

**219 ST JOHN
STREET**

CLERKENWELL, LONDON



EC1V 4LY

INVESTMENT SUMMARY

- ▶ A RARE OPPORTUNITY TO ACQUIRE A FREEHOLD
- ▶ PROMINENT LOCATION IN THE HEART OF CLERKENWELL
- ▶ SHORT WALK TO FARRINGDON STATION
- ▶ SELF-CONTAINED
- ▶ FULL VACANT POSSESSION
- ▶ ACCOMMODATION TOTALLING 213.4 SQ.M (2,297 SQ.FT) NIA
- ▶ CHANGE OF USE POTENTIAL (STPP)



**SEEKING OFFERS IN THE ORDER OF £2M
(TWO MILLION POUNDS)**



THE LOCATION

Clerkenwell is conveniently located on the north-western edge of the City of London, in the heart of the London Borough of Islington.

Once a residential location for influential Londoners including Oliver Cromwell, the industrial revolution brought breweries, printing, watchmaking and other craft workshops to Clerkenwell. This heritage lives on, and these days the area is a design destination and has more creative businesses and architect firms per square mile than anywhere else in the world. Consequently, it's become a haven for young professionals to live and work.

The building is located towards the northern end of St John Street.

CLERKENWELL OFFERS AN ULTRA-FASHIONABLE LIFESTYLE IN THE HEART OF CENTRAL LONDON'S ISLINGTON BOROUGH.

THIS AREA IS RENOWNED FOR ITS HISTORIC PUBS, TRENDY BARS, AND MICHELIN-STARRED RESTAURANTS AS WELL AS HAVING A POPULACE THAT IS VERY ACTIVE IN THEATRE, DESIGN AND ENTERTAINMENT.



CONNECTIVITY



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TUBE

Farringdon station is within a short walk of the property, although Angel, King's Cross, Chancery Lane and Barbican stations are also nearby. Farringdon is in Zone 1 on the Elizabeth, Circle, Hammersmith & City and Metropolitan Lines.

RAIL

Farringdon is also a mainline railway station, where trains run to a variety of destinations including Bedford, Brighton, Luton and Sutton.

BUS

Clerkenwell's central location means it has many bus routes running through it. These include the 17 (to London Bridge), 38 (to Victoria), 55 (to Oxford Circus) and the 243 and 341 (to Waterloo/Wood Green and Waterloo/Northumberland Park respectively), which are both 24-hour services.

ROAD

A short drive from the A1, meaning locals can be on the M1 in just half an hour.

CYCLE

15-minute cycle to the City of London, London Bridge and Oxford Circus.

AIRPORT

You can reach London City Airport in half an hour by car or 50 minutes by public transport. Luton Airport is also easily accessible via Thameslink in under 40 minutes.



AMENITIES

- 1 LONDON EUSTON
- 2 KING'S CROSS ST PANCRAS STATION
- 3 ANGEL SHOPPING CENTRE
- 4 CITY UNIVERSITY OF LONDON
- 5 OLD STREET ROUND-ABOUT
- 6 SMITHFIELDS MARKETS
- 7 ST PAUL'S CATHEDRAL
- 8 FARRINGDON STATION
- 9 SOHO



THE BUILDING

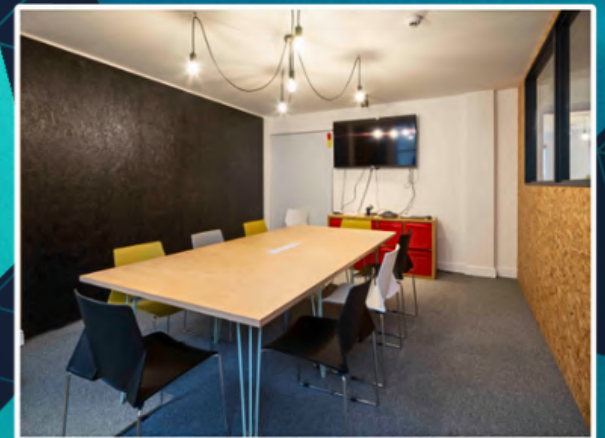
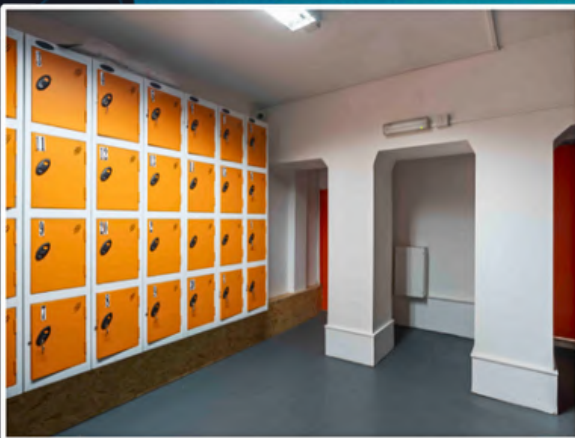
219 St John Street is an attractive terraced, owner-occupied, office building arranged over lower ground, ground and three upper floors. The property dates back to the early 1900's.



THE ACCOMMODATION COMPRISES **OPEN PLAN OFFICE AND MEETING SPACE** WITH A **BREAKOUT/KITCHEN, LOCKER ROOM WITH SHOWER** **STOREROOM AND** BENEFITS FROM **INDIVIDUAL WC'S** LOCATED AT **BASEMENT, 1ST AND 2ND FLOORS.**



INTERNAL IMAGERY



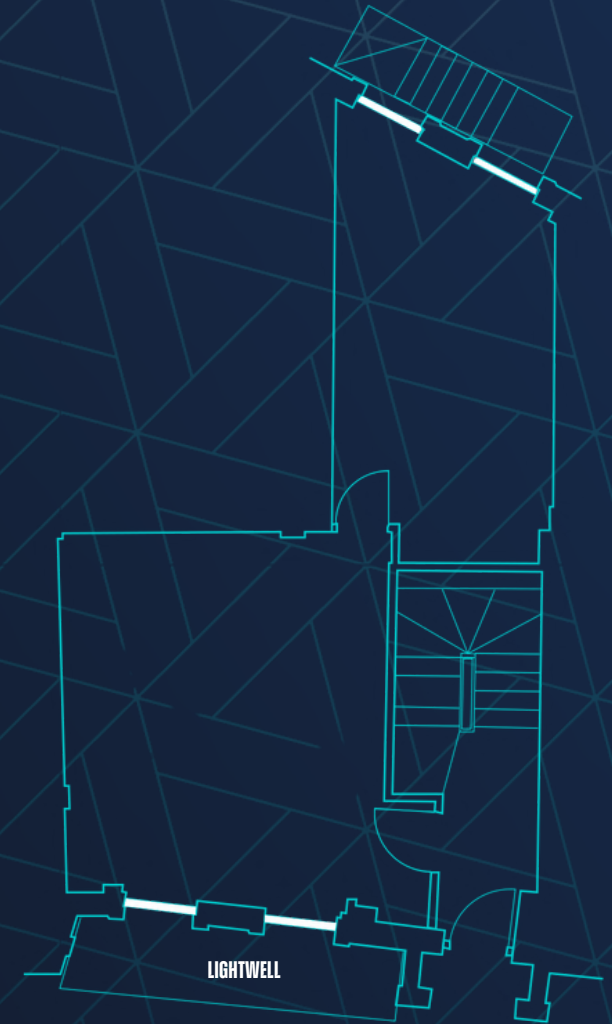
FLOOR PLANS

Floor areas and plans have been provided by the vendor. Interested parties should make their own enquiries to confirm the accuracy of the measurements.

Floor	Sq m (GIA)	Sq ft (GIA)	Sq m (NIA)	Sq ft (NIA)
Third	50.8	547	42.5	457
Second	54.7	589	43.0	463
First	54.5	587	42.9	462
Ground	54.7	589	43.9	473
Basement	52.7	567	41.1	442
TOTAL	267.4	2,879	213.4	2,297



LOWER GROUND



GROUND

FLOOR PLANS



FIRST



SECOND



THIRD

ADDITIONAL INFORMATION



VAT

The property is not elected for VAT.

PLANNING

The property is situated within the London Borough of Islington and sits within the Clerkenwell Green Conservation Area.

The property is not listed.

Potential for change of use (STPP).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWINGS

Viewings are strictly by appointment only with Watling Real Estate.

ANTI MONEY LAUNDERING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

ENERGY PERFORMANCE RATING

The property benefits from a **D (83)** rating.

PRICE

Seeking offers in excess of £2m (Two Million Pounds).



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