

7-9 BREAM'S BUILDINGS FREEHOLD SALE

LONDON, EC4



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The total building comprises 7,009 sq ft and is for sale Freehold. The building is part let and part vacant possession. The 1st floor is let until June 2027 at a rent of £107,500 pa. The 2nd floor is let until July 2026 at a rent of £80,990 pa and both have mutual six month notice rolling breaks. Both leases are outside the Landlord and Tenant Act, and rents are inclusive of rates, service charge, and utilities.

LOCATION

Located in Midtown, 7-9 Bream's Buildings offers a prime address for businesses. Situated in the legal district of Holborn, it enjoys excellent transport links and is close to Chancery Lane station. Holborn, Farringdon, Blackfriars and City Thameslink are also a short walk away. The area boasts a variety of cafes, restaurants, and shops, providing professionals with a diverse selection of amenities in close proximity.

ACCOMMODATION

FLOOR	AREA
4th	799 sq ft
3rd	1,071 sq ft
2nd	1,157 sq ft
1st	1,589 sq ft
Ground	1,116 sq ft
Ground Reception	372 sq ft
Lower Ground	905 sq ft
TOTAL	7,009 sq ft

Floor area subject to measurement

SPECIFICATION/AMENITIES

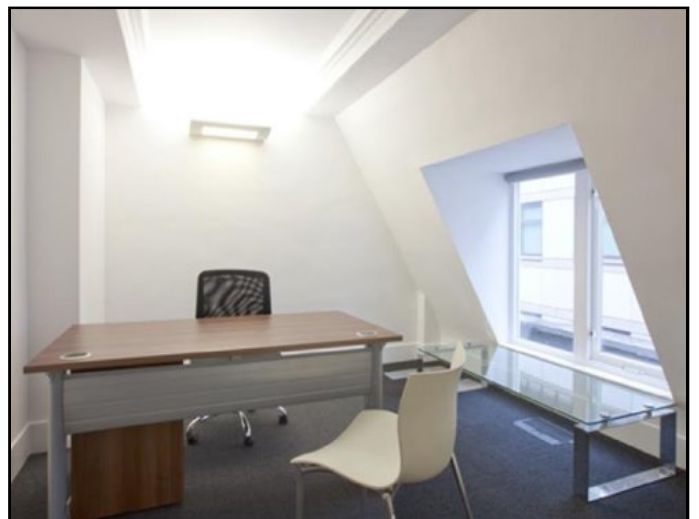
- Air Conditioning (with dedicated controls)
- Manned Reception with CCTV
- 24 hour access and Intercom system
- Fully cabled and Furniture available by arrangement
- Lift
- Ground floor meeting room available for use
- Kitchenettes on each floor
- EPC - D

7-9 BREAM'S BUILDINGS FREEHOLD SALE

LONDON, EC4



GRYPHON
PROPERTY PARTNERS

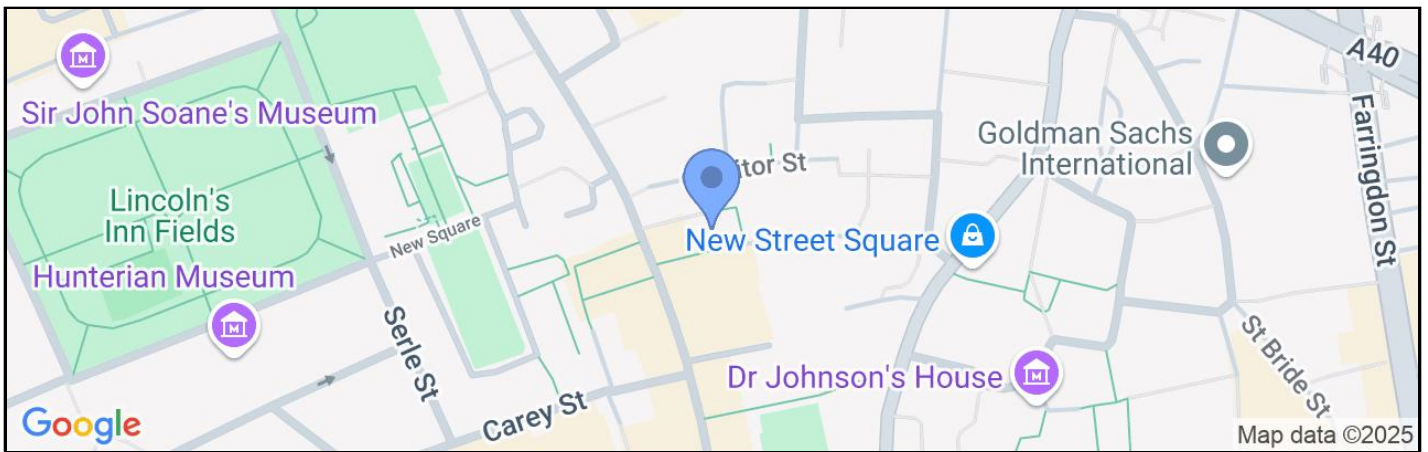


7-9 BREAM'S BUILDINGS FREEHOLD SALE

LONDON, EC4



GRYPHON
PROPERTY PARTNERS



TERMS

LEASE

Freehold - Quoting £5,250,000, subject to contract

RATES

£17.00 per sq ft estimated

SERVICE CHARGE

£12.00 per sq ft estimated

VAT

Not Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

07552 604743

andrew@gryphon.uk.com

COLIN HARGREAVES

07778 164159

colin@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2025