



20 GUILFORD STREET, 33 MILLMAN STREET & MACKENZIE HOUSE, LONDON WC1N 1DZ

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Freehold/Long Leasehold Site For Sale

- ◆ Rare opportunity to refurbish or redevelop this Central London site
- ◆ Offered Freehold or by way of a Long Leasehold from the University of London
- ◆ Excellent location in the university district of Bloomsbury
- ◆ Over 65,000 sq ft GIA of buildings within a total site area of approximately 0.26 hectares (0.65 acres)
- ◆ Suitable for D1 and other uses, subject to planning



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Location

This site is located in the Bloomsbury area of central London on Guilford Street, opposite Coram's Fields in the London Borough of Camden. Guilford Street connects with Grays Inn Road to the east which links King's Cross to Holborn. Bloomsbury developed as a cultural location in the 18th and 19th centuries when hospitals and universities dominated the area and it is still a popular student and residential location today.

The building lies opposite an area of green space know as Coram's Fields. This is a unique seven acre playground and park for children living in or visiting London and adults may not enter the park without a child. The surrounding area accommodates a mix of uses including university buildings, student accommodation, hotels, offices, shops (including the Brunswick Centre), bars and restaurants. The site is to the immediate north east of Great Ormond Street Hospital and the British Museum.

Transport links are excellent with Russell Square underground station being a 5 minute walk away, and Euston and King's Cross St Pancras stations within walking distance to the north of the site.

The Site

The site comprises three buildings; 20 Guilford Street, Mackenzie House and 33 Millman Street, all of which are interconnected. 20 Guilford Street and 33 Millman Street form an L-shape with Mackenzie House to the rear of 20 Guilford Street. There is also a separate access to Mackenzie House off Millman Mews. The buildings are vacant and have been declared surplus by the University of London.

Planning

Planning permission was originally granted, by the London Borough of Camden, for the building in January 1968. The description of development was given as a "Computer Centre for the University of London" with two subsequent permissions in 1973 and 1979. The University of London has now re-provided these computer facilities elsewhere on their estate, so the site is surplus to the University's operational needs.

The site falls within the Bloomsbury Conservation Area and this dictates that development will be permitted if it is considered to preserve and enhance the special character or appearance of that area. The revised draft 2008 Bloomsbury Conservation Area Appraisal identifies the Computer Centre as a building that detracts from the character of the area. This would suggest that demolition and redevelopment would be supported in principle as part of a new scheme.

Although we have not been able to hold specific discussions with the local planning authority, it is our understanding that they are likely to favour a continuation of a D1 use (subject to the current condition/permission for use as a Computer Centre being varied) or, alternatively, some kind of mixed use D1/Student housing development subject to the necessary consents.

Please see the planning report, prepared by Knight Frank, on the dedicated website.



Floor Areas

Scaled floor plans and elevation and section drawings are available in AutoCAD format on the marketing website. The approximate total Gross Internal Area is 68,577 sq ft (6,371sq m) GIA. It must be noted that these areas are on a Gross Internal Area basis and have been provided to Knight Frank and prospective purchasers should make their own investigations accordingly to satisfy themselves.

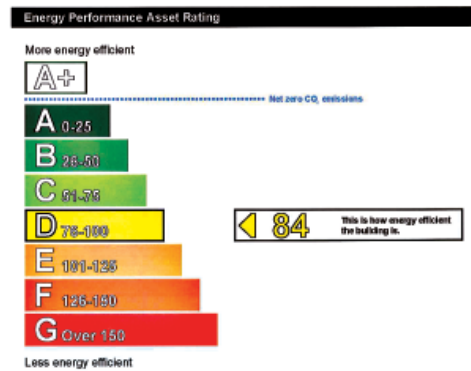
(Areas in Sq ft)	20 Guilford Street	33 Millman Street	Mackenzie House	Total
Sub Basement	-	-	1,163	1,163
Lwr Gnd	13,993	2,702	5,027	21,722
Upr Gnd/Ground	6,598	3,283	4,779	14,660
First Floor	6,598	3,337	4,790	14,725
Second Floor	6,598	2,723	-	9,322
Third Floor	6,986	-	-	6,986
Total	40,774	12,045	15,758	68,577

Tenure & Possession

The University of London owns the freehold of the site which is offered for sale by way of the freehold or a long leasehold. The sale of the site is subject to leases relating to electricity substations on the site. The site is also sold subject to, and/or with the benefit of any rights of way, easements or restrictions, which may exist, whether or not mentioned in these particulars.

Full details are contained on the dedicated website.

EPC



Services

Water: Mains. Gas: Mains. Electricity: Mains. Drainage: Mains. It is the responsibility of the purchaser to ensure that services are available and adequate for the future use/ development of the property.

Method of Sale

Please refer to the dedicated website for information on the method of sale and bidding procedure.

VAT

Please note, we are informed the property is not elected for VAT, but please see 'important notices' on the next page.

Postal address

20 Guilford Street, London, WC1N 1DZ





Further information

Copies of the Title, planning report, the full EPC, asbestos survey, floor plans and site plans and method of sale are available by visiting the website – www.knightfranksites.co.uk/guilfordstreet where you will be required to input your email address and the password – “millmanwc1” (case sensitive).

Viewings:

Strictly by appointment only

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated: March 2010. Photographs dated: March 2010.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names.

Please contact:

Rosalind Fairbairn

T: +44(0) 20 7861 1204

E: rosalind.fairbairn@knightfrank.com

Sophie Linton

T: +44(0) 20 7861 5428

E: sophie.linton@knightfrank.com

Adrian Wilson

T: +44(0) 20 7861 1151

E: adrian.wilson@knightfrank.com