72 WELBECK STREET

LONDON, W1

PRIME WEST END
FREEHOLD OPPORTUNITY


THE CITY
TOTTENHAM COURT ROAD
SOHO
REGENT STREET
ST JAMES'S PARK
GREEN PARK
BOND STREET
BERKELEY SQUARE
FITZROVIA
OXFORD CIRCUS
MAYFAIR
CAVENDISH SQUARE
72 WELBECK STREET
GROSVENOR SQUARE
BOND STREET
ST CHRISTOPHER'S PLACE
OXFORD STREET
SELFRIDGES
MARYLEBONE
WIGMORE STREET
MANCHESTER SQUARE

INVESTMENT SUMMARY

72 Welbeck Street offers the rare opportunity to acquire a mixed-use, virtual island site with highly reversionary passing rents in a prime West End submarket.

- **Freehold**, prominent virtual island site totalling 0.60 acres
- Prime Marylebone location just 2-minutes walk from Bond Street Station (Elizabeth line)
- Institutional grade headquarters building comprising **113,768 sq ft** (10,569.4 sq m) of Grade A office, retail, and residential accommodation
- **Comprehensive office refurbishment completed in 2022** with no immediate capital expenditure required
- **All-electric** building aligned to CRREM until 2046
- Topped-up passing rent of **£7,728,375** per annum, reflecting just **£69.32 per sq ft** overall
- Long-dated, secure income with an overall **WAULT** of **8.00** years to expiries and 5.80 years to break options
- Diverse income stream with 81.0% offices, 13.5% retail, and 5.5% residential (by income)
- Multi-let offices passing off a low rent of £86.06 per sq ft
- **Significant reversionary potential** with upcoming rent reviews in 2027 and 2028
- Comparable office lettings within the immediate vicinity have achieved rents of up to £185.00 per sq ft
- All office leases are outside the security of tenure provisions of the Landlord and Tenant Act 1954
- Landlord development breaks offer the opportunity for vacant possession in **2031** to explore significant additional massing
- Seven prominent retail units with frontages to three of Marylebone's most prestigious addresses including Wigmore Street, Welbeck Street and Marylebone Lane
- Prime residential accommodation with views across Marylebone, comprising 23 units currently operated under a management agreement with Native Places

OFFERS ARE INVITED FOR THE FREEHOLD INTEREST

SECTION 1:

THE LOCATION

↑ THE IVY, MARYLEBONE

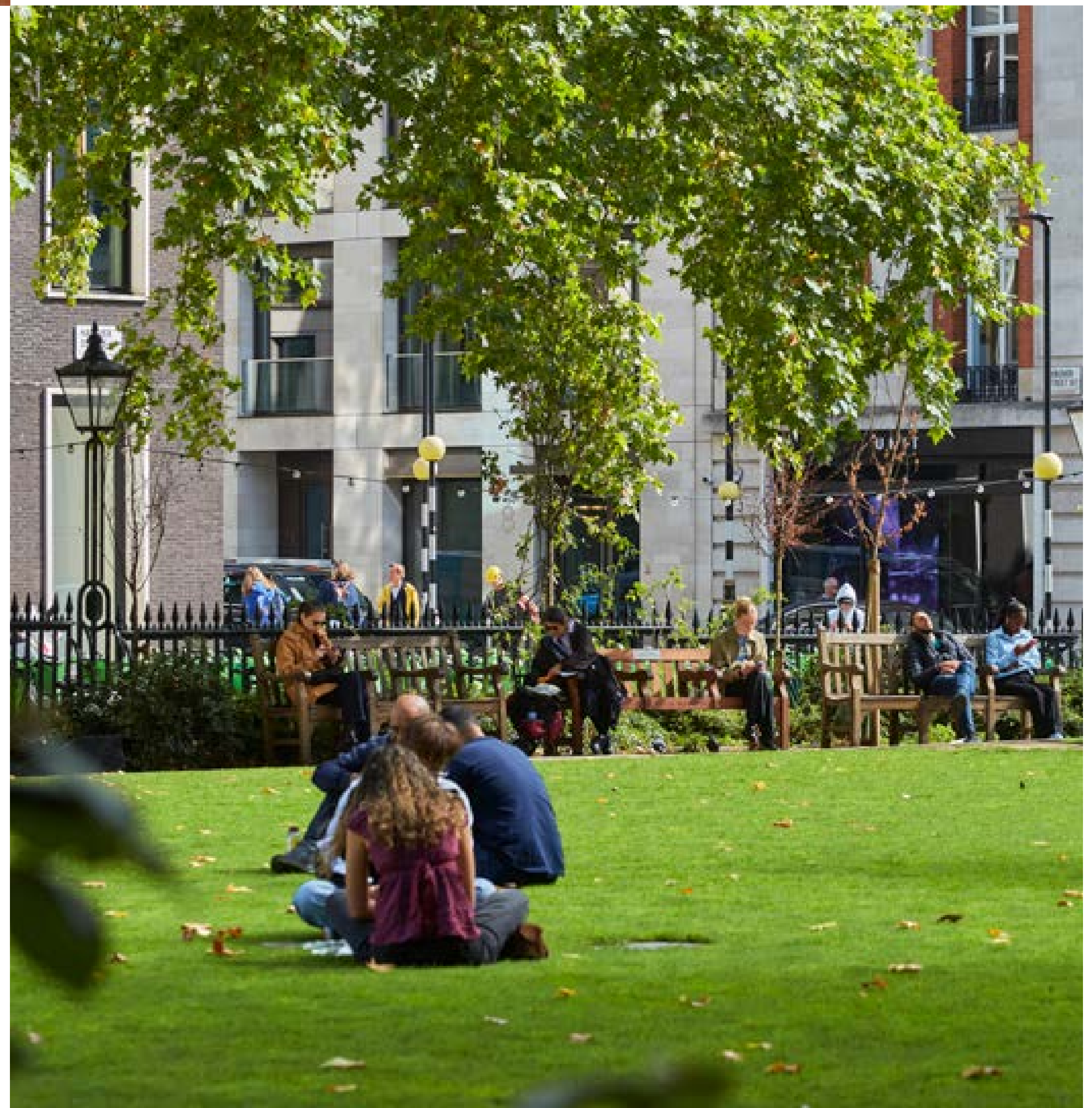
WHERE MARYLEBONE MEETS MAYFAIR

Welbeck Street is situated at the confluence of Marylebone and Mayfair, at the centre of London’s prime commercial district with Bond Street and Oxford Street to the south and Marylebone High Street to the north.

↑ MARYLEBONE LANE

↑ WIGMORE STREET

↓ HANOVER SQUARE



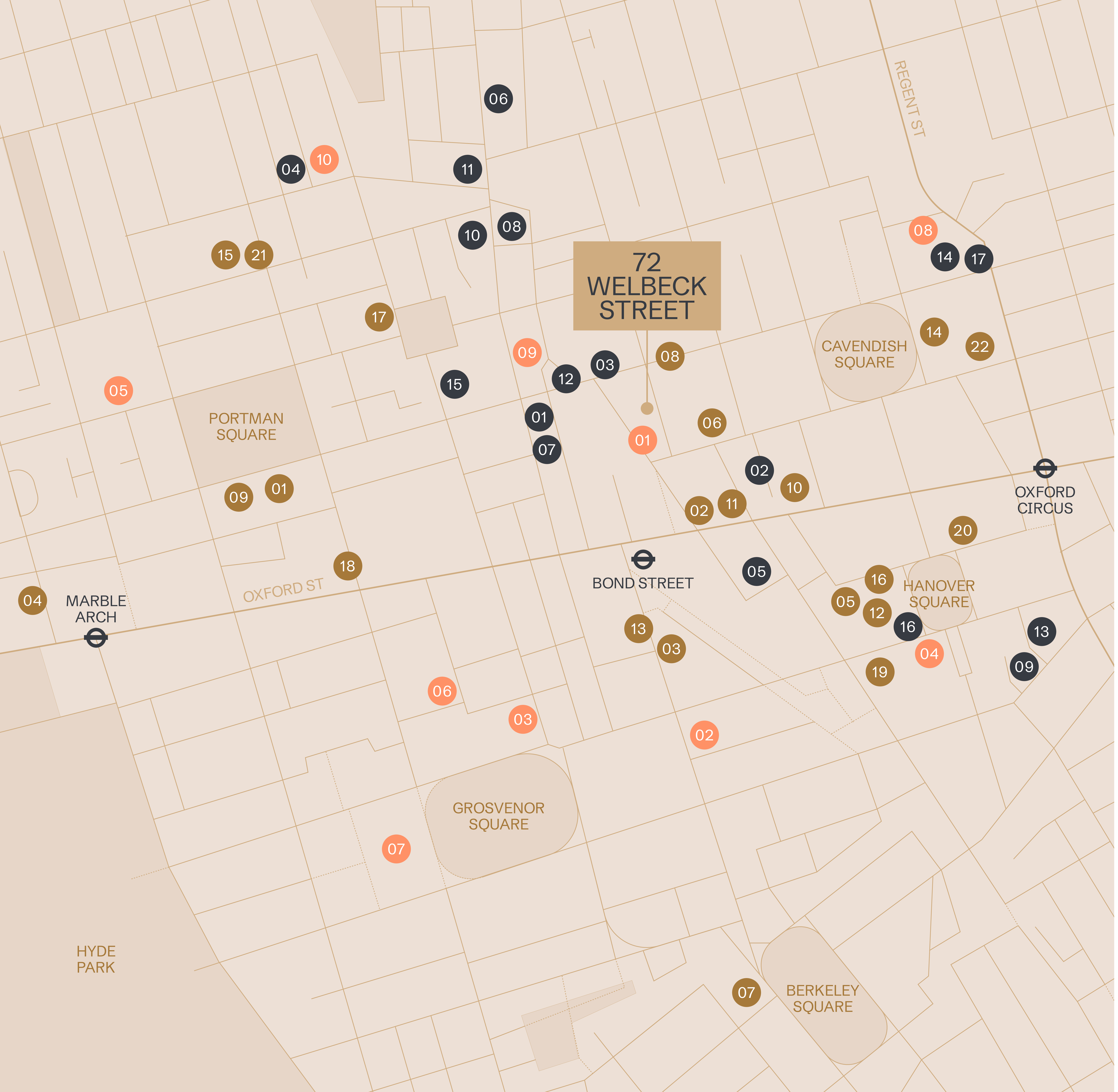
Bond Street boasts the capital’s most luxurious and exclusive retail brands such as Hermès, CHANEL and Burberry. Oxford Street and Marylebone High Street rank among the world’s most sought-after destinations for global brands and boutiques respectively, while the more discreet enclaves of St Christopher’s Place and Portman Village are both on the doorstep.

72 Welbeck Street is immersed in an area rich in culture and is at the centre of the international art trade, being home to Sotheby’s, Bonham’s and The Wallace Collection. The depth and quality of eateries nearby is unparalleled, from a quick lunch on Marylebone Lane to Michelin-starred restaurants such as Trishna, KOL or Lita.

The location boasts enviable access to London’s garden squares, with Cavendish, Manchester, Portman, Hanover, Berkeley and Grosvenor Squares all accessible within a 10-minute walk.

The surrounding area is world famous for its five-star hotels, including The BoTree, Claridge’s, The Langham, The Chancery Rosewood, Nobu Hotel, The Prince Akatoki and Chiltern Firehouse all nearby.

Its prestigious address, convenient location and highly specified office buildings have attracted international corporate occupiers including BDO, Perenco, Lazard, and KKR.



LOCAL OCCUPIERS

OFFICE OCCUPIERS

01 BC PARTNERS
02 BDO
03 BLUE OWL CAPITAL
04 BRIDGEPOINT
05 BROWN ADVISORY
06 CBRE
07 CHANEL
08 CLOSE BROTHERS
09 CPP INVESTMENTS
10 GENERAL ATLANTIC
11 GENERATION INVESTMENTS
12 GLENCORE
13 HARRIS WILLIAMS
14 HCA HEALTHCARE
15 INVESTCORP SECURITIES
16 KKR
17 LAZARD
18 MARKS & SPENCER
19 MCDEMOTT WILL & EMERY
20 PERENCO
21 PIMCO
22 SAVILLS

BARS & RESTAURANTS

01 BAO
02 BEAST
03 CAVITA
04 CHILTERN FIREHOUSE
05 CUBÉ
06 FISCHERS
07 FLAT IRON
08 FOTIA
09 GOODMAN
10 GRANGER & CO
11 JOSEPHINE
12 LINA STORES
13 LITTLE SOCIAL
14 PALM COURT
15 THE DEVONSHIRE ARMS
16 THE MAINE
17 THE WIGMORE

HOTELS

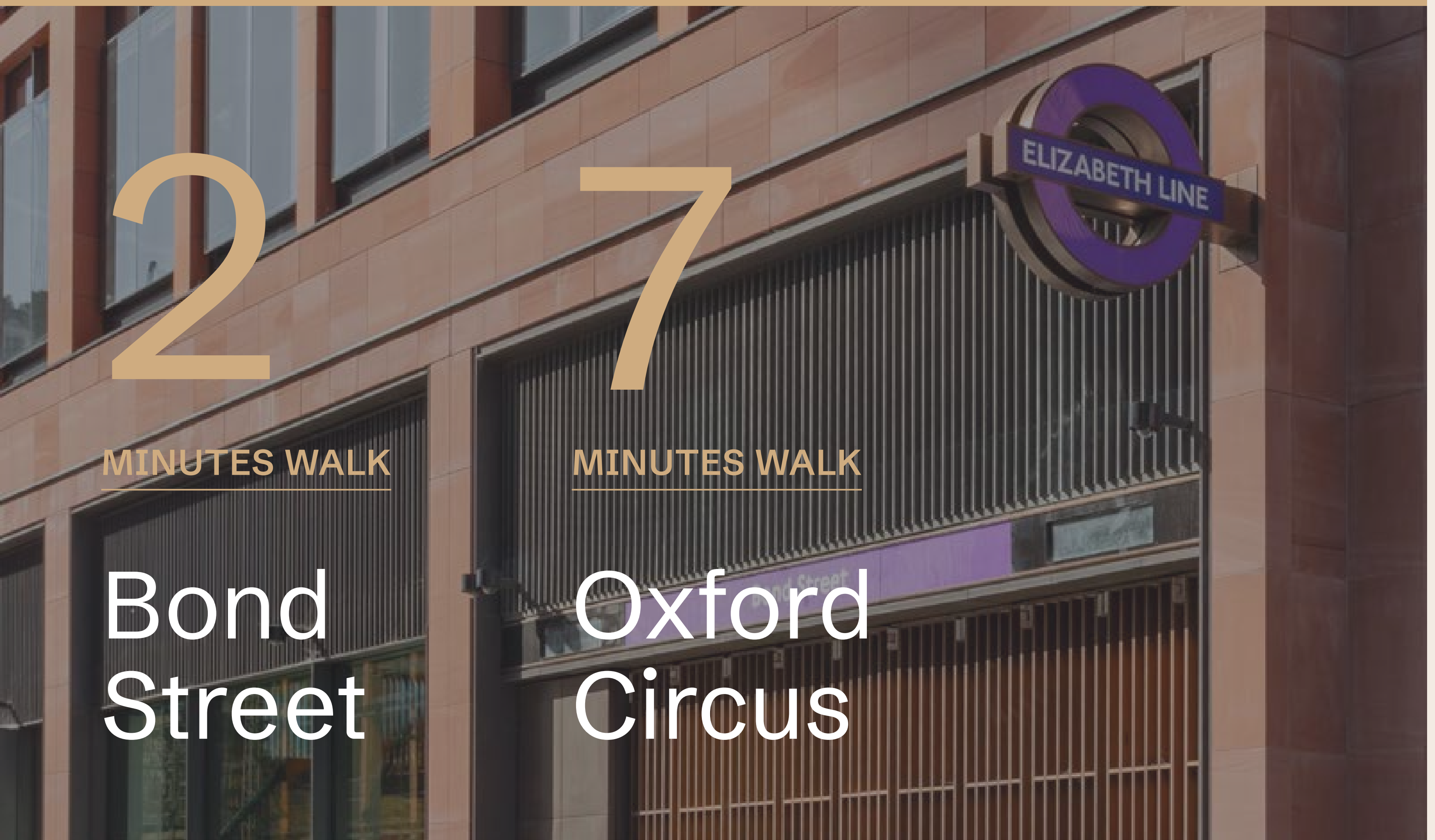
01 THE BOTREE
02 CLARIDGE'S
03 LONDON MARRIOTT GROSVENOR SQUARE
04 MANDARIN ORIENTAL MAYFAIR
05 NOBU HOTEL
06 THE BEAUMONT
07 THE CHANCERY ROSEWOOD
08 THE LANGHAM
09 THE MANDEVILLE
10 CHILTERN FIREHOUSE

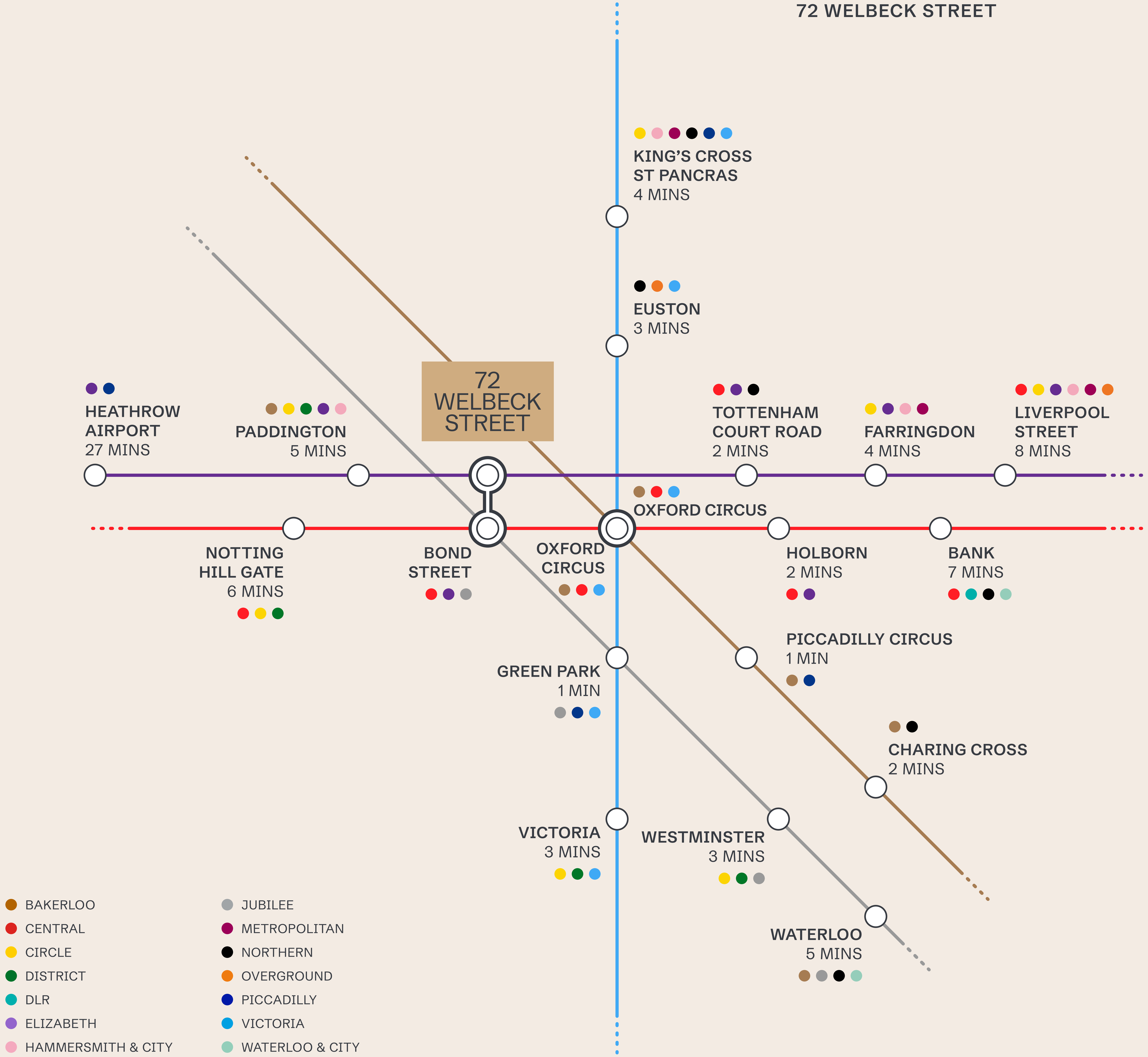
SITUATION & CONNECTIVITY

Occupying a prominent virtual island site of approximately 0.60 acres, 72 Welbeck Street benefits from three frontages to Wigmore Street, Welbeck Street and Marylebone Lane.

72 Welbeck Street occupies a prestigious West End address, just 2 minutes walk from the Elizabeth line entrance at Bond Street Station, which provides excellent connectivity to the wider London underground network.

With in excess of 38 million entries and exits (2023-2024), Bond Street is now one of the top 10 most used stations in the UK.





LOCAL DEVELOPMENTS

The immediate location surrounding 72 Welbeck Street has significantly improved in recent years through major redevelopments, with further transformation expected in the coming years through the proposed pedestrianisation of Oxford Street.

- UNDER CONSTRUCTION
- PLANNING
- COMPLETED

01

9 CAVENDISH SQUARE

Private Investor
30,000 sq ft
Completed Q2 2025

02

CAVENDISH SQUARE

Reef Group
280,000 sq ft
Planning granted
PC TBD

03

33 CAVENDISH SQUARE

BEAM
c.600,000 sq ft
Planning submitted
PC 2033

04

VOGUE HOUSE, HANOVER SQUARE

Global Holdings
137,000 sq ft
Planning granted
PC TBD

05

THE ELEPHANT

Sirosa
175,000 sq ft
Under construction
PC Q3 2026

06

1 CHAPEL PLACE

GPE
57,000 sq ft
Planning submitted
PC TBD

07

THE BURLIAN, 80 NEW BOND STREET & 325 OXFORD STREET

Hines
42,000 sq ft
Completed 2024

08

7 BROOK STREET

Lazari
150,000 sq ft
Under Construction
PC Q4 2026

09

M BUILDING

Ramsbury
330,000 sq ft
Under construction
PC Q4 2025

10

THE BOTREE HOTEL

Shiva Hotels
199 bedrooms
Completed Q3 2023

11

SOUTH MOLTON TRIANGLE

Grosvenor & Mitsui Fudosan
370,000 sq ft
Under construction
PC 2027

12

65 DAVIES STREET

Grosvenor
65,000 sq ft
Completed Q4 2023

SECTION 2:

THE BUILDING

THE BUILDING

72 Welbeck Street underwent a comprehensive office refurbishment in 2022, designed by Buckley Gray Yeoman, to provide 113,768 sq ft (10,569.4 sq m) of Grade A office, retail and residential accommodation arranged over basement and six upper floors.

→ COMMUNAL ROOF TERRACE

↘ THIRD FLOOR

↓ RECEPTION

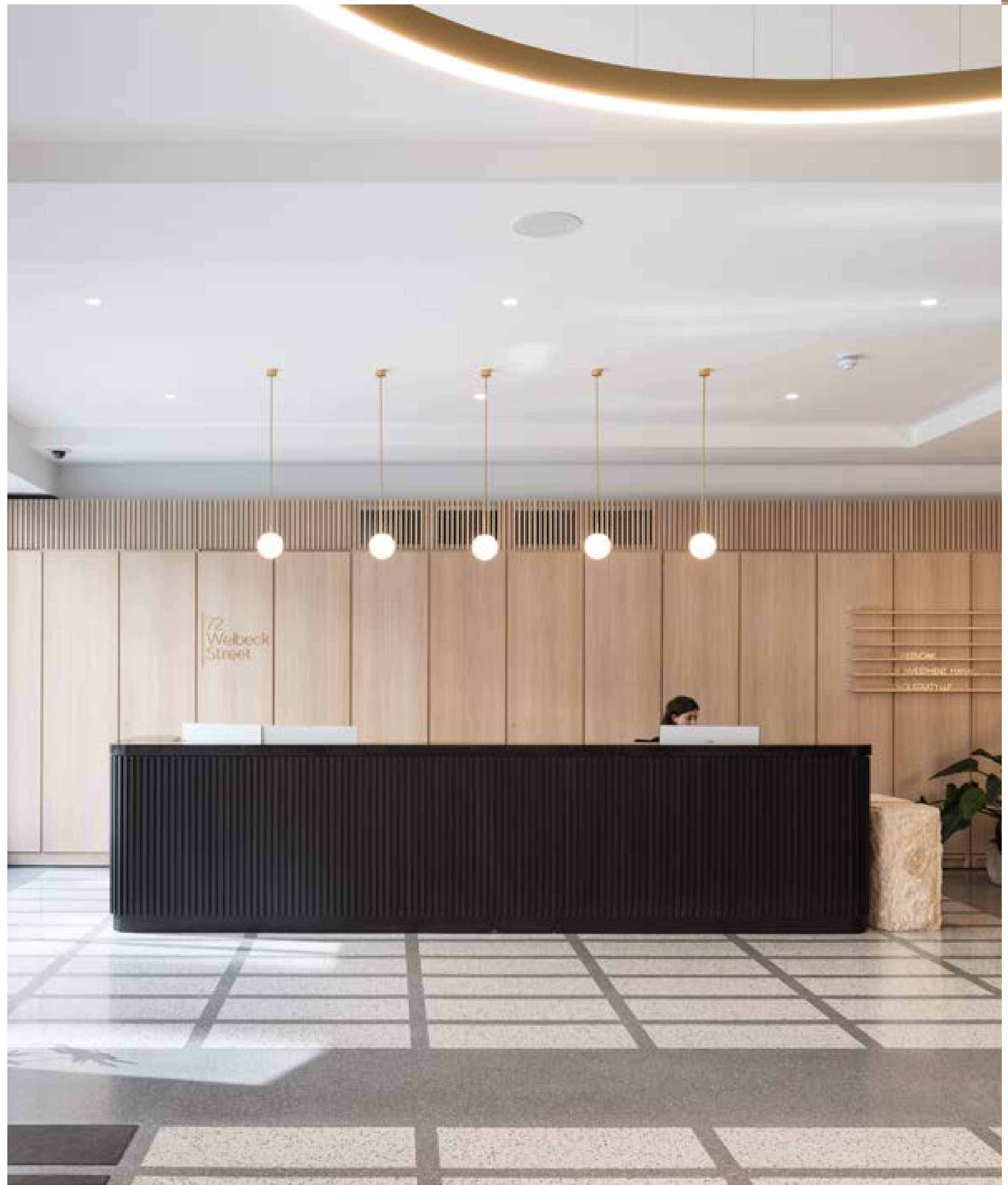
Originally constructed in 1972, redeveloped in 2002 and subsequently comprehensively refurbished in 2022, 72 Welbeck Street provides 113,768 sq ft (10,569.4 sq m) of Grade A office, retail and residential accommodation over basement, ground and six upper floors.

The building is amenity-rich, with an expansive, 2,451 sq ft west-facing communal roof terrace and private on-floor terraces on the first and second floors. The end-of-trip provision is finished to an exceptional standard with extensive showers, lockers and bicycle storage.

There are seven retail units arranged over ground and lower ground floors with frontages to Wigmore Street, Welbeck Street and Marylebone Lane offering two units with return frontages.

The residential element comprises 23 flats across the 5th and 6th floors. There is a dedicated entrance to the residential units on Marylebone Lane which are accessed via two passenger lifts.

Servicing for the building is provided via a loading bay on Marylebone Lane.



72 Welbeck Street underwent a comprehensive refurbishment in 2022 which included the following works:

- Façade enhancement
- Creation of a prominent new reception
- Majority of the office accommodation refurbished, with all new on-floor mechanical and electrical plant
- Installation of new mechanical and electrical central plant including new lifts and chillers
- Expansive communal roof terrace and private terracing
- New end-of-trip facilities
- Refurbishment of the office common parts and WCs
- Window refurbishment throughout

OFFICE SPECIFICATION

The highly-specified office accommodation comprises 72,520 sq ft (6,737.3 sq m) across the first to fourth floors, accessed via a prominent reception on Welbeck Street.

Typical office floorplates span approximately 18,000 sq ft (1,670.0 sq m), offering open-plan space with excellent natural light from triple frontages and a central lightwell.

Floorplates of this size are scarce in the West End and well-suited to today's occupational demands. The office floors are served by two 17-person passenger lifts and one goods lift.


THIRD FLOOR


TERRACE PAVILION


END-OF-TRIP FACILITIES


RECEPTION LOUNGE


BICYCLE STORAGE

The comprehensively refurbished Grade A offices benefit from the following specification:

- Newly remodelled reception
- 2 x 17 person passenger lifts and dedicated goods lift
- 1:8 occupational density
- Raised access floors (100mm)
- Suspended ceilings with exposed services to perimeter
- LED lighting
- Electric two-pipe fan coil heating and cooling system
- Excellent levels of natural light throughout
- Generous floor to ceiling heights of 2.6m to 2.9m
- Landscaped first floor private garden courtyard and second floor private garden terrace
- Substantial communal roof terrace with lift access and a covered outdoor kitchen for events
- WCs on each floor
- Aligned to CRREM decarbonisation pathway until 2046
- Dedicated cycle entrance with 114 cycle spaces, 9 showers and 138 lockers
- Male, female and gender-neutral changing facilities with drying rooms, ironing stations, vanity units and towel store
- The building's electricity is supplied via REGO backed providers

THE RETAIL

The retail element comprises 20,295 sq ft (1,885.5 sq m) arranged across seven well-configured units on the ground and lower ground floors. The configuration provides flexibility for a variety of occupiers, with individual units ranging in size from 380 sq ft (35.3 sq m) to 9,874 sq ft (917.4 sq m), ensuring a vibrant tenant mix.

The retail units benefit from frontages to Wigmore Street, Welbeck Street and Marylebone Lane, providing excellent visibility and accessibility. This flagship location within London's most desirable West End quarter offers retailers a rare opportunity to capitalise on strong footfall and high-profile exposure.

THE RESIDENTIAL

The 5th and 6th floors comprise 23 residential apartments, accessed via a self-contained entrance at 50 Marylebone Lane.

Operated under management agreement with Native Places, the building offers 18,670 sq ft (1,734.6 sq m) of residential accommodation arranged as a combination of studio, 1, 2 and 3-bed apartments, 13 of which benefit from private balconies and terraces.

Currently occupied both by Private and Corporate tenants, Native Places at Marylebone Lane forms a desirable proposition due to both the ultra-prime location and spacious layouts of the residential units.

UNIT TYPE	QUANTITY
Studio	3
1-bed	3
2-bed	15
3-bed	2
TOTAL	**23**

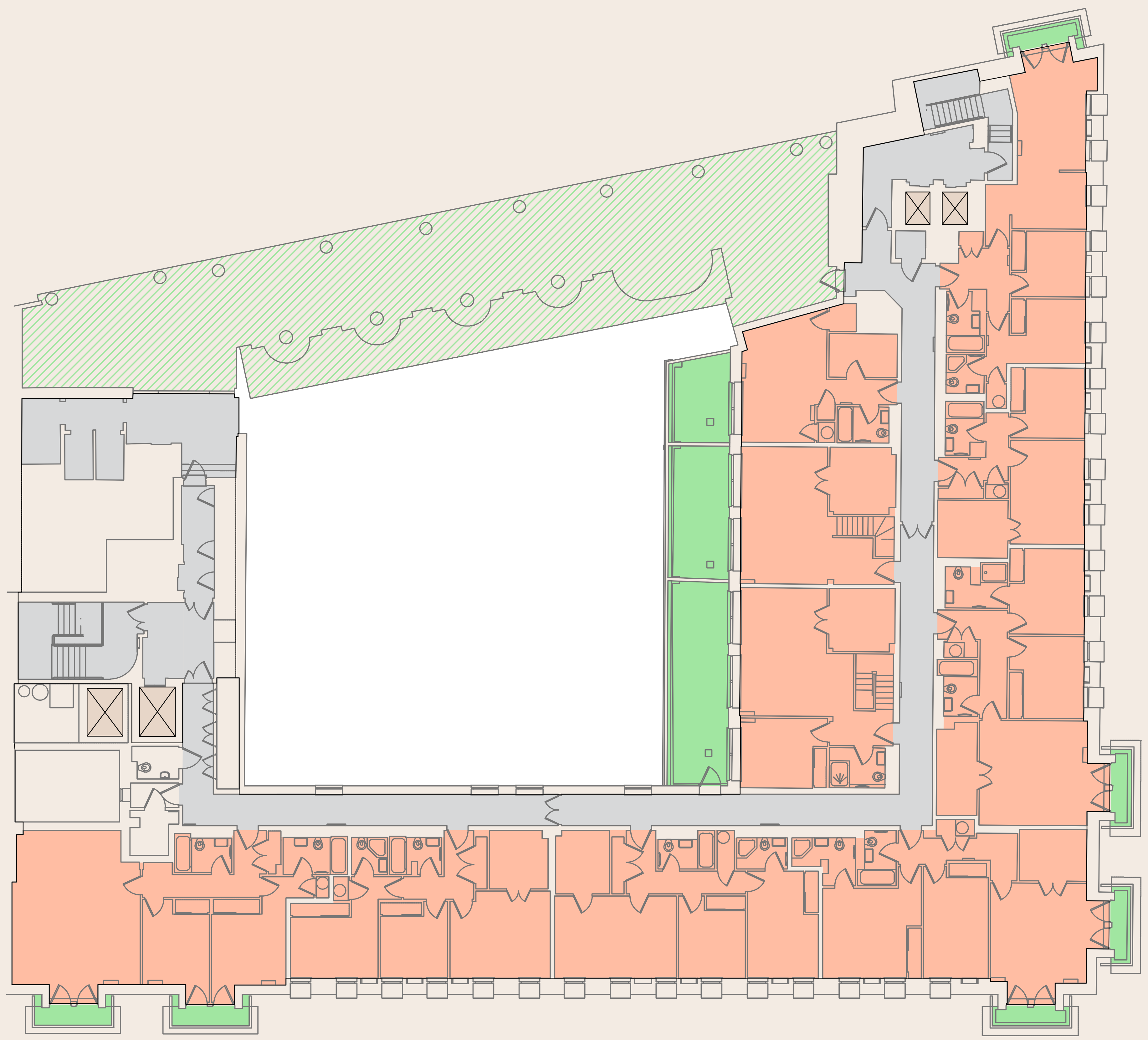
ACCOMMODATION SCHEDULE

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) by Lane & Frankham and Plowman Craven and comprises the following net internal floor areas.

		NIA/NSA	
FLOOR	USE	SQ FT	SQ M
6th	Residential	6,936	644.4
5th	Residential	11,734	1,090.2
4th	Office	17,805	1,654.1
3rd	Office	18,146	1,685.8
2nd	Office	18,024	1,674.5
1st	Office	18,545	1,722.9
GF RECEPTION	Office	2,283	212.1
GF	Retail (69 Welbeck Street)	623	57.8
GF & BSMT	Retail (68 Welbeck Street)	1,094	101.6
GF	Retail (49 Wigmore Street)	380	35.3
GF & BSMT	Retail (45-47 Wigmore Street)	2,526	234.7
GF	Retail (41-43 Wigmore Street)	2,519	234.0
GF & BSMT	Retail (39 Wigmore Street)	3,279	306.6
GF, MEZZ & BSMT	Retail (44-50 Marylebone Lane)	9,874	917.4
TOTAL		**113,768**	**10,569.4**

SIXTH FLOOR

6,936 SQ FT / 644.4 SQ M



FLOOR PLANS

The building offers large floor plates, rarely available in the core West End, excellent natural light and optionality to split office floors due to the configuration of the core.

RESIDENTIAL RESIDENTIAL TERRACE OFFICE TERRACE LIFTS CORE LIGHTWELL

Not to scale. For illustrative purposes only.

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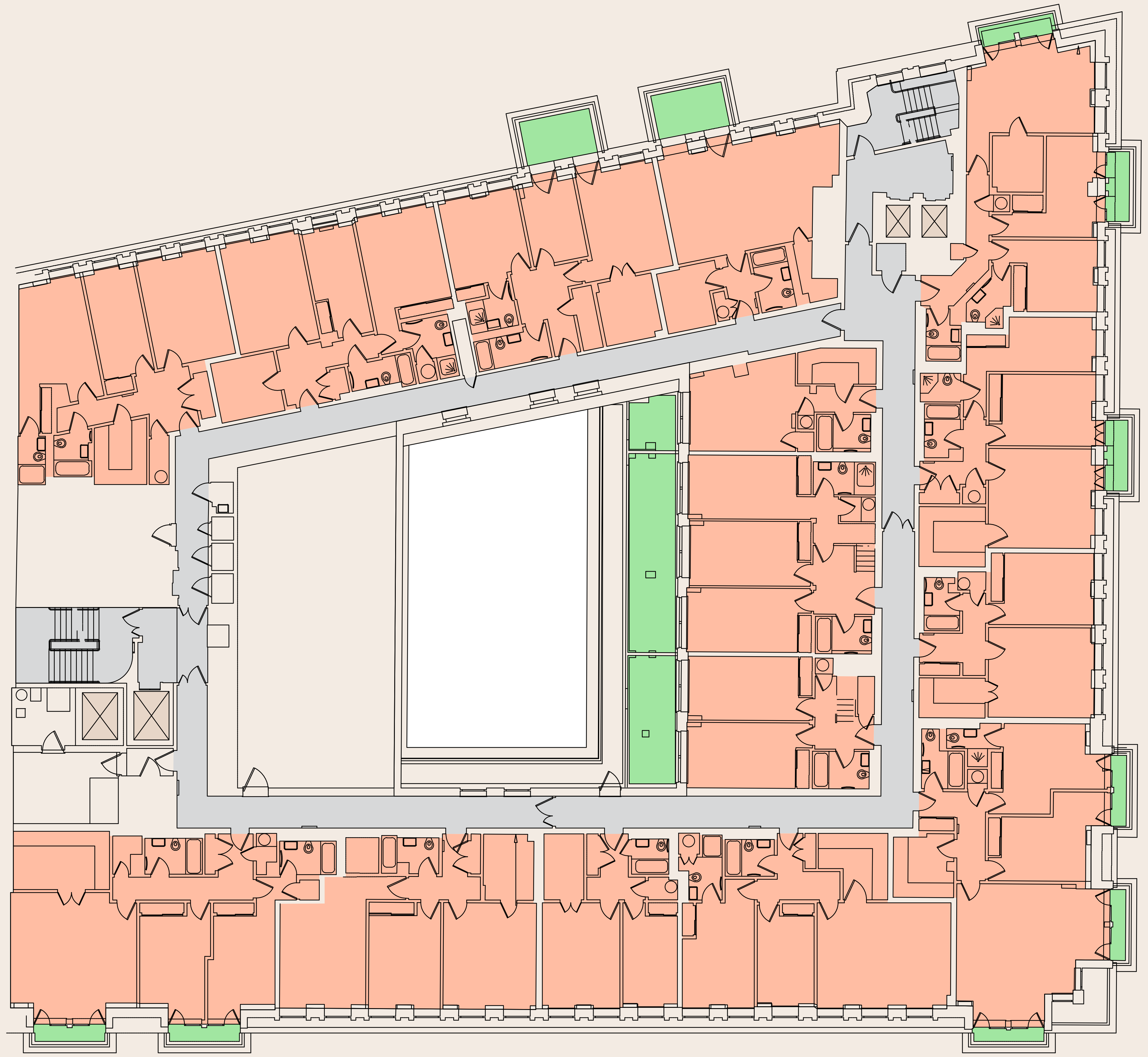
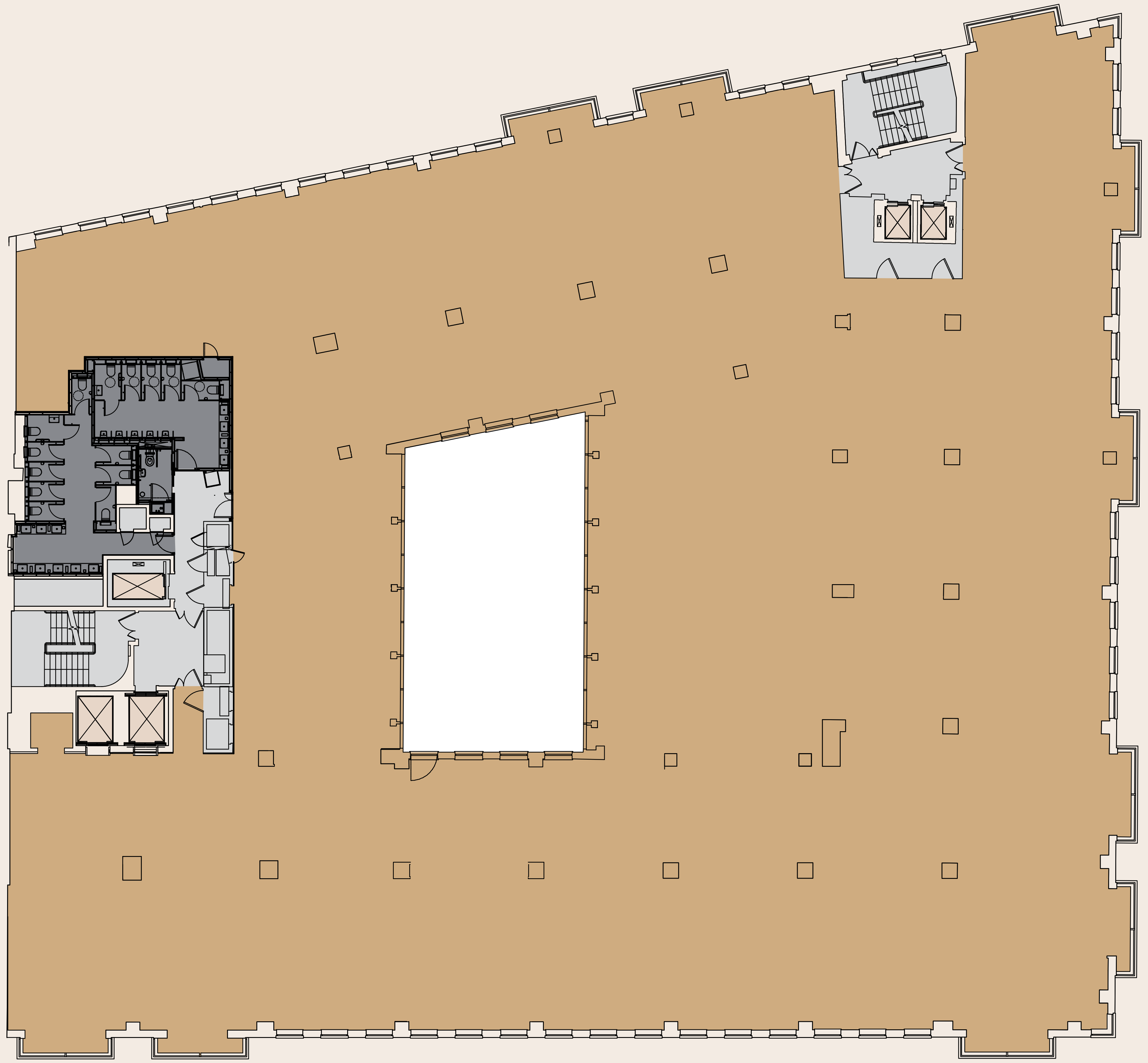
FIFTH FLOOR

11,734 SQ FT / 1,090.2 SQ M



INDICATIVE UPPER (3RD FLOOR)

18,146 SQ FT / 1,685.8 SQ M



RESIDENTIAL
RESIDENTIAL TERRACE
OFFICE
LIFTS
WCS
CORE
LIGHTWELL

Not to scale. For illustrative purposes only.

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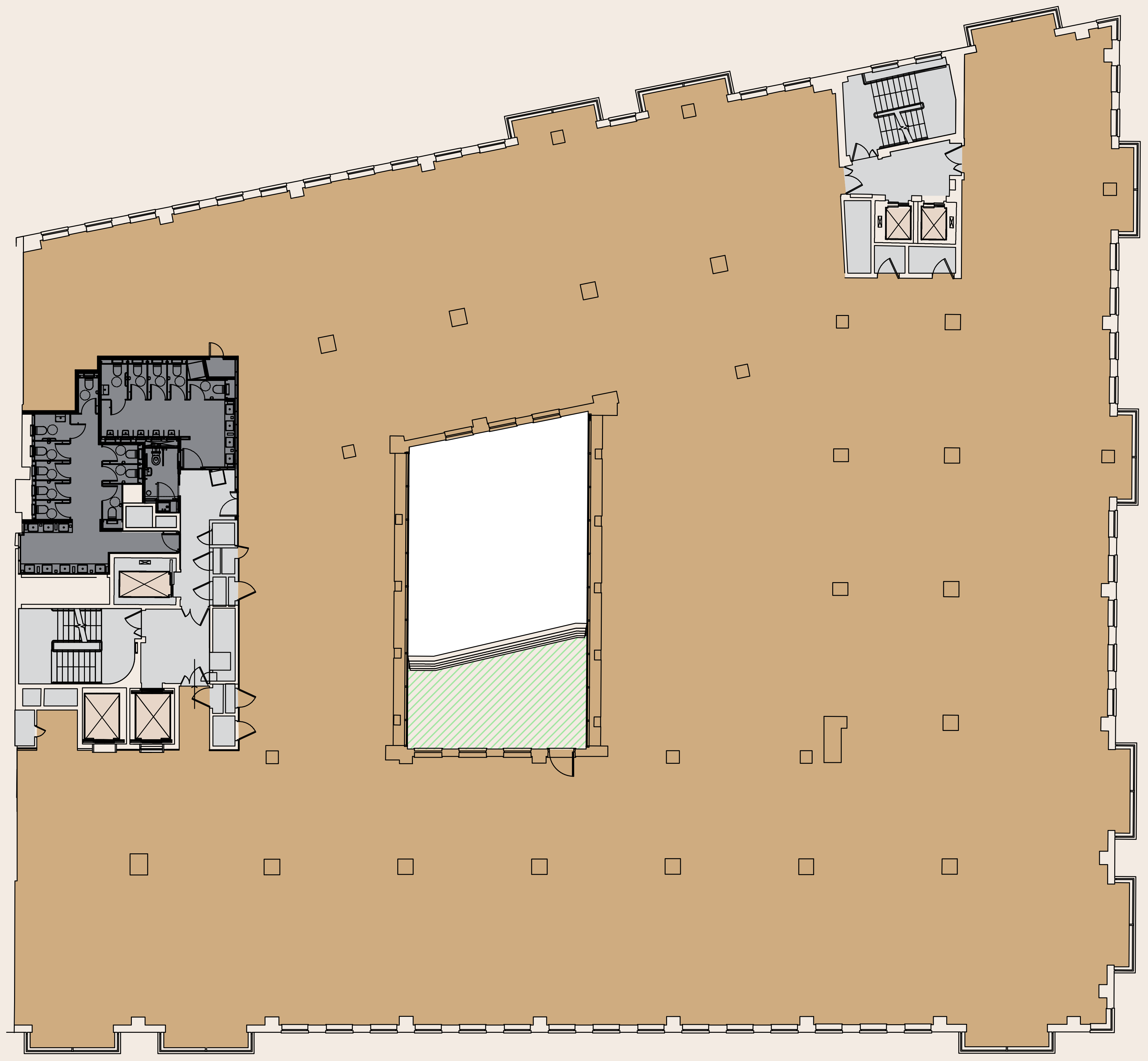
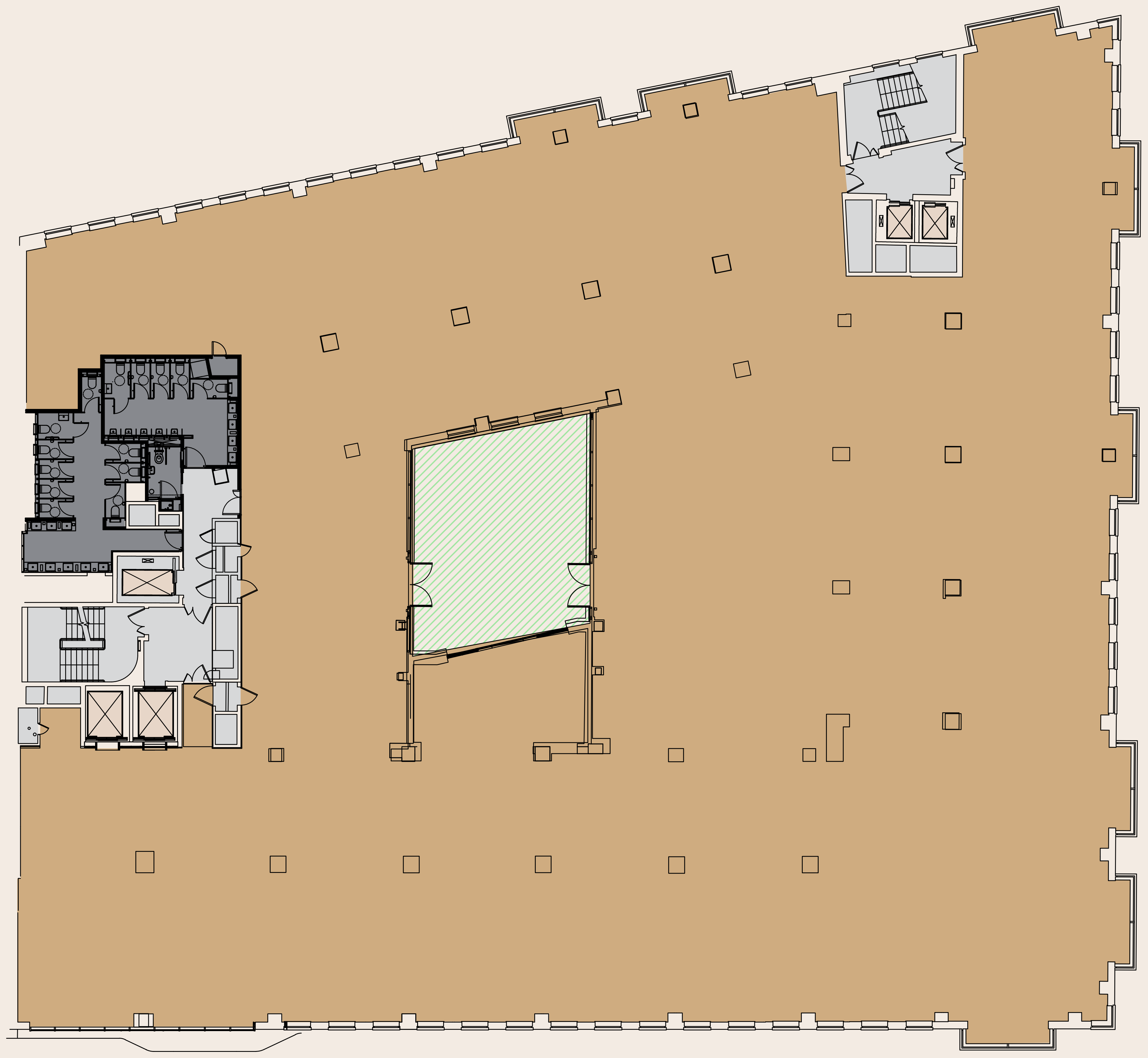
SECOND FLOOR

18,024 SQ FT / 1,674.5 SQ M



FIRST FLOOR

18,545 SQ FT / 1,722.9 SQ M



OFFICE
GARDEN ROOM / OFFICE COURTYARD
LIFTS
WCS
CORE
LIGHTWELL

Not to scale. For illustrative purposes only.

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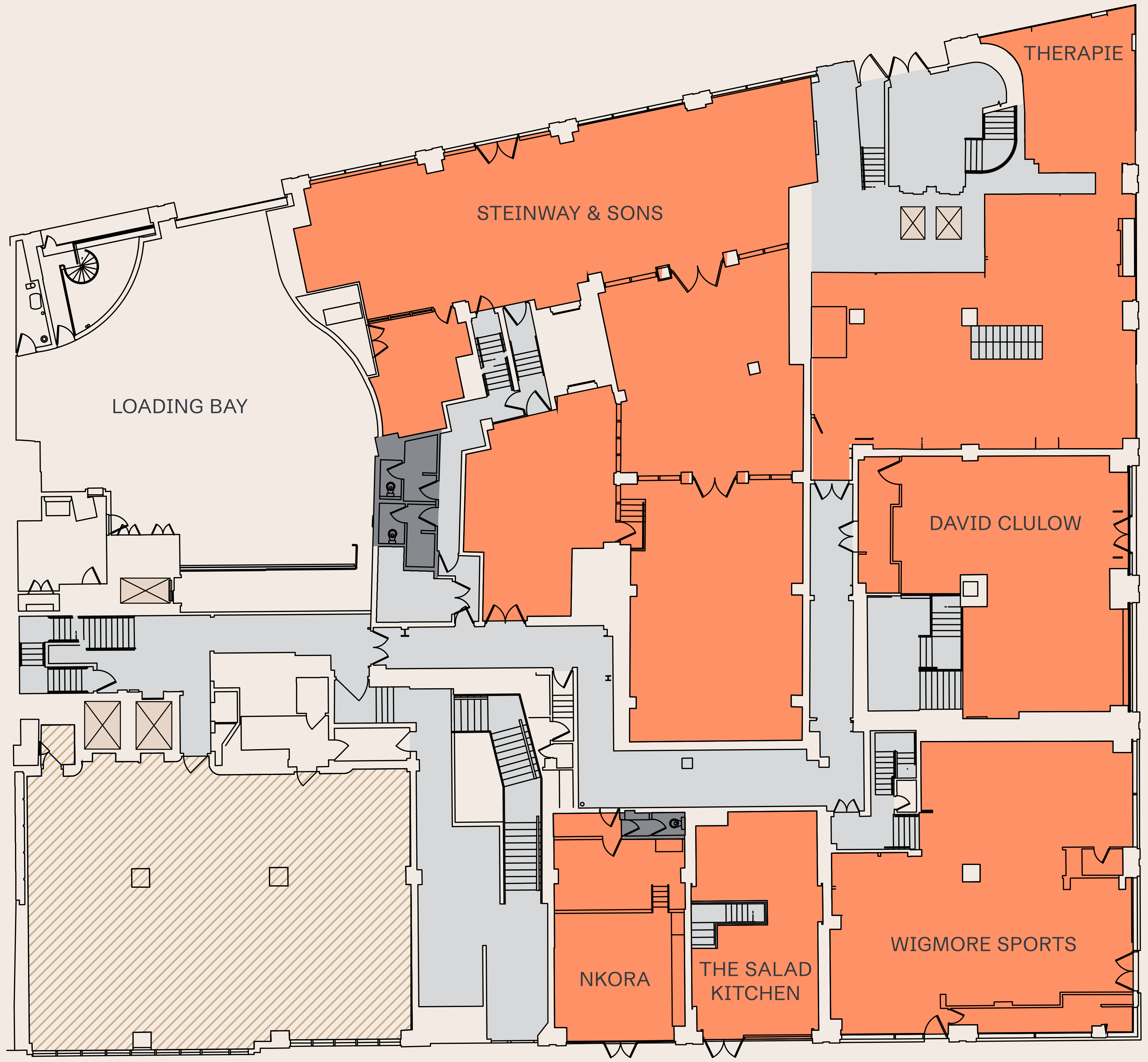
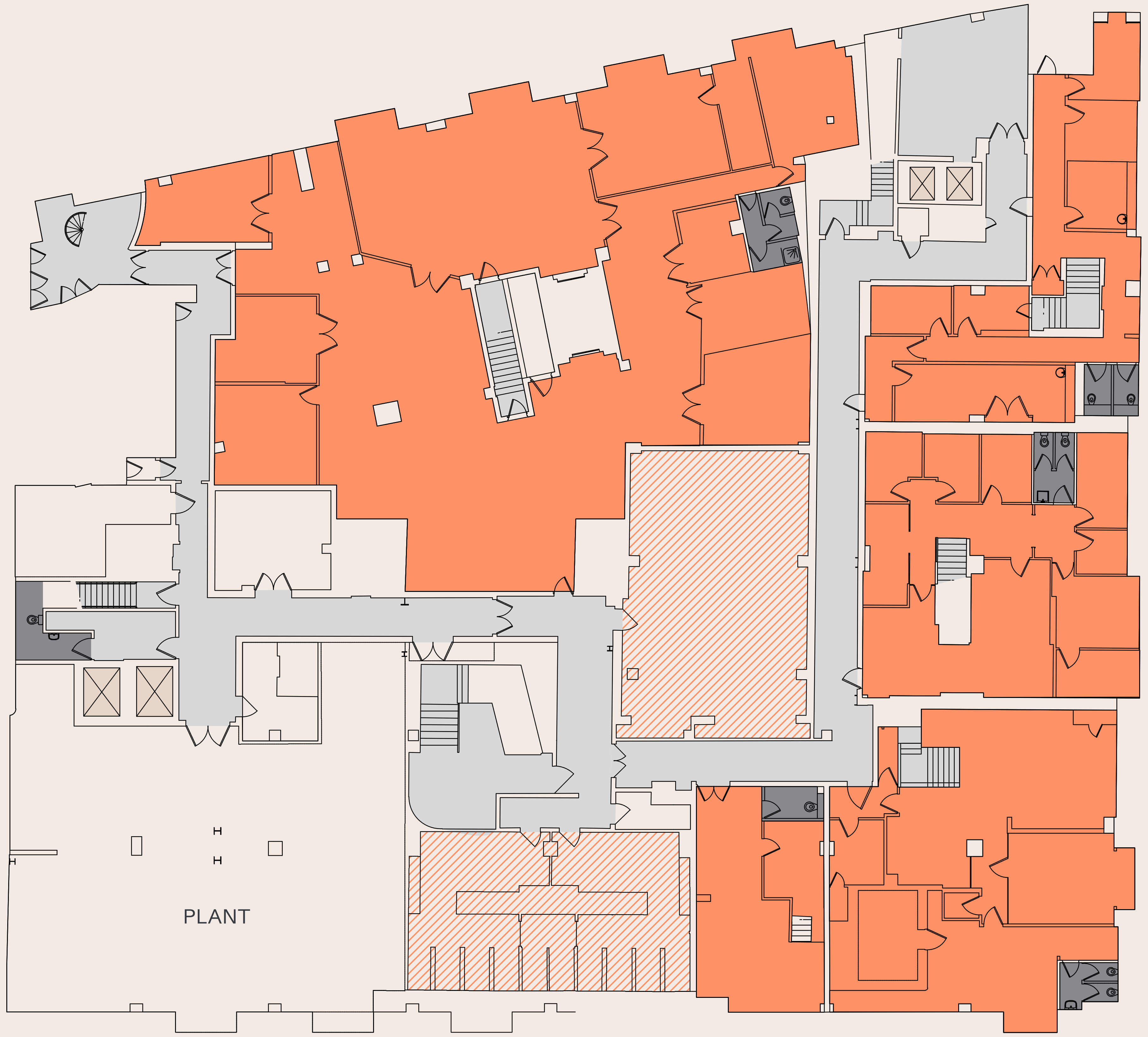
GROUND FLOOR

12,321 SQ FT / 1,144.7 SQ M



BASEMENT

9,466 SQ FT / 879.4 SQ M



RETAIL | OFFICE RECEPTION | END-OF-TRIP FACILITIES | LIFTS | WCS | CORE

Not to scale. For illustrative purposes only.

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SECTION 3:

TENURE & TENANCY

TENANCY SCHEDULE

DEMISE	USE	TENANT	NIA/NSA (SQ FT)	LEASE START	RENT REVIEW	BREAK	LEASE EXPIRY	PASSING RENT (PA)	PASSING RENT (PSF)	COMMENTS
4th Floor	Office	Alberta Investment Management Corporation	17,805	18/05/23	18/05/28	28/09/31 (L)	17/05/33	£1,499,893	£84.24	Landlord's break requires 12 months' notice and sufficient evidence of intention to redevelop. Landlord to pay a break payment to the Tenant, the higher of six months rent 4th Floor East or six months of the proportion of 4th Floor East. The tenant is to benefit from a six month 15 day rent-free period from 18 May 2028. Up to 18 May 2032, the tenant has an option to renew for a further five years. Outside the Landlord & Tenant Act 1954.
3rd Floor	Office	Cain International UK Services Limited	18,146	18/05/23	18/05/28	28/09/31 (L)	17/05/33	£1,587,775	£87.50	Landlord's break requires 18 months' notice and sufficient evidence of intention to redevelop. Up to 17 May 2032, the tenant has an option to renew for a further five years with a day one rent review and nine months rent-free. Outside the Landlord & Tenant Act 1954.
2nd Floor	Office	BentallGreenOak Advisors (UK) LLP	18,024	26/08/22	26/08/27 26/08/32	28/09/31 (L) 26/08/32 (T)	25/08/37	£1,550,064	£86.00	Landlord's break requires 18 months' notice. Tenant break option requires 12 months' notice. Nine months rent-free incentive. Outside the Landlord & Tenant Act 1954.
1st Floor	Office	Providence Equity LLP	18,545	30/09/22	30/09/27	28/09/31 (L)	29/09/32	£1,604,143	£86.50	Landlord's break requires 18 months' notice and sufficient evidence of intention to redevelop. Up to 29 September 2031 the tenant has an option to renew for a further five years with a day one rent review and nine months rent-free. Outside the Landlord & Tenant Act 1954.
69 Welbeck Street	Retail	Nkora Limited	623	12/02/24	12/02/29 12/02/34	01/09/31 (L)	11/02/39	£30,000	£48.15	Landlord's break at date and rolling thereafter on nine months' notice. Outside the Landlord & Tenant Act 1954.
68 Welbeck Street	Retail	The Salad Kitchen Limited	1,094	06/06/25	06/06/30	01/09/31 (L)	05/06/35	£35,000	£31.99	Tenant is in an initial six month rent-free period, followed by a nine month period of half rent (a vendor top-up will be provided). Landlord's break at date and rolling thereafter on six months' notice. Service charge cap of £10,000 per annum (£9.12 per sq ft) with annual RPI uplifts. Outside the Landlord & Tenant Act 1954.
49 Wigmore Street	Retail	Nodnol Limited (T/A Therapie)	380 (332 ITZA)	25/03/20	25/03/25		28/09/31	£55,000	£144.74 (£173.00 ZONE A)	Guaranteed by Fellerim Ltd. Inside the Landlord & Tenant Act 1954.
45-47 Wigmore Street	Retail	Nodnol Limited (T/A Therapie)	2,526 (1,041 ITZA)	25/03/20	25/03/25		28/09/31	£175,000	£69.28 (£173.00 ZONE A)	Guaranteed by Fellerim Ltd. Inside the Landlord & Tenant Act 1954.
41-43 Wigmore Street	Retail	Luxottica Retail UK Limited (T/A David Clulow)	2,519 (1,151 ITZA)	25/12/16	25/12/21		24/12/26	£200,000	£79.40 (£182.50 ZONE A)	Inside the Landlord & Tenant Act 1954.
39 Wigmore Street	Retail	Wigmore Sports Limited	3,279 (1,436 ITZA)	25/12/18	25/12/23 25/12/28		28/09/31	£254,000	£77.46 (£173.00 ZONE A)	Inside the Landlord & Tenant Act 1954.
44-50 Marylebone Lane	Retail	Steinway & Sons	9,874	29/09/16	29/09/21 21/09/26		28/09/31	£312,500	£31.65	Inside the Landlord & Tenant Act 1954.
50 Marylebone Lane	Residential	Native Places	18,670	27/06/23		Various	31/05/39	£425,000	£22.76	Management agreement in place which is further explained on page 23.
TOTAL			**111,485***					**£7,728,375**	**£69.32**	

*Excludes office reception of 2,283 sq ft

EXCELLENT INCOME SECURITY

AIMCO

A leading Canadian investment management firm specialising in institutional investment services for public sector pension funds, government entities and endowments, with $179.6 billion in assets under management.

CAIN

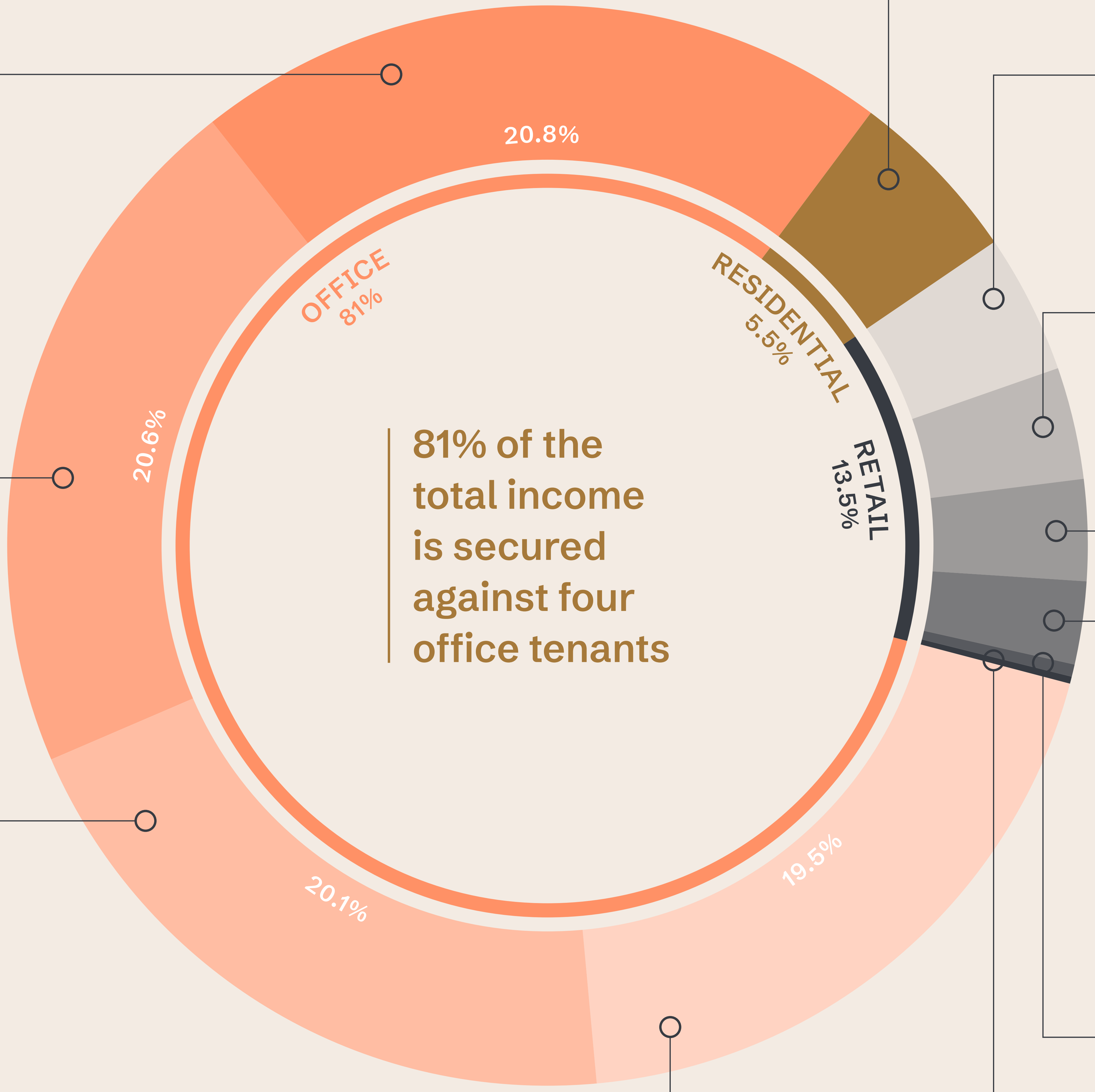
A privately held real estate investment firm, headquartered in London, with £13.6 billion in assets under management across the UK, Europe, and the US. Cain operates as a partnership between its CEO, Jonathan Goldstein and Eldridge Industries.

BGO

A global real estate investment firm headquartered in Miami, with $89 billion in assets under management across 25 cities worldwide and with over 1,400 employees.

PROVIDENCE EQUITY PARTNERS

An established private equity firm with $31 billion in aggregate capital commitments founded in 1989, specialising in strategic investments across media, communications, education and technology sectors. The firm maintains a global presence with offices in Providence, New York, London, Boston and Atlanta.



NATIVE

Native Places is a UK-based aparthotel and serviced-apartment brand with sites across London, Manchester, Glasgow and Edinburgh.

STEINWAY & SONS

The world-renowned luxury piano manufacturer founded in New York in 1853, recognised as the gold standard in pianos with over 170 years in operation.

WIGMORE SPORTS

Wigmore Sports is one of London's premier tennis and racket sports retailers, used by multiple professional tennis players. The shop has established itself as the go-to destination for high-quality equipment and expert service.

THERAPIE CLINIC

Founded in 2002, Therapie Clinic is Europe's leading medical aesthetics provider with over 70 clinics across the UK, Ireland and the US.

LUXOTTICA

The world's largest eyewear company, headquartered in Milan, which owns Ray-Ban, Oakley and Persol. Luxottica also holds exclusive licensing agreements to manufacture eyewear for prestigious fashion houses such as CHANEL, Prada and Burberry.

NKORA

Founded as an independent coffee shop in 2015, Nkora has grown into a popular specialty coffee chain with seven locations in London, known for its commitment to high quality coffee.

THE SALAD KITCHEN

A popular London-based independent salad chain, with seven locations in the capital, renowned for its fresh, customizable boxes.

NATIVE

RESIDENTIAL MANAGEMENT AGREEMENT

Native Places, the aparthotel and serviced apartment operator with buildings across London, Manchester & Glasgow operate the residences at 50 Marylebone Lane under a management agreement. There is flexibility for an incoming purchaser to either continue under the existing agreement with Native or exercise a termination option on the sale, bringing the management of the residential element under their own direct control.

The key terms of the management agreement are outlined as follows:

KEY TERMS

OPERATOR	Native Places Limited
ASSET	23 residential flats at 50 Marylebone Lane, London W1U 2AD
TERM	15 years commencing 27 June 2023, with rolling 24-month extension options
REVENUE MODEL	Mixed AST agreements and short-term stays

BREAK OPTIONS

DISPOSAL BREAK	Either party can terminate if 50%+ units are sold (termination fee applies), also triggered via freehold sale of the whole
OWNER BREAK	28 September 2031 (12 months' notice required)
PERFORMANCE BREAK	From Year 5 if GOP falls below £600k for two consecutive years
STANDARD BREAKS	Via insolvency or material breach

PRIORITY RETURN STRUCTURE

YEARS 1 & 5+	Owner receives full Residual Profit. Year 5 commences on 1 January 2027
YEARS 2-4	As a downside protection, the owner is guaranteed a minimum £425,000 Priority Return with upside participation

The Residual Profit is calculated as follows:

	RATE/AMOUNT	NOTES
GROSS REVENUE	Rental income	
LESS: OPERATING EXPENSES	Operational and staffing costs	
= GROSS OPERATING PROFIT (GOP)		
LESS: MANAGEMENT FEES		
TURNOVER FEE	3% of gross revenue	Monthly in arrears
INCENTIVE FEE	8% of GOP	Quarterly, subject to priority return
DISTRIBUTION FEE	5% of manager lettings	If direct marketing evidence provided
= 100% RESIDUAL PROFIT TO OWNER		

ASSET MANAGEMENT & FEASIBILITY STUDY

FEASIBILITY STUDY

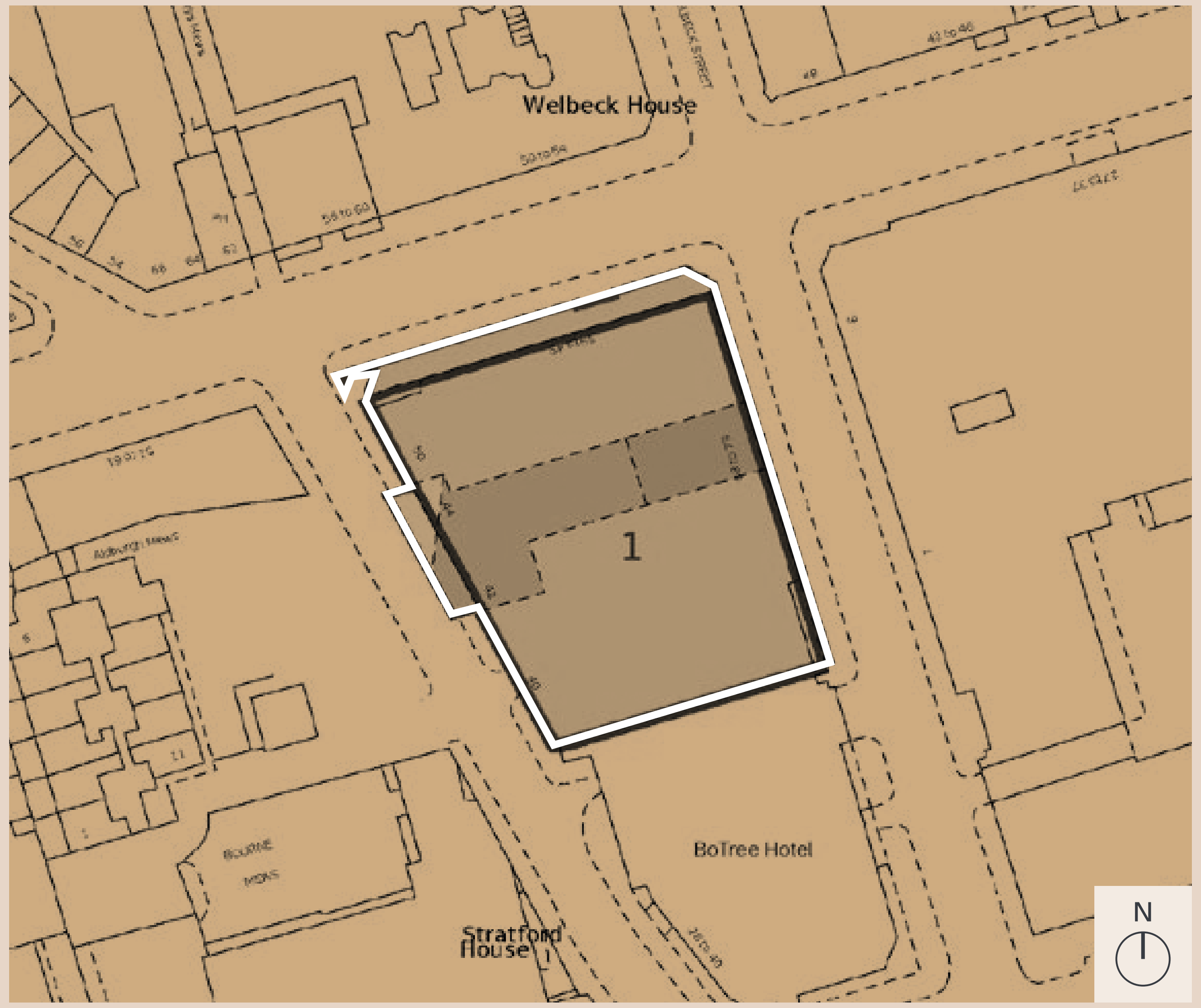
A feasibility study has been undertaken by Buckley Gray Yeoman exploring the potential for additional massing over the site if the 2031 development breaks are exercised. Precedent has been set at the neighbouring BoTree Hotel for additional storeys, with further massing potential via partially infilling the existing central lightwell, with the potential to increase the existing NIA by c.50%, thereby offering significant longer term upside to an incoming buyer. Further details are available in the dataroom.

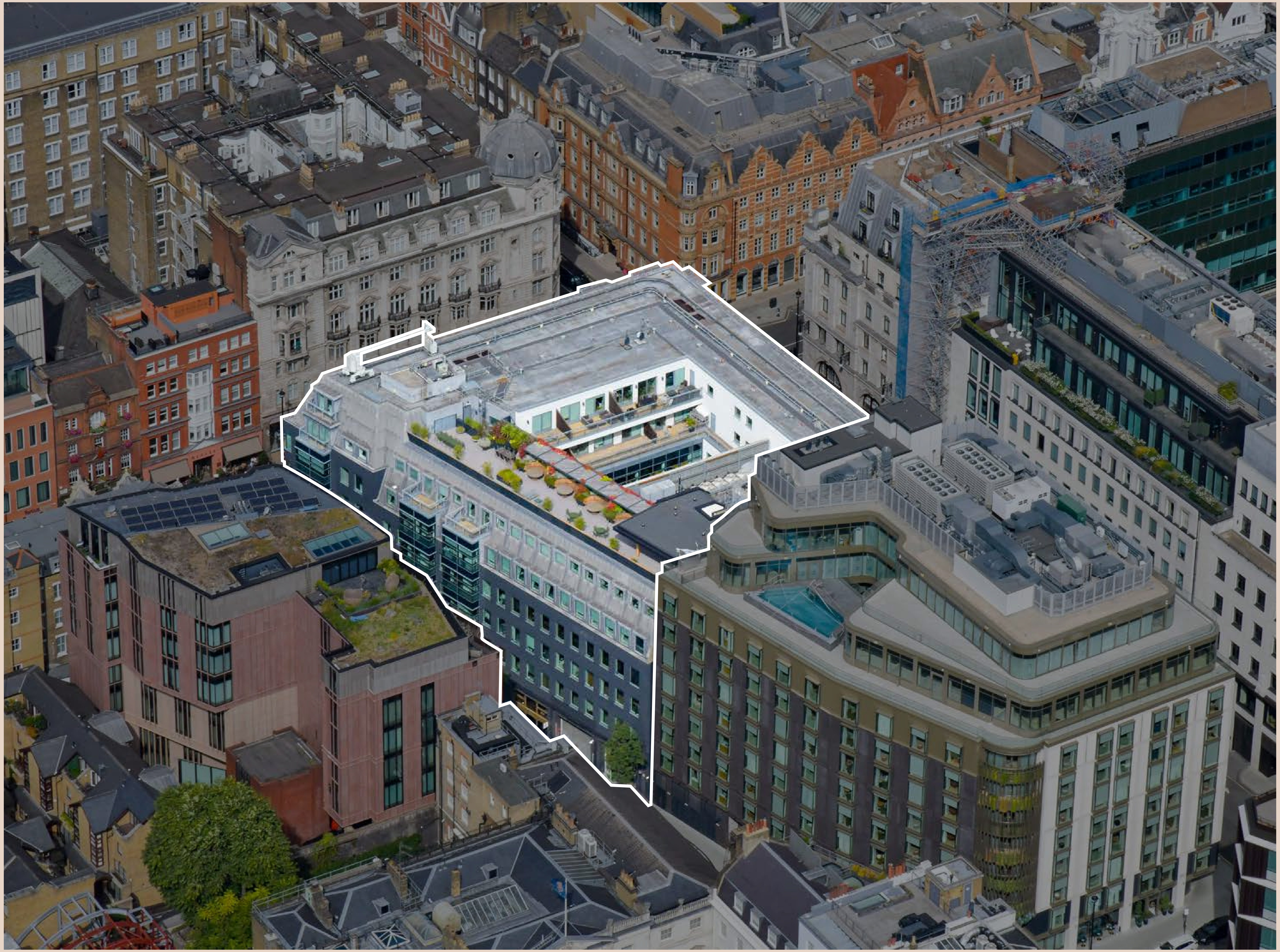
There is a tangible opportunity to drive office rental performance by 2028, with further potential upside from the following asset management initiatives:

- First and second floor rent reviews in 2027. The current passing rents are highly reversionary and reflect £86.50 and £86.00 per sq ft respectively.
- Third and fourth floor rent reviews in 2028. The current passing rents are highly reversionary and reflect £87.50 and £84.24 per sq ft respectively.
- All office leases benefit from development break options in 2031, providing flexibility to terminate, restructure or extend agreements.
- Residential element comprises 23 flats and the passing rent is highly reversionary. Significant upside can be captured through either working with the incumbent residential manager to refurbish and stabilise the units, or taking direct control of the residential via:
  - Landlord development break option in 2031
  - Disposal of 50% or more of the units, triggered in the event of a sale
  - If the gross operating profit falls below £600,000 in two consecutive years (from year five)
- Multi-let retail element benefits from lease events approaching whereby further rental performance can be unlocked. Outstanding rent reviews are yet to be instructed.

TENURE

The property is freehold under title number NGL799321, outlined white.





SECTION 4:

MARKET COMMENTARY

OCCUPATIONAL MARKET COMMENTARY

The West End leasing market continues to witness strong momentum, driven by an acute shortage of high-quality stock driving rents to new market highs.

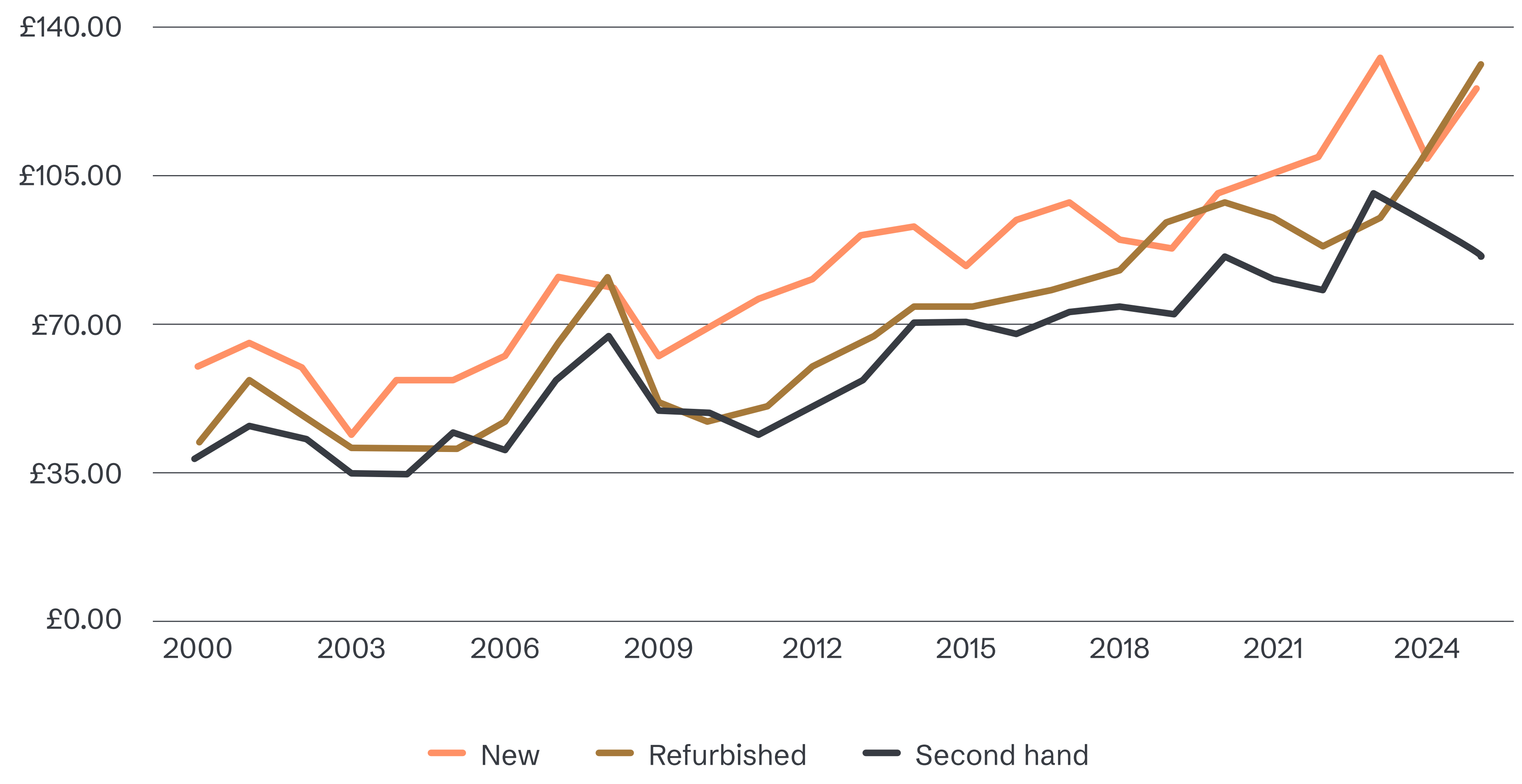
Vacancy rates remain exceptionally low across W1, with new and refurbished space availability falling to just 0.6% this year. This scarcity is compelling occupiers to commit to schemes significantly ahead of completion, further driving rental growth.

The development pipeline reveals the extent of constrained supply. Only 1.9 million sq ft is currently under construction across W1 scheduled for completion by 2028, with 45.2% of this already pre-let. With demand expected to remain at current levels, W1 will face an undersupply of 5.5 million sq ft by 2028. Large floorplates exceeding 15,000 sq ft are even scarcer, with only five W1 schemes currently under construction capable of accommodating large corporate occupiers, two of which are fully pre-committed, intensifying demand for the remaining supply.

This shortage of supply has fundamentally shifted market dynamics. Occupiers are increasingly committing to best-in-class space well before completion, with Marylebone exemplifying this trend through consistent pre-letting activity across both refurbished and newly developed schemes. The supply shortage has also led to an increasing frequency of rents being achieved above submarket prime levels, as clearly demonstrated by recent pre-lettings at The M Building, The Elephant, and 25 Baker Street.

With prime demand continuing to outstrip supply and occupiers placing greater emphasis on ESG credentials, refurbished stock is increasingly achieving rents on par with newly developed stock, driving a convergence in new and refurbished rents and further intensifying competition for the limited available space.

Convergence of New and Refurbished Rents in W1



Rents Achieved Over Prime

With demand outstripping supply for high-quality buildings in this micro-location, best-in-class assets are setting rental evidence far ahead of prime rent

OCCUPATIONAL MARKET COMMENTARY

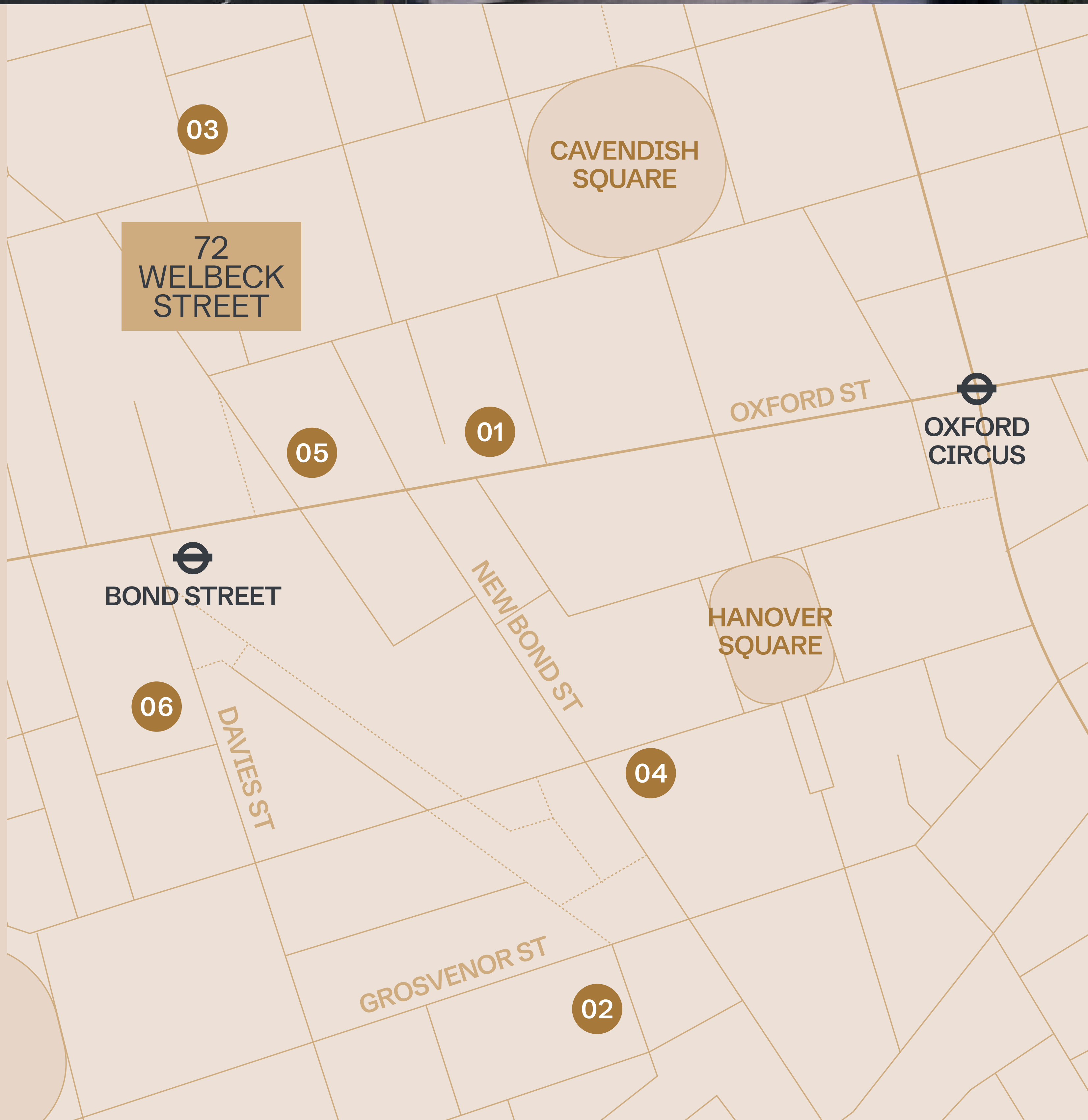
The offices are multi-let off a low rent of £86.07 per sq ft with comparable office lettings in the immediate vicinity achieving rents of up to £185.00 per sq ft.

THE ELEPHANT,
318 OXFORD STREET, W1
£185.00 PSF

THE M BUILDING,
334-338 OXFORD STREET, W1
£165.00 PSF

65 DAVIES STREET, W1
£170.00 PSF

DATE	ADDRESS	FLOOR	SIZE (NIA SQ FT)	TENANT	RENT (£ PSF)	TERM YEARS	
Oct-25	The Elephant, 318 Oxford Street, W1	6-7	41,200	General Atlantic	£185.00	10 YEARS	01
Jul-25	77 Grosvenor Street, W1	2-3	18,300	Nordic Capital	£205.00	10 YEARS	02
Jun-25	42 Wigmore Street, W1	Entire	12,873	Close Brothers Group Plc	£120.00	10 YEARS	03
Jun-25	The Lazari Building, 7 Brook Street, W1	Entire	111,400	McDermott Will & Emery	£187.50	15 YEARS	04
Apr-25	The M Building, 334-338 Oxford Street, W1	7-9	58,500	Generation Investment	£165.00	10 YEARS	05
Apr-25	77 Grosvenor Street, W1	4	7,900	Copenhagen Infrastructure Partners	£217.50	10 YEARS	02
Nov-24	65 Davies Street, W1	3	12,268	Blue Owl Capital	£165.00	10 YEARS	06
Jul-24	The M Building, 334-338 Oxford Street, W1	1-6	220,000	BDO LLP	£115.00 (£135.00 ON BEST)	20 YEARS	05
Jan-23	65 Davies Street, W1	4-5	22,900	Hayfin	£170.00	10 YEARS	06



INVESTMENT MARKET COMMENTARY

Central London investment volumes reached £4.5billion over the first half of 2025, representing a 60% improvement against H1 2024. The West End continues to dominate, responsible for 58% of the volume traded.

→ 11–12 HANOVER SQUARE

↓ THE BURLIAN, 80 NEW BOND STREET & 325 OXFORD STREET

Investor sentiment across London is improving against a backdrop of strong occupational performance and falling interest rates.

There has been a marked return of liquidity for large lot sizes, with thirteen transactions in excess of £100million taking place so far in 2025, with a further six buildings under offer.

Whilst recent years have been dominated by US Private Equity investors, there has also been a recent resurgence in institutional capital returning to the market.

With further interest rate reductions anticipated over the coming months, yields are expected to further compress, in turn stimulating additional investor demand.

DATE	ADDRESS	TENURE	PRICE	YIELD	CAP VAL PSF	WAULT (BREAKS)	BUYER
Under Offer	1 Newman Street, W1	FH	c.£250.00m	4.48%	£2,062	10.2 (7.9)	ROYAL LONDON
Under Offer	The Burlian, 80 New Bond Street & 325 Oxford Street, W1	FH	c.£190.00m	3.75%	£4,524	15.0	CONFIDENTIAL
May-25	11-12 Hanover Square, W1	FH	£170.00m	3.86%	£3,365	4.1	DELANCEY & AWARE SUPER
Apr-25	20 Manchester Square, W1	LLH 110yrs 18.75%	£118.10m	5.20%	£1,497	15.0	DELANCEY & AWARE SUPER
Mar-25	1 Chapel Place, W1	FH	£56.00m	4.47%	£1,636	2.0	GPE
Nov-24	45 Pall Mall, SW1	FH	£135.45m	4.33%	£2,268	4.9 (3.5)	ARES
Mar-24	55 St James's Street, SW1	FH	£63.40m	4.30%	£2,245	4.1 (2.0)	NOMURA REAL ESTATE DEVELOPMENT

RESIDENTIAL MARKET COMMENTARY

London's prime residential market currently presents a strategic opportunity for investors. Within the Central London residential landscape, Marylebone stands out as a uniquely resilient and sought-after location.

Its distinct 'village' atmosphere attracts a deep and diverse tenant base of professionals and families alike. The rental market remains robust, underpinned by strong tenant demand, particularly for flats, which accounted for 95.1% of Marylebone's rental market over the last 12 months. High-specification two-bedroom apartments secure strong rental returns of £1,250–£1,500 per week, demonstrating the tangible substantial reversion in the rental profile of the apartments at 50 Marylebone Lane.

Bolstered by world-class amenities and superb connectivity via the Elizabeth Line, Marylebone is perfectly positioned to capture and even exceed the strong forecast rental growth, promising superior and stable performance for this prime building.

JLL forecasts cumulative growth through 2029 in both capital values (17.5%) and rents (18.7%), underscoring Central London's long-term appeal for both tenants and investors.

RENTAL GROWTH (%PA)	2025	2026	2027	2028	2029	CUMULATIVE CHANGE (%) 2025–29
Central London	2.0	3.0	3.5	4.5	4.5	18.7
UK	2.5	3.0	3.5	4.0	4.5	17.1

← MARYLEBONE HIGH STREET

RETAIL MARKET COMMENTARY

DATE	PROPERTY	ZONE A	OCCUPIER
Q2 2025	95 Wigmore Street, W1	£214 Zone A	Prezzemolo & Vitale
Q3 2024	35 Wigmore Street, W1	£205 Zone A	Boots Opticians
Q1 2024	79–81 Wigmore Street, W1	£240 Zone A (lease renewal)	Hastens Beds
Q1 2024	31 Wigmore Street, W1	£210 Zone A	Bulthaup

Marylebone is one of London's most affluent and desirable neighbourhoods, renowned for its elegant streetscape, affluent catchment and high-quality amenities.

The area offers a well-balanced tenant mix, anchored by boutiques, flagship showrooms, aspirational lifestyle brands and destination dining, complemented by a concentration of medical and wellness occupiers linked to Harley Street.

The exceptional connectivity of the location drives consistently high footfall, which continues to strengthen across the wider West End with average weekly footfall up 3.4% since the start of 2025. Importantly, this demand is not only driven by international visitors but also by a loyal, high-spending local catchment.

Occupational demand in the West End retail market remains robust, underpinned by limited supply of prime space. Zone A rents in Central London have risen approximately 22% since 2021, returning to pre-pandemic levels, with Marylebone benefitting from this momentum. Recent deals on Wigmore Street have achieved in excess of £200 Zone A rents, demonstrating the building's reversionary nature. The combination of affluent demographics, high visitor volumes and constrained supply continues to support strong rental tones and low vacancy.

With its blend of destination retail, dining and wellness, Marylebone offers a uniquely defensive and sustainable retail environment, with 72 Welbeck Street well positioned to benefit from both short-term rental growth and long-term capital appreciation.

INVESTMENT RATIONALE

- **LANDMARK FREEHOLD HEADQUARTER BUILDING** – All office floors pre-let prior to completion
- **PRIME WEST END LOCATION** – Close proximity to Bond Street station (Elizabeth / Central / Jubilee lines)
- **RECENTLY COMPREHENSIVELY REFURBISHED OFFICES** – Completed in 2022 with no immediate capital expenditure required
- **FUTURE PROOFED ASSET** – All-electric building aligned to CRREM decarbonisation pathway until 2046
- **DIVERSE AND SECURE INCOME STREAM** – 81.0% offices, 13.5% retail and 5.5% residential (by income) with an 8 year WAULT
- **HIGHLY REVERSIONARY OFFICES** – Multi-let offices passing off a low rent of £86.06 per sq ft, with significant reversionary potential at upcoming rent reviews in 2027 and 2028
- **HIGH-PERFORMING SUBMARKET** – Comparable office lettings within the immediate vicinity have achieved rents of up to £185.00 per sq ft. Marylebone occupational market dynamics support in excess of 16% projected rental growth over the next five years
- **FUTURE MASSING POTENTIAL** – Opportunity to explore significant additional massing from 2031
- **PROMINENT RETAIL** – Seven prominent retail units with frontages to three of Marylebone's most prestigious retail destinations including Wigmore Street, Welbeck Street and Marylebone Lane
- **ATTRACTIVE RESIDENTIAL** – The residential units offer views across Marylebone comprising 23 units under a management agreement, with ability to significantly drive rental performance post-purchase.

FURTHER INFORMATION

EPC

The building is 100% compliant with current MEES requirements. A copy of the EPC Certificates are available in the dataroom.

PLANNING

The property is located in the City of Westminster. It is not listed or located within a conservation area.

DATAROOM

Access to a Phase 1 secure online dataroom containing the initial due diligence pack is available on request.

VAT

The building is elected for VAT and therefore could potentially be treated as a Transfer of a Going Concern (TOGC).

CAPITAL ALLOWANCES

Unclaimed capital allowances may be available. Further information is available on request.

PROPOSAL

Offers are invited for the freehold interest.

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