

Compton

Farringdon

Pear Tree Court
58 Farringdon Road
EC1R 3BP

4,266 sq ft of office / showroom
accommodation in a prime
Farringdon location. The asset offers
a very attractive Ground Rent
investment.

For Sale

4,266 ft²

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Location

58 Farringdon Road is situated in a prime Farringdon location, 250 metres from Farringdon Station's Turnmill entrance providing access to the new Elizabeth Line (Crossrail), Thameslink and London Underground network.

Crossrail: Tottenham Court Road (2 mins), Bond Street (4 mins), Paddington (8 mins), Heathrow Airport (31 mins).

Both Leather Lane and Exmouth Street Markets are within a 5 minute walk offering an array of street vendors, bars, cafes and restaurants.

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Amenities

- Prime Corner Freehold Office/Showroom accommodation
- Self Contained with two entrances
- 4,266 sqft over Lower Ground, Ground and First Floors
- Raised Floors
- Attractive Ground Rent investment, with ground rents doubling to £10,000 per annum in June 2024

Description

A prime, self contained Freehold in central Farringdon, 250 meters from Farringdon Station.

Corner building fronting Farringdon Road and Pear Tree Court. The commercial element is self contained with two entrances on Farringdon Road, meaning the three floors can be occupied on a floor by floor basis.

The commercial element requires a comprehensive refurbishment and benefits from excellent floor to ceiling heights.

The 18 residential flats are sold off on 999 year leases from 1999 and are accessed via a separate entrance on Pear Tree Court.

The passing ground rent is £5,000 per annum and doubles in June 2024 to £10,000 per annum. In June 2059 it increases to £20,000 per annum and then increases again to £25,000 per annum from June 2084.

We are seeking offers in excess of £2,350,000 reflecting an attractive capital value of £550 per sq ft.

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Content

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	Description	sq ft	Availability
1st	-	1,642	Available
Ground	-	985	Available
Lower Ground	-	1,482	Available
Lower Ground - Storage	Storage	157	Available
Total		4,266	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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