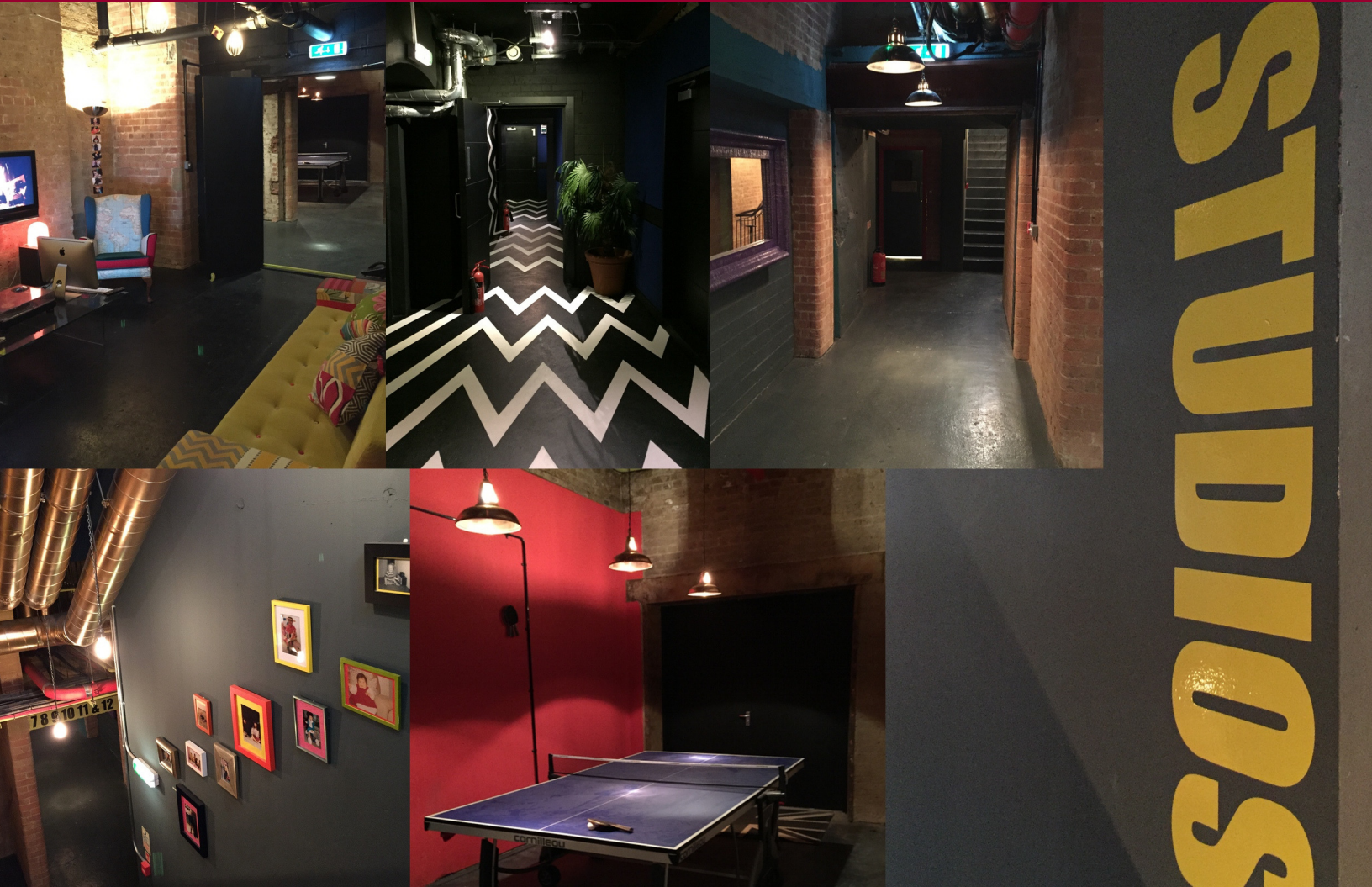


HIGHLY CONFIDENTIAL AND RARELY AVAILABLE B1 RECORDING STUDIO WITH ANCILLARY OFFICE

195 St John Street, Clerkenwell London, EC1V 4LS



- **Ground, first, basement and sub-basement floors**
- **7,500 sq ft (697 sq m)**
- **12 fully fitted music studios**
- **15 year lease from 26 November 2012**
- **Rent: £70,500 pax**
- **Substantial premium offers invited**

**SOHO
MUSIC**

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**DAVIS
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LYONS**

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PROPERTY

Location

The music studios are located on St John Street benefiting from a discreet entrance and a gentrified and vibrant community. Farringdon and Barbican stations are located close by.

Description

The premises comprise 12 fully fitted music studios which are arranged over basement and sub-basement levels. At ground floor level is a kitchen with break-out area and communal areas at sub-basement level. There is an office area located on first floor. We understand the total approximate floor area to be 7,500 sq ft (697 sq m). All individual studios have been fitted out and sound-proofed to a high standard and are currently sub-let on short term contracts and regularly have many famous artists rent out the space.

Planning

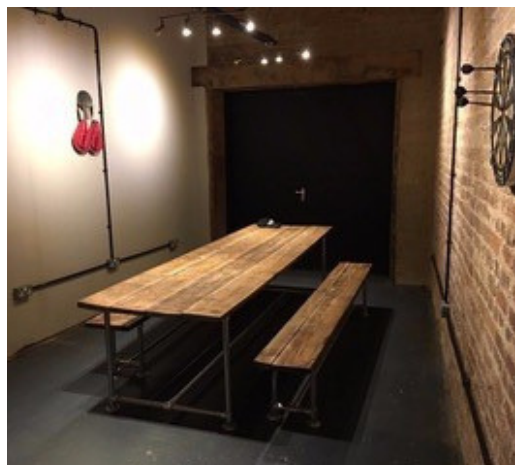
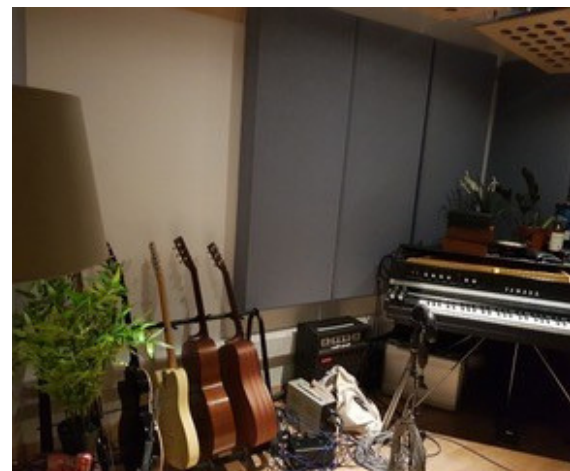
The premises benefits from B1 planning.

Lease

The premises benefit from a 15 year lease from 26 November 2012 at a rent of £70,500 pa exclusive with an extension for a further 15 years upon expiry. The landlord will consider selling the freehold interest of the property.

Premium

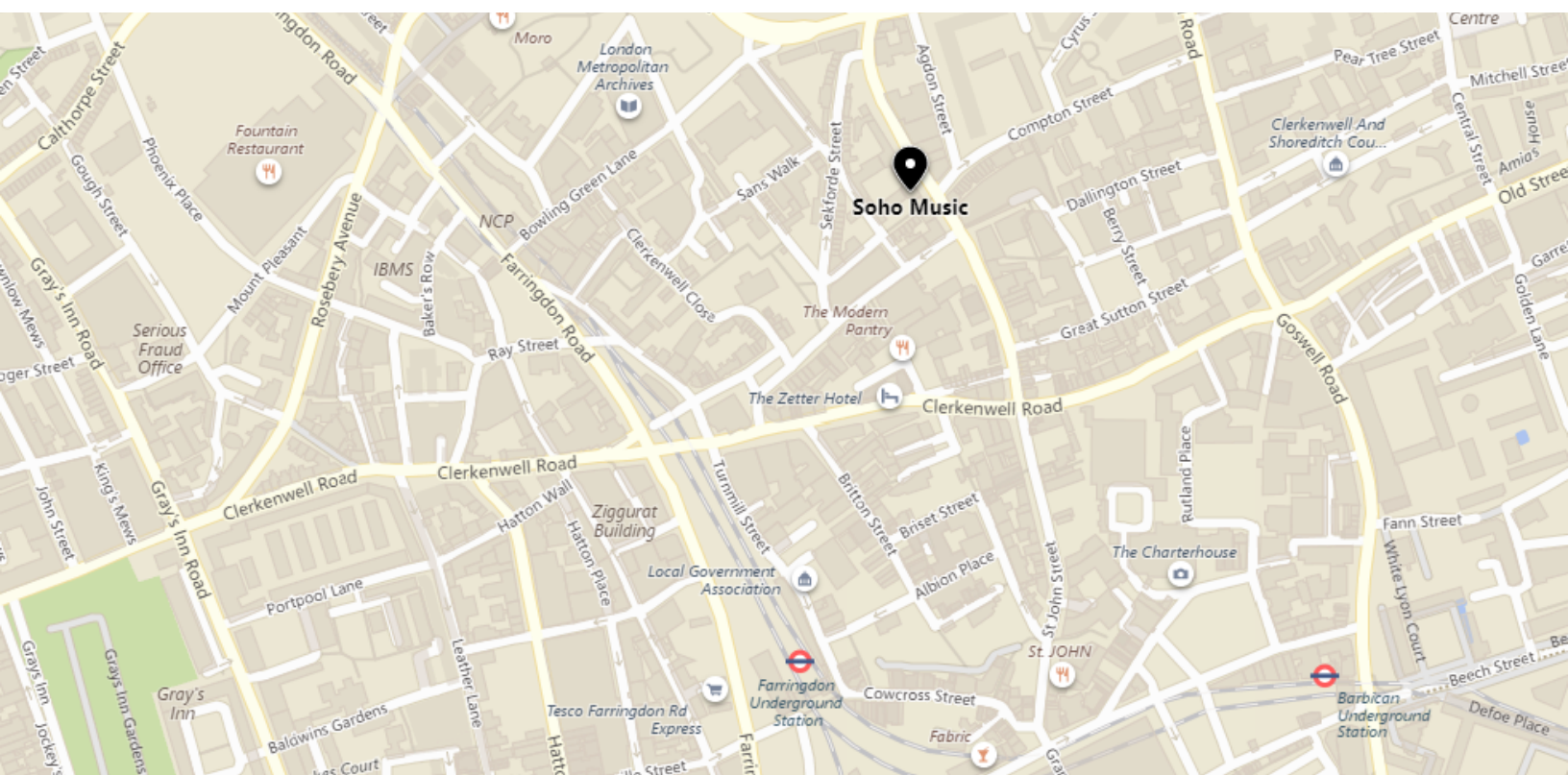
Substantial premium offers invited for the leasehold interest



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MAPS



Davis Coffey Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffey Lyons Limited.

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