



FOR SALE

One Pear Tree Street, EC1

1 Pear Tree Street, London EC1V 3SB



Office for sale, 34,060 sq ft, £16,000,000 (offers in excess of)

For more information visit <https://realla.co/m/30527-one-pear-tree-street-ec1-1-pear-tree-street>

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34,060 sq ft of office space located over ground to fourth floors including parking at ground floor associated with depot use

Located within a short distance of Old Street, now at the forefront of London's digital eco system and is home to the third largest cluster of technology and web companies in the world. There is a growing list of corporates who are seeking offices in this area.

Located nearby Farringdon, Barbican and Old Street Stations, served by the Circle, Hammersmith & city, Metropolitan and Northern lines. The Elizabeth Line/ Crossrail is due to open at Farringdon in December 2018. This will considerably cut journey times across London, linking Pear Tree Street with other major business centres and with easy access to Heathrow Airport. Old Street station is also set to benefit from TFL's £25m regeneration of the Silicon Roundabout.

Highlights

- Fully consented office development opportunity
- Expected completion: June 2019
- Proven City Fringe location
- Equidistant to Farringdon and Old Street stations
- Freehold interest

Property details

Price	£16,000,000 (offers in excess of)
Building type	Office
Tenure	Freehold
Size	34,060 sq ft

Floor	Size sq ft
Ground Floor	2,485
First Floor	10,201
Second Floor	10,103
Third Floor	6,938
Fourth Floor	4,333
Total	34,060

More information

[Visit microsite](#)

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