

OFFICE REFURBISHMENT / REDEVELOPMENT OPPORTUNITY

44

EAGLE STREET

LONDON WC1

12,000 SQ FT

FREEHOLD FOR SALE



### EXECUTIVE SUMMARY

- Located in an extremely quiet street, yet only a few minutes walk from Holborn Underground Station
- Attractive warehouse style building comprising approximately 12,000 sq ft net of offices
- Arranged over basement, ground and three upper floors
- Large yard and parking in addition
- Excellent opportunity to substantially refurbish the building to include; an additional top floor, ground floor infill and a rear extension, subject to obtaining all necessary consents
- Possibility of complete redevelopment
- Freehold
- Vacant possession on completion
- Offers in excess of £12,000,000 sought, subject to contract and exclusive of VAT

### LOCATION

Tucked in between Red Lion Square and High Holborn, the building is positioned on the north side of the street midway between Red Lion Street and Procter Street. Eagle Street is an extremely quiet street located only a few minutes walk from Holborn Underground Station (Piccadilly and Central lines). Chancery Lane (Central line) and Russell Square (Piccadilly line) Underground Stations are also close by. There are also a large number of bus routes that pass close by on High Holborn and Theobalds Road.

Being so close to High Holborn, the area benefits from particularly good staff facilities with excellent shopping and a large number of cafes, bars and restaurants. Covent Garden and the boutique Lambs Conduit Street are both within a short walk.



**DESCRIPTION**

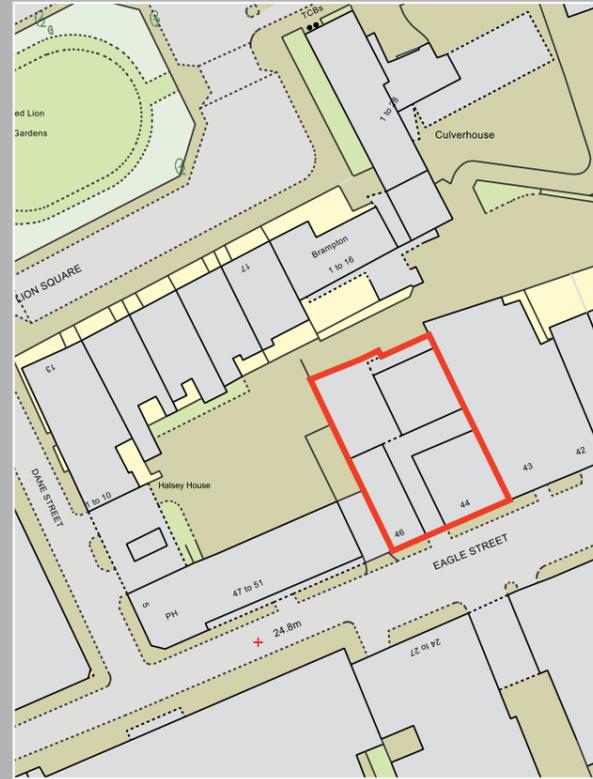
44 Eagle Street is a handsome warehouse style property that was constructed around the turn of the last century and is believed to be of concrete frame, masonry built structure under a flat concrete roof. To the rear is a two storey extension which we are advised is masonry built under a corrugated cement sheet covered roof.

The building is arranged over basement ground and three upper floors, comprising offices arranged around a central service core. At ground floor level there is a gated vehicular entrance and driveway leading to a small yard that is currently used for ad-hoc parking and bicycle storage.

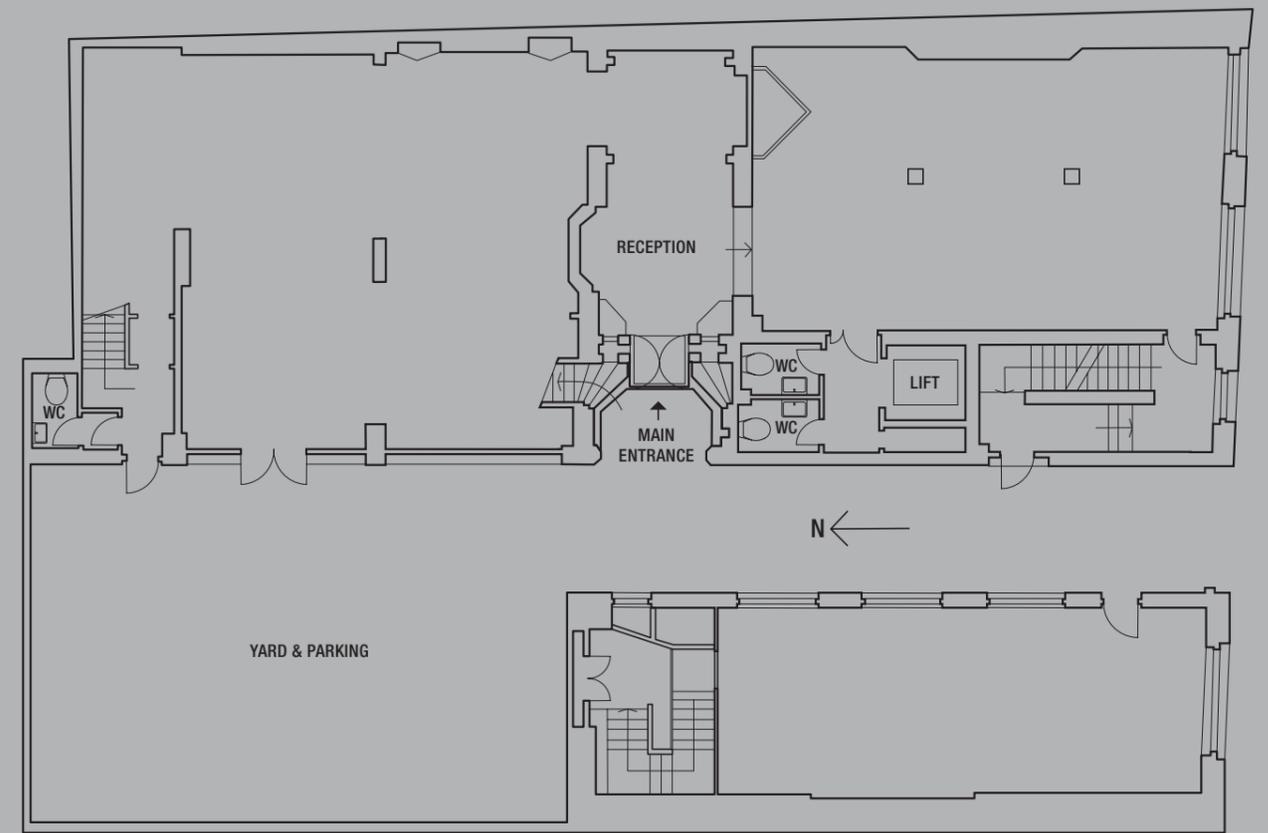
**FLOOR AREAS**

The building affords the following approximate floor areas and dimensions:

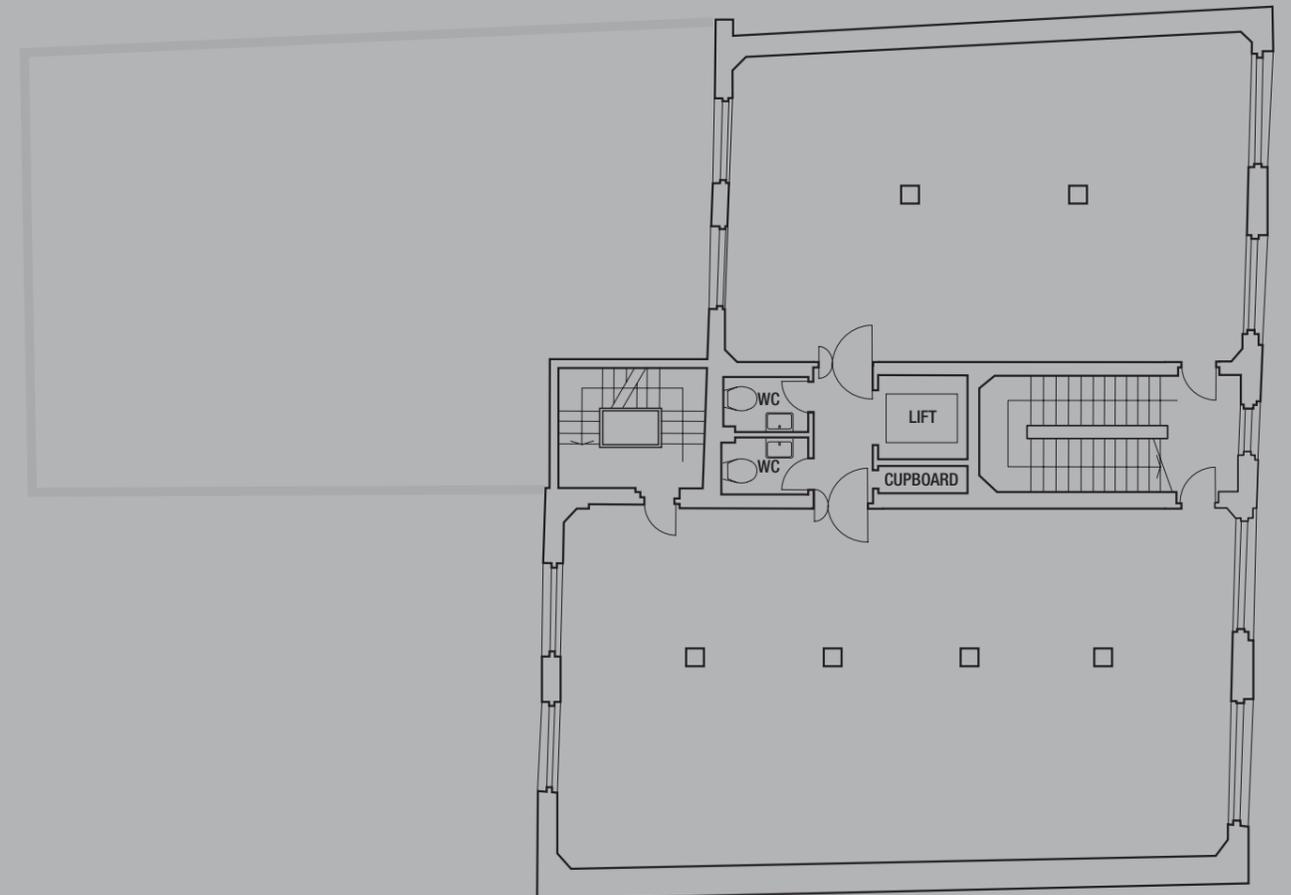
	<b>GIA Sq Ft</b>	<b>NIA Sq Ft</b>	<b>Indicative Slab/Slab</b>
Third	2,455	2,020	2.7 m
Second	2,370	1,956	3.1 m
First	3,796	3,280	3.1 m
Mezzanine	659	438	2.1 m
Ground	3,338	2,417	3.7 m
Basement	2,453	1,817	2.8 m
<b>Total</b>	<b>15,071</b>	<b>11,928</b>	
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Driveway	509		
Yard/Parking	1,120		
	<b>1,629</b>		
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<b>Total</b>	<b>16,700</b>		
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Site area	0.11 acre		
Frontage	62 feet		



GROUND FLOOR



SECOND FLOOR



\*Indicative Floor Plans – NOT TO SCALE

## AMENITIES

- Eight person passenger lift serving all floors
- Yard with parking
- Central heating and comfort cooling
- Excellent floor to ceiling heights
- Excellent natural light from both the front and rear elevations

## REFURBISHMENT OPPORTUNITY

The building presents an excellent opportunity for either owner occupier or developer/investor led refurbishment or redevelopment.

Rolfe Judd Planning have investigated various opportunities and in brief conclude that subject to obtaining all necessary consents, there is scope to:

- Increase the height of the building by one storey at the very least
- Extension of the existing rear elements
- Infill the driveway
- Extend the rear of the building into courtyard

Planning consent was obtained some years ago for such a scheme, but not implemented.

A copy of their report is available on request.

**TENURE** The property is owned freehold, under title number NGL413252.

**PLANNING** The property is located within the London Borough of Camden. It is not listed but is within Bloomsbury Conservation Area, being allocated as a 'positive contributor'. It is located just outside of the Holborn Growth Area boundary. A Certificate of Lawfulness has been applied for to confirm B1 office use.

**PROPOSAL** Offers in excess of £12,000,000 are sought, subject to contract. This equates to £1,006 per sq ft on the net floor area. It is intended the property will be sold by way of a company sale and thus it is anticipated that stamp duty will be limited to 0.5%. Purchasers are advised to satisfy themselves in this regard. The property is the sole asset of the company.

**EPC** The property has an EPC rating of E - 112. A copy of the certificate is available on request.



**GW**  
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For further information and viewing arrangements please contact either:

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