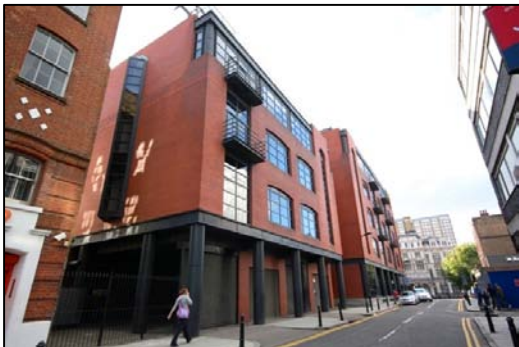


**FOR SALE**  
**TWO ADJOINING OFFICE BUILDINGS**  
**JUST OFF CITY ROAD, LONDON EC1**

**28 BRUNSWICK PLACE & 5 CRANWOOD STREET**

7,385 / 11,034 - 18,419 SQ FT APPROX  
(686.08 / 1,025.08 – 1,711.17 M<sup>2</sup>) APPROX



NB - Above photographs are of 28 Brunswick Place

THESE PARTICULARS DO NOT FORM PART OF ANY OFFER OF CONTRACT. THEY ARE ISSUED AS A GENERAL GUIDE, BUT DO NOT CONSTITUTE REPRESENTATION OF FACT. PARTIES SHOULD SATISFY THEMSELVES AS TO THEIR ACCURACY. UNLESS OTHERWISE STATED, ALL PRICES/RENTS ARE QUOTED EXCLUSIVE OF VAT.

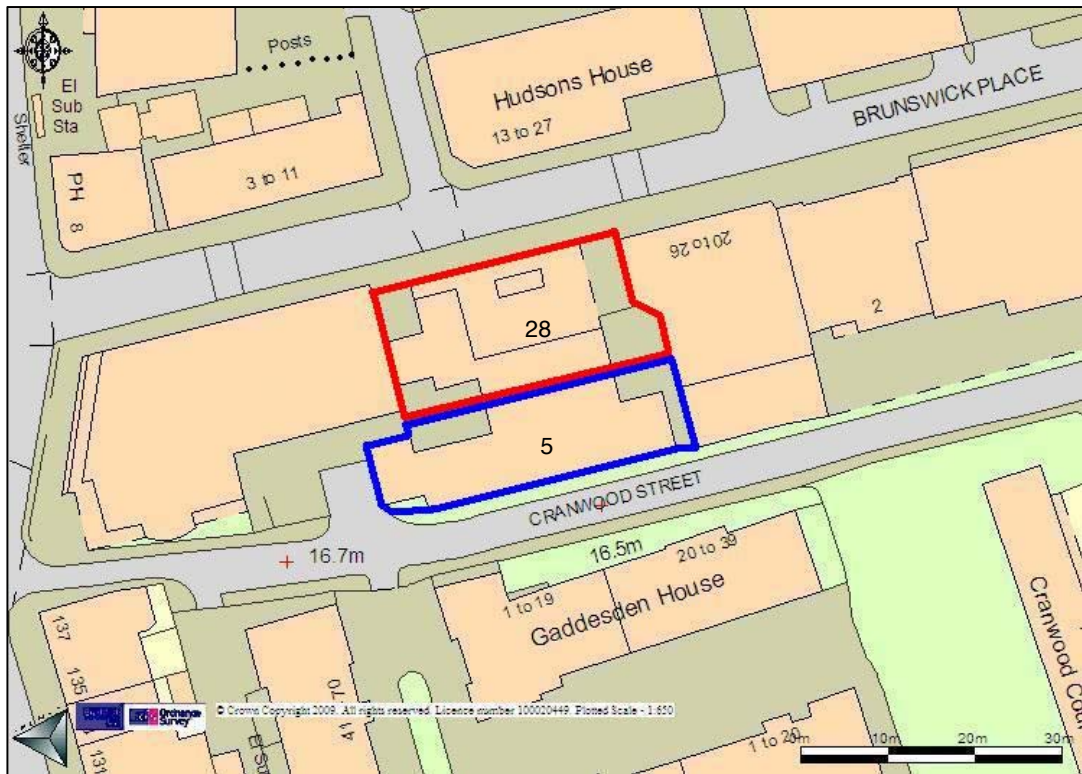


NB - Above photographs are of 5 Cranwood Street

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NB – Above photographs are typical upper floors of 28 Brunswick Place.



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### **Situation**

The two buildings are situated at the junction of City Road, Cranwood Street & Brunswick Place, approximately 100 metres to the north of Old Street roundabout.

### **The buildings**

The inter-connected buildings were constructed in 1988. The property is of steel framed construction with red fair-faced brick cladding, columns clad with prefinished metal panels and glazed curtain walling to the elevations under a predominantly flat asphalt covered roof.

The buildings can be purchased together or separately.

### **Transport**

The buildings are readily accessible to the London Underground and mainline networks with Old Street station (Northern Line & mainline commuter service) located approximately 100 metres to the south. Moorgate (Metropolitan, Circle and Northern Lines & mainline commuter service) and Liverpool Street (Circle, Central and Metropolitan Lines and mainline) stations are both a short walk away. In addition, numerous bus routes pass along the surrounding streets, connecting passengers to the West End, Midtown, City and beyond.

### **Planning**

The buildings have a B1 office use, but could also be capable of alternative uses, subject to obtaining the necessary planning consents.

### **Tenure**

The properties are held on a virtual freehold for a term of 999 years from 25 November 1996 at a fixed rent of £500 per annum (£250 per annum each if sold separately). There is an option to purchase the freehold in 11 years time for £5,000 plus VAT (£2,500 each if sold separately).

| <b>5 CRANWOOD STREET EC1</b> |                    |                     |                   |
|------------------------------|--------------------|---------------------|-------------------|
| <b>FLOOR</b>                 | <b>SQ M APPROX</b> | <b>SQ FT APPROX</b> | <b>PRICE +VAT</b> |
| 1ST                          | 182.09             | 1,960               |                   |
| GROUND                       | 242.01             | 2,605               |                   |
| LOWER GROUND                 | 261.98             | 2,820               |                   |
| <b>TOTAL</b>                 | <b>686.08</b>      | <b>7,385</b>        |                   |
| <b>28 BRUNSWICK PLACE N1</b> |                    |                     |                   |
| <b>FLOOR</b>                 | <b>SQ M APPROX</b> | <b>SQ FT APPROX</b> | <b>PRICE +VAT</b> |
| 3RD                          | 188.03             | 2,024               |                   |
| 2ND                          | 188.03             | 2,024               |                   |
| 1ST                          | 188.03             | 2,024               |                   |
| GROUND                       | 78.97              | 850                 |                   |
| LOWER GROUND                 | 382.01             | 4,112               |                   |
| <b>TOTAL</b>                 | <b>1,025.08</b>    | <b>11,034</b>       |                   |
| <b>GRAND TOTAL</b>           | <b>1,711.17</b>    | <b>18,419</b>       | <b>£3,600,000</b> |

NB – These floor areas are based on the proposed separation of the buildings at Ground & Lower Ground Floor levels. The buildings are also available as a whole.

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