



GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP

167 Whitecross Street,
Old Street,
LONDON, EC1Y 8JT



Price

Guide price £1,250,000 subject to contract



Property Description

This mid-terraced 19th Century commercial property provides flexible accommodation over five storeys. Until it became vacant it was used by the YMCA principally as offices / an advice centre and as a 'youth hub'. Prior to that it was a public house known as 'The Drum'.

The accommodation is set out over basement, ground and first - third floor levels. In addition there is a large 5.5m x 7.4m roof terrace.

Floor plans are available to download from our website.

Our understanding is that the principal established planning use is Class E. The property is rated as 'offices and premises'.

The property is suitable for a variety of uses. The property falls within an Article 4 area which means that while the property may be suitable for residential conversion planning permission would be required.

The property has gas central heating and a fire alarm system with emergency lighting.

Key considerations

- > Rarely available Whitecross Street commercial freehold with vacant possession
- > Large roof terrace
- > Development potential STPP
- > Gross Internal Area of 256.82 sq m (2,764 sq ft)
- > Excellent location 430m southwest of Old Street Roundabout
- > Superb transport links



GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP

Accommodation

Gross Internal Area: 257 sq.m. (2,764 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Third	40.72	438	Front room, rear room, store room and access to roof terrace
Second	44.77	481	2 front rooms, rear room and WC
First	56.24	605	Front room, rear room, storage cupboard and WCs
Ground	67.50	726	Main office / retail area, rear studio room and disabled WC
Basement	47.59	512	Various storage areas with a reasonable floor to ceiling height

Property Location

The property is on the west side of Whitecross Street to the north of its junction with Roscoe Street and 430m southwest of Old Street (Silicon) Roundabout. Whitecross Street runs south from Old Street, its northern end being opposite St Luke's Church.

The investment to create new entrances to the station and improved pedestrian / cycle access at Old Street Roundabout is programmed to complete this year.

The area has become synonymous with organisations linked to the Tech industry as well as being the location of the European HQ of CNN. There are numerous well-regarded hotels nearby including Montcalm.

The Barbican Centre and Bank of England are 370m and 1km to the south respectively.

Whitecross Street is a lively mixed commercial and residential street and the location of Whitecross Street Market which has been in existence for over 150 years. Various food stalls operate from the street with lunchtimes being particularly popular.

Whitecross Street is closed to vehicular traffic between 9am and 2.30pm Monday to Friday.

There are good quality local amenities including coffee shops, restaurants, Waitrose and Co-op.

Public transport communications are excellent with Old Street Station being on the London Underground (Northern Line) and part of the Great Northern railway network.

2023 Rateable Value £40000.00

Estimated Rates Payable £19200 per annum

Terms Freehold for sale with vacant possession.

The property is not elected for VAT.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Islington

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/31495>

<https://www.gilmartinley.co.uk/properties/for-sale/offices/old-street/london/ec1y/31495>

Our ref: 31495



GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP

Offer Requirements Document
Site Plan
Energy Performance Certificate
Floor Plans

Last Updated:

17 Feb 2026

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

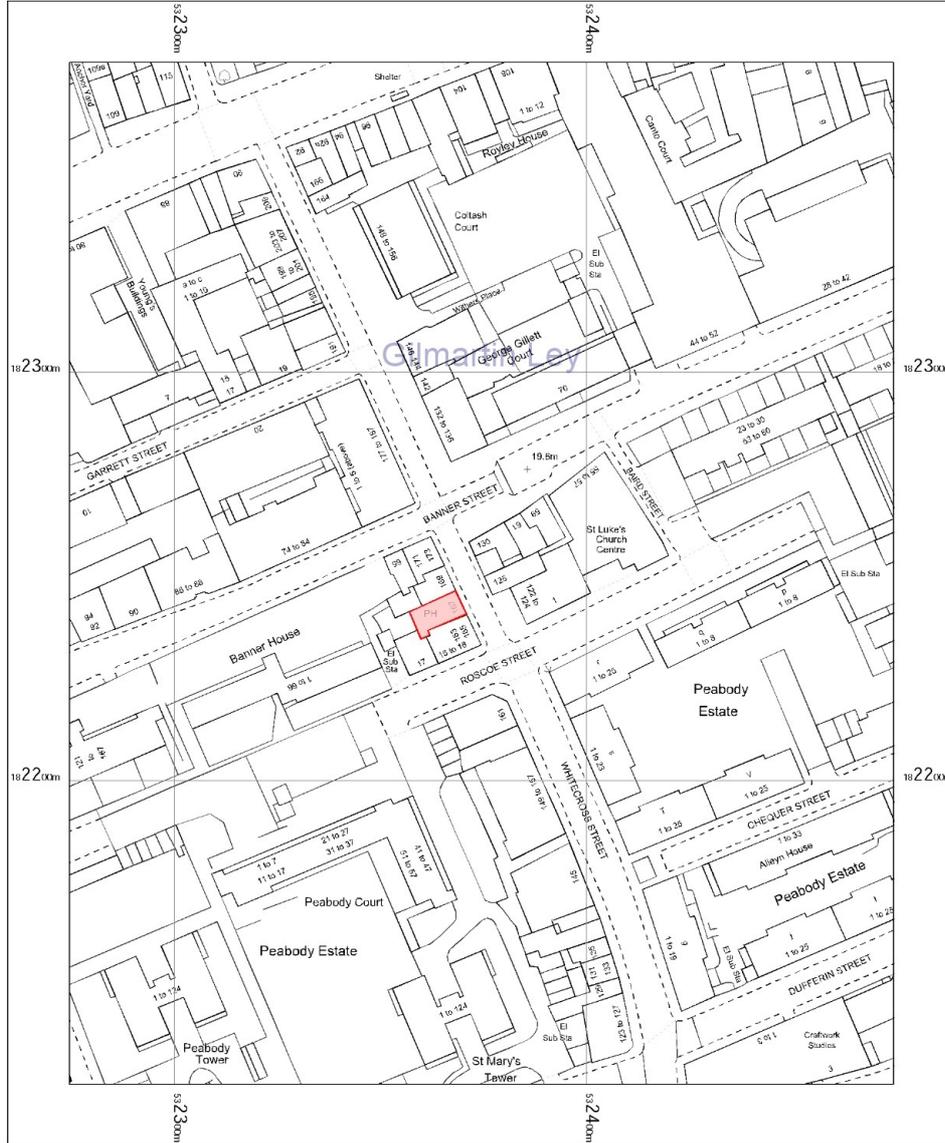


GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP

167 Whitecross Street, EC1Y 8JT



OS MasterMap 1250/2500/10000 scale
Friday, January 26, 2024, ID: CM-01146272
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 532375 E, 182251 N

©Crown Copyright Ordnance Survey, Licence no. AC0000849895



Map supplied by
Centremaps Live



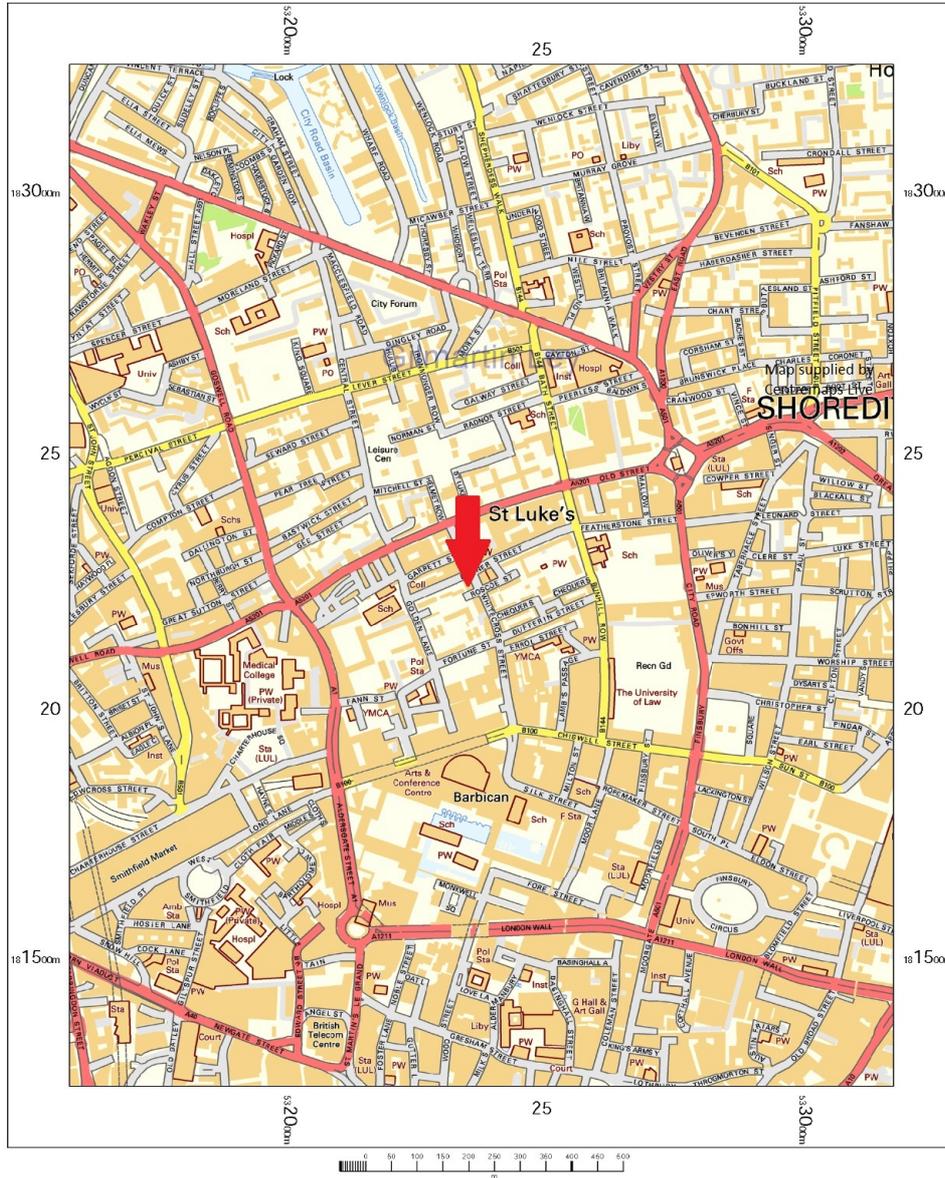


GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP

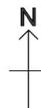
167 Whitecross Street, EC1Y 8JT



OS Streetview
Friday, January 26, 2024, ID: CM-01146273
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 532383 E, 182260 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/offices/old-street/london/ec1y/31495>

Our ref: 31495

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

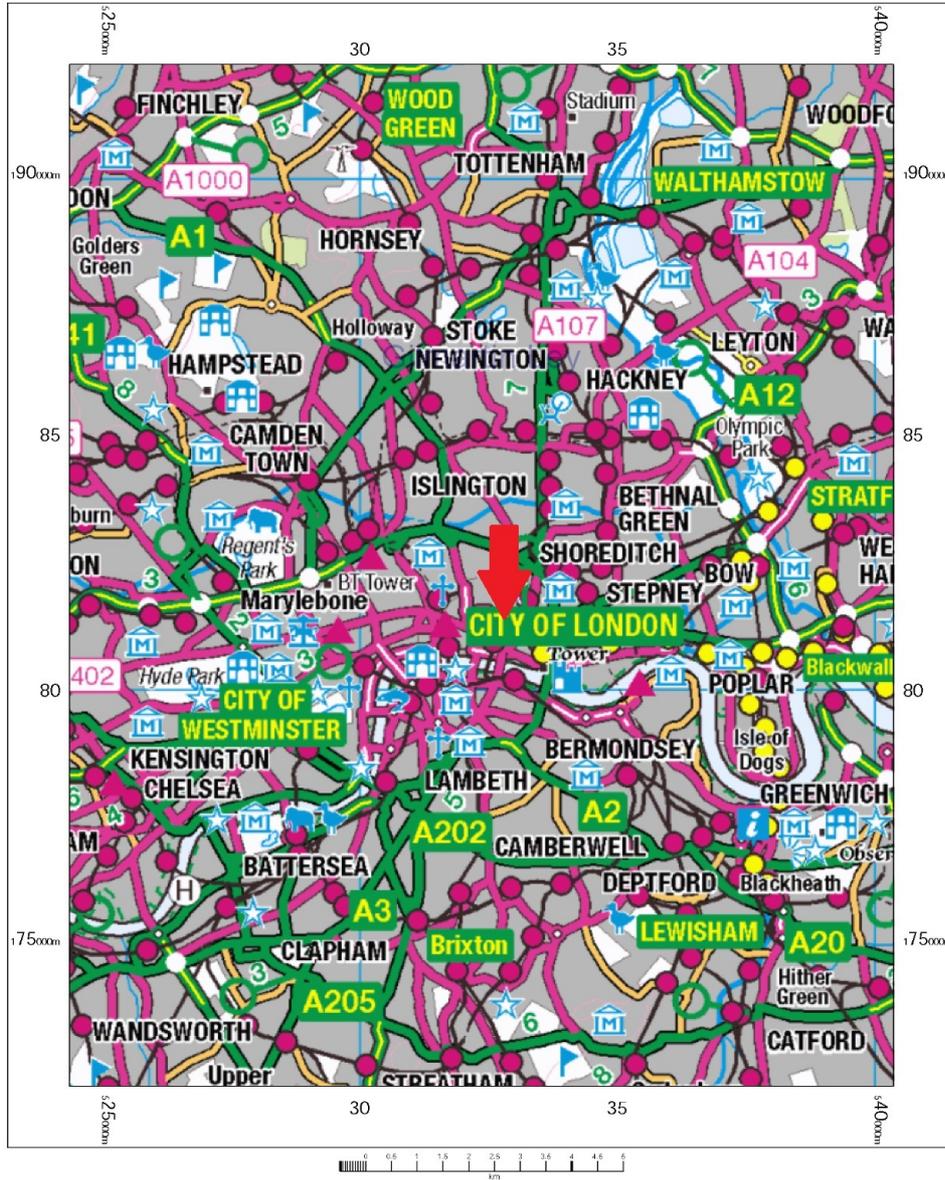


GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP

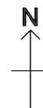
167 Whitecross Street, EC1Y 8JT



OS 250k scale raster
Friday, January 26, 2024, ID: CM-01146274
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 532367 E, 182240 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live





GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP



<https://www.gilmartinley.co.uk/properties/for-sale/offices/old-street/london/ec1y/31495>

Our ref: 31495

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP





GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP





GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP





GILMARTIN LEY

Freehold Commercial Building For Sale - Old Street London EC1

Vacant possession - development potential STPP



<https://www.gilmartinley.co.uk/properties/for-sale/offices/old-street/london/ec1y/31495>

Our ref: 31495

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk