



**FREEHOLD COMMERCIAL BUILDING / REDEVELOPMENT OPPORTUNITY
FOR SALE**
THE DRILL HALL, CRONDALL STREET, HOXTON, LONDON, N1 6PT
Site Area: 0.06 acres
Existing Gross Internal Area: 1,983 ft² (184m²)



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Location

The property is located on Crondall Street, close to its junction with Pitfield Street in the heart of Hoxton a short walk south of Shoreditch Park. Hoxton, and the wider Shoreditch and Old Street area is one of the most exciting and dynamic commercial and residential districts in inner London.

In close proximity lies the stunning and recently re-modelled Curzon cinema site on Pitfield Street, with a diverse mix of retail and leisure amenity close by including Hoxton Street market, Hoxton Square, and the extensive facilities along Old Street and extending into Shoreditch further south. The location support a wide range of local businesses particularly within the creative and media sectors.

Old Street station (Northern line and Great Northern services) is 0.5 miles / 10 minute walk to the south west. Hoxton Station (Overground) is 0.4 miles / 8 minute walk to the east connecting to Dalston in the north, and Shoreditch through to Whitechapel to the south. Numerous local bus routes serve the local area.



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The Building

The building is accessed by a gated, pedestrian walkway from Crondall Street leading into a private secluded backland site. Believed to have been constructed in the 1990's, the existing building comprises a two storey, castellated and trussed steel frame structure, with profile clad elevations and pitched roof on a concrete base. There is a concrete surfaced yard sitting to the front of the site, with a further pathway that runs around the perimeter of the building.

The property was purpose built and occupied until recently as a Drill Hall. The ground floor accommodates a large open hall / training space together with private ancillary offices, locker room and kitchen. The first floor is reached via a metal staircase and comprises a range of smaller office rooms and separate male and female WCs.

In our view the building offers versatility to suit a wide variety of potential occupiers for studio/workshop, office, warehouse, gym/fitness or nursery uses. Alternatively, the site offers scope for redevelopment for a variety of alternative commercial or residential development, subject to consents.

Accommodation

Floor	m ²	ft ²
First Floor	78	843
Ground Floor	106	1,140
Total Gross Internal Area	184	1,983



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Tenure

The building is owned freehold, Title Number EGL406761 and will be offered with vacant possession upon completion.

Planning

There is no recent planning history available on the online planning portal. The existing building is understood to have been purpose built as a Drill Hall by the previous occupier (the Ministry of Defense) in the late 1990's.

Buyers should rely on their own planning advice, but it is thought that the current permitted use of the building falls within Class E (allowing office, workshop, retail, restaurant, gym/fitness and nursery uses).

The building is not Listed, nor does it lie within a conservation area.

In our view the site could also present a redevelopment opportunity for a replacement commercial building, or a small residential redevelopment, subject to necessary consents.

EPC

Band E

The Opportunity

Offers are invited in excess of **£700,000**, reflecting a purchase price of **£353 per ft²** based on the existing gross internal area.

VAT

The property is not VAT elected

Viewing & Further Information

By appointment with sole agents Strettons
1-3 Sun Street
London
EC2A 2EP

Tom Schwier
tom.schwier@strettons.co.uk
07583 037 559

Xander Buckland
xander.buckland@strettons.co.uk
07811 651 752

