

**26-30 CUBITT**  
**STREET**

**COMPARABLE**  
**EVIDENCE**

## COMPARABLE EVIDENCE

Comparable evidence of other premises being marketed in the locality. Set out below is a table of each of the properties with prices per sq ft.

<u>ADDRESS</u>	<u>SIZE</u>	<u>TENURE</u>	<u>PRICE PER SQ FT</u>
Stanley House, St Chads Place, London WC1	3,281 sq ft	Freehold	£426 per sq ft
9-10 Mallow Street, London EC1	2,535 sq ft	Long Leasehold	£286 per sq ft
35 Cock Lane, Smithfield, London EC1	3,331 sq ft	Long Leasehold	£270 per sq ft
140-142 Kings Cross Road, London WC1	6,830 sq ft	Freehold	£402 per sq ft
48 Kingsway Place, Sans Walk, EC1	1,500 sq ft	Long Leasehold	£356 per sq ft
Estilo, Wenlock Basin, Wenlock Road, London N1 (various units)	870 sq ft plus	Long Leasehold	£280 per sq ft
Soley Mews Chapel, Soley Mews, London WC1	2,428 sq ft	Freehold	£391 per sq ft

A unique Grade II listed former chapel  
with 30 ft approx ceiling height to main studio  
ideal for creative/media occupiers

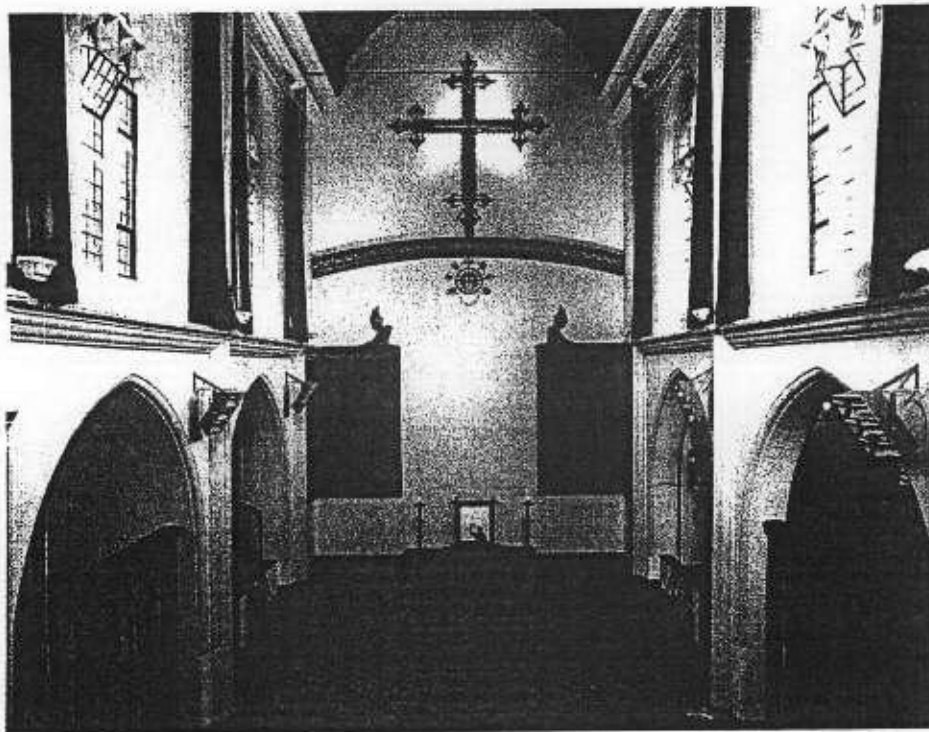
Soley Mews Chapel,  
Soley Mews,  
London, WC1

Grant House  
56-60 St John Street  
London EC1M 4HG

T 020 7253 2525  
F 020 7253 1515  
E [Info@pgmsurveyors.co.uk](mailto:Info@pgmsurveyors.co.uk)  
W [www.pgmsurveyors.co.uk](http://www.pgmsurveyors.co.uk)

Freehold for sale

2,428 sq ft approx



### Location

The property is situated in a secluded position towards the end of Soley Mews, which is located directly off Great Percy Street. The property is well served by a number of retailers, restaurants and wine bars and close to the fashionable facilities of Exmouth Market. Farringdon, Kings Cross and Angel underground stations are all close by.

**020 7253 2525**

THESE DETAILS ARE ISSUED ON THE STRICKED UNDERSTANDING THAT THEY DO NOT FORM ANY PART OF CONTRACT, THAT NO WARENTY IS GIVEN OR IMPLIED AS TO THE ACCURACY OF ANY INFORMATION GIVEN HEREIN OR OTHERWISE IN THE PROPERTY OR ANY SERVICES NONE OF WHICH HAVE BEEN TESTED. ANY INTENDING PARTY MUST RELY ON THEIR OWN INSPECTION AND ENQUIRIES. ALL NEGOTIATIONS MUST BE CONDUCTED THROUGH PATER GOODMAN MERRIMAN.

## **Description**

A Grade II listed purpose built chapel dating from around 1880.. The studio retains many original features including a gallery area overlooking the main studio, stained glass windows, stone and wood floors and ornate balustrades.

The chapel has the benefit of a superb 30ft ceiling height to the main studio area allowing for excellent natural light and potential to increase the current floor area by creating a new gallery/mezzanine floor, subject to planning. The current total floor area is approximately 2,428 sq ft.

In addition to the main studio area the property benefits from a large entrance/office area, shower and kitchen facilities and office/storage rooms.

The property is ideal for occupiers seeking accommodation in the design/creative field including photographers, recording studios, architects or just about anyone seeking unique character accommodation.

## **Offers**

Offers are invited in excess of £950,000 subject to contract, for the benefit of the freehold interest with full vacant possession. Consideration will also be given for the letting of the property.

## **Legal Costs**

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

## **Viewing**

For further information or an appointment to view the premises please contact sole agents:-

**Pater Goodman Merriman.**

**(Ref. AG/DJ)**

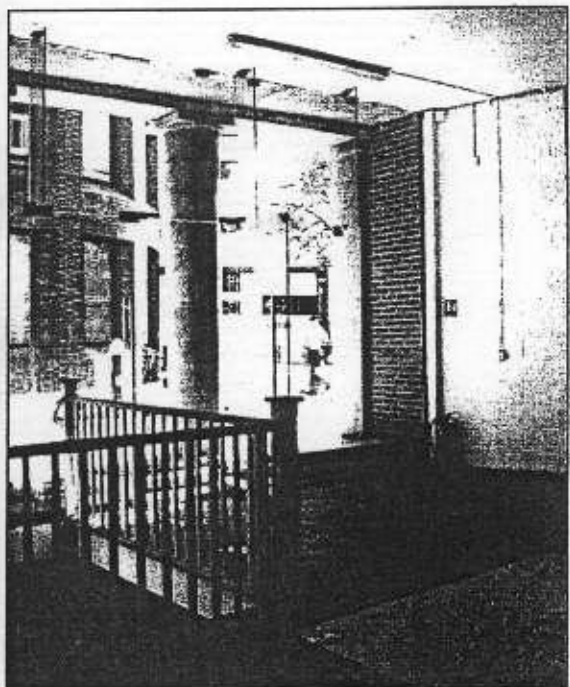
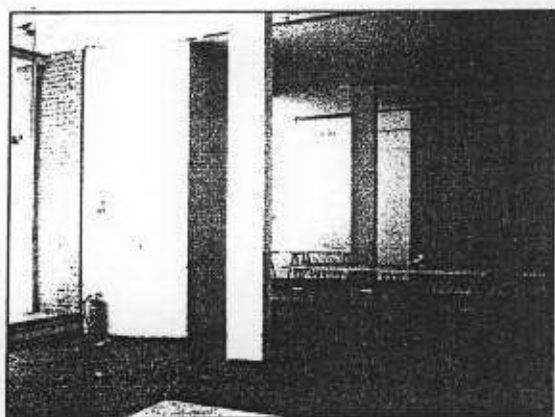
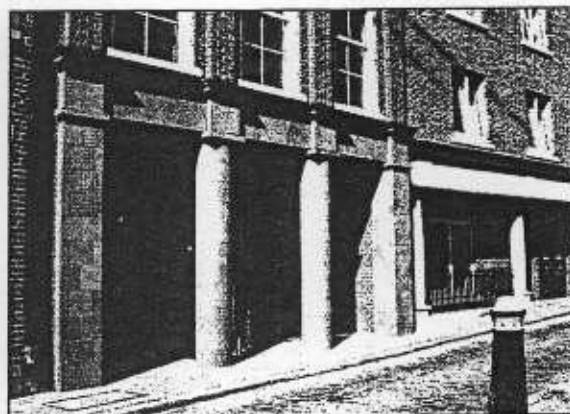


RICHARD SUSSKIND & COMPANY

**GROUND & LOWER GROUND FLOOR**  
**OFFICES FOR SALE**

**35 COCK LANE**  
**SMITHFIELD EC1**

3,331 SQ FT (309.46 M<sup>2</sup>) APPROX



THESE PARTICULARS DO NOT FORM PART OF ANY OFFER OF CONTRACT. THEY ARE ISSUED AS A GENERAL GUIDE, BUT DO NOT CONSTITUTE REPRESENTATION OF FACT. PARTIES SHOULD SATISFY THEMSELVES AS TO THEIR ACCUACY. UNLESS OTHERWISE STATED, ALL PRICES/RENTS ARE QUOTED EXCLUSIVE OF VAT.



RICHARD SUSSKIND & COMPANY

FLOOR	SQ M	SQ FT
GROUND FLOOR	130.90	1,409
LOWER GROUND	178.56	1,922
GRAND TOTAL	309.46	3,331

## 997 YEAR LEASE REMAINING

SHELL CONDITION  
OPEN PLAN FLOORS  
CHARACTERFUL  
GROUND FLOOR FRONTAGE  
GOOD NATURAL DAYLIGHT

GOOD FLOOR TO  
CEILING HEIGHT  
NEAREST TUBES –  
FARRINGDON &  
BARBICAN STATIONS

### PRICE

OFFER IN EXCESS OF  
£900,000 EXCLUSIVE



FOR FURTHER INFORMATION / INSPECTIONS:

RICHARD SUSSKIND & COMPANY  
SHAUN SIMONS / MICHAEL RAIBIN  
[shaunsimons@richardsusskind.com](mailto:shaunsimons@richardsusskind.com)  
/ [michaelraibin@richardsusskind.com](mailto:michaelraibin@richardsusskind.com)

**020 7831 8311**

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## **ESTILO, WENLOCK BASIN, WENLOCK ROAD, LONDON, N1**



### **Location:**

The office/studio units are part of a substantial mixed use development located on Wenlock Road, which is a short distance from City Road (A501).

The development is equidistant from Old Street and Angel Stations, just north of the city and outside the Congestion Zone.

### **Description:**

The office/studio units can be sold or rented individually or can be combined to provide up to 10,809 sq ft (1,004 sq m).

The units will be fitted out to include plastered and painted walls and ceilings, kitchenette, ceiling lights, carpets, under floor trunking, toilet, wash hand basin and air conditioning. A passenger lift will serve each floor.

**APPROXIMATE NET INTERNAL AREAS**

<b>UNIT</b>	<b>FLOOR</b>	<b>M2</b>	<b>SQ FT</b>	<b>RENTAL PER ANNUM</b>	<b>SALE PRICE (£)</b>
2	Upper Ground	81.8	881	£18,000	£246,000
3	First	81.8	881	£18,000	£246,000
4	Second	81.8	881	£18,000	£246,000
6	Upper Ground	81.1	873	£18,500	£245,000
7	First	81.1	873	£18,500	£245,000
8	Second	81.1	873	£18,500	£245,000
10	Upper Ground	81.1	873	£18,500	£245,000
11	First	81.1	873	£18,500	£245,000
12	Second	81.1	873	£18,500	£245,000
14	Upper Ground	90.6	976	£20,500	£273,500
15	First	90.6	976	£20,500	£273,500
16	Second	90.6	976	£20,500	£273,500

File Ref: 0945A



**ESTILO, WENLOCK BASIN,  
WENLOCK ROAD, LONDON, N1**

**APPROXIMATE GROSS INTERNAL AREAS**

UNIT	FLOOR	M2	SQ FT	PRICE (£)
1	Lower Ground & Basement	223.8-398.3	2,410-4,287	723,000
5	Lower Ground & Basement	208-365	2,240-3,930	672,000
9	Lower Ground & Basement	207.8-365.6	2,237-3,935	671,000
13	Lower Ground & Basement	192.9-399.4	2,077-4,299	623,000

Split level B1 workspace for sale on 999 year lease

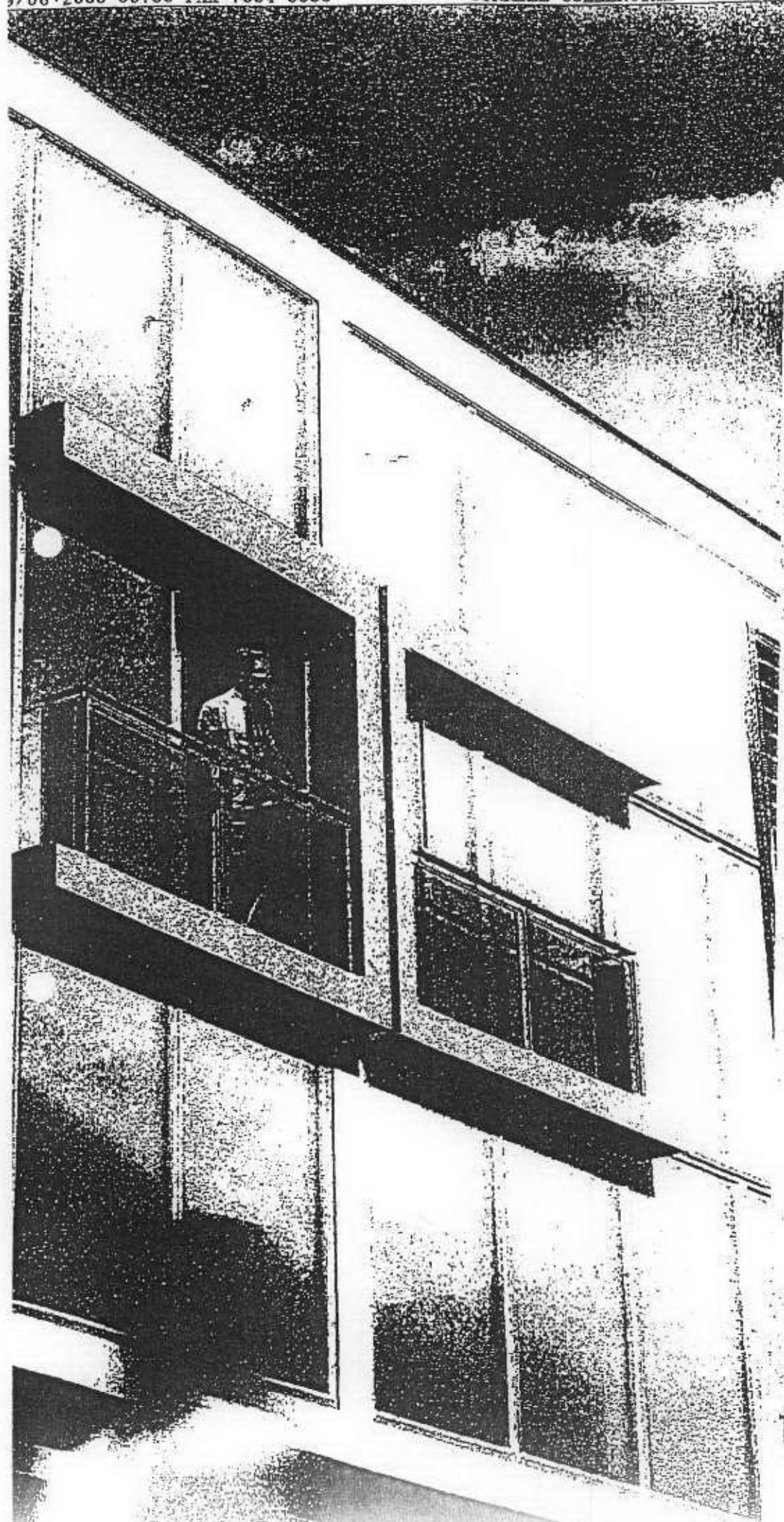
Flexible basement/mezzanine arrangement (double storey height potential)

Single basement car park space per unit available at extra cost

Finished to shell and core stage, all services connected, glazed frontages to Wenlock Road

Ready Autumn 2006

File ref: 0945



office and  
commercial space



telfordhomes

# B1

## Contemporary office and highly flexible shell open to congestion charging zone

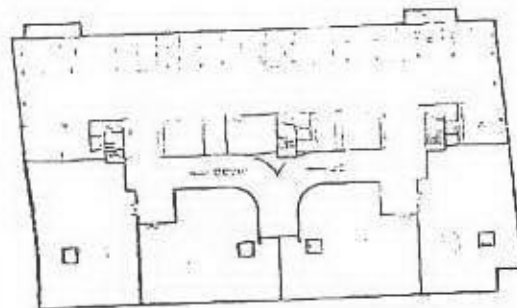


**Basement**

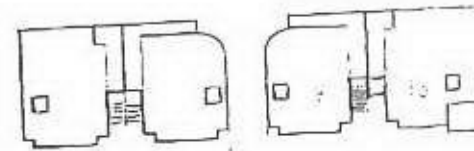
Unit 1	224.0 sq.m	2411 sq.ft
Unit 5	208.1 sq.m	2240 sq.ft
Unit 9	207.9 sq.m	2235 sq.ft
Unit 13	193.0 sq.m	2077 sq.ft

**Lower Ground floor**

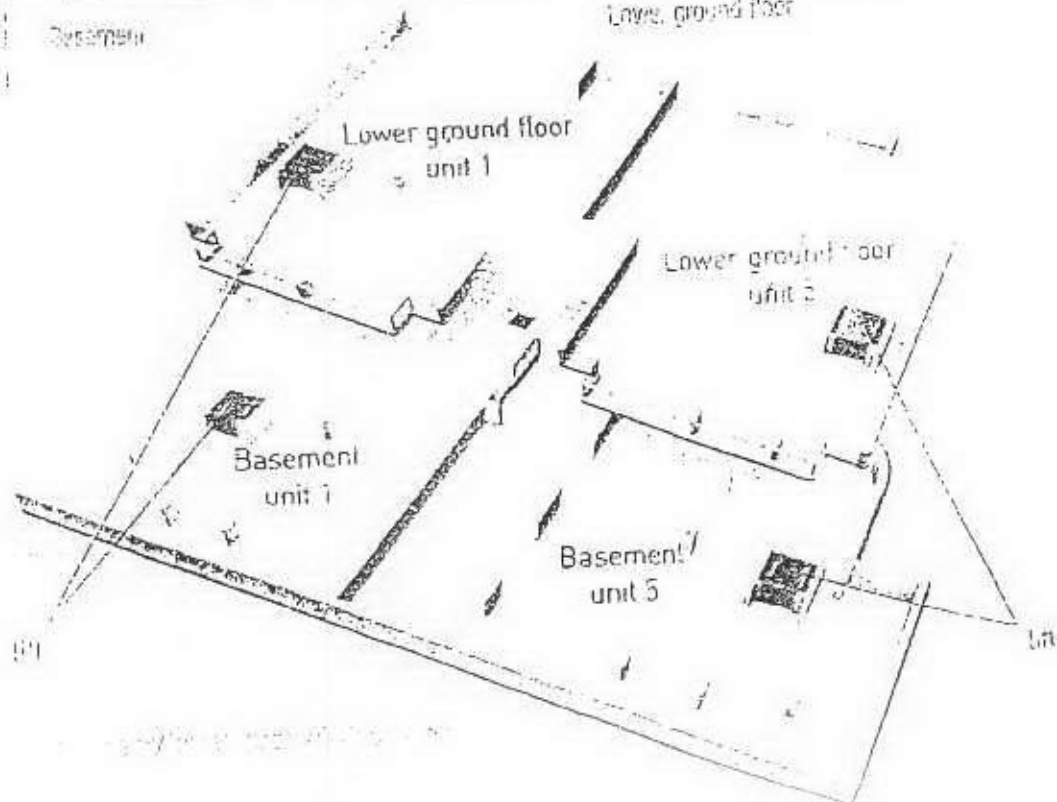
Unit 1	174.3 sq.m	1876 sq.ft
Unit 5	157.0 sq.m	1690 sq.ft
Unit 9	157.7 sq.m	1697 sq.ft
Unit 13	206.4 sq.m	2222 sq.ft



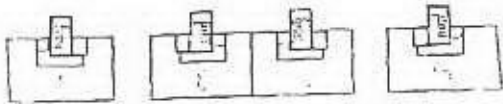
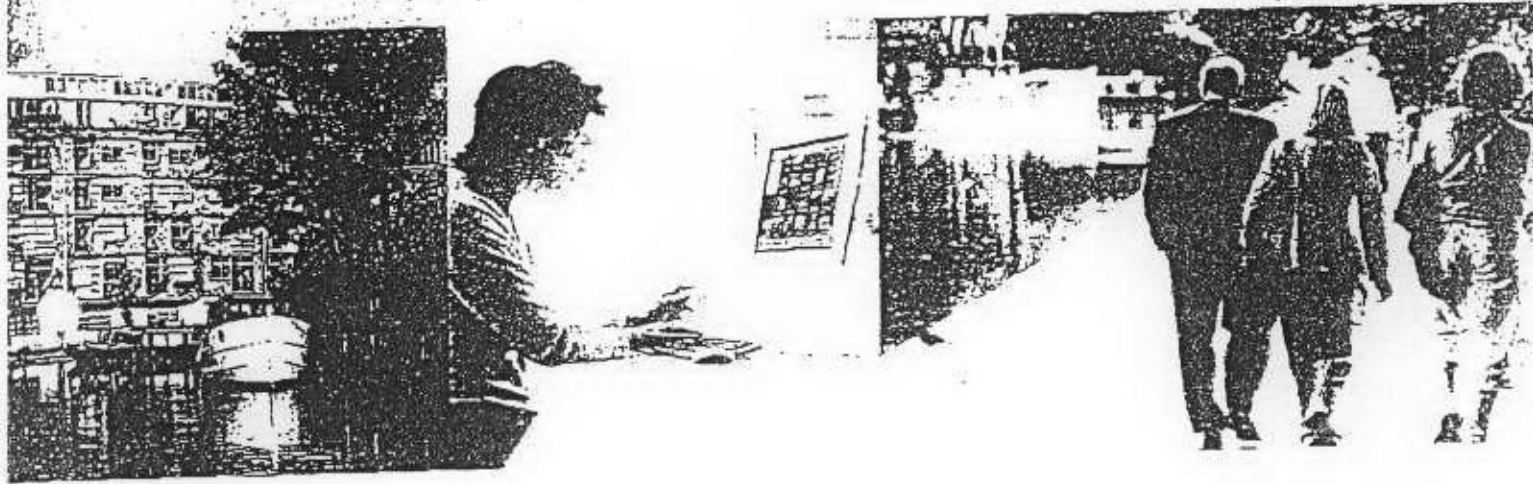
Basement



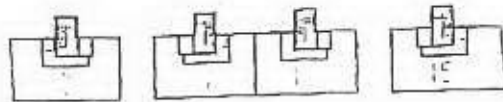
Lower ground floor



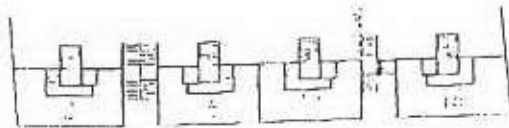
# commercial space offering units on the edge of the city. 81sq.m. to 400sq.m.



Upper floor



First floor



Second floor

### Upper Ground floor

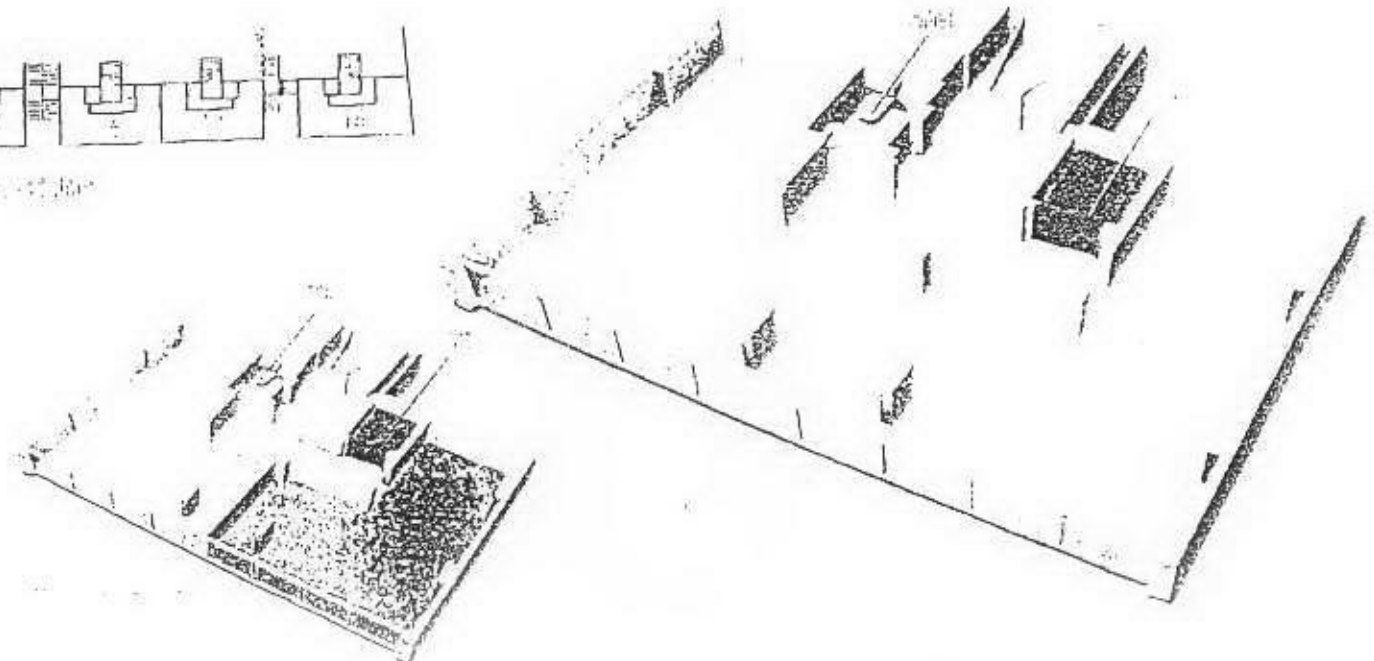
Unit 2	84.6 sq.m.	911 sq.ft.
Unit 6	81.1 sq.m.	873 sq.ft.
Unit 10	81.1 sq.m.	873 sq.ft.
Unit 14	88.8 sq.m.	956 sq.ft.

### Second floor

Unit 4	84.6 sq.m.	911 sq.ft.
Unit 8	81.1 sq.m.	873 sq.ft.
Unit 12	81.1 sq.m.	873 sq.ft.
Unit 16	88.8 sq.m.	956 sq.ft.

### First floor

Unit 3	84.6 sq.m.	911 sq.ft.
Unit 7	81.1 sq.m.	873 sq.ft.
Unit 11	81.1 sq.m.	873 sq.ft.
Unit 15	88.8 sq.m.	956 sq.ft.



# VIRTUAL FREEHOLD

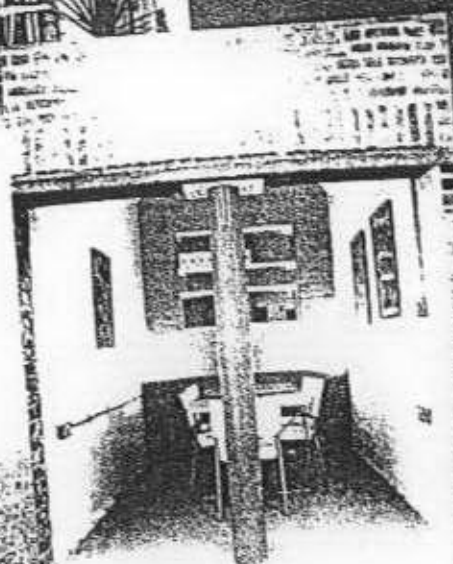
## 48 KINGSWAY PLACE, SANS WALK, CLERKENWELL, EC1

1500 SQ FT APPROX STUDIO / OFFICE  
IN CONVERTED VICTORIAN SCHOOL DEVELOPMENT  
CLOSE TO CLERKENWELL GREEN

PRICE: £535,000 SUBJECT TO CONTRACT

£356.66 psf

approx £315 psf  
shell



# Morgan Lambert & Partners

57 Doughty Street, London WC1N 2JT

Telephone: 020 7405 1686

Fax: 020 7405 1885

e-mail: mail@morganlambert.co.uk

## FREEHOLD

5 STOREY OFFICE BUILDING - 634.52 m<sup>2</sup> (6,830 sq.ft.)

**140/142 KINGS CROSS ROAD, LONDON WC1**

## FOR SALE

### LOCATION

At the northern end of Kings Cross Road, at the junction with Lorenzo Street. Kings Cross & St Pancras Railway Stations, which includes Thameslink and Underground services, are close to hand.

### DESCRIPTION

The property comprises an imposing 5 storey corner building, arranged on ground and four upper floors, with the following net useable floor areas:-

Ground	154.22 m <sup>2</sup>	(1,660 sq.ft.)
First	147.24 m <sup>2</sup>	(1,585 sq.ft.)
Second	111.02 m <sup>2</sup>	(1,195 sq.ft.)
Third	111.02 m <sup>2</sup>	(1,195 sq.ft.)
Fourth	111.02 m <sup>2</sup>	(1,195 sq.ft.)
<b>Total</b>	<b>634.52 m<sup>2</sup></b>	<b>(6,830 sq.ft.)</b>

The building is currently occupied, although the leases on the ground, second, third & fourth floors expire in June 2006, when the tenants will be vacating. The first floor lease, which is within the L & T Act, is to CSV, a registered Charity and is for a term expiring in August 2008, with the benefit of a mutual break clause in February 2007. CSV pay a rental of £39,000 per annum, exclusive of rates and additionally pay a service charge rent of £9,510 p.a.

### AMENITIES

The building has the benefit of wall mounted Air Conditioning units, Cat II lighting, Cat V cabling, an Automatic passenger lift and each floor has the benefit of both toilet & kitchenette facilities.

**PRICE £2,750,000**

**SUBJECT TO CONTRACT for the FREEHOLD INTEREST,**  
with vacant possession of the ground, second, third & fourth floors  
and subject to the lease to and the rental income from CSV

Further information available, together with a photograph, from sole agent:-

**Peter Morgan**  
**Morgan Lambert & Partners**  
**020 7405 1686**

e-mail: morgan@morganlambert.co.uk

2. Unbroken parades of Shops with Upper parts situate in South-East England, with anchor tenants to a maximum of £1.5M.
3. Freehold Banks, vacant or tenanted.

Please advise of any instructions you currently have.

I am happy to retain you to acquire any of the above, if you are not so instructed.

I am also happy to grant Sole Agency on subsequent re-sales.

I would very much like to hear from you.

Yours faithfully



M A COLLINS

CALLING OWNER  
OCCUPIERS



VERY CLOSE TO  
OLD STREET STATION

Commercial Property Agency • Property Investment Consultants • Surveyors

020 7796 3796

F 020 7796 2796 web: www.goodsirgraham.co.uk

## VIRTUAL FREEHOLD OFFICE UNIT(S)

### FOR SALE



9-10 Mallow Street, London EC1  
1,155 sq ft (107.2 sq m) to 2,535 sq ft (235.5 sq m)  
Net Internal Area

Goodsir Graham Commercial Ltd 69-70 Long Lane, London EC1A 9EJ Registered in England 4845267

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Cont./...

-2-

**Location:**

The property is located on Mallow Street approximately 75 metres away from the junction with Old Street and Old Street Roundabout. The building is located approximately one hundred meters from Old Street underground and Rail Stations (Northern and Main Line). The immediate area is well served with local amenities; bars, restaurants and shops.

**Description:**

The building was constructed and is set within an attractive row of loft style properties. Commercial space will be refurbished to create self-contained office / studio units predominately open planned arranged over the ground floor and lower ground, finished to a good standard throughout.

**Accommodation:**

The units have the following approximate Net Internal Areas:

<u>Floor</u>	<u>Unit 1</u>	<u>Unit 2</u>	<u>Units 1 &amp; 2</u>
Lower Ground:	749 sq ft (69 sq m)		749 sq ft (69.5 sq m)
Ground Floor:	431 sq ft (40 sq m)	1,155 sq ft (107.2 sq m)	1,786 sq ft (166 sq m)
<b>Total NIA:</b>	<b>1,180 sq ft (109.6 sq m)</b>	<b>1,155 sq ft (107.2 sq m)</b>	<b>2,535 sq ft (235.5 sq m)</b>

**NB: These measurements have been taken from architect plans and all parties are to make their own enquiries as to confirming the size of this unit.**

**Tenure:**

The subject premises are to be made available by way of a new 125 / 999 years long leasehold interest subject to a ground rental of £250 per annum.

**Price:**

Unit 1: £375,000

Unit 2: £340,000

Unit 1 & 2: £725,000

**VAT:**

VAT may be payable on the purchase price. (To be confirmed).

**Legal Costs:**

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

**Viewing:**

Strictly by appointment through Owner Sole Agents:

Goodsir Graham

020 7796 3796

[info@goodsirgraham.co.uk](mailto:info@goodsirgraham.co.uk)

Ref: 307 O.PG



www.fandt.com

KING'S CROSS FREEHOLD OFFICE BUILDING FOR SALE

## Stanley House, St. Chad's Place London WC1

305 SQ. M - 3,281 SQ. FT

**Location** The property is located in a small cobbled street located off Gray's Inn Road and just a few minutes walk from King's Cross, its stations and local amenities.

**Description** An attractive period self contained freehold office building that was refurbished approximately six years ago. The ground floor has an industrial finish with raw brickwork and steel coloured pipes and radiators. The ground floor provides a single open plan office area of approximately 1,700 sq. ft plus a further 574 sq. ft of usable accommodation.

The upper floors have good natural lighting throughout.

- **FREEHOLD FOR SALE**
- Recently refurbished.
- Timber laminated floors.
- Fitted kitchen area with additional break out/eating area.
- VDU compliant lighting.

Accommodation	Floor	SQ.FT	SQ. M
	Ground	2,274	211
	First	470	44
	Second	537	50
	<b>TOTAL</b>	<b>3,281</b>	<b>305</b>

**Price** £1,400,000, subject to contract.

**Business Rates** We are advised that the Rateable Value for this property is £51,500.

**VAT** We are advised that VAT is not payable upon the purchase price.

**Legal Costs** Each party will bear their own legal costs.

**Viewing** Via joint sole agents.

David Shapiro  
Fresson & Tee  
020 7391 7100  
david.shapiro@fandt.com

Nicholas Silver  
Robert Irving & Burns  
020 7637 0821  
nicholas@rib.co.uk

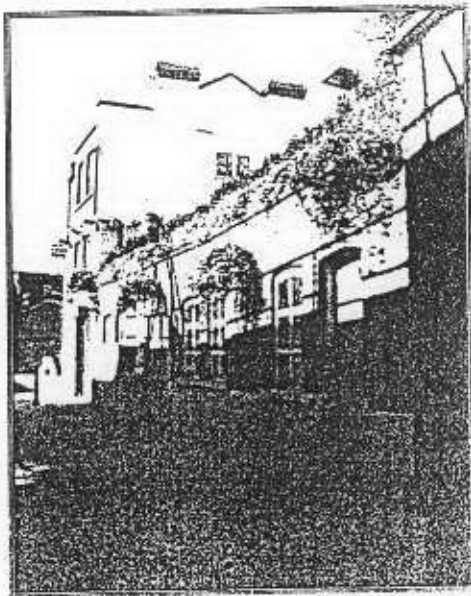
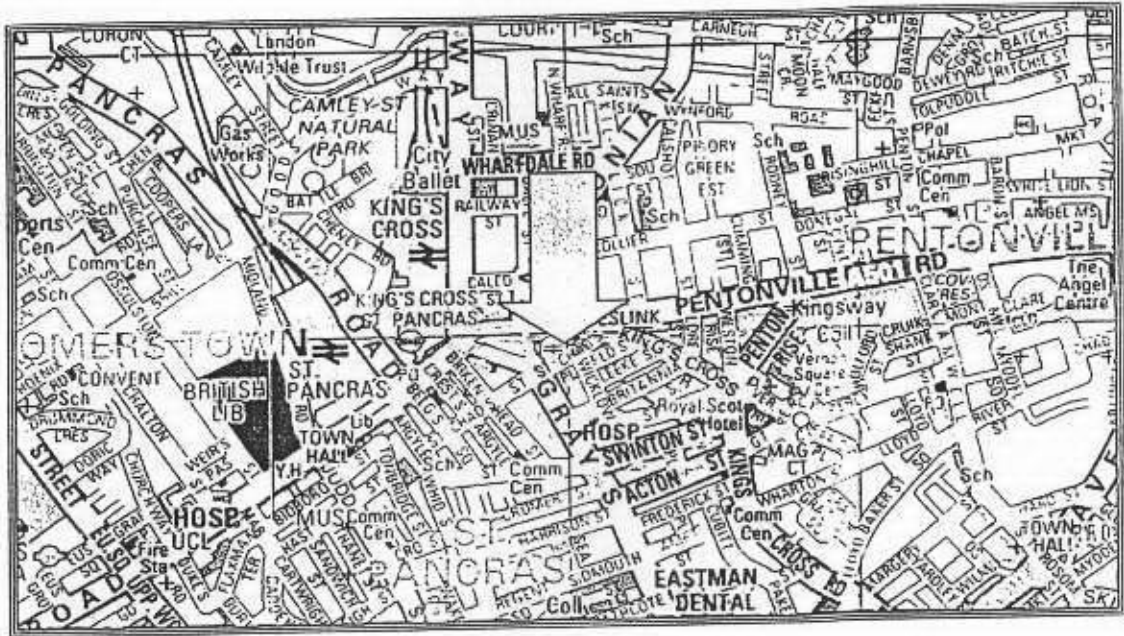
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*We draw your attention to the important notice overlaid*

020 7391 7100



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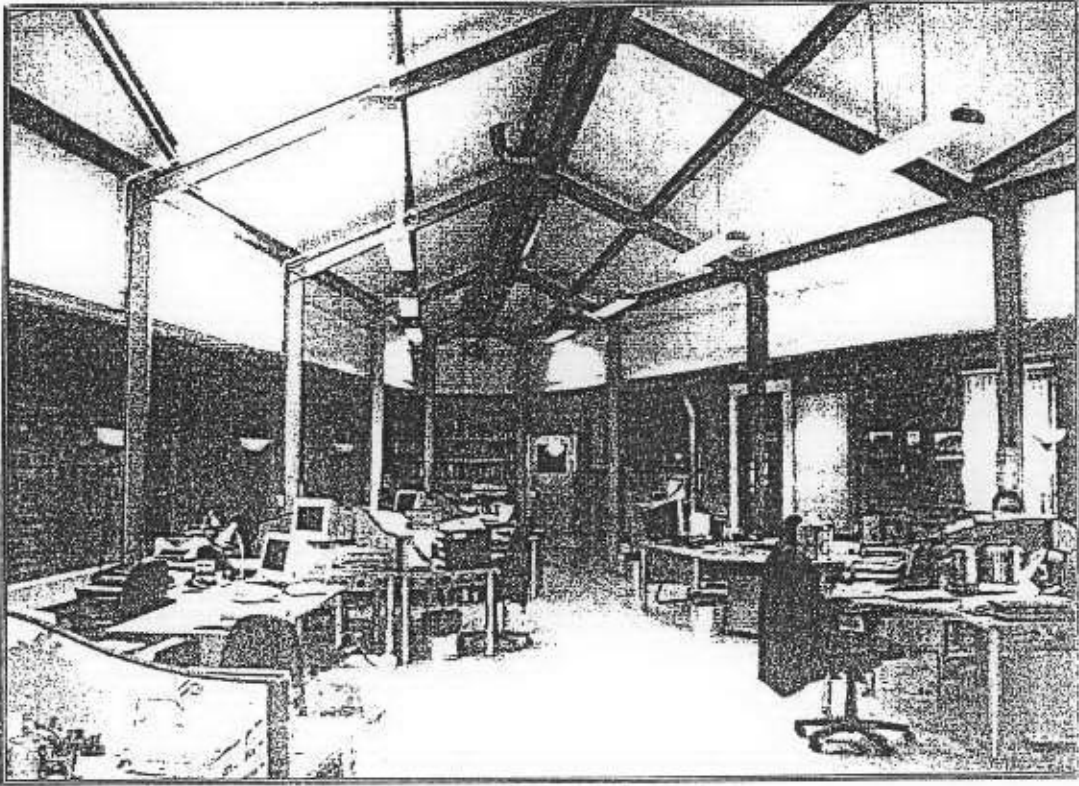


Front Elevation

(020) 7391 7100

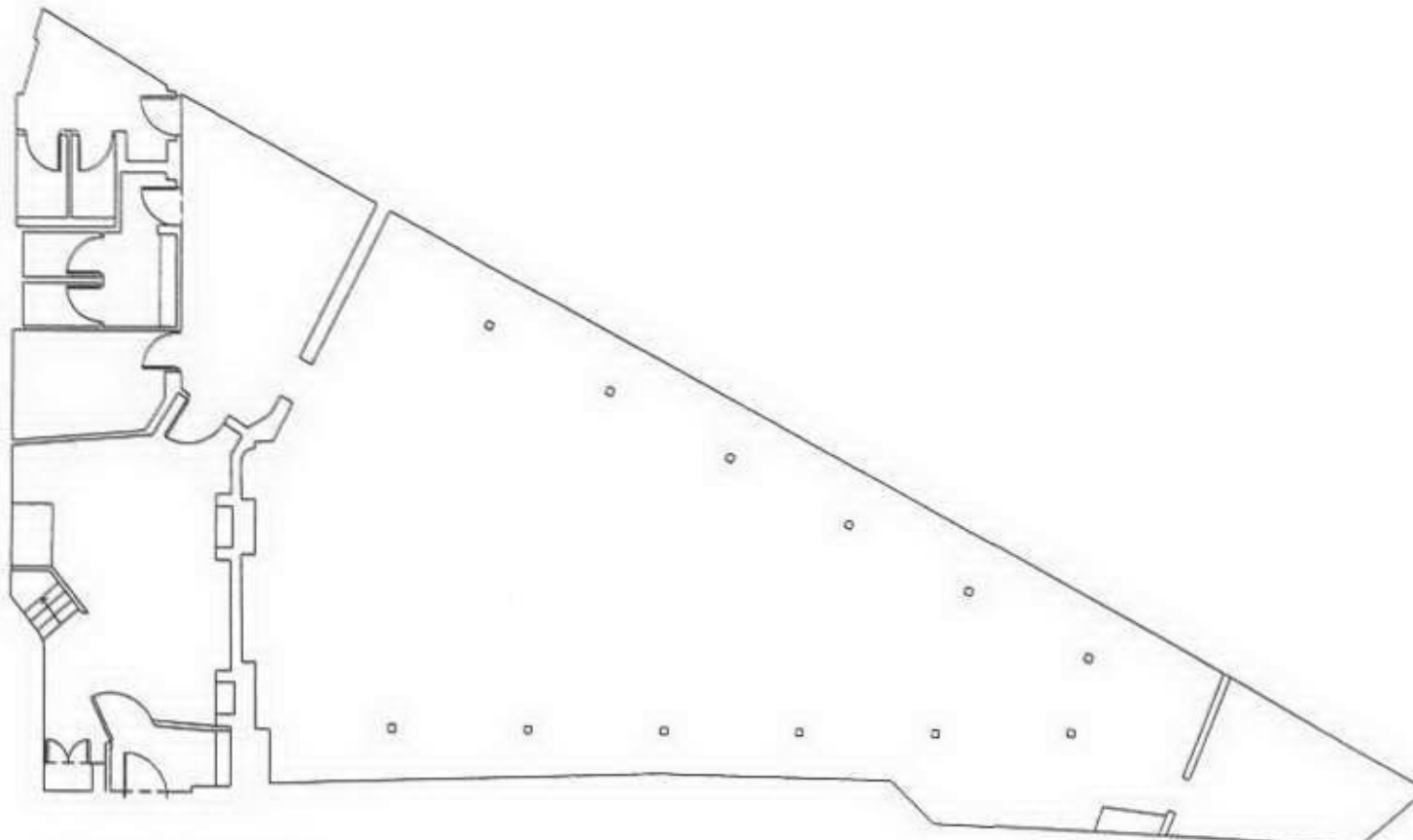
**FRESSON & TEE**  
CHARTERED SURVEYORS

[www.fandt.com](http://www.fandt.com)



Large Open Plan Area

020 7391 7100



**GROUND FLOOR**  
 2,273.66 sqft (211.23 sqm)

**NOTES:**

**Summary of Areas**

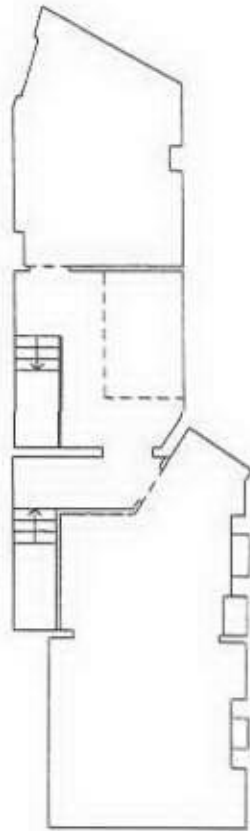
Floor	Sq. Ft.	Sq. M.
Outside	2,273.66	211.23
First	466.72	43.04
Second	537.42	50.02
<b>Total</b>	<b>3,280.80</b>	<b>304.30</b>

<b>Existing Ground Floor Plan</b>	
<b>Stanley House, St. Chad's Place, London WC1</b>	
<b>Lease Plans</b>	<b>March 2006</b>
	<b>Scale 1:100</b>
<b>National Playing Fields Association</b>	<b>18479/01</b>

**FRESSON & TEE**  
 CHARTERED SURVEYORS

1 SANDWICH STREET  
 LONDON WC1E 9PF

Tel: 020 7541 7500 Fax: 020 7541 7521



**FIRST FLOOR**  
469.72 sqft (43.64 sqm)



**SECOND FLOOR**  
537.42 sqft (50.02 sqm)

**NOTES:**

**Summary of Areas**

Floor	Sq Ft	Sq M
Ground	2,773.66	257.25
First	469.72	43.64
Second	537.42	50.02
<b>Total</b>	<b>3,780.80</b>	<b>350.91</b>

**Existing  
First and Second Floor Plans**

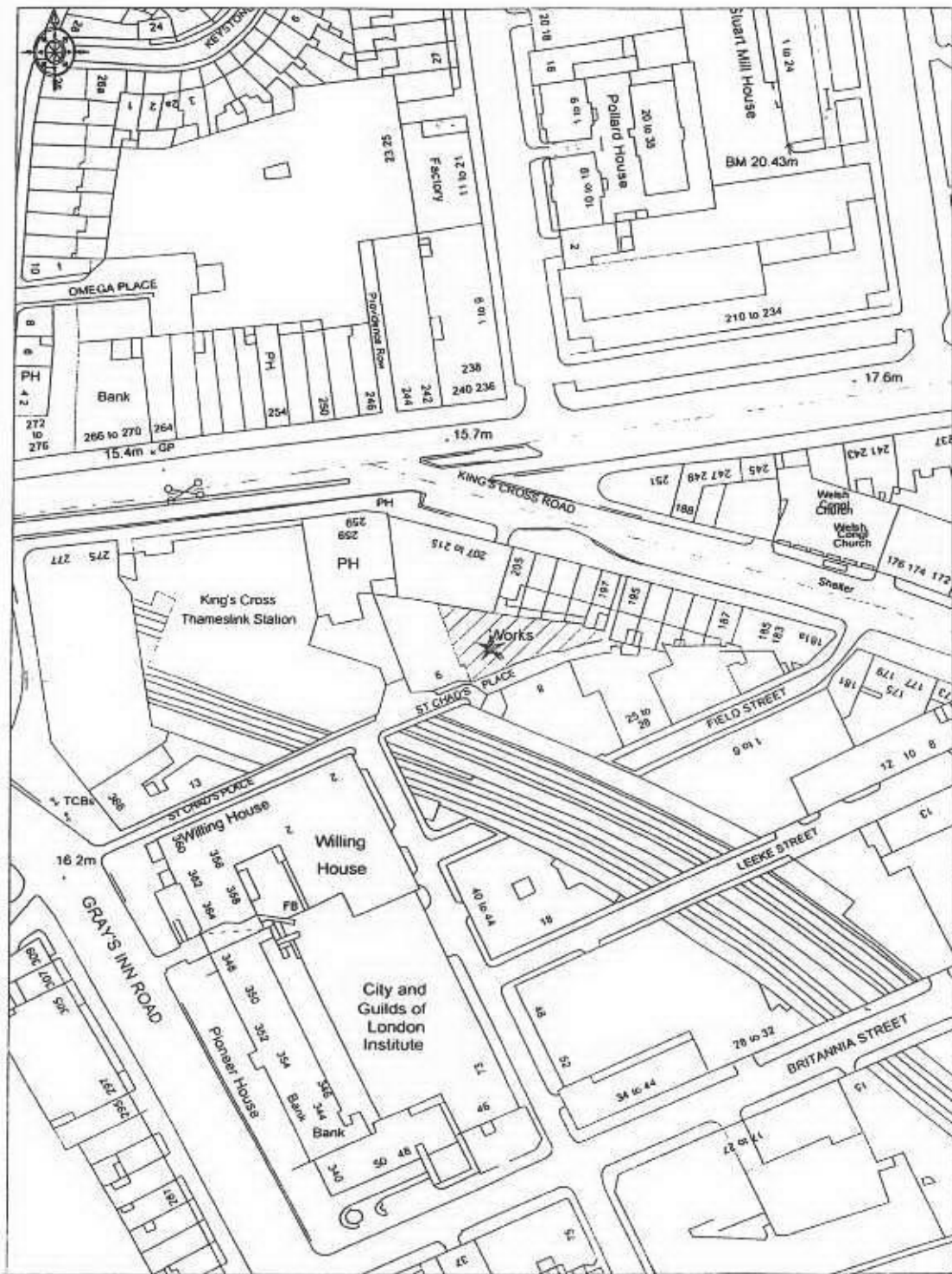
**Stanley House,  
St. Chad's Place, London WC1**

DATE	BY
March 2006	
1:100	
18479/02	

**FRESSON & TEE**  
1 HARTFORD SURVEYORS

1 SANDWICH STREET  
LONDON WC2E 9PP

Tel: 020 7561 1961 Fax: 020 7561 3131



Ordnance Survey

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### **Notice Under Property Misdescriptions Act 1991**

**Fresson & Tee give notice that:**

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- b) All floor areas and measurements are approximate.
- c) These particulars do not form a part of any offer or contract.
- d) Neither Fresson & Tee nor any of their employees has any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties.
- e) Unless otherwise stated, all prices and rents are quoted exclusive of VAT.
- f) Fresson & Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.

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