



## 24-26 Lambs Conduit Street, London, WC1N 3LE

### Distribution / Secure Storage Unit

**AREA:** 2,064 sq.ft (192 sq.m) approx. | **RENT:** £45,000 PAX | **PRICE:** £625,000

#### LOCATION:

The space is located in the heart of Bloomsbury just off Theobalds Row and is situated underneath a large mixed use building. Lambs Conduit Street is famous for its boutique shops and restaurants. Holborn is an exceptionally well connected area, benefiting from central London's vast access to transport services including numerous London Underground and National Rail stations as well as frequent bus and taxi services.

#### DESCRIPTION:

Comprising the basement of a mixed-use commercial and residential building with access from Richbell Place and Emerald Street. The unit consists of clear secure Basement space, benefiting from a ceiling height of 2.83m with some natural light / ventilation served by the light well and pavement lights along with both pedestrian and small vehicle access from a separate walk way and car ramp (via a electrical security shutter).

Regulated by:



# FOR SALE/TO LET



\*Unit is suitable for storage and distribution uses only. The permitted hours under the planning permission are: 07.30-22.30 Monday to Saturday & 08.00-22.00 on Sundays & Bank Holidays.

the unit is suitable for a wide variety of storage / distribution users and available immediately.



**9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455**  
**Email: [info@goodsircommercial.co.uk](mailto:info@goodsircommercial.co.uk) Find us at [www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)**

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on ordnance survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.

## 24-26 Lambs Conduit Street, London, WC1N 3LE

**USE CLASS:** Storage & Distribution, Office (B8/B1)

**FLOOR AREA:**

FLOOR	AREA SQ.FT	AREA SQ.M
Warehouse	2,064	192
<b>TOTAL</b>	<b>2,064 sq.ft</b>	<b>192 sq.m</b>

*(All measurements are approx. on a GIA basis)*

**AMENITIES:**

- Open plan storage accommodation
- Circa 2.83m floor to ceiling height
- 3 Phase Electricity
- consent for WC facilities / ventilation
- Vehicle access ramp
- Electric roller shutter
- Suitable for a Wide Variety of Uses
- Pedestrian access / natural light

**TERMS:**

New FRI lease available

**RENT:** £45,000 PAX

**PRICE:** £625,000

**VAT:** Elected

**RATES PAYABLE:** Rateable Value estimated to be £\_TBC. Each party is advised to contact the relevant local council.

**EPC:** Available upon request.

**SERVICE CHARGE:** To be confirmed.

**VIEWING:** Strictly by appointment only.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

**CONTACT:**



**Paul Goodsir**

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455  
 Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/essor, the vendor's or the landlord/essor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on Ordnance Survey maps with the sanction of the controller of H.M. Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/essor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.