

Commercial Development

FOR SALE

The Alban Building, 1 St Alban's Place,
(Rear of 71-73 Upper Street), London, N1 0NX

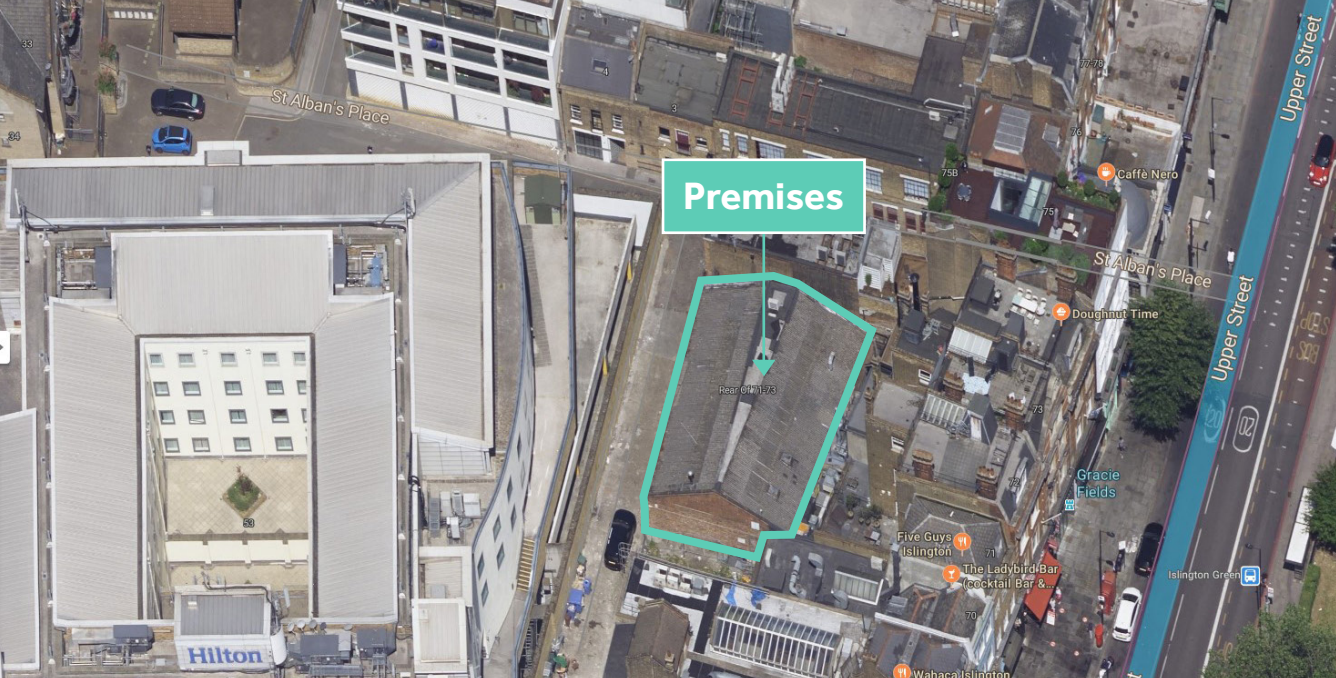
Harston&Co

For more information call us
on 020 3371 0061

IMAGE: ST MARY'S CHURCH, UPPER STREET, ISLINGTON.
THE DEVELOPMENT ON OFFER IS NOT PICTURED

The Alban Building, 1 St Alban's Place, (Rear of 71-73 Upper Street), London, N1 0NX

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Executive Summary

- Single storey light industrial unit located in a prime location in Islington measuring 272.71 square metres (2,934 square feet)
- Located in a mews road to the rear of 71-73 Upper Street, Islington, N1 approximately 0.25 miles from Angel station
- Planning permission approved for demolition of the existing building and construction of a 615.6 square metres (6,624 square feet) GIA office building
- Offers are invited in excess of £1,000,000 for the freehold interest

Location

The property is located on St Alban's Place, a small mews road to the rear of Upper Street, within the Angel town centre district of Islington in the Upper Street Conservation Area. The surrounding area is mixed use, providing a variety of commercial and residential uses. The property is bound to the east by mixed use properties which front Upper Street. Upper Street is a prominent High Street, characterised by properties which comprise commercial units at ground level, generally with residential flats above. The Angel Hilton Hotel lies directly to the west of the site which is accessed separately via Berners Road. There are several residential developments and commercial office buildings fronting onto St Alban's Place and form part of the character of the area. Angel station which is on the Northern Line is 0.25 miles away. The area is well served by buses.

Please note all distances given are approximate only.

Description

A single storey mews style light industrial unit with a mezzanine over part. Measurements are as follows:

Ground Floor = 252 square metres (2,711 square feet)

Mezzanine = 20.71 square metres (223 square feet)

Total = 272.71 square metres (2,934 square feet)

The property is in poor condition and would require a comprehensive refurbishment. The site area is 0.03 hectares.

Please note that all sizes given are approximate only and are given on a GIA basis. All interested parties are advised to rely on their own inspection and survey.



Planning Permission

Planning consent has been approved by the London Borough of Islington planning department for the demolition of the existing building and construction of a new two storey commercial plus basement with rear light wells. The planning application number is 2021/0302/FUL. The proposed plans will provide the following GIA floor areas:

Basement = 223.6 square metres (2,406 square feet)

Ground Floor = 225.6 square metres (2,427 square feet)

First floor = 166.4 square metres (1,790 square feet)

Total = 615.6 square metres (6,624 square feet)

Terms

Offers are invited in excess of £1,000,000 for the freehold interest. The property will be sold with full vacant possession.

Data Room

A data room has been set up and access is available on request.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.

Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

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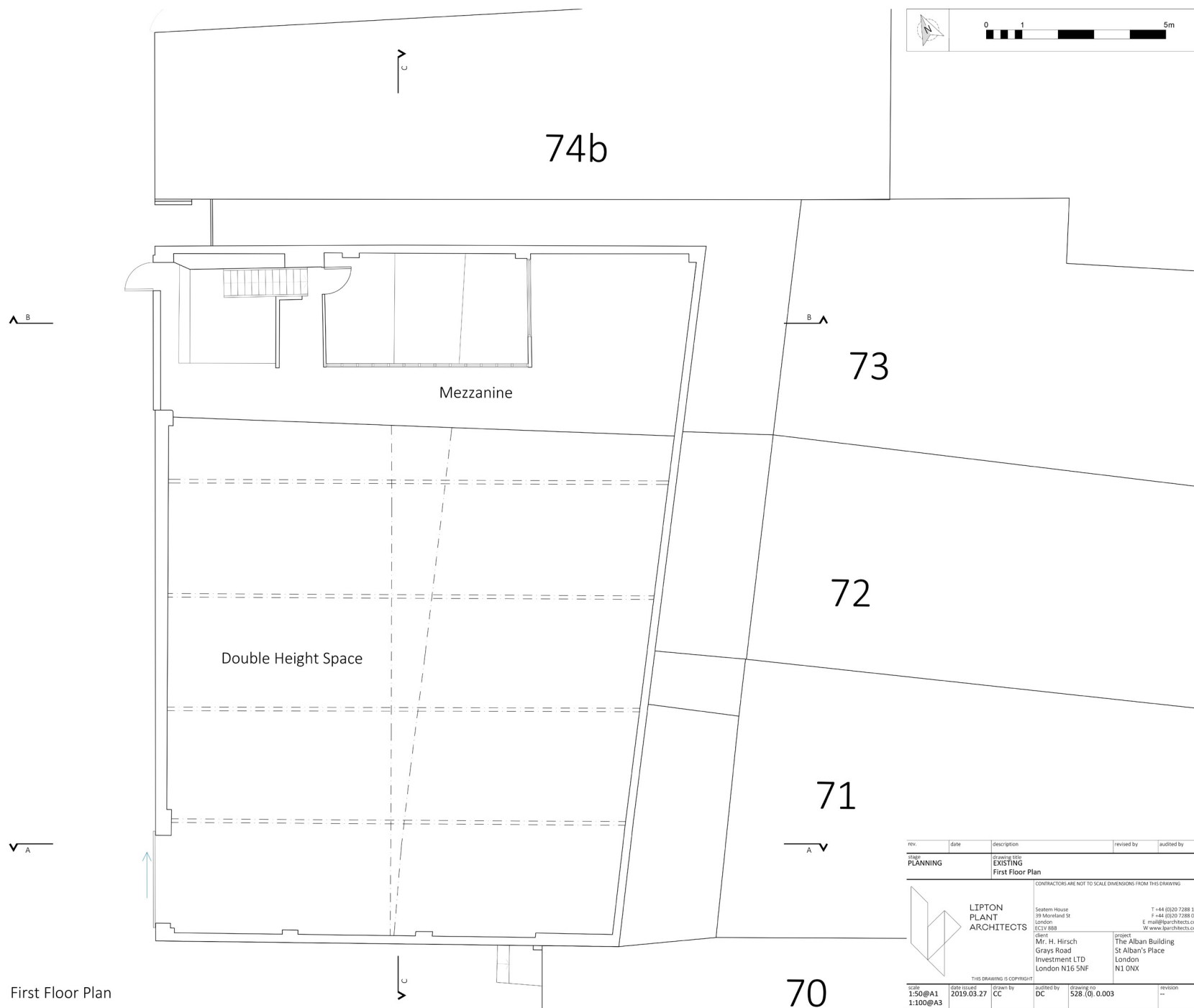
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LIPTON PLANT ARCHITECTS			Seatem House 39 Moreland St London EC1V 8BB client Mr. H. Hirsch Grays Road Investment LTD London N16 5NF	
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scale 1:200@A1 1:400@A3	date issued 2019.08.21	drawn by BF	audited by DC	revision 528 (0) 0.013

Existing Ground Floor Plan



rev.	date	description	revised by	audited by
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				revision --

Existing Mezzanine Plan



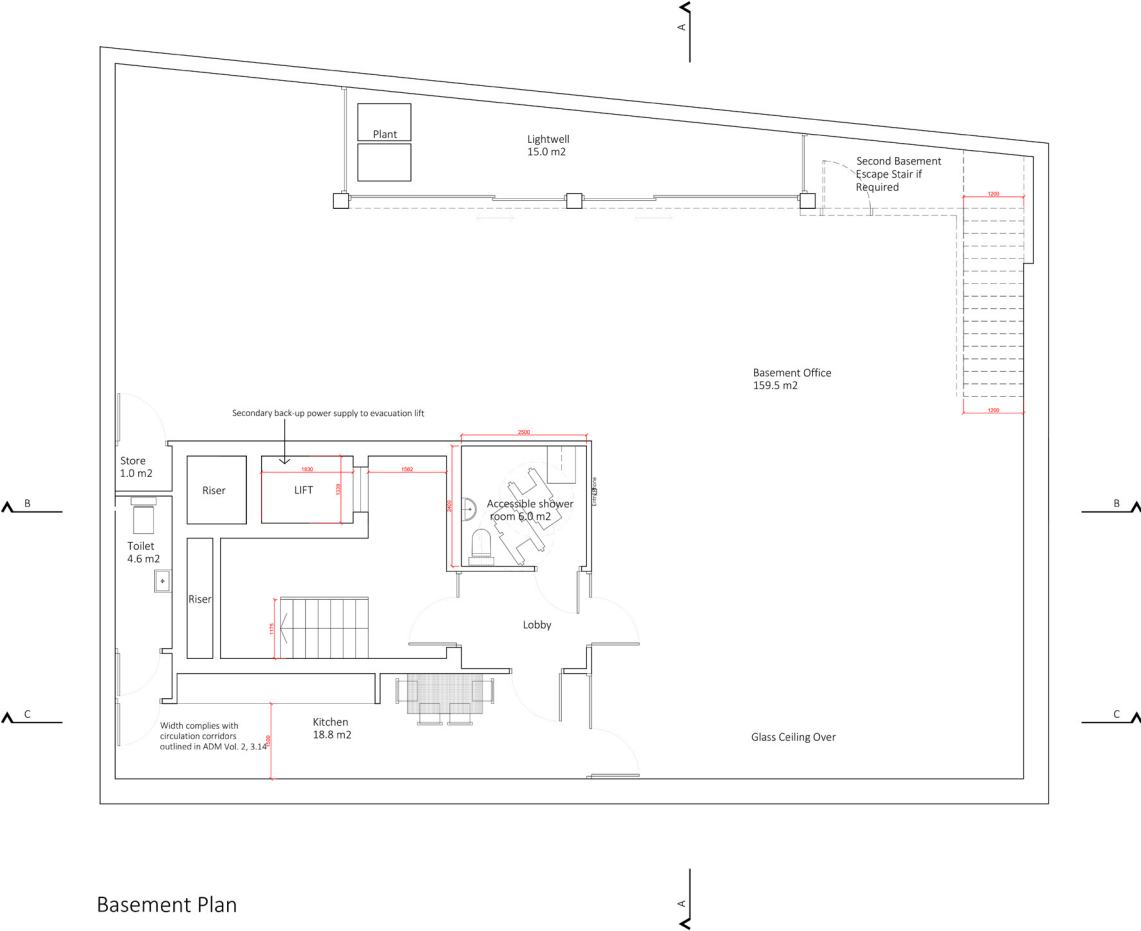
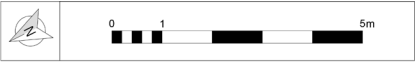
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2	2019.03.27	First Floor Plan		

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FORWARDED TO: THE ALBAN BUILDING, PLANNING, 10/03/2019, 10/03/2019, 10/03/2019



Basement Plan

K	2021.04.12	Revised for Inclusive Design	LL	DC
J	2021.03.30	Revised for Inclusive Design	LL	DC
I	2020.11.05	Scheme Updated for Planning	KS	DC
H	2020.10.14	Scheme Updated for Planning	LL	DC
G	2020.07.28	Plant Equipment	RP	DC
F	2020.05.15	Office Scheme	DC	DC
E	2019.06.13	Revised for Inclusive Design	DC	DC
D	2019.05.16	Revised for Planning Issue	CC	DC
C	2019.04.11	Final Planning Issue	RP	DC
B	2019.03.26	Revised for Planning Issue	RP	—
A	2018.10.22	Pre-Application	MT	RP

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Proposed Ground Floor Plan

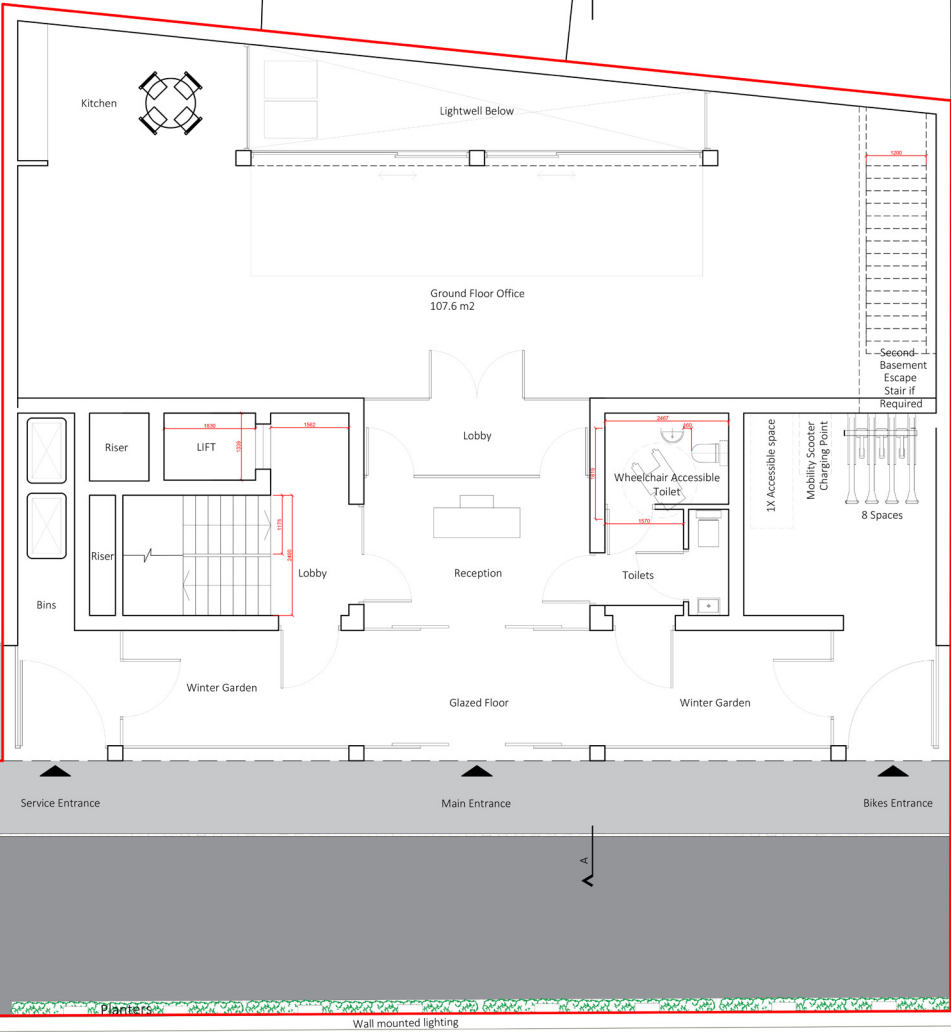
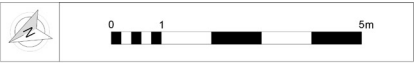
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L	2022.07.25	Planning Amendments - Boundary Line	KS	DC
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J	2021.03.30	Revised for Inclusive Design	LL	DC
I	2020.12.11	Scheme Updated for Planning	KS	DC
H	2020.11.05	Scheme Updated for Planning	KS	DC
G	2020.10.14	Scheme Updated for Planning	LL	DC
F	2020.07.28	Plant Equipment	BP	DC
E	2020.05.15	Revised for Inclusive Design	DC	DC
D	2019.06.13	Revised for Inclusive Design	DC	
C	2019.04.11	Final Planning Issue	BP	DC
B	2019.03.26	Revised for Planning Issue	BP	...
A	2018.10.22	Pre Application	MT	BP

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Stage		PLANNING		
		Proposed		
		Ground Floor Plan		

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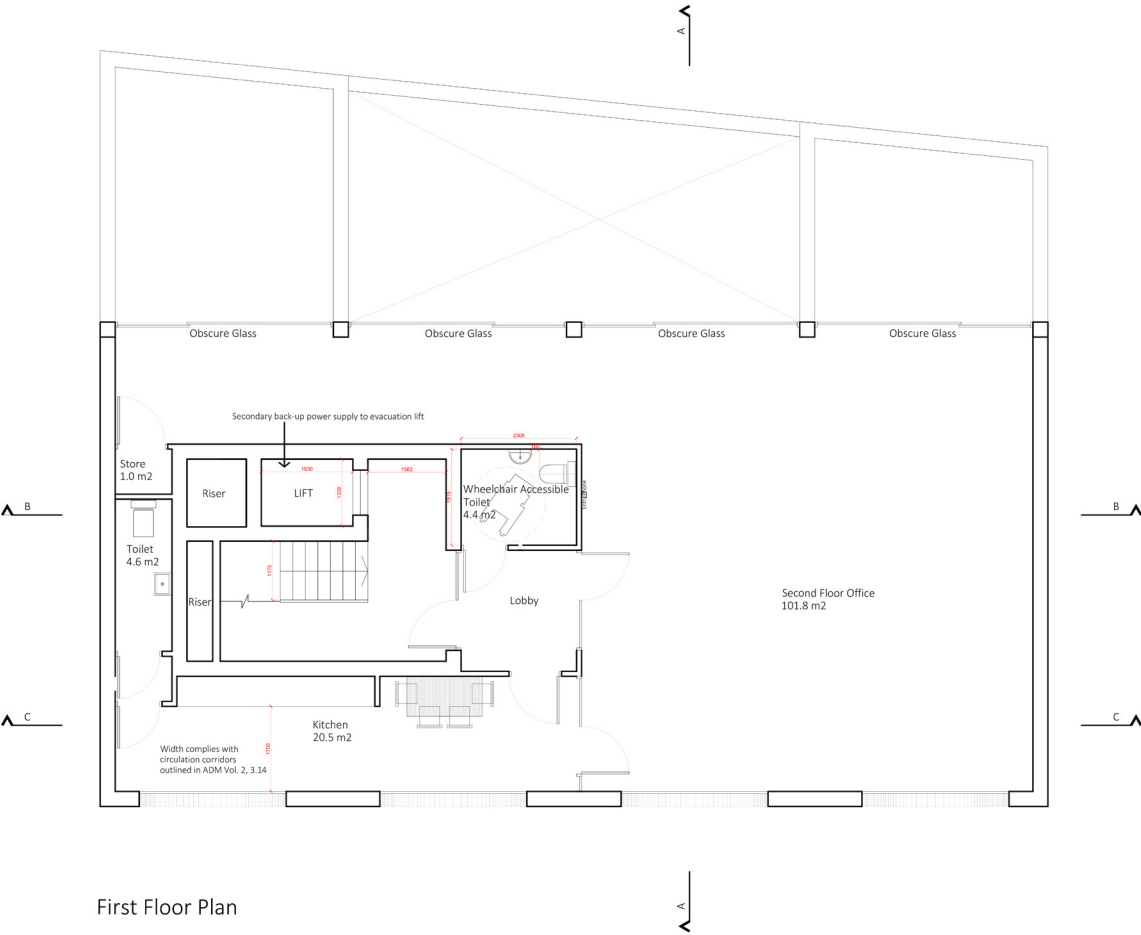
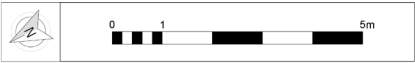
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Proposed First Floor Plan



First Floor Plan

J	2021.04.12	Revised for Inclusive Design	LL	DC
I	2021.08.30	Revised for Inclusive Design	LL	DC
H	2020.12.11	Scheme Updated for Planning	KS	DC
G	2020.11.05	Scheme Updated for Planning	KS	DC
F	2020.10.14	Scheme Updated for Planning	LL	DC
E	2020.05.15	Revised for Inclusive Design	DC	DC
D	2019.06.13	Revised for Inclusive Design	DC	
C	2019.04.11	Final Planning Issue	RP	DC
B	2019.03.26	Revised for Planning Issue	RP	—
A	2018.10.22	Pre-Application	MT	RP
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