



10 STRATTON STREET

MAYFAIR W1

INVESTMENT SUMMARY

- Freehold
- Located in Mayfair in the heart of the West End, less than 1 minute's walk from Green Park station and in close proximity to Elizabeth line services at Bond Street (Davies Street entrance)
- 41,577 sq ft (3,863 sq m) of Grade A office and leisure accommodation arranged over lower ground, ground and seven upper floors
- Fully let to eight office tenants and one gym operator, generating a total (topped-up) rent of £3,760,555 per annum, reflecting a highly reversionary £90.45 per sq ft overall
- Outstanding occupational market dynamics, underpinned by recent Mayfair rental evidence exceeding £240 per sq ft
- WAULT of 3.6 years to expiries and 2.3 years to break options with all leases contracted outside the 1954 Act, offering full landlord control
- Excellent sustainability credentials including EPC B and BREEAM 'Very Good' ratings
- Originally built in 1990 to a best-in-class standard, the property was comprehensively refurbished in 2017 to provide modern, flexible office accommodation throughout
- Benefits from private terraces on four floors and impressive levels of natural light due to dual aspect glazing throughout
- Scope to refurbish the reception, common parts and office accommodation on a rolling basis, upon vacant possession to capture the reversionary potential

Offers in excess of £100m are sought for 100% of the share capital in the BVI SPV that holds the freehold interest.





HANOVER
SQUARE

BOND STREET

BOND STREET

BERKELEY
STREET

PICCADILLY
CIRCUS

10
STRATTON
STREET

GREEN PARK

ST JAMES'S
SQUARE

OXFORD CIRCUS

FITZROVIA

SOHO

COVENT
GARDEN

ST JAMES'S

BERKELEY
SQUARE

CURZON
STREET

CLARGES
STREET

MAYFAIR

GREEN
PARK

PICCADILLY

10
STRATTON
STREET



MAYFAIR: LONDON'S MOST PRESTIGIOUS SUBMARKET

The property occupies a prominent position on Stratton Street, ideally situated between Green Park and Berkeley Square (one of London's most historic and prestigious squares), at the junction with Berkeley Street and Piccadilly. This internationally recognised location, in the heart of London's West End, is home to some of the capital's most exclusive restaurants, private members' clubs and art galleries. The area also boasts a plethora of world-renowned 5-star hotels, with The Mayfair Hotel, Claridge's, Annabel's and The Ritz all within close proximity.



AN UNRIVALLED DESTINATION FOR GLOBAL CORPORATIONS AND WORLD-LEADING LUXURY BRANDS

Mayfair has long been regarded as London's most prestigious submarket, marked by its prevalence of attractive period architecture, garden squares and high-end amenity.

OFFICES

- 1 Blackstone
- 2 Troy Asset Management
- 3 Glencore
- 4 HSBC Private Bank
- 5 KKR
- 6 Lazard
- 7 Morgan Stanley
- 8 Norges
- 9 Soft Bank
- 10 Wilmer Hale

RESTAURANTS

- 1 C London
- 2 Langan's
- 3 Hakkasan
- 4 Novikov
- 5 Murano
- 6 Park Chinois
- 7 Gymkhana
- 8 The Wolseley
- 9 Scott's
- 10 Sketch

RETAIL

- 1 Brunello Cucinelli
- 2 Burberry
- 3 Cartier
- 4 Chanel
- 5 Hermès
- 6 Issey Miyake
- 7 Jimmy Choo
- 8 Montblanc
- 9 Patek Philippe
- 10 Tiffany & Co

MEMBERS' CLUBS

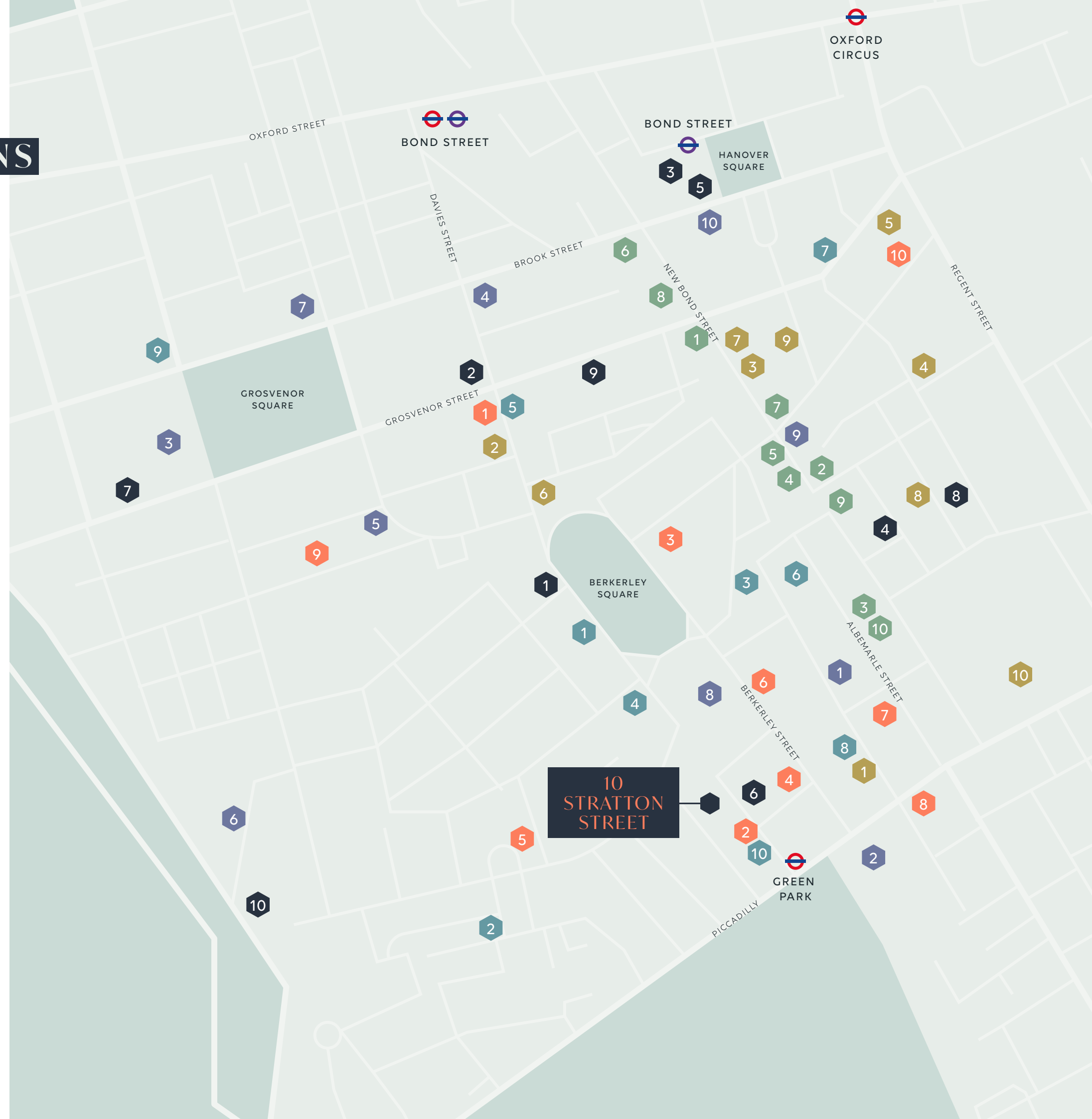
- 1 Annabel's
- 2 5 Hertford Street
- 3 Maison Estelle
- 4 Mark's Club
- 5 Nikita
- 6 Oswald's
- 7 The Allbright
- 8 The Arts Club
- 9 The Twenty Two
- 10 Upstairs at Langan's

HOTELS

- 1 Brown's
- 2 The Ritz
- 3 The Chancery Rosewood
- 4 Claridge's
- 5 The Connaught
- 6 The Dorchester
- 7 Marriott
- 8 The Mayfair Radisson
- 9 The St Regis
- 10 Mandarin Oriental

GALLERIES

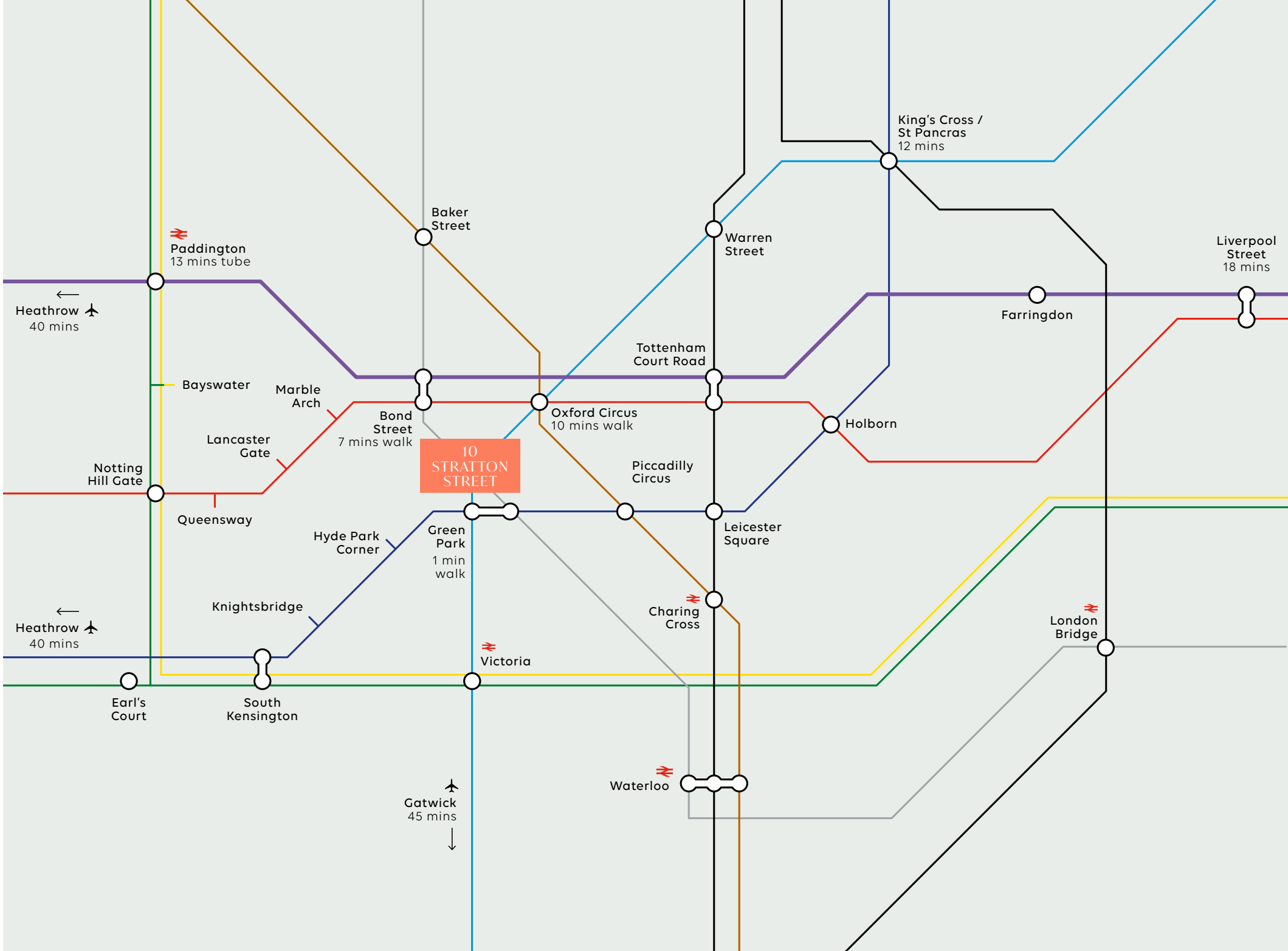
- 1 Clarendon Fine Art
- 2 Gagosian
- 3 Halcyon Gallery
- 4 Hause & Wirth
- 5 Maddox Gallery
- 6 Phillips
- 7 Richard Green
- 8 Stephen Friedman Gallery
- 9 Sotheby's
- 10 Royal Academy of Arts



EXCELLENT
CONNECTIVITY

The property is exceptionally well-connected, positioned less than one minute's walk from Green Park station, offering direct access to all parts of Central London via Jubilee, Piccadilly and Victoria lines.

Bond Street station, offering Central, Jubilee and Elizabeth Line services, is situated within a 7 minute walk, providing unrivalled links across London and beyond. For wider national and international travel, Victoria Station is close by, providing mainline connections and the Gatwick Express.





THE BUILDING

10 Stratton Street occupies a prominent position at the northern end (and western side) of Stratton Street with a commanding 35m frontage.

The property was originally built in 1990 to a best-in-class standard and was comprehensively refurbished in 2017, offering modern, flexible office accommodation throughout.

Accessed via an expansive c. 1,000 sq ft double height reception, the building totals 41,577 sq ft, arranged over lower ground, ground and seven upper floors, ranging from approximately 1,600 - 6,000 sq ft.

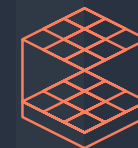
The building benefits from exceptional fundamentals, including consistent finished floor to ceiling heights of 2.65m, private terraces on lower ground, 1st, 2nd and 7th floors, as well as dual aspect glazing to all floors, providing excellent levels of natural light throughout.







SPECIFICATION



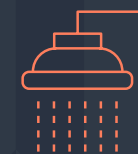
938 SQ FT DOUBLE HEIGHT
RECEPTION



3X8 PERSON
PASSENGER LIFTS



25 BIKE SPACES AT
GARDEN LEVEL



SHOWERS AND CHANGING
FACILITIES



4-PIPE FAN COIL AIR
CONDITIONING



PRIVATE TERRACES
ACROSS 4 FLOORS



EPC B



BREEAM
'VERY GOOD'



FLOORPLATES
RANGING FROM
APPROXIMATELY
1,600 - 6,000 SQ FT

ACCOMMODATION

The net internal area of the property has been measured in accordance with the RICS Code of Measuring Practice (6th edition).

The property provides the following areas:

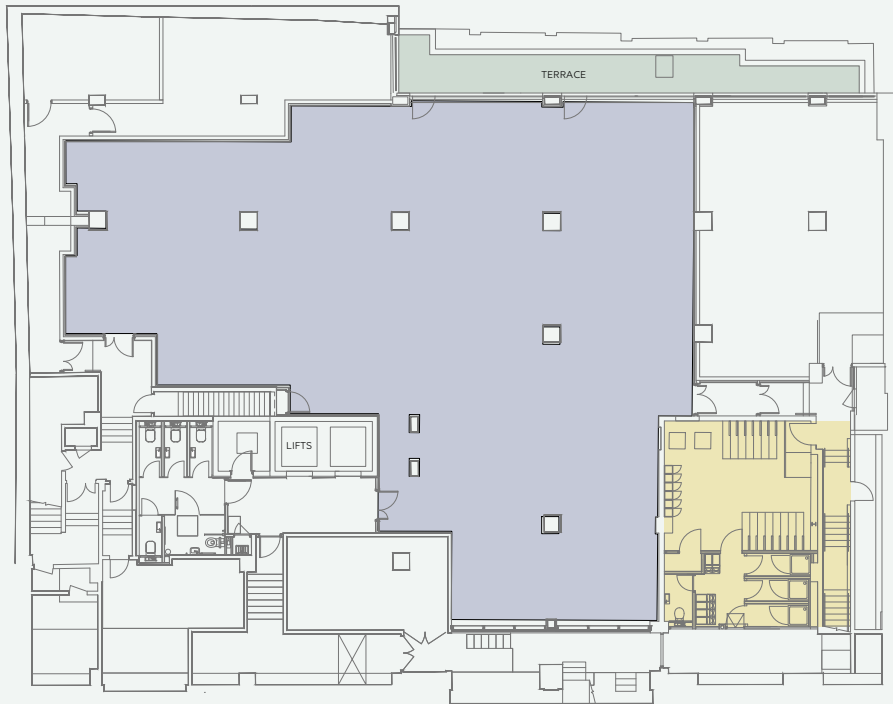
FLOOR	USE	NIA (SQ FT)	NIA (SQ M)
7	Office	1,635	151.9
6	Office	3,019	280.5
5	Office	4,140	384.6
4	Office	4,999	464.4
3	Office	5,724	531.8
2	Office	5,757	534.8
1	Office	5,627	522.8
Ground	Office	5,975	555.1
Ground	Reception	938	87.1
Lower Ground	Leisure	3,763	349.6
TOTAL		41,577	3,862.6

An assignable copy of the Plowman & Craven Measured Survey can be found in the legal datasite, available on request.

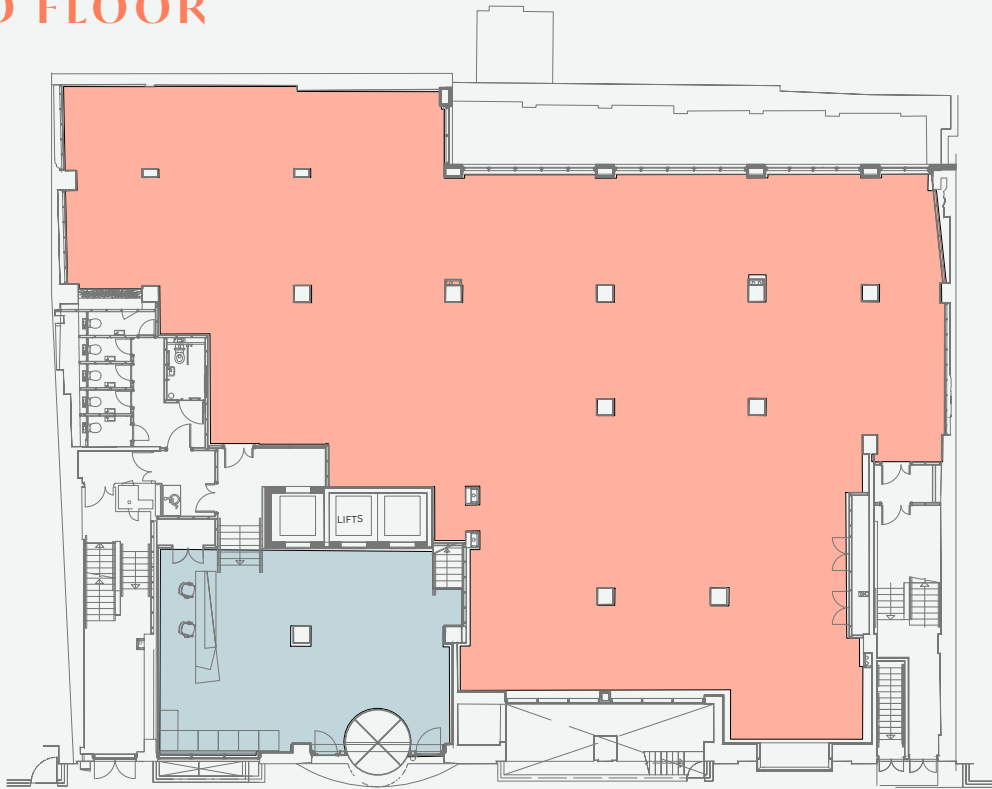


FLOOR PLANS

LOWER GROUND FLOOR



GROUND FLOOR

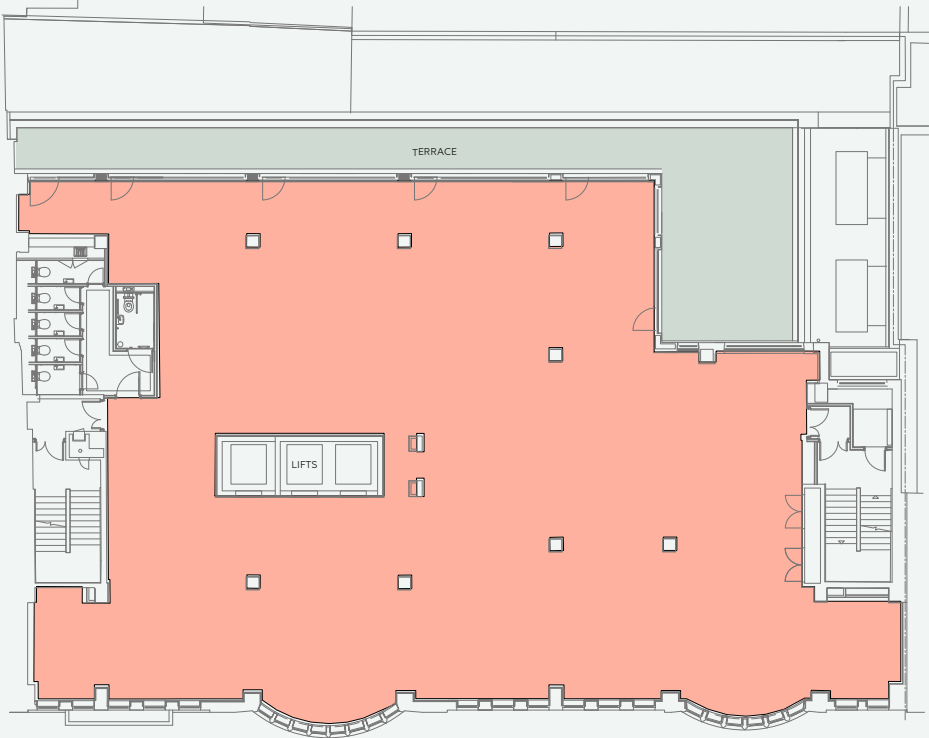


STRATTON STREET

OFFICE LEISURE TERRACE RECEPTION END OF TRIP

Not to scale.
Indicative only.

SECOND FLOOR



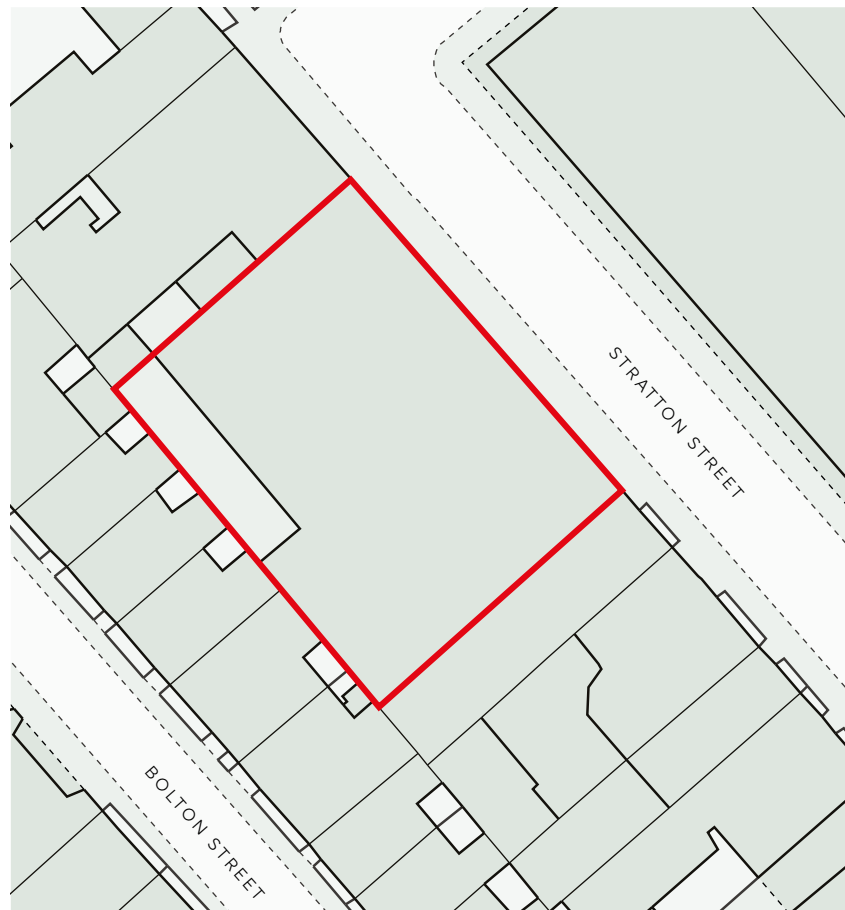
SEVENTH FLOOR



10
STRATTON
STREET

TENURE

The property is held freehold under title number NGL776758.



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

THE PROPERTY IS LET TO EIGHT
OFFICE OCCUPIERS AND ONE
LEISURE TENANT, PROVIDING
A WAULT OF 2.3 YEARS TO BREAKS
AND 3.6 YEARS TO EXPIRIES

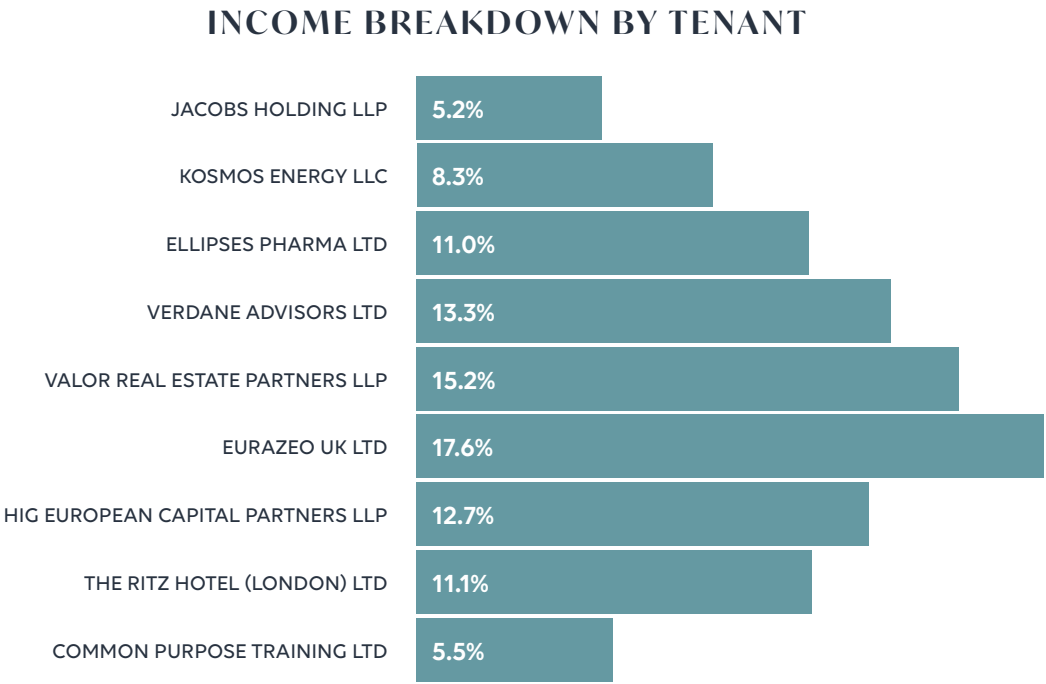
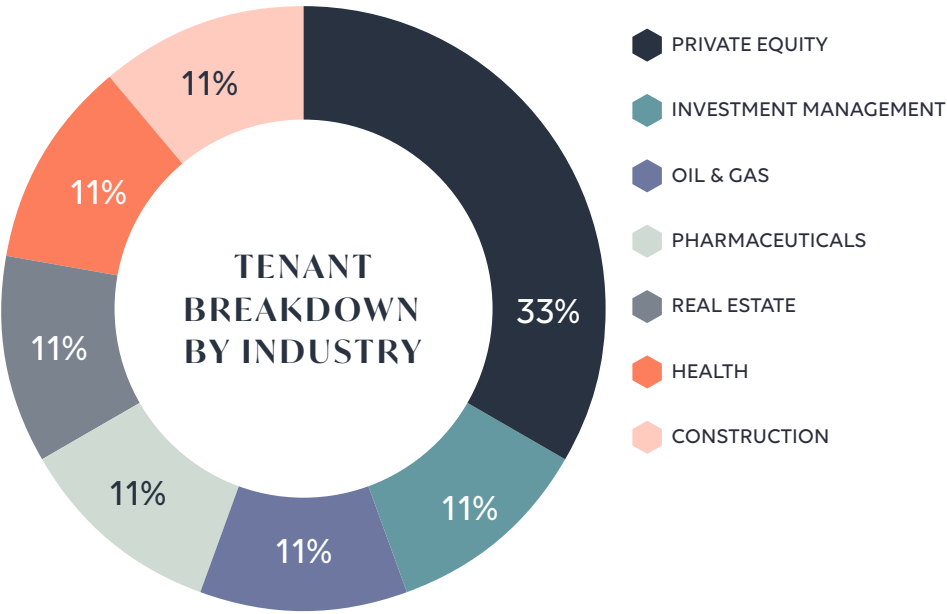
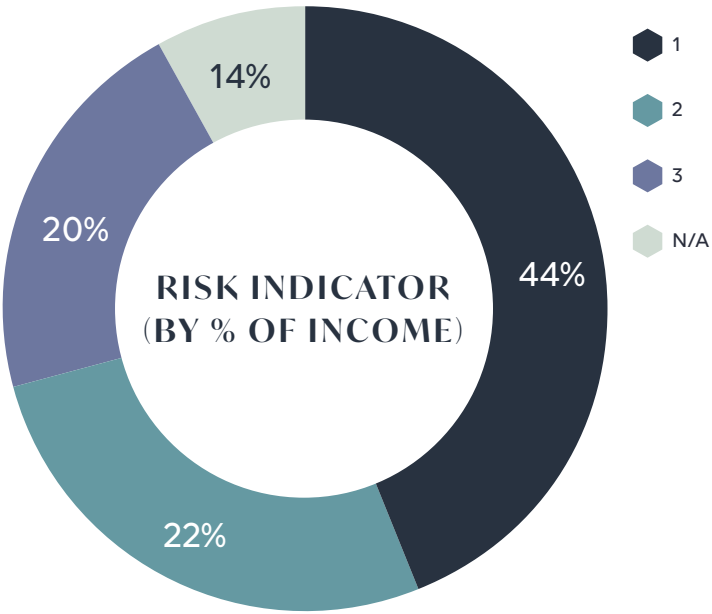
ALL LEASES ARE CONTRACTED
OUTSIDE THE SECURITY OF
TENURE PROVISIONS OF
THE LANDLORD AND TENANT
ACT 1954

AVERAGE PASSING RENT
OF JUST £90.45 PER SQ FT
OVERALL, AGAINST RECENT
LEASING EVIDENCE IN EXCESS
OF £240 PER SQ FT

DEMISE	TENANT	USE	NIA (SQ FT)	LEASE START	LEASE EXPIRY	REVIEW DATE	BREAK OPTION	RENT (£PA)	RENT (£PSF)	COMMENTS
7th Floor	Jacobs Holding LLP	Offices	1,635	23/02/2023	22/02/2028	-	22/02/2026	£196,200	£120.00	Break option exercised. Jacobs Holding AG (incorporated in Switzerland) acting as guarantor. Rent deposit sum equivalent to 3 months' rent + VAT.
6th Floor	Kosmos Energy LLC	Offices	3,019	01/12/2017	30/11/2027	-	-	£311,845	£103.29	Rent deposit sum equivalent to 6 months' rent + VAT.
5th Floor	Ellipses Pharma Ltd	Offices	4,140	14/06/2019	13/06/2029	-	13/06/2027	£414,000	£100.00	Rent deposit sum equivalent to 6 months' rent + VAT. If tenant does not exercise break option, tenant will receive 4.5 months' rent free from and including 14 June 2027 to and including 27 October 2027. Service charge cap of £17.10 per sq ft.
4th Floor	Verdane Advisors Limited	Offices	4,999	04/12/2023	03/12/2033	04/12/2028	03/12/2028	£499,900	£100.00	Half rent period until and including 03/04/2026. Half rent to be topped up (to amount stated) by Vendor. Rent deposit sum equivalent to 9 months' rent + VAT. If tenant does not exercise break option, tenant will be entitled to 10 months' rent free from and including 4 December 2028 to and including 3 October 2029.
3rd Floor	Valor Real Estate Partners LLP	Offices	5,724	04/06/2019	03/06/2029	04/06/2024 (Outstanding)	-	£572,400	£100.00	Rent deposit sum equivalent to 6 months' rent + VAT.
2nd Floor	Eurazeo UK Limited	Offices	5,757	12/01/2018	11/01/2028	-	-	£662,700	£115.11	Eurazeo SE (incorporated in France) acting as guarantor.
1st Floor	HIG European Capital Partners LLP	Offices	5,627	21/03/2023	27/02/2027	-	-	£478,295	£85.00	Rent deposit sum equivalent to 6 months' rent + VAT. Service charge cap of £16.32 per sq ft.
Ground Floor	The Ritz Hotel (London) Limited	Offices	5,975	16/09/2022	29/12/2027	16/09/2027	-	£418,250	£70.00	Rent deposit sum equivalent to 12 months' rent + VAT. Service charge cap of £17.30 per sq ft.
Ground Floor	Office Reception	Offices	938							
Lower Ground Floor	Common Purpose Training Ltd	High Class Gym	3,763	20/04/2022	19/04/2032	20/04/2027	19/04/2027	£206,965	£55.00	Rent concession (£204,142.75 pa) until and including 19/04/2026. Rent to be topped up (to amount stated) by Vendor. Rent deposit sum equivalent to 9 months' rent + VAT. If tenant does not exercise break option, tenant will be entitled to 11 months' rent free from and including 19 April 2027 to and including 18 March 2028. Service charge cap of £18.51 per sq ft for first 5 years of term from and including 20 April 2022 to and including 19 April 2027.
TOTAL			41,577					£3,760,555	£90.45	

THE TENANTS

COMPANY	SECTOR	DUN & BRADSTREET RISK RATING	NOTES
Jacobs Holding LLP	Investment Management	2	Global professional investment firm based in London & Zurich and founded in 1994 by entrepreneur Klaus J. Jacobs.
Kosmos Energy LLC	Oil & Gas / Mining Services	N/A	US based independent oil and gas exploration and production company.
Ellipses Pharma Ltd	Pharmaceuticals	2	UK pharmaceutical company focused on developing new cancer treatments.
Verdane Advisors Ltd	Private Equity / Advisory	1	UK advisory arm of Verdane, a Nordic private equity firm specialising in growth capital for tech-enabled businesses.
Valor Real Estate Partners LLP	Real Estate Investment & Management	3	UK real estate investment and asset management firm specialising in logistics and industrial assets across Europe.
Eurazeo UK Ltd	Private Equity / Investment Advisory	1	UK arm of Eurazeo, a French-listed private equity and investment group, providing investment management and advisory services.
HIG European Capital Partners LLP	Private Equity / Investment Advisory	1	London-based private equity advisory arm of US-based H.I.G. Capital.
The Ritz Hotel (London) Ltd	Hospitality	2	Operator of one of London's most prestigious five star hotels, located on Piccadilly.
Common Purpose Training Ltd	Health / Gymnasium	3	A UK-based training and personal development provider, offering leadership and skill-building programmes.



ASSET MANAGEMENT INITIATIVES

UNIQUE OPTIONALITY OFFERING

EXCEPTIONAL REVERSION

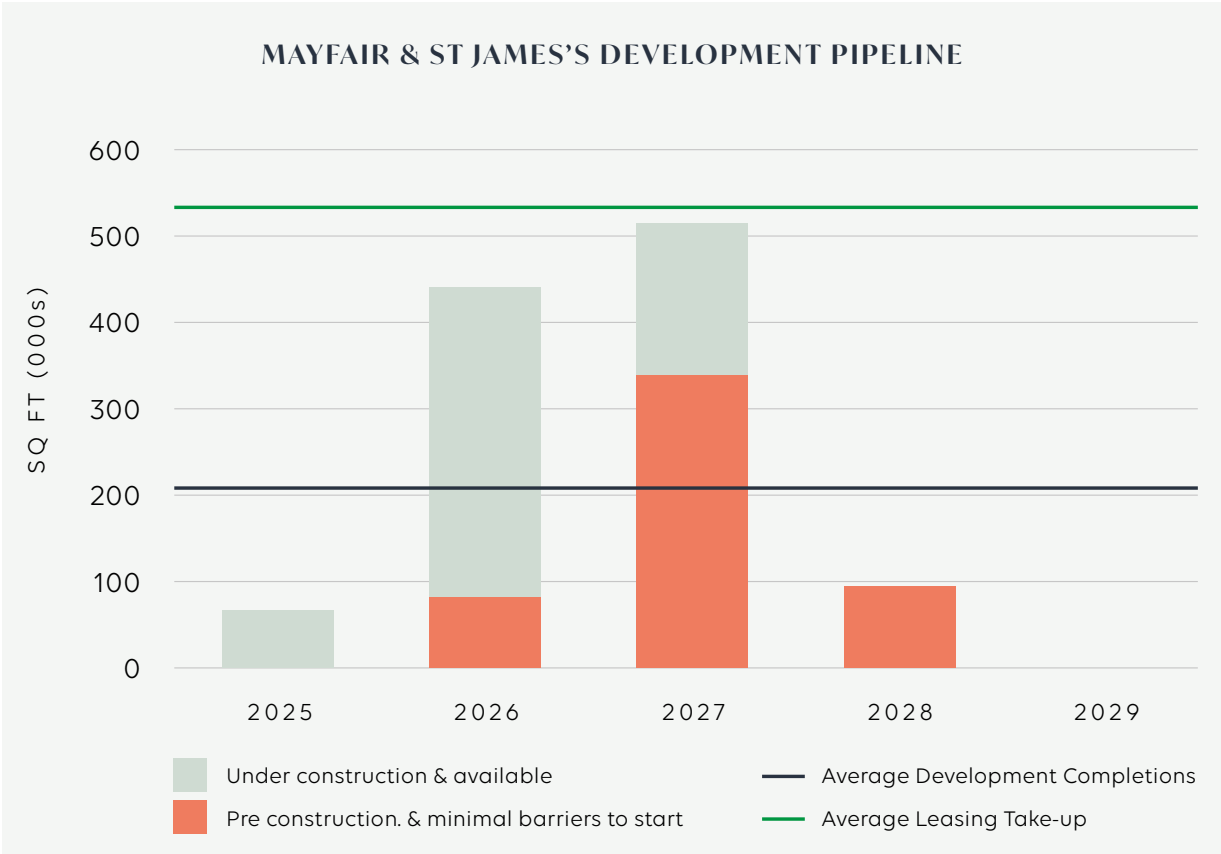


DEMISE & TENANT	LEASE EVENT DATE	PASSING RENT (PSF)	1954 ACT	COMMENTS
7th Floor (Jacobs Holding LLP)	Feb 2026 (Brk)	£120.00	Excluded	Tenant break option served. Opportunity for refurbishment to capture headline rental reversion and demonstrate benchmark for remainder of building. Multiple tenants in the building have expressed interest in this floor.
6th Floor (Kosmos Energy LLC)	Nov 2027 (Exp)	£103.29	Excluded	Opportunity to refurbish and capture headline reversion in November 2027. Optionality for lease extension.
5th Floor (Ellipses Pharma Ltd)	Jun 2027 (Brk) / Jun 2029 (Exp)	£100.00	Excluded	Opportunity to refurbish and capture headline reversion in June 2029. Immediate opportunity for lease extension; tenant has expressed a desire for expansion within the building.
4th Floor (Verdane Advisors Limited)	Dec 2028 (RR) / Dec 2028 (Brk)	£100.00	Excluded	Capture reversionary rental uplift in December 2028 review. Immediate opportunity for lease extension; tenant has expressed a desire for expansion within the building.
3rd Floor (Valor Real Estate Partners LLP)	Jun 2024 (RR) / Jun 2029 (Exp)	£100.00	Excluded	Outstanding June 2024 rent review; opportunity to capture reversionary rental uplift.
2nd Floor (Eurazeo UK Limited)	Jan 2028 (Exp)	£115.11	Excluded	Expressed desire to occupy 1st, 2nd and 7th floors. Opportunity to negotiate reversionary leases at substantial rental premium.
1st Floor (HIG European Capital Partners. LLP)	Feb 2027 (Exp)	£85.00	Excluded	Opportunity to determine lease in February 2027 and capture significant headline reversion. Option to regear lease with HIG, who have expressed a desire to stay.
Ground Floor (The Ritz Hotel (London) Limited)	Dec 2027 (Exp)	£70.00	Excluded	Opportunity to determine lease in February 2027 and capture significant headline reversion.
Ground Floor (Reception)	N/A	N/A	Excluded	Immediate opportunity to reposition reception and common parts to a best in class specification.
Lower Ground Floor (Common Purpose Training Ltd)	Apr-27 (Brk)	£55.00	Excluded	Work with the tenant to improve shared end of journey facilities and offer discounted classed / sessions for onsite tenants.

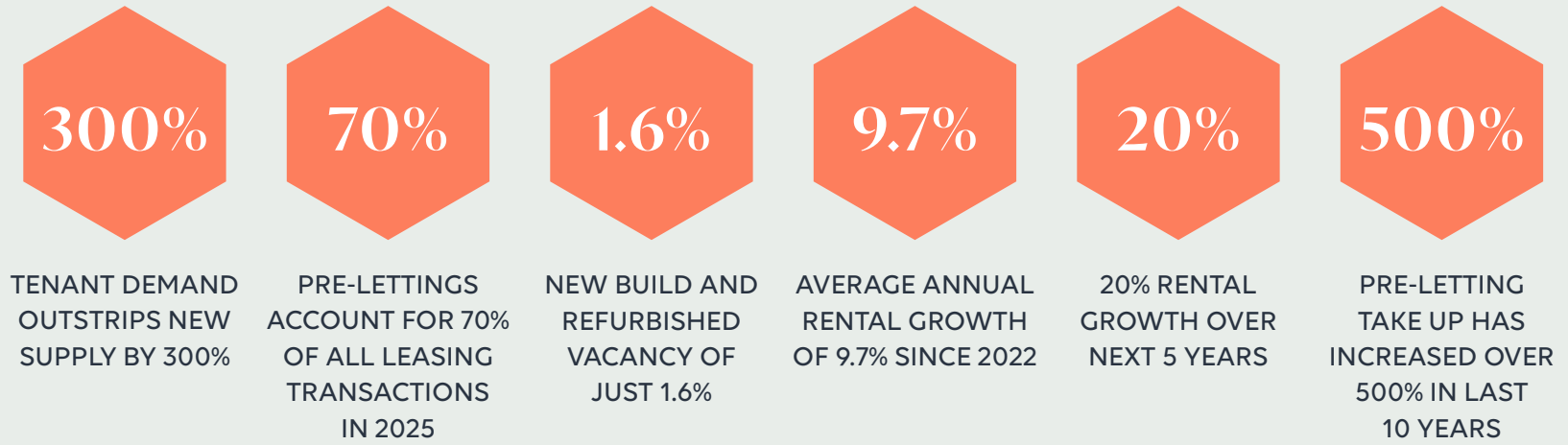
EXCEPTIONAL OCCUPATIONAL MARKET UNDERPIN

Widely recognised as London’s most prestigious office destination, the core markets of Mayfair and St James’s have experienced an explosion of occupational activity over recent years.

The submarket is underpinned by an acute shortage of new supply, with just 600,000 sq ft of speculative space under construction, completing over the next three years, against unprecedented active tenant demand of 1.7 million sq ft.



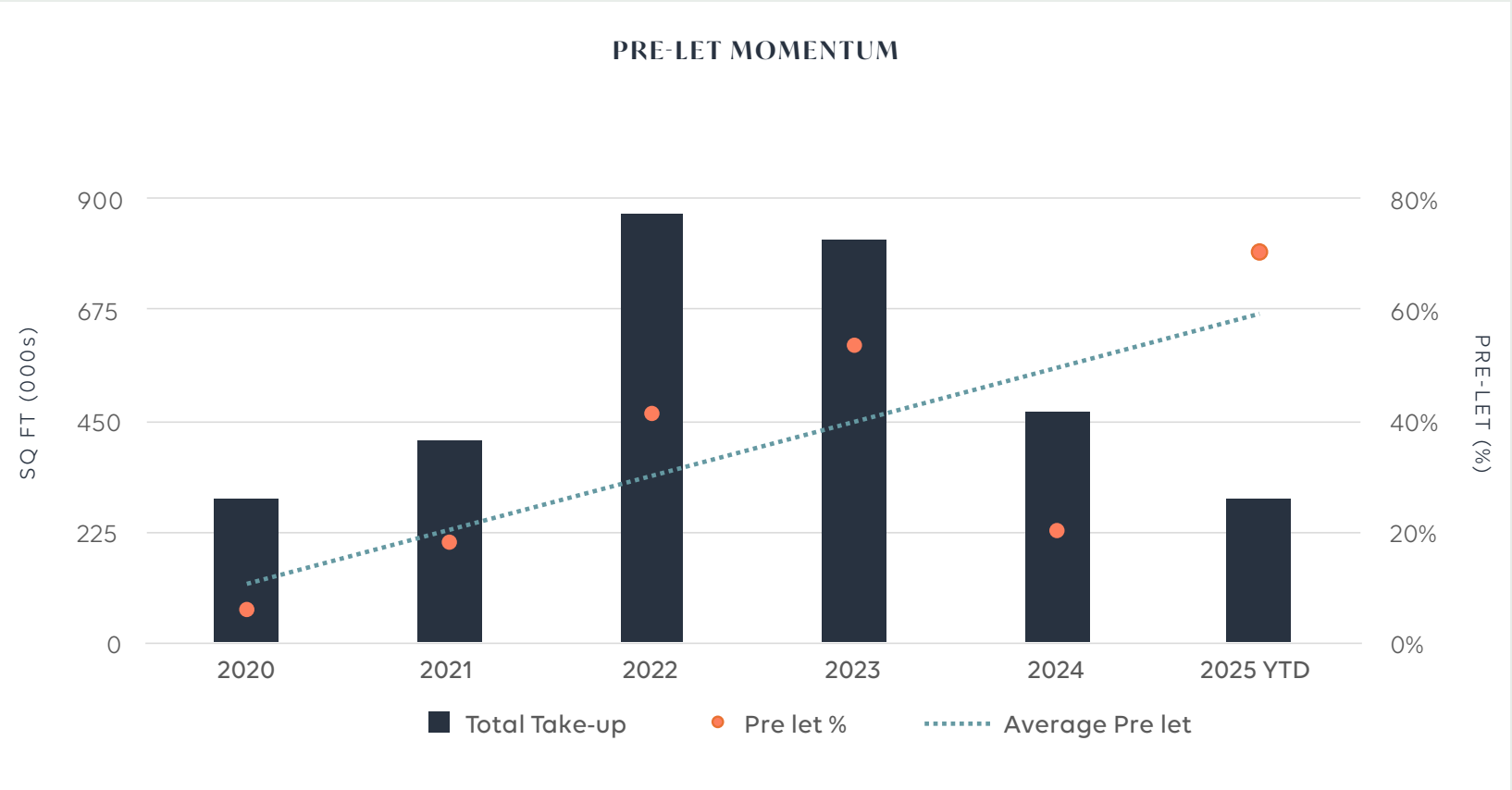
Source: JLL Research



This acute supply/demand imbalance has driven exceptional pre-letting activity for best-in-class office accommodation, catalysing strong rental growth. This is evidenced with pre-lettings accounting for 38% of the total take-up between 2020 – 2025 (YTD) and, for 2025 YTD, representing 70% of all leasing transactions. The result is a new build and refurbished vacancy rate of just 1.6%.

These exceptional market dynamics have resulted in compounded annual rental growth rate of 9.7% since 2022, with a further 20% forecasted over the next 5 years.

This constrained pipeline and resilient demand, backed by an equity rich tenant base, is driving a premium rental tone across the submarket which is now surpassing £200 per sq ft.



LOCAL
DEVELOPMENT
ACTIVITY:
DRIVING
REVERSIONARY
EVIDENCE

The past decade has cemented Mayfair's positioning as London's premier office destination. Award-winning, best-in-class developments, featuring cutting-edge sustainability credentials and exceptional specification, have been complemented by transformational public realm investments that seamlessly blend Mayfair's heritage charm with contemporary commercial excellence.

This has driven unprecedented occupational demand from leading global corporations, looking to secure prestigious HQ addresses within the core. The result has been an average rental growth of 9.7% since 2022, 70% pre-letting in 2025 and rental values now in excess of £240 per sq ft. The delivery of key schemes over the next 5 years will continue to drive an enhanced reversionary rental tone and ensure Mayfair remains the key centre of gravity for both business and leisure.



7 CLARGES STREET, W1
Landlord/Developer: British Land
Area: 49,500 sq ft
Status: Completed 2016



80 GROSVENOR STREET
Landlord/Developer: Frelene Ltd
Area: 17,511 sq ft
Status: Completed Q1 2021



1 BERKELEY STREET, W1
Landlord/Developer: Crosstree Real Estate Partners
Area: 260,000 sq ft
Status: Completed 2022



65 DAVIES STREET, W1
Landlord/Developer: Grosvenor Estate
Area: 65,000 sq ft
Status: Completed Q4 2023



36-38 BERKELEY SQUARE
Landlord/Developer: BEAM
Area: 85,000 sq ft
Status: Completed 2024



48 DOVER STREET, W1
Landlord/Developer: Crosstree Real Estate Partners
Area: 52,000 sq ft
Status: Completed in 2025



77 GROSVENOR STREET
Landlord/Developer: Brookfield
Area: 49,000 sq ft
Status: Completed Q2 2025



50 BERKELEY STREET, W1
Landlord/Developer: BEAM
Area: 175,000 sq ft
Status: Under construction, anticipated completion Q4 2025



LANSDOWNE HOUSE, 57 BERKELEY SQUARE, W1
Landlord/Developer: Audley Property Management, CO-RE
Area: 200,000 sq ft
Status: Under construction, anticipated completion Q1 2027



1 HANOVER STREET, W1
Landlord/Developer: Crown Estate
Area: 126,000 sq ft
Status: Under construction, anticipated completion Q1 2027



7 BROOK STREET, W1
Landlord/Developer: Lazari
Area: 106,000 sq ft
Status: Under construction, anticipated completion Q2 2027



20 DERING STREET, W1
Landlord/Developer: CALEUS
Area: 34,000 sq ft
Status: Vacant, anticipated completion Q4 2027



50 STRATTON STREET, W1
Landlord/Developer: BEAM
Area: 92,549 sq ft
Status: Under construction, anticipated completion Q1 2028



SAVILE ROW POLICE STATION, 27 SAVILE ROW, W1
Landlord/Developer: CPI Property / Henigman
Area: 47,000 sq ft
Status: Consented, anticipated completion Q3 2029



1 HANOVER SQUARE, W1
Landlord/Developer: Global Holdings
Area: 63,000 sq ft
Status: Consented, anticipated completion 2029

MARKET DYNAMICS
DRIVING SUPER
PRIME RENTS

PROPERTY	DATE	DEMISE	TENANT	RENT	AREA (SQ FT)
One Hanover Street, W1	Under Offer	Whole building	Ares Management	£175 psf (blended) £245 psf on best	129,000
Devonshire House, 1 Mayfair Place, W1	Under Offer	2nd	Confidential	c.£190 psf	12,139
50 Stratton Street, W1	Quoting	Whole building	Being marketed	£225 psf (blended)	92,000
The Lazari Building, 7 Brook Street, W1	June-25	Whole building	McDermott Will & Emery	£185 psf (blended) £240 psf on best	110,000
30 Duke Street, SW1	May-25	Whole building	Clayton, Dubilier & Rice	£185 psf (blended) £240 psf on best	62,500
8 Sackville Street, W1	May-25	1st	Woodline Partners	£163 psf	2,832
77 Grosvenor Street, W1	March-25	5th	Viking Global Investors	£220 psf	5,865
21-25 Bruton Place, W1	Feb-25	Whole building	London Square	£208 psf (blended) £225 psf on best	8,473
48 Dover Street, W1	Feb-25	5th	Sixth Street Partners	£180 psf	5,511
33 Jermyn Street, SW1	Jan-25	4th – 7th	GHO Capital	£180 psf (blended)	28,400
Almack House, 26-28 King Street, SW1	Jan-25	Pt 4th	Capital Fund Management	£175 psf	5,000
20 Berkeley Square, W1	April-24	Whole building	First Abu Dhabi Bank	£175 psf (blended) £210 psf on best	21,108
30 Berkeley Square, SW1	Mar-24	3rd	Confidential	£200 psf	8,000
65 Davies Street, W1	Jan-24	3rd	Blue Owl Capital	£165 psf	12,268
48 Dover Street, W1	Jan-24	1st	Lombard Odier UK Limited	£160 psf (blended)	7,760
Berger House, 36 Berkeley Square, W1	May-23	Whole building	Chanel	£180 psf (blended) £245 psf on best	88,327

Source: JLL Research

THE AREA HAS DEMONSTRATED
EXCEPTIONAL RESILIENCE WITH AN
IMPRESSIVE 30% RENTAL GROWTH
OVER THE PAST 3 YEARS.

Current prime rents exceed £240 per sq ft, a figure expected to strengthen further due to the limited development pipeline across the West End and specifically the Mayfair rental growth forecast projecting an additional 20% rental growth over the next five years.



HIGHLY RESILIENT CORE INVESTMENT MARKET

Driven by limited supply and strong investor confidence in long-term rental growth potential, super-prime commercial real estate investments in the core West End have consistently demonstrated remarkable resilience against market volatility. These premium assets offer low vacancy risk and high liquidity, enabling them to maintain stability even when broader economic challenges impact other investment sectors.

The scarcity of such out-performing assets in the core has attracted competitive bidding tension from a diverse investor base, subsequently driving premium pricing.

PROPERTY	DATE	AREA (SQ FT)	TENURE	PRICE	NIY	CV (PSF)
33 St James's Square, SW1	Under Offer	41,317	Freehold	Q. £100.00m	-	£2,420
13-14 Curzon Street, W1	Under Offer	12,785	Freehold	£38.00m	3.16%	£2,927
Washington House, Conduit Street, W1	Available	30,179	Freehold	£80.00m	-	£2,651
24 St James's Square, SW1	Available	17,700	Freehold	£70.00m	3.50%	£3,954
43-44 Albemarle Street, W1	Sep-25	10,767	Freehold	£30.15m	1.68%	£2,800
10 Brook Street, W1	Jun-25	18,000	Virtual Freehold	£43.00m	3.74%	£2,379
11-12 Hanover Square & 287-291 Oxford Street, W1	May-25	46,765	Freehold	£170.00m	3.86%	£3,635
45 Pall Mall, SW1	Nov-24	59,712	Freehold	£135.45m	4.33%	£2,268
3 St James's Square, SW1	Nov-24	50,954	Freehold	£126.00m	4.05%	£2,473
14 St George Street, W1	Aug-24	51,861	Freehold	£133.00m	3.91%	£2,564
24 Savile Row, W1	Jul-24	23,003	Freehold / Long Leasehold	£89.80m	4.09%	£3,020



33 ST JAMES'S SQUARE, SW1



13-14 CURZON STREET, W1



WASHINGTON HOUSE,
CONDUIT STREET, W1



24 ST JAMES'S SQUARE, SW1



43-44 ALBEMARLE STREET, W1



10 BROOK STREET, W1



11-12 HANOVER SQUARE &
287-291 OXFORD STREET, W1



45 PALL MALL, SW1



3 ST JAMES'S SQUARE, SW1



14 ST GEORGE STREET, W1



24 SAVILE ROW, W1

10
STRATTON
STREET

INVESTMENT RATIONALE



SCARCITY

Generational trophy
freehold



EXCELLENT CONNECTIVITY

Located within 1 minute of
Green Park Station and 7 mins of
Elizabeth Line services



**UNPRECEDENTED
LETTING EVIDENCE**

Established rental tone in excess
of £240 per sq ft



**HIGHLY REVERSIONARY
PASSING RENT**

Exceptionally low average
rent of £90.45 psf



**SIGNIFICANT GROWTH
POTENTIAL**

Forecasted rental growth of 20%
over next 5 years



**BEST IN CLASS
REAL ESTATE**

Generous ceiling heights, glazing
and terrace provision



OPTIMUM CONFIGURATION

Highly desirable and
liquid floorplates



**ACUTE DEMAND /
SUPPLY IMBALANCE**

1.7 million sq ft of active demand
outstrips supply by 300%



**EXCEPTIONAL OCCUPATIONAL
DYNAMICS**

Pre-lettings account for 70% of
transactions in 2025



**CAPTURE FULL REVERSION
IN SHORT TERM**

WAULT of 2.3 years (to breaks)
and all leases contracted outside
the Act, offering full control



FURTHER INFORMATION

EPC

B (48)

DATA ROOM

Legal dataroom access is available upon request.

CAPITAL ALLOWANCES

Details of any unclaimed capital allowances are available upon request.

PLANNING

The property is not listed and sits within the Mayfair conservation area.

PROPOSAL

Offers in excess of £100m are sought for 100% of the share capital in the BVI SPV that holds the freehold interest.

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