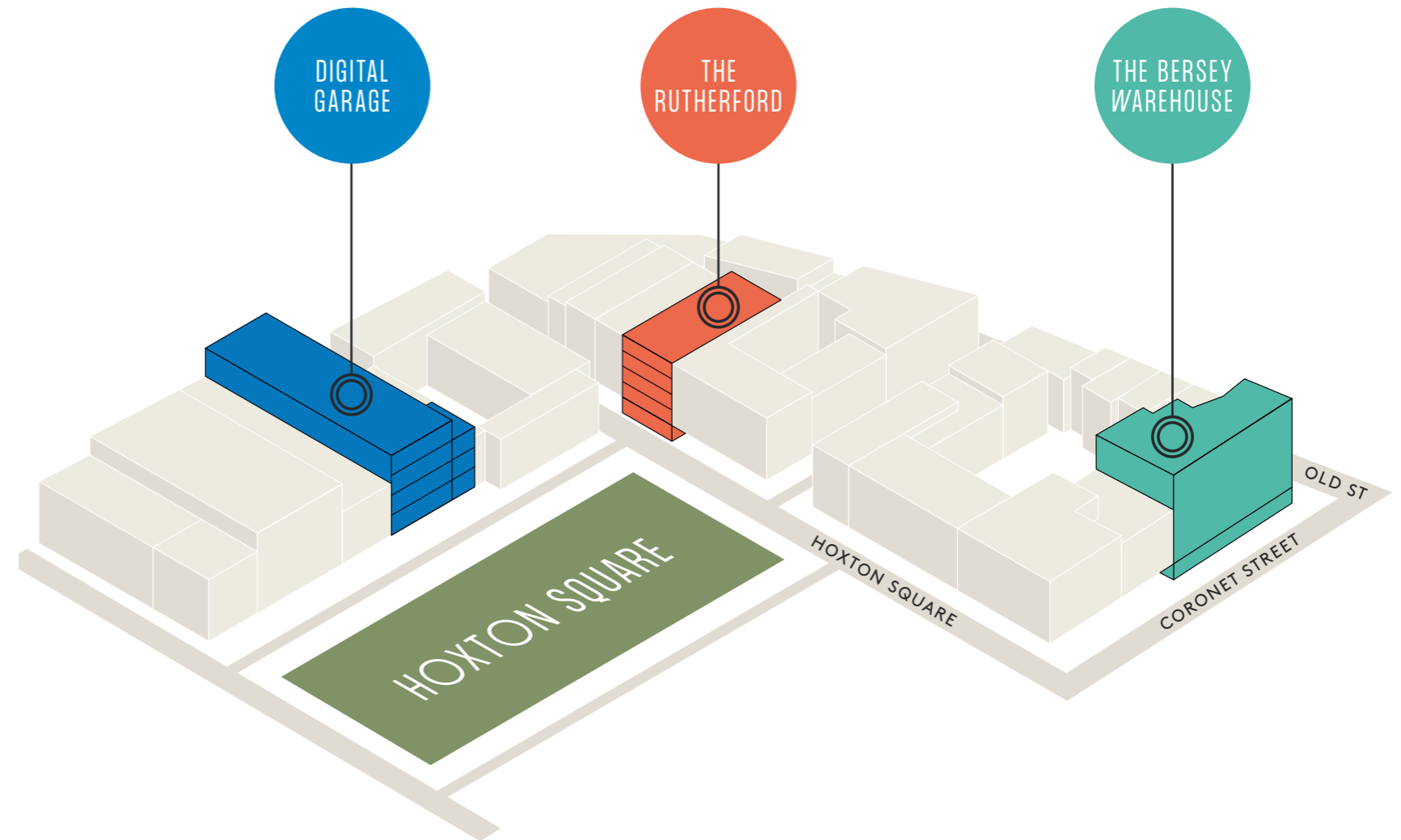
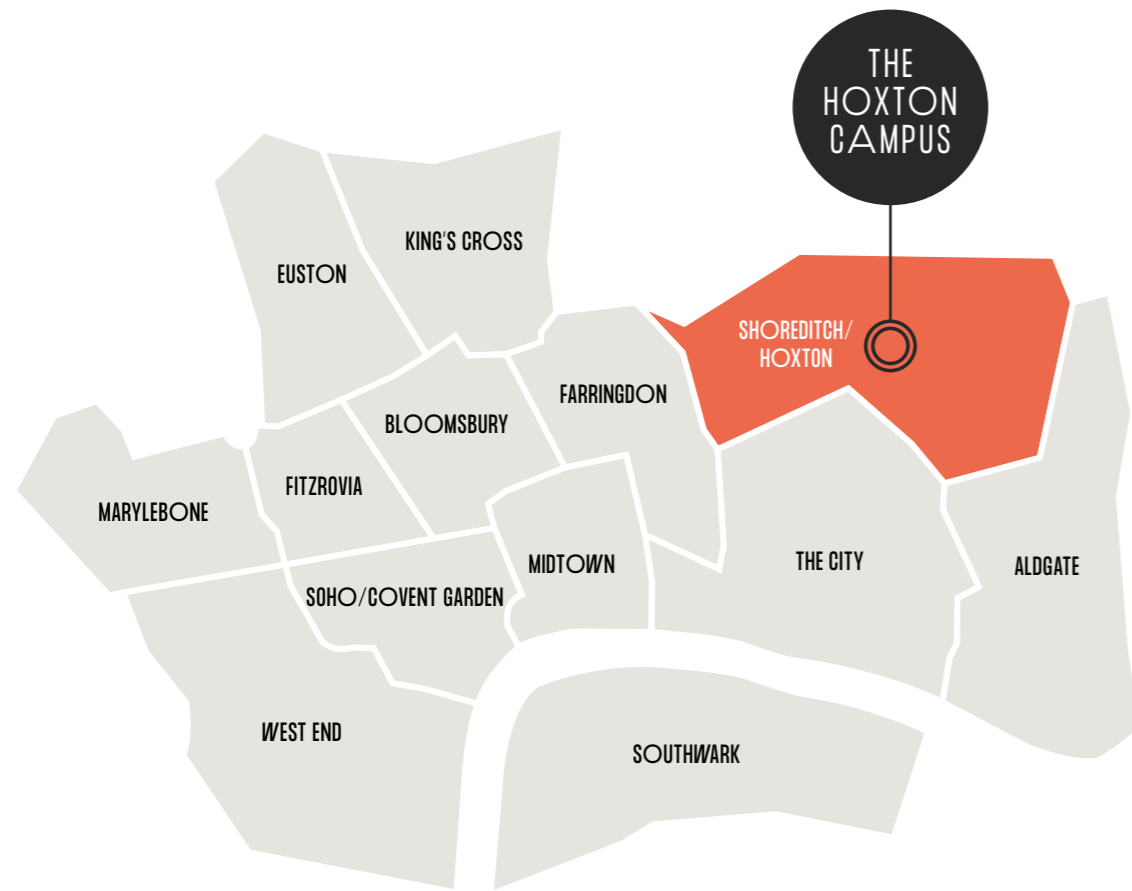


THE

HOXTON

CAMPUS

A RARE OPPORTUNITY TO ACQUIRE A PORTFOLIO OF
THREE PRIME CENTRAL LONDON OFFICE BUILDINGS



INVESTMENT SUMMARY

- Freehold office portfolio
- Three best in class grade A offices, all with EPC B ratings
- Prime Hoxton location within walking distance of Old Street Station
- Hoxton is one of London's most fashionable office sub markets
- The portfolio comprises 32,379 sq ft grade A offices across three assets:

— The Bersey Warehouse, EC1 (12,956 sq ft)

— The Rutherford, N1 (6,901 sq ft)

— Digital Garage, N1 (12,522 sq ft)

- The Rutherford and Digital Garage sit directly on Hoxton Square with the Bersey Warehouse located 100 metres to the south on Old Street
- All three buildings have either been fully refurbished or redeveloped and require no capex
- Total topped up rent of £2,059,316 per annum equating to £63.60 per sq ft
- CPI linked rent review at The Rutherford provides guaranteed rental uplift in 2027

OFFERS ARE INVITED IN EXCESS OF **£27,545,000** SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT. THIS REFLECTS A CAPITAL VALUE OF **£851 PER SQ FT** AND A NIY OF **7.00%** ASSUMING PURCHASER COSTS OF 6.80%



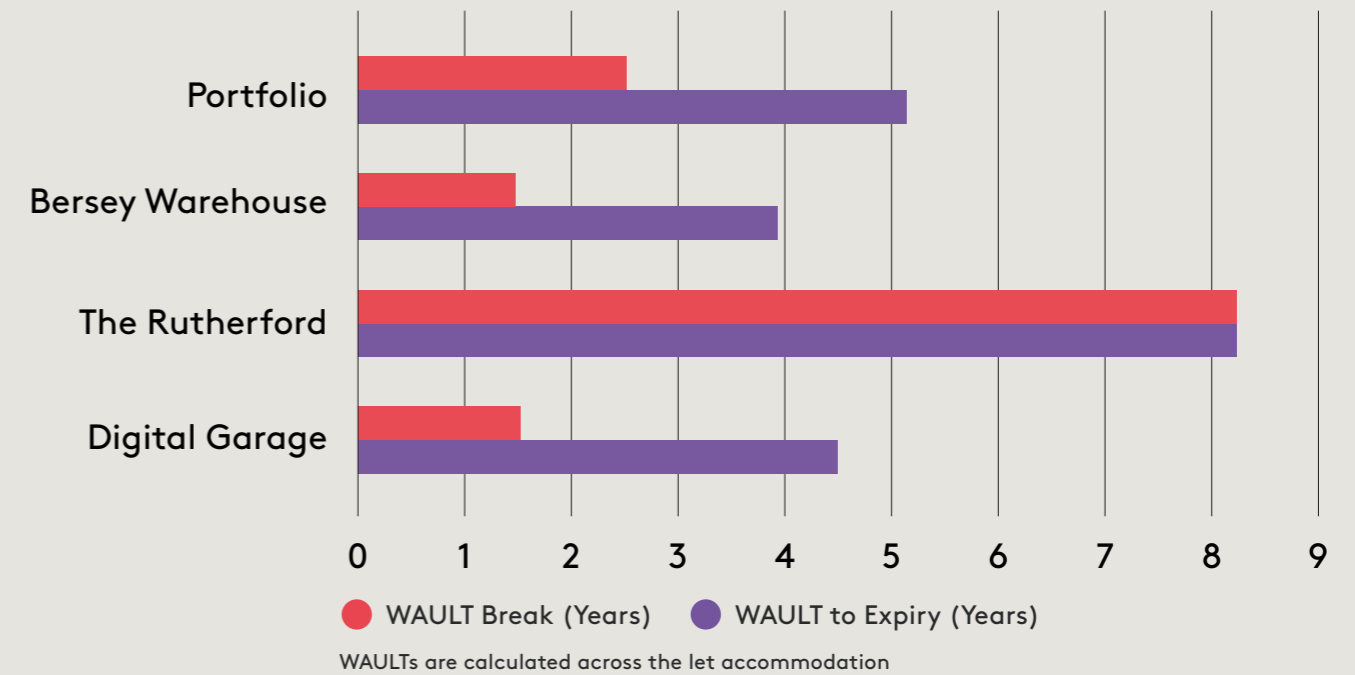
THE BERSEY WAREHOUSE
293 OLD STREET,
EC1

THE RUTHERFORD,
43-44 HOXTON
SQUARE, N1

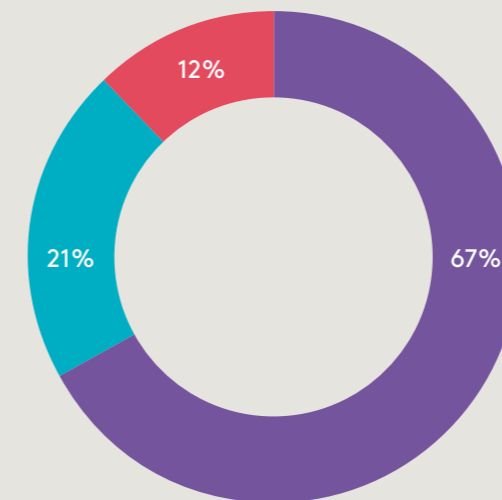


THE DIGITAL GARAGE,
33-35 HOXTON
SQUARE, N1

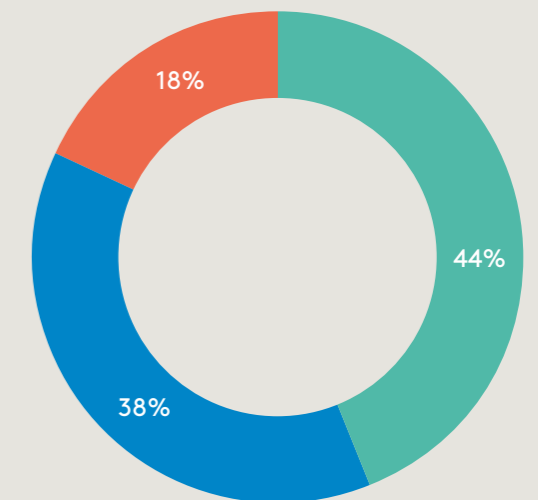
PORTFOLIO OVERVIEW



% INCOME BY FINANCIAL RISK
(CREDITSAFE* RATING)



% INCOME BY ASSET**



Low risk Moderate risk Very Low risk Bersey Digital Garage Rutherford

*Creditsafe is a leading credit rating agency that provides company credit reports and scores

**Assumes the assets are fully income producing

PORTFOLIO SUMMARY

3

OFFICE BUILDINGS

32,379

SQ FT OF OFFICE
ACCOMMODATION

5

TENANTS

TOPPED UP PASSING
RENT OF £2,059,316 PER
ANNUM, EQUATING TO
£63.60 PSF

GUARANTEED RENTAL
PERFORMANCE IN

2027

PROPERTY SUMMARIES

ASSET	FLOOR AREA (SQ FT)	RENT PER ANNUM	RENT PER SQ FT	INCOME % OF TOTAL	WAULT** TO BREAK	WAULT** TO EXPIRY	NO. OF TENANTS
Bersey Warehouse, 293 Old Street, EC1	12,956	£920,650*	£71.06	44%	1.59	3.90	3
The Rutherford, 43-44 Hoxton Square, N1	6,901	£362,302*	£52.50	18%	8.20	8.20	1
The Digital Garage, 33-35 Hoxton Square, N1	12,522	£776,364	£62.00	38%	1.52	4.52	1
PORTFOLIO TOTAL	32,379	£2,059,316*	£63.60		2.49	5.15	5

* Topped up income

**WAULT of let accommodation

TENANTS



Canva

Few&Far.™

 BENCHMARK

THE
BOUTIQUE
WORKPLACE COMPANY



CITY TOWER CLUSTER

BARBICAN

MOORGATE

SPITALFIELDS MARKET

LIVERPOOL STREET

SILICON ROUNDABOUT

SHOREDITCH HIGH STREET

SHOREDITCH

OLD STREET

THE BERSEY WAREHOUSE

SHOREDITCH HOUSE

THE RUTHERFORD

HOXTON SQUARE

DIGITAL GARAGE

LONDON'S CREATIVE TECH HUB

Located north east of the City of London, Hoxton, Shoreditch and Old Street form London's thriving tech and creative district. The area is home to many of the UK's most innovative and successful tech companies, of which several have grown into unicorns with international coverage.

\$1 TRILLION

The value of the UK Tech ecosystem placing it 3rd in the world behind the US and China

£30.2 BILLION

Investment activity in the UK is double that of the next biggest European market

5 MILLION

To date there is just under 5m people working in UK Tech startups and scaleups, an increase from 3m in 2019

UNICORN EXPLOSION

London has produced 55 tech unicorns with a further 82 predicted



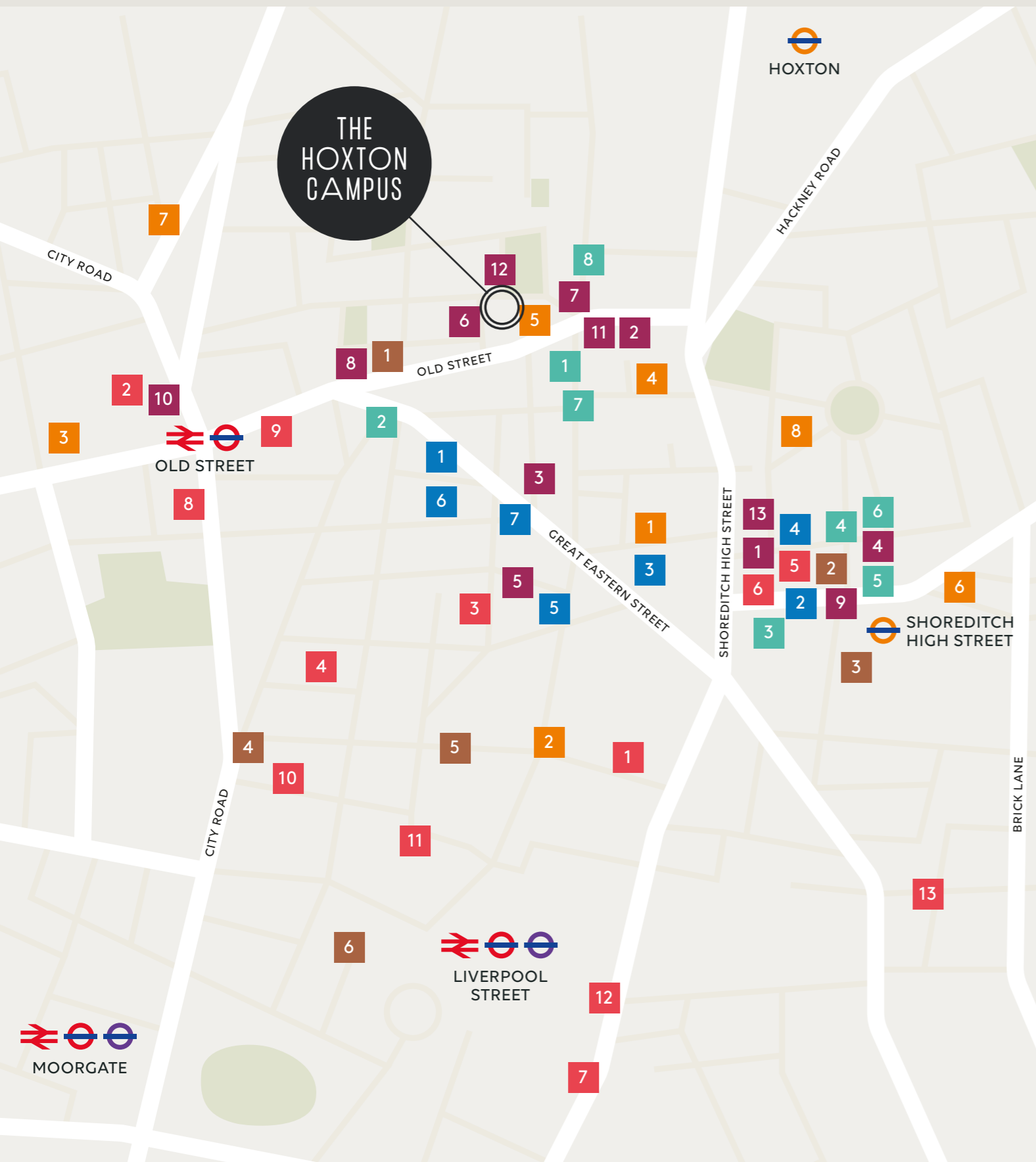
HOXTON & SHOREDITCH

Have the second highest concentration of tech businesses in the World





LOCAL OCCUPIERS



Global Business

- 1 Amazon
- 2 FarFetch
- 3 Vice
- 4 Mind Candy
- 5 Mother
- 6 Buckley Gray Yeoman
- 7 McCann
- 8 Adobe
- 9 Inmarsat
- 10 We are social
- 11 Microsoft
- 12 Bulb
- 13 Wielden & Kennedy

Eateries

- 1 Brat
- 2 The Clove Club
- 3 Gloria
- 4 Ceconnis
- 5 Leroy
- 6 Meatliquor
- 7 Red Dog Saloon
- 8 Bounce
- 9 Shoreditch House
- 10 Shoreditch Grind
- 11 Homeslice Pizza
- 12 Cocotte
- 13 Dishoom

Hotels

- 1 The Hoxton
- 2 Shoreditch House
- 3 Citizen M
- 4 Boundary
- 5 Mondrian Hotel
- 6 Nobu
- 7 Hart Shoreditch

Fun

- 1 Bounce
- 2 Shuffle Board
- 3 Powerleague
- 4 Flight Club
- 5 Crazy Golf
- 6 Everyman

Health

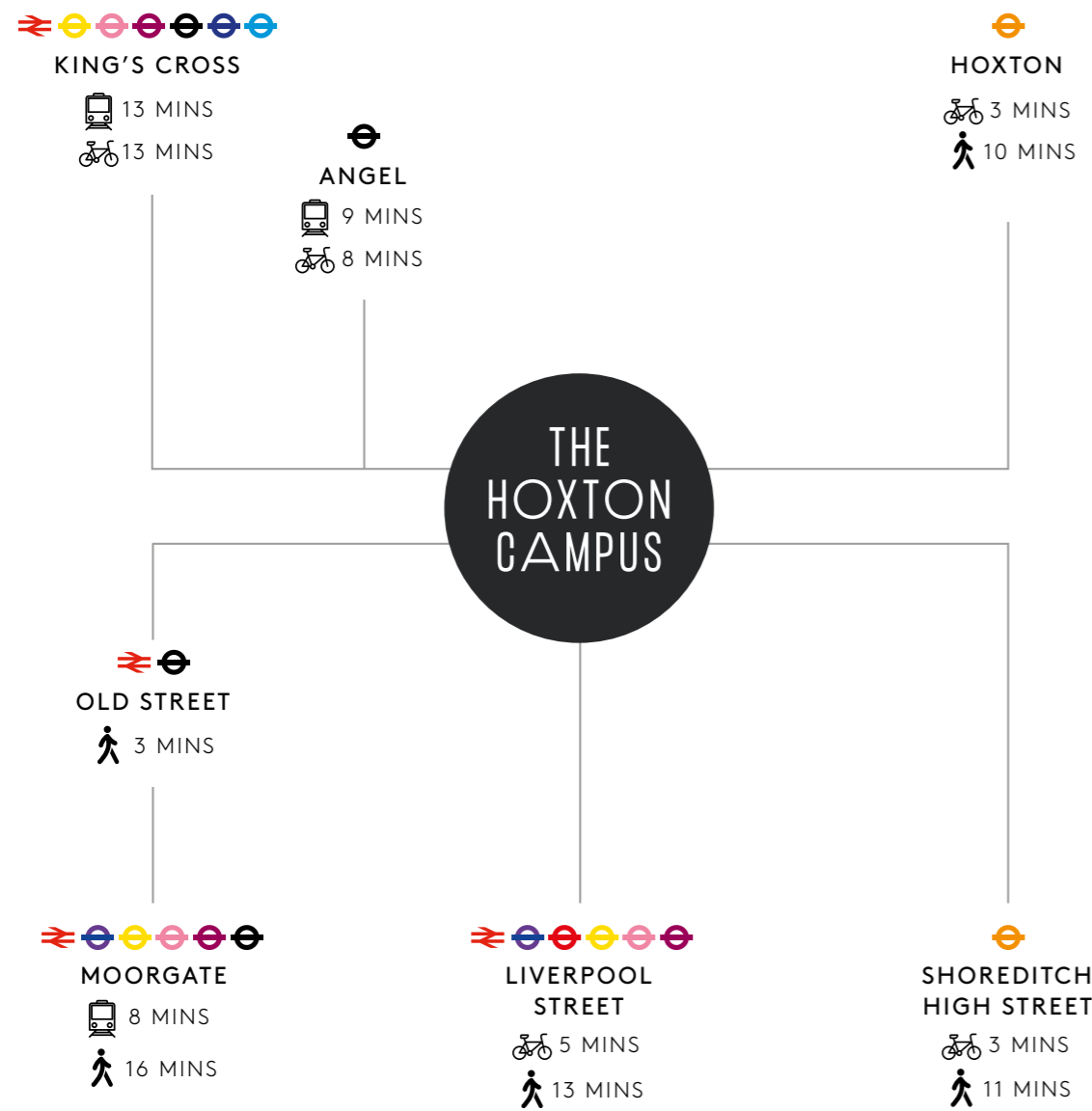
- 1 Frame
- 2 Blok
- 3 Gymbox
- 4 CrossFit Shoreditch
- 5 Fighterfit
- 6 Puregym
- 7 Fierce Grace
- 8 Paragon

Retail

- 1 Goodhood
- 2 Tokyo Bikes
- 3 Boxpark
- 4 Folk
- 5 Aesop
- 6 Browns
- 7 SCP
- 8 Troy Bar

CONNECTIVITY

The Hoxton Campus is highly accessible. All three buildings are within 450 metres of Old Street Underground and a short walk from the Liverpool Street / Moorgate Elizabeth Line interchange.



Train journey times from Old Street

THE ELIZABETH LINE (CROSSRAIL)

ELIZABETH LINE IN NUMBERS

OPENED

Q3 2022

10%

INCREASE TO LONDON'S RAIL CAPACITY

48

TRAINS PER HOUR

4G

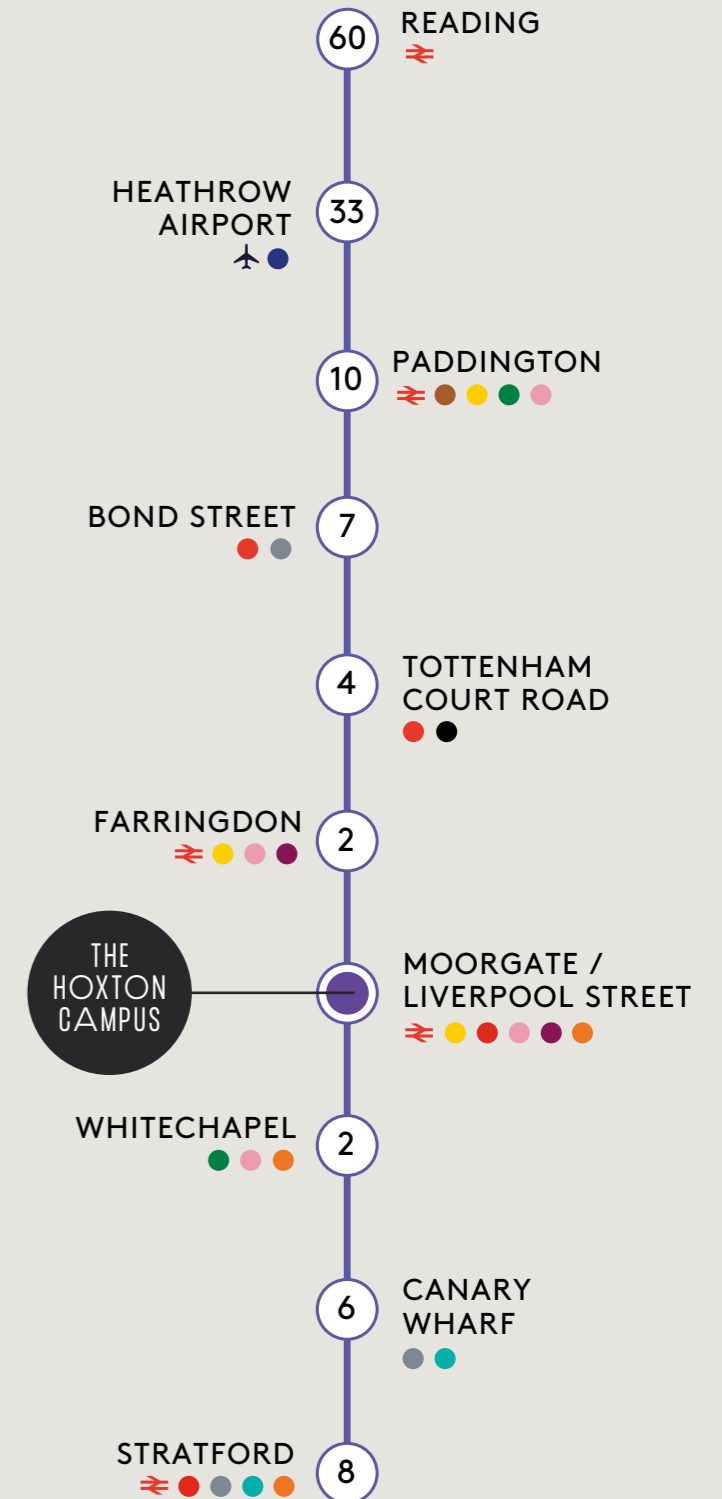
AND WIFI AVAILABLE ON ALL TRAINS

200m

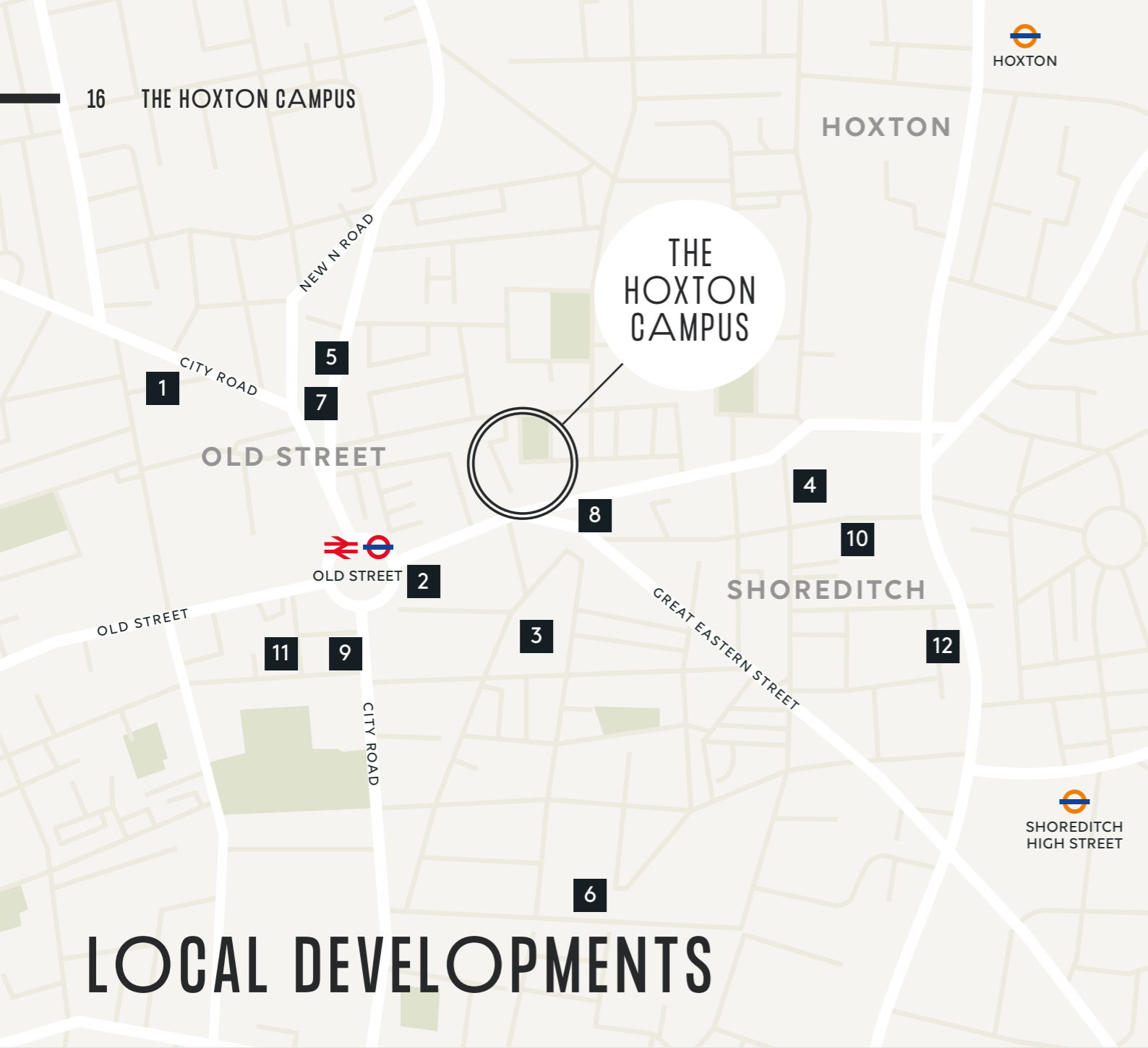
LONG TRAINS WITH SPACE FOR UP TO 1,500 PASSENGERS

49

NEW CONNECTIONS BETWEEN HEATHROW AND ABBEY WOOD INCLUDING TEN NEW STATIONS



Journey times in minutes



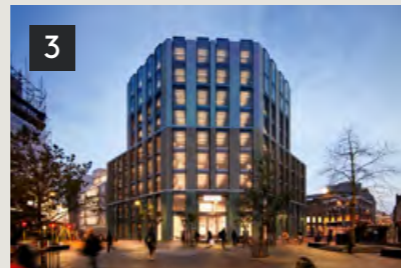
LOCAL DEVELOPMENTS



1
Moorfields Eye Hospital, EC1
Size 750,000 sq ft
Developer Derwent London
Status Pre-planning / Feasibility stage



2
99 City Road, EC1
Size 700,000 sq ft, 24 storey tower
Developer Endurance Land
Status Planning granted



3
Development House, 55-64 Leonard Street, EC2
Size 100,000 sq ft
Developer CDL Limited Singapore
Status Planning granted



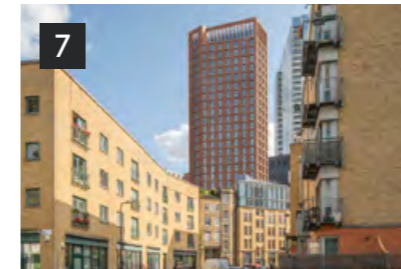
4
Curtain House, EC2
Size 40,000 sq ft
Developer Aviva
Status Target completion 2024



5
Silbury and East, East Road, N1
Size 46,706 sq ft
Developer Kinrise
Status Target completion 2024



6
Worship Square, EC2
Size 140,000 sq ft
Developer HB Reavis
Status Target completion 2024
Leasing Pre-let to Frontier Economics



7
39-47 East Road, N1
Size 54,500 sq ft of offices / 247 bed hotel
Developer Aviva / Summix ERL
Status Target completion 2024



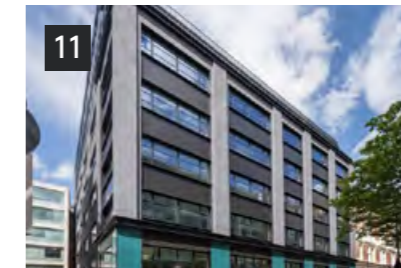
8
Art'otel, 84- 86 Great Eastern Street, EC2
Size 346 Bedroom Hotel
Developer PPHE
Status Target completion 2024



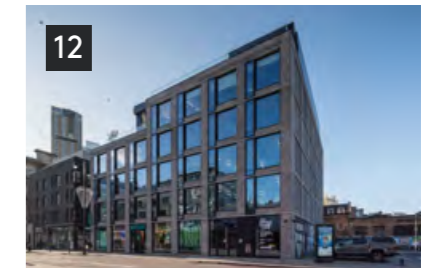
9
The Featherstone Building, 50 Featherstone Street, EC1
Size 125,000 sq ft
Developer Derwent London
Status Completed 2022
Leasing 80% let
Top Rent £75.00 psf



10
Black & White, 74 Rivington Street, EC2
Size 51,000 sq ft
Developer The Office Group
Status Completed 2022
Leasing 100% let



11
Script, 44 Featherstone Street, EC1
Size 51,000 sq ft
Developer LBS Properties
Status Completed 2021
Leasing 75% let
Top Rent £67.50 psf



12
168-178 Shoreditch, High Street, EC1
Size 43,118 sq ft.
Developer Max Barney
Status Completed 2019
Leasing 100% let
Top Rent £67.50 psf

BERSEY WAREHOUSE

293 OLD STREET, EC1

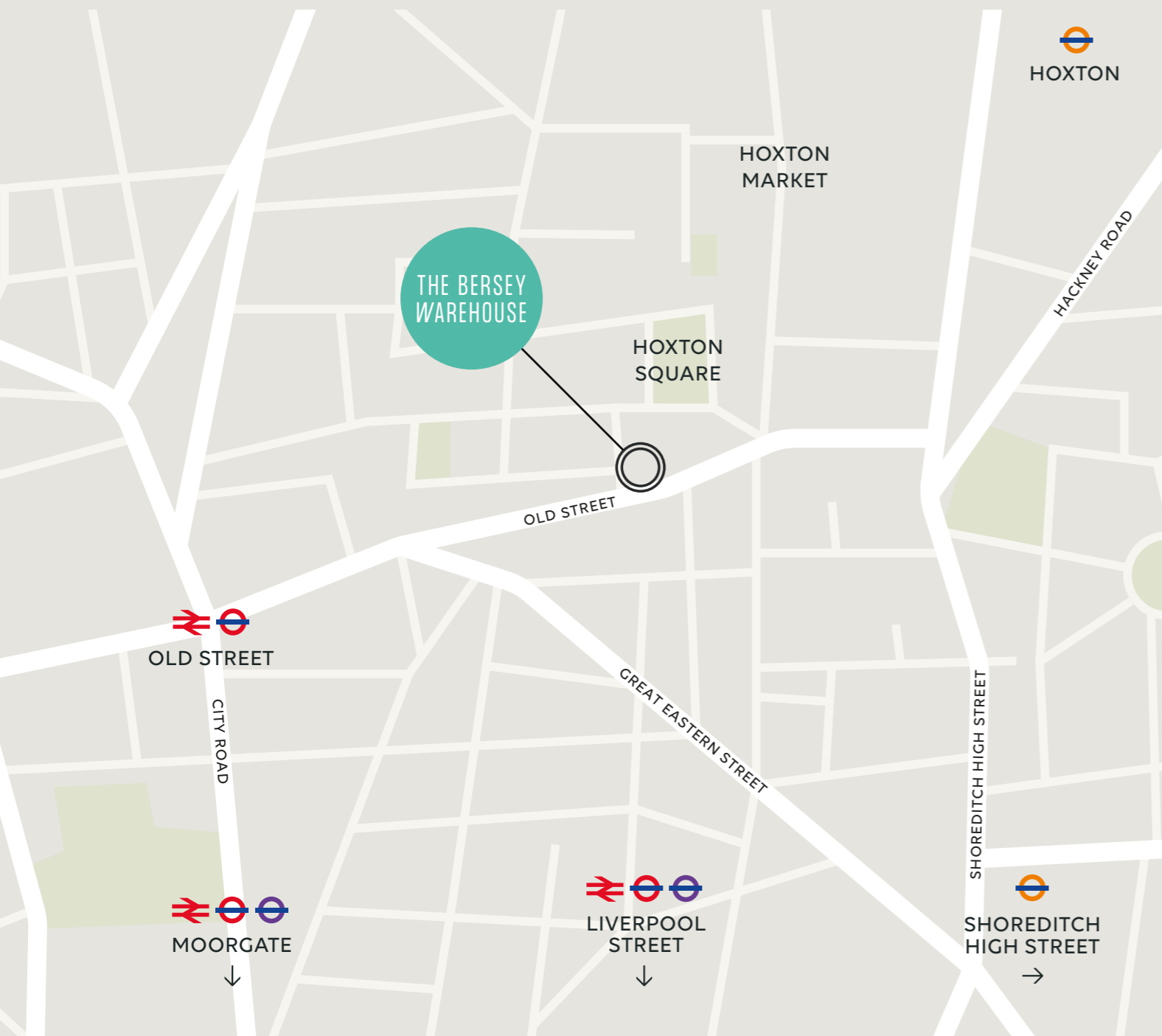
BERSEY WAREHOUSE, 293 OLD STREET, EC1

- Freehold.
- Energy Performance Certificate (EPC) rating of B.
- BREEM Very Good.
- The Bersey Warehouse is a historic former textile warehouse, originally built in the 1930's.
- Comprehensively refurbished and extended in 2019 to provide 14,478 sq ft of creative office space arranged over lower ground, ground and four upper floors. This area includes 1,014 sq ft of lower ground gym accommodation and 508 sq ft of ground floor reception accommodation. The total office NIA is 12,956 sq ft.
- The Bersey Warehouse benefits from a roof terrace on the 4th floor, new air-conditioning, generous floor to ceiling heights and a passenger lift.
- The building is multi-let to three office tenants with two vacant floors, these being the ground and 3rd. The topped up rent is £920,650.50 per annum.
- The WAULT on the let accommodation expires is 3.9 years and 1.59 years to breaks.
- The existing occupiers provide a highly secure income stream to a potential investor, with Benchmark Mineral Intelligence Ltd, Peckwater Investments Ltd and Few & Far Group Ltd achieving Creditsafe ratings of B (60), A (78) and B (64) respectively, indicating they each have a covenant strength of either "very low" or "low" risk of default.
- Rare opportunity to acquire a fully refurbished, multi-let office building located in the heart of Hoxton, one of London's most vibrant and sought after sub-markets.



SITUATION

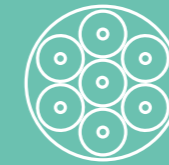
Situated 300 metres east of Old Street Underground and Rail Station, Bersey Warehouse occupies a prominent corner position on the junction of Old Street and Coronet Street.



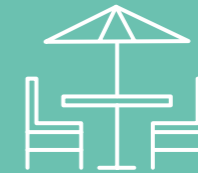
SPECIFICATION



BREEAM
Very Good



LED Luminary
Lighting



755 sq ft
Terrace



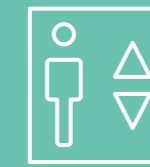
1,014 sq ft
Gym



20 x bike spaces



9 x showers



Passenger Lift



VRF Air
Conditioning

DESCRIPTION

Bersey Warehouse is an outstanding Grade A office building.

Originally built in the 1930's as a textile warehouse, Bersey Warehouse was comprehensively refurbished in 2019 and extended by Aviva in conjunction with award winning architects Buckley Gray Yeoman.

The property totals 14,478 sq ft of which 12,956 sq ft is impressive office accommodation arranged over ground and 1st – 4th floors.

The ground, 1st – 3rd floors offer modern warehouse offices full of original features including exposed brickwork, cast iron columns, wood flooring and timber slatted ceilings.

The 4th floor is a new glazed extension which opens out onto a 755 sq ft south facing roof terrace with impressive views across Shoreditch and the City of London.

The lower ground floor has been converted to amenity space incorporating a 1,014 sq ft gym, bike storage for 20 bikes, nine showers and lockers.

WAREHOUSE STYLE OFFICE

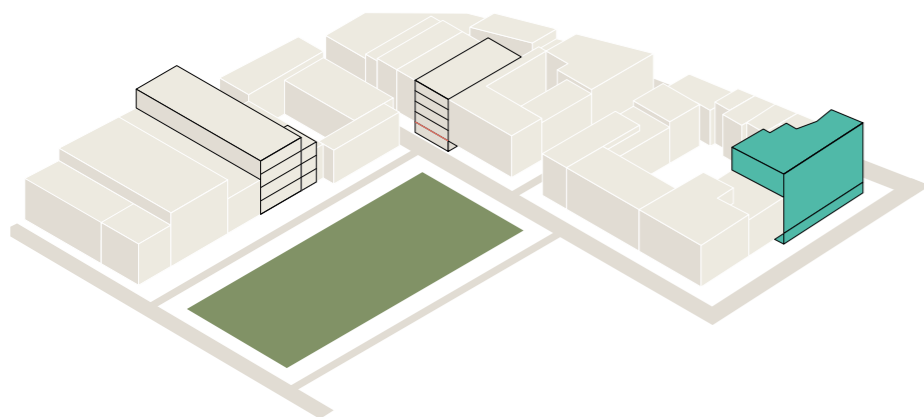
ACCOMMODATION WITH EXCELLENT

LEVELS OF NATURAL LIGHT



ACCOMMODATION

FLOOR	USE	NIA SQ M	NIA SQ FT	TERRACE SQ FT
4th	Office	161.4	1,737	755
3rd	Office	257.8	2,775	
2nd	Office	278.6	2,999	
1st	Office	277.6	2,988	
Ground	Office	228.3	2,457	
Ground	Reception	47.2	508	
LG	Gym	94.2	1,014	
TOTAL		1,345.1	14,478	755
TOTAL (NIA)		1,203.7	12,956	



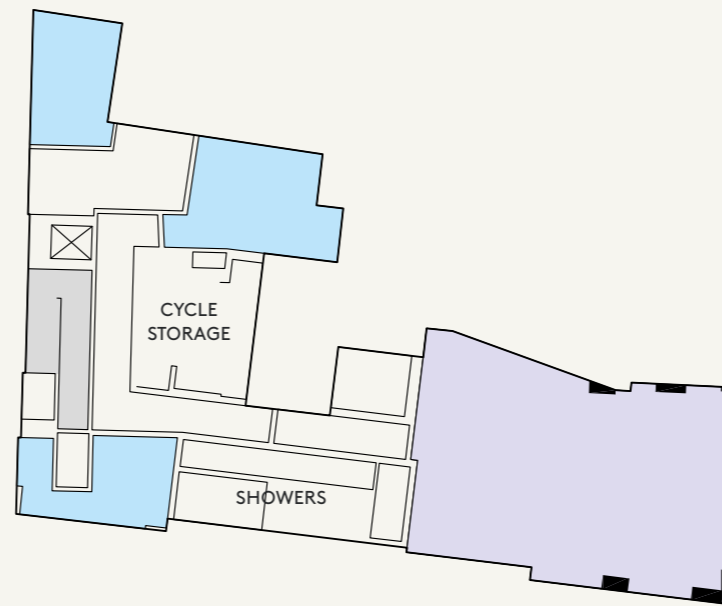
FLOOR PLANS



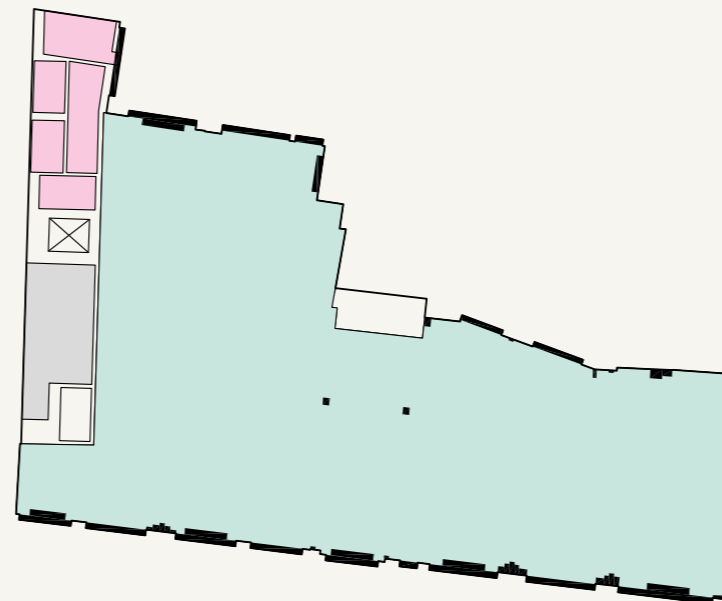
Not to scale.
Indicative only.

- Office
- Reception
- Toilets
- Stairs
- Gym
- Terrace
- Plant

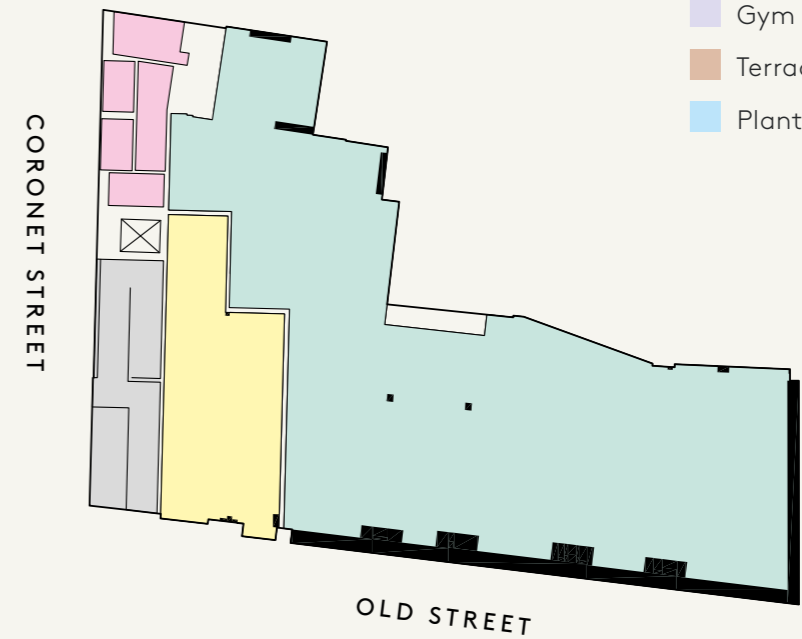
Lower Ground Floor
1,014 sq ft



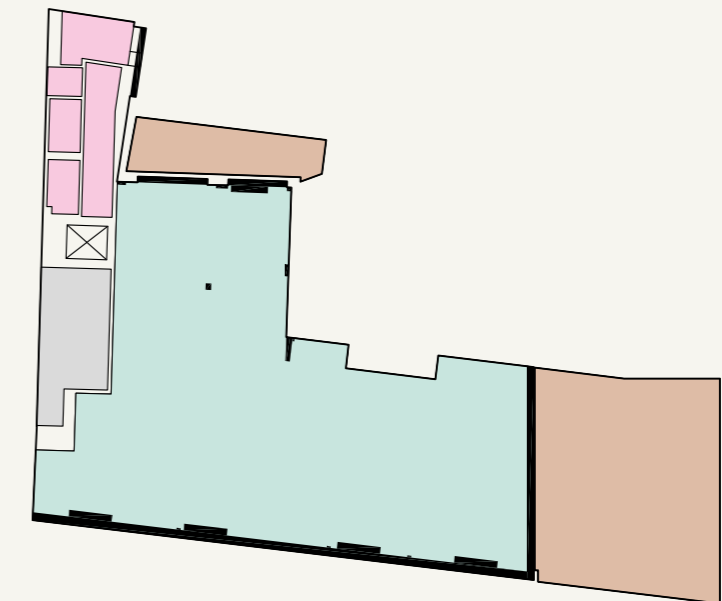
First Floor (Typical)
2,988 sq ft



Ground Floor
2,965 sq ft (incl. reception)



4th Floor
1,737 sq ft (755 sq ft terrace)



TENANCY SCHEDULE

The building is multi-let to three office tenants with two vacant floors, these being the Ground and 3rd. The topped up rent passing is £920,650.50 per annum. The WAULT on the let accommodation expiries is 3.92 years and 1.42 years to breaks.

BUILDING	FLOOR	TENANT	SIZE (SQ FT)	LEASE START	BREAK	RENT REVIEW	LEASE EXPIRY	RENT PA	RENT PSF	COMMENTS
Bersey Warehouse	4th	Few & Far Group Ltd	1,737	05/07/2021	05/07/2026	05/07/2026	04/07/2031	£134,053	£77.17	Contracted out of the Landlord and Tenant Act 1954 £33,513.25 plus VAT rent deposit held (equivalent of 3 months' rent plus VAT) Mutual break option to be exercised on at least 6 months' notice 13 months additional rent free if break not exercised On the 5th anniversary of the commencement date, the rent will be subject to an upwards only CPI linked rent review with a collar and a cap of 2.00% - 4.00% per annum respectively compounded.
	3rd	Vacant (Topped Up)	2,775	-	-	-	-	£192,862.50	£69.50	Vendor to provide 18 months', rent, rates and service charge top up.
	2nd	Peckwater Investments Ltd	2,999	14/10/2022	13/10/2025	-	13/10/2027	£209,930	£70.00	Contracted out of the Landlord and Tenant Act 1954 Tenant only break option to be exercised on at least six months' notice Break penalty of 2 months' rent amounting to £34,988.33.
	1st	Benchmark Mineral Intelligence Ltd	2,988	03/01/2024	03/01/2025	-	02/01/2026	£224,100	£75.00	Contracted out of the Landlord and Tenant Act 1954 1 month and 15 days rent free period Tenant break option which can be exercised with 6 months' notice before the determination date.
	Ground	Vacant (Topped up)	2,457	-	-	-	-	£159,705	£65.00	Vendor to provide 18 months' rent, rates and service charge top up.
SUB TOTAL			12,956					£920,650.50	£71.06	

COVENANTS

Few&Far.™

Few & Far Group (08490515)

Few & Far Group is rated B (64) by Creditsafe indicating a **Low Risk** of default.

Few & Far are a recruitment and talent agency for ambitious tech businesses. The business was founded in 2013 and now operates in the UK and across Europe.



Peckwater Investments Limited (12284429)

Peckwater Investments Limited is rated A (78) by Creditsafe indicating a **Very Low Risk** of default.

Peckwater Investments Limited trades as Peckwater Brands. Peckwater Brands is a delivery franchise for kitchen operators, and one of the fastest growing virtual brand companies in its field within the UK. Peckwater Brands has experience working with a wide range of clients across the Technology, Delivery, and Hospitality sectors. Clients include Uber Eats, Amazon, Deliveroo, and Yo Sushi.



Benchmark Mineral Intelligence Limited (08922443)

Benchmark Mineral Intelligence Group Limited is rated B (60) by Creditsafe indicating a **Low Risk** of default.

Benchmark Mineral Intelligence was formed in 2014. The company specialises in assessing energy market prices, supply chain data, forecasting and strategic advisory for the technologies and supply chains central to the energy transition. Benchmark Mineral Intelligence is regarded as the fastest growing intelligence business in their industry.

TENURE

Bersey Warehouse is held freehold under Title Number 402976.



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Impressive 755 sq ft fourth floor terrace

PLANNING

The property is located in the Borough of Hackney.

The Bersery Warehouse is not listed but is situated within the South Shoreditch Conservation Area.

ESG

EPC B

BREEAM Very Good

THE RUTHERFORD

43-44 HOXTON SQUARE, N1

THE RUTHERFORD, 43-44 HOXTON SQUARE, N1

- Freehold.
- Energy Performance Certificate (EPC) rating of B.
- The Rutherford is a historic former music studio, originally built in the 1950's. Redeveloped and extended behind the retained facade in 2019 to provide 6,901 sq ft of modern, high specification office accommodation arranged over lower ground, ground and three upper floors.
- The building benefits from excellent natural light from windows at both the front and rear elevations, both private and communal meeting rooms, x1 passenger lift, x5 cycle storage spaces and x2 showers.
- The property provides long term, secure income, being single let to the Wimbledon Business Centre t/a The Boutique Workplace Company, at a topped up rent of £362,302 per annum (£52.50 per sq ft) with an unexpired term of 8.2 years to expiry.
- Minimum rental uplift at rent review in 2027 to £400,011 per annum.



SITUATION

The Rutherford, 43-44 Hoxton Square is situated on the southern side of the picturesque Hoxton Square. Hoxton Square is one of Central London's finest Victorian squares and is home to world renowned artist, Stik, Holding Hands sculpture.

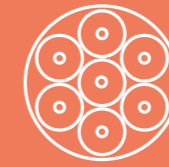
The Rutherford is approximately 450 metres from Old Street Underground and Rail Station.



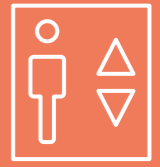
SPECIFICATION



EPC B



LED Luminary Lighting



Passenger Lift



5 x bike spaces



2 x showers



VRF Air conditioning

DESCRIPTION

Formerly a music studio constructed in the 1950's, The Rutherford was redeveloped and extended in 2019. The extensive works consisted of a new four storey building behind a retained façade.

The property comprises 6,901 sq ft of best in class Grade A office accommodation arranged over lower ground, ground and three upper floors.

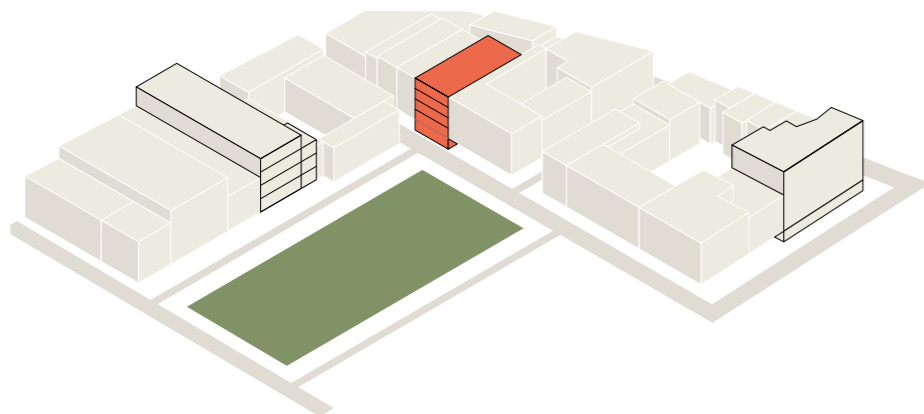
Directly accessible from a designated cycle entrance, bike storage and showers are housed in the lower ground floor.



BRIGHT AND AIRY OPEN PLAN
OFFICE ACCOMMODATION

ACCOMMODATION

FLOOR	USE	NIA SQ M	NIA SQ FT
3rd	Office	102.7	1,105
2nd	Office	165.5	1,782
1st	Office	166.1	1,788
Ground	Office	145.5	1,566
Ground	Reception	34.4	371
LG	Storage	26.8	289
TOTALS		641	6,901



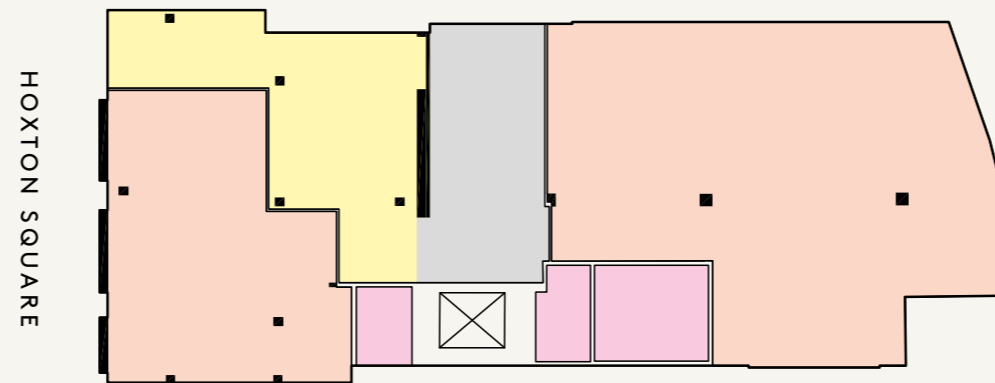
FLOOR PLANS



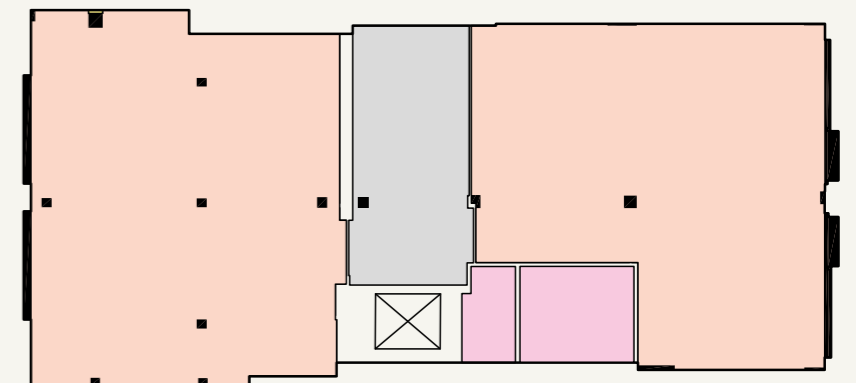
Not to scale.
Indicative only.

- Office
- Reception
- Toilets
- Stairs and Circulation

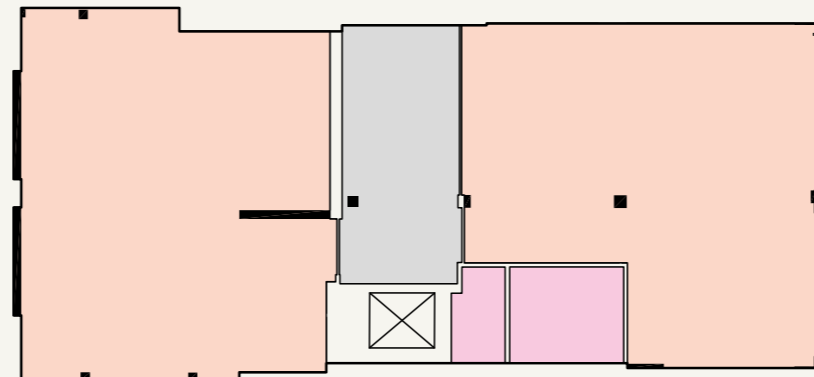
Ground Floor
1,937 sq ft (incl. reception)



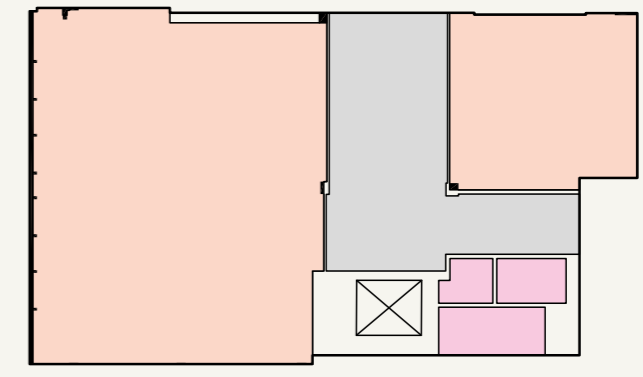
First Floor
1,788 sq ft



Second Floor
1,782 sq ft



Third Floor
1,105 sq ft





TENANCY

The Rutherford is let in its entirety to Wimbledon Business Centre Ltd t/a Boutique Workplace on a 10 year lease expiring 03/04/2032.

The passing rent is £181,151.25 per annum rising to £362,302.50 per annum on 03/10/2024.

The vendor will top up the passing rent to £362,302.50 per annum which reflects a low £52.50 per sq ft.

Upward only rent review on the 5th anniversary, linked to CPI with a collar and cap of 2.00% - 4.00% per annum compounded.

Minimum rental uplift to £400,011 per annum.

The lease is contracted out of the L&T Act 1954.

COVENANT

THE
BOUTIQUE
WORKPLACE COMPANY

**Wimbledon Business Centre Limited (09497593)
t/a The Boutique Workplace**

Wimbledon Business Centre Limited is rated C(38) by Creditsafe indicating **Moderate Risk** of default.

The Boutique Workplace is a serviced office provider known for providing office accommodation in characterful buildings in iconic locations. Boutique operate over 30 workplaces across London, Birmingham and Oxfordshire. They have over 300 occupiers from 150 industries operating from their premises.



PLANNING

ESG

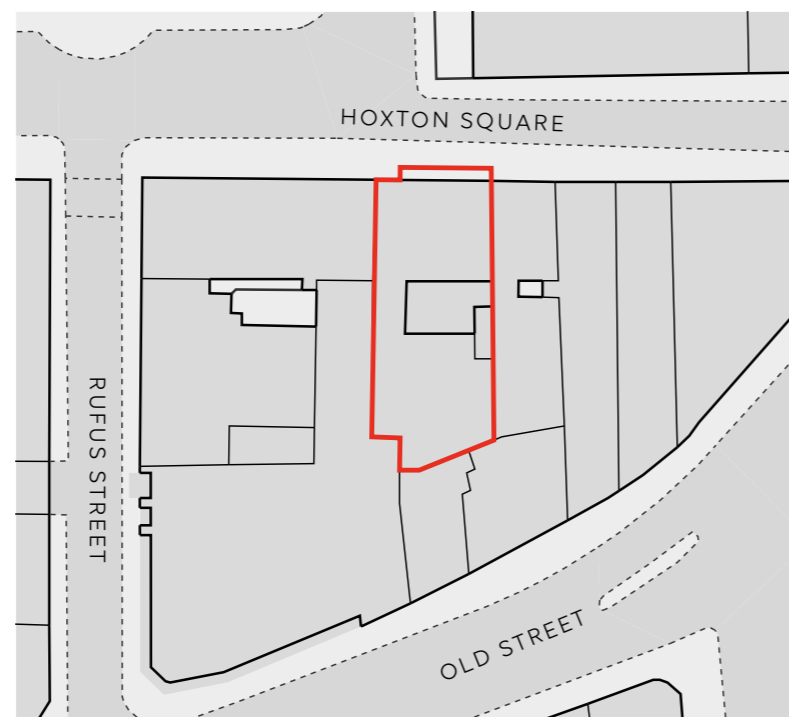
The property is located in the Borough of Hackney.

EPC B

The Rutherford is not listed but is situated within the South Shoreditch Conservation Area.

TENURE

The Rutherford is held freehold under Title Number 80977.



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THE DIGITAL GARAGE

33-35 HOXTON SQUARE, N1

THE DIGITAL GARAGE, 33-35 HOXTON SQUARE, N1

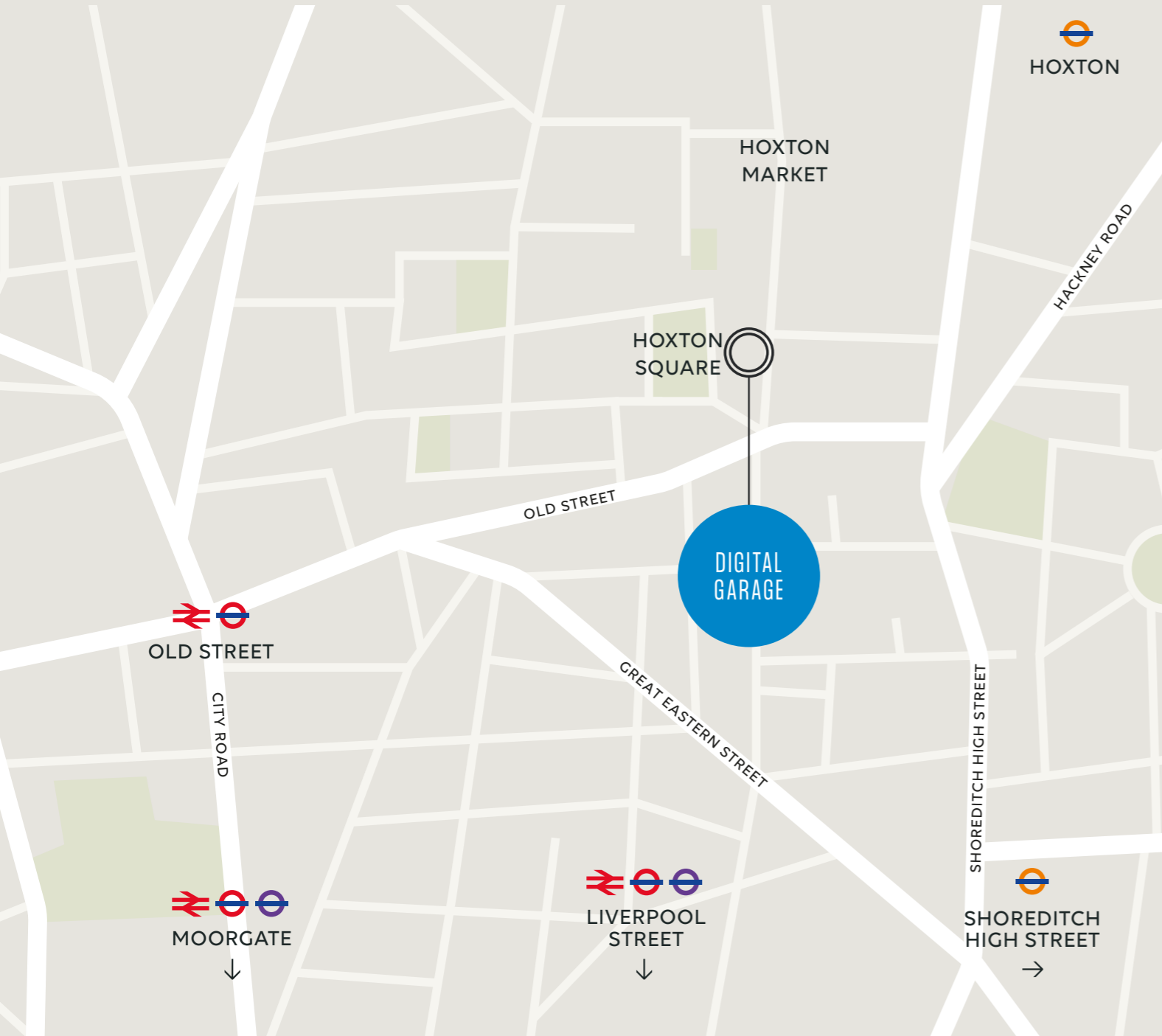
- Freehold.
- The building has an EPC B rating.
- The Digital Garage is a former garage, originally built in the 1960's that has since been redeveloped to provide 12,522 sq ft of high specification office accommodation arranged over basement, ground and three upper floors.
- The building benefits from fully fitted office accommodation on all floors, private event space, x3 terraces which feature on the 1st, 2nd and 3rd floors, x3 kitchens, x14 cycle storage spaces and x2 showers.
- The property provides secure income, being single let to Canva UK Operations Limited formerly t/a Kiln Enterprises, at a passing rent of £776,364 per annum (£62.00 per sq ft) with a term of 4.52 years to expiry and 1.52 years to breaks.
- Canva UK Operations have invested heavily in the building and have recently completed their own tenant improvements throughout.
- Canva UK Operations Limited provide a highly secure income stream to a potential investor, with a Creditsafe rating of B (58), which indicates they possess a covenant strength with a "low risk" of default.



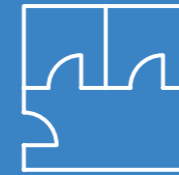
SITUATION

The Digital Garage is situated on the eastern side of Hoxton Square, at the heart of the Hoxton national arts and media hub. Laid out in 1683, it is thought to be one of the oldest public garden squares in London.

The Digital Garage is approximately 450 metres from Old Street Underground and Rail Station.



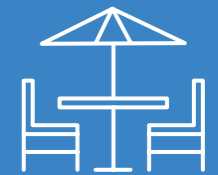
SPECIFICATION



Brand new development



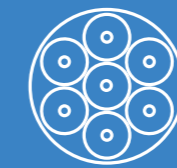
Former garage-style office accommodation



Terraces on the 1st, 2nd & 3rd floors



14 x bike spaces



LED Luminary Lighting



2 x showers



VRF Air Conditioning

DESCRIPTION

The Digital Garage was refurbished in 2015 to create a modern office building comprising 12,522 sq ft. The offices are arranged over ground, 1st – 3rd floors. The 1st – 3rd floors benefit from terraces totalling 1,234 sq ft.

On the ground floor there is 14 bike spaces, shower and locker facilities.

TENANT IMPROVEMENTS:

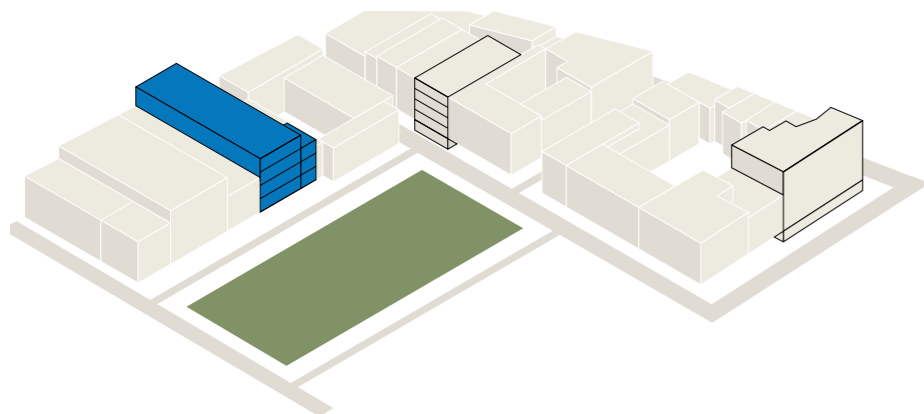
- Full Cat B refurbishment throughout
- Opening up of the floorplates
- Installation of a lift
- Addition of a roof terrace on the 1st floor roof space
- Refurbishment of end of trip facilities to include new showers, bike racks and tenant amenity space

NEWLY DEVELOPED OFFICE
ACCOMMODATION WITH NO
CAPEX REQUIRED



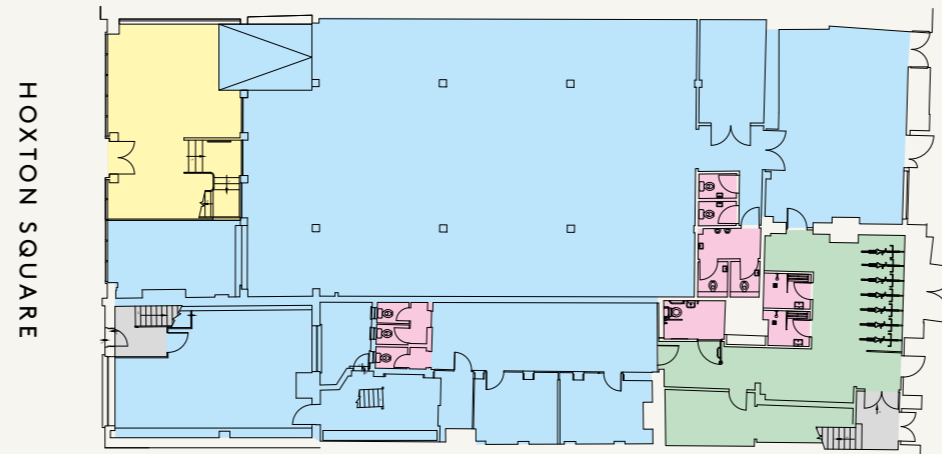
ACCOMMODATION

FLOOR	USE	SIZE SQ M	SIZE SQ FT	TERRACE SQ FT
3rd	Office	74.8	806	508
2nd	Office	116.1	1,249	259
1st	Office	489.4	5,267	467
Ground	Office	483.1	5,200	-
TOTALS		1,163.4	12,522	1,234

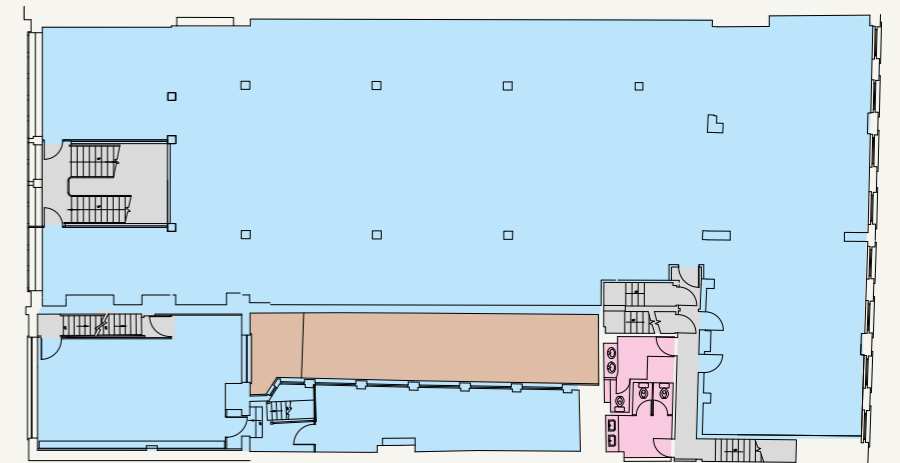


FLOOR PLANS

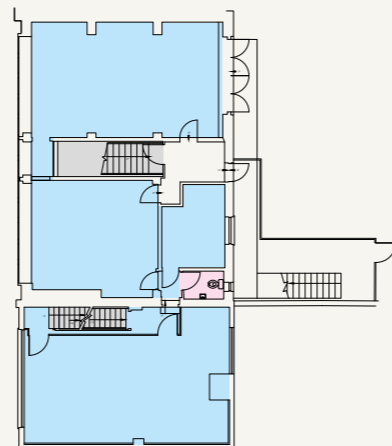
Ground Floor
5,763 sq ft



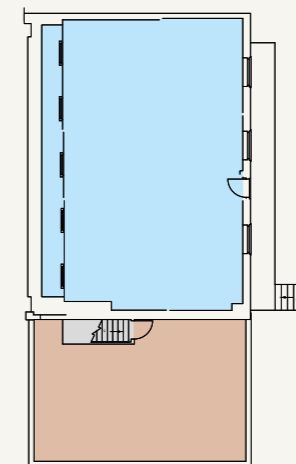
First Floor
5,906 sq ft



Second Floor
1,249 sq ft



Third Floor
806 sq ft



Not to scale.
Indicative only.

- Office
- Reception
- Courtyard/Terrace
- Toilets
- Stairs
- Bike Storage

TENANCY

The Digital Garage is let in its entirety to Canva UK Operations Limited formerly t/a Kiln Enterprises Ltd on a six year lease expiring 25/07/2028.

The tenant has a break option on 25/07/2025, with notice to be served no less than seven months before the break date.

The passing rent is £776,364 per annum reflecting £62.00 per sq ft.

The lease benefits from an upward only rent review on 26/07/2027.

The lease is guaranteed by Canva Inc.

The lease is contracted out of the L&T Act 1954.

COVENANT

Canva

Canva UK Operations Limited
formally t/a Kiln Enterprises Limited (08825531)

Canva UK Operations Limited is rated B (58) by CreditSafe indicating a covenant strength Low Risk of default.

Canva is an online platform which allows users to create professional designs, share and print them. The platform is utilised by high profile businesses including Salesforce, Skyscanner, Reddit and Sony Music.





PLANNING

ESG

The property is located in the Borough of Hackney.

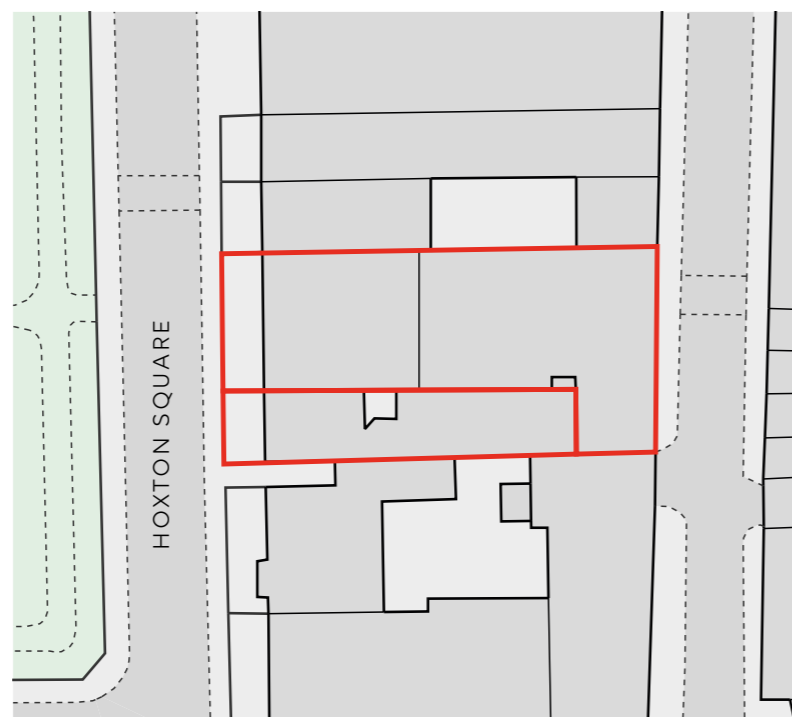
EPC B

The Digital Garage is not listed but is situated within the South Shoreditch Conservation Area.

TENURE

33 and 34 Hoxton Square are held freehold under Title Number NGL389938.

35 Hoxton Square is held freehold under Title Number 228517.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved



TENANCY SCHEDULE

BUILDING	FLOOR	TENANT	SIZE (SQ FT)	LEASE START	BREAK	RENT REVIEW	LEASE EXPIRY	RENT PA	RENT PSF	COMMENTS
Bersey Warehouse	4th	Few and Far Group Ltd	1,737	05/07/2021	05/07/2026	05/07/2026	04/07/2031	£134,053	£77.18	Contracted out of the Landlord and Tenant Act 1954 £33,513.25 plus VAT rent deposit held (equivalent of 3 months' rent plus VAT) Mutual break option to be exercised on at least 6 months' notice 13 months additional rent free if break not exercised On the 5th anniversary of the commencement date, the rent will be subject to an upwards only CPI linked rent review with a collar and a cap of 2.00% - 4.00% per annum respectively compounded.
	3rd	Vacant (Topped Up)	2,775	-	-	-	-	£192,862.50	£69.50	Contracted out of the Landlord and Tenant Act 1954 Tenant only break option to be exercised on at least six months' notice Break penalty of 2 months' rent amounting to £34,988.33.
	2nd	Peckwater Investments Ltd	2,999	14/10/2022	13/10/2025	-	13/10/2027	£209,930	£70.00	Contracted out of the Landlord and Tenant Act 1954 Tenant only break option to be exercised on at least six months' notice Break penalty of 2 months' rent amounting to £34,988.33.
	1st	Benchmark Mineral Intelligence Ltd	2,988	03/01/2024	03/01/2025	-	02/01/2026	£224,100	£75.00	Contracted out of the Landlord and Tenant Act 1954 1 month and 15 days rent free period Tenant break option which can be exercised with 6 months' notice before the determination date.
	Ground	Vacant (Topped up)	2,457	-	-	-	-	£159,705	£65.00	Vendor to provide 18 months rent, rates and service charge top up.
SUB TOTAL			12,956					£920,650.50	£71.06	
Rutherford	G-3rd	Wimbledon Business Centre Ltd (t/a Boutique Workplace)	6,901	04/04/2022	-	04/04/2027	03/04/2032	£362,302.50	£52.50	Contracted out of the Landlord and Tenant Act 1954 Tenant rent deposit of £181,151.25 plus VAT is held (equivalent to 6 months rent plus VAT). The deposit is to be released back to the Tenant at the end of the 5th year of the term, subject to the Tenant properly meeting all rent and service charge payments The initial passing rent is £181,151.25 per annum rising to £362,302 in October 2024 On the 5th anniversary of the term commencement date, the rent is subject to an upward only CPI linked rent review with a collar and cap of 2% and 4% compounded annually.
SUB TOTAL			6,901					£362,302.50	£52.50	
Digital Garage	G-3rd	Canva UK Operations Limited, formerly Kiln Enterprises Limited	12,522	26/07/2022	25/07/2025	26/07/2027	25/07/2028	£776,364	£62.00	Contracted out of the Landlord and Tenant Act 1954 Parent company guarantee - Canva Inc Tenant only break option to be exercised on at least seven months' notice On the 5th anniversary the rent is subject to an upwards only open market rent review.
SUB TOTAL			12,522					£776,364	£62.00	
TOTAL			32,379					£2,059,317	£63.60	

FURTHER INFORMATION

VAT

The properties are elected for VAT.

Data Room

Access available on request.



PROPOSAL

OFFERS ARE INVITED IN EXCESS OF **£27,545,000** SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT. THIS REFLECTS A CAPITAL VALUE OF **£851 PER SQ FT** AND A NIY OF **7.00%** ASSUMING PURCHASER COSTS OF 6.80%

CONTACTS



Kyle Joss
07712 241 851
kj@compton.london

Shaun Simons
07788 423 131
ss@compton.london

Milton Karamani
07720 070 466
mk@compton.london

George Beard
07840 838 359
gb@compton.london

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