



FOR SALE FREEHOLD PERIOD OFFICE BUILDING
109 & 111 OLD STREET EC1V
Of interest to Owner Occupiers, Investors & Developers

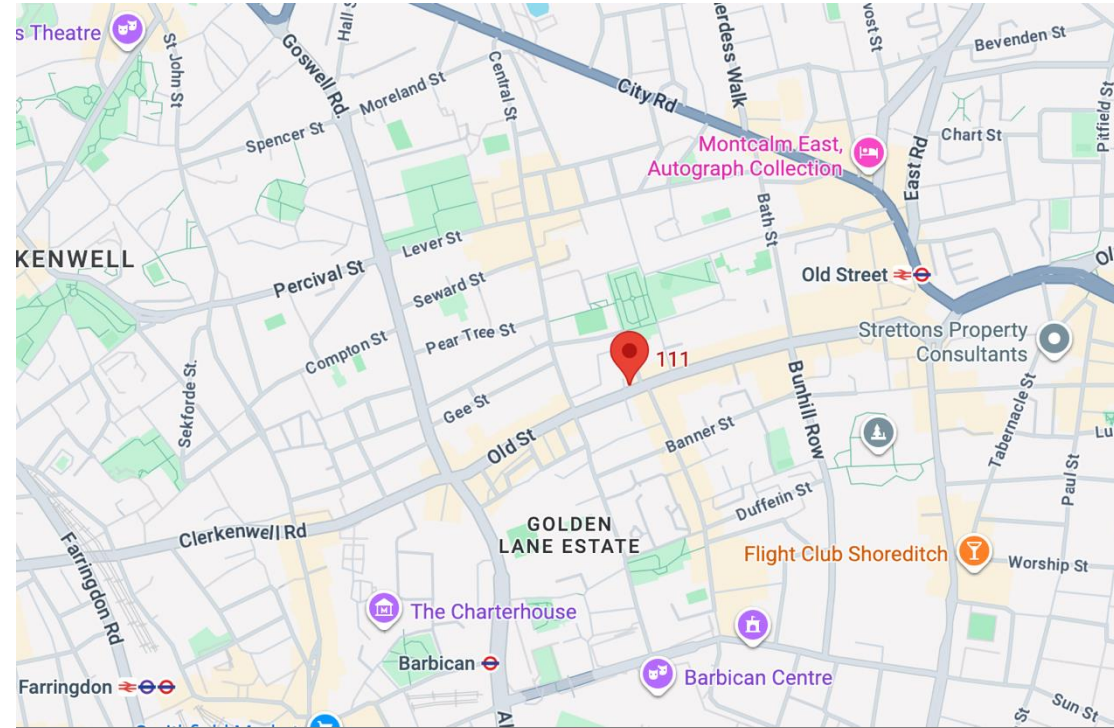
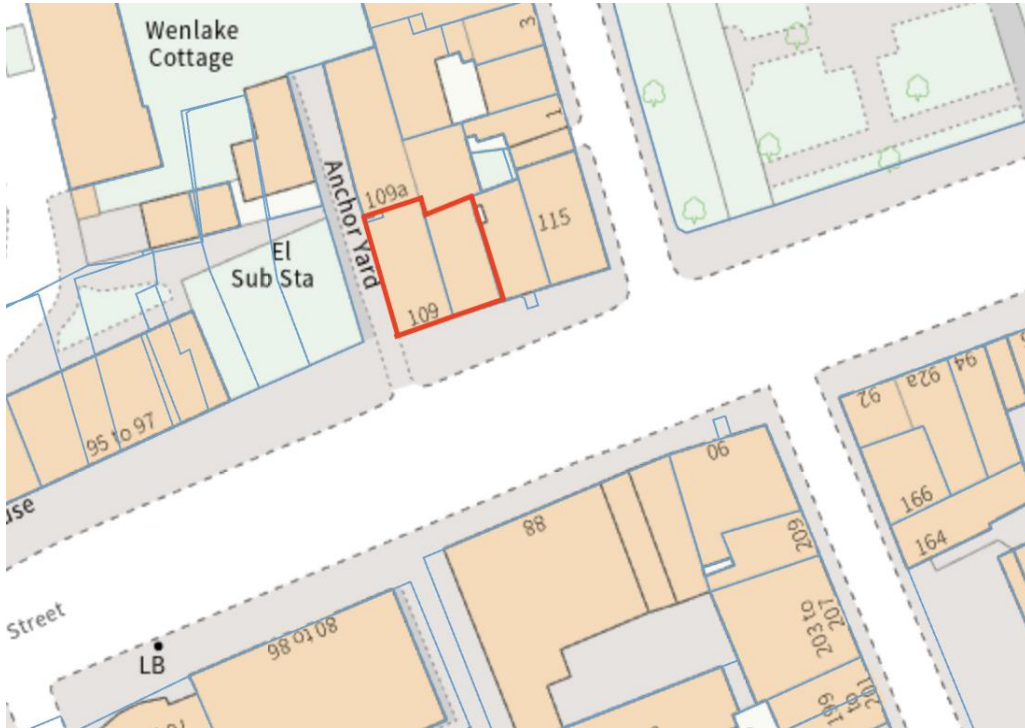


EXECUTIVE SUMMARY

Rare opportunity to acquire a prominent period Freehold Office building in the hart of Zone 1 London. A short distance from Old Street, Barbican and Faringdon.

- Highly visible end of Terrace Period Freehold building for sale on Old Street Road.
- Building totaling c4,227 sq.ft. over Basement, Ground, First Second and Third Floor.
- E Class Office building currently used as a solicitor's office may be suitable for change of use to other uses subject to obtaining the necessary consents.
- Highly desirable location synonymous with media, tech design and creative companies.
- Vibrant surrounding areas which include Whitecross Street and the daily market, Shoreditch, Clerkenwell and the City.
- Building is fully fitted out ready for immediate occupation.
- To be sold with Vacant Possession.
- 111 Old Street is Grade II Listed.
- ERV c£165,000pa
- **Guiding Offers in Excess of £1,800,000.**

LOCATION



Vibrant Old Street Location

109 Old Street occupies a prominent corner position on Old Street within an attractive terrace of period properties, providing strong visibility and presence. The property sits on one of London's key arterial routes into the City, benefiting from consistently high pedestrian activity and a lively street environment.

The building is ideally positioned between the established creative and commercial hubs of Shoreditch, Barbican and Farringdon, placing occupiers at the centre of London's tech, media and professional community. The nearby Old Street Roundabout, widely known as *Silicon Roundabout*, is recognised internationally for its concentration of technology-focused and innovative businesses.

The immediate area offers an exceptional range of amenities, with a vibrant mix of cafés, restaurants and bars close by. Notable destinations include the renowned Nightjar jazz bar, regularly cited among the UK's best, while neighbouring Whitecross Street provides a popular street market and diverse independent food operators, creating a strong daytime and evening environment for occupiers and visitors alike.

Transport Links

Old Street Station (Northern line & National Rail)

- 3 mins to Bank
- 5 mins to London Bridge
- 5 mins to Kings Cross

Barbican Station (Metropolitan, Circle & Hammersmith and City Line),

- 4 mins Liverpool Street
- 10 mins Baker Street
- 15 mins Paddington

Farringdon Station (Elizabeth Line, Thames Link, Metropolitan, Circle & Hammersmith and City Line)

- 4 mins London Blackfriars
- 33 mins to London Luton
- 40 mins Gatwick Airport

SURROUNDING AREA



Tech Hub Silicon Roundabout



Shoreditch Grind



Whitecross Food Market



Night Jar – Ranked in top Cocktail Bars in the World



St Lukes Church and Conservation Area



Barbican Centre

ACCOMMODATION

The building is a double fronted property made up of commercial over Basement, Ground, first, second and third floor. The property has two separate street entrances and two stair cores, and maybe suitable for sub-division subject to achieving the necessary consents.

The property and a number of facilities already including:

- Large Meeting Room with adjustable capacity
- Shared and single office space.
- Self contained Kitchen
- WCs
- Shower room

PLANNING

The local planning authority is the London Brough of Islington.

111 Old Street is Grade II listed and the properties sits within the St Luke's conservation area.

We understand the buildings current use is Office and may be suitable for a change of use and development of the rear of the property Subject to planning permission.

The building is currently located in the central Activities Zone, Bunhill and Clerkenwell Area action plan, Article 4 Flexible use.

Historic approved planning consent for "Creation of basement and roof extensions with roof terraces and elevational alterations and the conversion of the property into 3 x 2 bed units." under ref P072764.

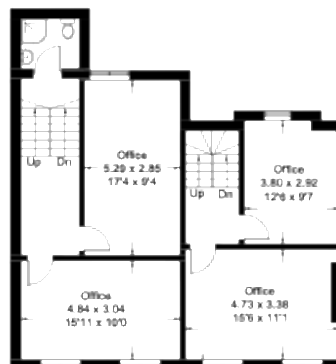
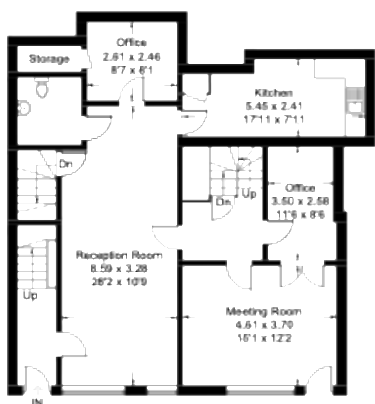
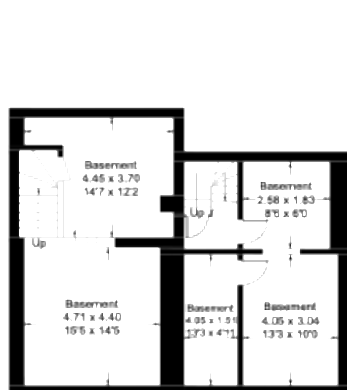
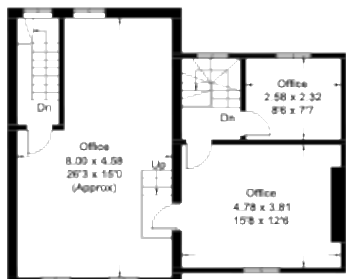
A more recent Pre-app in 2025 is available in the dataroom.

Potential buyers should satisfy themselves on the planning.



Land109-111 Old Street, EC1V 9JR

Approximate Gross Internal Area = 397.4 sq m / 4277 sq ft
(Including Basement)



Basement

Ground Floor

Old Street

First Floor



TERMS

TENURE:

Freehold with Vacant Possession

VAT:

We have been informed that the property is not elected for VAT.

TERMS:

Vendor is seeking offers in excess of £1,800,000
Which equates to £424 £sq.ft.

ADDITIONAL INFORMATION:

Interested parties should note that the vendor reserves the right not to select the highest or any bidder.

DATA ROOM:

[DATA ROOM](#)

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FOR MORE INFORMATION OR VIEWINGS PLEASE CONTACT THE
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