LOT 18 - London

Commercial Auction - 15th July 2026

Prominent Corner Freehold Vacant Office Building Opportunity

109 Old Street, London, EC1V 9JR

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GUIDE PRICE *

£650,000+

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Live Stream (the first lot to be offered at 11.00 am)

Key Features

- Comprising an office building arranged over basement, ground, first, second and third floor
- Total accommodation of 223.05 sq.m (2,401 sq ft) GIA and 173.44 sq.m (1,867 sq ft) NIA
- Well located less than five minutes' walk from Old Street Station and within walking distance to Barbican, Farringdon and the City
- Potential for owner occupation, refurbishment, repositioning or alternative use (subject to all neccessary consents) (1)
- **Internal Video Tour Available**
- **Reflecting a capital value psf of £270 on GIA and £348 on NIA**
- VAT is not applicable

Vacant Possession

Tenure

Freehold

Location

- Old Street is situated within the London Borough of Islington, approximately 1 mile north of the City of London and within walking distance of Moorgate and Barbican.
- Shoreditch High Street/Kingsland Road \(A10\) links to The City to the south and the A406 and M25 \(J25 \) to the north whilst City Road \(A501\) link with the A1 to the west
- Old Street Station \(Northern line and National Rail\) is within a 5 minute walk of the property, providing immediate access to Bank \(3 minutes\), London Bridge \(5 minutes\) and Kings Cross \(5 minutes\). Barbican Station \(Metropolitan, Circle and Hammersmith & City lines\) and Farringdon Station \(Elizabeth line\) are also close by.
- The property is situated on the north side of Old Street, at its junction with Anchor Yard, within the internationally recognised Silicon Roundabout technology and media cluster. The immediate area is one of London's most vibrant, home to a thriving mix of creative, tech and professional businesses alongside an exceptional range of restaurants, cafes and bars.
- Occupiers close by include Shoreditch Grind, Costa Coffee, Domino's, Whitecross Street Market and Flight Club Shoreditch.

Additional Information

- 109 Old Street is part of a terrace of buildings located on the north side of Old Street in the London Borough of Islington and lies within the St Luke’s Conservation Area.
- (1) This scheme was previously granted planning consent under application no. P030162 on 11 December 2003. The consent has since lapsed.

Planning

- The property may lend itself to a variety of alternative uses and redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with the local authority: Islington Borough Council Contact Number: 020 7527 2000Email: planning@islington.gov.ukWebsite: https://www.islington.gov.uk/planning/

VAT - VAT is not applicable to this Lot.

Allsop

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Sellers Solicitor

Juliet Bellis.
Juliet Bellis & Co
Tel: 01957 733226
Email: jmb@julietbellis.co.uk

Accommodation			Approx GIA		Lease Details
Ground	44.59 sq m	480 sq ft	59.08 sq m	636 sq ft	Vacant
First	31.40 sq m	338 sq ft	46.08 sq m	496 sq ft	
Second	32.05 sq m	345 sq ft	42.64 sq m	459 sq ft	
Third	28.61 sq m	308 sq ft	35.30 sq m	380 sq ft	
Basement	36.79 sq m	396 sq ft	39.95 sq m	430 sq ft	
Total NIA	**173.44 sq m**	**1,867 sq ft**	**223.05 sq m**	**2,401 sq ft**	
NB: Not inspected by Allsop LLP, floor areas sourced from a measured survey.					

Featured 1

Featured 2

Featured 3

Featured 4

Featured 5

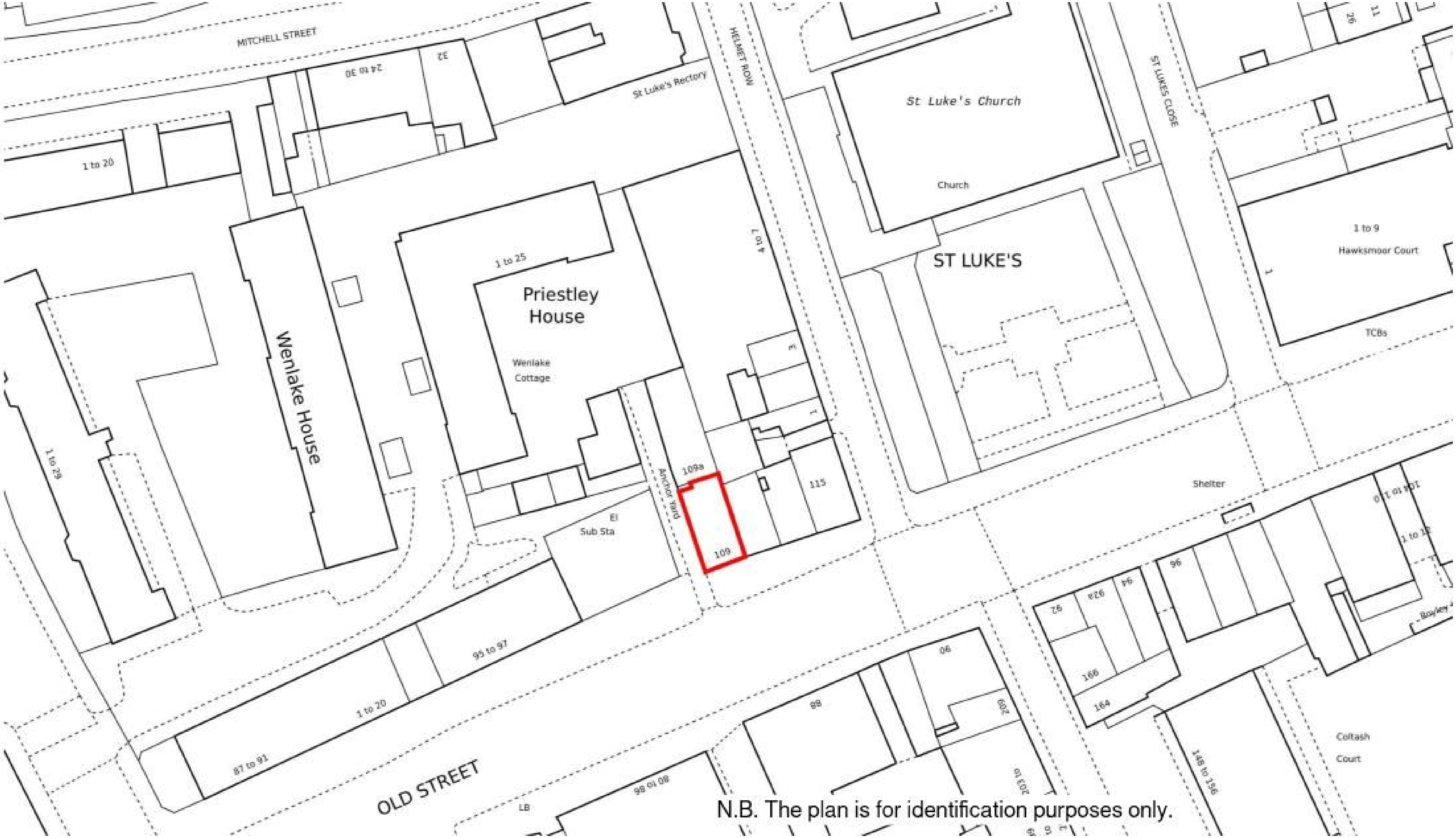
Featured 6


109 a

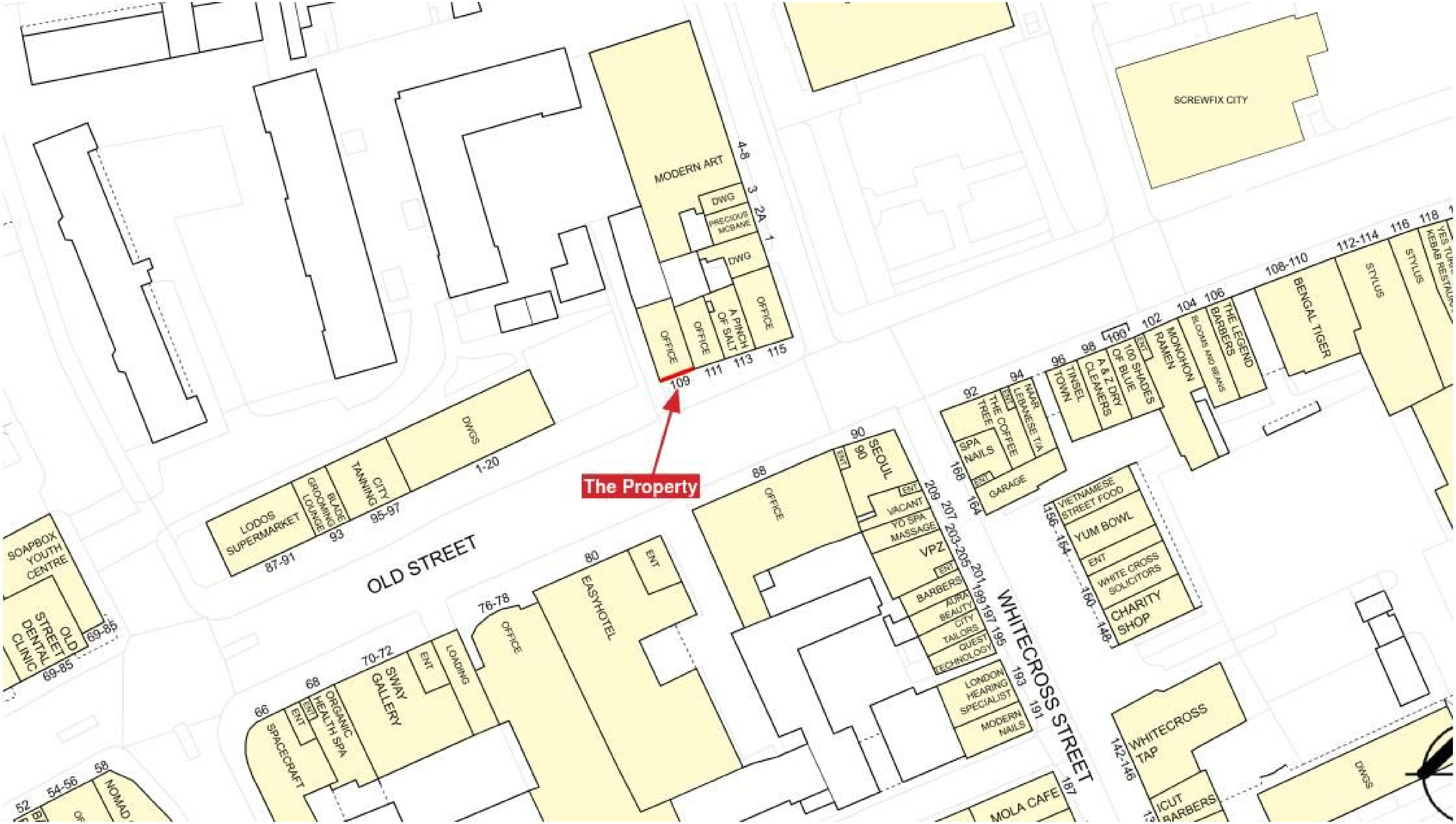
Featured 8

Featured 9

Pro map


MITCHELL STREET
St Luke's Rectory
HELMET ROW
St Luke's Church
Church
ST LUKES CLOSE
ST LUKE'S
1 to 9
Hawksmoor Court
TCBs
1 to 20
1 to 25
Priestley
House
Wenlake
Cottage
Wenlake House
1 to 29
Anchor Yard
109a
109
115
El
Sub Sta
Shelter
95 to 97
1 to 20
87 to 91
OLD STREET
LB
88
90
164
166
96
148 to 156
Coltash
Court
N.B. The plan is for identification purposes only.

GOAD Map



MODERN ART
SCREWFIX CITY
OLD STREET
WHITECROSS STREET
The Property
109
111
113
115
OFFICE
A PINCH OF SALT
LODOS SUPERMARKET
BLADE GROOMING LOUNGE
CITY TANNING
EASYHOTEL
SPACECRAFT
ORGANIC HEALTH SPA
SIWAY GALLERY
SEOUL
VPZ
BARBERS
LONDON HEARING SPECIALIST
MODERN NAILS
VIETNAMESE STREET FOOD
YUM BOWL
WHITE CROSS SOLICITORS
CHARITY SHOP
WHITECROSS TAP
BENGAL TIGER
STYLUS
THE LEGEND BARBERS
MOKOHON RAMEN
100 SHADES OF BLUE
A & Z DRY CLEANERS
TINSEL TOWN
THE COFFEE TREE
NAAR LEBANESE T/A
SPA NAILS
GARAGE
SOAPBOX YOUTH CENTRE
OLD STREET DENTAL CLINIC
MOLA CAFE


W H Matthews & Co



a pinch of salt
W H Matthews & Co


109 a


W H Matthews & Co

Floorplan 1


Meeting Room 1
10' x 9'3"
3.05 x 2.82m
Reception Room
30' x 15'6"
9.14 x 4.72m
27'9" x 15'6"
8.46 x 4.72m
Office
18' x 9'9"
5.49 x 2.97m
Office 1
16'3" x 10'
4.95 x 3.05m
Office 6
17'9" x 10'3"
5.41 x 3.12m
Office 5
16'3" x 10'
4.95 x 3.05m
Office 9
24'6" x 15'6"
7.47 x 4.72m
BASEMENT
GROUND FLOOR
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
Property Details:
109 OLD STREET
EC1V
SCALE - 1:150 @ A4
REFERENCE NUMBER : 108289
Plans Drawn: 26.06.2026
Surveyed and Drawn By:
BKR
Hideaway Work Space
1 Empire Mews
London
SW16 2BF
Tel: 0345 257 2023
info@bkrfloorplans.co.uk
www.bkrfloorplans.co.uk
© BKR 2026
APPROX. GROSS INTERNAL AREA *
2401 Ft² - 223.05 M²

Addendum

Deposit to be held by Auctioneer as Stakeholder

In the Special Conditions of Sale the following amendments apply:

On Completion of the Sale and in addition to the purchase price, the Buyer shall reimburse the Seller the costs of the Sellers Conveyancer's fees of £350+VAT and pay 1% of the purchase plus VAT as a contribution towards the Seller’s legal and auction costs

Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid
Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.
Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).
Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price (“the Reserve”) at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:

- any Buyers' Fee charged by the auctioneers;
- VAT on the sale price;
- SDLT or any other Government taxes;
- additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.
Reserve Prices
2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date. it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.
Buyers' fees, Seller's fees and additional charges
4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
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- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT
  Commercial Auctions
- All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.
2. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.
   Other Matters
3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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   The Auctioneers do not warrant or represent that any plans or photographs show the up to date position with regard to occupiers either for the Lot or for any other properties shown in such plans or photographs.