

# London EC1 15 Clerkenwell Green Clerkenwell EC1R 0DP

- **Attractive Freehold Office Investment**
- Comprises 344.7 sq m (3,711 sq ft) of offices in total
- Fashionable and central Clerkenwell location
- Rent Review 2013
- Office Reversion 2011
- Total Current Rents Reserved  
**£68,850 pa**

**SIX WEEK COMPLETION AVAILABLE**



**Tenure**  
Freehold.

**Location**  
Clerkenwell Green runs parallel to Clerkenwell Road and runs between Aylesbury Street and Farringdon Lane to the west. The area is of mixed office and residential use and benefits from good transport links with Farringdon Underground (Hammersmith & City, District and Metropolitan Lines) and Thameslink Station some 200 metres to the south and numerous local bus routes. The property is situated on the south side of the Green in this attractive tree-lined square with parking and a Barclays bike stand. Occupiers close by include a range of media users including the Royal Philharmonic Orchestra, adjacent.

**Description**  
The property is arranged on basement, ground and three upper floors to provide an office building that can be occupied on a floor-by-floor basis. The basement extends beyond the rear of the main building and benefits from a double height ceiling and skylights in the roof. There are WCs on each half landing, category II lighting and central heating throughout.

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Viewings**  
Viewings are by appointment only, please email your request with full contact details to [viewings@allsop.co.uk](mailto:viewings@allsop.co.uk)  
In the subject box of your email please ensure that you enter **Lot 87 London EC1**.

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Basement & Ground Floor	Altro Ltd (1)	Basement Offices Ground Floor Offices Ground Floor Kitchen	128.3 sq m 64.5 sq m 4.8 sq m	(1,382 sq ft) (694 sq ft) (52 sq ft)	10 years from 25.03.2008 Rent review in 5th year R & I Tenant's break option 2011 and 2014 on six months' notice No notice received	£38,850 p.a.	Rent Review 2013
First Floor	Vacant	First Floor Offices	50.3 sq m	(541 sq ft)	—	—	—
Second & Third Floor	Democracy for Young People	Second Floor Offices Third Floor Offices	50.3 sq m 46.5 sq m	(541 sq ft) (501 sq ft)	1 year from 30.07.2010 R & I Tenant's rolling break option on six months' notice Notice received to vacate in February 2011	£30,000 p.a.	Reversion 2011
Total			344.7 sq m	(3,711 sq ft)			

(1) For the year ended 31st December 2009, Altro Ltd reported a turnover of £84.123m, a pre-tax profit of £11.57m and a net worth of £34.943m. (Source: riskdisk.com 10.11.2010.)  
NB. The purchaser will pay 1% plus VAT on the purchase price towards Vendor's costs.

**Total £68,850 p.a.**



