

CHURCHILL HOUSE EC1

142-146 Old Street

INVESTMENT SUMMARY

- ❖ **Freehold**
- ❖ **Prime tech belt location**, within 100 metres of Old Street station and 700 metres of Moorgate station (Elizabeth line)
- ❖ The property comprises **26,265 sq ft (2,440.1 sq m) NIA of high-quality office accommodation** arranged over lower ground, ground and five upper floors
- ❖ **Comprehensively refurbished in 2014**, providing fitted and partially fitted office accommodation, with **excellent tenant amenities** including 30 bike racks, newly fitted showers and a terrace on the 5th floor
- ❖ Currently multi-let to two office tenants, providing a **WAULT of 1.0 year to earliest determination and 2.3 years to expiry**, on the let accommodation
- ❖ **WeWork surrendered their lease in January 2023** over lower ground, ground and first floor, providing an incoming investor the opportunity to relet this space to stronger credit tenants
- ❖ **Proposed passing rent of £1,566,933 per annum**, reflecting an average rent of **£59.66 psf** (inclusive of vendor top ups)
- ❖ **Opportunity to drive investment performance** through asset management initiatives, including letting the vacant accommodation
- ❖ **Ability to create a highly attractive running yield** once stabilised
- ❖ **Implemented consent for a new sixth floor and roof terrace**, providing the opportunity to drive value in the medium term

Offers are invited for the freehold interest, subject to contract and exclusive of VAT

The asset is held within a Lux Company, which can be purchased, reducing the acquisition costs to 1.80%





LOCATION

The property benefits from its proximity to Old Street underground station providing access to the Northern line within a 2 minute walk.

Barbican, Moorgate and Liverpool Street are all within close proximity, providing access to the new Elizabeth, Circle, Metropolitan, Central, Hammersmith & City lines.



OLD STREET ROUNDABOUT REDEVELOPMENT

TfL in conjunction with Islington and Hackney Councils are upgrading Old Street roundabout creating an attractive pedestrianised public space. The £25 million project will see the north-western arm of the junction by City Road closed and two-way traffic reintroduced to create a dramatic new gateway to Tech City. The project is due to be completed in 2023.

The development will include the following;

- A new public space with improved pedestrian access to Old Street Station
- A new station lift connecting the peninsula to the subway retail concourse
- Improved facilities for cyclists with segregated cycle lanes and traffic signals
- A new main entrance to Old Street Station that will be accessible from the new peninsula.



LOCAL OCCUPIERS

- 1 Eric Parry Architects
- 2 Christian Louboutin
- 3 Turner Broadcasting
- 4 Inmarsat
- 5 Shelter
- 6 Adobe

- 7 Farfetch
- 8 Ebiquity
- 9 Slaughter and May
- 10 Deutsche Bank
- 11 UBS
- 12 Monzo

BUILDING DESCRIPTION

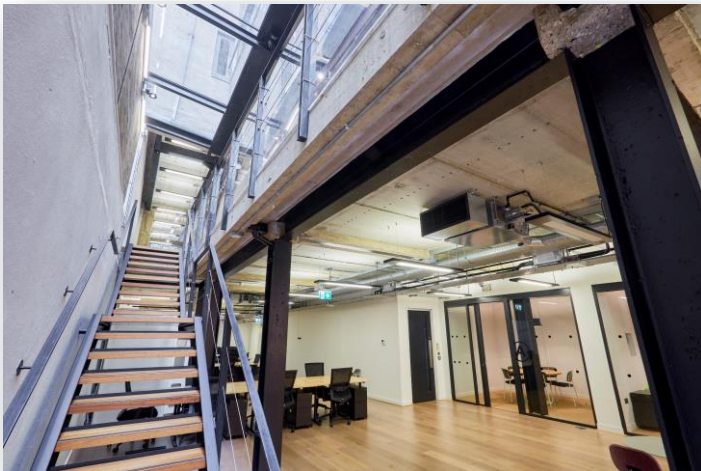
Churchill House is an attractive period-style office building, refurbished in 2014, delivering 26,265 sq ft (2,440.1 sq m) NIA of high-quality office accommodation arranged over lower ground, ground and five upper floors.

The property offers partially and fully fitted office accommodation with flexible floor plates ranging from 2,910 sq ft to 4,138 sq ft. A dedicated entrance for the ground and lower ground floor provides further leasing optionality.

There is implemented consent for a new sixth floor and roof terrace providing the ability to create additional value in the medium term.

The office accommodation benefits from the following specifications:

- ❖ Exposed air-conditioning system
- ❖ Fully accessible raised metal tiled floor
- ❖ Modern suspended lighting
- ❖ Two 8-person passenger lifts servicing all floors
- ❖ Male and female toilet facilities throughout the building
- ❖ Excellent floor-to-ceiling heights
- ❖ Superb natural daylight
- ❖ Roof terrace on the 5th floor
- ❖ 30 Bike Racks
- ❖ 4 Showers and 36 Lockers (replaced in Dec 22)
- ❖ SKA Gold Rating



Churchill House



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BETTERUP UK LIMITED
SEEDS
FLEXICOM
GORILLAS
GORILLAS



TENANCY SCHEDULE

Churchill House is currently multi-let to two office tenants (2nd and 4th floor) at rents of £61.00 psf and £68.50 psf respectively. Heads of terms have now been agreed on the 5th floor at £71.00 psf, demonstrating strong leasing demand for the asset.

WeWork occupied lower ground to first floor but surrendered their lease in January 2023. The vendor will provide rental cover for the vacant accommodation.

Floor	Tenant	Area NIA (sq ft)	Lease Start	Option to Determine	Lease Expiry	Rent Passing (pa)	Proposed Rent Passing (£psf)	Comments
5 th	Under Offer	3,632	-	-	-	£257,872	£71.00	Under offer. 5 year lease with a break option in the 3 rd year. Initial rent-free period of 6.5 months, structured as 13 months half rent. Further 4 months rent free granted if the break is not exercised.
4 th	BetterUp UK Ltd	4,078	24.03.22	23.09.24	23.03.27	£279,343	£68.50	Rent deposit held
3 rd	Vendor Rent Guarantee	4,138	-	-	-	£268,970	£65.00	12 months vendor rent guarantee to be provided
2 nd	Seedrs Ltd	4,138	07.07.20	-	06.07.23	£252,418	£61.00	Re-gear discussions ongoing Rent deposit held
1 st	Vendor Rent Guarantee	4,138	-	-	-	£258,625	£62.50	12 months vendor rent guarantee to be provided
Ground	Vendor Rent Guarantee	2,910*	-	-	-	£152,775	£52.50	12 months vendor rent guarantee to be provided
Lower Ground	Vendor Rent Guarantee	3,231	-	-	-	£96,930	£30.00	12 months vendor rent guarantee to be provided
Total		26,265				£1,566,933	£59.66	

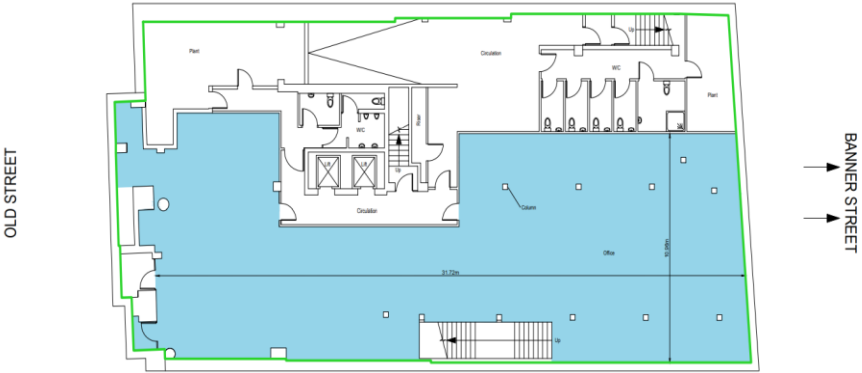
*Excluding the 499 sq ft reception

TENURE

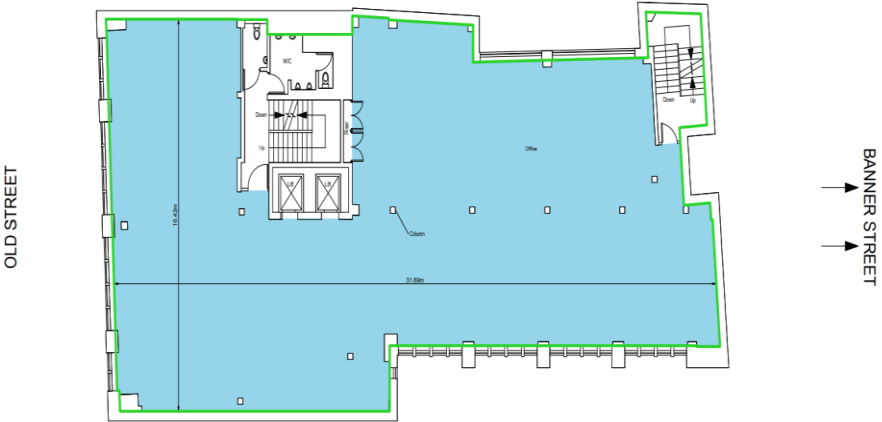
Freehold
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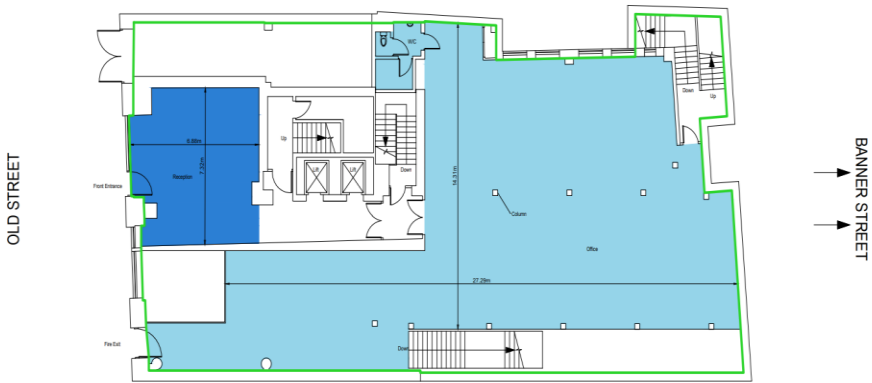
FLOOR PLANS



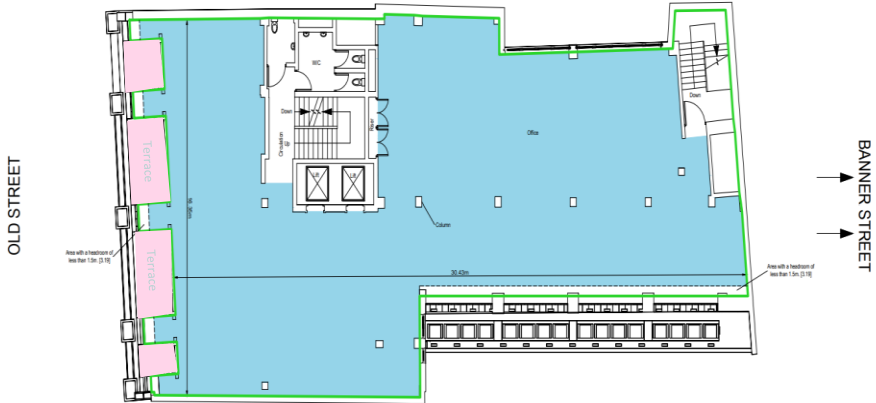
LOWER GROUND FLOOR



SECOND FLOOR



GROUND FLOOR



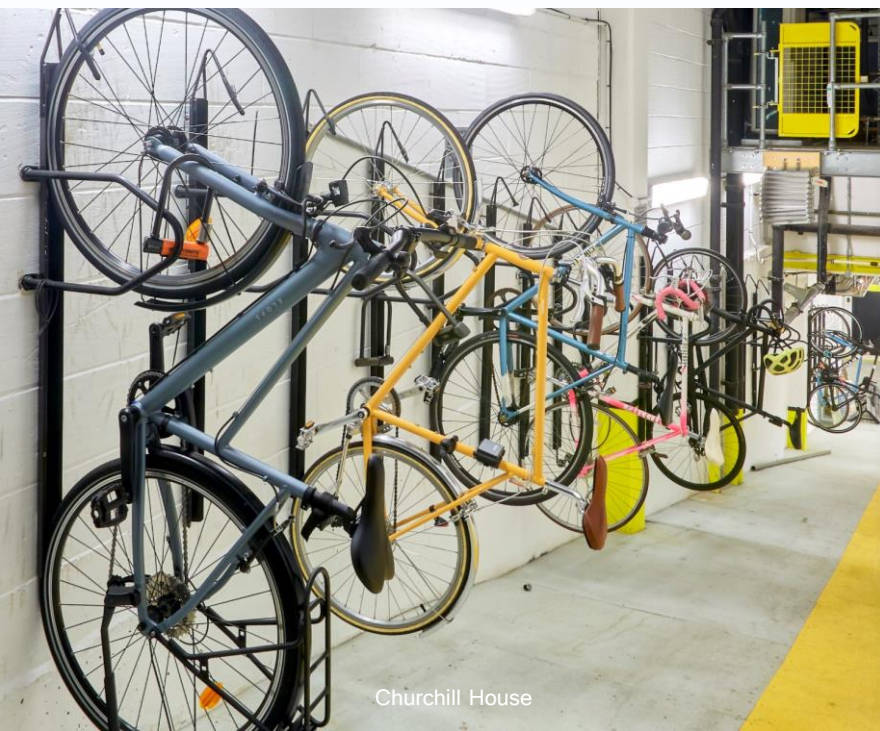
FIFTH FLOOR



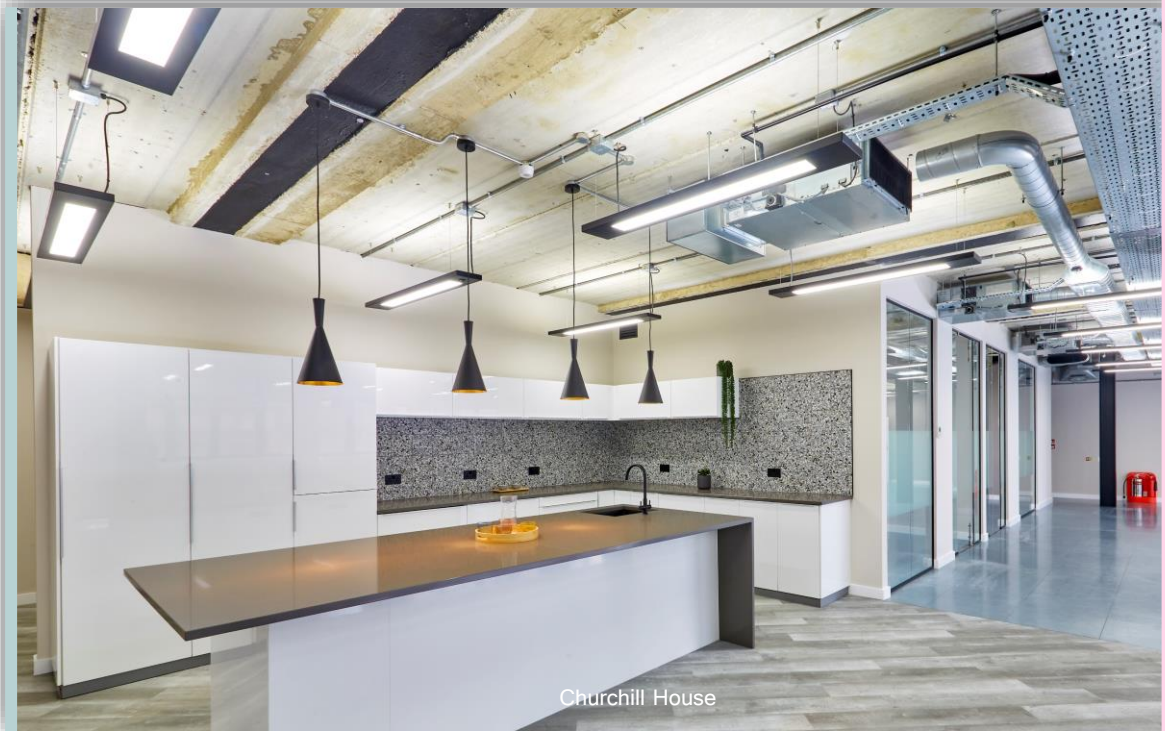
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FURTHER INFORMATION

EPC

EPC available upon request.

PLANNING

The property is located within the jurisdiction of Islington Council. The property is not listed.

VAT

The property is elected for VAT. We understand the transaction can be structured as a TOGC.

PROPOSAL

Offers are invited for the freehold interest, subject to contract and exclusive of VAT.

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