

lot 14

31-32 Ely Place, Holborn Circus London EC1N 6TD

Rent
£190,000
per annum
exclusive

Prime Freehold Central London
Investment/Development Opportunity

- Entirely occupied by GSC Solicitors LLP
- Refurbishment or residential development potential (Subject to Consents)
- Exclusive address adjacent to Holborn Circus
- Six Week Completion Available
- Walking distance from Chancery Lane Underground Station & Farringdon Underground & Mainline Station
- Crossrail completion will establish the location as one of the most important transport hubs in Central London



Photograph Taken May 2010



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£190,000
per annum
exclusive**Location**

Miles: 1 mile from City
2 miles from West End

Roads: A40, A315, A402, M4

Rail: Chancery Lane Underground Station (Central Line),
Farringdon Underground & Mainline Station (Hammersmith & City,
Circle, Metropolitan & Thameslink Lines), King's Cross & St Pancras
Underground & Mainline Railway Stations

Air: City Airport, Gatwick International Airport

Situation

The property is situated on the east side of Ely Place, a historic cul-de-sac which lies adjacent to Holborn Circus and Hatton Garden jewellery quarter. Ely Place is ideally positioned in the heart of Central London between the West End and City forming part of an area that is dominated by major corporate office occupiers from sectors including legal and accountancy professions, banking firms and Government offices. De Beers, PricewaterhouseCoopers, Goldman Sachs, Irwin Mitchell, Deloitte and the Old Bailey are all approximately 5 minutes walking distance from the property.

Description

The property, which forms part of a terrace of buildings with a gatehouse entrance, comprises two former Grade II Listed Georgian townhouses now configured as a single office building. The office accommodation benefits from underfloor trunking, suspended ceilings, 6-person passenger lift, comfort cooling units and a reception area leading to the core staircase. The accommodation is arranged over lower ground, ground and four upper floors and following a substantial refurbishment programme in 1999 also includes an extension to the rear of the ground floor. Access is via 32 Ely Place.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Gwen Thomas. Tel: +44 (0)20 7034 4857.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Lower Ground	Ancillary	80.60 sq m	(868 sq ft)	SALEEM RAZA SHEIKH & HARVEY DEREK POSENER (PARTNERS OF GSC SOLICITORS LLP) (i) & PETER JOHN LEATHAM	15 years from 12/10/1999 on a full repairing and insuring lease	£190,000	11/10/2014
Ground	Office	200.30 sq m	(2,156 sq ft)				
First	Office	98.00 sq m	(1,055 sq ft)				
Second	Office	97.90 sq m	(1,054 sq ft)				
Third	Office	92.30 sq m	(994 sq ft)				
Fourth	Office	75.10 sq m	(808 sq ft)				
Totals		644.20 sq m	(6,935 sq ft)			£190,000	

(i) The property is entirely occupied by GSC Solicitors LLP. Founded in 1972, GSC Solicitors LLP is a commercial law firm with seven partners and 35 staff. Their clients include publicly quoted companies, major institutions, private individuals etc based in the UK and overseas. They have established a reputation for their expertise in corporate, commercial, real estate and intellectual property work, with a specific focus on the media, banking, finance and healthcare sectors. In addition, they are well known for high profile international commercial, tax and trust work. (Source: www.gscsolicitors.com 17/09/2012)

For further details please contact:

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Associate Auctioneers:

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Ref: Pierre Kunkler.

**Solicitors:**

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