

Dutton House

10 Ironmonger Lane
London EC2

2,345 sq ft Immediately Available For Sale

A small self-contained Freehold Office Building
in a Prime City Core Location



The Building

The property is located in the heart of the City and fronts a quiet traditional cobbled lane off Gresham Street, opposite the Guildhall and two minutes' walk from the Bank of England.

Comprising a self-contained period (late 19th Cent.) building with office space and a residential apartment arranged over basement, ground and four upper floors, the ground, first and second floors are currently presented as high quality serviced office accommodation (sale includes most furniture, fittings, telephone system and leased internet line) with localised air-conditioning units.

The third and fourth floors are arranged as a well-appointed apartment, comprising living room, two bedrooms, kitchen and recently refurbished bathroom. The apartment benefits from unit air-conditioning in the bedrooms and sitting room, with video entry and connection to the telephone system.



Aerial View

Moorgate
Station

Dutton
House

Bank
Station

Bloomberg
Arcade

St Paul's
Cathedral

Cannon Street
Station

London Bridge
Station



Location

Accessibility

The building has the highest possible Public Transport Access Level (PTAL) - 6b.

Significant Institutions and Occupiers

City of London Corporation Guildhall, Bank of England, The Royal Exchange, The Mercers Company, Mansion House, Bank of China, Bloomberg, Investec, Commerzbank, Standard Chartered, BlackRock, HSBC, ICAEW.

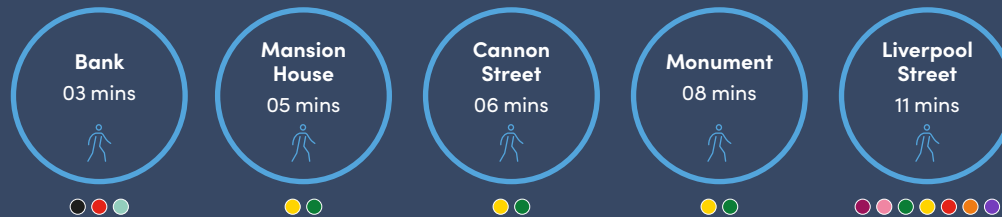
Retail Offering

Comprehensive retail facilities along Poultry and Cheapside, including: Tesco, Argos, M&S Simply Food, Lloyds Bank, Moss Bros, Boots, Superdrug, Ryman, Accessorize, Massimo Dutti, Boss, Ted Baker, H&M, Hackett, Pandora, Nespresso.

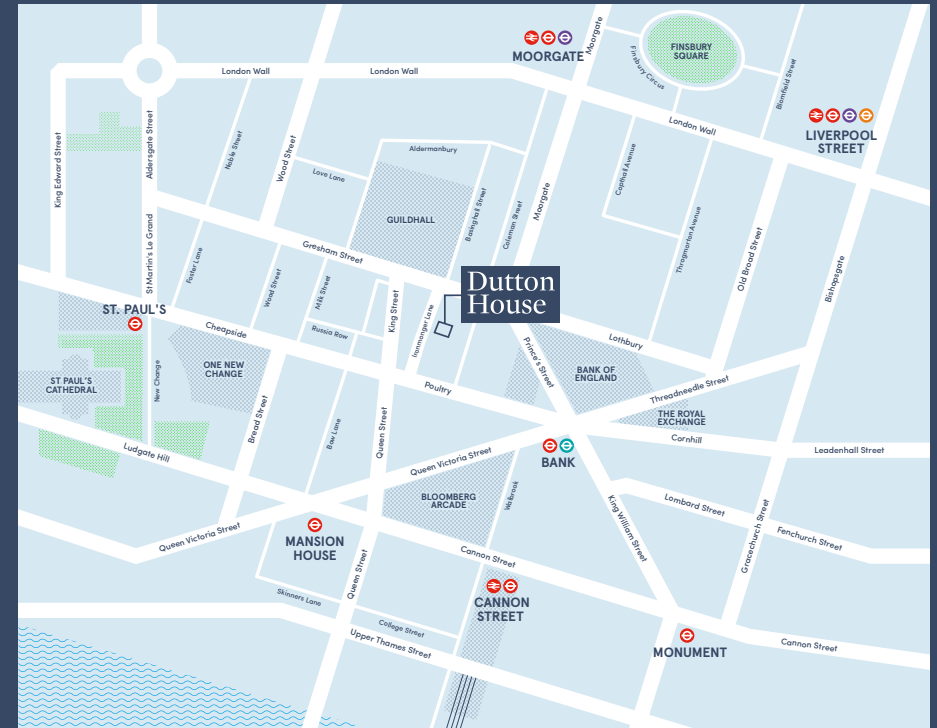
Dining and Leisure

A wide range of restaurants, cafes, pubs and wine bars including: The Ned, The Anthologist, City Caphe, Cabotte, Soho Coffee Co, Goodman City, Browns Old Jewry, The Trading House, The Gable, Hawksmoor Guildhall, Brigadiers, El Vino, Old Doctor Butler's Head.

Connections



Elizabeth Line (Coming soon)



Accommodation

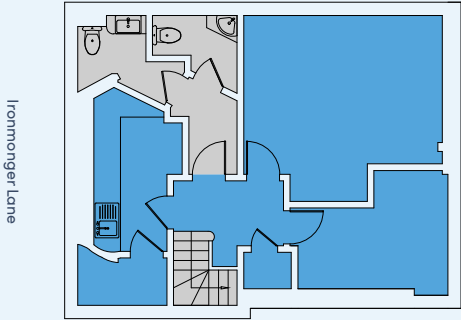
Floor	Use		sq ft	sq m
3rd, 4th	Residential	GIA	728	67.6
2nd	Office	NIA	337	31.3
1st	Office	NIA	328	30.5
1st	Kitchen	NIA	98	9.1
Ground	Office	NIA	583	54.2
Basement	Kitchen	NIA	66	6.1
Basement	Meeting room	NIA	205	19.0
Total			2,345	217.9

- Office
- Residential
- Core

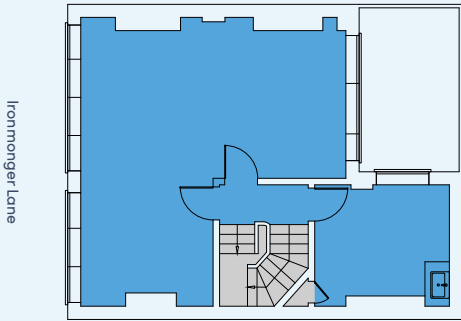


For indicative purposes only. Not to scale.

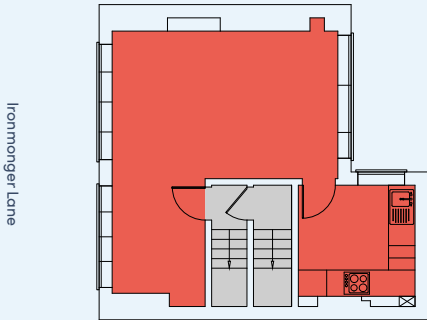
Lower Ground Floor Plan



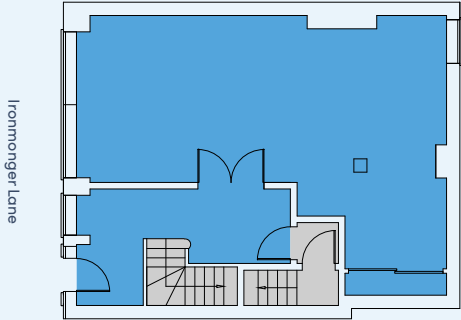
1st Floor Plan



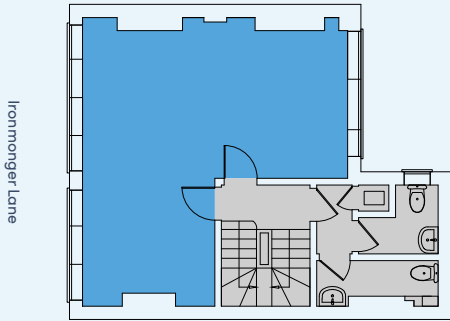
3rd Floor Plan



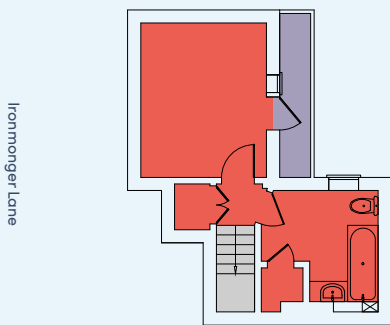
Ground Floor Plan



2nd Floor Plan



4th Floor Plan





Tenancies

Early vacant possession can be obtained.

The ground, first and second floor office areas are let on typical serviced office licence agreements, terminable at short notice.

The apartment on the third and fourth floors is let on an Assured Shorthold Tenancy basis to a single tenant and lodger, terminable on 3 months' notice.

Information regarding the income from the AST and licences are available in the data room.

Tenure

Freehold, registered title number NGL708120.



Further information

Recent Reported Sales

Sale Date	Property Address	Area sq ft	Reported Sale Price	£ per sq ft	Comments
Feb 2021	63 Coleman Street, EC2	2,575	£2,956,750	£1,148	Office only. Sold as part of portfolio.
Feb 2021	3 St Michaels Alley, EC3	1,841	£1,500,000	£814	Office only. Restricted light.
Aug 2020	56 West Smithfield, EC1	2,640	£2,850,000	£1,079	Office only.
Mar 2020	3 Lombard Court, EC3	1,205	£1,300,000	£1,078	Office only.

Proposal

We are instructed to seek offers in excess of £2,650,000 for the freehold interest, subject to contract and exclusive of VAT. This reflects an attractive capital value of £1,130 per sq ft overall.

The property is held as the sole asset of a UK registered company, which is available for sale by transfer of shares, potentially saving on Stamp Duty and VAT. The company has an established trading record and only two shareholders.

Preference will be given to offers on an unconditional basis.

The vendor will not be obliged to accept the highest, or any, offer.

EPC

The office accommodation is rated at 84 (D). Copies of the certificate and recommendation report are available upon request.

Data Room

Further information is available in the online data room, access to which is password protected. The password can be obtained from the agent.

AML Regulations

For compliance purposes, we will require certain information from the successful bidder. In submitting a bid, you agree to provide such information if an offer is provisionally accepted, and heads of terms of sale are agreed.

Contact

For further information, please contact the sole letting agents:

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Thompson
Yates



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