

14 ST. CROSS STREET

FARRINGTON EC1

RARE FREEHOLD FOR SALE
CONSENTED NEW BUILD OPPORTUNITY





EXECUTIVE SUMMARY

Freehold

Highly prominent corner block totalling approximately **0.37 acres**

Less than **200 metres** from **Farringdon Station** providing excellent connectivity via the **Elizabeth Line (Crossrail)**, **National Rail services** and **London Underground**

Consented **Allford Hall Monaghan Morris** scheme to comprise **127,576 Ft² / 11,852 M² (GIA) & 92,332 Ft² / 8,578 M² (NIA)** of office, retail (café) and ancillary accommodation arranged over basement to 8th floor

Currently operating as an NCP car park comprising **353 car parking spaces** with **12,009 Ft² / 1,116 M² (NIA)** of office accommodation over part 7th and part 8th floors

Vacant Possession achievable within 12 months

Suitable for a range of **alternative uses** to include **aparthotel, hotel or residential**, subject to the necessary consents

Offers are invited in excess of £26,000,000, subject to contract and exclusive of VAT.

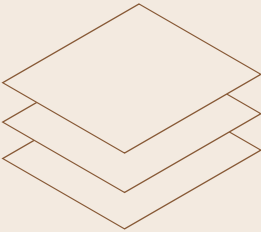
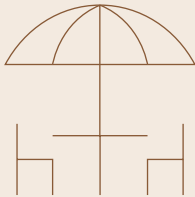
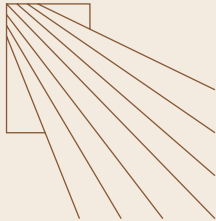
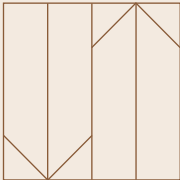
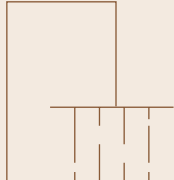
A purchase at this level reflects a capital value of £282 per Ft² on the proposed net internal area.

The property is held in a BVI SPV and is available as either an asset or share sale.

CONSENTED SCHEME

Designed by award winning architects, Allford Hall Monaghan Morris, the scheme will deliver **127,576 Ft²(GIA) and 92,332 Ft² (NIA)** of best-in-class office, retail (café) and ancillary accommodation over basement, ground and eight upper floors.

The site benefits from a resolution to grant planning permission for the demolition and redevelopment under planning reference 2024/1364/P. The consented scheme will comprise:

 <p> FLEXIBLE AND EFFICIENT OFFICE FLOORPLATES RANGING FROM 4,704 TO 11,883 FT² </p>	 <p> LARGE PRIVATE TERRACES ON THE 5TH TO 8TH FLOORS </p>	 <p> EXCELLENT NATURAL LIGHT VIA THREE FAÇADES </p>
 <p> SERVICED BY FOUR LIFTS </p>	 <p> ENHANCED END OF TRIP FACILITIES WITH SELF-CONTAINED ACCESS OFF SAFFRON STREET </p>	<p> ALLFORD HALL MONAGHAN MORRIS </p> <p> DESIGNED BY ALFORD HALL MONAGHAN MORRIS ARCHITECTS </p>

Further detail of the consented scheme can be found in the data room.



CGI



CGI view from St. Cross Street

14 ST. CROSS STREET



CGI view from St. Cross Street looking northeast



CGI view from Farringdon Road
looking south west



CGI view from Saffron Hill looking
north east



CGI view from Farringdon Road
looking south west

CONSENTED FLOOR PLANS

- OFFICE
- RETAIL
- AFFORDABLE WORKSPACE
- CORE
- RECEPTION
- WCS
- TERRACE / BALCONY

GROUND FLOOR

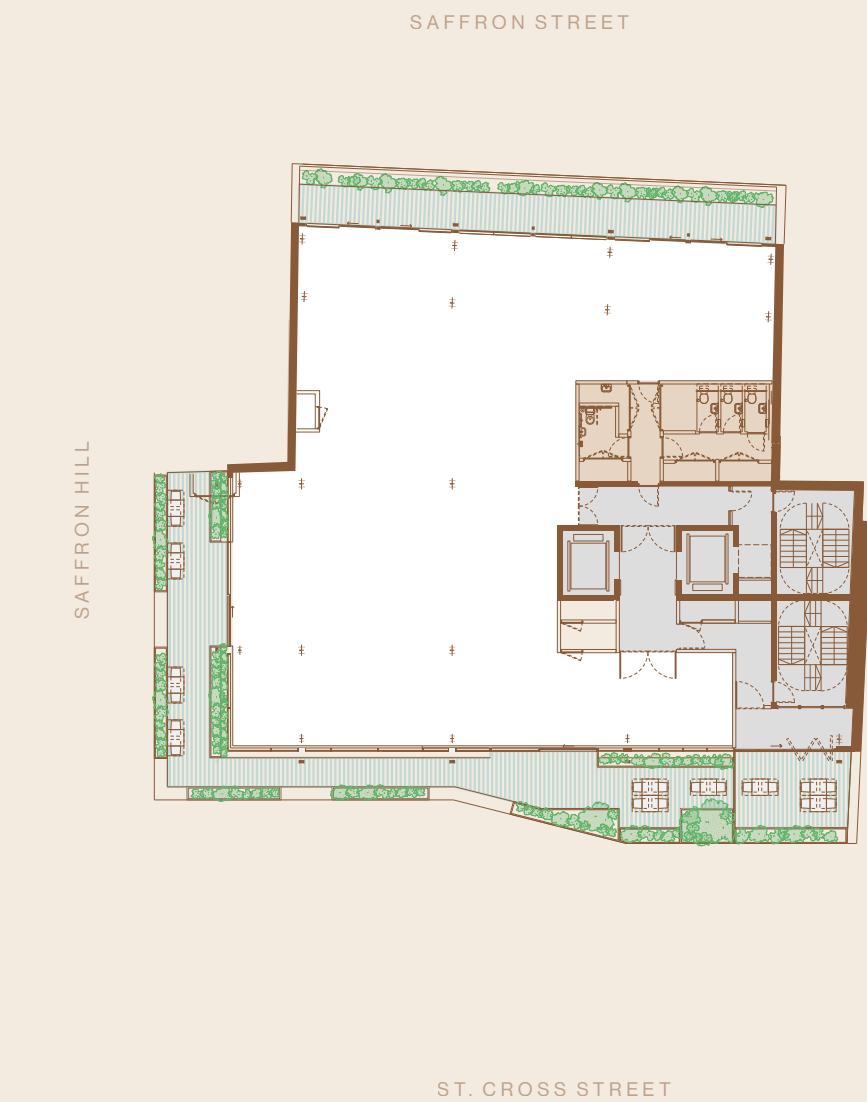
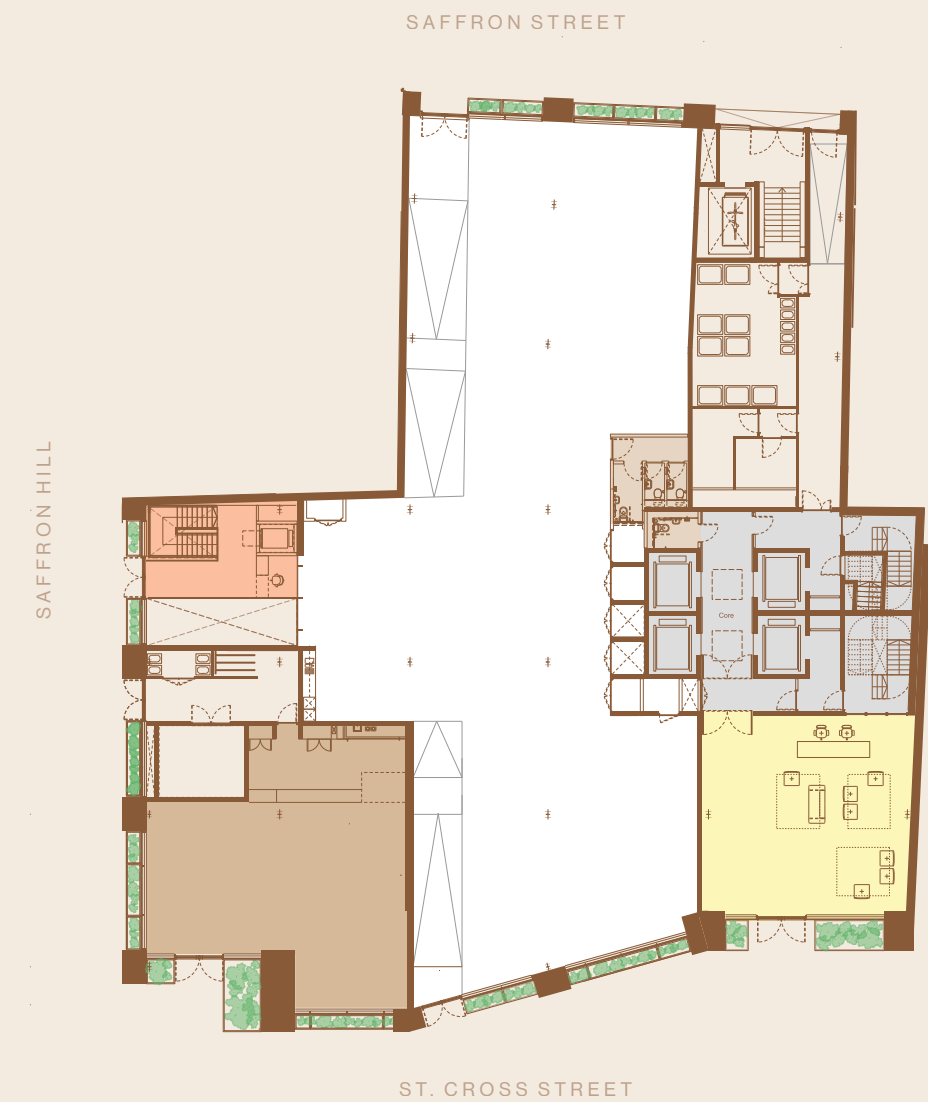
6,523 FT ²	606 M ²
1,496 FT ²	139 M ²
1,313 FT ²	122 M ²

4TH FLOOR

11,883 FT ²	1,104 M ²
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8TH FLOOR

4,704 FT ²	437 M ²
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CONSENTED SCHEME

		NIA			GIA		
FLOOR	USE	M ²	FT ²		M ²	FT ²	
9TH	PLANT				12	129	
8TH	OFFICE	437	4,704		593	6,383	
7TH	OFFICE	581	6,254		773	8,321	
6TH	OFFICE	807	8,687		1,021	10,990	
5TH	OFFICE	956	10,290		1,191	12,820	
4TH	OFFICE	1,104	11,883		1,339	14,413	
3RD	OFFICE	1,104	11,883		1,339	14,413	
2ND	OFFICE	1,104	11,883		1,339	14,413	
1ST	OFFICE	1,104	11,883		1,339	14,413	
G	OFFICE	606	139	122	6,523	1,496	1,313
	RETAIL				710	163	375
	RECEPTION						1,753
							4,037
LG	AFFORDABLE WORKSPACE	514	5,533.0		1,145	12,325	
B	PLANT				513	5,522	
TOTAL		8,578	92,332		11,852	127,576	

SUSTAINABILITY

Designed with the highest environmental, social and governance (ESG) in mind.



TARGETING 'A'
EPC RATING



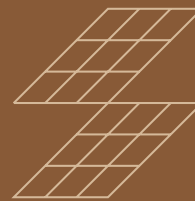
TARGETING
BREEAM
EXCELLENT



ALL-ELECTRIC
SCHEME



AIR SOURCE
HEAT PUMPS



ROOF MOUNTED
PHOTOVOLTAIC



AN URBAN
GREENING
FACTOR OF
> 0.30



10%
BIODIVERSITY
NET GAIN



223 CYCLE
SPACES



EXISTING PROPERTY

14 St. Cross Street was constructed in the 1960s and comprises a 353 space car park over ground to part seventh floors with office accommodation on the part seventh and eighth floors.

The property is of a steel frame construction with reinforced concrete floors. Access is via St. Cross Street.

14 ST. CROSS STREET



FLOOR	USE	M ²	FT ²
NET INTERNAL AREAS			
Part 8th	Office	553	5,950
Part 8th	Storage	9	93
Part 7th	Office	554	5,966
Subtotals		1,116	12,009
GROSS INTERNAL AREAS			
Part 7th	Car park	553	5,952
6th	Car park	1,452	15,632
5th	Car park	1,439	15,487
4th	Car park	1,439	15,487
3rd	Car park	1,439	15,492
2nd	Car park	1,434	15,433
1st	Car park	1,441	15,511
Ground	Car park	1,428	15,371
Subtotals		10,625	114,365
Totals		11,741	126,374

EXISTING FLOORPLANS

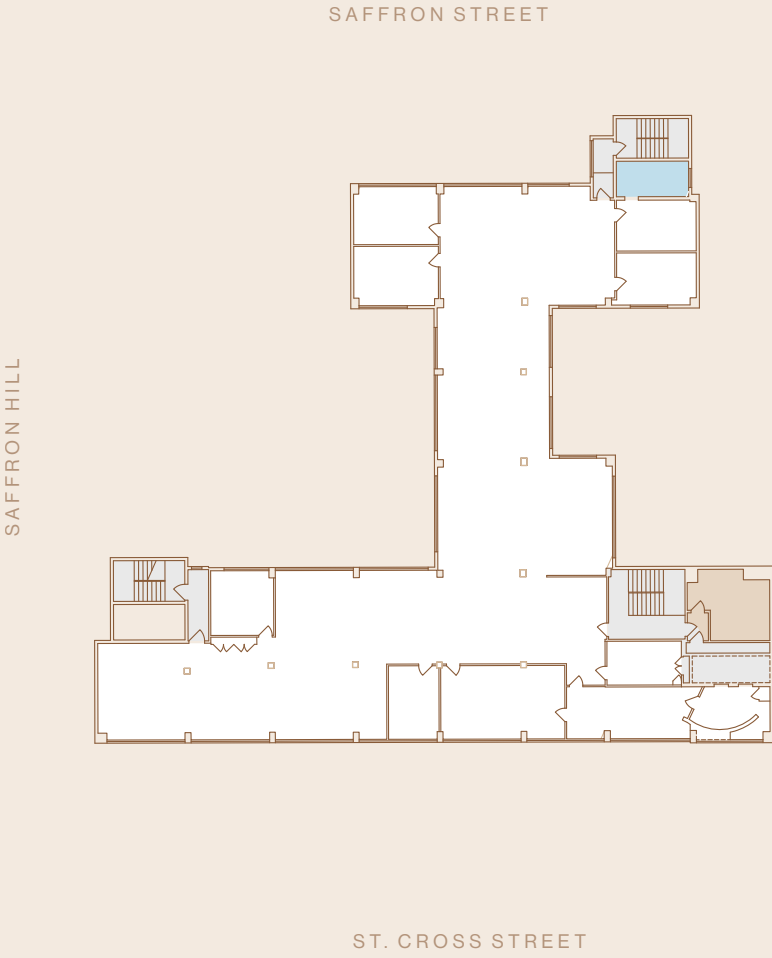
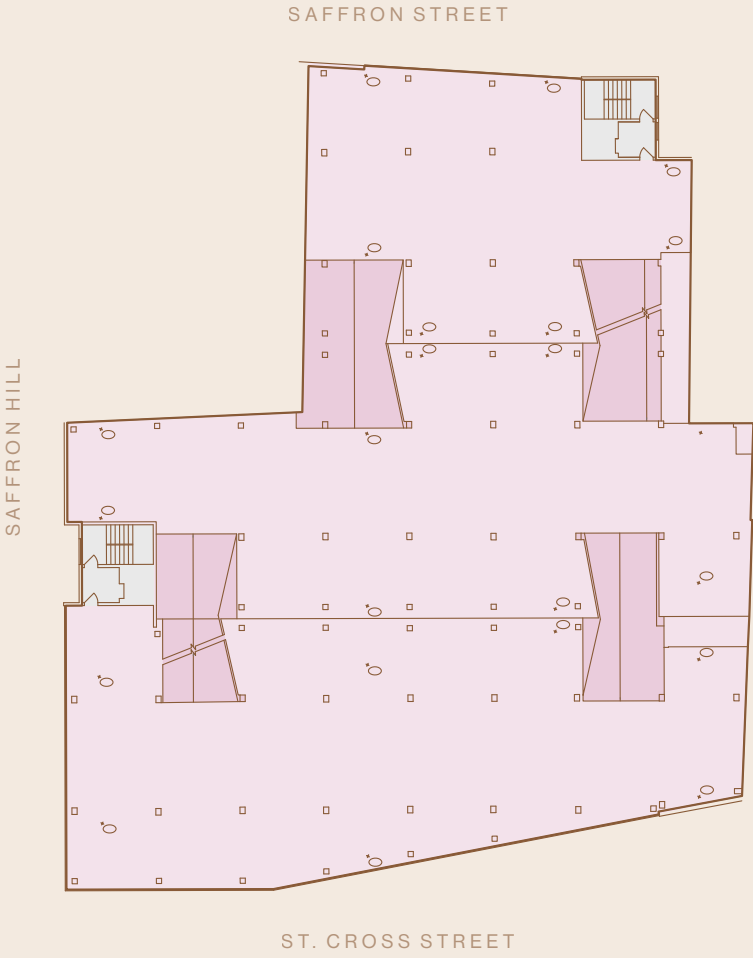
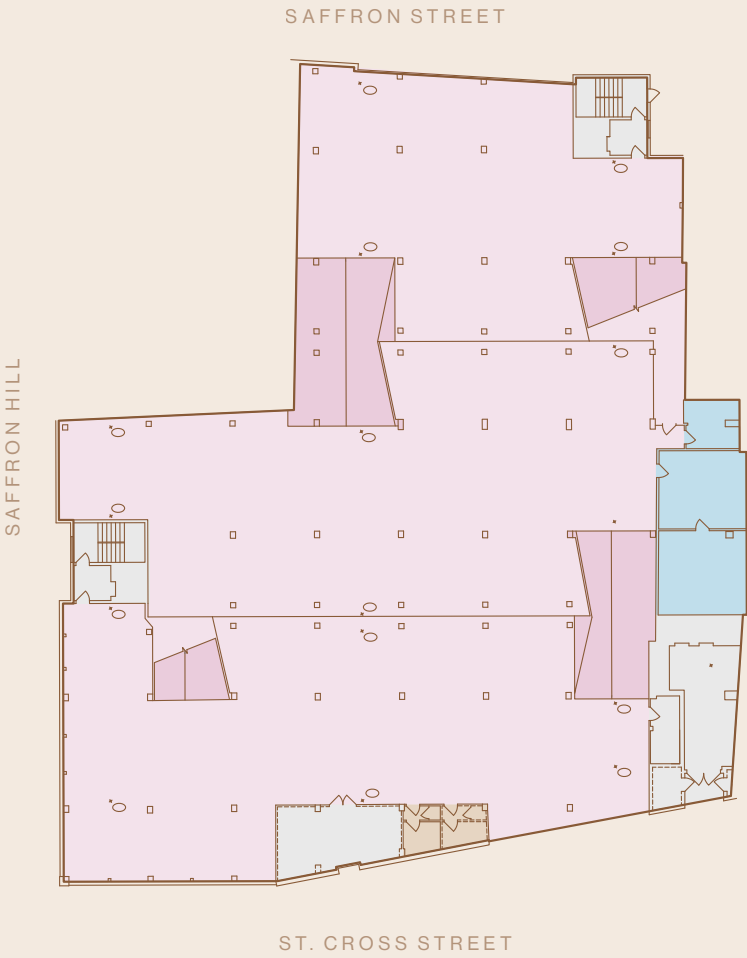
- OFFICES
- CAR PARKING SPACES
- RAMP
- CORE
- STORAGE
- WCS



GROUND FLOOR 15,371 FT² 1,428 M²

4TH FLOOR 15,487 FT² 1,439 M²

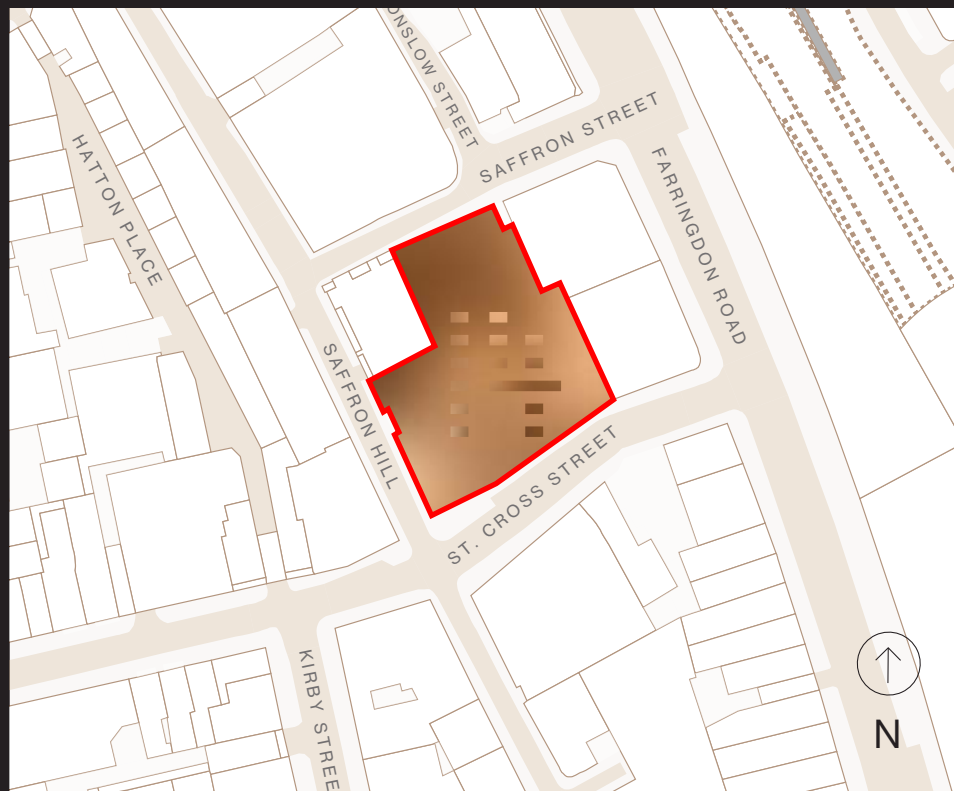
8TH FLOOR 5,950 FT² 553 M²
93 FT² 9 M²



THE SITE & TENURE

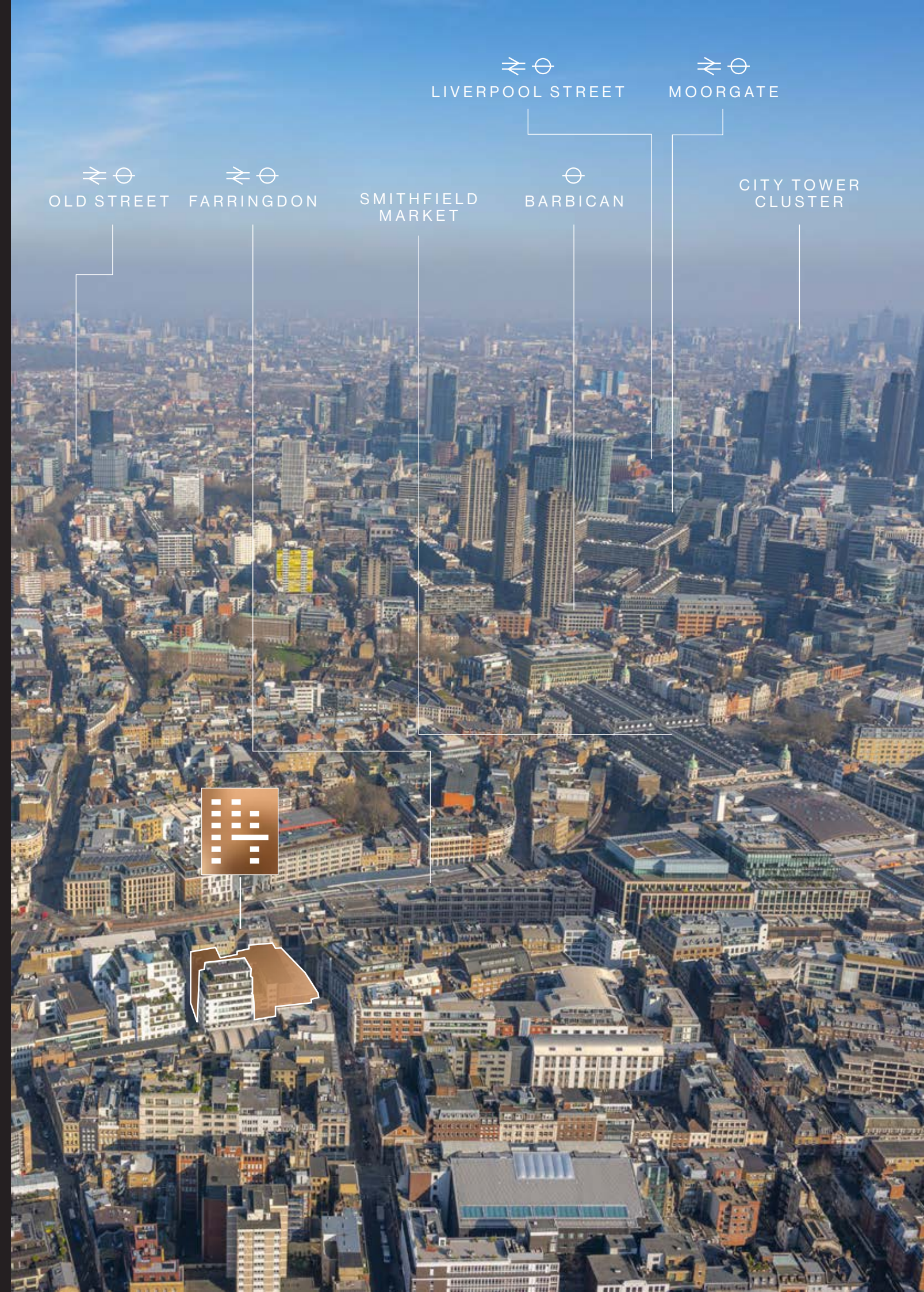
14 St. Cross Street comprises a prominent freehold 0.37 acre site held under title numbers 436639 and LN219505 known as 3 Saffron Street and 45 – 54 Saffron Hill respectively.

The site is bounded by Saffron Street to the north, St. Cross Street to the south and Saffron Hill to the west.



Plan not to scale and for indicative purposes only

14 ST. CROSS STREET



LOCATION

14 St. Cross Street is located in the heart of Farringdon, one of London’s most vibrant locations offering a unique blend of historic charm and modern architecture.










The property is conveniently situated within 200 metres of Farringdon Station, occupying a prominent position with frontages onto St. Cross Street, Saffron Hill, and Saffron Street.

FARRINGTON
In recent years, it has become a prime destination for global headquarters, drawing major names such as LinkedIn (Microsoft), TikTok, Live Nation (Ticketmaster), Snapchat, Amazon, Goldman Sachs, Publicis Sapient, Julius Baer and Adidas to name a few.

Farringdon is a vibrant and evolving district celebrated for its creative energy and dynamic atmosphere. It attracts a diverse range of occupiers, from global corporations to innovative start-ups, establishing itself as a flourishing hub for business and innovation.

The area boasts outstanding local amenities, including a wide array of award-winning restaurants, bars, pubs, and shops. Farringdon is also renowned for its gourmet food offerings, with iconic markets such as Leather Lane Market providing a lively culinary experience through its mix of acclaimed food stalls and popular lunchtime spots.

HATTON GARDEN
The property is situated within the immediate vicinity of Hatton Garden, London’s historic jewellery quarter which in recent years has evolved into a prime commercial destination.



St John's Gate



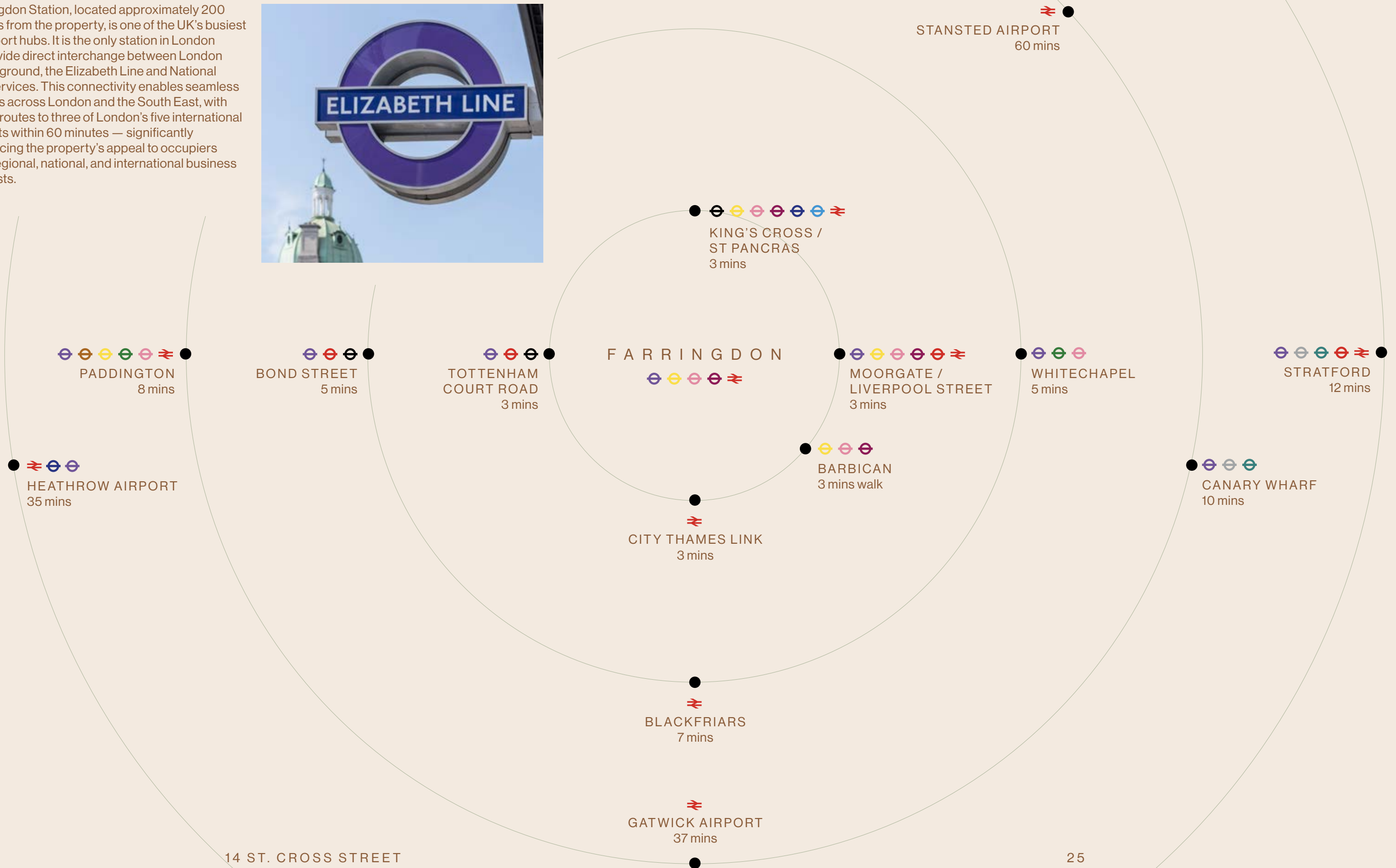
Smiths of Smithfield



CONNECTIVITY

14 St. Cross Street benefits from excellent transport connectivity, positioned within close proximity to Farringdon and Chancery Lane stations.

Farringdon Station, located approximately 200 metres from the property, is one of the UK's busiest transport hubs. It is the only station in London to provide direct interchange between London Underground, the Elizabeth Line and National Rail services. This connectivity enables seamless access across London and the South East, with direct routes to three of London's five international airports within 60 minutes — significantly enhancing the property's appeal to occupiers with regional, national, and international business interests.



SMITHFIELD MARKET

The regeneration of Smithfield Market centres around the new London Museum, opening in phases, starting with the General Market in 2026 and the Grade II listed Poultry Market in 2028. The museum will feature permanent collections, rotating exhibitions, and public programs, and is expected to draw over 2 million visitors each year.

The Museum's opening will be paired with a major upgrade to the public realm, creating lively streets and communal spaces that mix heritage with contemporary flair.

In parallel with the Museum, a network of Museum Houses will activate the local streetscape by providing high-quality spaces for independent retailers, creative enterprises, and hospitality operators. This regeneration is forecast to boost the economy by more than £565 million over the next ten years, reinforcing Smithfield's position as a premier cultural and commercial hub in London.

Beyond the wider economic uplift, this regeneration is poised to deliver notable advantages for 14 St. Cross Street, situated at the core of the transformed Farringdon area. With immediate access to key attractions such as the Museum, General Market, and reimagined public spaces, the property will benefit from heightened footfall and enhanced prominence. The influx of cultural and commercial activity will strengthen its position as a highly attractive proposition for both occupiers and investors.



Smithfield Market



THE GENERAL MARKET

The Museum's main site, featuring permanent exhibitions and retail / F&B opportunities.



THE POULTRY MARKET

A Grade II-listed structure repurposed for temporary exhibitions, events, and educational activities.



EAST AND WEST MARKETS

Potential future mixed-use redevelopment.



THE ROTUNDA

A proposed public garden enhancing the local green spaces and adding to the community appeal.

LOCAL OCCUPIERS

- OFFICE

1. AKQA

2. Alexander McQueen

3. Fred Perry

4. Karmarama

5. Kurt Geiger

6. ITN Productions

7. Tesco Digital

8. LOTUS

9. Warner Bros / Media Com

10. Adidas

11. LinkedIn

12. Open Society

13. Pan Macmillan

14. Photobox

15. JA Kemp

16. Publicis Groupe

17. Live Nation

18. Mesh Marketing

19. Moonpig

20. Institute for Environment & Development

21. Snapchat

22. Skype

23. Partners Group

24. Sainsburys

25. Julius Baer

26. Pentlands

27. AO

28. Underbelly

29. Manifesto Growth

30. Oktra

31. Anglo American

32. Brewin Dolphin

33. Goldman Sachs

34. Hogan Lovells

35. Octopus

36. Amazon

37. Sidara, Perkins & Wills

38. Bird & Bird

39. Deloitte Digital
- FOOD & DRINK

1. Anglo

2. Otto's

3. Club Gascon

4. B&H Buildings

5. Compton Coffee

6. Macellaio

7. Ninth Ward

8. Smiths of Smithfield

9. The Clerk & Well

10. The Drunken Butler

11. The Eagle

12. The Green

13. The Gunmakers

14. St John Restaurant

15. The Quality Chophouse

16. Brewdog Clerkenwell

17. Iberica

18. Kintan

19. Caravan

20. Bleeding Heart
- HOTELS

1. Malmaison London

2. The Bryson Hotel

3. The Rookery

4. The Rosebery

5. The Zetter Townhouse

6. Yotel London Clerkenwell

7. Ruby Stella Hotel

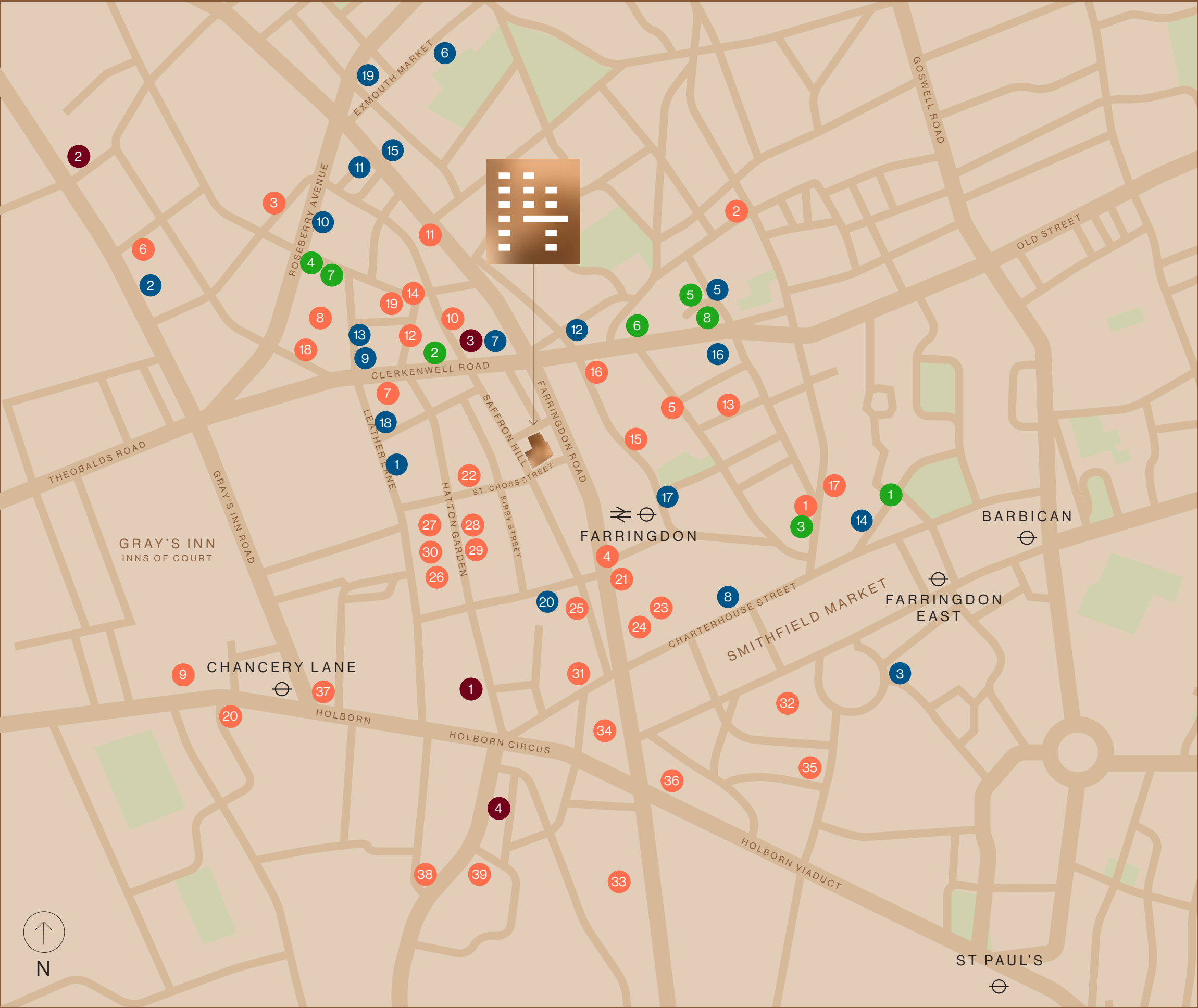
8. Marrable's
- FITNESS & LEISURE

1. Gymbox

2. Nuffield Health

3. PureGym

4. The Gym Group



LOCAL DEVELOPMENTS

COMPLETE



8 BLEEDING HEART YARD
BLEEDING HEART YARD EC1

Developer	Seaforth Land
Size	35,000 Ft²
Tenant	Julius Baer
Completion	2023



JJ MACK
CHARTERHOUSE STREET EC1

Developer	Helical & Ashby
Size	196,000 Ft²
Tenant	Partners Group, J Sainsbury plc, Three Crowns, AMEX, Corio Generation
Completion	2022



BLOOM
COWCROSS STREET EC1

Developer	HB Reavis
Size	145,000 Ft²
Tenant	Snapchat
Completion	2022

DEVELOPMENT PIPELINE



20 GILTSPUR
GILTSPUR STREET EC1

Developer	NBIM
Size	83,000 Ft²
Tenant	Pre-let to Octopus
Completion	2026



MORLEY HOUSE
HOLBORN VIADUCT EC1

Developer	Altius
Size	274 keys
Tenant	N/A
Completion	2027+



STONECUTTER COURT
FARRINGDON STREET EC4

Developer	CO-Re & Ivanhoe Cambridge
Size	246,000 Ft²
Tenant	Part pre-let to Travers Smith
Completion	2025



KALEIDOSCOPE
LINDSEY STREET EC1

Developer	Helical
Size	88,500 Ft²
Tenant	Tiktok
Completion	2019



VERDANT
ALDRSGATE STREET EC1

Developer	Beltane / Topland
Size	135,000 Ft²
Tenant	Pre-let to Tiktok
Completion	2024



WATERMAN
FARRINGDON ROAD EC1

Developer	BGO
Size	74,200 Ft²
Tenant	Marketing now
Completion	2025



21 HOLBORN VIADUCT
HOLBORN VIADUCT EC1

Developer	Royal London AM
Size	350,000 Ft²
Tenant	Pre-let to Hogan Lovells
Completion	2027



XYLO
CLERKENWELL ROAD EC1

Developer	Global Holdings
Size	97,000 Ft²
Tenant	Pre-letting commenced
Completion	2026



61-65 HOLBORN VIADUCT
HOLBORN VIADUCT EC1

Developer	Dominus Real Estate
Size	644-key (PBSA)
Tenant	N/A
Completion	2027

ADDITIONAL INFORMATION

PROPOSAL

Offers are invited in excess of £26,000,000, subject to contract and exclusive of VAT.

A purchase at this level reflects a capital value of £282 per Ft² on the proposed net internal area.

The property is held in a BVI SPV and is available as either an asset or share sale.

PLANNING

The property is located within the London Borough of Camden.

It is not listed and lies within the Hatton Garden Conservation Area.

We understand the property has been predominantly used as a car park since approximately 1966.

VALUE ADDED TAX (VAT)

The property is registered for VAT. It is anticipated that the sale of this property will be treated as a Transfer of Going Concern (TOGC).

DATA ROOM

Data room access is available upon request.

14 ST. CROSS STREET



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