



SITUATION

Located on the corner with Underwood Street, close to City Road (A501) and amongst a variety of offices, studios, works spaces, apartments and hotels, ideally positioned between Shoreditch, Islington and the City.

Old Street Station (Northern Line and Great Northern Rail) is conveniently located approx. 500 yards from the property.

PROPERTY

Forming part of a former warehouse building, converted to apartments and offices in the 1990's, comprising a **Ground Floor Self-Contained Office** with **1 allocated Parking Space** in the Basement.

The Office features:

- High ceilings throughout.
- Large windows.
- Exposed brickwork.
- Parquet flooring (in part).
- Fully fitted kitchen.
- Central heating / Climate control (in part)
- 3 WCs and shower.
- Intruder alarm.

ACCOMMODATION

Ground Floor Office

Net Internal Area Approx. 3,763 sq ft
(Gross Internal Area Approx. 4,155 sq ft)

Plus 1 Allocated Basement Parking Space

VAT is applicable to this Lot

TENURE

Held on two leases each for a term of 999 years from 29th September 1997 at a fixed ground rent of £150 p.a. (total ground rent £300 p.a.).

Offered with Vacant Possession

DEVELOPMENT POTENTIAL

The upper floors of the building comprise residential apartments. The ground floor may have potential for conversion to Residential Use, subject to obtaining the necessary consents. Furthermore, the Vendor made a Pre-Application submission to the London Borough of Hackney on 28th August 2026 to convert this ground floor office to 2 Self-Contained Flats as follows:

- 1 x 2,040 sq ft 2 Bed Flat.
- 1 x 2,010 sq ft 1 Bed Flat.

Refer to the Auctioneers for the Pre-App documentation.

Note 1: The office was previously rented at £112,890 p.a. exclusive.

Note 2: Refer to the Auctioneers for the video tour of the property.

Vacant 4,155 sq ft (GIA) Office

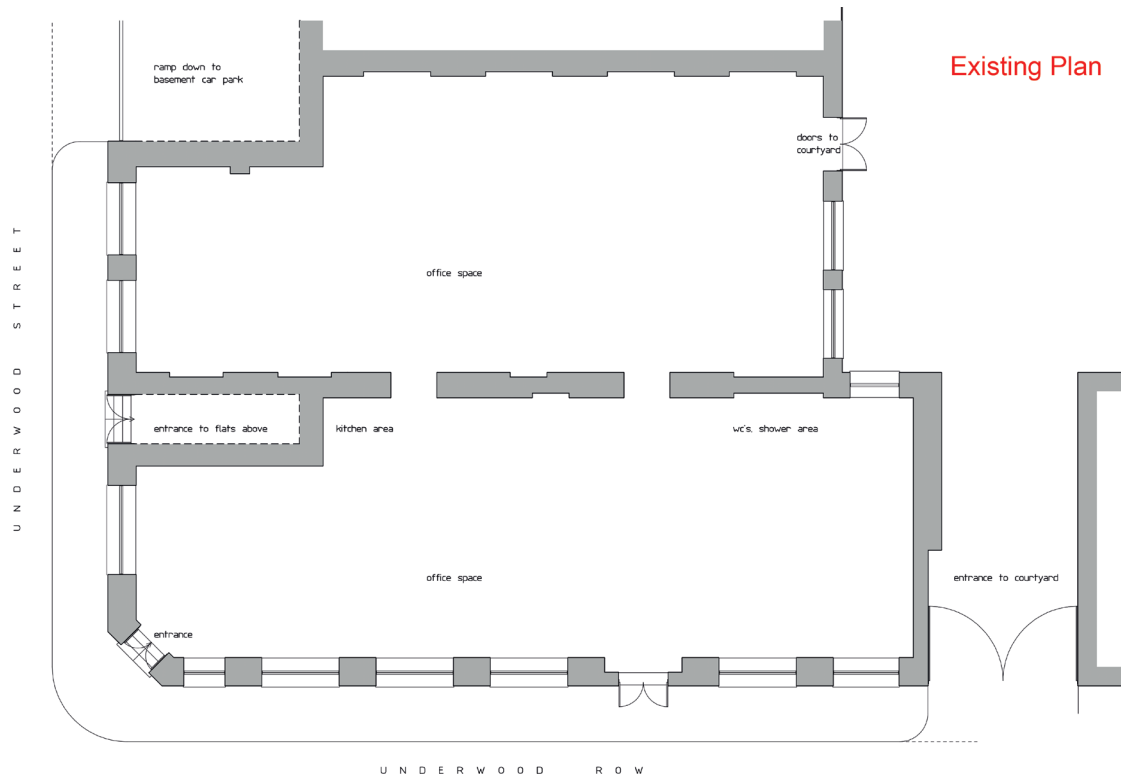
The Surveyors dealing with this property are
Elliott Greene and Steven Grossman

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

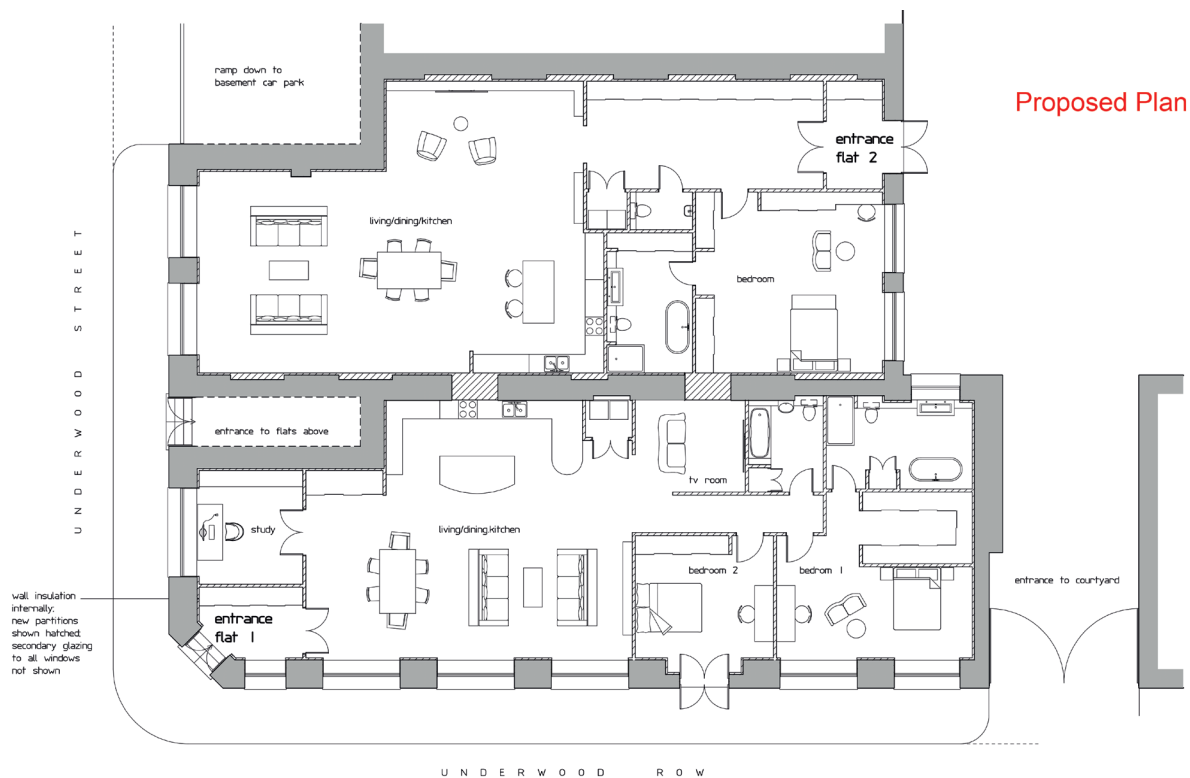
Vendor's Solicitors

Colman Coyle
Tel: 020 7354 3000 Ref: Philip Otvos
Email: philip.otvos@colmancoyle.com





Plan not to scale and for identification purposes only



GROSS INTERNAL FLOOR AREAS
 Flat 1 - 190 sqm, 2040 sqft, 2-bedrooms
 Flat 2 - 187 sqm, 2010 sqft, 1-bedroom

Plan not to scale and for identification purposes only