

Self-contained office buildings

6,786 sq. ft. / 630.40 sq. m.

Unique opportunity comprising 3 interconnected buildings

FREEHOLD FOR SALE

1-3 St Peter's Street, London N1 8JD



LOCATION

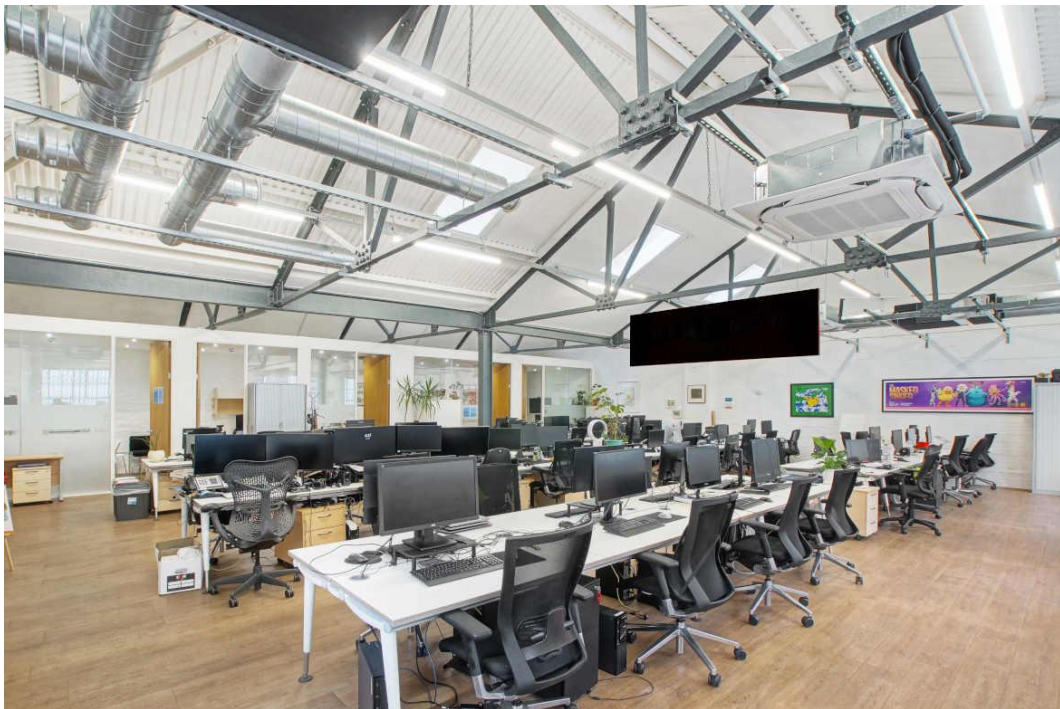
1-3 St Peters Street is situated to the East of Islington Green, in a quiet pocket of Angel with a picturesque streetscape of residential Georgian terraced buildings.

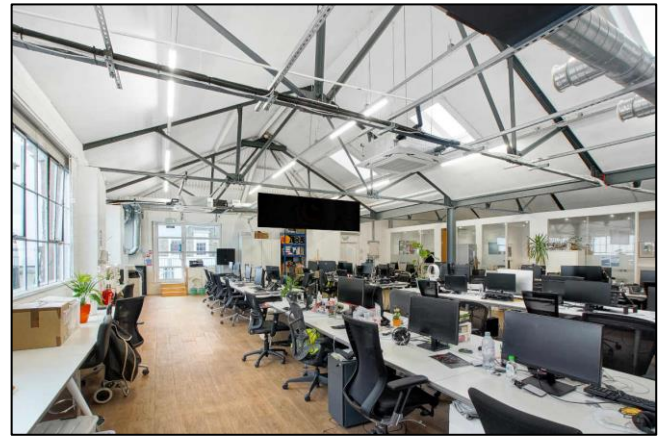
The property is located some 0.4 miles / 8 minutes' walk north of Angel tube station providing excellent connectivity across central London.

The immediate vicinity is a vibrant area, with Camden Passage and Upper Street providing a wide variety of café's, restaurant and retail occupiers.

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

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DESCRIPTION

The property comprises of 3 self-contained buildings offering a fantastic opportunity for owner occupiers and investors to acquire a freehold interest in the heart of Angel.

The main work areas provide an open plan work environment benefiting from generous floor to ceiling heights on the rest of the space providing currently serving as meeting rooms, editing suites and break out areas.

HIGHLIGHTS & AMENITIES

- Freehold interest
- Prime Angel location
- Suitable for owner occupiers and investors
- Self-contained
- Large private terrace
- Kitchen area
- Meeting rooms / private offices
- Editing suites
- Great natural daylight
- Air conditioning
- Cycle Storage
- Good floor to ceiling height

ACCOMMODATION

Floor	Sq. Ft. (NIA)	Sq. M. (NIA)
First	3,143	292.0
Ground	3,328	309.20
Lower Ground	314	29.20
Total	6,786	630.40

The gross internal floor area equates to 8,096 sq. ft. / 752.1 sq. m.

USE CLASS

Office falling within Class E.

TENURE

Freehold registered under title numbers NGL770740 & NGL798895. Available upon request.

PURCHASE PRICE

Price	Per sq. ft.
£4,100,000	£604

BUSINESS RATES

Rates payable from 1st April 2024 are:

Per annum	Per Sq. Ft.
£70,750	£10.42

Interested parties must verify the accuracy of these figures by contacting the London Borough of Islington.

EPC

The property has an EPC rating of B – 39.

PLANNING

The property is not listed but is located within Duncan Terrace / Colebrook Row conservation area.

The property does not qualify for permitted development for a change of use from office to residential due to Article 4 Direction.

VAT

The building is elected for VAT.

PLEASE CONTACT

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