

**BEAUTIFUL
WAREHOUSE
LIVE/WORK
PREMISES FOR SALE**

**DINGLEY PLACE
LONDON EC1**

BELCOR

CITY FRINGE REAL ESTATE

2,053 SQ FT



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DINGLEY PLACE
LONDON EC1

DESCRIPTION

This beautiful live/work warehouse, formerly used as an art gallery, is nestled among late Victorian and Edwardian warehouse conversions on a quiet road close to Old St Roundabout. It offers carefully designed live/work space over ground and lower-ground floors, with high ceilings, original factory details and a superb open-plan reception opening onto a private courtyard garden. Parking available by separate arrangement.

AMENITIES



INDUSTRIAL STYLE



SELF-CONTAINED



EXCELLENT
TRANSPORT LINKS



LATERAL FLOOR PLATE



EXCELLENT NATURAL LIGHT



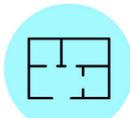
PARKING



PRIVATE TERRACE



WAREHOUSE STYLE
FEATURES



OPEN PLAN

ARCHITECTURALLY DESIGNED LIVE/WORK UNIT FOR SALE CLOSE TO OLD ST.



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TRANSPORT

Old Street Station - 8 min walk



Angel Station - 10 min walk



Barbican - 12 min walk



Farringdon - 17 min walk

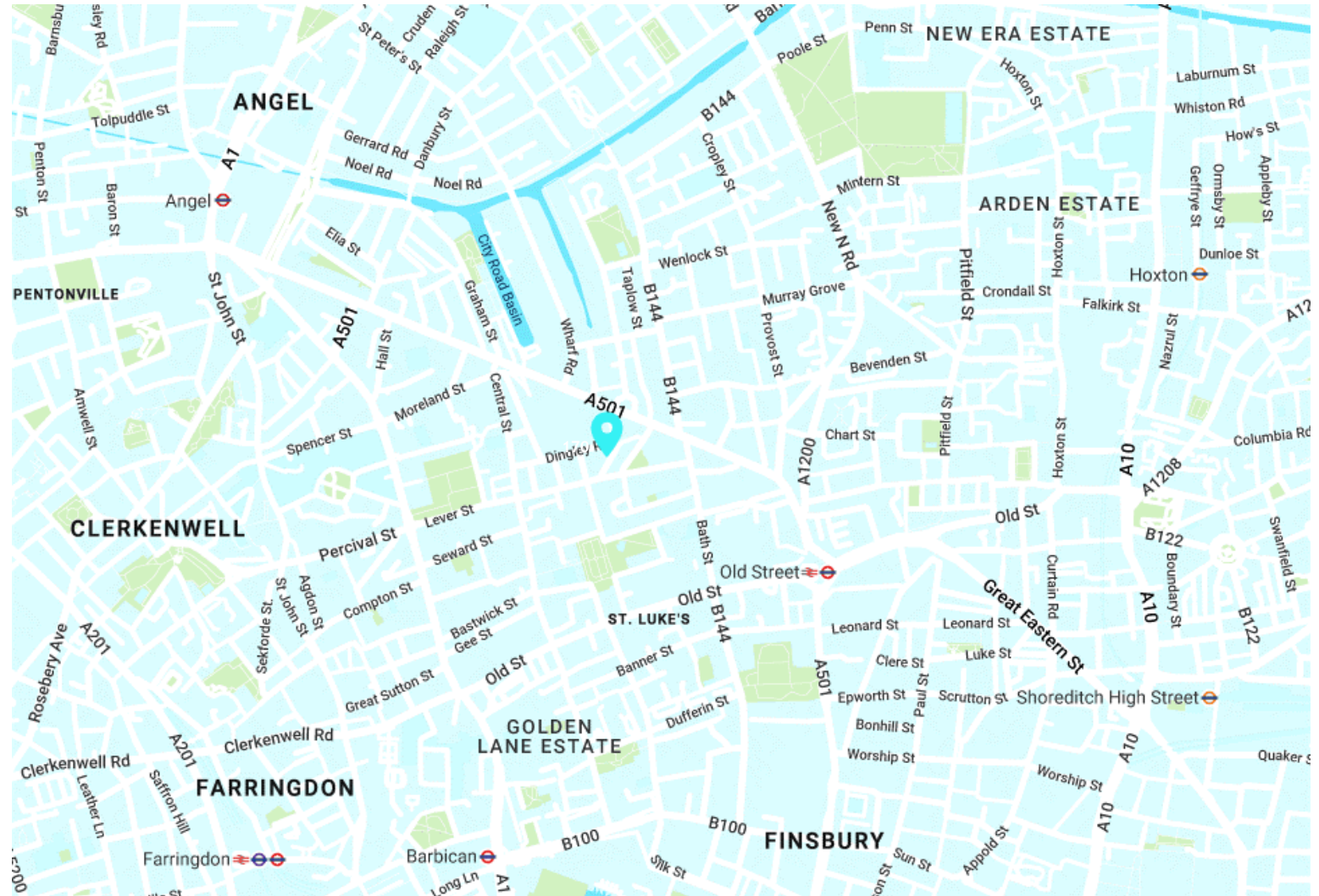


AREA

Dingley Place is a quiet street mostly containing warehouse conversions.

The neighbourhood is renowned for the quality and variety of its bars, pubs and restaurants, most notably the nearby St. John and Luca. Exmouth Market, Shoreditch, Covent Garden and Soho are all within walking distance and offer excellent choices for shopping and eating.

LOCATION



SCHEDULE

UNIT	SIZE (SQ FT)
Ground & Lower Ground Floor	2,053

PRICE

£1,650,000

TENURE

Long Leasehold until 24th June 2125.

COUNCIL TAX

Council Tax Band F

SERVICE CHARGE

Approx. £2,000 per annum.

GROUND RENT

Approx. £300 per annum.

VIEWINGS VIA JOINT SOLE AGENTS

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