

*Re-imagined former warehouse office investment opportunity
situated at the heart of Shoreditch*

**15-16
Dufferin Street,
London,
EC1Y 8PD**

Freehold for sale

Investment Summary

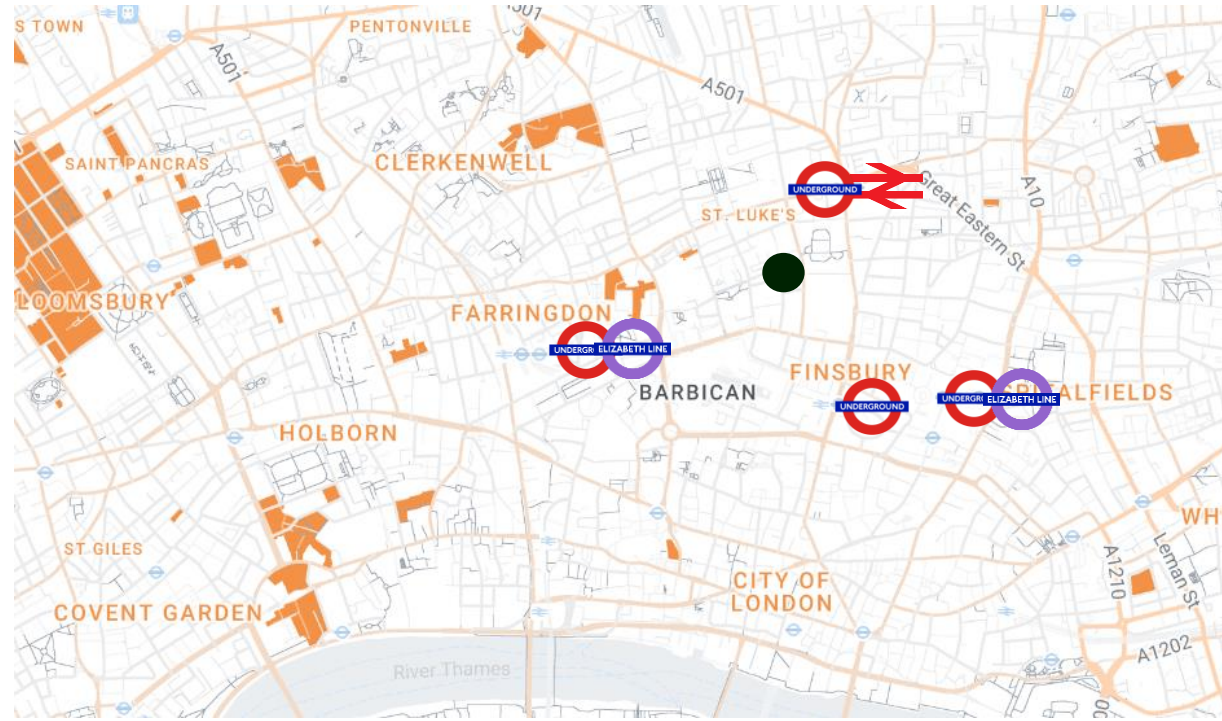
- Freehold
- Prime Old Street/Shoreditch location, at the heart of London's Tech City, 250m from Silicon Roundabout and within 50m of Whitecross Food Market
- Excellent public transport links with Old Street, Moorgate and Liverpool Street stations all within a short walking distance
- Former warehouse building comprising of 7,504 sq ft (697.2 sq m), redeveloped and reimagined in 2016 to provide stunning 'media-style' office accommodation
- Arranged over lower ground, ground and four upper floors, providing regular floor plates of approximately 1,400 sq ft
- The self-contained ground and lower ground floors are currently let to Spanish furniture brand, Kettal who utilise the space as their UK showroom
- The first to fourth floors are currently vacant meaning that 5,223 sq ft is ready for immediate occupation
- The property requires very little capital expenditure
- Ideal opportunity for owner occupiers and investors alike





Location

- Old Street district which has fast become one of London's most diverse and fashionable commercial districts
- Excellent connectivity being within a short walking distance of Old Street Station (Northern Line & National Rail). The building is also in close proximity to Barbican underground station (Hammersmith & City, Metropolitan, & Circle) and both Liverpool Street and Moorgate Station's, providing convenient access to the Elizabeth Line
- Local amenity includes the Whitecross Food Market which is situated less than 50 metres from the property and provides a variety of world food vendors. Other local amenity includes various bars, restaurants and other leisure offerings such as Virgin Active
- Known for its iconic mixture of original Victorian warehouses, modern developments and unique leisure and amenity offerings, the area has attracted some of the world's most desirable occupiers from the digital, tech and creative sectors
- Notable local occupiers include Eric Parry Architects, Adobe Systems, Monzo, and Farfetch






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- Check that the link and internet connectivity (eg. www.samsung.com instead of www.samsung.com).
- Check your internet settings.



Building Description

- Redeveloped in 2016, 15-16 Dufferin Street provides 7,504 sq ft (697.2 sq m) of modern office and showroom accommodation
- The office accommodation is arranged over 1st – 4th floors, the Ground and Lower Ground are currently occupied as a showroom
- The architecturally designed office space benefits from excellent floor to ceiling heights, exposed services, feature wooden walls, and engineered wooden flooring.
- The building also benefits from the following specifications:
 - Double glazed sash windows
 - Mitsubishi A/C and air handling units
 - Encapsulite LED light with Legrand lighting control
 - Electrical floor boxes and metal trunking
 - Kitchenettes with Bosch fridge and dishwasher
 - x1 8 person lift
 - Hansgrohe WC fittings
 - Roller shutter for the ground floor
 - New shop front, aluminium windows
 - Paxton and VOLO access control units
 - CCTV
 - Cooper fire alarm system





Tenancy / Accommodation Schedule



Tenancy

15-16 Dufferin Street is currently part-let.

The self-contained ground and lower ground is currently occupied by Kettal as a furniture showroom.

<http://www.kettal.com>

Kettal SL have a lease expiring 31 December 2023. The passing rent is £75,000 pax. A deposit of £22,500 is held and the lease is held outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Kettal UK Limited have recently agreed terms for a new / reversionary lease, on the basis of a rent of £85,000 pax. The new lease is for a term of 2 years with a tenant only break option at the expiry of the first year, subject to no less than 3 months notice. This new / reversionary lease is currently in solicitors hands.



All upper floors (first to fourth floors) are currently vacant.

Accommodation

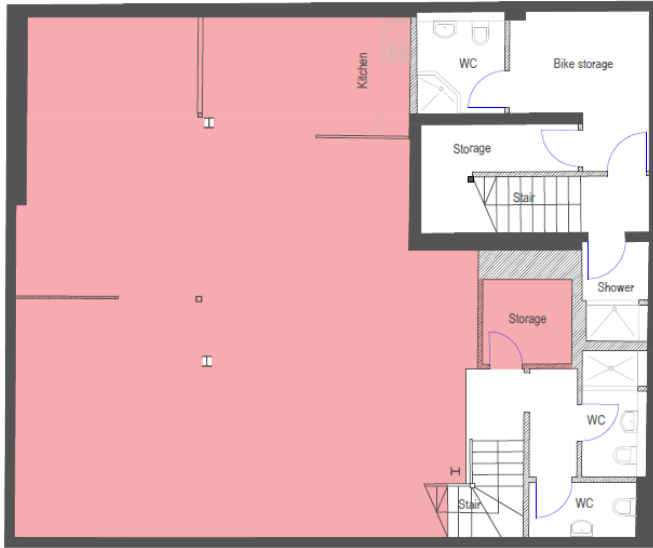
VIRTUAL TOUR 

Floor	NIA (Sq Ft)	NIA (Sq M)	GIA (Sq Ft)	GIA (Sq M)
Fourth	1,172	108.9	1,588	147.5
Third	1,387	128.9	1,767	164.2
Second	1,350	125.4	1,725	160.3
First	1,314	122.1	1,679	156.0
Ground & Lower Ground	1,160	107.8	1,690	157.0
	1,121	104.1	1,611	149.7
	7,504	697.2	10,060	934.7

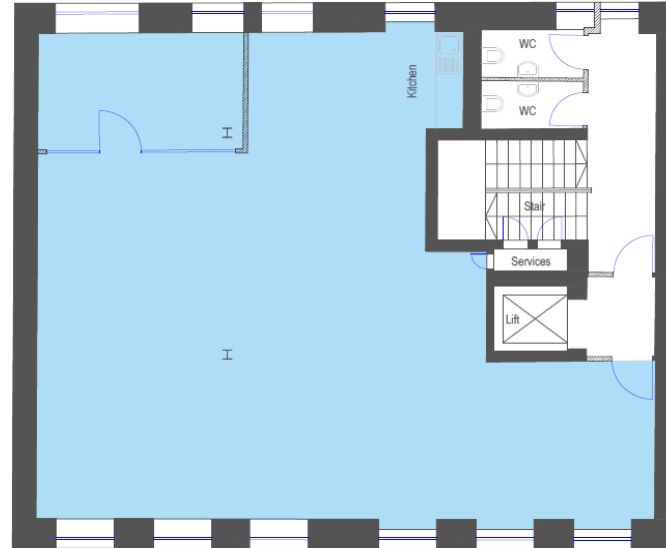
Floor Plans

 No. 15 Net Internal Area
 No. 16 Net Internal Area

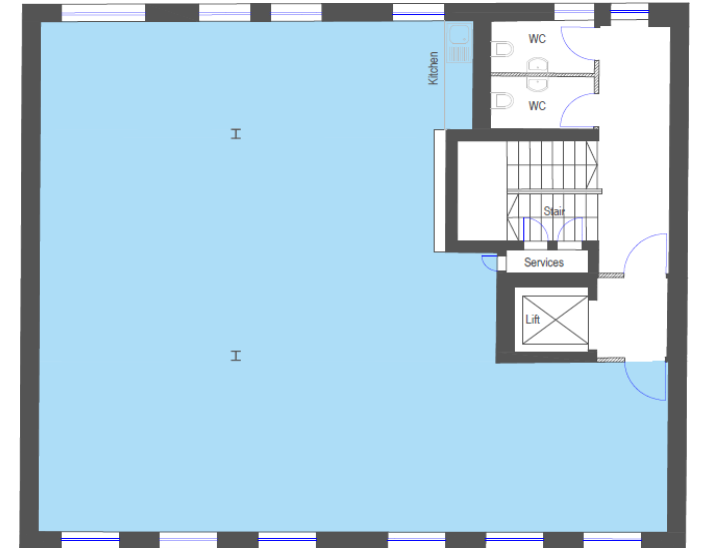
Lower Ground floor



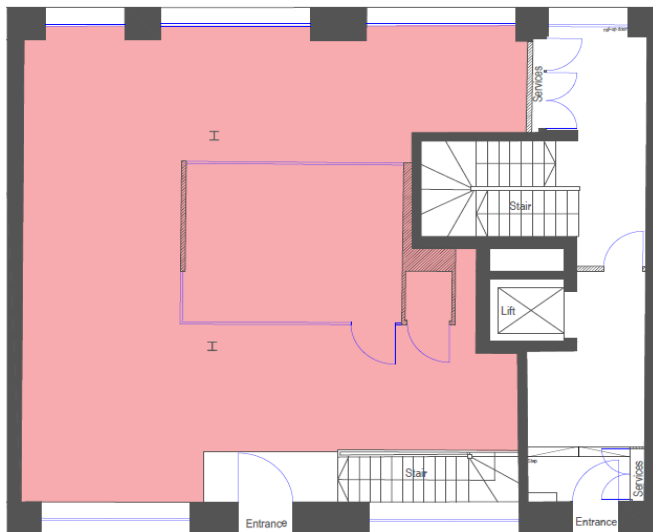
First floor



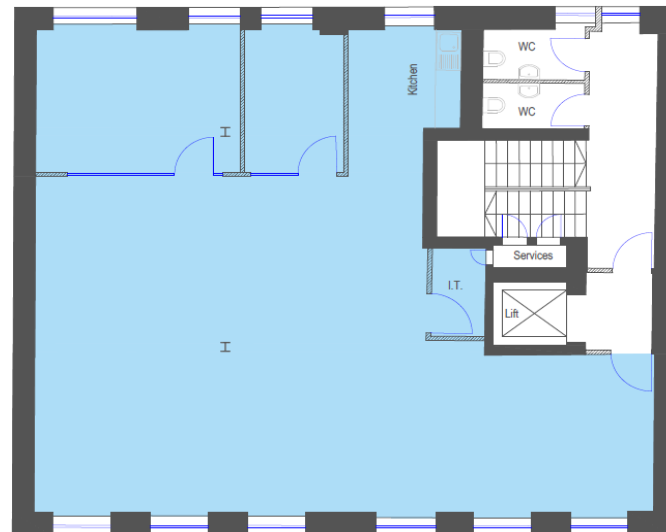
Third floor



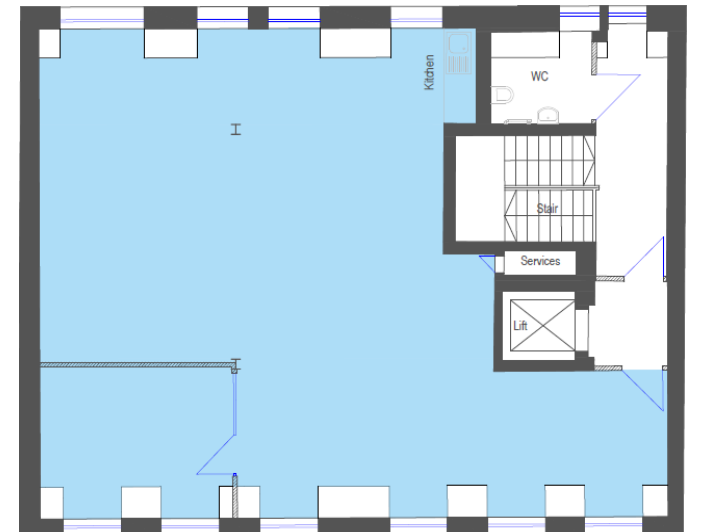
Ground floor



Second floor



Fourth floor





Further information



Planning

The property is located within the London Borough of Islington

The property is not listed, nor is it located within a conservation area

Tenure

Freehold

EPC

Available upon request

Sales Pack

Available upon request

[VIRTUAL TOUR](#) 

Proposal

Offers are invited for the Freehold interest, subject to contract and exclusive of VAT

VAT

The property is elected for VAT



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For more information please contact:



Milton Karamani
mk@compton.london
07720 070 466

George Beard
gb@compton.london
07840 838 359



Stephen Page
spage@antonpage.com
07789 888 973

Finn Ledwidge
fledwidge@antonpage.com
07703 018 243