

### **FOR SALE**

## Prime Clerkenwell Office Investment

34 Margery Street, WC1

# **Daniel Watney**

Long Leasehold For Sale | 5,263 sq ft | Vacant Possession

To request a viewing call us on 020 3077 3400 For more information visit https://realla.co/m/38033-34-margery-street-34-margery

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#### Prime Clerkenwell Office Investment

34 Margery Street occupies a prominent position in the heart of Clerkenwell, a stones throw from the famous Exmouth Market. The current configuration of the space offers a mixture of both open plan offices, private meeting rooms and private offices, and extends across 5,263 sq ft over ground floor level.

The building benefits from excellent amenities being located in the heart of Clerkenwell and close to both Kings Cross and Farringdon. Kings Cross has undergone significant regeneration over the past few years to provide a brand new, vibrant mixed use quarter, and the recent regeneration of Farringdon has been spearheaded by the imminent arrival of the Elizabeth Line (Crossrail) in 2019. This will be the only station in Central London to provide direct access to London Underground, the Elizabeth Line, Thameslink and National Rail services.

#### **Highlights**

- Occupies a prime Clerkenwell position;
- Situated close to Exmouth Market;
- Comprises 5,263 sq ft (488.95 sq m) extending over the ground floor of a five storey building;
- To be sold with vacant possession;
- Four secure, covered car parking spaces;
- Held long leasehold for a term of 125 years from 25 December 2002 at fixed rent of £500 per annum;
- Freehold available by separate negotiation.

#### **Property details**

Price	£4,227,000 (offers in excess of)
Building type	Office
Tenure	Long leasehold
Deal type	Vacant possession
Capital value (psf)	£803.00
Size (NIA)	5,263 sq ft

Unit	Size sq ft
Ground	5,263

#### More information

Visit microsite

https://realla.co/m/38033-34-margery-street-34-margery

#### Contact us

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Quote reference: SALE-38033

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