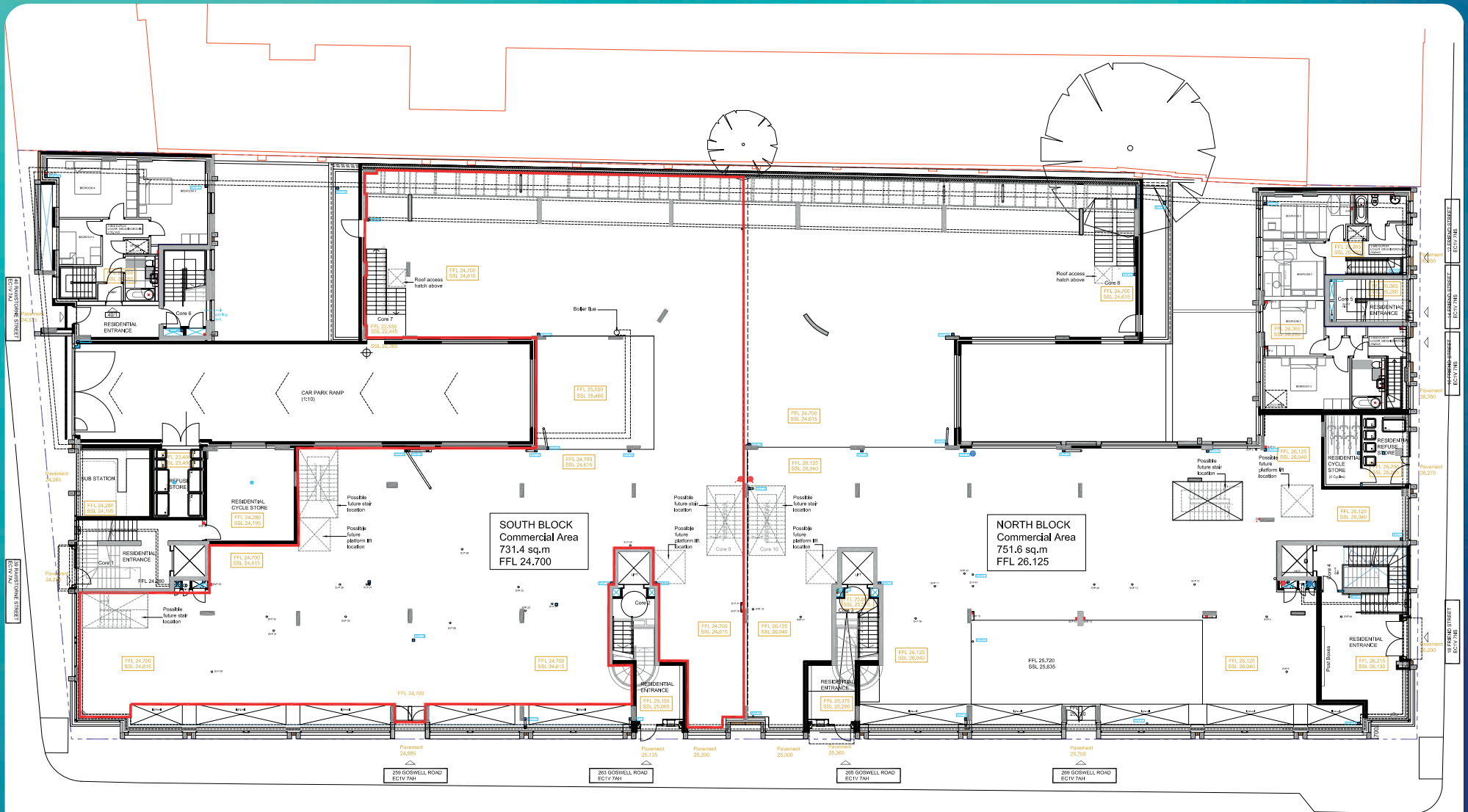
S Commercial Area Service provision for toilets etc

FLOOR AREAS	SQ.M
Ground Floor South	= 731.4m2
Basement Floor South	= 621.1m2
Total	= 1352.5m2



SOUTH BLOCK BASEMENT FLOOR

Client:	THORNSETT GROUP PLC
Project:	251-279 GOSWELL ROAD LONDON EC1
Drawing:	SOUTH BLOCK BASEMENT FLOOR LEASE PLAN
Scale:	1:200 (B3A3)
Date:	JULY 2013
Drawn:	-
Checked:	-
Drawing no:	1212 / L / S201 Rev:
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FLOOR AREAS	SQ.M
Ground Floor South	= 731.4m2
Basement Floor South	= 621.1m2
Total	= 1352.5m2

**SOUTH BLOCK
GROUND FLOOR**

**34 MARGERY STREET
LONDON, WC1X 8DU
TEL: 0207-643-9330 FAX: 0207-643-9331**

Client: THORNETT GROUP PLC

Project: 251-279 GOSWELL ROAD LONDON EC1

Drawing: SOUTH BLOCK GROUND FLOOR LEASE PLAN

Scale: 1:1000000 **Date:** JULY 2013

Drawn: - **Checked:** -

Drawing no: 1212 / L / S203 **Rev:** -

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TERMS

Title & Tenure: The property is offered FORLEASE/SALE with Full Vacant Possession. Title Number: AGL297446

Rateable Value: We strongly advise interested parties to make their own enquiries with the local authority: (London Borough of Islington).

Method of Sale: To be confirmed. Further details will be provided in due course.

Lease Terms: To be agreed.

VAT: To be confirmed.

PROPOSAL:

We are instructed to seek offers in the region of £395,000 per annum (subordinate terms to be agreed). The property is also available for sale on a price-on-application basis. Each party will be responsible for their legal fees.

Viewings: The site can be viewed externally from Goswell Road. All internal viewings are by strict appointment via sole agents Winkworth Commercial.

DISCLAIMER:

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

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Winkworth Commercial are central London's fastest growing experts in all aspects of Commercial property. As one of London's most well-established property consultants, we have set out to provide our clients with innovative and inspiring solutions, delivered by a group of experienced property professionals who thrive on doing business and creating value. We work with an exceptional list of Landlord and Tenant clients with an absolute commitment to delivering 'best in class' strategies for the varied portfolios entrusted to us by our clients. Our expertise has accelerated rapidly into Development and Investment Consultancy and our recent deal flow is testament to our outstanding range of abilities and passion for creative solutions.

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