

Commercial Office Space

1,920 sq. ft. / 178.3 sq. m.

Self-contained office building in a historic courtyard

FREEHOLD FOR SALE

2 Hat & Mitre Court, Farringdon London EC1M 4EF



LOCATION

Hat & Mitre Court is a private gated courtyard next to the Luca restaurant in St John Street, situated between Clerkenwell Road and Smithfield Market.

This is in the heart of Farringdon and Clerkenwell with an eclectic mix of restaurants, cafes, hotels and cultural amenities. It is also home to many of the key names in the creative and tech industries.

The building is situated less than 0.25 miles of Farringdon station.

- Elizabeth line, Circle, Hammersmith & City and Metropolitan lines
- Thameslink National Rail services to North and South London.

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

A four storey office building of traditional construction with solid brick walls, and a central glazed atrium houses the staircase.

Refurbished in recent years, the property comprises good quality modern office space with excellent natural daylight.

The offices are column free and provide a mix of open plan areas and attractive meeting rooms.

AMENITIES

- Freehold interest
- Prime Farringdon location
- Of interest to owner occupiers & investors
- Private gated courtyard
- Central heating
- Air conditioning in part
- Kitchen
- WCs & shower

FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	505	46.92
First	505	46.92
Ground	517	48.03
L. Ground	393	36.51
Total	1,920	178.38

TENURE

The freehold interest is offered for sale.

Freehold Title Number NGL538264

TENANCY / VACANT POSSESSION

The property is currently let to Acumen Media Partners Limited at £70,000 per annum.

Full vacant possession can be provided from 1st September 2024.

PLANNING

Use Class E (Offices)

The property is not listed but is located in Clerkenwell Green, Charterhouse Square and Hat & Feathers Conservation Area.

PRICE

£1,725,000 plus VAT.

A purchase at this level will reflect a capital value of £899 per sq. ft.

RATES

The estimated rates payable for 2023/24 are:

Per annum	Per Sq. Ft.
£21,632	£11.27

Interested parties must verify these figures from The London Borough of Islington.

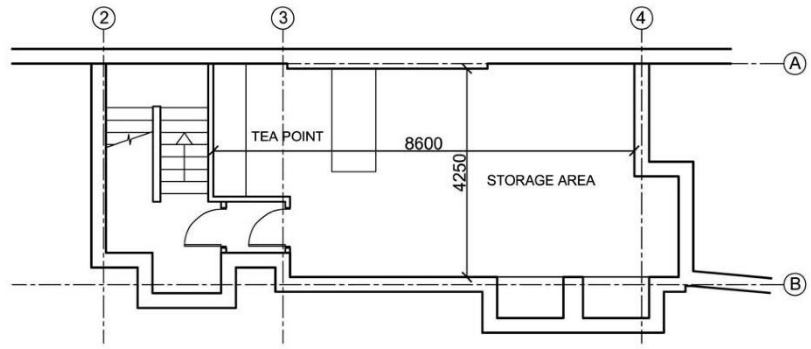
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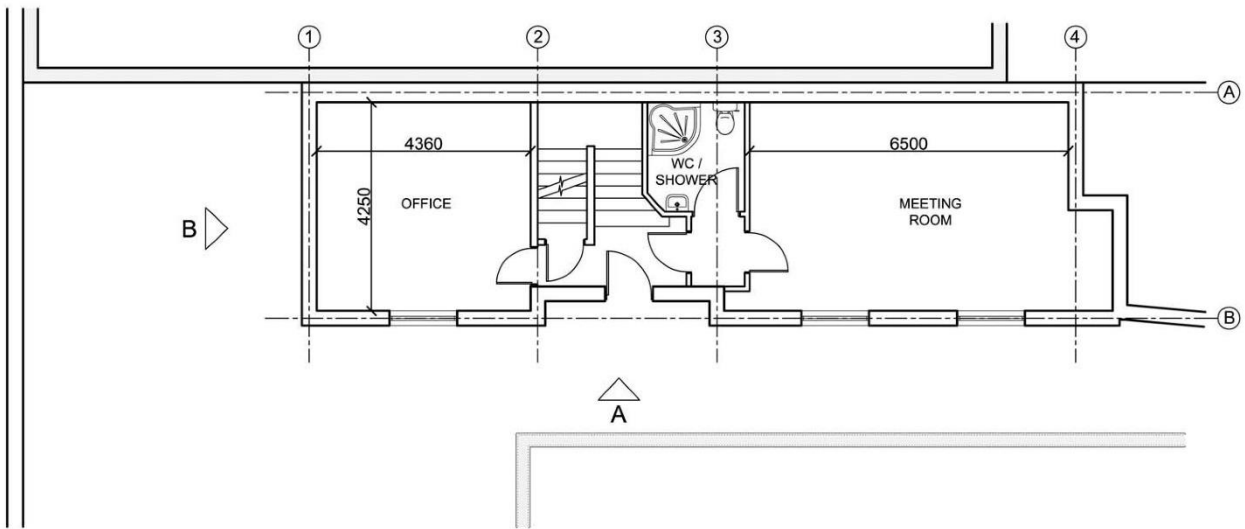
PLEASE CONTACT

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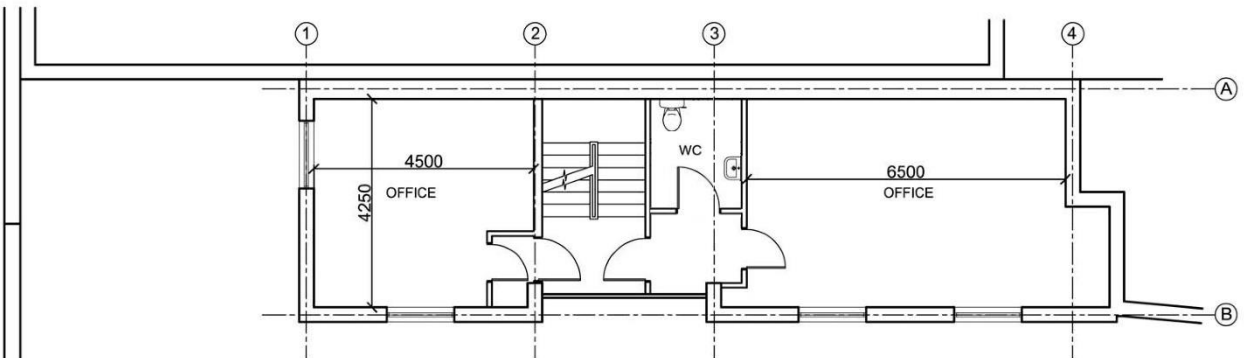
Stephen Page spage@antonpage.com Harrison Turner hturner@antonpage.com



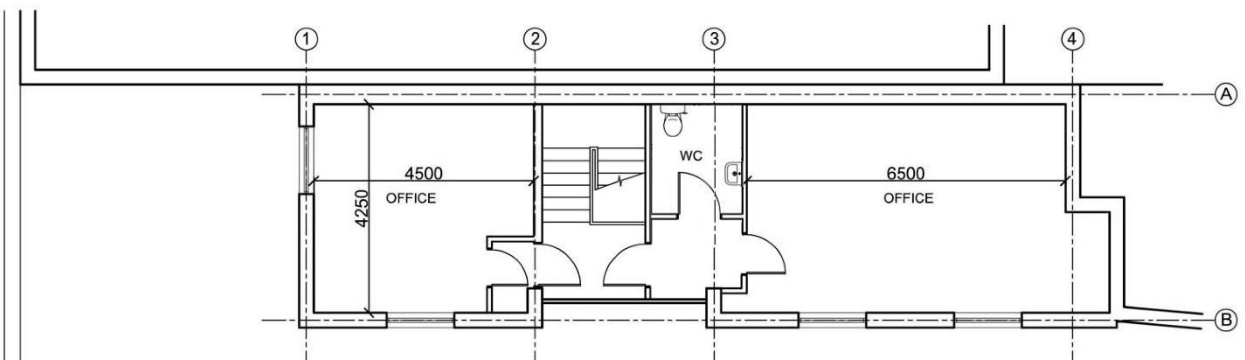
BASEMENT



GROUND



FIRST



SECOND