

The Marlborough Building

FOR SALE FREEHOLD ON BEHALF
OF JOINT-FIXED CHARGE RECEIVERS

383 HOLLOWAY ROAD,
LONDON, N7 0RN

REDEVELOPMENT, REPOSITIONING
OR ASSET MANAGEMENT OPPORTUNITY

VANDERMOLEN
REAL ESTATE

A Freehold former college building (F1 use) near Holloway Station, with potential for redevelopment.

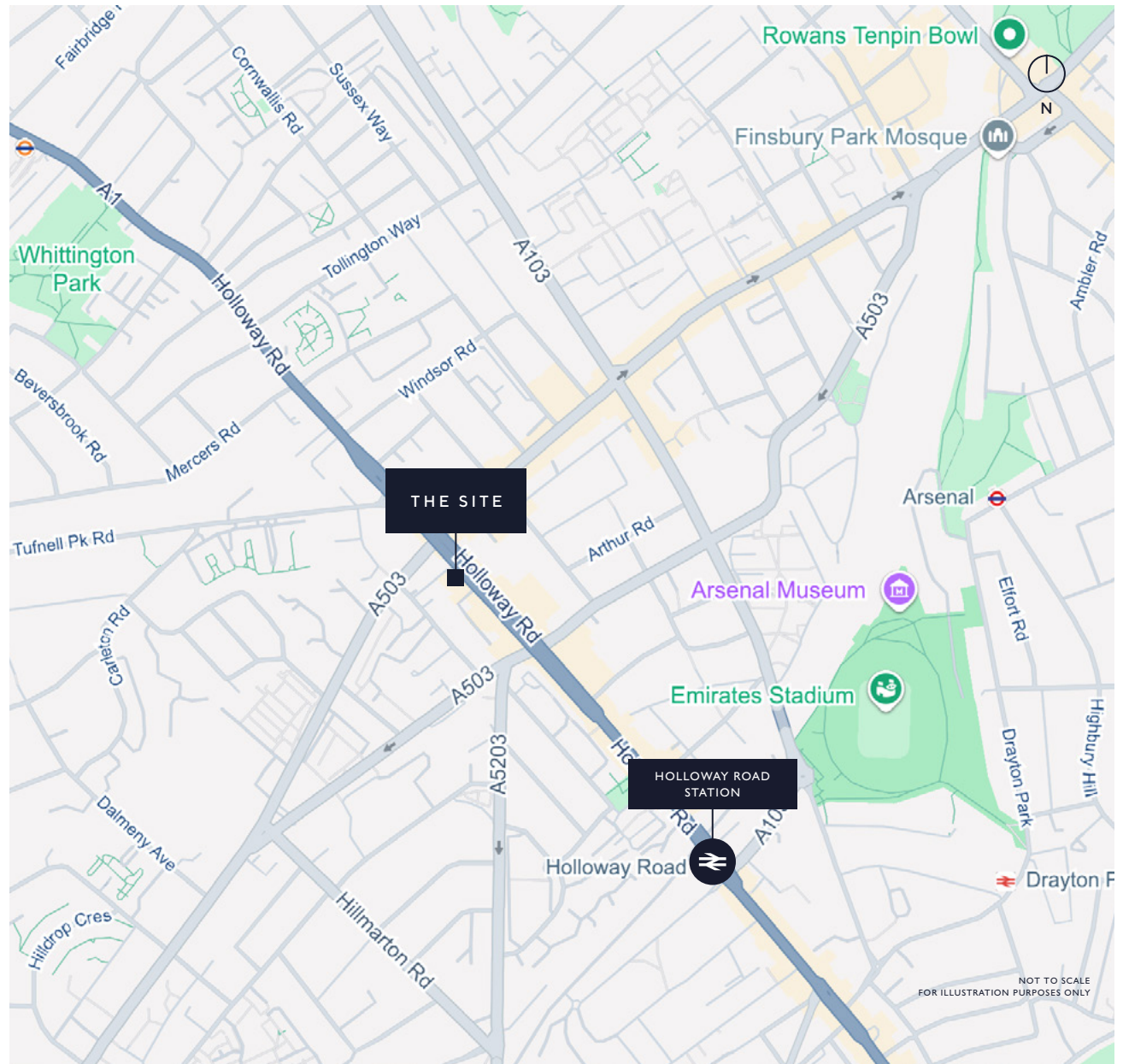
Executive Summary

- A rare opportunity to acquire a substantial freehold building in a prime North London location.
- The building comprises an eight-storey former educational facility with a gross internal area of approximately **49,468 sq ft (4,595.7 sq m)**, occupying a **0.6-acre site** with dual frontages to Holloway Road and Warlters Road.
- Currently designated under **Use Class F1**, the property is offered freehold including two rooftop telecommunications leases and provides significant potential for redevelopment, repositioning, or continued institutional use.
- A planning application (**Ref: P2023/1744/FUL**) is under review, proposing: Retention and extension of the existing building, creation of **63 residential units**, ground and basement-level commercial space, a new five-storey affordable housing block fronting Warlters Road.
- Situated **650 metres (0.4 miles)** Northwest of Holloway Road Underground Station (Piccadilly Line)
- The building is currently occupied by a non-profit organisation on a **3-year lease**, however, vacant possession can be obtained with a **60 day notice period**.

Location

The Marlborough Building is situated on Holloway Road in the London Borough of **Islington**, within Zone 2. This part of London is known for its energy and diversity, with a rich mix of residential, educational and commercial activity that continues to attract a wide range of occupiers and investors.

Holloway Road Underground station (Piccadilly Line) is located 650 metres (0.4 miles) from the property, offering fast and direct services to key destinations including **King's Cross** (5 minutes), **Covent Garden** (10 minutes), **Green Park** (13 minutes), and **Heathrow Terminals** (under 60 minutes). **Upper Holloway Overground station** is a 9-minute walk away, providing convenient links to Gospel Oak, Stratford, Barking, and other parts of North and East London. Multiple bus routes situated along Holloway Road provide services to various surrounding areas including Camden, Angel and Kings Cross.

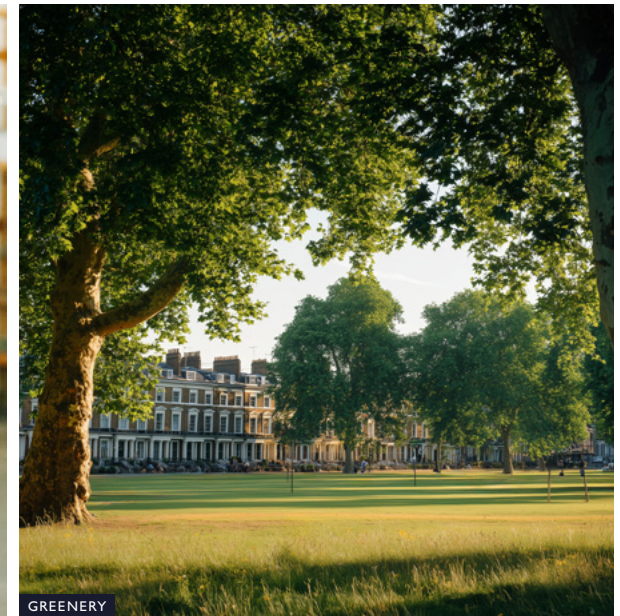


Amenities

Holloway Road offers a mix of long-standing independents alongside national retailers such as **Lidl**, **Waitrose**, **Iceland** and **Holland & Barrett**. Just off the high street, Seven Sisters Road and Parkhurst Road provide further shopping and dining options, while nearby centres like **Nags Head Shopping Centre (0.3 miles)** and **Camden Passage (1.2 miles)** offer access to fashion, food and lifestyle amenities.

Local green spaces include **Paradise Park** and **Highbury Fields**, both within walking distance. The area offers access to wellbeing venues like Sobell Leisure Centre and local studios for yoga, fitness, and dance, supporting a balanced lifestyle for residents and commuters.

The Marlborough Building is surrounded by a strong network of educational institutions, including **London Metropolitan University** just moments away. Nearby, a range of well-regarded primary and secondary schools, such as **Grafton Primary** and **St Mary Magdalene Academy**, contribute to sustained residential demand, making it a desirable location for a broad mix of occupiers.





CURRENT SITE



CURRENT SITE



CURRENT SITE



CURRENT SITE

The Site

The site extends to approximately **0.24 hectares (0.6 acres)** and benefits from dual frontage and gated rear access via Warlters Road.

This substantial freehold building occupies a prominent position on Holloway Road, within the London Borough of Islington. Formerly operated by City and Islington College, the property is arranged over basement, ground floor and six upper floors offering a total gross internal area of approximately **4,595.7 sq m (49,468 sq ft)**.

The building is currently designated under **Use Class F1** and offered with vacant possession, excluding two rooftop telecommunications leases. It is also served by two passenger lifts and is connected to mains services, with heating provided by three gas-fired boilers and supplementary wall-mounted air conditioning units.

The building is currently occupied by a non-profit organisation on a **3-year lease**, however, vacant possession can be obtained with a **60 day notice period**.

Schedule of Accomodation

Floor	GIA (sq m)	GIA (sq ft)	NIA (sq m)	NIA (sq ft)
Basement	754.3	8,119	381.4	4,105
Ground	801.3	8,625	514.7	5,540
First	563.8	6,069	411.5	4,429
Second	507.8	5,466	362.8	3,905
Third	507.4	5,462	436.5	4,698
Fourth	506.2	5,449	372.0	4,004
Fifth	506.4	5,451	366.2	3,942
Sixth	448.5	4,828	372.8	4,013
Total	4,595.7	49,468	3,217.9	34,637

Planning

Planning application ref. **P2023/1744/FUL** was submitted in **July 2023** and remains undetermined.

The proposal includes:

- Erection of a five-storey residential building fronting Warlters Road (affordable housing)
- Part retention and part demolition of the existing structure
- Extensions to all elevations, including basement and roof level
- Provision of 63 residential units and commercial floorspace at ground and basement levels
- Landscaping and ancillary works

Alternative Living Uses

We sought advice from our planning consultants, Dara Planning and have found the below options, subject to appropriate permissions and planning approvals.

Purpose-Built Student Accommodation (PBSA)

“Policy H6 sets strict limitations for PBSA development. Proposals are generally only acceptable on sites specifically allocated for PBSA, within existing PBSA developments, or on university campuses. This site does not meet those criteria. A university-led proposal might allow for policy flexibility, subject to a demonstrated need and discussion with the Council.”

Large Scale Purpose-Built Shared Living (LSPBSL / Co-Living)

“Policy H10 does not actively promote large-scale co-living. However, it allows scope for Council discretion where proposals meet certain criteria. A case could be made for co-living at this site, though this would require further assessment and engagement with the Council and stakeholders.”

Self-Contained Residential Use

“Residential use aligns with the Borough’s strategic priorities and is broadly supported in principle. The current application seeks permission for self-contained residential units, which appears acceptable subject to detailed design, amenity, and policy considerations.”

Existing Use – Refurbishment & Asset Management Potential

While redevelopment options are being actively explored, the building’s current F1 designation also presents scope for refurbishment and asset management under its existing use. The internal layout and scale may suit continued educational, community or institutional occupation, offering flexibility for owner-operators or long-term income strategies without requiring full redevelopment.



CGI OF PROPOSED DEVELOPMENT

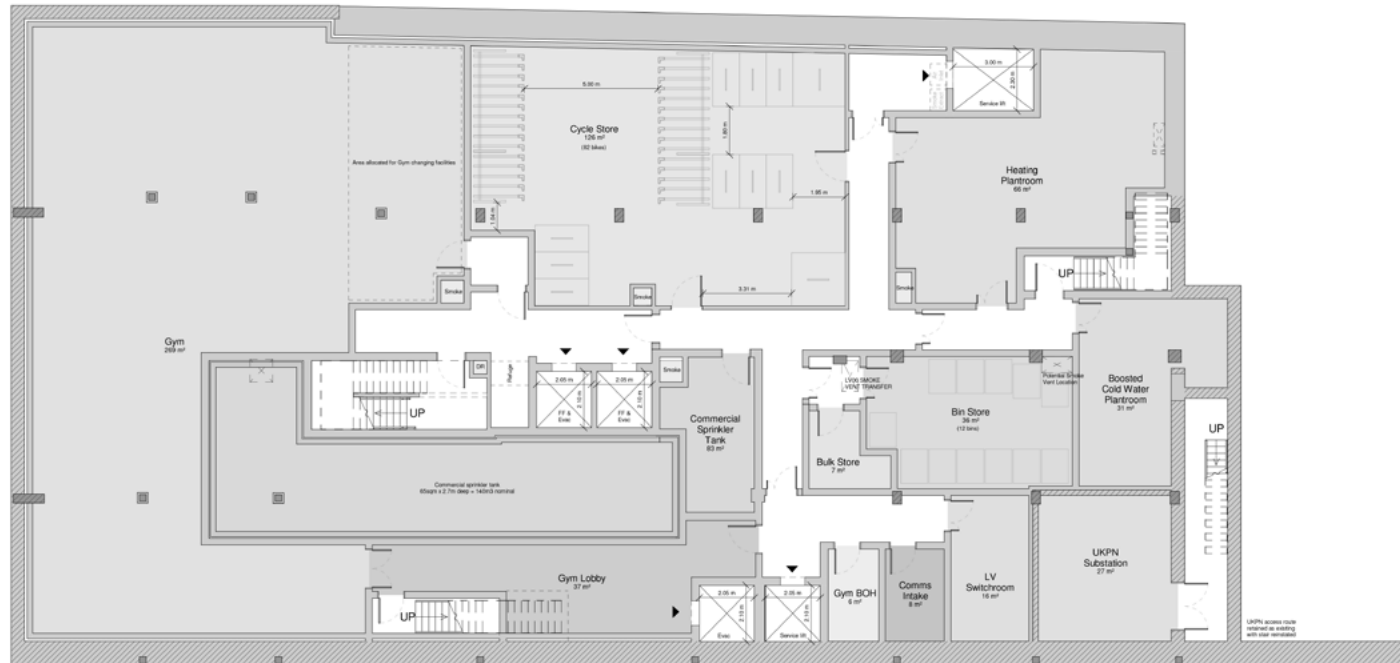


CGI OF PROPOSED DEVELOPMENT



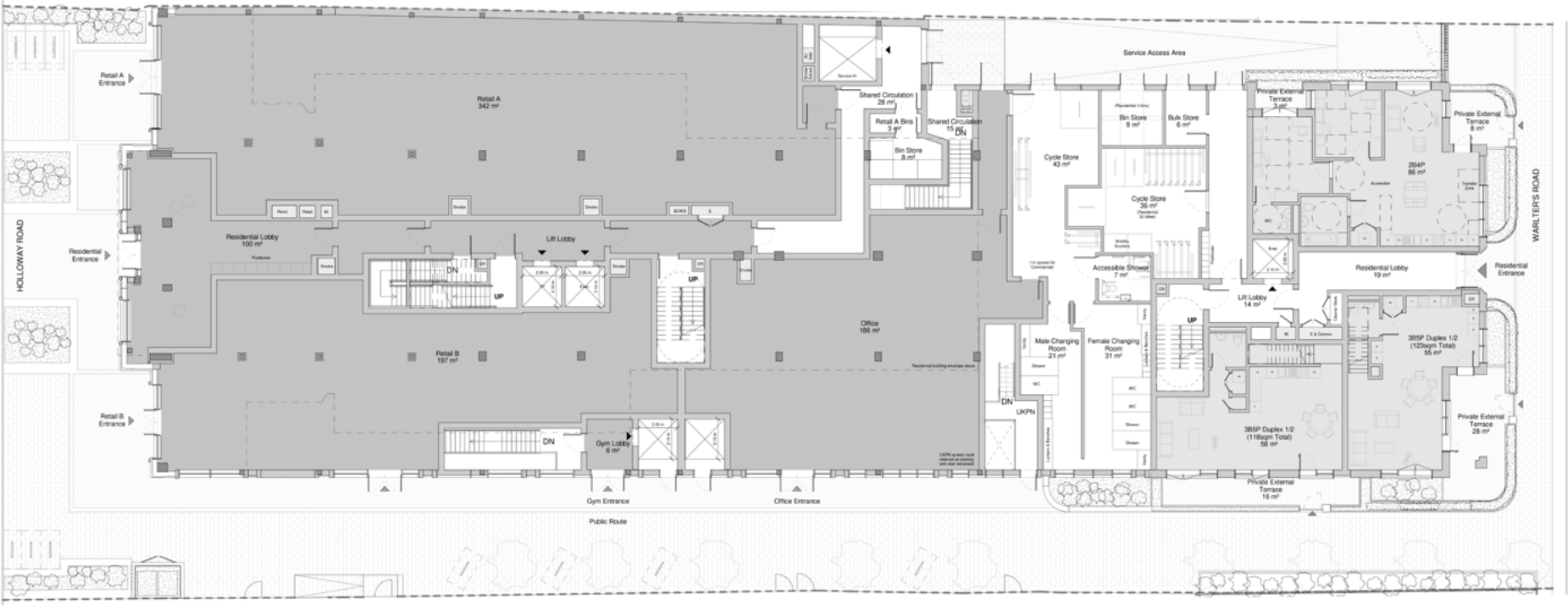
CGI OF PROPOSED DEVELOPMENT

Floorplan: Basement Floor



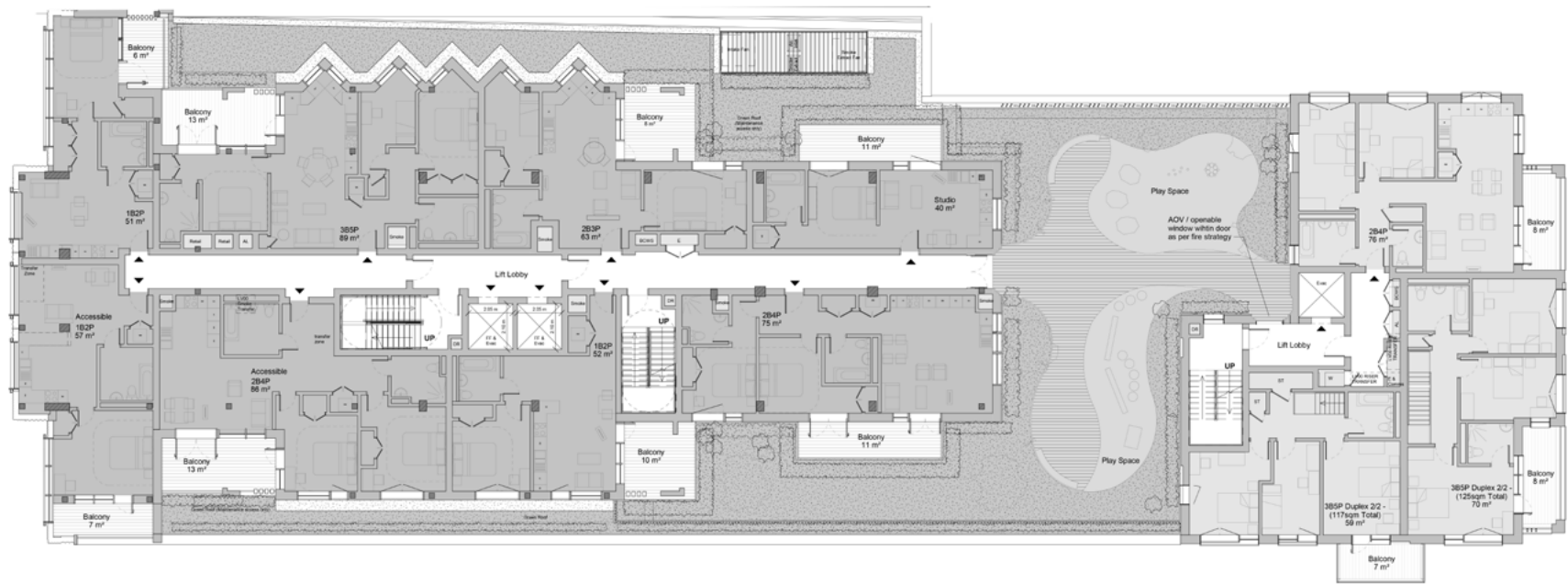
NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplan: Ground Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

Floorplan: Upper Floor



NOT TO SCALE
FOR ILLUSTRATION PURPOSES ONLY

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Capital Advisory:

**Indicative Funding Terms available – please contact Adam Brews,
Head of Capital Advisory, to discuss funding options.**

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Method of Sale

The property is being sold on behalf of joint Fixed-Charge receivers and will be sold by informal tender.

Tenure

The property is offered freehold, with vacant possession including two rooftop telecommunications leases currently in place.

Guide Price

Offers in excess of £8,500,000 subject to contract.

VAT

To be confirmed

Legal Costs

Each party is to bear their own legal costs.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewings

Strictly by appointment only. Please contact Vandermolén Real Estate to arrange an inspection.

Further Information

For further plans and information, please click the button below.