

22 CHARTERHOUSE SQUARE

LONDON EC1



PRIME FARRINGDON FREEHOLD OF INTEREST TO OWNER OCCUPIERS,
DEVELOPERS & INVESTORS

OVERVIEW

- **Freehold.**
- **Situated in the heart of Farringdon**, London's best connected and most vibrant submarket.
- **50 metres from Farringdon East Elizabeth Line station.**
- Attractive Georgian townhouse (in office use) overlooking Charterhouse Square.
- **2,813 sq ft GIA** / 1,931 sq ft of lettable office and ancillary floorspace with **development potential**.
- **Suitable for owner occupation.**
- **Vacant possession achievable from March 2024.**
- Let to Big Ideas Group Ltd by way of a lease expiring 3rd June 2025.
- **Producing £100,000 pax, reflecting £51.79 psf overall.**
- **Alternative uses could include residential.** There may also be an opportunity to utilise the roof space (STP).

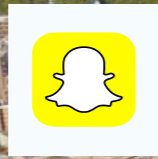
PROPOSAL

Unconditional offers are invited, subject to contract, for the freehold interest.




ST PANCRAS
INTERNATIONAL


KING'S CROSS
STATION





CHARTERHOUSE
SQUARE

Julius Bär


FARRINGTON
STATION

22

 Partners Group
REALIZING POTENTIAL IN PRIVATE MARKETS


SMITHFIELD
MARKET SMTA

Anomaly

MUSEUM
OF LONDON

 TikTok


BARBICAN
STATION

NEW MUSEUM OF LONDON
(OPENING 2025)

SMITHFIELD
SQUARE


FARRINGTON
EAST STATION

barbican


ST BARTHOLOMEW'S
HOSPITAL

BARTS
SQUARE

 DLA PIPER

InfraRed

CX partners

theTradeDesk

CHICAGO BOOTH
The University of Chicago Booth School of Business

 FTI
CONSULTING

BAYES
BUSINESS SCHOOL
CITY UNIVERSITY OF LONDON

LOCATION

22 Charterhouse Square occupies a prime Farringdon location. The property is situated in one of London's most sought after mixed-use submarkets, within 50 metres of Farringdon East Elizabeth Line station.

Farringdon is a highly energised, amenity rich neighbourhood, synonymous with London's thriving tech and creative sectors.

High-speed, high-frequency Elizabeth Line services have transformed Farringdon into one of London's best connected locations. Farringdon is the only station on the Elizabeth line to also have north-south connectivity via Thameslink.

Unprecedented public and private sector investment has attracted some of the most exciting names in global business.



SMITHFIELD QUARTER



Exciting development proposals will see Smithfield Market sensitively restored and transformed, delivering a 450,000 sq ft 24-hour cultural, educational, leisure and entertainment destination.

A new Museum of London and a host of exciting food and cultural attractions is anticipated to attract 2 million visitors annually. Completion is scheduled for 2025.












































UNRIVALLED CONNECTIVITY

Situated within 50 metres of Farringdon East Elizabeth Line station.

Station	Walk Time	Services
Farringdon East	1 minute	
Barbican	3 minutes	  
Farringdon	5 minutes	                              



DESCRIPTION

22 Charterhouse Square is an attractive self-contained Georgian townhouse providing 1,931 sq ft of net lettable office and ancillary accommodation (2,813 sq ft GIA).

The building dates from 1788 and sits over the entrance to Charterhouse Mews, adjacent to Le Café du Marché and Malmaison London hotel.

The property occupies a tranquil position fronting the landscaped gardens of Charterhouse Square.

The building has a south facing aspect with excellent levels of natural daylight from front and rear elevations.



1st Floor Rear



NOTABLE FEATURES

- Attractive views of Charterhouse Square.
- South facing aspect with excellent levels of natural daylight.
- Generous floor to ceiling heights.
- Central heating.
- WCs (upper ground and second floors).
- Kitchen.
- Period features include;
 - An elliptical staircase.
 - Timber sash windows.
 - Painted roundels on the first floor front depicting Architecture, Music, Painting and Sculpture. They are believed to have been painted by Thomas Stowers, landscape painter, who lived at 22 Charterhouse Square from 1788 until c.1811.

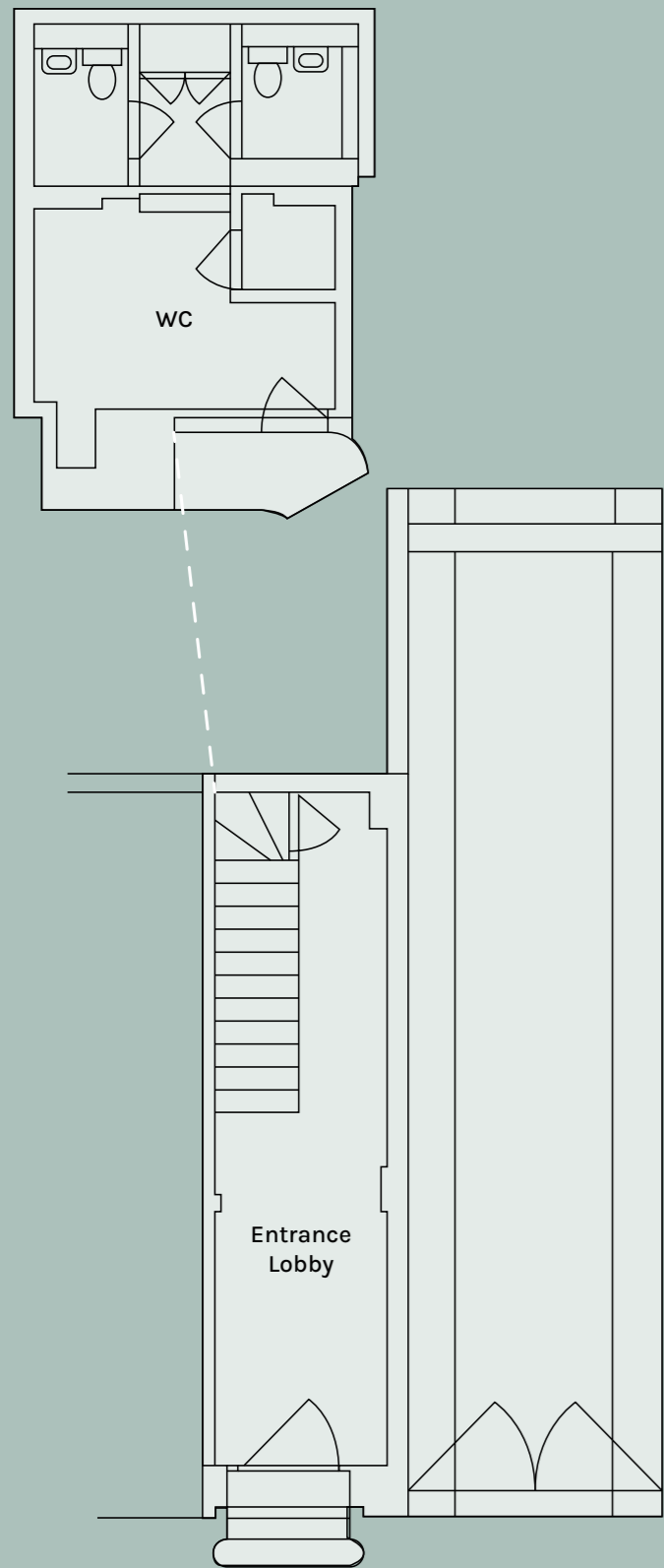


ACCOMMODATION

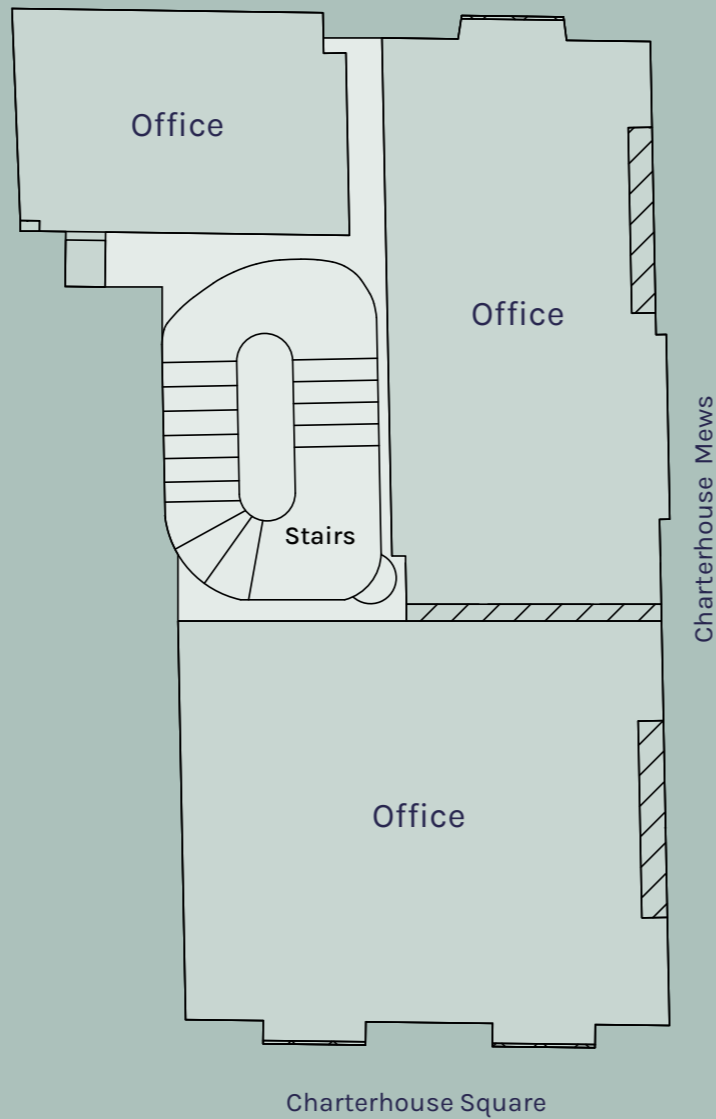
The property has been measured by Lane & Frankham in accordance with the latest RICS code of Measuring Practice.

Floor	Use	GIA (sq ft)	NIA (sq ft)
Third	Offices	689	559
Second	Offices	675	495
First	Offices	668	527
Upper Ground	Kitchen	173	100
Ground	Reception	179	-
Basement	Ancillary	429	250
TOTAL		2,813	1,931

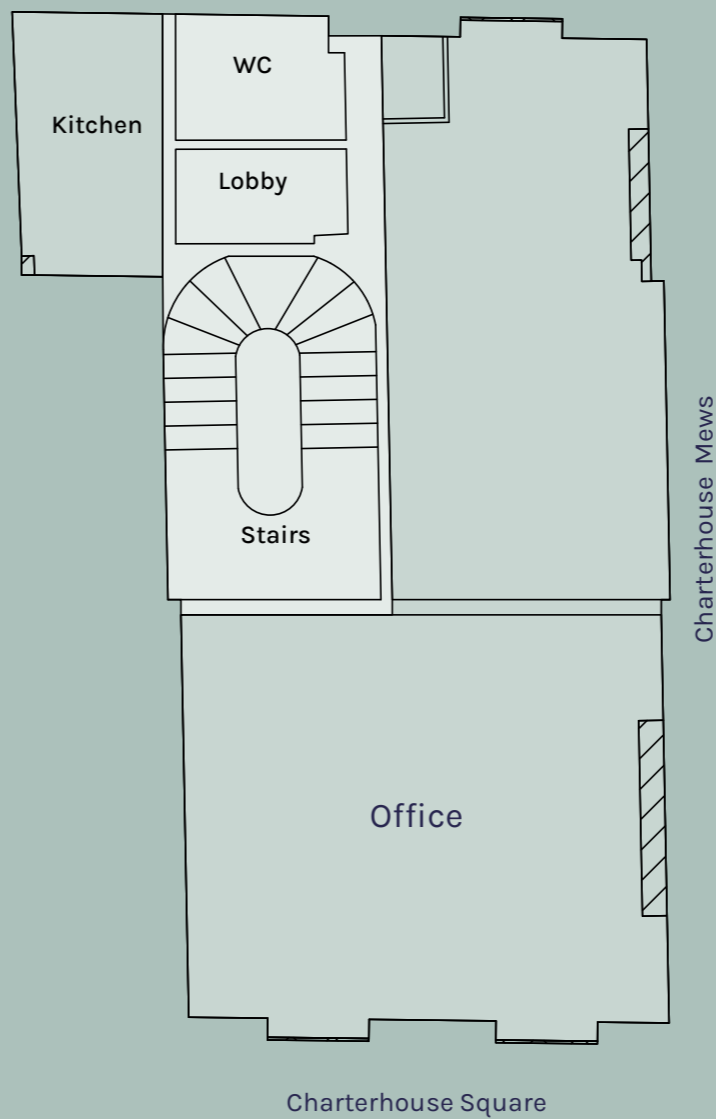
UPPER GROUND FLOOR



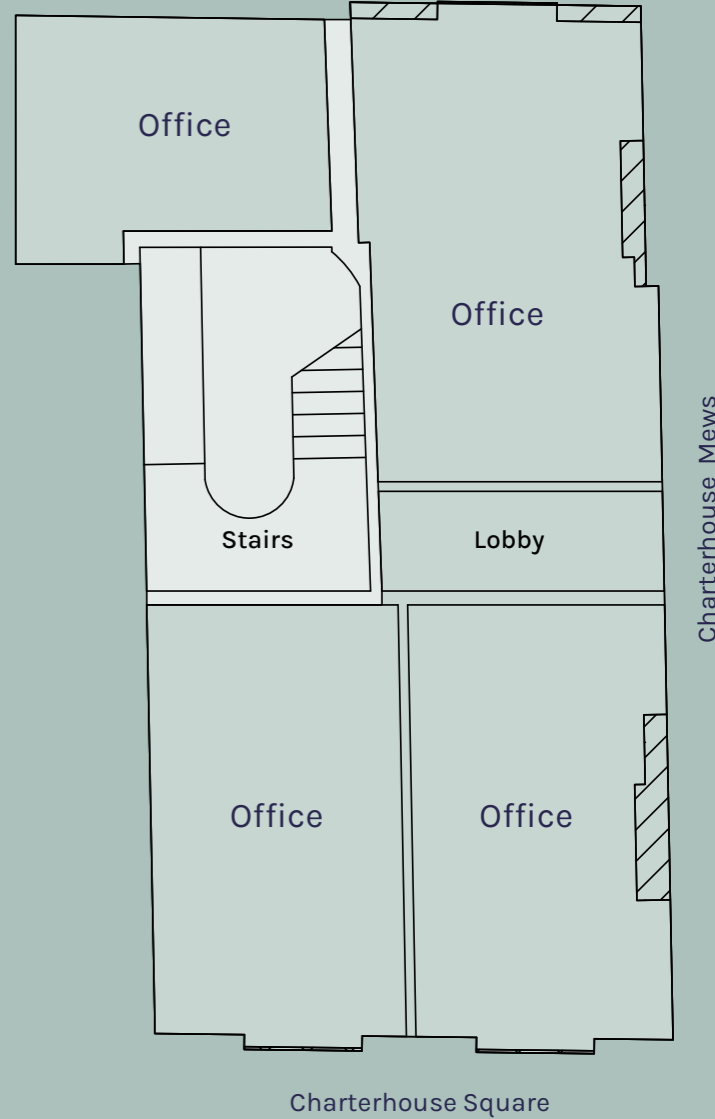
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



GROUND FLOOR

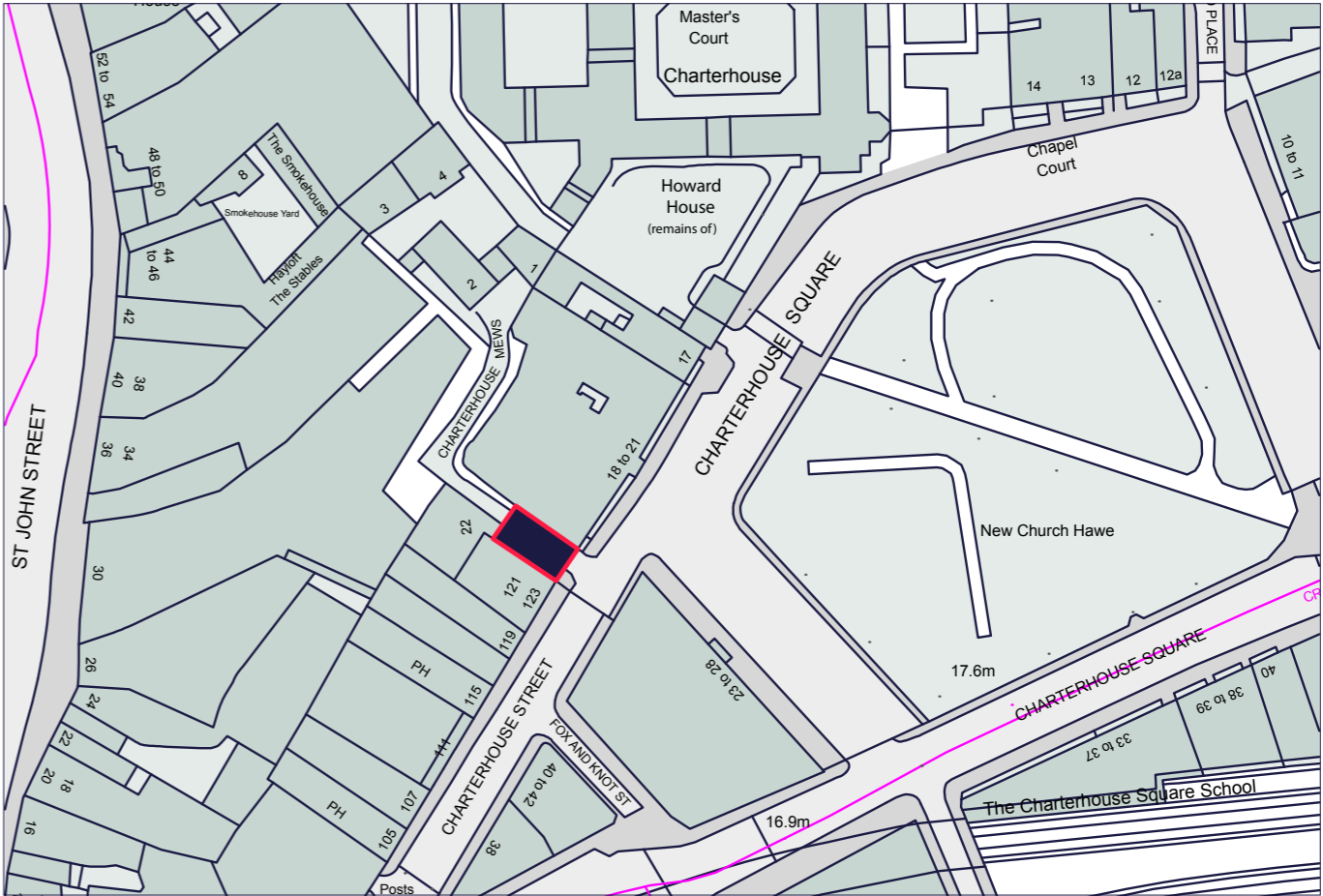
TENURE

Freehold.

TENANCY

The property is let on effective full repairing and insuring terms in accordance with the schedule below.

Vacant possession could be achieved with effect from 4th March 2024, by virtue of a rolling mutual option to determine.



Plan for indicative purposes and only at ground floor level (not to scale).

Tenant	Floor	Use	NIA (sq ft)	GIA (sq ft)	Lease Start Date	Lease Expiry Date	Break Option	Annual Rent (£pa)	Rent (£ psf)	Comments
Big Ideas Group Ltd	Third	Offices	559	689	04/06/2023	03/06/2025	04/03/2024 (mutual)	£100,000	£51.79	Outside 1954 Act.
	Second	Offices	495	675						Mutual option to determine on or after 04/03/2024, upon serving three months notice.
	First	Offices	527	668						Sebastian Grey acts as surety.
	Upper Ground	Kitchen	100	173						The tenant has occupied the property since 2018 and has recently entered into a new lease. The tenant covenants to yield up in good and substantial repair consistent with the performance contained in the previous lease.
	Ground	Reception	-	179						Rent deposit: £60,000.
	Basement	Ancillary	250	429						Permitted use: Offices within Class B1.
	TOTAL			1,931						2,813

FURTHER INFORMATION

PLANNING

The property is situated in Islington (London Borough).

22 Charterhouse Square and the external cast iron railings are Grade II listed.

The listing citation notes the external stone dressings and steps up to the round-arch entrance. Internally the staircase with wreathed handrail is noted, as are the five roundel paintings on the first floor front.

BUSINESS RATES

The property is exempt from vacant business rates on account of its listed status.

The current rateable value (1st April 2023) is £44,000. The business rates multiplier is 0.512 i.e. the rates payable are £22,528 per annum. Interested parties should rely on their own enquiries.

EPC

The property has an Energy Performance Rating of D.

Further details are available upon request.

VAT

The property is elected for VAT.

It is anticipated that the transaction will take place as a Transfer of a Going Concern (TOGC).

AML

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations prior to Heads of Terms being agreed.



PROPOSAL

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CONTACT

For further information please contact the Vendor's sole agents:-

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MISREPRESENTATION ACT 1967 AND DECLARATION

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Subject to Contract - September 2023