

# 106-109 SAFFRON HILL

FARRINGTON EC1

Prime office building with vacant possession and an exceptional environment rating,  
of interest to owner occupiers and investors.



106-109 SAFFRON HILL

# OPPORTUNITY SUMMARY

- Freehold, self contained building with vacant possession
- 4,155 sq ft NIA of office accommodation arranged over lower ground, ground and two upper floors.
- The third and fourth floors comprise four residential apartments which are held on long leaseholds for 999 years from March 2014, with ground rents received totalling £1,400 per annum.
- The property is well suited for occupation as offices, medical, educational or other uses.
- Exceptional sustainability credentials - EPC 'B' and BREEAM 'Excellent'
- Within a 2 minute walk of Farringdon Mainline and Underground station, with a high level of local amenities.
- The guide price for the freehold interest is £2.9m, subject to contract.





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# LOCATION

The property is located on the western side of Saffron Hill within Hatton Garden and adjoining Farringdon, one of London's most sought after submarkets. The area benefits from an abundance of local amenities including both Leather Lane and Cowcross Street markets which are within a few minutes walking distance.

Farringdon has become synonymous in recent years for attracting a multitude of international occupiers from the technology, media and creative sectors, including LinkedIn and TikTok. Other high profile local occupiers include: Sainsbury's, Hogan Lovells, Moonpig, Alexander McQueen, Grimshaw Architects and Live Nation UK. The Museum of London will also be relocating to Smithfield Market in 2026.

## UNRIVALLED CONNECTIONS

106-109 Saffron Hill benefits from exceptional transport links, being only a 2 minute walk from Farringdon Station. Farringdon Station is one of London's best connected travel hubs, providing access to the London Underground (Circle, Hammersmith & City and Metropolitan lines), Thameslink, National Rail and the Elizabeth Line - offering exceptional transport links across London including direct lines to three of London's five major airports (Heathrow, Gatwick and Luton).

Chancery Lane (Central Line) is also within easy walking distance. An NCP car park is located within 50m of the building.



Smiths of Smithfield



Gray's Inn Gardens



Leather Lane Market



## Restaurants

1. Faros
2. Catalyst
3. Konditor
4. Leather Lane St Market
5. Anglo
6. Kin
7. Grub on the Green
8. The Dovetail
9. Laksa
10. Luca
11. Dans le Noir?
12. Ibérica
13. Tinseltown
14. Le Café du Marché
15. St. John
16. Vinoteca
17. Brutto
18. Bleeding Heart Bistro
19. Vivat Bacchus
20. Club Gascon
21. Restaurant St. Barts

## Bars

1. The Coach
2. Piano Works
3. The Sekforde
4. 1920 Bar
5. Sutton Arms
6. The Craft Beer Co
7. The One Tun
8. Smiths of Smithfield

## Local Occupiers

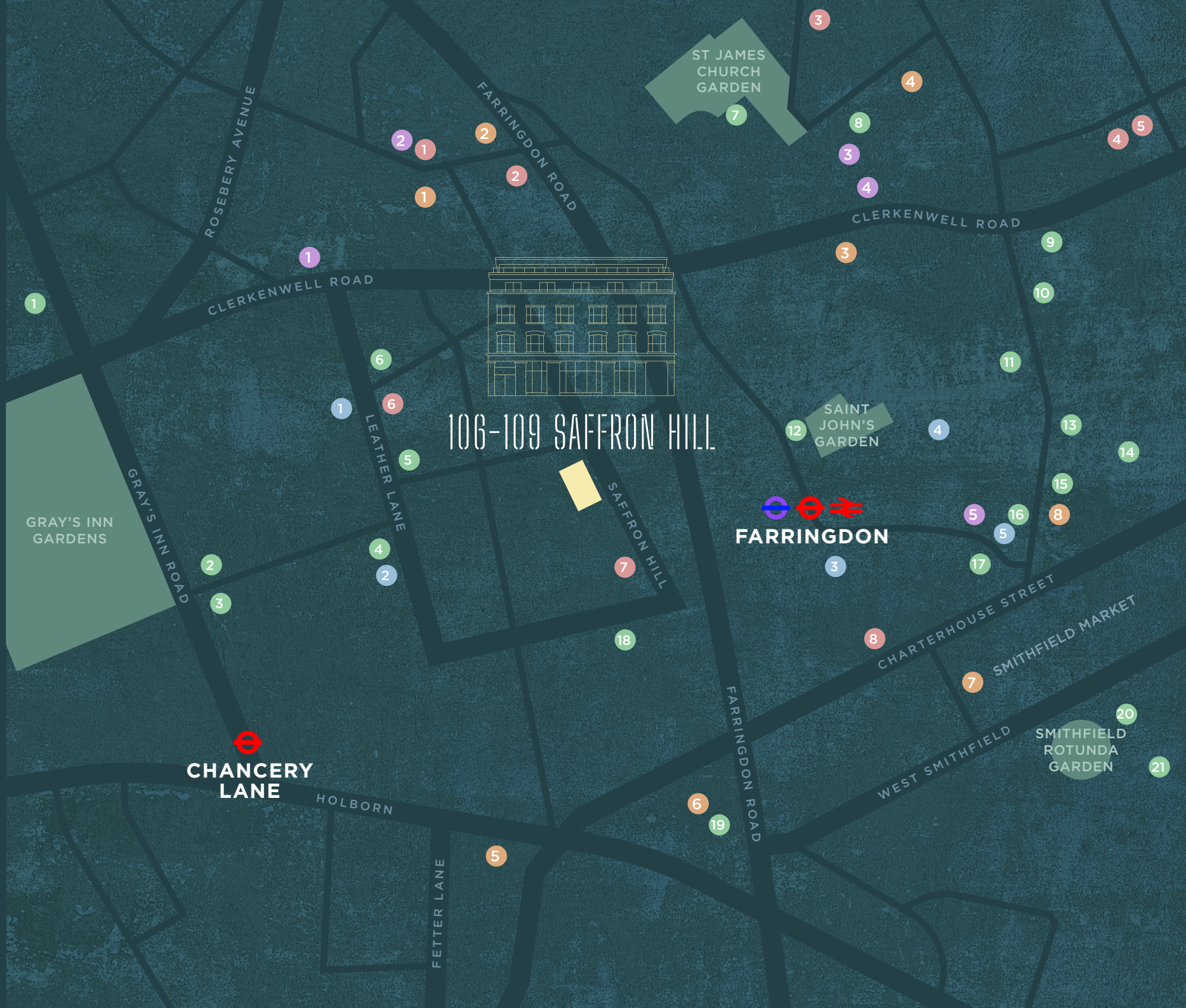
1. Moonpig
2. LinkedIn
3. Grimshaw Architects
4. Alexander McQueen
5. Sainsbury's Head Office
6. Hogan Lovells
7. TikTok
8. Live Nation UK

## Cafés

1. Attendant
2. Prufrock
3. Black Sheep Coffee
4. Bench
5. Gail's

## Hotels

1. The Clerk & Well
2. The Coach
3. The Zetter
4. Marrable's
5. The Rookery





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# EXISTING ACCOMMODATION

The office element of the building is entirely self contained and has a total net floor area of 4,155 sq ft arranged over lower ground, ground and two upper floors.

The majority of the accommodation is owner occupied with vacant possession available by agreement.

There are licences in place on upper floors that can be terminated on reasonable notice.



Ground floor



Ground floor



Ground floor

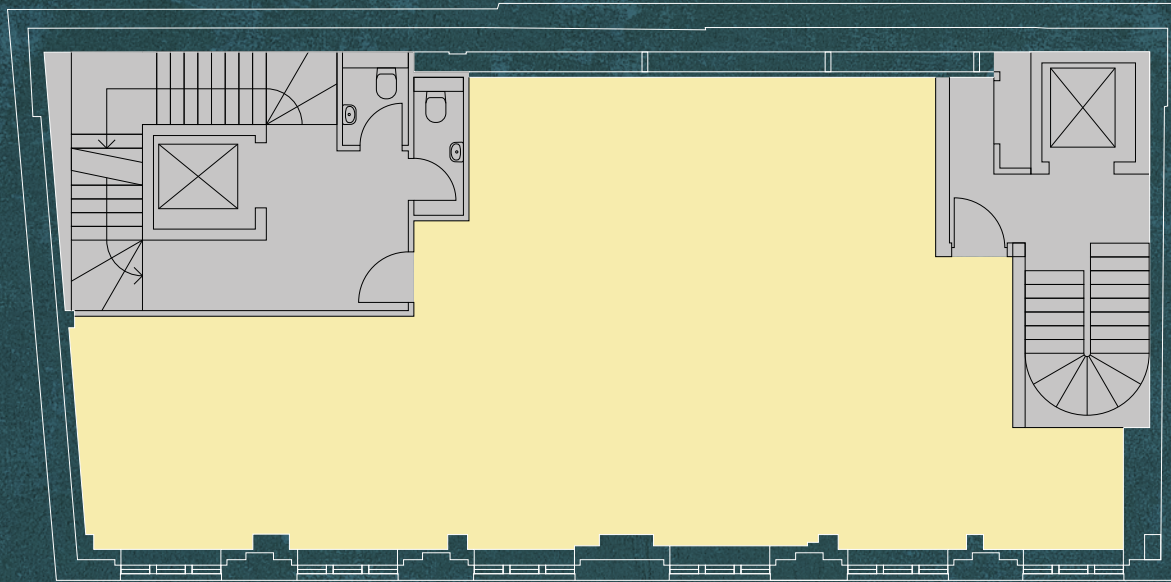


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# TYPICAL FLOOR



1,169 sq ft / 108.6 sq m



SAFFRON HILL

# FLOOR AREAS

The approximate existing Net Internal Floor Areas are as follows:

FLOOR	SQ FT	SQ M
Second	1,135	105.44
First	1,169	108.60
Ground (Reception)	140	13.01
Ground	934	86.77
Lower Ground	777	72.19
<b>TOTAL</b>	<b>4,155</b>	<b>386.01</b>

The top two floors comprise four residential apartments approached from a separate entrance, which are held on long leaseholds for 999 years from March 2014, with ground rents totalling £1,400 per annum.



Air conditioning



Good levels of natural light



Male and Female WCs



Bike storage



LED lighting



DDA compliant



Reception with  
commissionaire  
capability



Passenger lift



## 106-109 SAFFRON HILL

### BREEAM

The building and services have been designed to minimise energy and water consumption achieving a BREEAM 'Excellent' rating in the process.

### EPC

The current EPC rating is a B '33', which future proofs the building from the Minimum Energy Efficiency Standards targeting EPC B by 2030.

### VAT

The property is elected for VAT.

### PLANNING

The property is located within the Hatton Garden Conservation Area. The Local Authority is Camden.

### PROPOSAL

The guide price for the freehold interest is £2.9m, subject to contract.

**CLUTTONS**

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