

RIB

ROBERT IRVING BURNS

# 11-13 WAKLEY STREET

LONDON, EC1V 7LT

Vacant Freehold Office Redevelopment  
Opportunity For Sale

Suitable for Owner Occupation  
& Office to Residential Repositioning  
(STPP)





# EXECUTIVE SUMMARY

- An attractive period property, arranged over lower ground, ground and three upper floors.
- Strategically placed within London's growing Tech Hub (Zone 1).
- Office refurbishment opportunity, offered with full vacant possession.
- The property benefits from windows at the front and back as well as a third floor terrace and balcony.
- 7,261 sqft / 674.6 sqm NIA. and a further 453 sqft / 42.1 sqm of outdoor space.
- Offers are invited for the Freehold interest. We are instructed to seek offers in excess of £4,100,000 (Four Million One Hundred Thousand Pounds), subject to contract, for the benefit of the Freehold Interest. A purchase at this level would reflect a capital value of c.£565 per sqft.

# LOCATION

Angel is renowned for its eclectic mix of shops, cafes, restaurants, and cultural venues. 11-13 Wakley Street is within walking distance of Islington Green, Upper Street, Regent's Canal and historic local landmarks such as Chapel Market and Sadler's Wells Theatre.

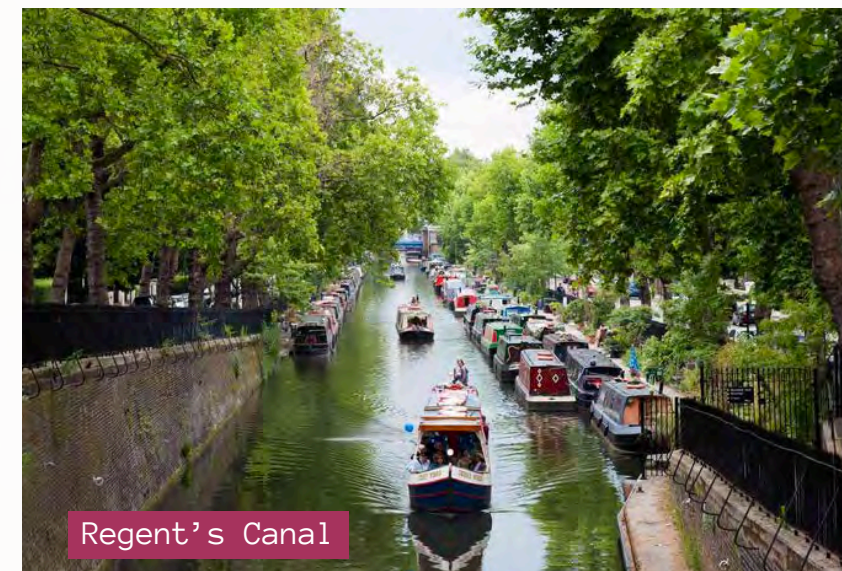
The area continues to benefit from significant inward investment and numerous new developments to improve local infrastructure, these include: Islington Square, The Kings Cross Regeneration Scheme, Angel Central Refurbishment as well as various luxury mixed-use residential buildings such as Canaletto, The Arc Building and The Atlas Building.



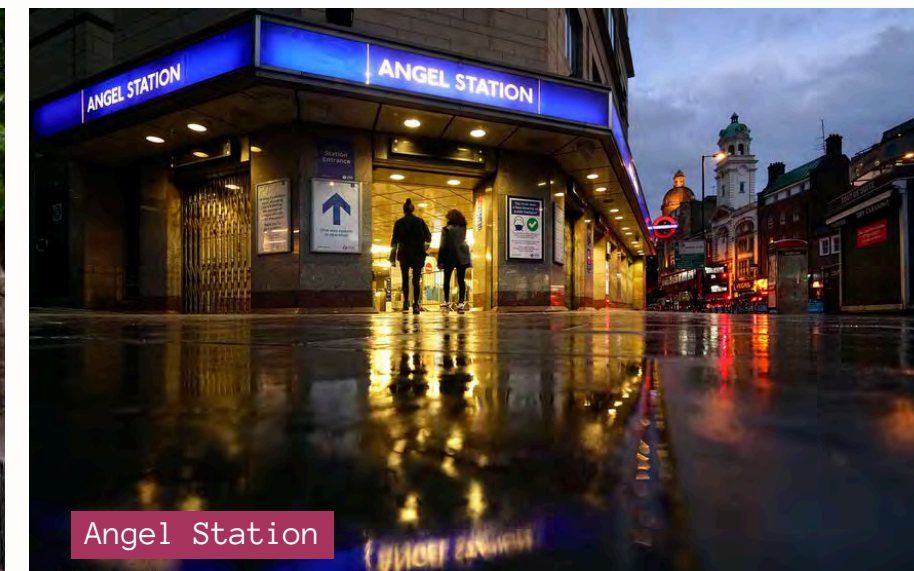
Islington Square



King's Cross



Regent's Canal



Angel Station

# CONNECTIVITY

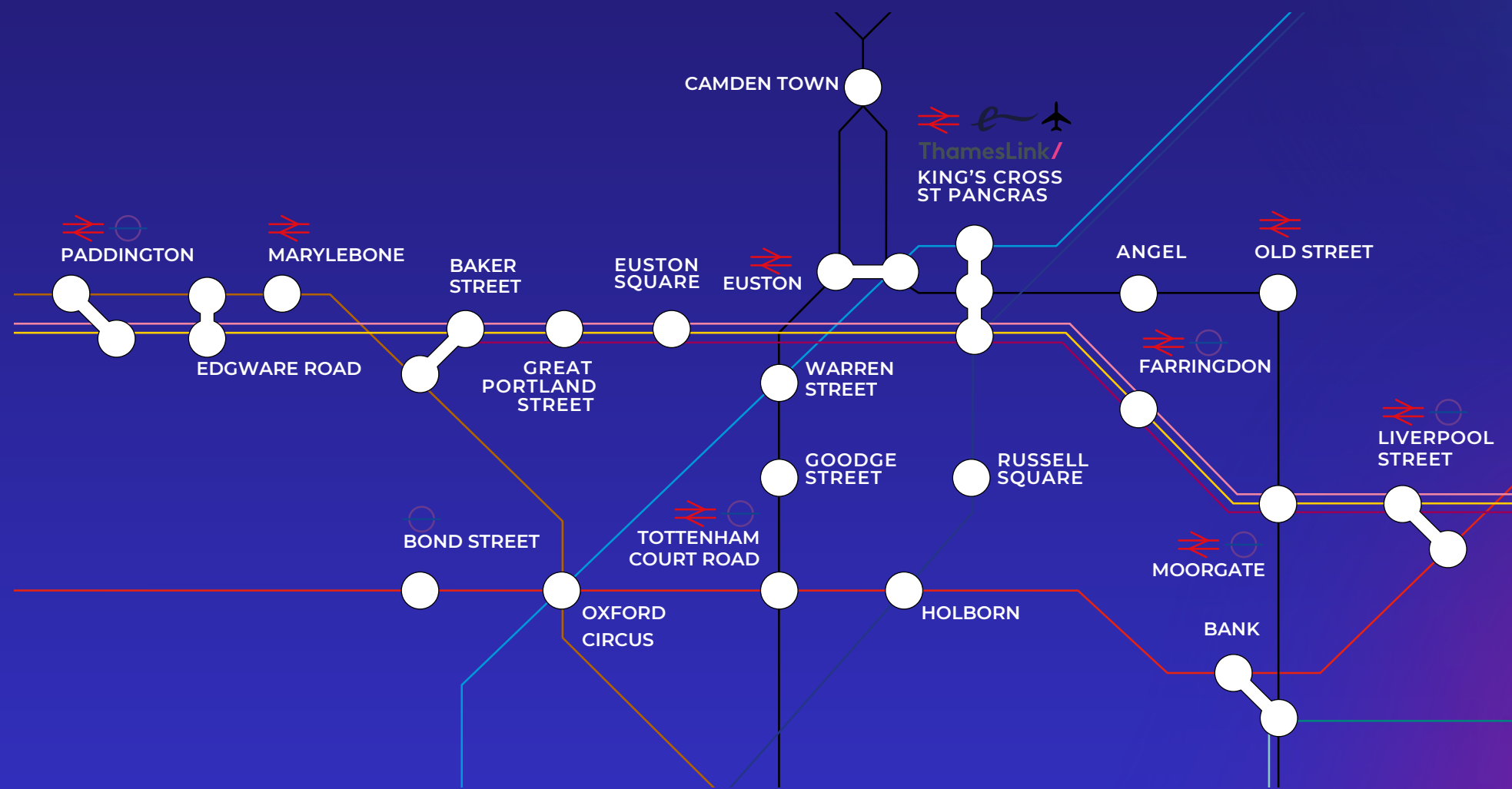
11-13 Wakley Street is strategically located in one of London's most vibrant and dynamic areas. The property boasts exceptional connectivity to key destinations including the City, West End, and Tech City in Shoreditch.



Just a 5-minute walk from the property, Angel Station provides direct access to King's Cross St. Pancras, Euston, and Bank.



Numerous bus routes service the area, including routes 19, 38, 43, 56, 73, and 205. These routes offer extensive coverage across London, connecting to destinations such as the West End, City of London, and beyond.



The adjacent City Road (A501) connects directly to the Inner Ring Road, offering convenient access to major motorways including the M1, M11, and M25.



London City, Heathrow and Gatwick Airports are all within an hour respectively of the property via public transport.

# DESCRIPTION

The subject properties comprise an attractive period building arranged over lower ground, ground, first, second and third floors. The property is configured as an office and is offered with full vacant possession.

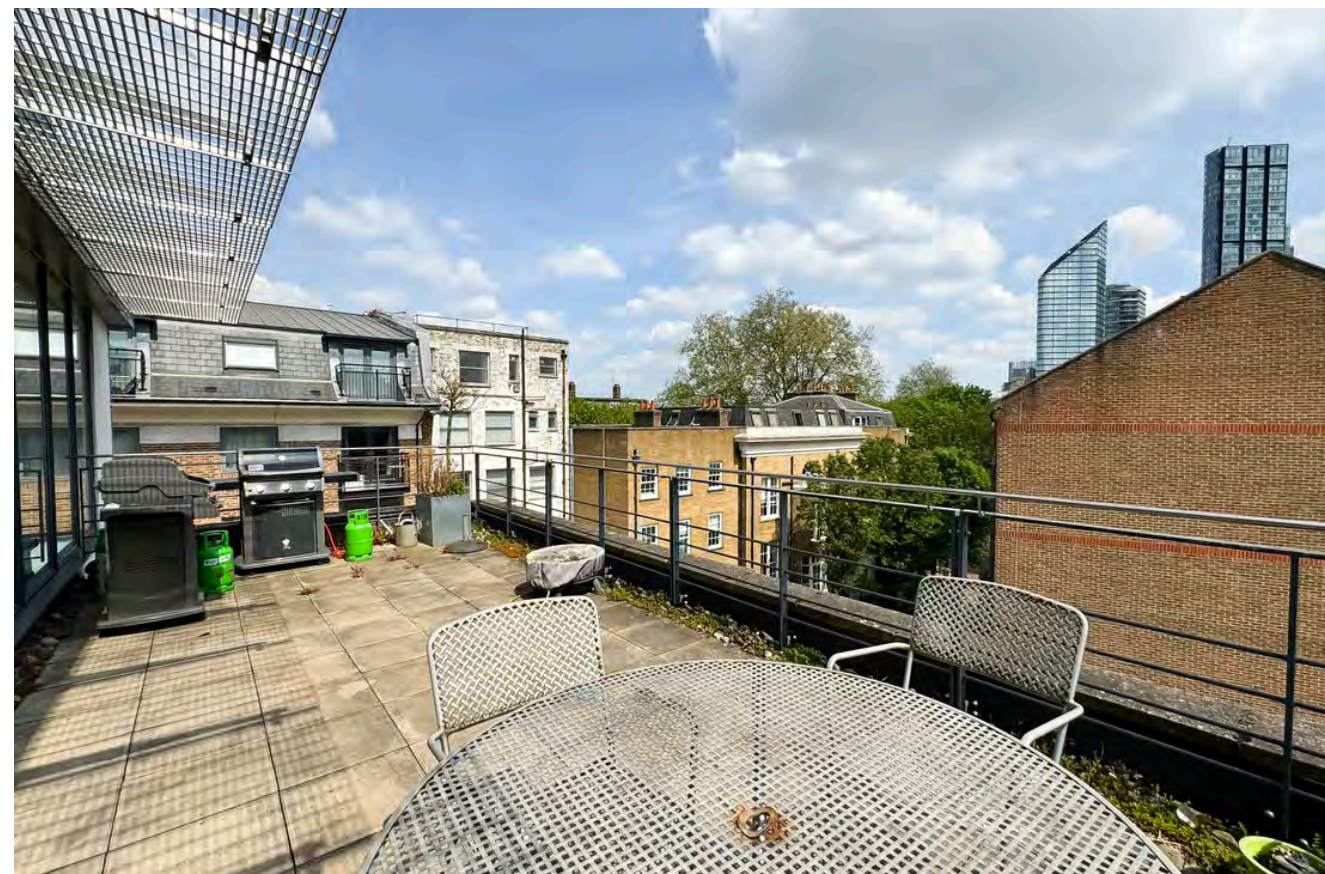
The property further benefits from a third floor balcony/ terrace with windows at the front and back of building.

The property benefits from EUse Class and is well suited for owner occupation.

There is also strong potential (STPP) for conversion of the property into residential and a number of other alternative uses.

11-13 Wakley Street falls outside of the designated Article 4 Zone.

Floor	SQFT	SQM
Third Level	1,291	119.9
Second Level	1,877	174.4
First Level	1,776	165
Ground Level	1,632	151.6
Lower Ground	686	63.7
Total NIA	7,262	674.6
Third level Balcony	161	15
Third Level Rear Terrace	292	27.1
Total External	453	42.1

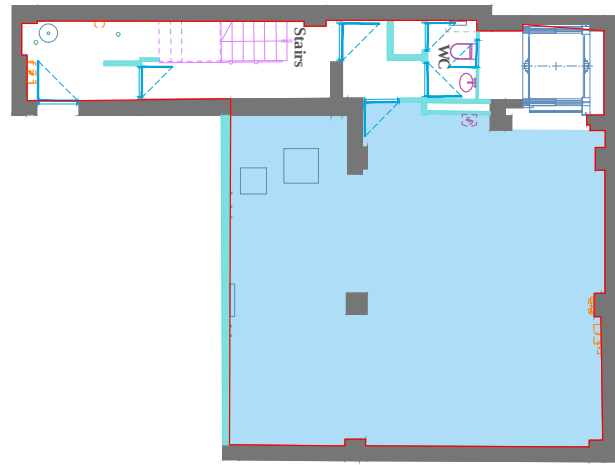


# FLOORPLANS

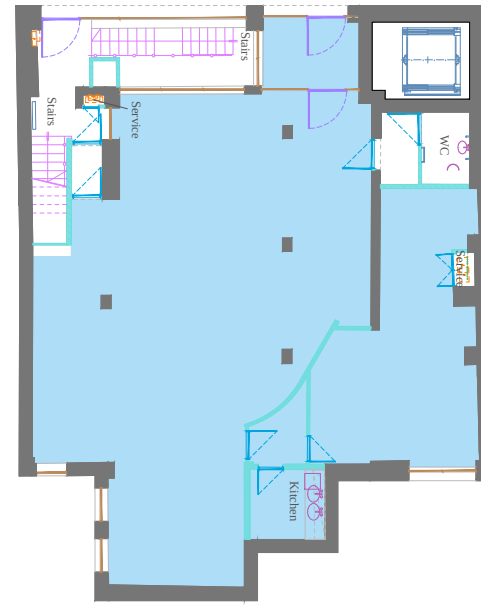
Not to scale. For indicative purposes only.

Net Internal Area

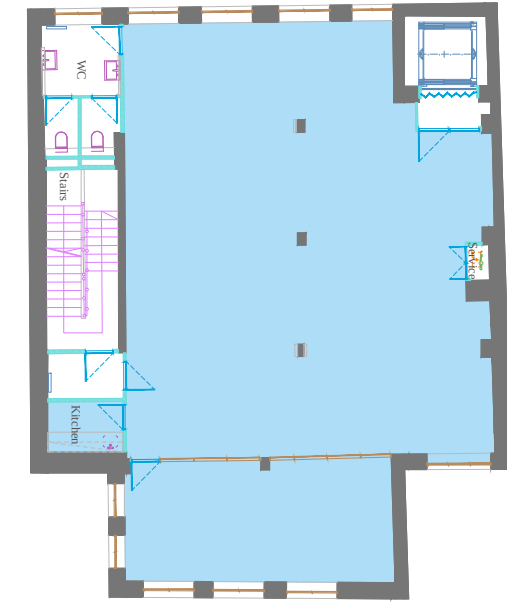
Wakley Street ← Wakley Street → Wakley Street → Wakley Street →



Lower Ground Floor

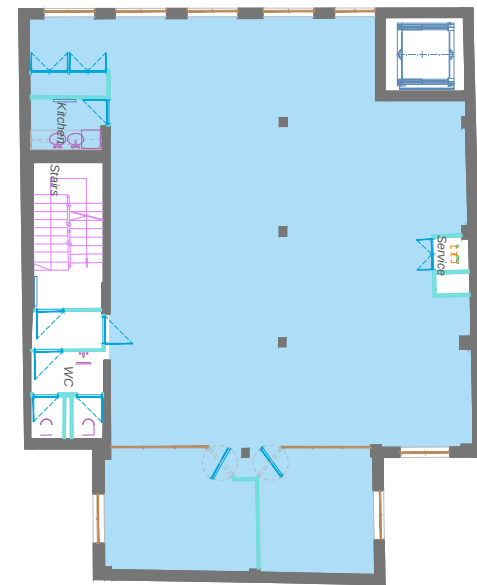


Ground Floor

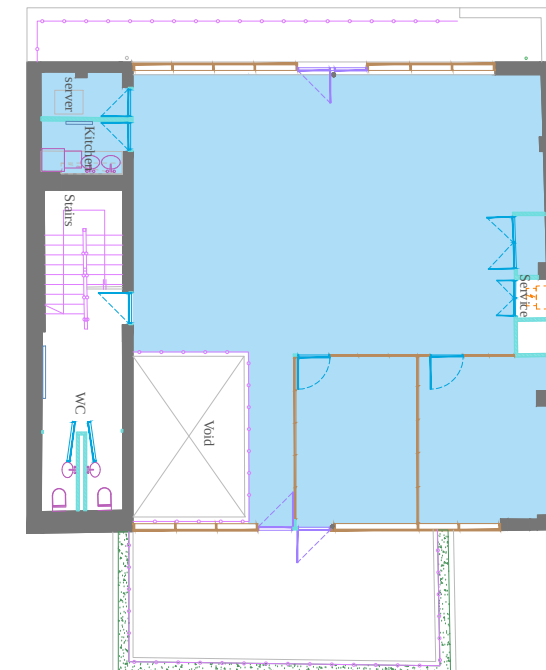


First Floor

Wakley Street ← Wakley Street →



Second Floor



Third Floor

# PROPOSAL

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# VAT

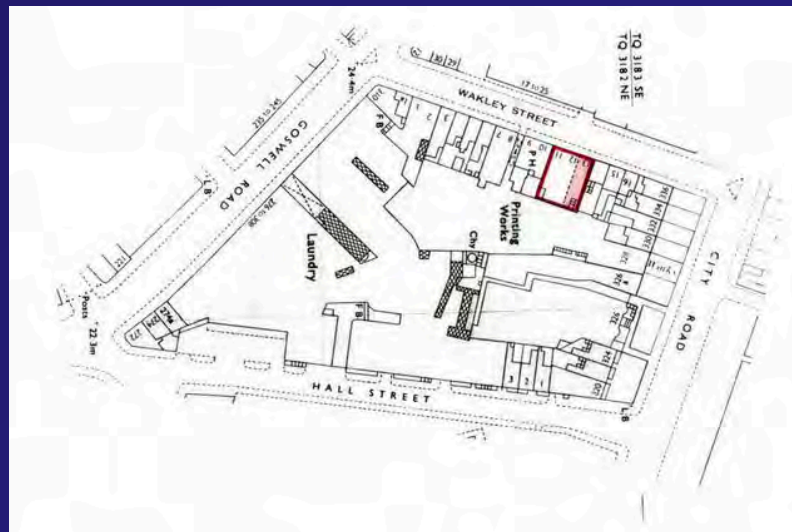
TBC

# EPC

Available Upon Request

# TENURE

The asset is held Freehold, under Title Number: NGL496793. An element of the basement is sold off on a Long-Leasehold for 99 years (c.56 years unexpired), under Title Number: NGL390258.



Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

July 2024.

# CONTACTS

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# RIB

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