

For Sale
**1 & 2 Baker's Yard
Farringdon EC1**



SUMMIT
PROPERTY ADVISORS
020 7486 6655
WWW.SUMMITPA.COM

0207 101 2020

1 & 2 Baker's Yard comprise two interlinking freehold office buildings set within a secure, gated mews just moments from Farringdon Road.

For Sale

1 & 2 Baker's Yard
Farringdon EC1R

Size

2,571 - 6,805 Ft²

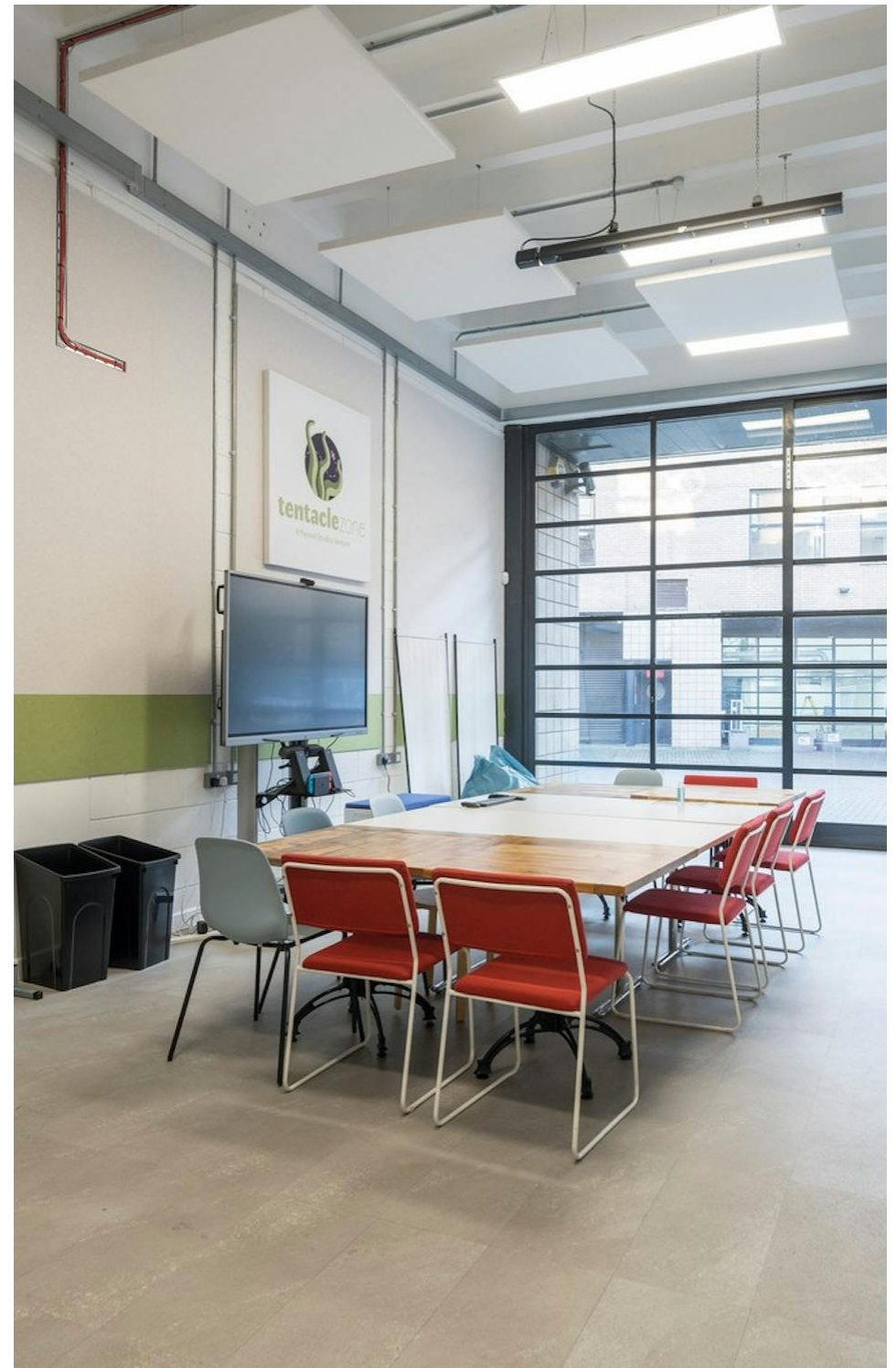
Price

£1,350,000 - 3,600,000

Description

Arranged over ground and upper floors, the properties offer characterful, industrial-style accommodation with strong natural light and flexible workspace throughout. The ground floors provide excellent showroom or client-facing space, with office accommodation above, making the buildings well suited to an owner-occupier seeking a distinctive headquarters or an investor targeting a self-contained asset in a prime Farringdon location.

1 Baker's Yard occupies a prominent corner position within the development and benefits from dual aspect accommodation, a fitted kitchen and a passenger lift.



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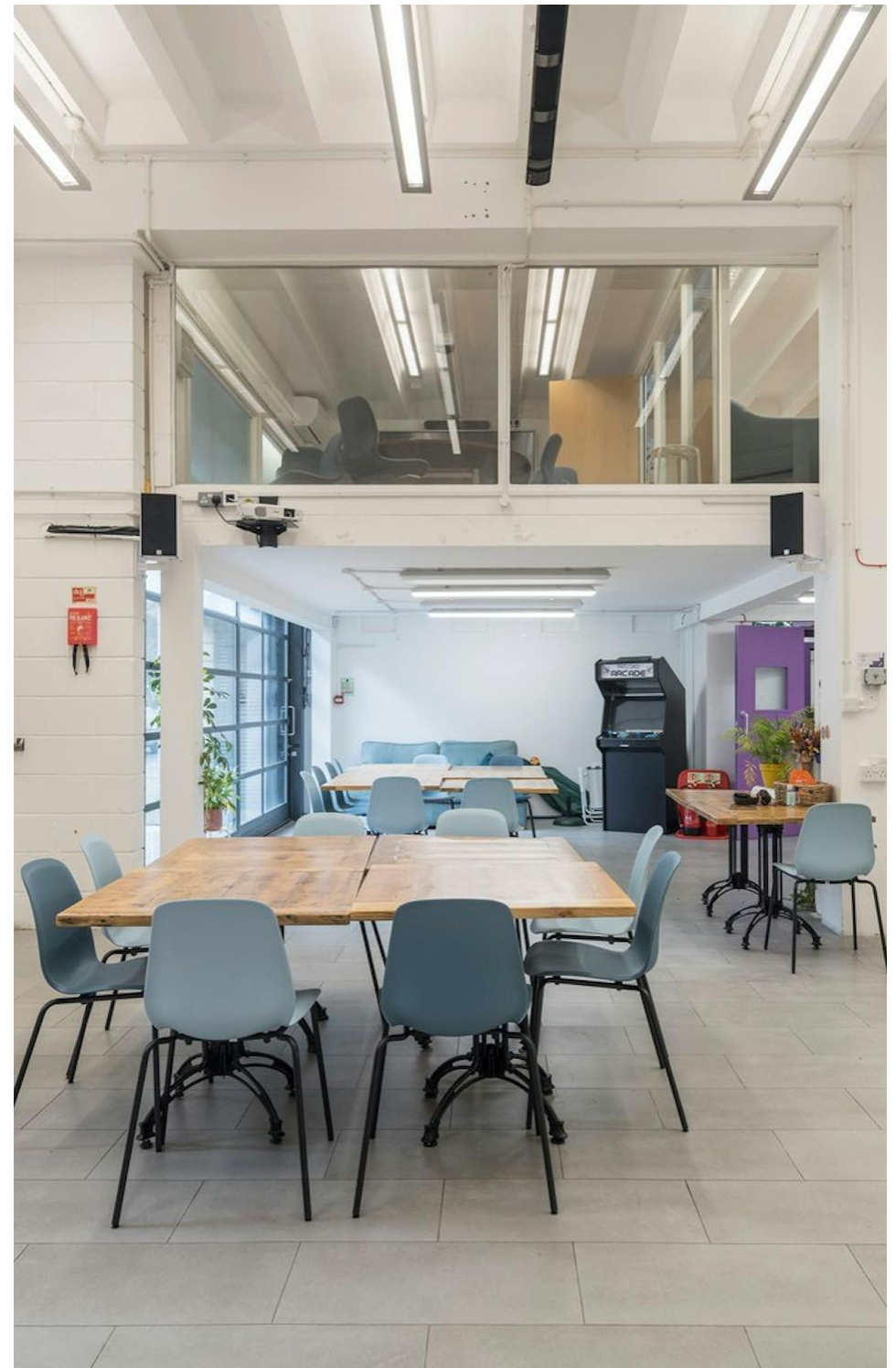
Price

£1,350,000 - 3,600,000

Description

2 Baker's Yard includes shower facilities, a third-floor mezzanine level and a highly visible ground floor frontage offering strong branding potential.

The buildings are available either together - creating a cohesive headquarters opportunity - or individually as two self-contained assets. Both units benefit from demised parking spaces within the gated courtyard.



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Main Space

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Main Space



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Building Exterior



Main Space



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Location

1 & 2 Baker's Yard are situated within a gated mews just off Farringdon Road. The property is positioned between Farringdon, Clerkenwell and Old Street, one of London's most established and well-connected commercial districts.

The area benefits from exceptional transport connectivity, with Farringdon Station within easy walking distance, providing access to the Elizabeth Line, Thameslink and London Underground services. Barbican Station and Old Street Station are also close by, ensuring strong connectivity across Central London and beyond.



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Building Exterior

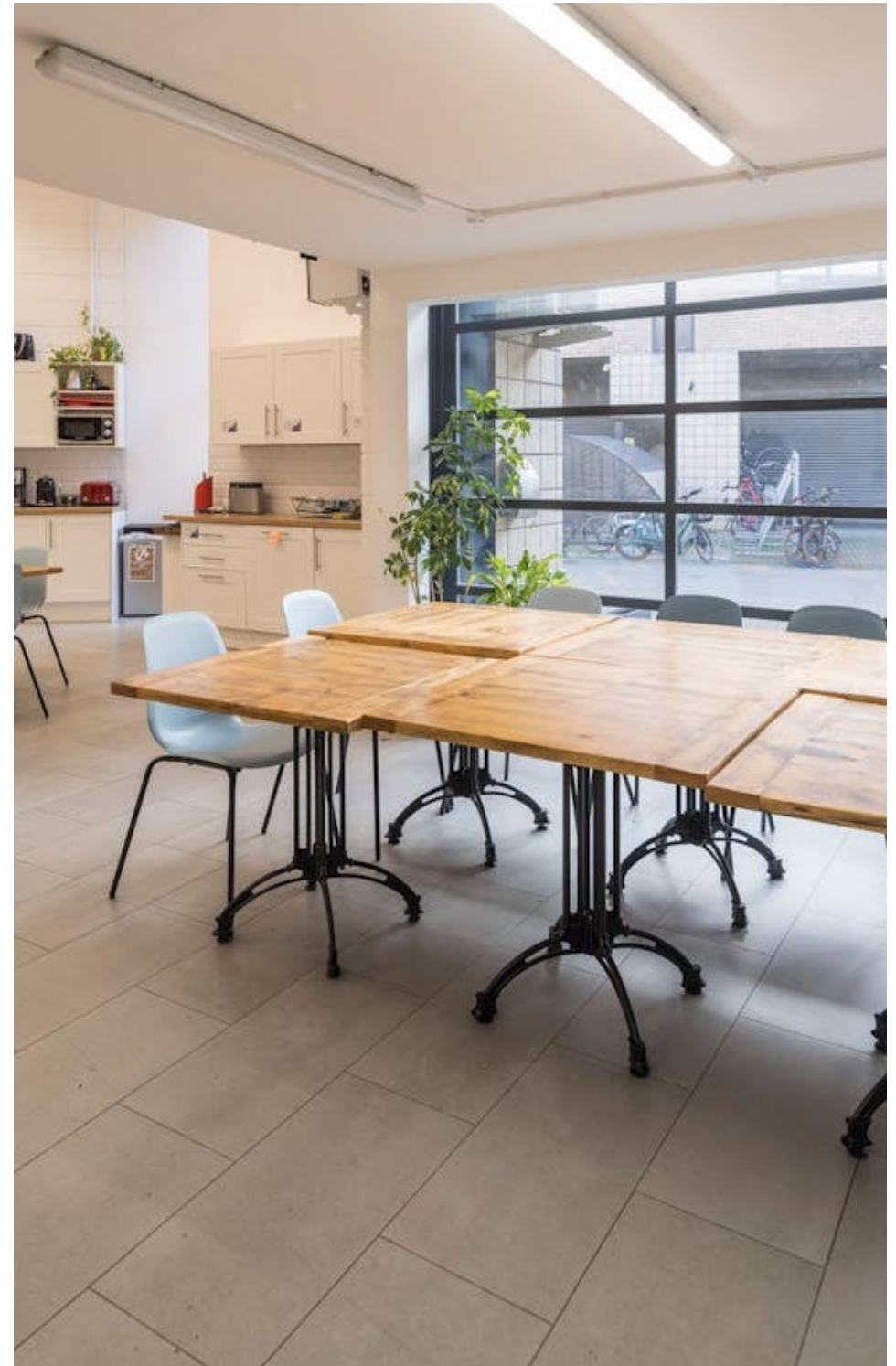


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Amenities

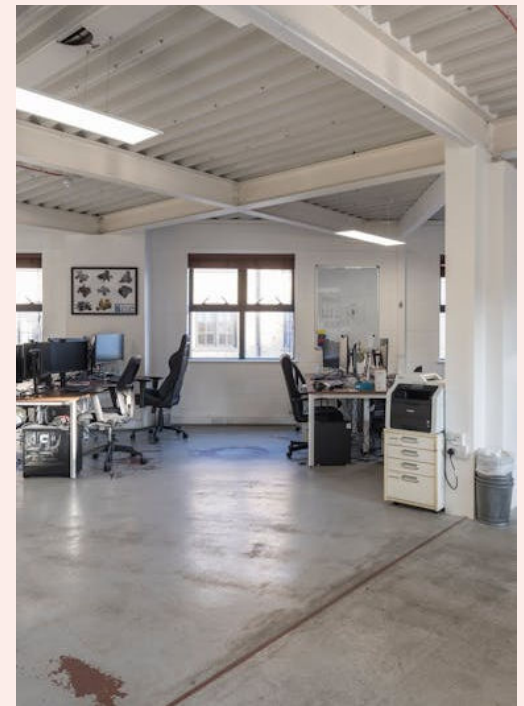
- Freehold
- HQ purchase opportunity
- Parking
- Fully self-contained
- Air conditioning
- Shower facilities
- Gated courtyard development



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Main Space



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Availability

Name	Sq Ft	Price	Rates Payable (Sq Ft)	Service Charge (Sq Ft)
Unit - 1	4,234	£2,250,000	£13.10	n/a
Unit - 2	2,571	£1,350,000	£13.10	n/a
Total	6,805	£3,600,000	£13.10	n/a

Contact Us

compton.london

020 7101 2020

enquiries@compton.london



Summit Property Advisors

www.summitpa.com



All appointments to view must be arranged through:

Jake Kinsler

jk@compton.london

0207 101 2020 | 07928049777

Marc Davis

marcdavis@summitpa.com

07973 727 470

Shaun Simons

ss@compton.london

0207 101 2020 | 07788 423131