

17-25 NEW INN YARD, EC2

SHOREDITCH

**PRIME FREEHOLD
DEVELOPMENT OPPORTUNITY**



PRIME SHOREDITCH FREEHOLD BUILDING WITH POTENTIAL FOR REDEVELOPMENT AND CHANGE OF USE

EXECUTIVE SUMMARY

- Freehold
- Situated in the heart of the Shoreditch, moments from Old Street's Silicon Roundabout, the epicentre of the UK's booming tech sector
- Excellent connectivity, situated within 600 metres of Old Street Station, 250 metres of Shoreditch High Street Station and 700 metres of Liverpool Street Station, providing convenient access to the new Elizabeth Line
- HQ style office building comprising a Net Internal Area of 26,340 sq ft (2,447.0 sqm) arranged of LG, G and three upper floors
- The building is offered with full Vacant Possession
- White Red Architects have undertaken an initial feasibility study outlining the potential to add massing and increase the existing floor area to 45,640 sq ft (NIA), subject to planning
- White Red Architects have explored alternative uses for the property which include hotel, subject to planning

OFFERS ARE INVITED IN EXCESS OF £14,500,000, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.

THIS REFLECTS A CAPITAL VALUE OF £550 PER SQ FT ON THE EXISTING NIA AND £318 PER SQ FT ON THE PROPOSED NIA.





SHOREDITCH
HIGH STREET



LIVERPOOL
STREET

17-25 NEW INN
YARD, EC2



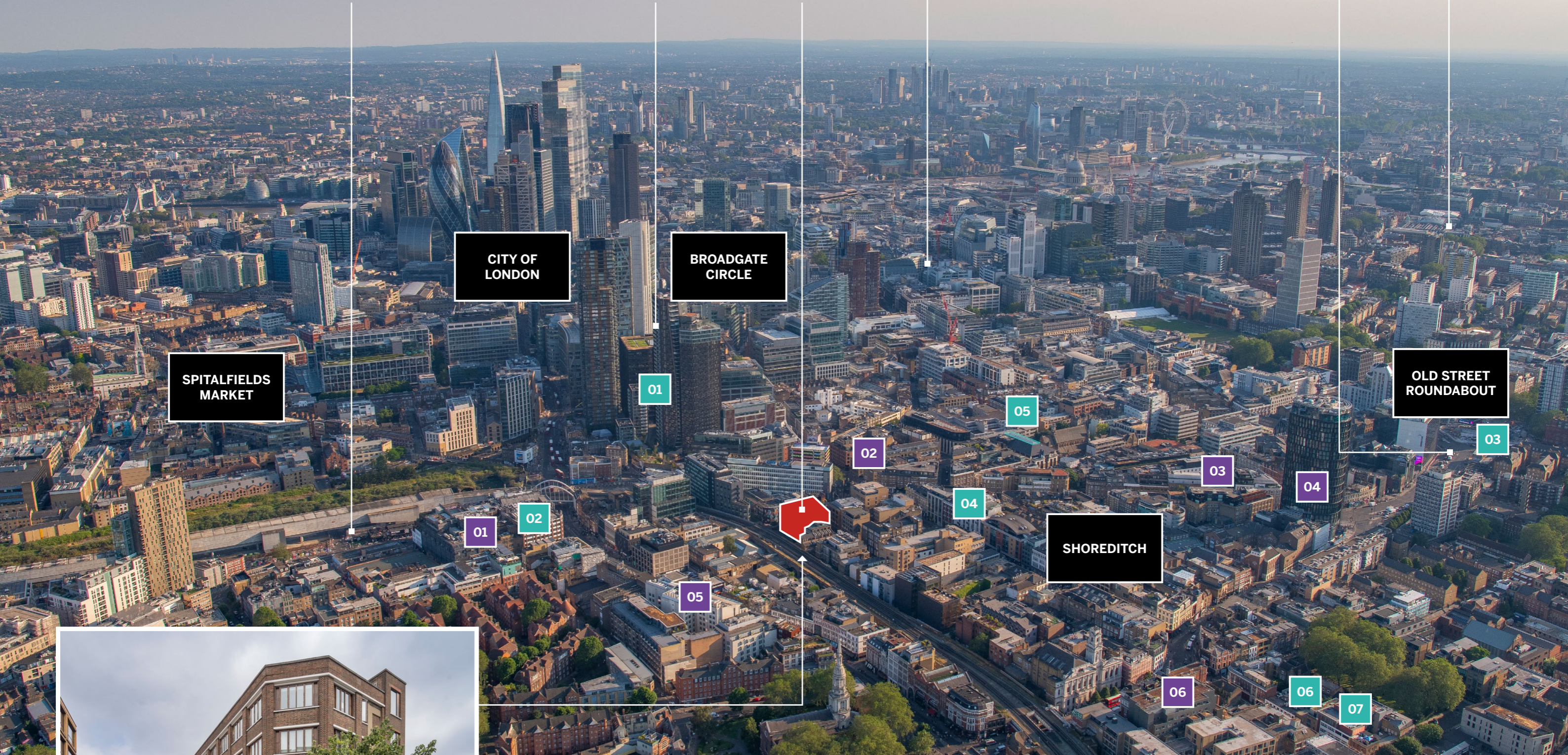
MOORGATE



OLD STREET



BARBICAN



CITY OF
LONDON

BROADGATE
CIRCLE

SPITALFIELDS
MARKET

OLD STREET
ROUNDBABOUT

SHOREDITCH



LOCAL OCCUPIERS

GLOBAL BUSINESS

- 1. Amazon
- 2. Mother
- 3. Adobe
- 4. McDonalds Corporate
- 5. Frontier
- 6. Canva
- 7. Aviva

HOTELS

- 1. Shoreditch House
- 2. Mondrian Hotel
- 3. Nobu
- 4. art'otel
- 5. One Hundred Shoreditch
- 6. Shoreditch Town Hall Hotel

SHOREDITCH

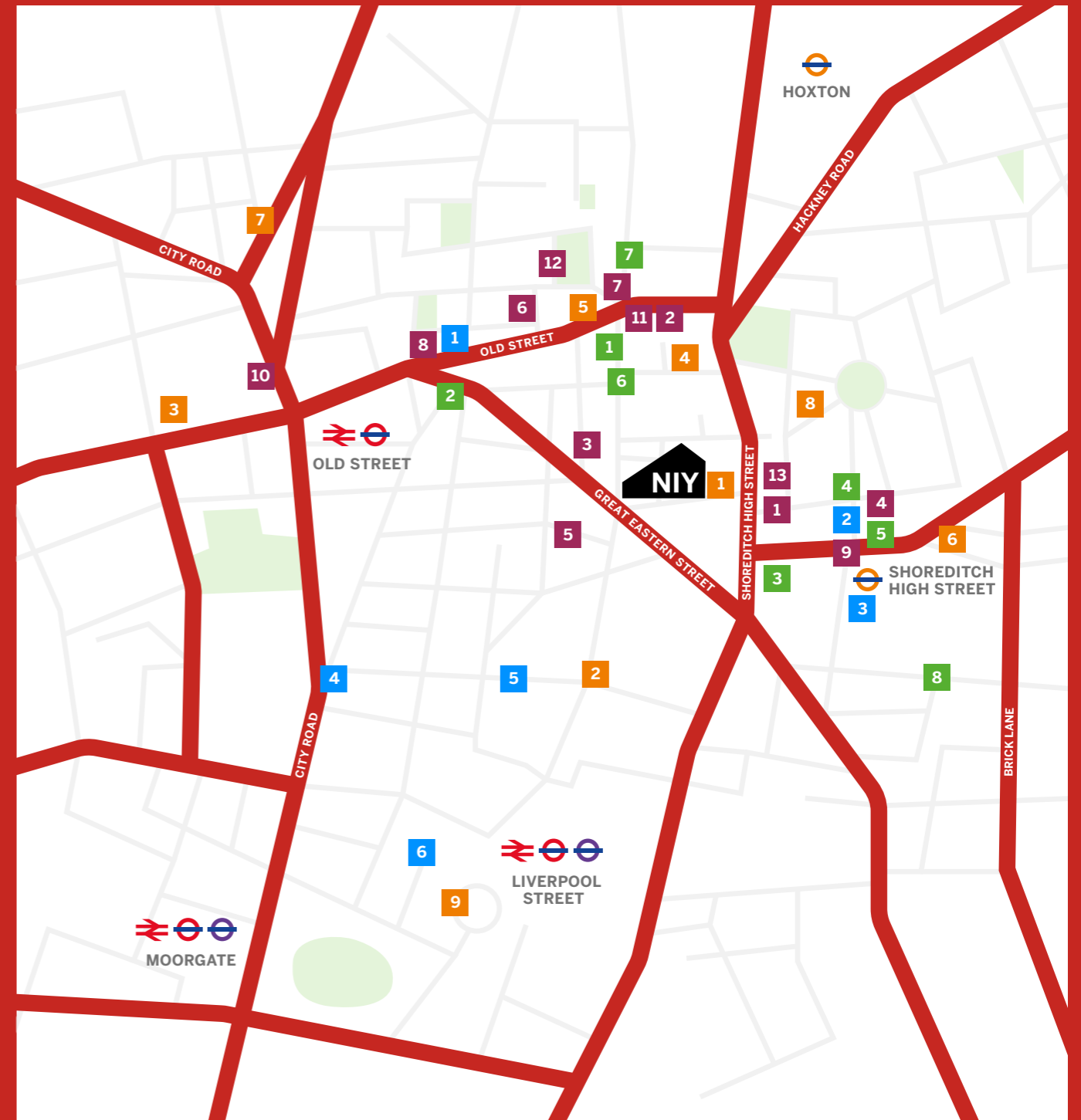
SITUATED NORTH EAST OF THE CITY OF LONDON, HOXTON, SHOREDITCH AND OLD STREET FORM LONDON'S THRIVING TECH AND CREATIVE DISTRICT.



17-25 New Inn Yard is positioned in a strategic Central London location, where the Old Street / Shoreditch sub-market meet the City Core via Moorgate and Liverpool Street.

The area is home to many of the UK's most innovative and successful tech companies, of which several have grown into unicorns with international coverage.

While the Old Street district is regarded as a tech hub, home to technology, media and creative industries, the City Core is regarded as the world's leading financial centre with major global occupiers, providing a diverse tenant mix in this micro-location.



- | | | | |
|---|--|--|--|
| <p>■ RETAIL</p> <ol style="list-style-type: none"> 1. Goodhood 2. Tokyo Bikes 3. Boxpark 4. Folk 5. Aesop 6. SCP 7. Troy Bar 8. Truman Brewery | <p>■ RECREATION</p> <ol style="list-style-type: none"> 1. Bounce 2. Shuffle Board 3. Powerleague 4. Flight Club 5. Crazy Golf 6. Everyman | <p>■ EATERIES</p> <ol style="list-style-type: none"> 1. Brat 2. The Clove Club 3. Gloria 4. Ceconnis 5. Leroy 6. Meatliquor 7. Red Dog Saloon 8. Bounce 9. Shoreditch House 10. Shoreditch Grind 11. Homeslice Pizza 12. Cocotte 13. Dishoom | <p>■ HEALTH</p> <ol style="list-style-type: none"> 1. Frame 2. Blok 3. Gymbox 4. CrossFit Shoreditch 5. Fighterfit 6. Puregym 7. Fierce Grace 8. Paragon 9. 1Rebel Gym |
|---|--|--|--|

LONDONS CREATIVE AND TECH HUB

\$1 TRILLION

The value of the UK Tech ecosystem placing it 3rd in the world behind the US and China.

5 MILLION

To date there is just under 5m people working in UK Tech startups and scaleups, an increase from 3M in 2019.



£30.2 BILLION

Investment activity in the UK is double that of the next biggest European market.

UNICORN EXPLOSION

London has produced 55 tech unicorns with a further 82 predicted.

P.
09

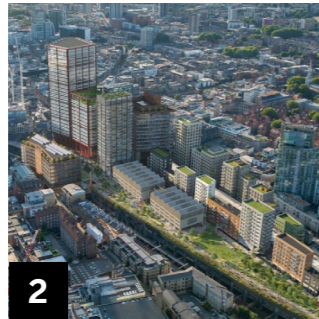


LOCAL DEVELOPMENTS

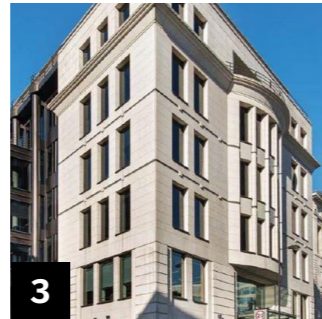
Major development activity by numerous high profile developers fuelled by the growing demand from creative, tech and fintech occupiers.



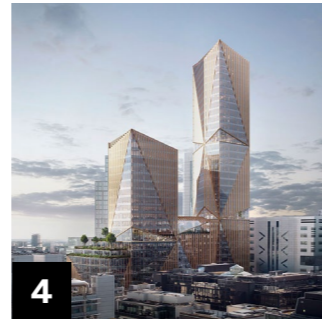
1
EDGE SHOREDITCH, EC2
Developer: EDGE / Mitsui Fudosan
Size: 480,000 sq ft offices and retail
Status: Planning granted



2
BISHOPSGATE GOODSYARD, E1
Developer: Hammerson & Ballymore
Size: 1.4m sq ft office, 175,000 sq ft retail and 500 new homes
Status: Planning granted



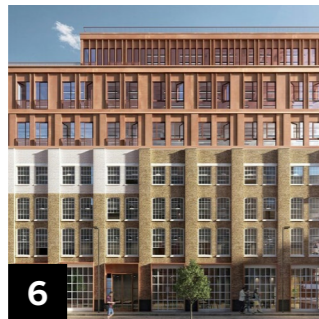
3
38 FINSBURY SQUARE, EC2
Developer: London & Oriental
Size: 53,647 sq ft offices
Status: Planning granted



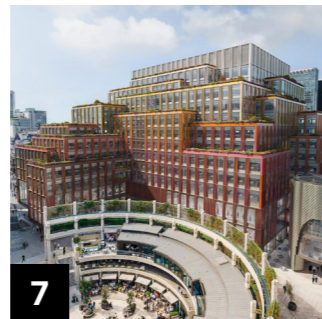
4
2 FINSBURY AVENUE, EC2
Developer: British Land
Size: 750,000 sq ft offices
Status: PC 2027
Pre let to Citadel



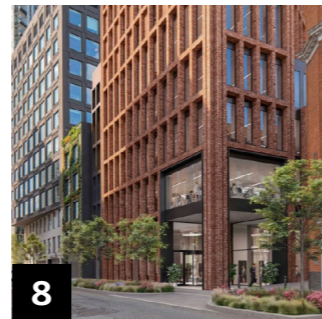
5
1 LIVERPOOL STREET, EC2
Developer: Aviva / Allianz
Size: 176,000 sq ft offices
Status: PC 2026



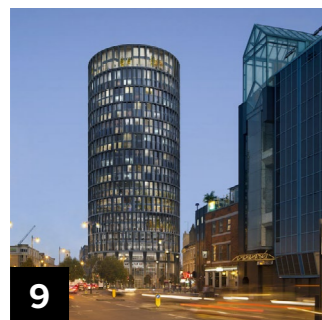
6
49-51 EAST ROAD, N1
Developer: Kinrise
Size: 50,000 sq ft offices
Status: PC 2026



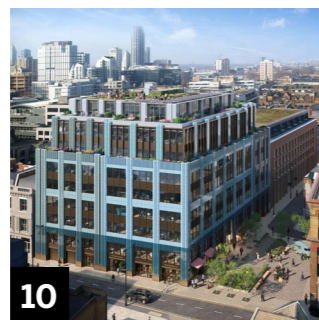
7
1 BROADGATE, EC2
Developer: British Land
Size: 546,000 sq ft offices and retail
Status: PC 2025 Pre let to JLL



8
39 EAST ROAD, N1
Developer: UBS
Size: 23 storey mixed use scheme inc. 210 bed hotel
Status: PC 2025



9
ART'OTEL, 84-86 GREAT EASTERN STREET, EC2
Developer: PPHE
Size: 346 Bedroom Hotel
Status: PC 2024



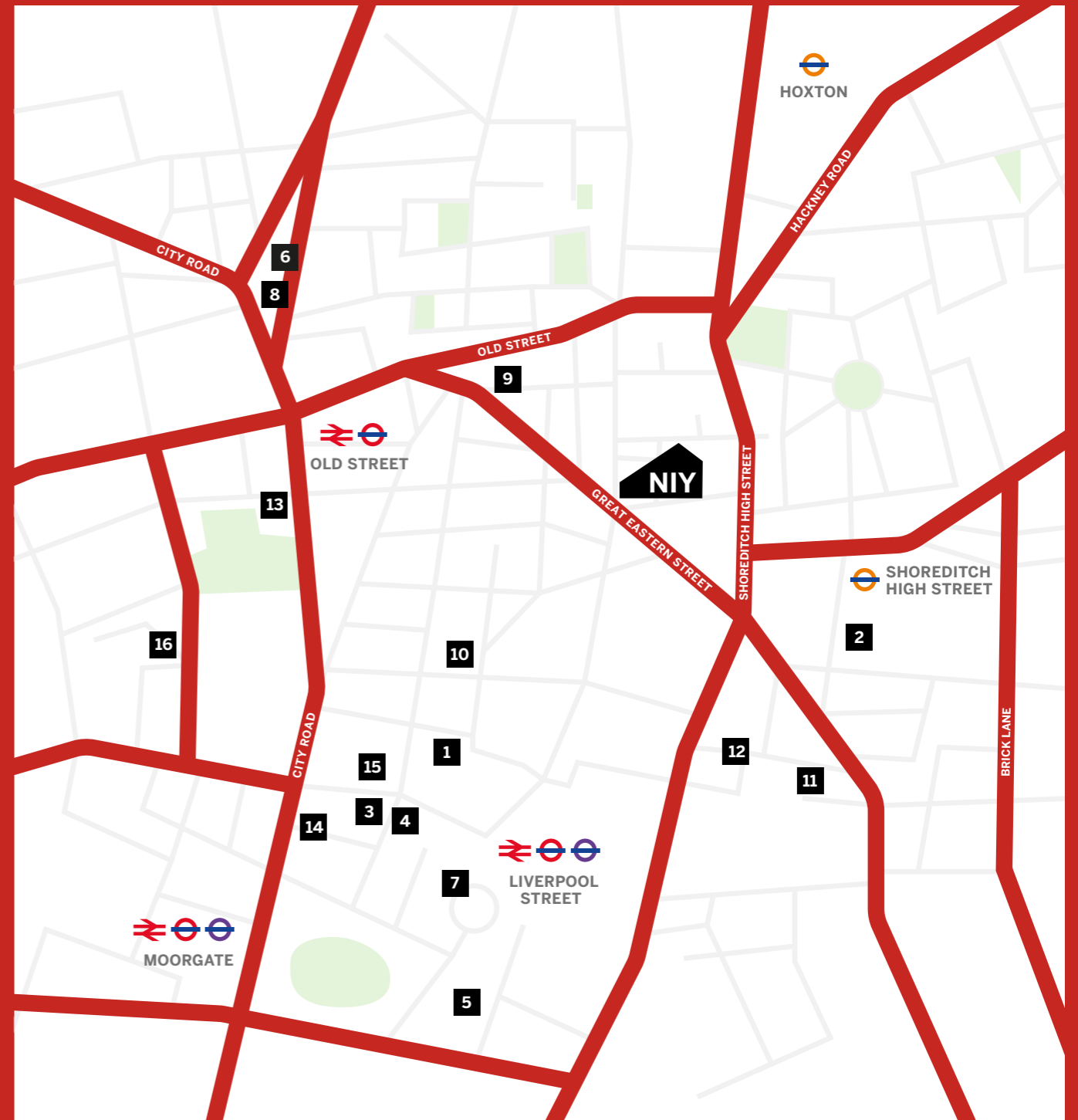
10
WORSHIP SQUARE, EC2
Developer: HB Reavis
Size: 135,000 sq ft offices
Status: Completed 2024
Prelet to Frontier



11
LAMB STREET, SPITALFIELDS, E1
Developer: JP Morgan
Size: Extension of Spitalfields 25,295 sq ft office and retail
Status: Completed 2024



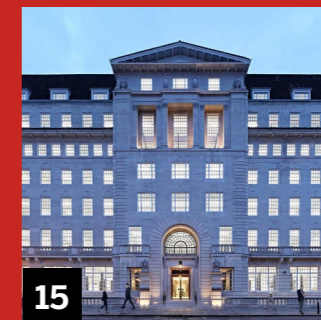
12
BLOSSOM STREET ESTATE, E1
Developer: British Land
Size: 347,000 sq ft office, 40 luxury apartments & 2 public squares
Status: Completed 2024



13
FEATHERSTONE BUILDING, EC1
Developer: Derwent London
Size: 124,000 sq ft
Status: Completed Q2 2022
95% let



14
50 FINSBURY SQUARE, EC2
Developer: GPE
Size: 117,300 sq ft offices
Status: Completed 2021
Prelet to Inmarsat



15
THE GILBERT FINSBURY SQUARE, EC2
Developer: Brookfield
Size: 148,089 sq ft offices
Status: Completed 2021





16
HYLO 103 - 105 BUNHILL ROW, EC1
Developer: CIT
Size: 261,143 sq ft offices
Status: Completed Q4 2021
90% let


CONNECTED ABOVE AND BELOW GROUND


17-25 New Inn Yard benefits from excellent connectivity, being situated within 600 metres of Old Street Station, 250 metres of Shoreditch High Street Station and 700 metres of Liverpool Street Station, providing direct access to the new Elizabeth Line.


Collectively, these transport hubs provide access to 5 underground lines as well as Crossrail, National Rail and London Overground.

- 

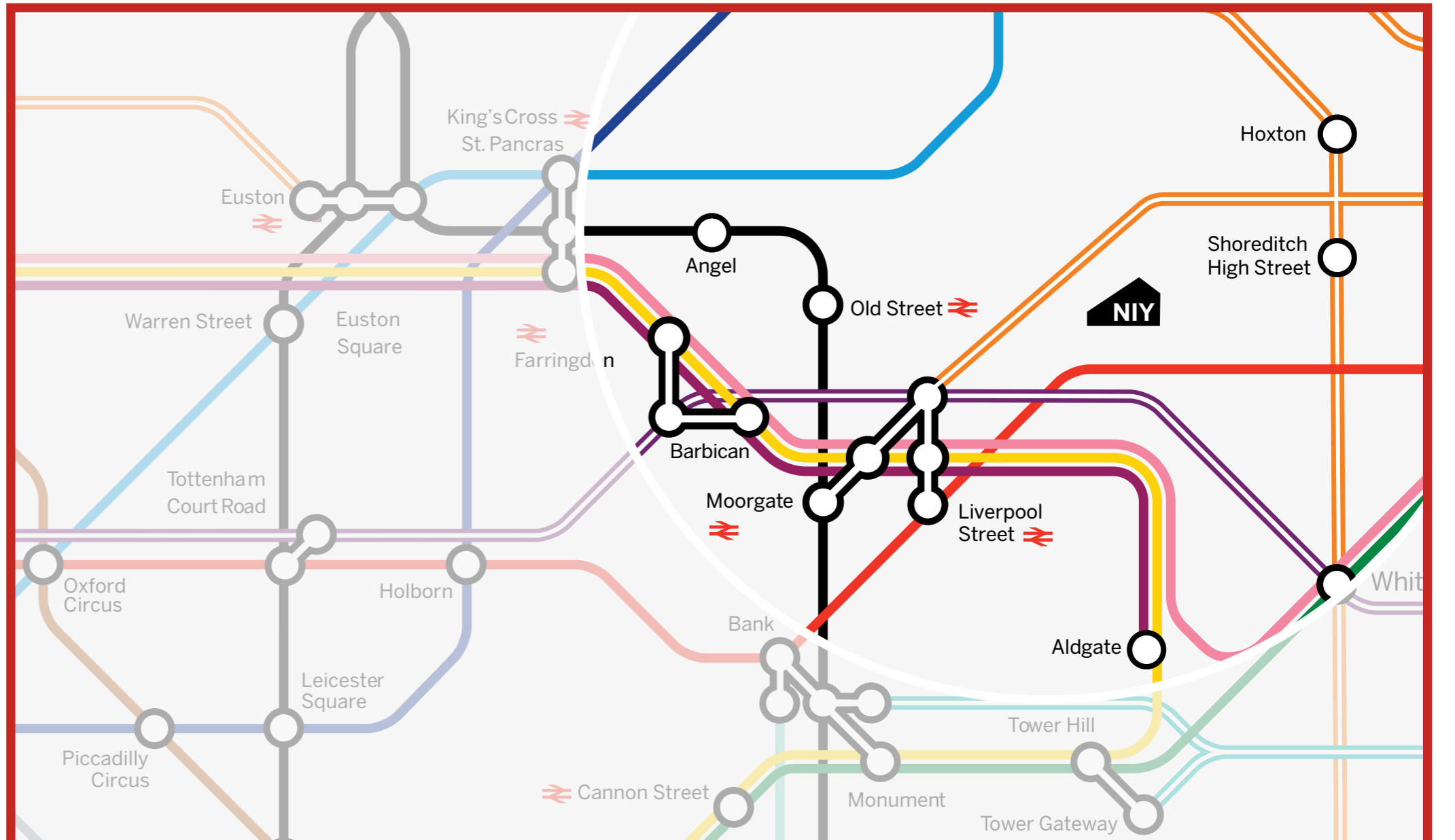
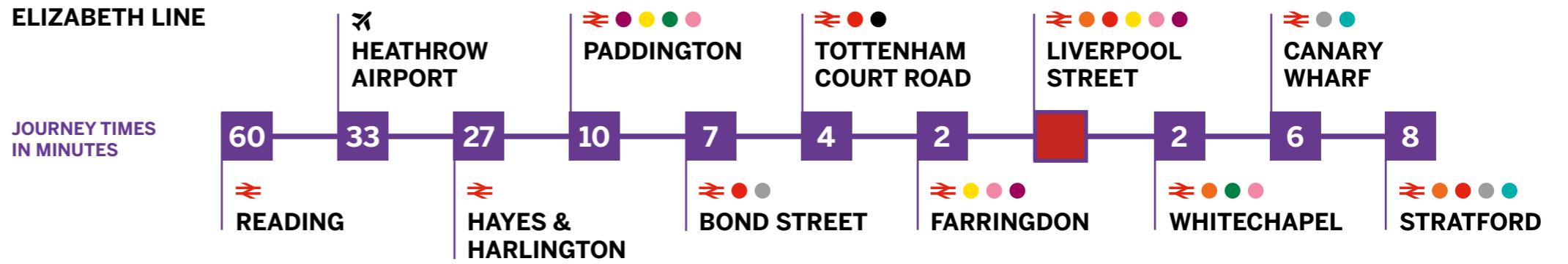
OLD STREET
6 MINUTE WALK
1 MINUTE BIKE
- 















LIVERPOOL STREET
9 MINUTE WALK
2 MINUTE BIKE
- 

MOORGATE
10 MINUTE WALK
3 MINUTE BIKE
- 

HOXTON
8 MINUTE WALK
2 MINUTE BIKE
- 

SHOREDITCH HIGH STREET
7 MINUTE WALK
2 MINUTE BIKE



- | | | | | | | |
|---|---|--|--|--|---|---|
|  Northern |  Central |  Bakerloo |  Jubilee |  Piccadilly |  Waterloo & City |  DLR |
|  Hammersmith & City |  Circle |  District |  Metropolitan |  Victoria |  Crossrail |  London Overground |

THE BUILDING

17-25 New Inn Yard comprises 26,340 sq ft of office accommodation arranged over Lower Ground, Ground and three upper floors. The building was originally constructed in 1891, but was most recently comprehensively refurbished and repositioned with a new entrance/reception area in 2003.

The office floors range from 2,828 sq ft to 7,064 sq ft and benefit from excellent levels of natural light throughout, with windows on all elevations.



OFFICE SPECIFICATION



In addition to this, the property benefits from the following specifications:



TWO PASSENGER LIFTS



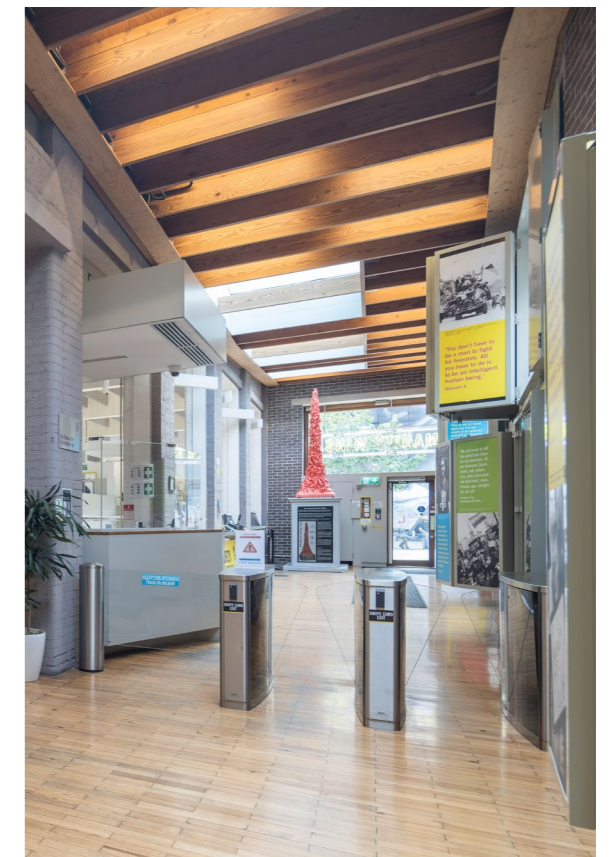
DDA COMPLIANT DEDICATED MALE & FEMALE TOILET FACILITIES



CAR PARKING



DEDICATED CYCLE STORAGE



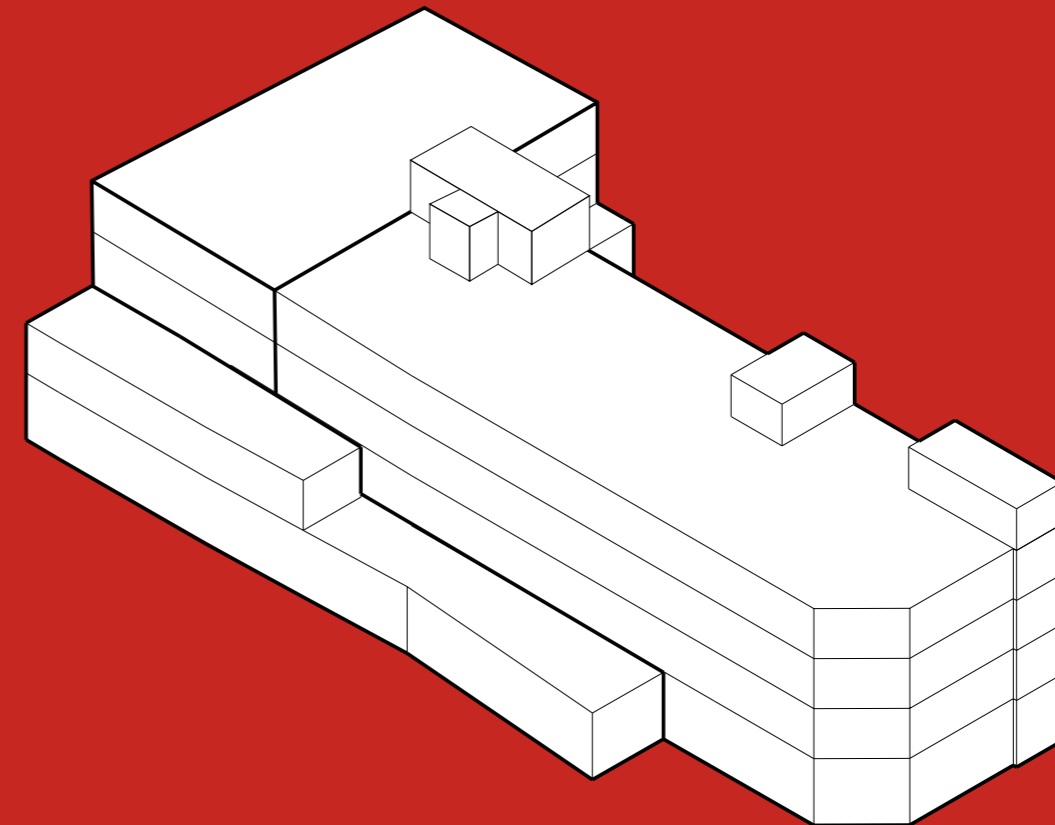
ACCOMMODATION

The building has a total NIA 26,789 sq ft and has been measured in accordance with the RICS Property Measurement, 1st Edition May 2015 providing the following floor areas:

NET INTERNAL AREA	SQM	SQ FT
THIRD LEVEL	407.5	4,386
SECOND LEVEL	480.6	5,173
FIRST LEVEL	639.9	6,888
GROUND	656.3	7,064
LOWER GROUND	262.7	2,828
TOTAL NIA	2,447.0	26,340



STACKING PLAN



THIRD LEVEL
 SECOND LEVEL
 FIRST LEVEL
 GROUND &
 LOWER GROUND

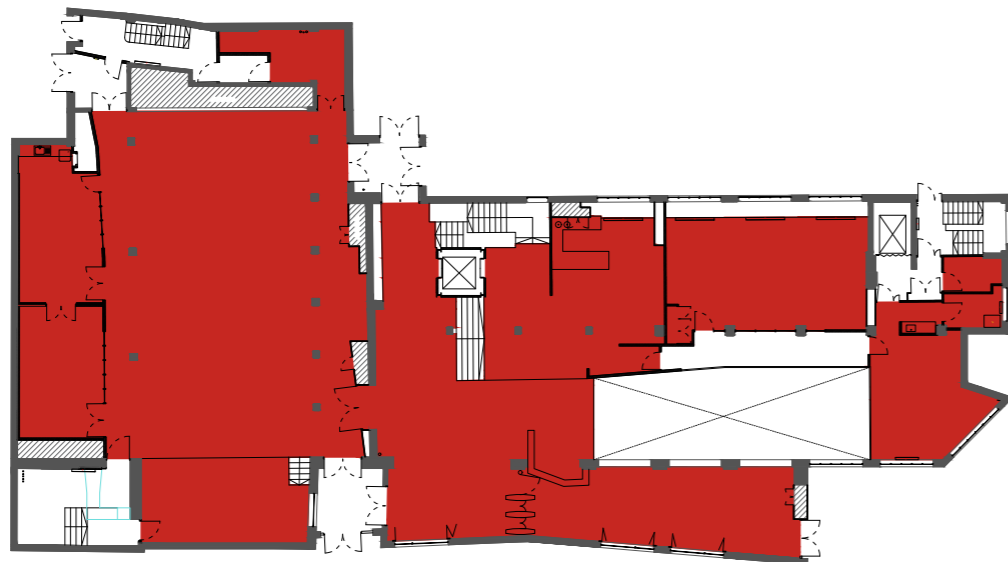
FLOOR PLANS

LOWER GROUND
2,828 SQ FT

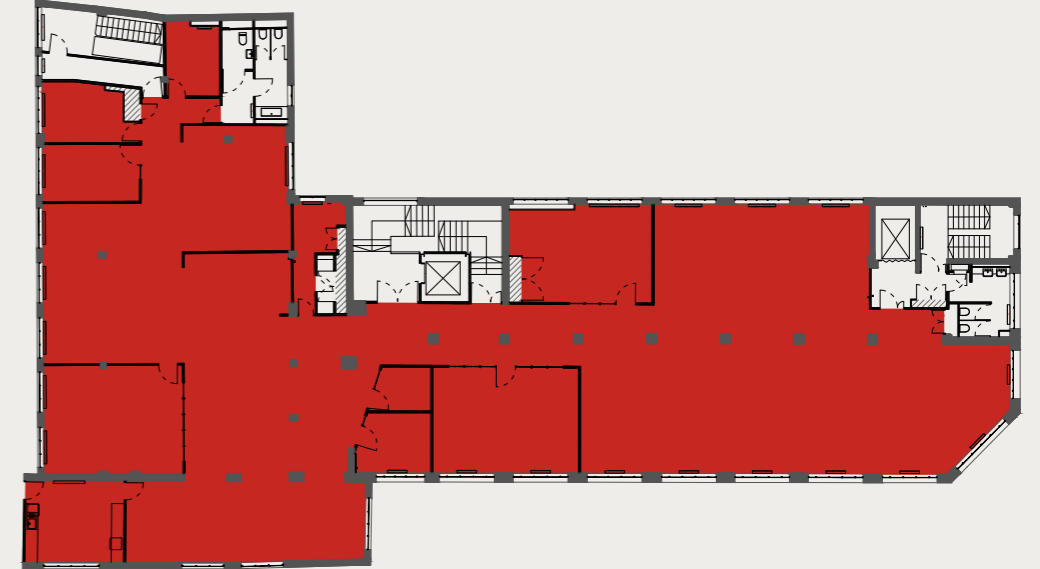


■ Net Internal Area

GROUND
7,064 SQ FT



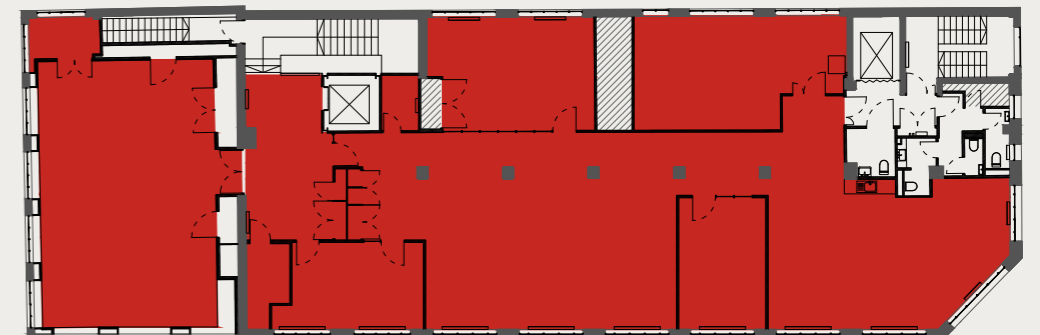
FIRST LEVEL
6,888 SQ FT



SECOND LEVEL
5,173 SQ FT



THIRD LEVEL
4,386 SQ FT



◀ **N** Not to scale.
Indicative only.

TENURE

17-25 New Inn Yard is held Freehold and registered under title number EGL206643



OPPORTUNITY



KEY ENHANCEMENTS

WHITE RED



VISION

17-25 New Inn Yard provides various opportunities to substantially reposition the existing buildings through refurbishment, redevelopment or alternative uses.

White Red Architects have designed an office led scheme which features a full redevelopment of the existing building, additional massing, and a 72% increase in Net Internal Area. The proposed schemes provide the opportunity to significantly improve the buildings internal layout to serve modern day office standards whilst also delivering enhanced servicing and external terrace amenity space.

White Red have also prepared a study to demonstrate possible conversion to hotel use that could provide a building of approximately 67,695 sq ft across c.100-105 rooms, subject to planning.

Dicky Lewis – Co-Founder WHITE RED

“

**THERE IS
UNDOUBTED
POTENTIAL
CREATE A
REMARKABLE
BUILDING**

OPTION 01 OFFICE SCHEME

Office led redevelopment of 17-25 New Inn Yard with additional massing which will provide 3 new storeys of flexible office floors. The development will include an additional 7th floor which will comprise of outdoor roof plant.

The proposed redevelopment will increase the Net Internal Area by 71% to 45,640 sq ft (4,241 sqm) which will be arranged over Lower Ground, Ground and seven upper floors.

The redevelopment will create a best in class office building benefitting from a remodelled entrance, three external terraces, one main core with two secondary cores, and improved tenant amenities.

FLOOR LEVEL	NIA		GIA				NIA:GIA		ASSUMED	
	TOTAL		EXISTING		ADDITIONAL		TOTAL			%
	SQM	SQ FT	SQM	SQ FT	SQM	SQ FT	SQM	SQ FT		
LOWER GROUND	217	2,331	722	7,772	-	-	722	7,772	30	
GROUND FLOOR	494	5,317	915	9,849	320	3,444	1,235	13,294	40	
FIRST FLOOR	897	9,653	776	8,353	345	3,714	1,121	12,066	80	
SECOND FLOOR	782	8,413	607	6,534	370	3,983	977	10,516	80	
THIRD FLOOR	675	7,268	519	5,587	325	3,498	844	9,085	80	
FOURTH FLOOR	564	6,071	-	-	705	7,589	705	7,589	80	
FIFTH FLOOR	448	4,822	-	-	560	6,028	560	6,028	80	
SIXTH FLOOR	164	1,765	-	-	205	2,207	205	2,207	80	
SEVENTH FLOOR	-	-	-	-	20	215	20	215		
TOTAL	4,241	45,640	3,539	38,095	2,850	30,068	6,350	68,772		

AMENITY SQM	
FOURTH FLOOR	(+ POSSIBLE 110 M2 OF TERRACE)
FIFTH FLOOR	(+ POSSIBLE 115 M2 OF TERRACE)
SIXTH FLOOR	(+ POSSIBLE 250 M2 OF TERRACE)
SEVENTH FLOOR	ASSUMING OUTDOOR ROOF PLANT

Note: EOT, BOH, plant, refuse and services indicative allowances only - subject to further design development and other consultant's input

INDICATIVE FLOORPLANS BY USE

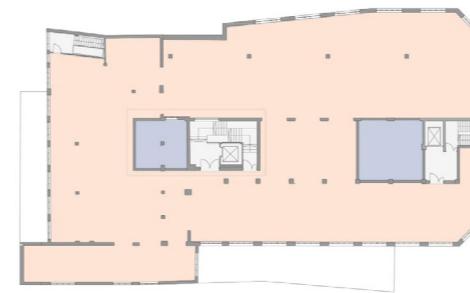
LOWER GROUND FLOOR



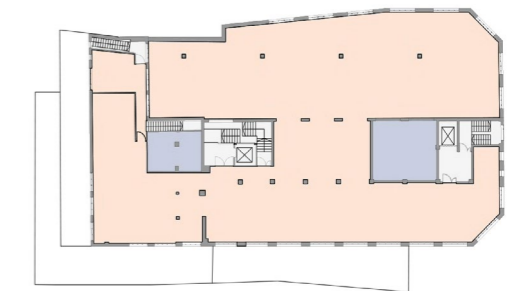
GROUND FLOOR



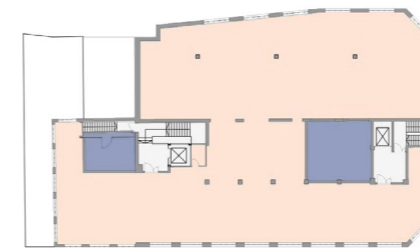
FIRST FLOOR



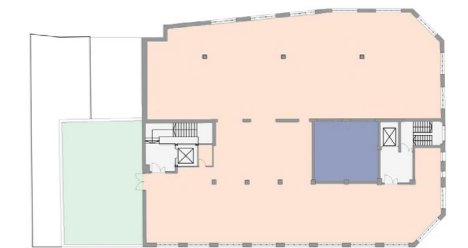
SECOND FLOOR



THIRD FLOOR



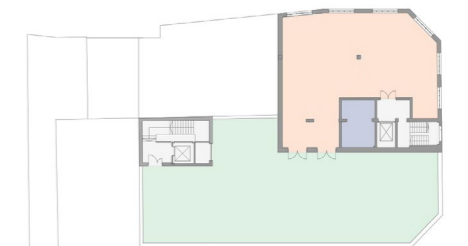
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



KEY Office Space BOH/Plant Retail Terraces EOT/WCs Cores



OPTION 02 HOTEL SCHEME

17-25 New Inn Yard is likely to appeal to alternative users. White Red Architects have undertaken a hotel feasibility study which, subject to planning, could provide between 100 to 105 rooms, across a 67,695 sq ft building, arranged over Lower Ground, Ground and seven upper floors.

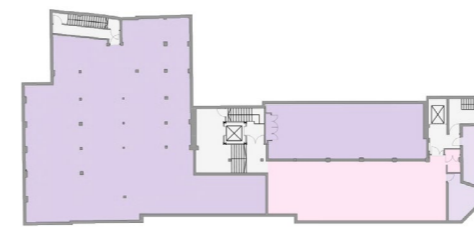
FLOOR LEVEL	GIA					
	EXISTING		ADDITIONAL		TOTAL	
	SQM	SQ FT	SQM	SQ FT	SQM	SQ FT
LOWER GROUND	722	7,772	-	-	722	7,772
GROUND FLOOR	915	9,849	320	3,444	1,235	13,294
FIRST FLOOR	776	8,353	300	3,229	1,076	11,582
SECOND FLOOR	607	6,534	310	3,337	917	9,871
THIRD FLOOR	519	5,587	310	3,337	829	8,923
FOURTH FLOOR	-	-	715	7,696	715	7,696
FIFTH FLOOR	-	-	575	6,189	575	6,189
SIXTH FLOOR	-	-	200	2,153	200	2,153
SEVENTH FLOOR*	-	-	20	215	20	215
TOTAL	3,539	38,095	2,750	26,909	6,289	67,695

AMENITY SQM	
FOURTH FLOOR	(+ POSSIBLE 110 M2 OF TERRACE)
FIFTH FLOOR	(+ POSSIBLE 115 M2 OF TERRACE)
SIXTH FLOOR	(+ POSSIBLE 250 M2 OF TERRACE)
SEVENTH FLOOR	ASSUMING OUTDOOR ROOF PLANT

Note: EOT, BOH, plant, refuse and services indicative allowances only - subject to further design development and other consultant's input

INDICATIVE FLOORPLANS BY USE

LOWER GROUND FLOOR



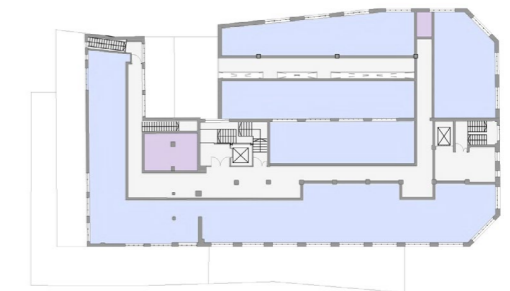
GROUND FLOOR



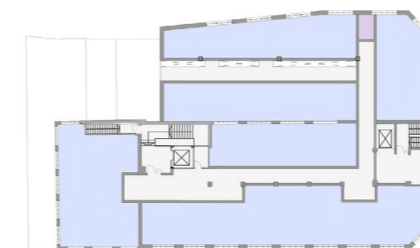
FIRST FLOOR



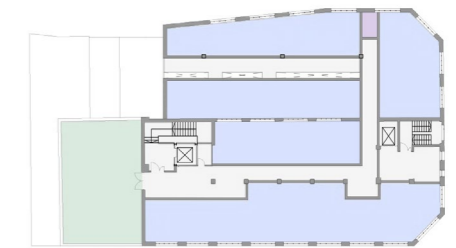
SECOND FLOOR



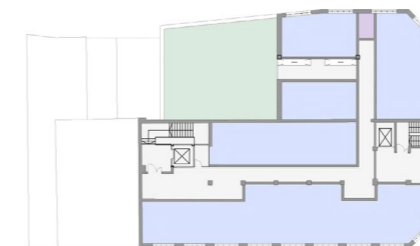
THIRD FLOOR



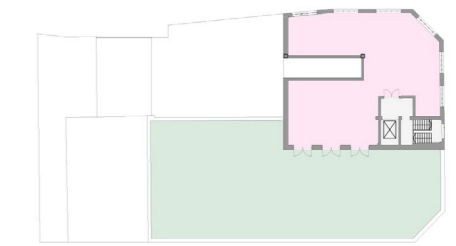
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



KEY
■ Hotel Rooms
■ Coworking/Office
■ EOT/WCs
■ BOH/Plant
■ Cafe/Restaurant/Bar
■ Terraces
■ Cores



ADDITIONAL INFORMATION

COMPLETION TIMING

The vendor requires a delayed completion of up to 12 months after an unconditional exchange of contracts.

PLANNING

Located in the London Borough of Hackney the property is not Listed, and lies within the South Shoreditch Conservation Area.

VAT

The property is not elected for VAT.

DATA ROOM

Data room access is available upon request.

EPC

EPC available in the data room.

Compton RE Investments Limited give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2024 www.comptonstudio.london.

PROPOSAL

**OFFERS ARE INVITED IN EXCESS OF
£14,500,000, SUBJECT TO CONTRACT AND
EXCLUSIVE OF VAT.**

**THIS REFLECTS A CAPITAL VALUE OF £550
PER SQ FT ON THE EXISTING NIA AND £318
PER SQ FT ON THE PROPOSED NIA.**

CONTACT

To arrange a viewing please contact one of our agents.



MILTON KARAMANI

MK@COMPTON.LONDON
+44 (0) 7720 070 466
+44 (0) 20 7101 2020

KYLE JOSS

KJ@COMPTON.LONDON
+44 (0) 7712 241 851
+44 (0) 20 7101 2020

ALICE THOMAS

AT@COMPTON.LONDON
+44 (0) 7769 176 645
+44 (0) 20 7101 2020

**PRIME SHOREDITCH FREEHOLD
DEVELOPMENT OPPORTUNITY**

