

*For Sale*  
1 & 2 Baker's Yard  
Farringdon EC1



SUMMIT  
PROPERTY ADVISORS  
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1 & 2 Baker's Yard comprise two interlinking freehold office buildings set within a secure, gated mews just moments from Farringdon Road.

**For Sale**

1 & 2 Baker's Yard  
Farringdon EC1R

**Size**

2,571 - 6,805 Ft<sup>2</sup>

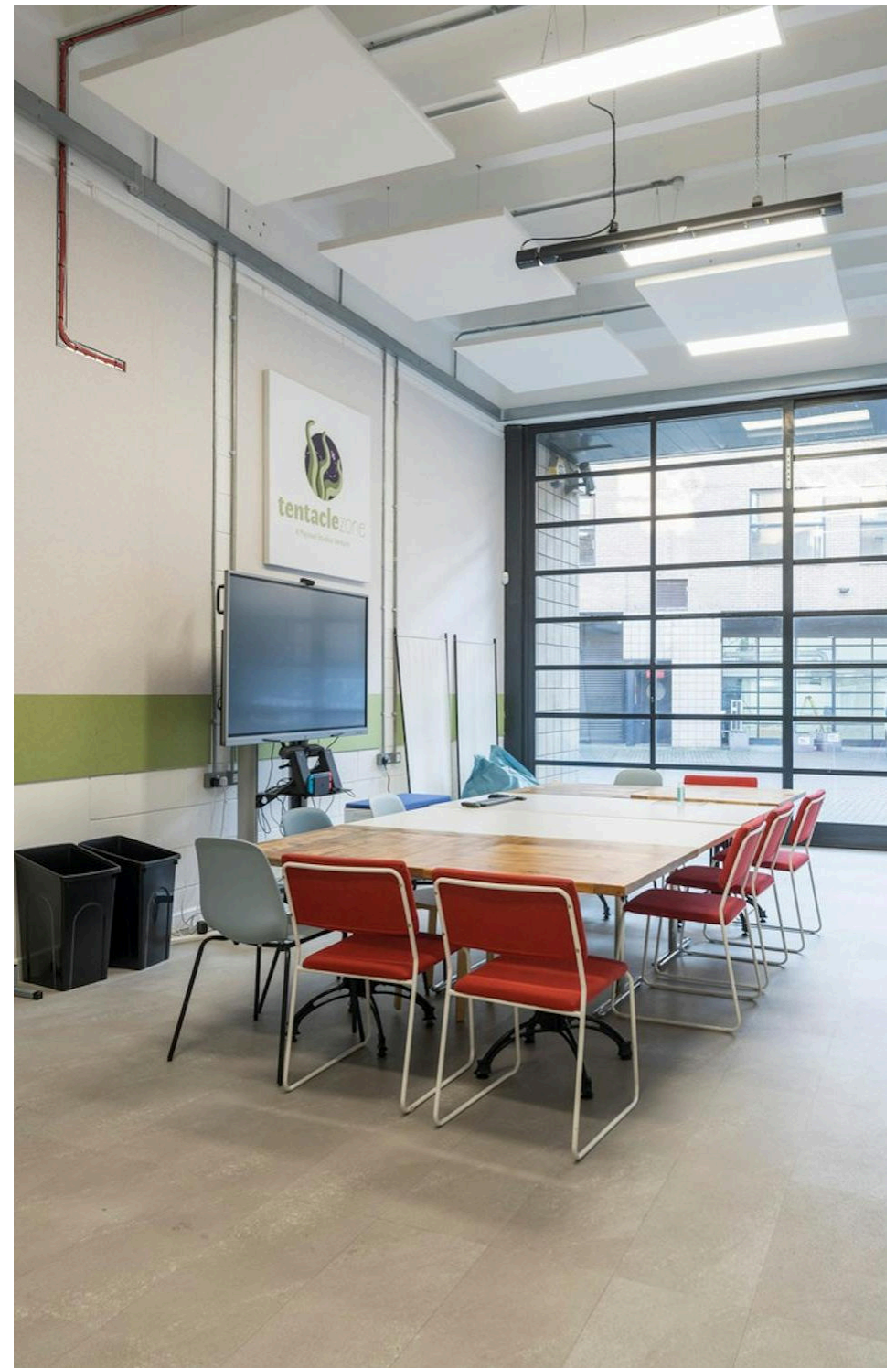
**Price**

£1,350,000 - 3,600,000

**Description**

Arranged over ground and upper floors, the properties offer characterful, industrial-style accommodation with strong natural light and flexible workspace throughout. The ground floors provide excellent showroom or client-facing space, with office accommodation above, making the buildings well suited to an owner-occupier seeking a distinctive headquarters or an investor targeting a self-contained asset in a prime Farringdon location.

1 Baker's Yard occupies a prominent corner position within the development and benefits from dual aspect accommodation, a fitted kitchen and a passenger lift.



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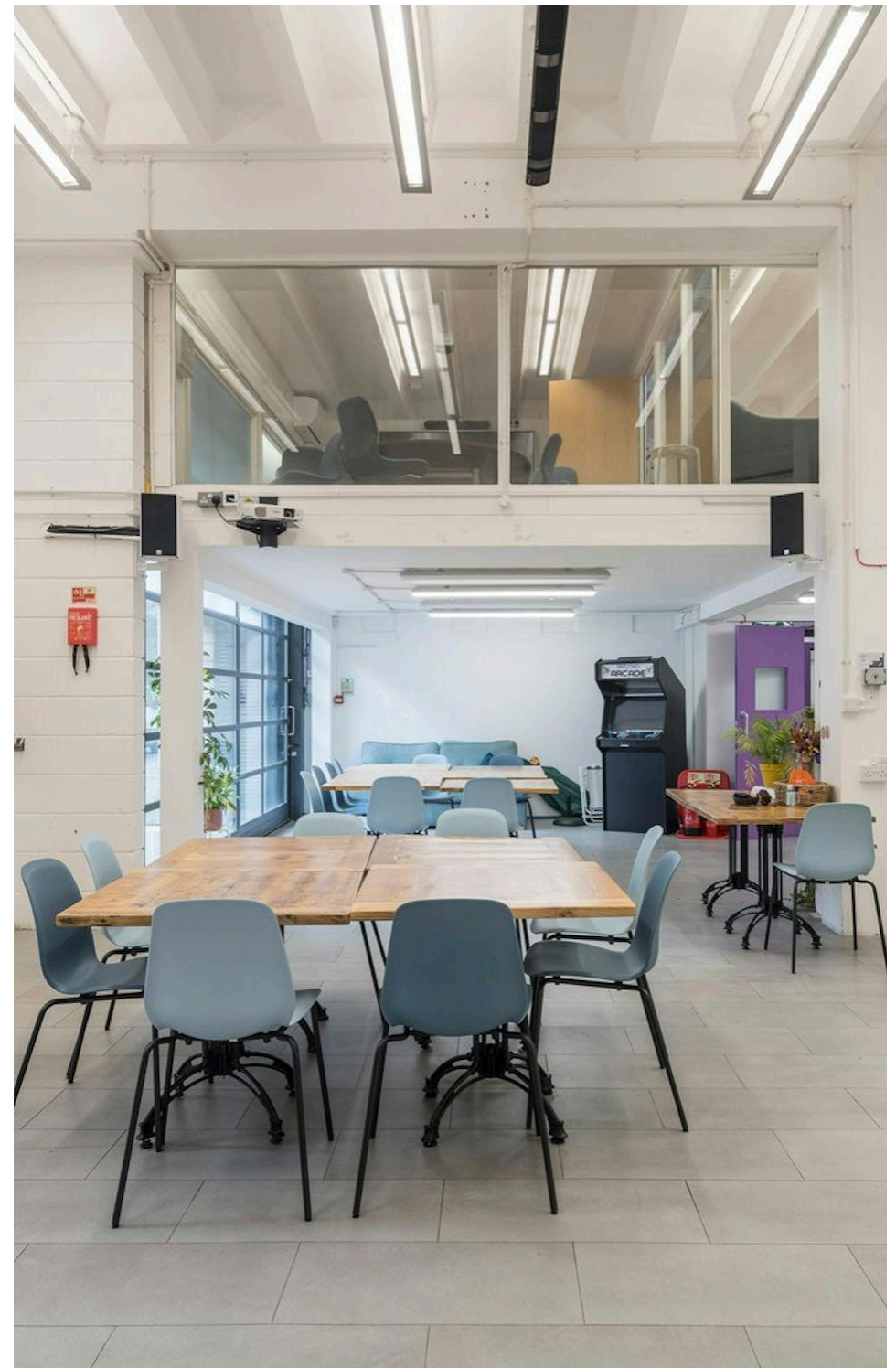
**Price**

£1,350,000 - 3,600,000

**Description**

2 Baker's Yard includes shower facilities, a third-floor mezzanine level and a highly visible ground floor frontage offering strong branding potential.

The buildings are available either together - creating a cohesive headquarters opportunity - or individually as two self-contained assets. Both units benefit from demised parking spaces within the gated courtyard.



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Main Space

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Building Exterior



Main Space





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Building Exterior

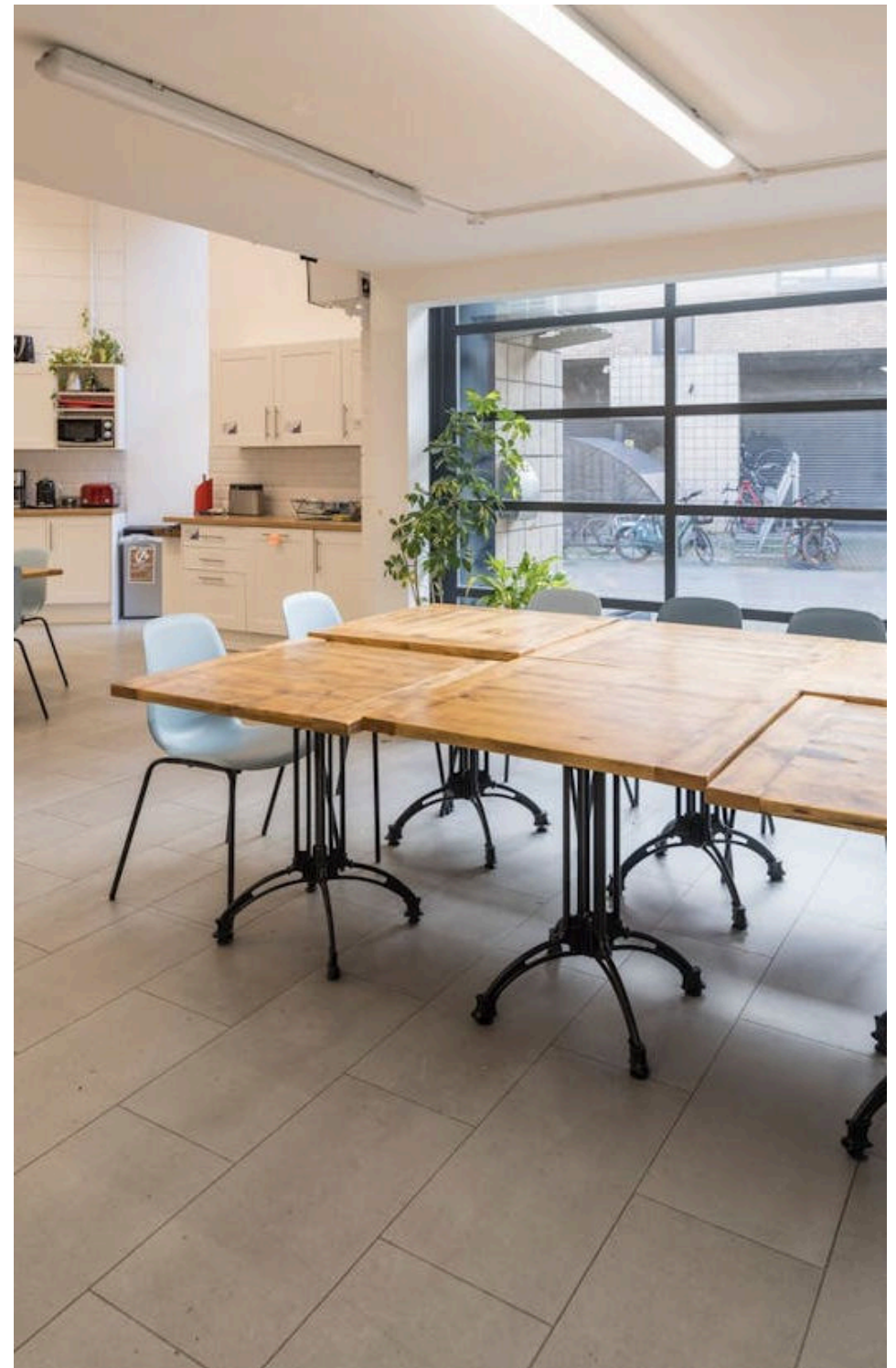


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**Amenities**

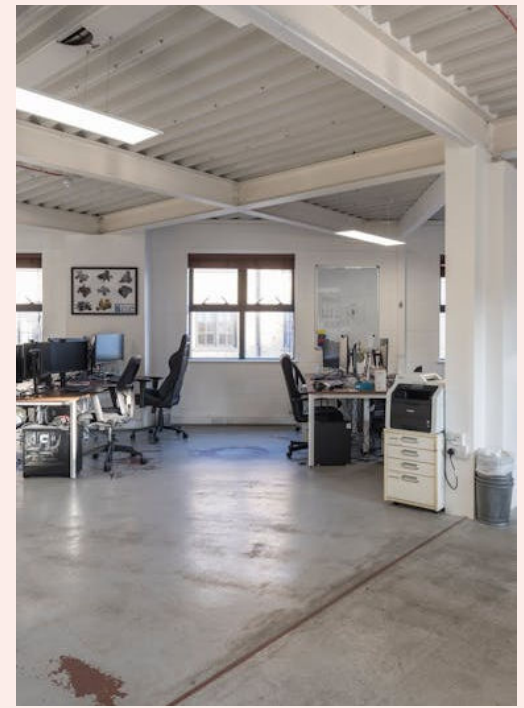
- Freehold
- HQ purchase opportunity
- Parking
- Fully self-contained
- Air conditioning
- Shower facilities
- Gated courtyard development



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Main Space



Main Space

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Availability

| <b>Name</b>  | <b>Sq Ft</b> | <b>Price</b>      | <b>Rates Payable (Sq Ft)</b> | <b>Service Charge (Sq Ft)</b> |
|--------------|--------------|-------------------|------------------------------|-------------------------------|
| Unit - 1     | 4,234        | £2,250,000        | £13.10                       | n/a                           |
| Unit - 2     | 2,571        | £1,350,000        | £13.10                       | n/a                           |
| <b>Total</b> | <b>6,805</b> | <b>£3,600,000</b> | <b>£13.10</b>                | <b>n/a</b>                    |

Contact Us

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