

20/21

JOCKEY'S FIELDS
LONDON WC1

Exceptional Opportunity to Acquire a Prime Central London Freehold
with Office and Apart-Hotel Repositioning Potential

INVESTMENT SUMMARY

- ✓ Self-contained Freehold building with short term income, located within a prime Central London location in Bloomsbury.
- ✓ Potential for vacant possession upon completion.
- ✓ Office building arranged over ground, basement and three upper floors, extending to 7,920 sq ft NIA (9,731 sq ft GIA).
- ✓ Change of use to an Apart-Hotel (C1) supported by a positive pre-application response from Camden Council, with feasibility undertaken by Edgingtons.
- ✓ Pre-app approval for two additional storeys increasing the building to 12,958 sq ft GIA (a 33% uplift from the existing 9,731 sq ft GIA).
- ✓ Within walking distance of Holborn (Central and Piccadilly), Chancery Lane (Central) and Farringdon (Elizabeth, Circle, Hammersmith & City and Metropolitan) lines.
- ✓ Of interest to serviced office occupiers, owner occupiers, developers, and investors.

PROPOSAL

Offers are invited for the Freehold interest of the property in excess of **£4,500,000** reflecting a **low capital value of £568 psf** subject to contract and exclusive of VAT.







LOCATION

Situated on the leafy Jockey's Fields, directly opposite the 5.8-acre private garden known as The Walks, one of the largest privately owned gardens in London, which is also open to the public. The property benefits from a rare and tranquil setting.

- Located within the London Borough of Camden, Bloomsbury occupies a prime position in the affluent Midtown area. Renowned as London's intellectual and literary hub, Bloomsbury is home to a wealth of academic and medical institutions, prominent commercial occupiers, and a diverse and vibrant residential community.
- Positioned at the heart of London's Legal District, Midtown is synonymous with the capital's judicial and professional heritage. The area hosts many of the UK's most significant legal institutions, including the Royal Courts of Justice and the Inns of Court, placing it firmly at the centre of the nation's legal system. Surrounded by leading barristers' chambers, law firms, and specialist professional services, Midtown offers a prestigious environment deeply rooted in legal excellence and tradition.
- The property is situated within a 10-minute walk from over 500+ registered legal organisations, ranging from sole practitioners to members of the Magic Circle and other international law firms.

LOCAL OCCUPIERS & AMENITIES

LOCAL OCCUPIERS

- 1 Bindmans
- 2 Macfarlanes
- 3 Bird & Bird
- 4 Blake Morgan
- 5 Slater and Gordon
- 6 Mckinsey
- 7 Google
- 8 Deloitte
- 9 HPLP Solicitors
- 10 Connaught Law

BARS & RESTAURANTS

- 1 Swiss Butter
- 2 Isolabella
- 3 Solus
- 4 Mine Mane
- 5 MCR
- 6 Banh Mi Bay
- 7 The Marquis Cornwallis
- 8 The Queen's Larder

GYMS

- 1 Gymbox
- 2 PureGym
- 3 The Gym Group

HOTELS

- 1 NYX
- 2 Rosewood
- 3 L'Oscar
- 4 The Hoxton
- 5 Covent Garden Hotel

COFFEE

- 1 Espresso Base
- 2 Prufrock
- 3 Bloomsbury
- 4 Monmouth
- 5 Blank Street
- 6 Caffé Tropica



CONNECTIVITY

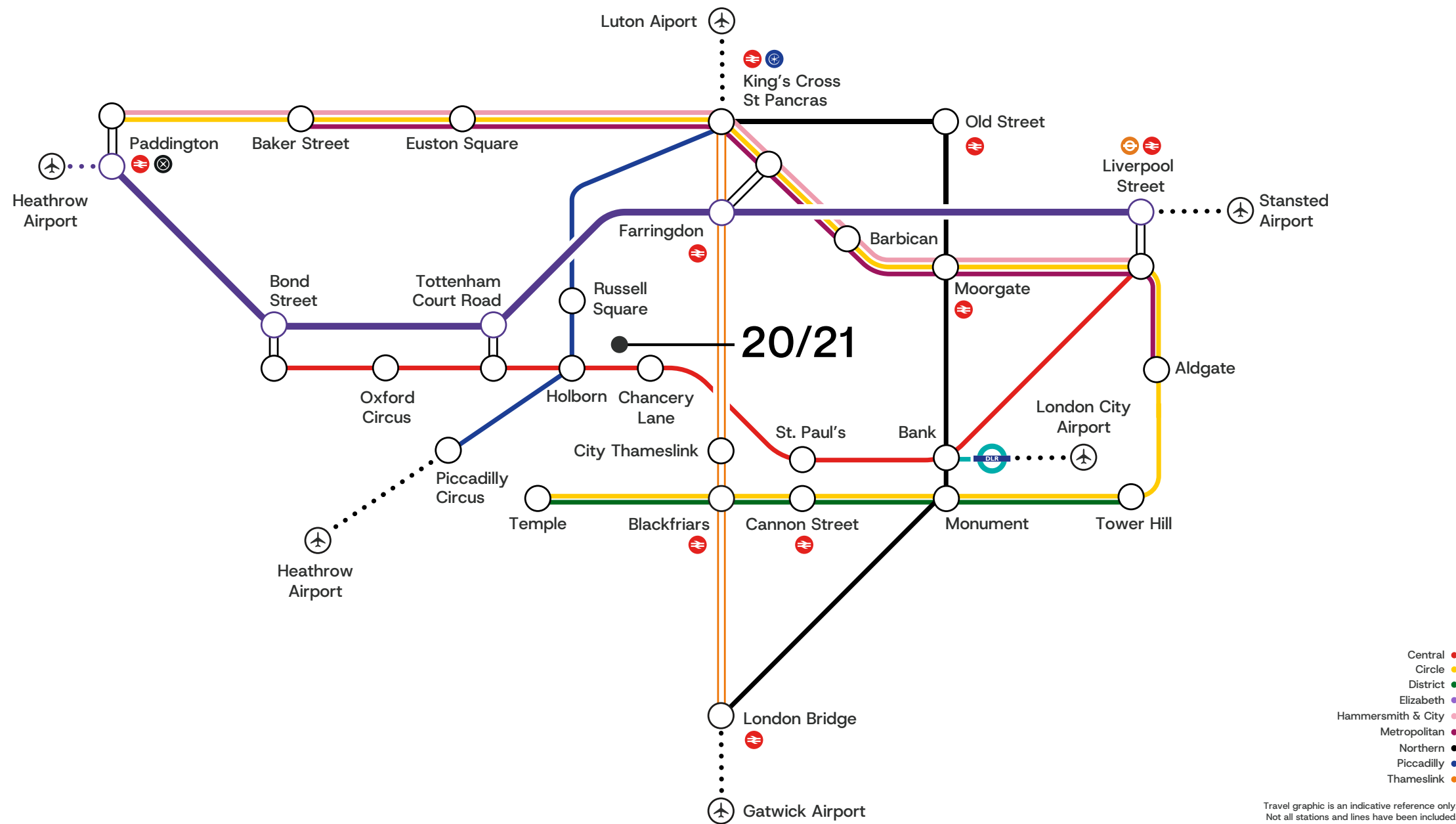
➤ The core of the West End and the City are both within easy walking distance and other London locations can be reached quickly from Chancery Lane (Central line), Holborn (Central and Piccadilly lines) and Farringdon (Elizabeth, Metropolitan and Hammersmith & City lines).

➤ There are excellent connections to Europe via the Eurostar from London St Pancras, just 3 minutes from Holborn station. London's International Airports are also easily accessible via train with journeys to Heathrow taking 33 minutes on the Elizabeth Line from Tottenham Court Road.



Key station walk times (from the property)

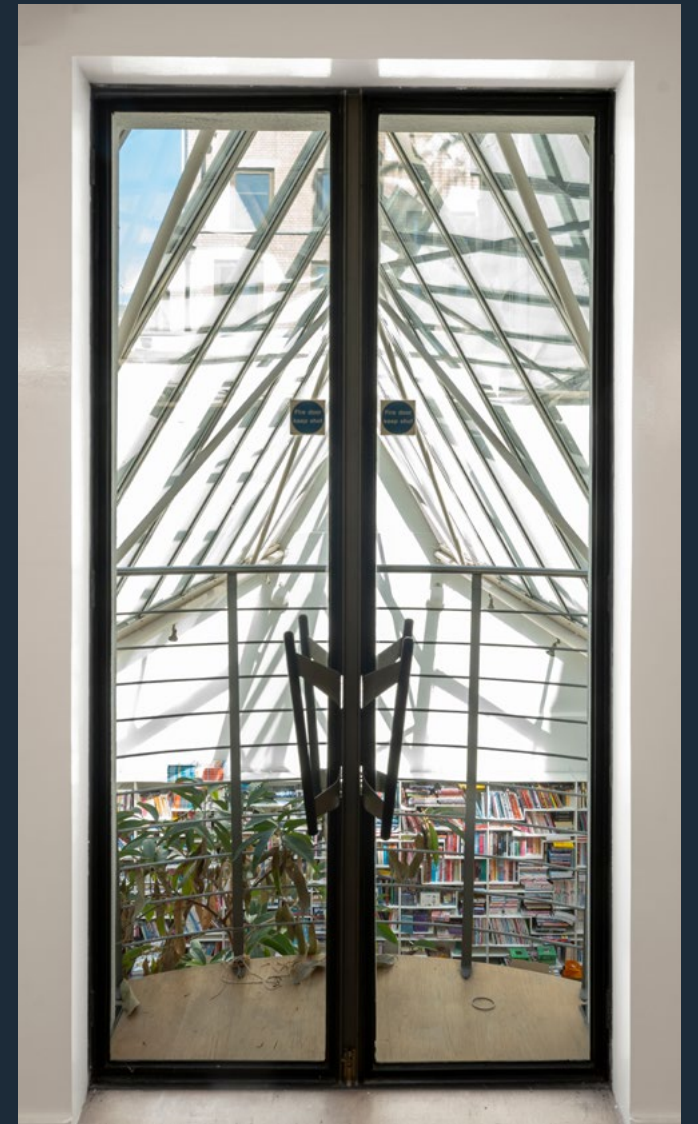
There are seven London Underground Stations within a 20-minute walk from the property



THE ASSET

20–21 Jockey's Fields comprises a self-contained office building arranged over lower ground, ground and three upper floors. The property presents a striking modern appearance, with a crisp white façade and glazing providing excellent levels of natural light throughout, enhanced by dual-aspect windows across the floors.

- ✓ Flexible accommodation arranged across each floor and associated mezzanine levels, accessed via a central staircase, providing self-contained floorplates suitable for a range of occupiers.
- ✓ The ground floor features a large rear atrium delivering strong natural light and an attractive breakout zone, with rooflights enhancing daylight to the upper floors; the atrium also presents clear infill potential (subject to planning).
- ✓ Additional benefits include access to a flat roof with scope for conversion into a roof terrace (subject to planning), complemented by an existing generous private terrace at third floor level.



ACCOMMODATION

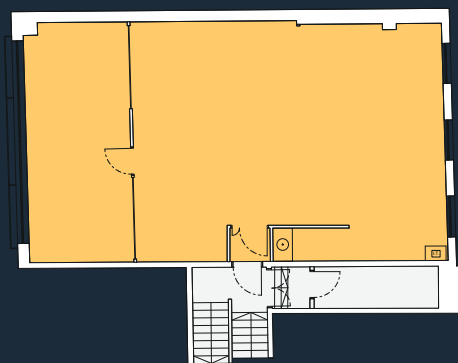
The property have been measured by Sterling Temple in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following areas:

Floor	NIA (sq m)	NIA (sq ft)	GIA (sq m)	GIA (sq ft)
Third Level	91.4	984	105.7	1,138
Second Level	194.3	2,091	229.7	2,472
First Level	199.0	2,142	232.0	2,497
Ground Level	251.2	2,704	312.0	3,358
Reception	-	-	13.7	147
Lower Ground	-	-	24.7	266
Total	736	7,921	918	9,878

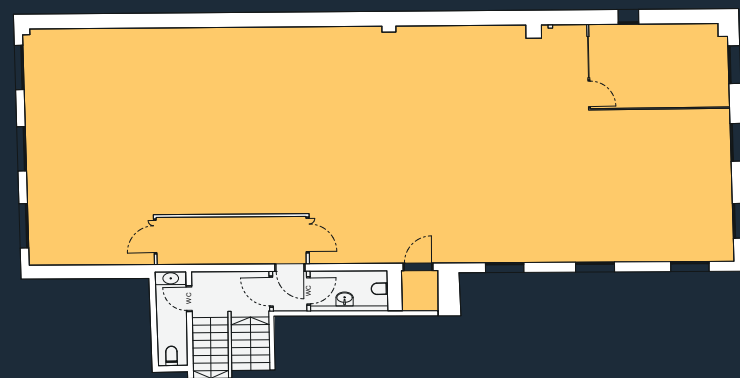


FLOOR PLANS

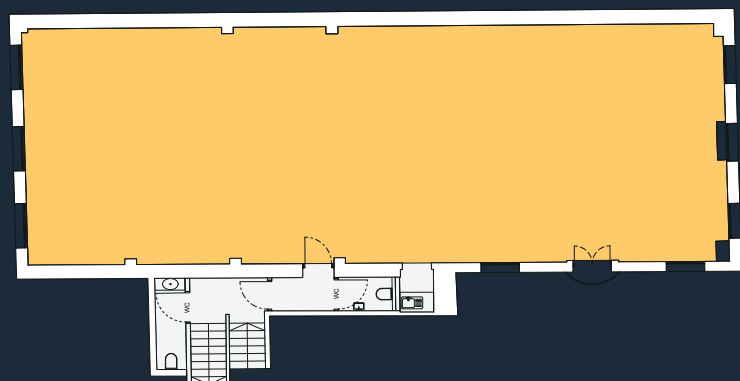
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

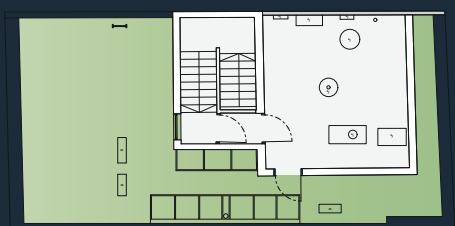


GROUND FLOOR



Offices Core Terrace

LOWER ROOF



SECOND MEZZANINE



FIRST MEZZANINE



GROUND MEZZANINE



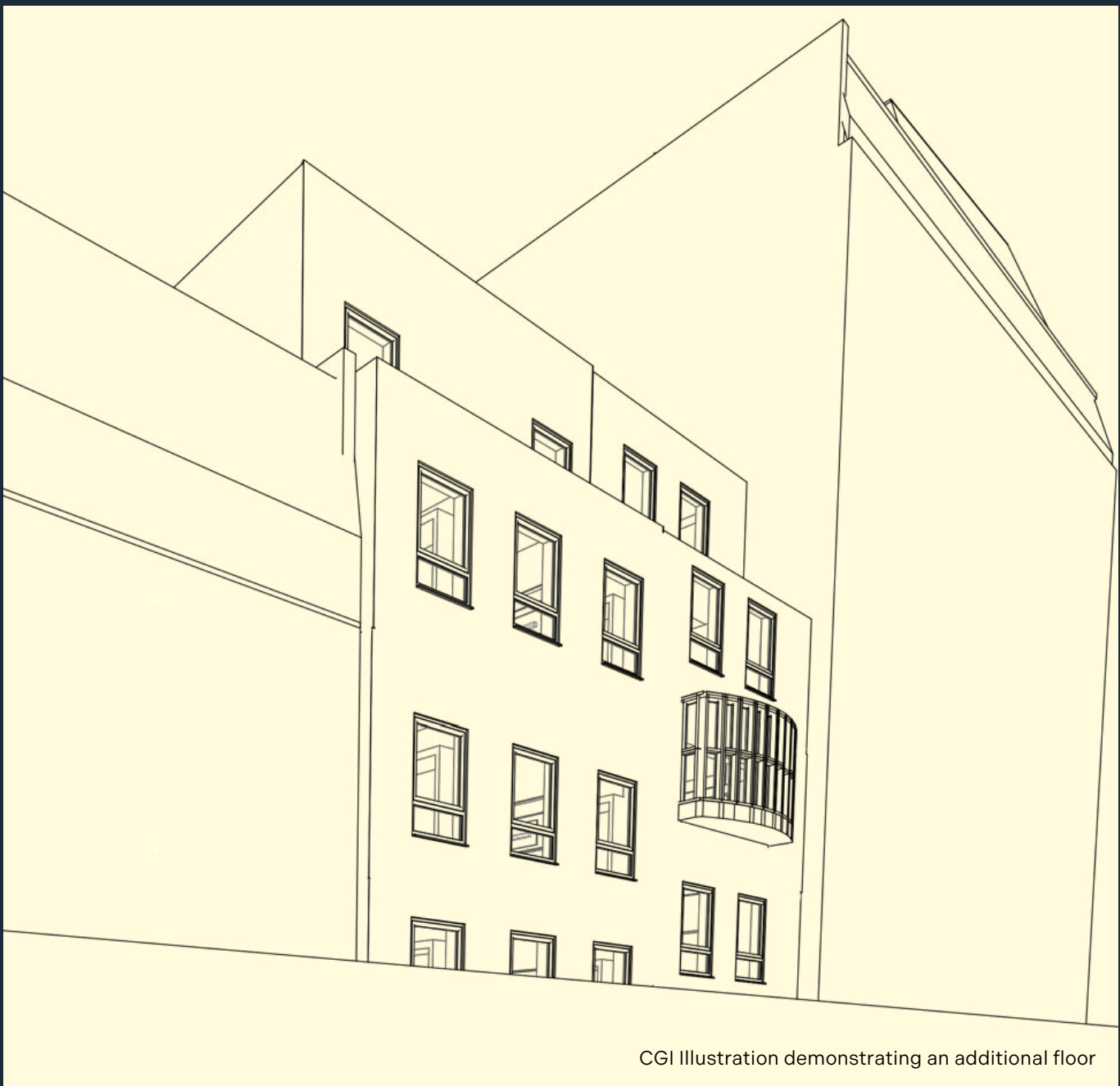
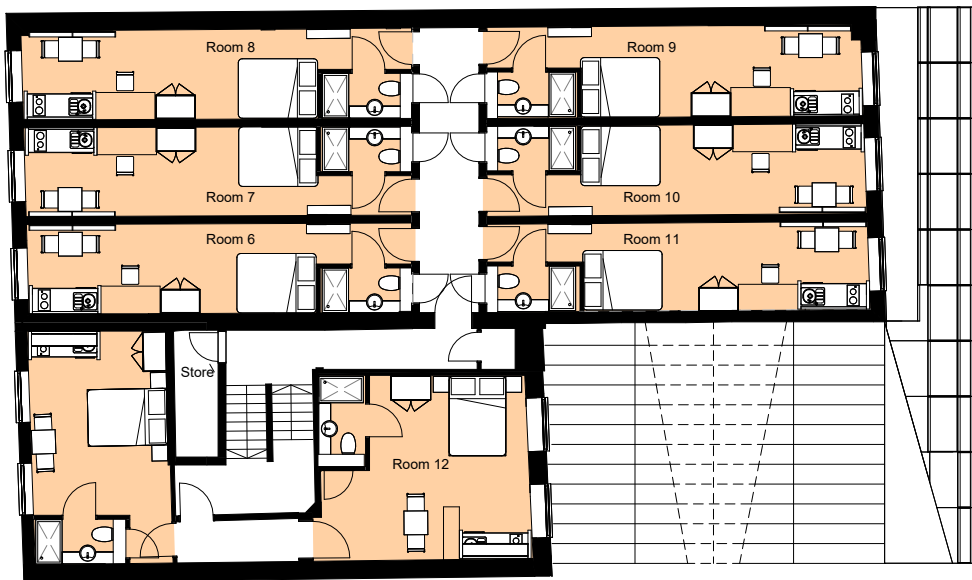
Note. Plans not to scale for indicative purposes only

REPOSITIONING OPPORTUNITY

CHANGE OF USE FROM CLASS E TO CLASS C1

- ✓ Rare Central London repositioning opportunity, with positive pre-application feedback received from the London Borough of Camden for conversion from Class E to Class C1 Hotel/ Apart-Hotel use, subject to the necessary consents.
- ✓ Two potential routes have been identified:
 1. 25-room aparthotel within the existing building envelope.
 2. Enhanced 35-room scheme incorporating an extension.
- ✓ Flexible proposition, enabling the potential to capture both corporate and extended-stay demand.
- ✓ Opportunity to deliver a high-quality asset in a prestigious location, while unlocking significant redevelopment and value-creation potential.

PROPOSED APART-HOTEL FLOOR PLAN



PROPOSED EXTENSION

An indicative scheme demonstrates the potential for a rooftop extension, increasing the proposed aparthotel provision to 35 rooms and increasing the floor area by a total of 3,227 sq ft GIA. The design approach draws on established local precedent for upper-level extensions and building adaptations within Jockey's Fields and the wider Holborn area.

The proposal makes efficient use of the site whilst remaining sympathetic to the surrounding townscape, highlighting the opportunity to maximise value through enhanced accommodation provision, subject to planning consent

Full details, plans, pre application submission, and the response from LBC can be provided upon request.

LOCAL MARKET

OWNER OCCUPATION

Jockey’s Fields sits within the Midtown/Holborn office market, one of Central London’s most established owner-occupier and professional services locations. The immediate area around Bedford Row, Gray’s Inn, Chancery Lane and High Holborn has historically been dominated by legal firms, barristers’ chambers, property companies, consultants and specialist financial businesses.

INVESTMENT MARKET

The Midtown office market continues to attract a broad range of investors, underpinned by strong occupier demand, excellent connectivity and a limited supply of high-quality stock. Demand is focused on well-positioned assets that have benefitted from comprehensive refurbishment programmes, with investors increasingly seeking buildings capable of delivering sustainable long-term income growth. A selection of recent comparable transactions in the immediate locality is detailed below.

LOCAL TRANSACTIONS

Address	Date	Tenure	Size (sq ft)	WAULT	Rent (psf)	Sale Price	NIY	Capital Value
20 St John’s Square EC1M	Feb-26	Freehold (Multi-let)	36,724	4.9	£78.00	£45.90m	5.84%	£1,249
14-15 Southampton Place WC1A	Dec-25	Freehold (Multi-let)	7,746	7	£63.25	£7.00m	7.00%	£904
Swan House, High Holborn WC1V	Nov-25	Freehold (Multi-let)	20,287	5	£58.65	£17.00m	6.50%	£837
24- 28 Bloomsbury Way WC1A	Jun-25	Freehold (Single-let)	44,693	5.2	£44.74	£41.25m	4.56%	£923
13 Southampton Place WC1A	May 25	Freehold (Single-let)	16,752	7.3	£61.35	£17.58m	5.48%	£1,049

ALTERNATIVE USES

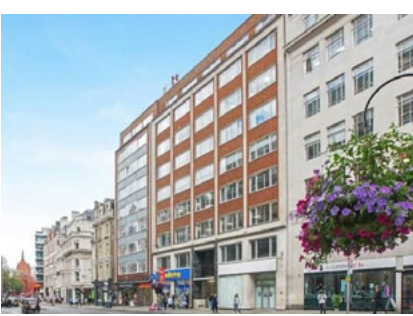
SERVICED APARTMENTS & APART HOTELS

- London remains one of Europe’s largest serviced apartment and apart-hotel markets, with around 14,100 apartments representing 9% of the city’s overall accommodation supply.
- Sector-wide investment across Europe reached €1.2bn in 2025, around 5% of total hospitality transaction volumes.
- Demand has grown at a compound annual rate of 5.9% since 2019, more than five times the 1.1% CAGR of the wider hotel sector.
- Growing demand from corporate travellers, project teams and longer-stay guests seeking self-contained accommodation with hotel-style services.
- Prime legal-district location, close to the Royal Courts of Justice, Fleet Street and the Inns of Court , well placed to capture demand from barristers, solicitors and corporate visitors.

LOCAL UPCOMING DEVELOPMENTS



14 Bedford Row, 12-14 Jockey’s Fields
A planning application has been granted to convert the Grade II listed buildings at 14 Bedford Row and 12-14 Jockey’s Fields from offices to a 65-key apart-hotel.



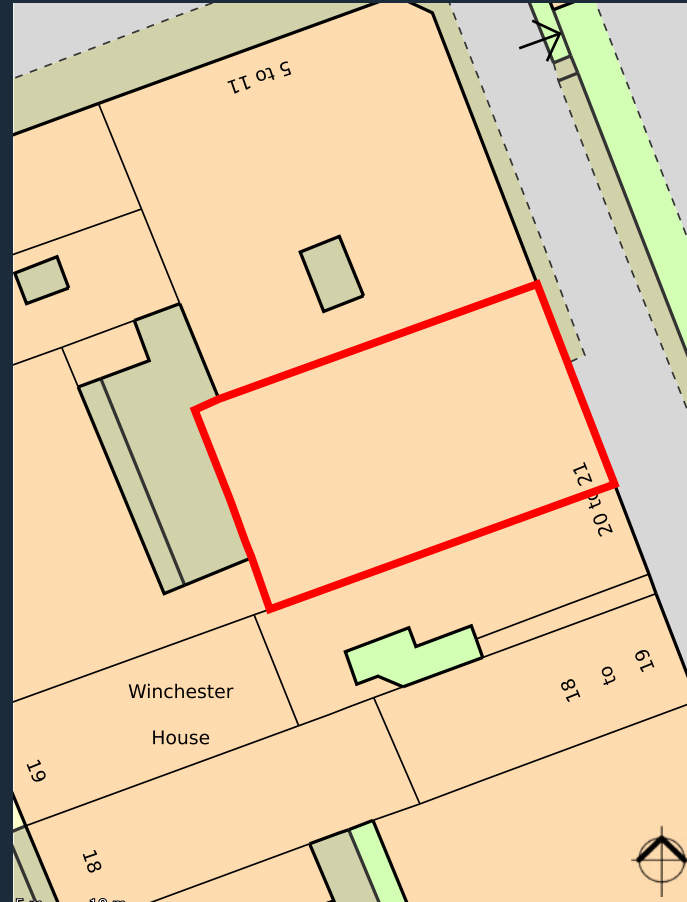
Northumberland House, High Holborn
A planning application has been granted to converted a former office block on high Holborn to a 105 bedroom hotel.



319-325 High Holborn, Southampton Buildings
Major redevelopment planning permission has been granted to deliver c10 stories of prime office, retail, educational facilities.

TENANCY & TENURE

- ✓ The property is held Freehold under title number NGL306812.
- ✓ The property is available with the benefit of vacant possession upon completion.



Not to scale indicative only



FURTHER INFORMATION

ANTI MONEY LAUNDERING

Full information on any potential purchaser will be required to complete all legal and statutory anti-money laundering and compliance checks.

EXISTING USE

The property benefits from Use Classes E.

VAT

The building is not elected for VAT.

EPC

EPC – B.

DATA ROOM

Access to the data room will be provided upon request.

PROPOSAL

Offers are invited for the Freehold interest of the property in excess of **£4,500,000** reflecting a **low capital value of £568 psf** subject to contract and exclusive of VAT.

CONTACT

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Made by Tayler Reid



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