

PILCHER ● LONDON

bespoke commercial property consultants

1-6 newbury street london, ec1a

for sale / virtual freehold

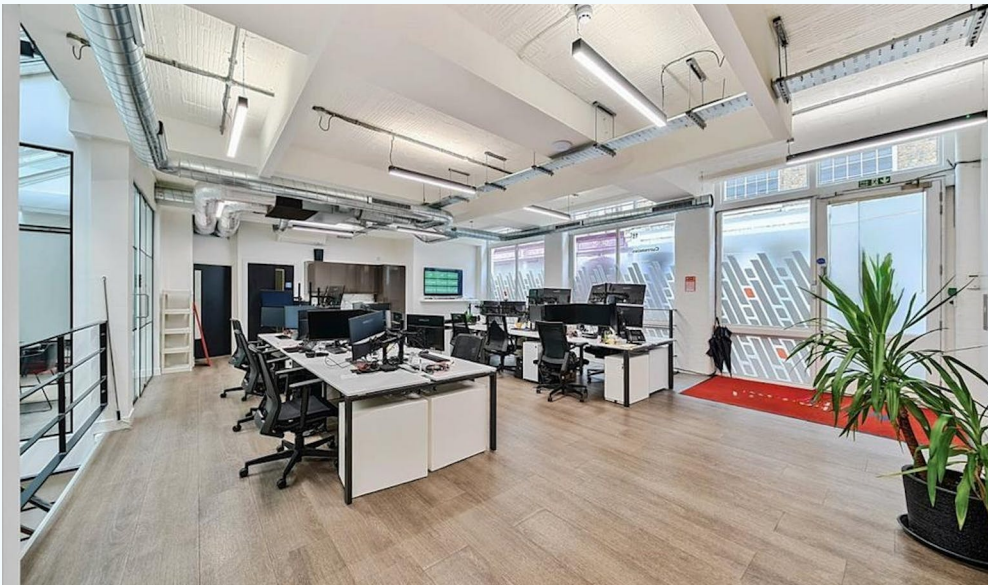
4,306 sq ft

characterful, self-contained and fully fitted hq office. moments from barbican & farringdon – high ceilings, self-contained, ready now.



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about

spanning the ground and lower ground floors, this 4,306 sq ft self-contained office provides a well-balanced, fully fitted workspace designed for immediate occupation.

the ground floor offers a strong arrival experience, with a defined reception, meeting rooms and private offices, both ground and lower ground floor benefits from excellent floor-to-ceiling heights, creating a surprisingly open and voluminous working environment rarely found at this level.

a contemporary kitchen and breakout area support day-to-day functionality, making the space ideally suited to occupiers seeking a practical yet characterful hq-style environment.

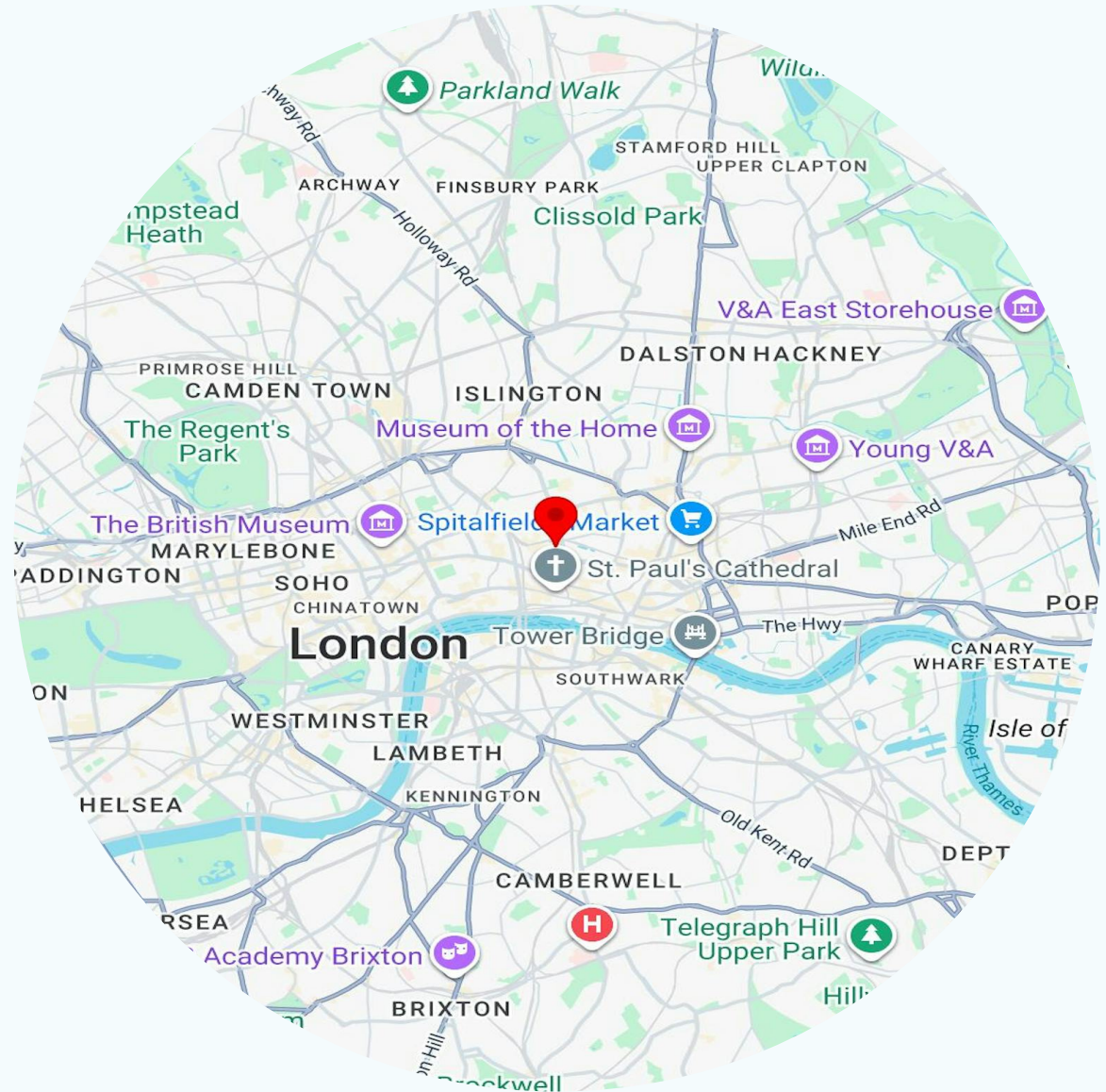
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location

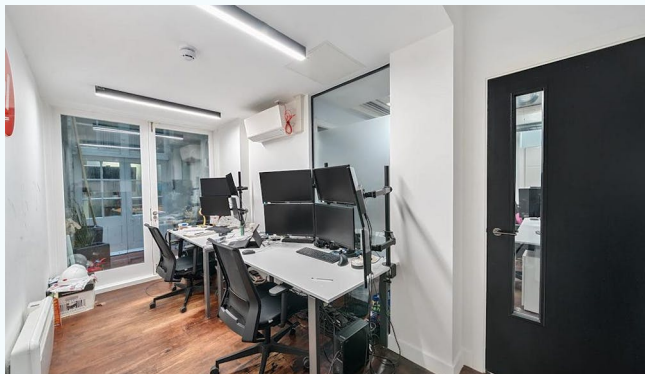
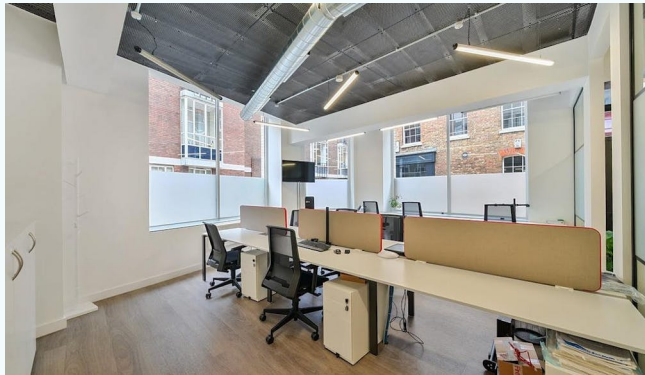
positioned moments from the barbican and farringdon, the building benefits from exceptional connectivity while offering a more discreet and self-contained alternative to busier west end locations.



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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
ground	2,626	243.96	available
lower ground	1,680	156.08	available
total	4,306	400.04	

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amenities

- fully self-contained with multiple entrances
- newly refurbished
- excellent natural light
- tall floor-to-ceiling heights
- kitchen/ break out space
- air-conditioning
- small external terrace

financials

price	offers in excess of £2,250,000
rates payable	£30,000 per annum

legal fees

each party to bear their own costs

epc

d

vat

applicable

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viewings & more information

julian wogman

020 7399 8605 | 07904 337 664
julianwogman@pilcher.london

taylor rosen

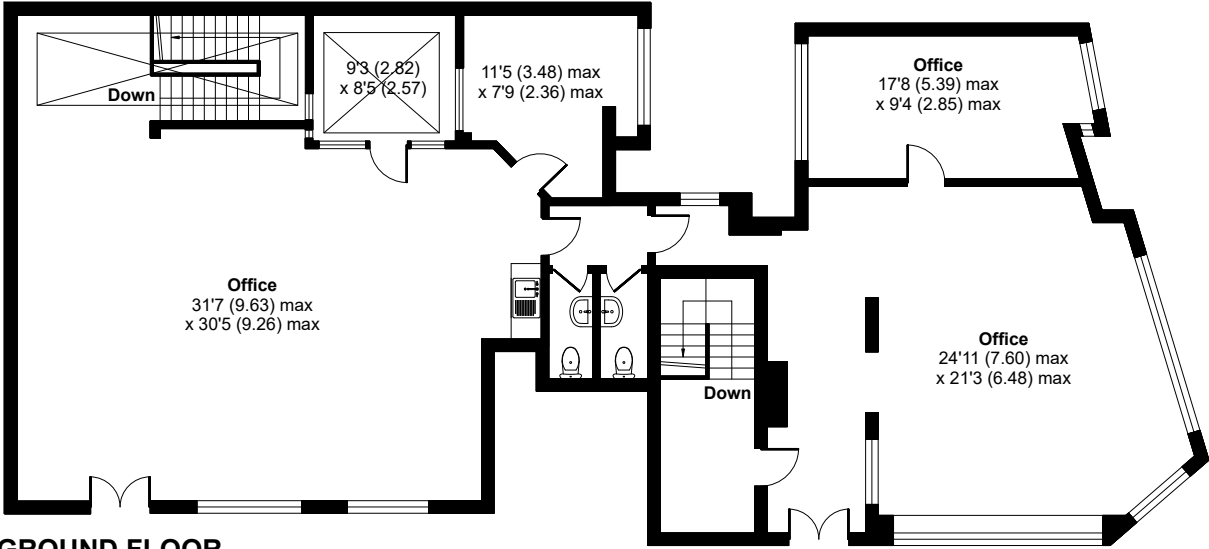
020 7399 8610 | 07834 789 346
taylorrosen@pilcher.london

david jackson

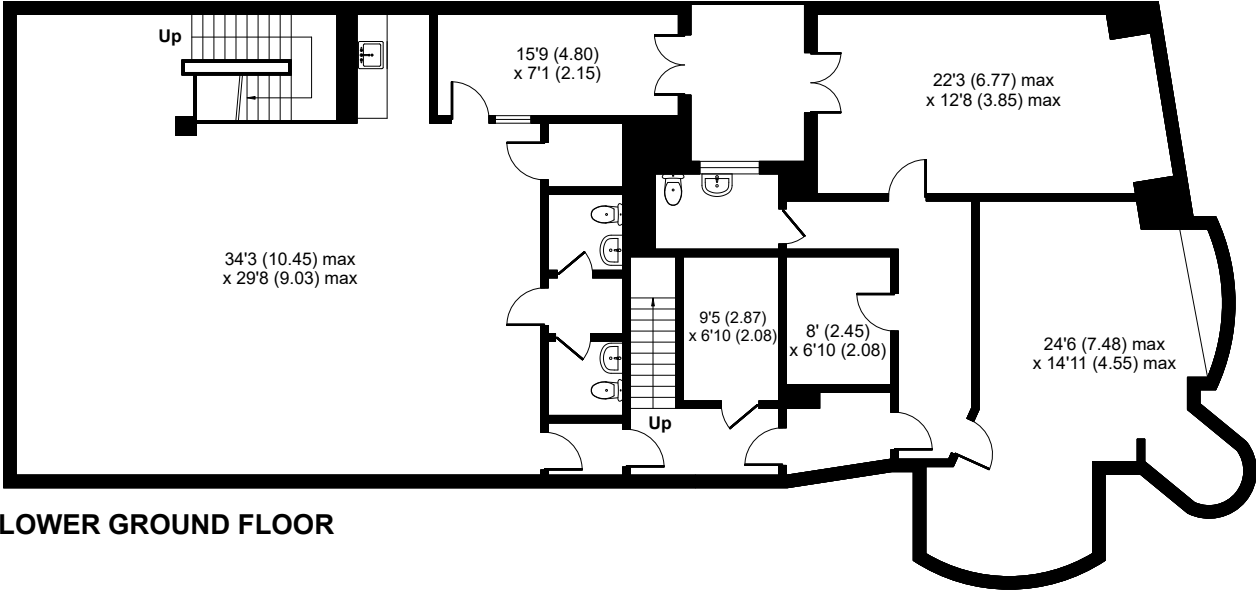
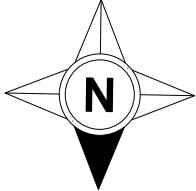
020 7399 8606 | 07801 415 957
davidjackson@pilcher.london

Floor plan of - Addresses: 1-6 Newbury Street EC1A 7HU & 12 Kinghorn Street EC1A 7HT

1-6 Newbury Street Approximate Area = 2411 sq ft / 223.9 sq m
 12 Kinghorn Street Approximate Area = 1895 sq ft / 176 sq m
 Total = 4306 sq ft / 399.9 sq m
 For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR