

7-9

**BREAM'S
BUILDINGS
CHANCERY LANE
LONDON EC4**

FREEHOLD SALE



On the instructions of The Royal College of Emergency Medicine



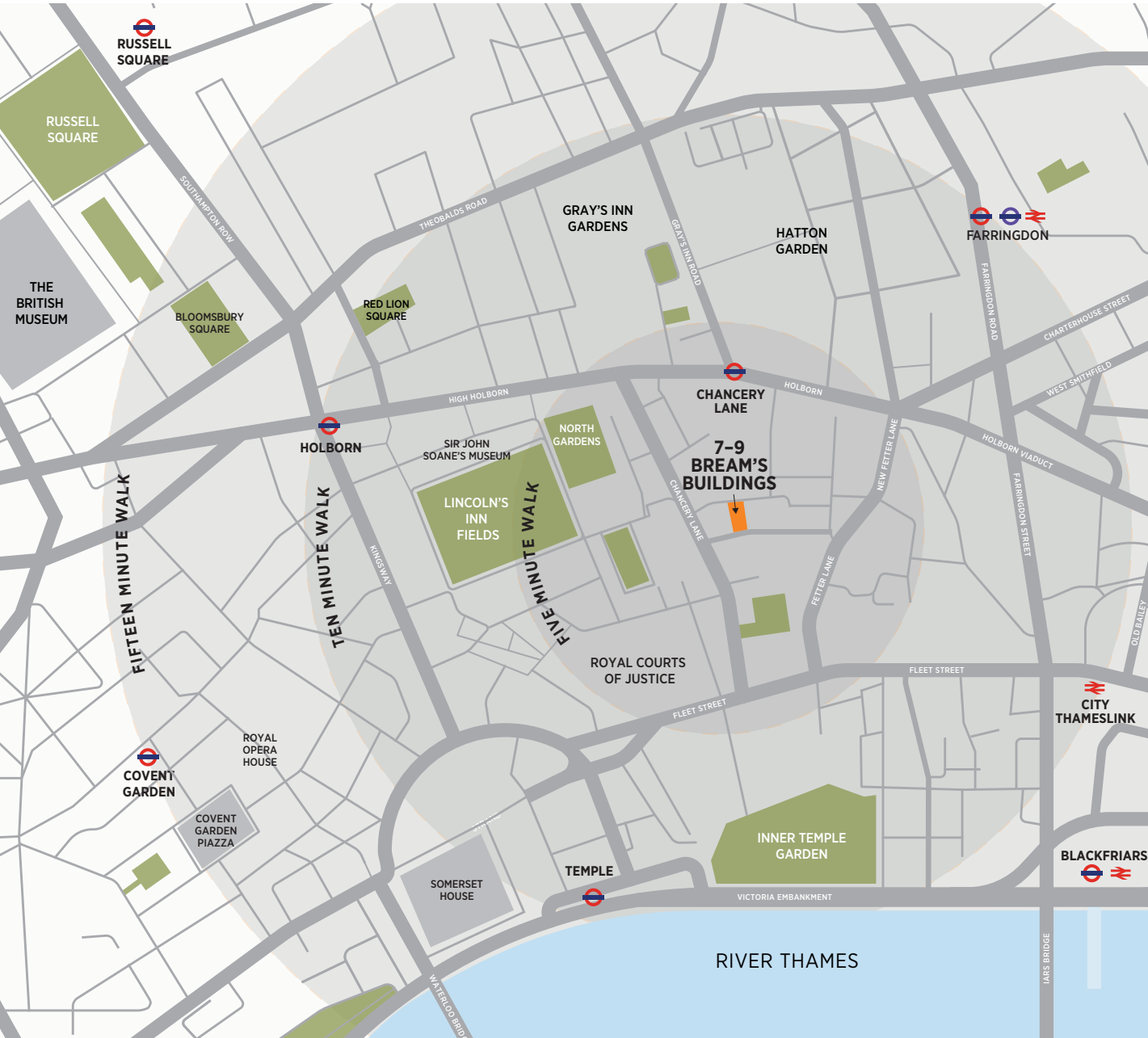
EXECUTIVE SUMMARY

7-9 BREAM'S BUILDINGS OFFERS AN OPPORTUNITY TO ACQUIRE A MIDTOWN OFFICE FREEHOLD WITH VACANT POSSESSION AND SHORT TERM INCOME

- Prime Midtown location in the heart of London.
- Excellent transport connectivity being close to Chancery Lane and Holborn underground stations with easy access to the Elizabeth line at Farringdon.
- South facing aspect on Breams Buildings, just off Chancery Lane, close to the Royal Courts of Justice.
- Freehold for sale.
- The property is air conditioned and comprises 7,009 sq ft (651.2 sq m) arranged over lower ground, ground and four upper floors of fitted offices with attractive decor and good natural light.
- The 1st and 2nd floors are let on lease terms outside the L&T Act 1954, expiring June 2027 and July 2026 respectively, on all-inclusive rents totalling £188,490 pa.
- The leases may be extended by negotiation or terminated on six months' notice.
- There is an opportunity to convert the upper part of the property to residential subject to planning, in line with some other nearby properties.
- Offers are invited at £5,250,000, subject to contract and exclusive of VAT.
- A purchase at this level reflects a capital value of £749 per square foot.



7-9 BREAM'S BUILDINGS, LONDON EC4



LOCATION

7-9 Bream's Buildings is centrally situated just inside the City of London, in London's Midtown area, with easy access to a variety of amenities and good public transport. Nearby, there are numerous dining options ranging from casual cafes to fine dining restaurants, catering to diverse culinary tastes.

The area also has a varied selection of retail outlets and convenience stores, making daily errands straightforward. For the health conscious, there are a number of gyms, pilates studios and tennis and netball courts close by. Additionally, it is just a short walking distance away from New Street Square and green open space at Lincoln's Inn Fields.

CONNECTIVITY

London Underground

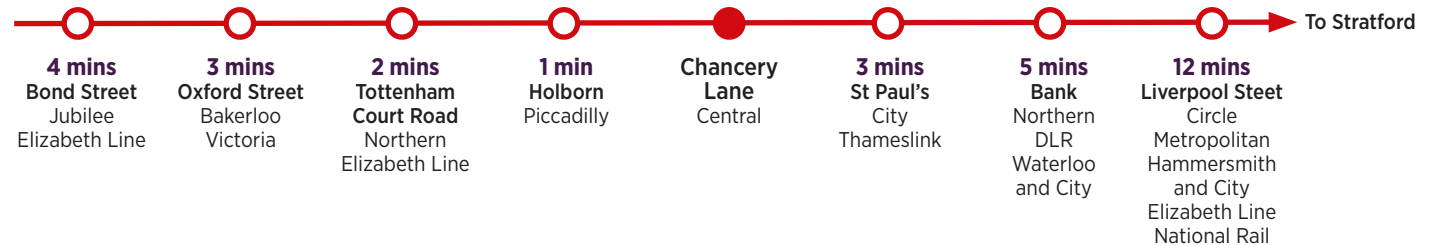
7-9 Bream's Buildings has excellent connectivity via the London Underground. It is a short walk from Chancery Lane Central Line station. Holborn station, serving both the Central and Piccadilly Lines, is also nearby. Also close is Farringdon station, giving access to the Elizabeth Line and a direct connection to Heathrow airport. There are numerous bus services on Holborn and Fleet Street.



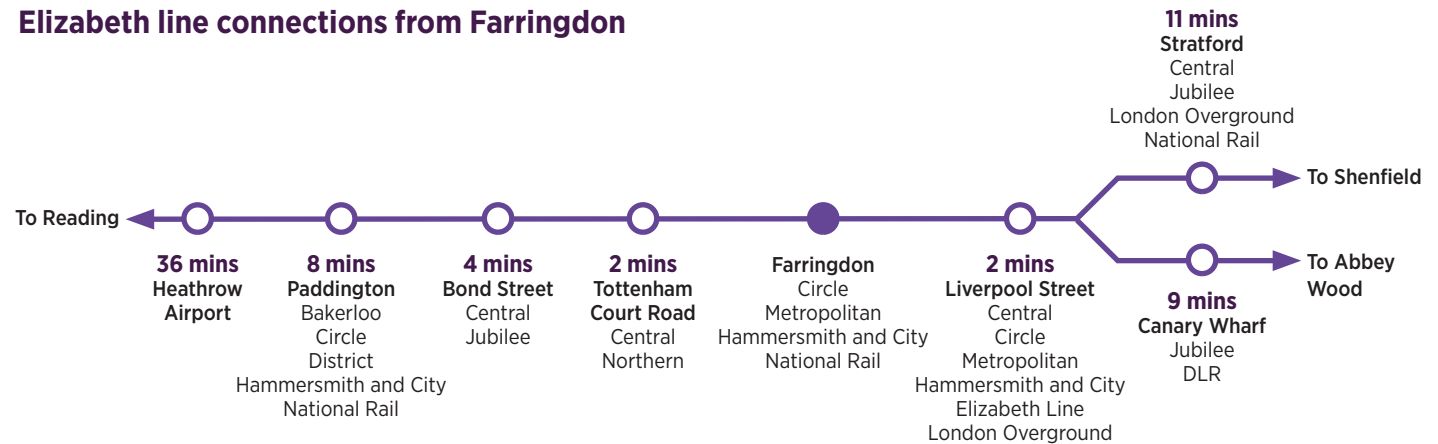
Mainline Rail Services

7-9 Bream's Buildings benefits from excellent mainline rail connectivity. City Thameslink station, just a short walk away, offers services to Northern and Southeastern parts of London, including direct routes to Gatwick and Luton airports. Farringdon station provides access to Thameslink services connecting with St Pancras International for Eurostar services. Blackfriars station is also nearby and connects to the Southeastern network, providing routes to Kent and Southeast London.

Central line connections from Chancery Lane



Elizabeth line connections from Farringdon



LOCAL OCCUPIERS AND AMENITIES

Institutions

- A** King's College London
- B** Royal Courts of Justice
- C** Gray's Inn
- D** Inner Temple
- E** Lincoln's Inn
- F** Middle Temple
- G** HM Courts Service
- H** LSE
- J** University of The Arts
- K** UCL

Occupiers

- A** Bird & Bird
- B** Capgemini
- C** C Hoare & Co
- D** Deloitte
- E** Goldman Sachs
- F** Hogan Lovells
- G** LEGO
- H** Macfarlanes
- J** Mishcon de Reya
- K** Octopus Investments
- L** Saatchi & Saatchi
- M** Sainsbury's
- N** Sullivan & Cromwell
- O** Taylor Wessing
- P** Warner Bros. TV Production UK
- Q** Whitbread
- R** WSP Group

Hotels

- A** Apex Hotel
- B** Club Quarters Hotel
- C** Rosewood Hotel
- D** The Delaunay
- E** The Waldorf Hilton
- F** The Z Hotel

Coffee shops and restaurants

- A** Black Sheep Coffee
- B** Brew Garden
- C** Caffe Nero
- D** Costa Coffee
- E** Gaucho
- F** Natural Kitchen
- G** Redemption Roasters
- H** Roka

Pubs and wine bars

- A** Cittie of Yorke
- B** El Vino Fleet Street
- C** Horse & Wig
- D** The Seven Stars
- E** The Ship Tavern
- F** Ye Olde Mitre

Gyms and studios

- A** BKH Pilates
- B** Gymbox
- C** PureGym
- D** The Gym Group



HISTORY



Midtown

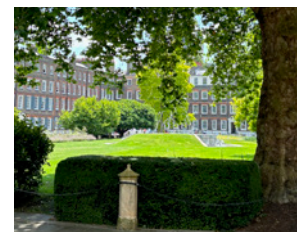
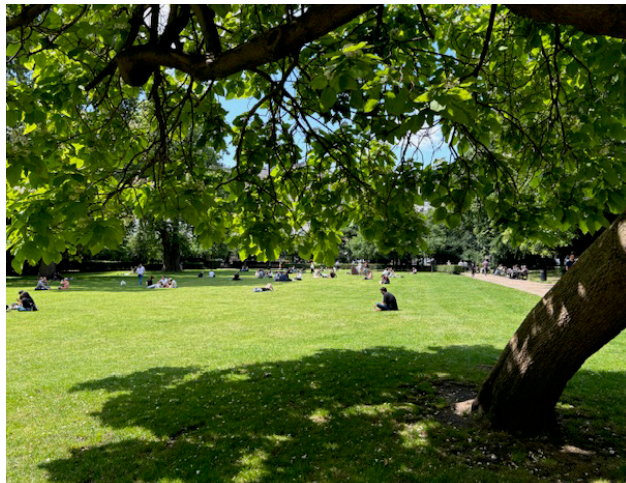
The vibrant area around Holborn and Chancery Lane has a rich and evolving history. Initially developed in the 17th century, it became known as one of London's most prestigious districts, frequented by aristocrats, and later creatives such as William Morris. The area saw a decline in aristocratic presence during the 19th century, which allowed for an influx of artists and intellectuals.

By the 20th century, Midtown had transformed into a unique blend of cultural, legal, and commercial activity. It is home to notable institutions like the British Museum and the Sir John Soane Museum, and to modern businesses including media giants like Warner Bros. The area combines historic Georgian architecture with contemporary design and innovation, making it a hub for diverse industries ranging from law and media to technology and education.



Bream's Buildings

Bream's Buildings was named after Sir William Bream, a notable legal figure of the time and these buildings were originally designed to accommodate legal chambers and offices. As London's legal profession flourished, so did Bream's Buildings, becoming a renowned address for solicitors, barristers, and legal scholars alike. Today, Bream's Buildings stands as a testament to London's legal heritage, and the area is now attractive to a range of occupiers as there is an abundance of amenities available.



DESCRIPTION

7-9 Bream's Buildings comprises 7,009 sq ft arranged over Lower Ground - 4th floors.

The building was constructed in the late 19th century and has undergone various renovations to modernize its facilities while preserving its historic character. The air conditioned accommodation offers a desirable and functional space, blending contemporary amenities with its architectural heritage.

Amenities include a staffed reception, with a kitchenette on most floors. The premises are cabled with power and data, and furniture is available by arrangement.



ACCOMMODATION

The property provides the following net internal floor areas:

FLOOR	ACCOMMODATION	SQ FT	SQM
FOURTH	OFFICES	799	74.2
THIRD	OFFICES	1,071	99.5
SECOND	OFFICES	1,157	107.5
FIRST	OFFICES	1,589	147.6
GROUND	MEETING/CONFERENCE FACILITIES	1,116	103.7
GROUND RECEPTION	RECEPTION	372	34.6
LOWER GROUND	OFFICES/KITCHEN	905	84.1
OVERALL TOTAL		7,009	651.2



SPECIFICATION



Air conditioning



Ground floor meeting room



Staffed reception with CCTV



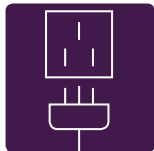
Kitchenettes



Lift



EPC - D



Cabled. Furniture available by arrangement



24 hour access and Intercom system



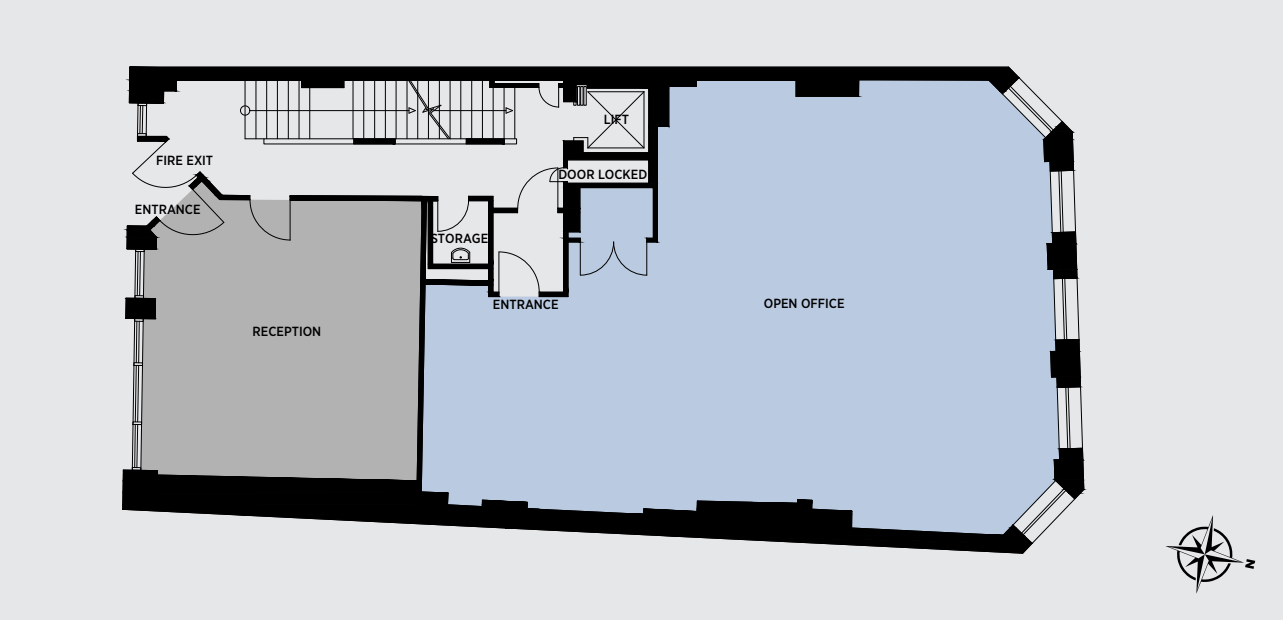


FLOOR PLANS

Ground Floor

103.7 sq m
1,116 sq ft

Reception
34.6 sq m
372 sq ft



Lower Ground Floor

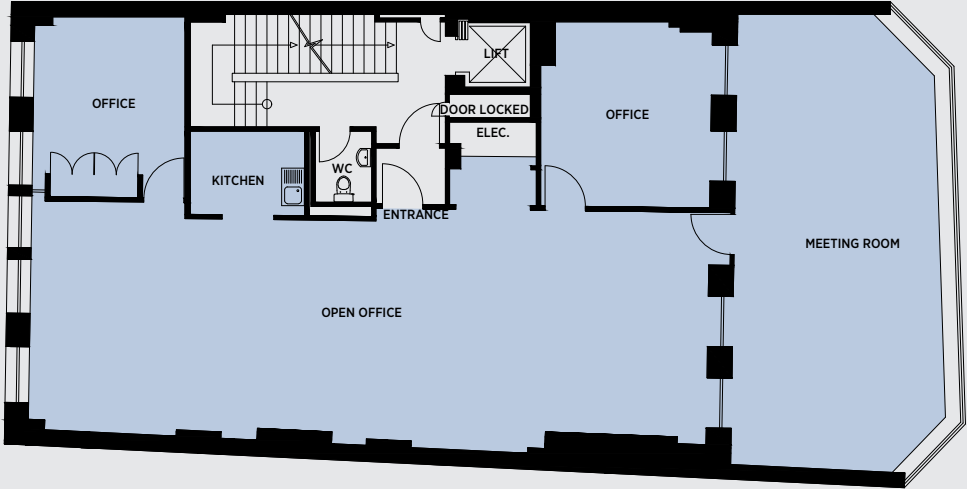
84.1 sq m
905 sq ft



FLOOR PLANS

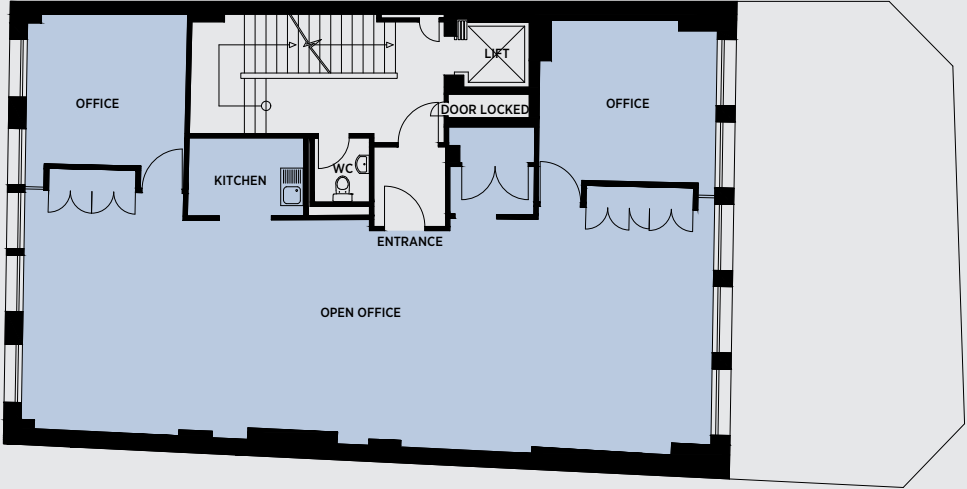
First Floor

147.6 sq m
1,589 sq ft



Second Floor

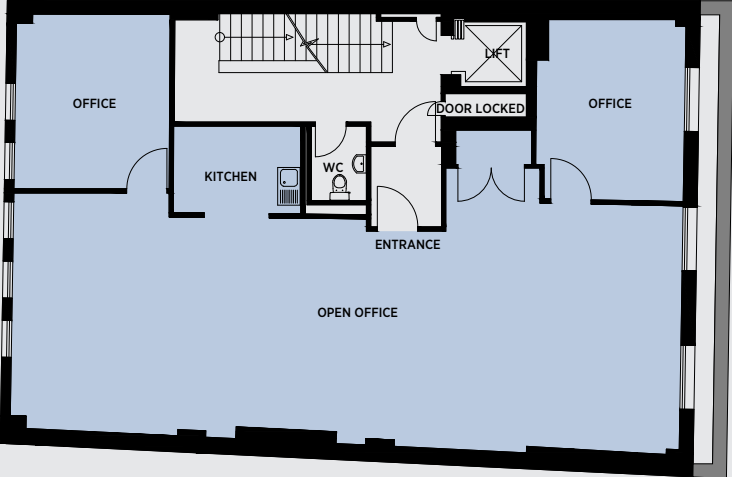
107.5 sq m
1,157 sq ft



FLOOR PLANS

Third Floor

99.5 sq m
1,071 sq ft



Fourth Floor

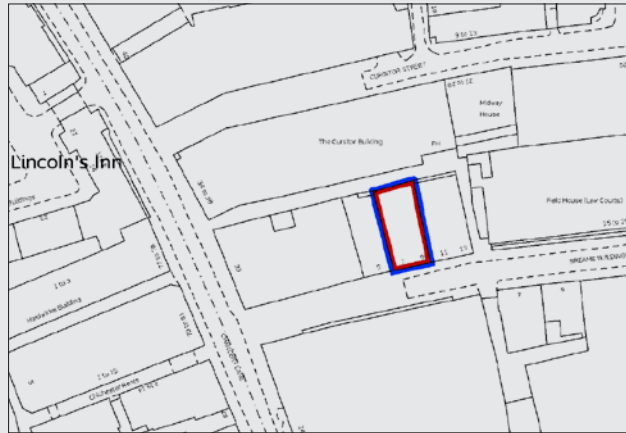
74.2 sq m
799 sq ft



TENURE AND TENANCIES

Tenure

The property is held freehold under title number LN182481.



Tenancies

The 1st floor is let to Papyrus for a term expiring June 2024 and currently being extended to June 2027. The 2nd floor is let to Intensive Care Society for a term expiring July 2026. The total passing rent is £188,490 per annum

Tenant	Papyrus Prevention of Young Suicide
First floor	1,589 sq ft
Lease	Expiry June 2027
Mutual breaks	Six month rolling break
Rent	£107,500 pa, all inclusive.

Tenant	Intensive Care Society
Second floor	1,157 sq ft
Lease	Expiry July 2026
Mutual breaks	Six month rolling break
Rent	£80,990 pa, all inclusive.

Both leases are outside the Landlord and Tenant Act.
Rents are inclusive of rates, service charge, and utilities.
Both leases have mutual six month notice rolling breaks.

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OTHER INFORMATION

Planning

The Local Planning Authority is the City of London Corporation. The building is not Listed as a heritage building but is situated within the Chancery Lane Conservation Area.

VAT

The property is not elected for VAT.

It is anticipated that the sale of the property will be treated as a Transfer of a Going Concern (TOGC), therefore VAT will not be payable on the purchase price.

EPC

The energy performance asset rating is D (92).

Data Room

Data room access can be provided upon request.

Consideration

We are instructed to seek offers in excess of £5,250,000, subject to contract and exclusive of VAT.

The capital value equates to £749 per sq ft.

CONTACT INFORMATION

Viewing strictly by prior appointment with the sole agent:



Dimitri Melaisi

07940 239327

dimitri@gryphon.uk.com

Andrew McCallum

07552 604743

andrew@gryphon.uk.com

Colin Hargreaves

07778 164159

colin@gryphon.uk.com

Subject to Contract

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