



HOLBORN ISLAND

EC1





EXECUTIVE SUMMARY

A prime, 2.6 acre estate in Farringdon with a significant planning consent secured.

- Freehold.
 - Highly prominent 2.6-acre island site fronting Holborn Circus.
 - Situated 300 metres from Elizabeth line services at Farringdon Station.
 - Mixed-use estate comprising 350,573 sq ft of office, retail, leisure, residential and ancillary accommodation.
 - The estate includes 120 Holborn, a landmark office building comprising 202,226 sq ft of office, retail and leisure accommodation, with vacant possession achievable by June 2026.
 - Planning has been granted for a comprehensive refurbishment of 120 Holborn, including extensions to the seventh and eighth floors, a new façade and a roof terrace, to deliver a high-quality, sustainable building by 2029.
 - The estate also includes 100 Hatton Garden, comprising 56,073 sq ft of office accommodation across first and second floors, and 23 retail and leisure units including 160m of prime frontage along Hatton Garden.
 - 100 Hatton Garden produces a gross passing rent of £5,241,100 per annum (£35.33 per sq ft) and a WAULT of 6.0 years to breaks and 7.7 years to expiries.
 - The total gross passing rent of the estate, including 120 Holborn, is £13,347,741 per annum, which reflects a low average of £38.07 per sq ft overall*.
- Offers are invited for 100% of shares in the Singaporean SPV, subject to contract and exclusive of VAT.**

*Including units under offer

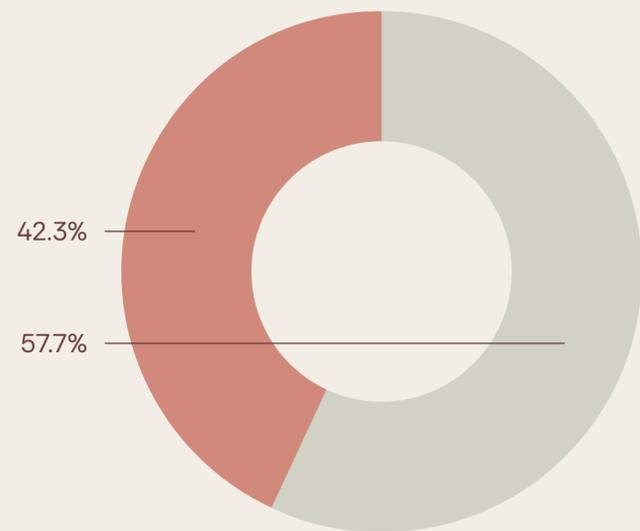


HOLBORN ISLAND ESTATE SUMMARY

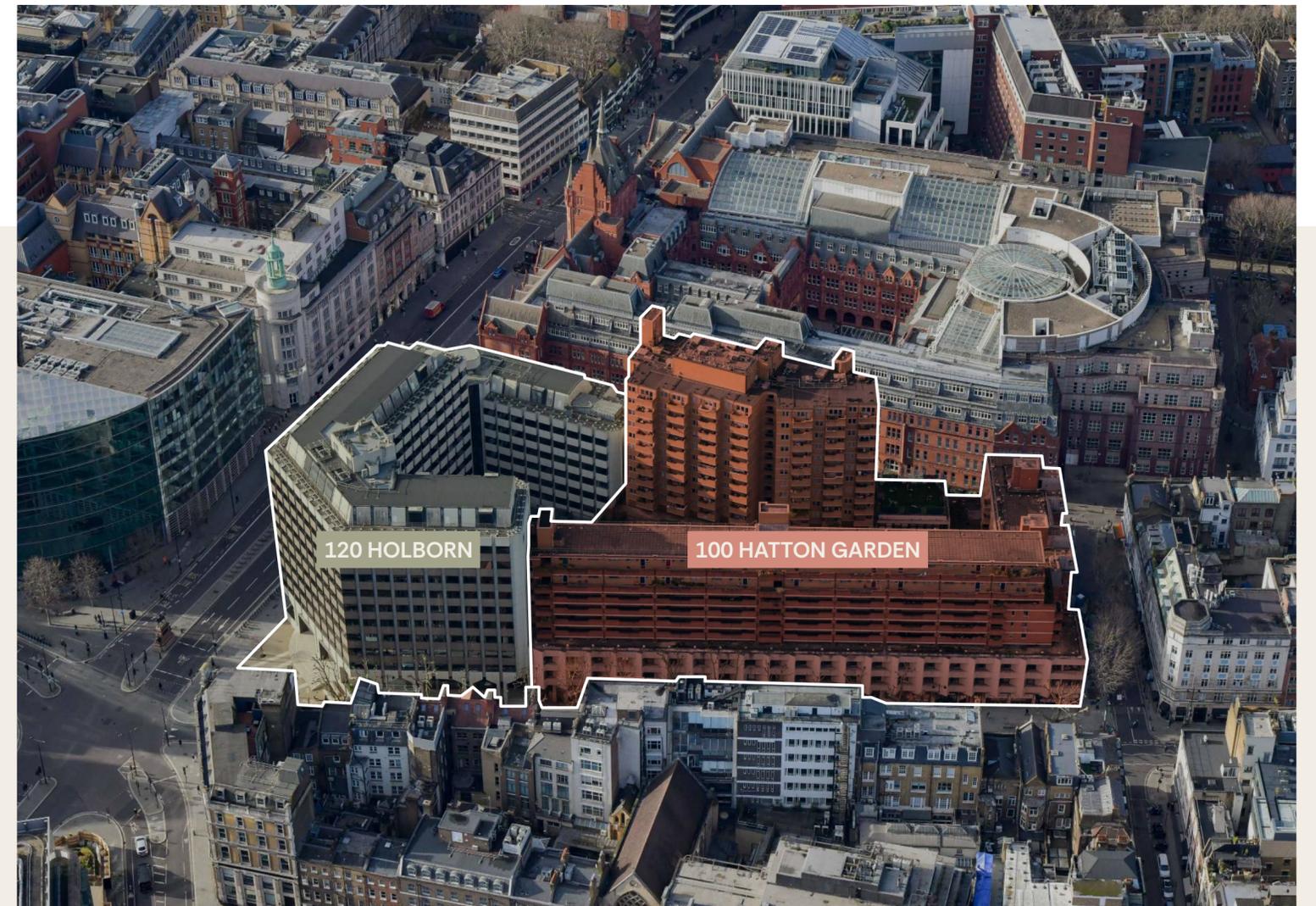
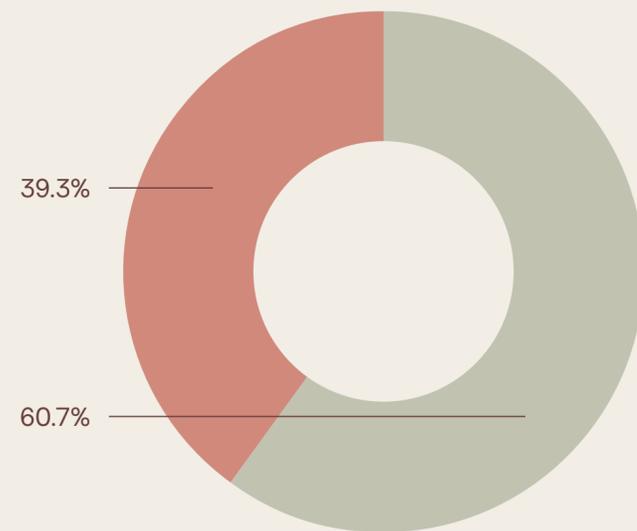
	AREA		TENANCY			INCOME	
	SQ FT	%	TENANTS	UNITS	PER ANNUM	PER SQ FT	%
120 Holborn	202,226	57.7	13	19	£8,106,640	£40.09	60.7
100 Hatton Garden	148,347	42.3	65	80	£5,241,100	£35.33	39.3
Totals	350,573	100.0	78	99	£13,347,741	£38.07	100.0

Holborn Island comprises two separate components: 120 Holborn, an office development, and 100 Hatton Garden, a mixed-use building comprising 56,073 sq ft of office accommodation and 23 retail and leisure units across Hatton Garden, Greville Street and Leather Lane.

BUILDING BY AREA



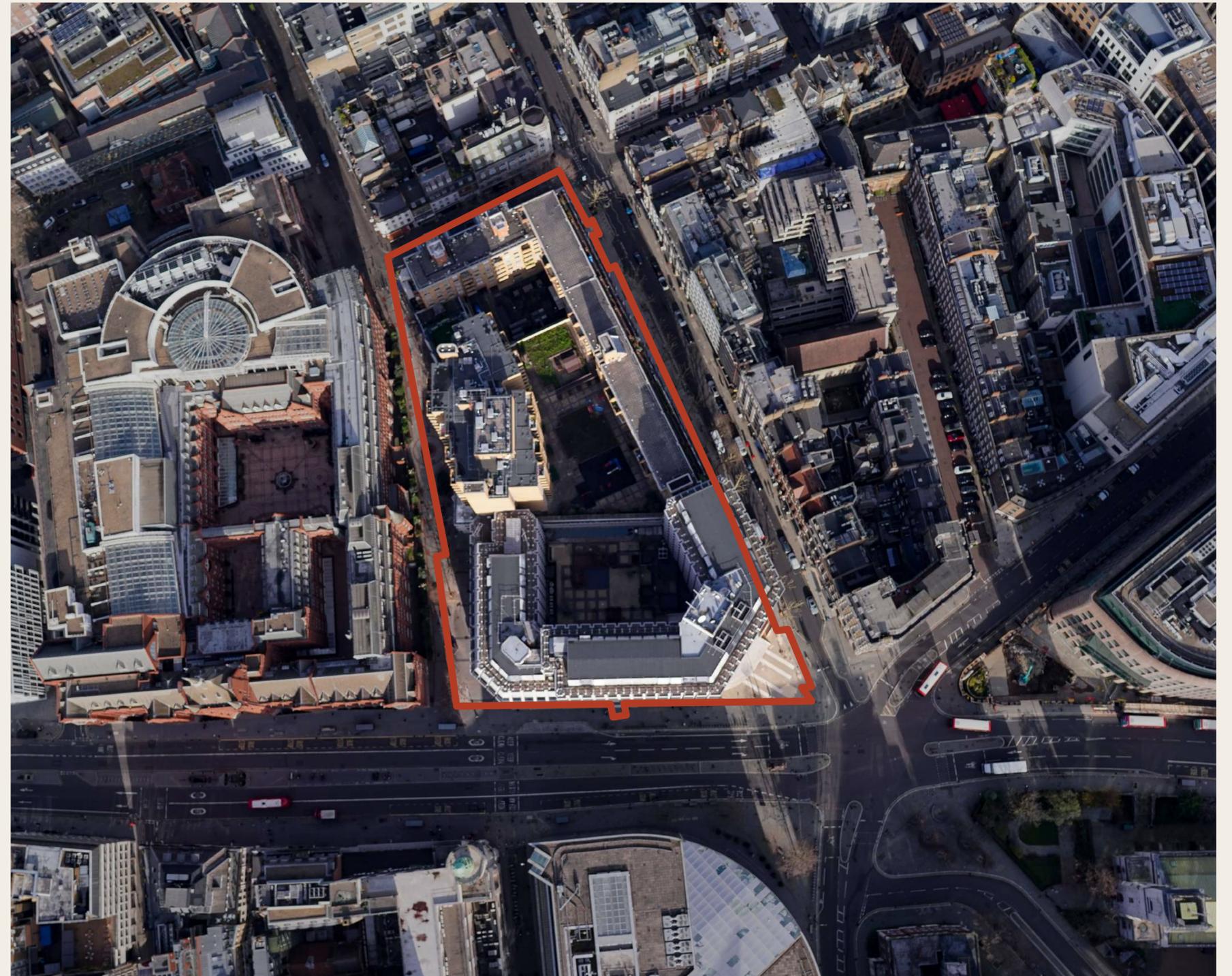
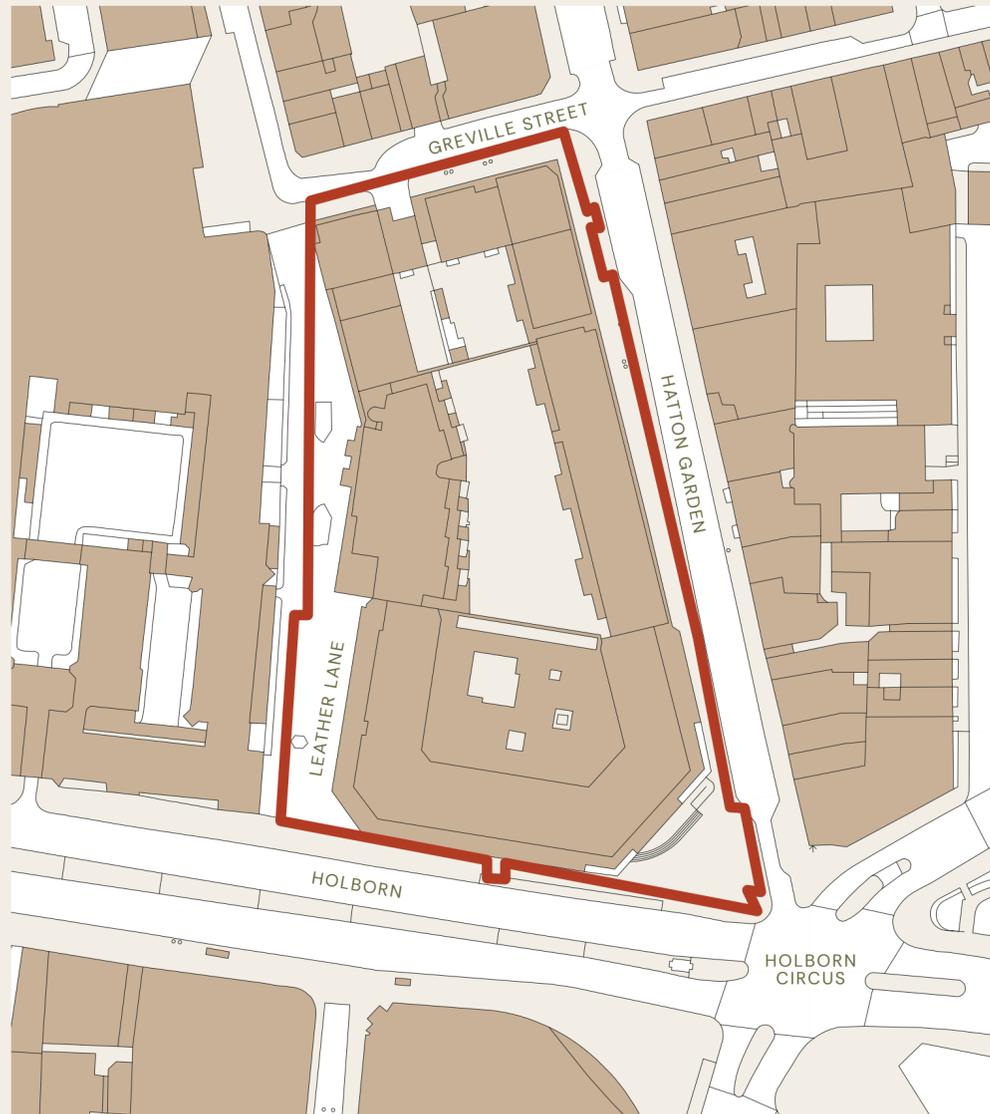
BUILDING BY PASSING INCOME





TENURE

The estate is held Freehold under Title Number NGL291482.



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



THE LOCATION

WHERE
DISTRICTS

COME
TOGETHER #

THE LOCATION

Holborn Island is prominently situated on Holborn Circus, a central link between the City and the West End.

The property is surrounded by a diverse range of occupiers drawn by excellent transport connections, including the Elizabeth line and nearby amenities such as Smithfield Market. Farringdon accommodates a broad mix of tenants including Amazon, Goldman Sachs, Sainsbury's, Deloitte and Hogan Lovells.

The immediate area continues to benefit from significant investment, with several major developments in the pipeline including 33 Holborn, Atlantic House, 40 Holborn Viaduct and Hill House.

Holborn Island is located within the London Borough of Camden and forms part of the Hatton Garden Conservation Area.





HATTON GARDEN

Hatton Garden stands as London's historic jewellery quarter and one of the world's most concentrated diamond trading districts. The area is home to more than 300 jewellery businesses, ranging from long established family enterprises to contemporary design studios, forming a distinctive commercial ecosystem shaped over centuries. Renowned for exceptional craftsmanship and specialist trade, the district attracts industry professionals and discerning clients seeking bespoke pieces and precious stones.

The concentration of specialist jewellers, diamond dealers, and luxury goods retailers generates substantial footfall and sustained commercial activity. This well-established jeweller's hub continues to benefit from strong tenant demand, supported by the district's prestigious reputation and the collaborative professional community that defines the area.

With its heritage status and enduring presence in the global jewellery trade, Hatton Garden offers both cultural significance and long-term commercial stability, making it an attractive setting for occupiers within this historic market.

Clockwise from top left:
Leather Lane food market
Cowcross Street
Hatton Garden

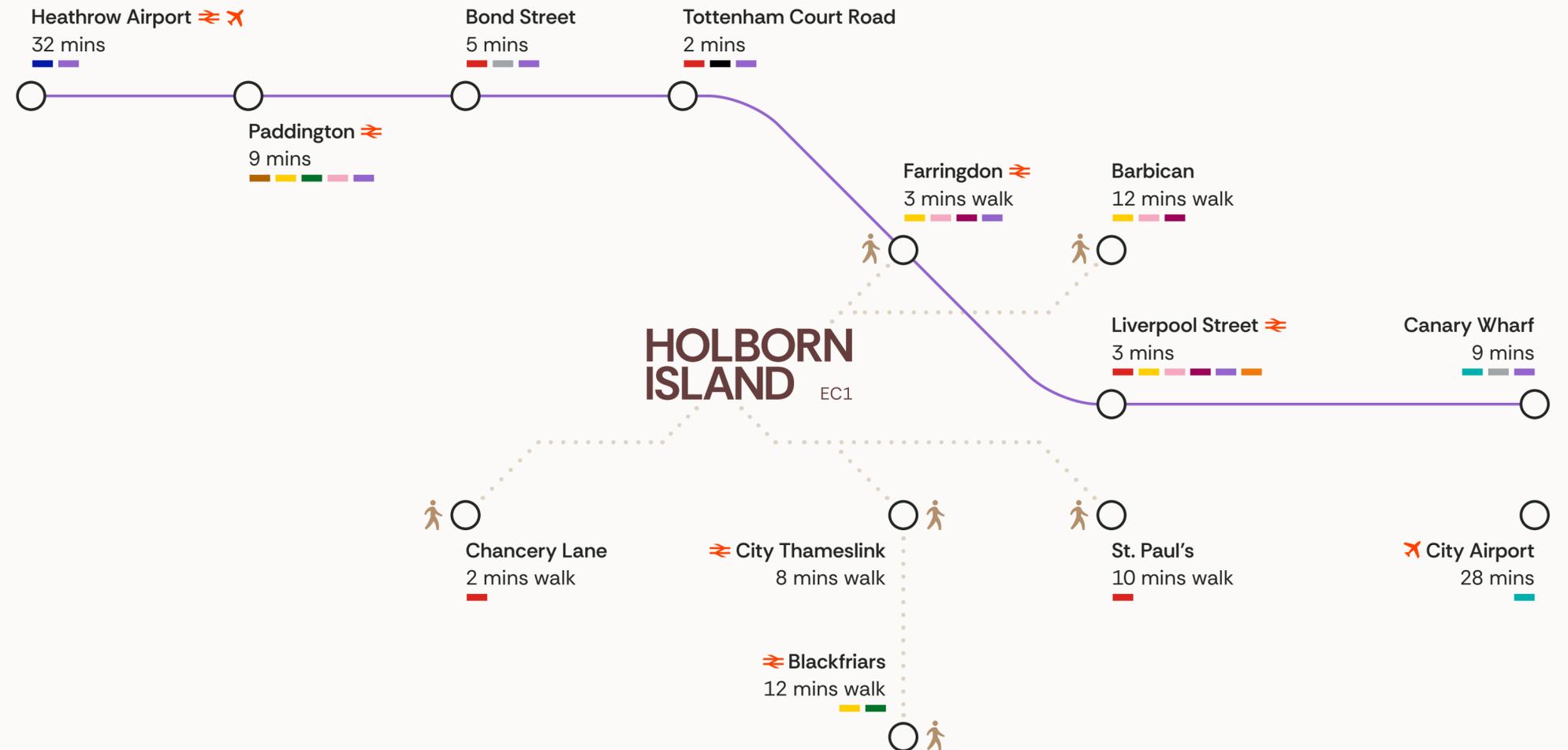




CONNECTIVITY

Holborn Island benefits from exceptional transport connectivity, situated within close proximity to both Farringdon and Chancery Lane stations. Farringdon Station, located approximately 300 metres from the property, is one of the United Kingdom’s best connected transport hubs. It is the only station in London to offer direct interchange between the London Underground, the Elizabeth line, Thameslink and National Rail services.

This connectivity provides seamless access across London and the wider Southeast, including direct routes to three of London’s five international airports within 60 minutes.



- | | |
|--------------------|-----------------|
| Bakerloo | Metropolitan |
| Central | Northern |
| Circle | Piccadilly |
| District | Victoria |
| Elizabeth | Waterloo & City |
| Hammersmith & City | DLR |
| Jubilee | Overground |

Journey times calculated using TfL journey planner from Farringdon station or Holborn Island for walking times.



LOCAL DEVELOPMENTS

The Location



1
33 HOLBORN, EC1
 Developer Tishman Speyer & PSP
 Size 330,000 sq ft
 Completion 2028



2
40 HOLBORN VIADUCT, EC1
 Developer Nuveen
 Size 260,000 sq ft
 Tenant Pre-let Under Offer
 Completion Anticipated 2028



3
ATLANTIC HOUSE, 45-51 HOLBORN VIADUCT, EC1
 Developer Royal London
 Size 325,000 sq ft
 Completion Anticipated 2030+



4
THAVIES INN HOUSE, EC1
 Developer Evans Randall
 Size 90,000 sq ft
 Completion Anticipated 2029



5
21 HOLBORN VIADUCT, EC1
 Developer Royal London
 Size 265,000 sq ft
 Tenant Pre-let to Hogan Lovells
 Completion 2027



6
THE ANNEXE BUILDING, EC1
 Developer The City of London Corporation
 Size 65,000 sq ft
 Completion Anticipated 2029+



7
EDENICA, 100 FETTER LANE, EC4
 Developer Baumont & Yard Nine
 94,000 94,000 sq ft
 Tenant Boies Schiller, Fletcher Priest, Genesis Oil
 Completion 2025



8
STONECUTTER COURT, EC4
 Developer CDPQ
 Size 250,000 sq ft
 Tenant Part Pre-let to Travers Smith
 Completion 2025



9
120 FLEET STREET, EC4
 Developer Chinese Estates
 Size 595,000 sq ft
 Completion Anticipated 2030+



120

EXISTING BUILDING AND PROPOSED SCHEME

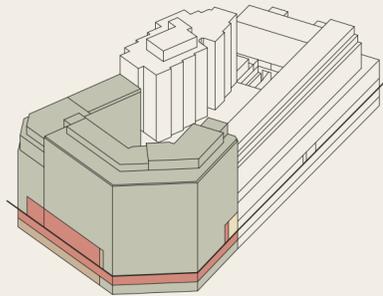
HOLBORN





120 HOLBORN

EXISTING BUILDING



- Originally designed by Richard Seifert and completed in 1981, 120 Holborn occupies a highly prominent corner position overlooking Holborn Circus.
- The property comprises 202,226 sq ft NIA of office, retail, leisure, public house and ancillary accommodation over lower ground, ground and nine upper floors.
- 120 Holborn benefits from excellent natural light from its Holborn, Leather Lane and Hatton Garden elevations, as well as from an extensive courtyard. The upper floors offer panoramic views across London.



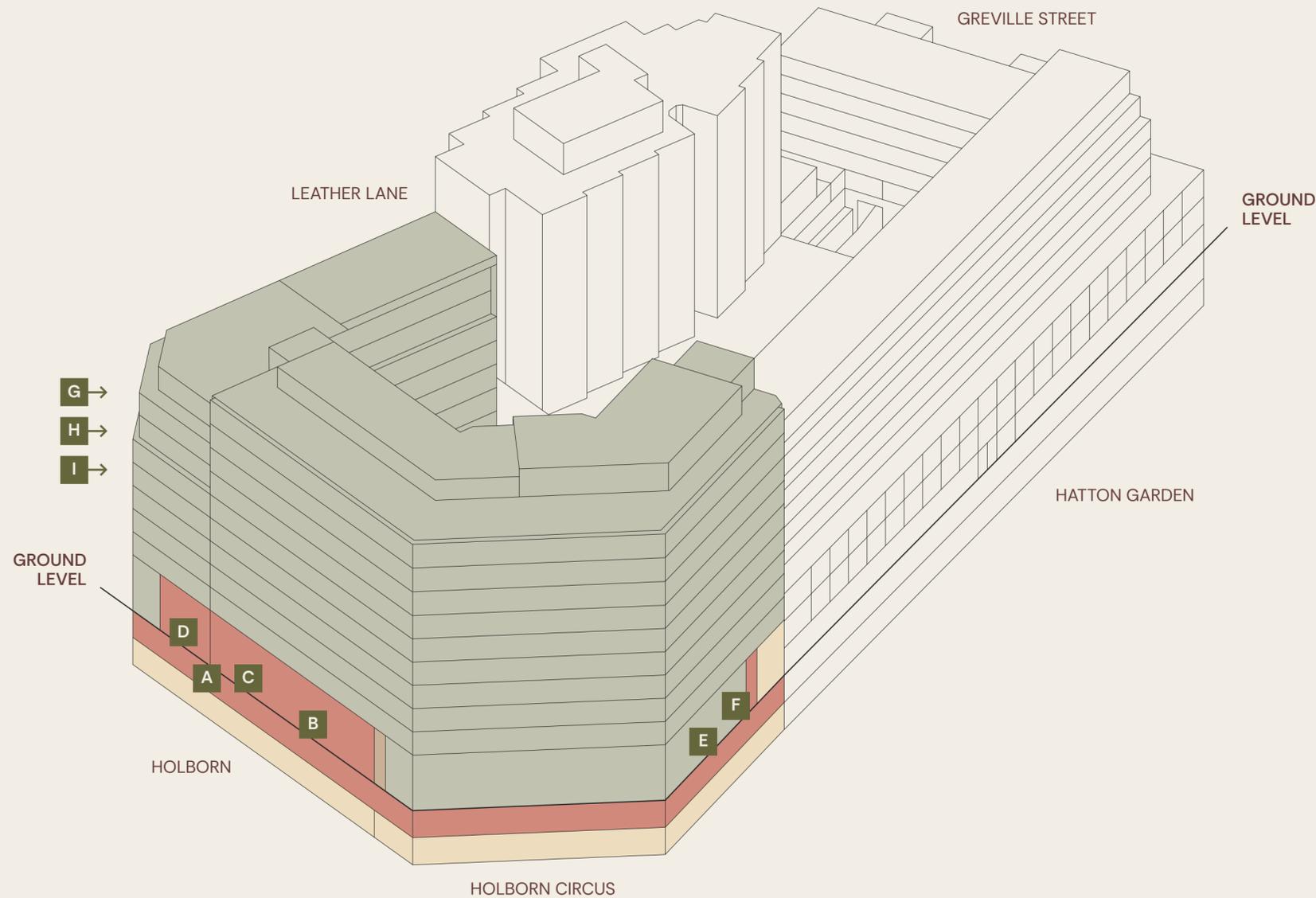
Tenancy

- The Property is multi let to six office, five retail and one public house tenants.
- Total headline income of £8,106,640 per annum (£40.09 per sq ft overall).
- Vacant possession achievable by June 2026.



EXISTING ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition and comprises the following areas:

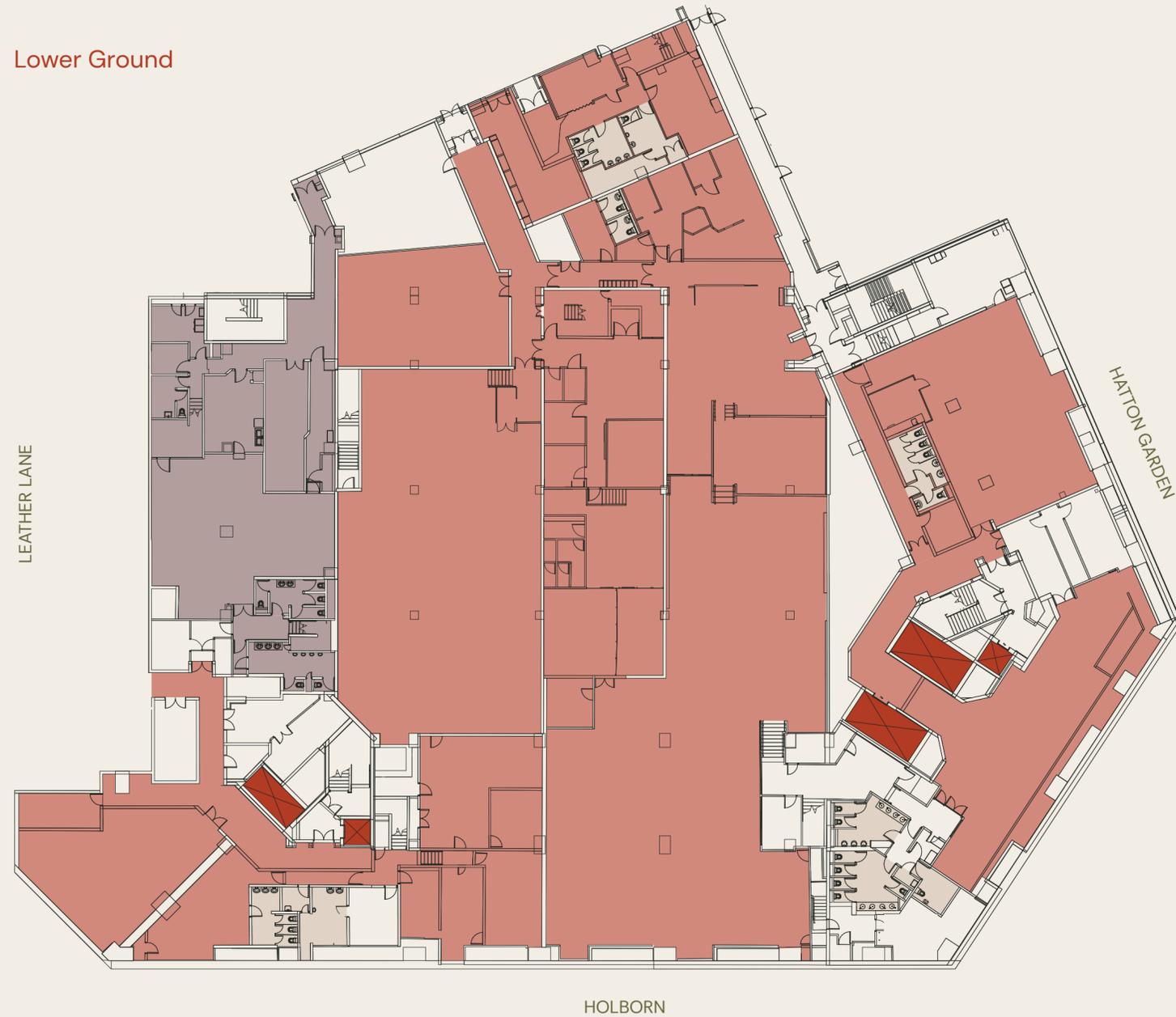


120 HOLBORN	USE	NLA (SQ FT)
Ninth Floor	Offices	11,899
Eighth Floor	Offices	11,752
Seventh Floor	Offices	11,705
Sixth Floor	Offices	18,729
Fifth Floor	Offices	18,962
Fourth Floor	Offices	19,026
Third Floor	Offices	18,208
Second Floor	Offices	19,051
First Floor	Offices	19,073
A 121 Holborn	Leisure	14,686
B 122 Holborn	Retail	8,544
C 123 Holborn	Retail	6,296
D 124 Holborn	Retail	14,032
E 110 Hatton Garden	Retail	655
F 109 Hatton Garden	Retail	1,201
G 1 Leather Lane	Retail	228
H 2 Leather Lane	Offices	2,500
I 4 Leather Lane	Public House	5,679
Totals		202,226



EXISTING FLOORPLANS

Lower Ground



Ground



- RETAIL
- RECEPTION
- OFFICE
- PUBLIC HOUSE
- LIFTS
- TOILETS





ONETWENTY

- 9 Share Offices
- 8
- 7 Pareto Law Rendstad
- 6 trainline
- 5
- 4



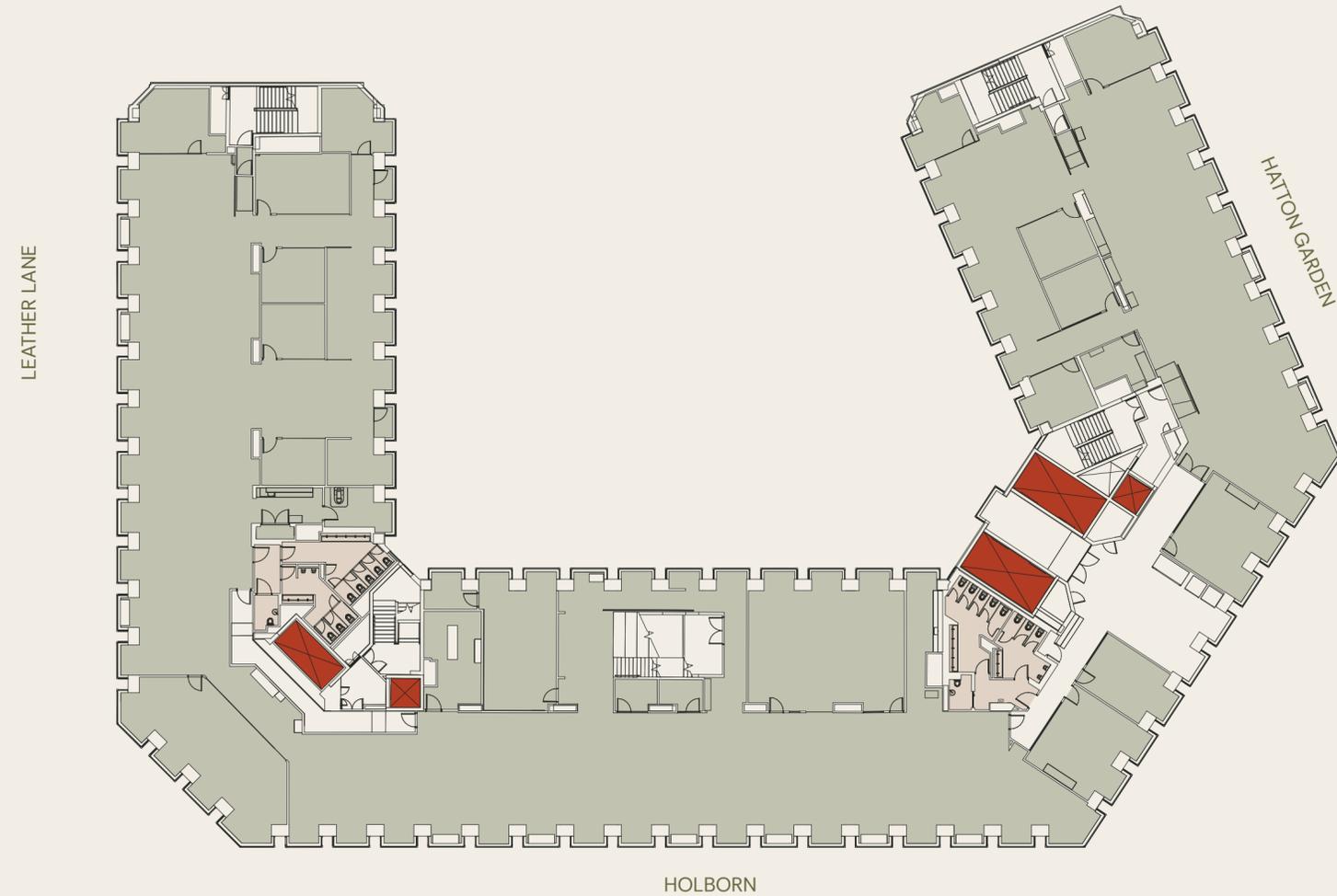
Reception at 120 Holborn



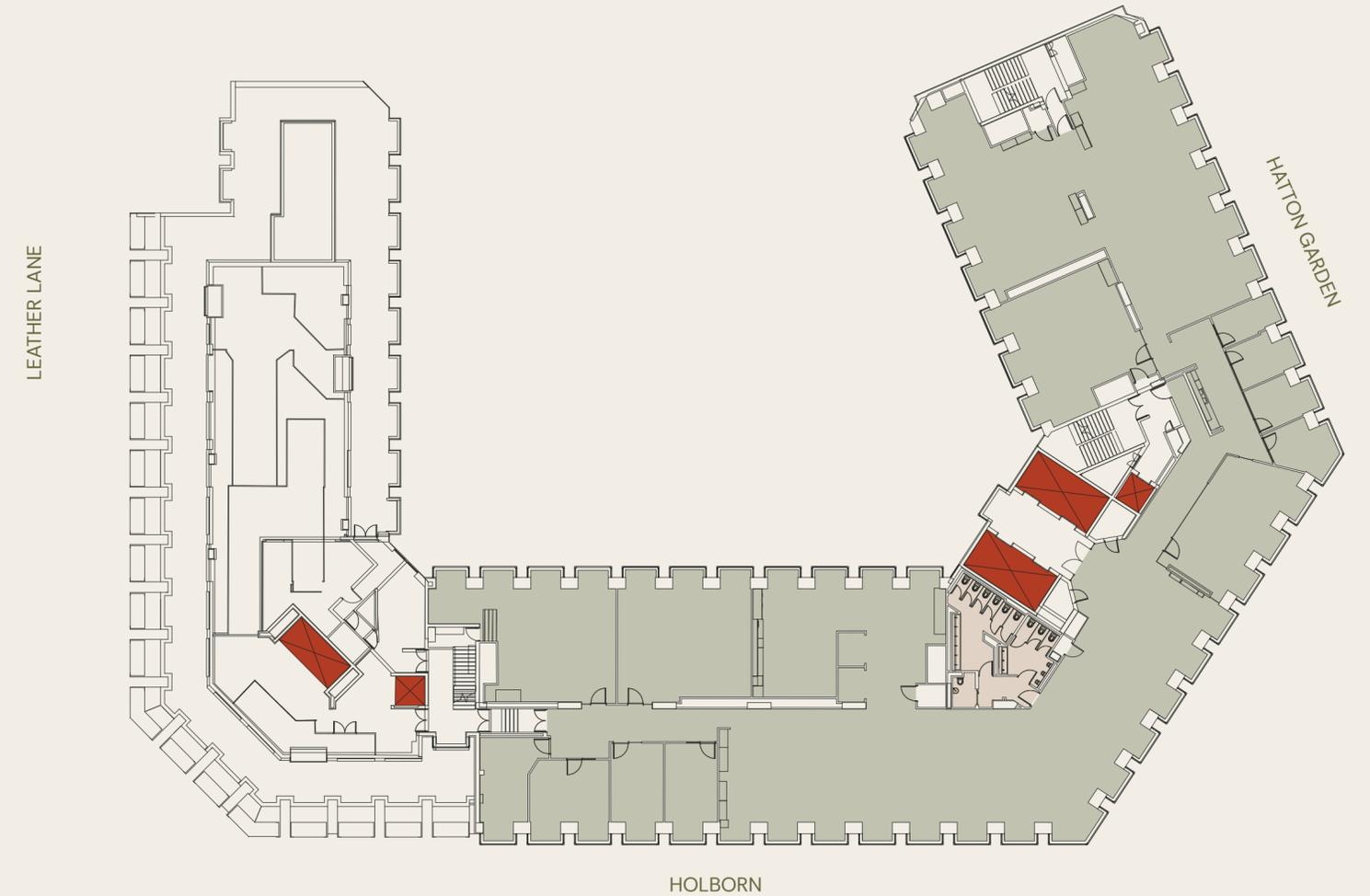
EXISTING FLOORPLANS

- OFFICE
- LIFTS
- TOILETS

Indicative Floor (Second to Fifth)
18,208 sq ft



Seventh Floor
11,705 sq ft







120 HOLBORN PROPOSED SCHEME

- In December 2025, a resolution to grant planning (reference 2025/2446/P) was approved for a Morris+Company designed scheme to comprise 204,923 sq ft (NIA) of office, retail, public house and ancillary accommodation arranged over lower ground, ground, mezzanine and nine upper floors. The scheme will create an opportunity to capitalise on the chronic undersupply of high quality offices in Farringdon.
- The scheme includes extensions to the seventh and eighth floors, a private terrace on the ninth floor and a communal terrace on the tenth floor. Floors two to nine will benefit from private balconies.
- A new 3,283 sq ft reception and a 18,578 sq ft flexible hub space will be introduced across the lower ground and ground floors, linked by an interconnecting staircase and a ground floor skylight.
- Targeting BREEAM 'Outstanding' and EPC 'A'.
- The development will provide 4,553 sq ft of affordable workspace exclusively for jewellers and related trades that will be situated at the lower ground floor.



PROFESSIONAL TEAM

MORRIS+COMPANY

ARCHITECT
Morris+Company

SIMTEN

DEVELOPMENT MANAGER
SimTen

B&CO

PROJECT MANAGER
Blackburn & Co



M&E
GDM Consultants

WEBB YATES

STRUCTURAL ENGINEER
Webb Yates

Eckersley O'Callaghan

FAÇADE CONSULTANT
Eckersley O'Callaghan

120 HOLBORN

PROPOSED FLOOR AREAS



FLOOR	USE	TOTAL NLA (SQ FT)	TOTAL GIA (SQ FT)
Tenth Floor (Communal Terrace)	Ancillary	–	1,808
Ninth Floor (Balcony & Private Terrace)	Offices	10,990	14,897
Eighth Floor (Balcony & Private Terrace)	Offices	15,026	19,795
Seventh Floor (Balcony)	Offices	18,901	23,627
Sixth Floor (Balcony)	Offices	18,891	23,777
Fifth Floor (Balcony)	Offices	19,041	23,971
Fourth Floor (Balcony)	Offices	19,031	23,971
Third Floor (Balcony)	Offices	19,020	23,971
Second Floor (Balcony)	Offices	19,009	23,960
First Floor	Offices	19,009	23,950
Mezzanine	Offices	4,381	7,309
Ground	Hub	9,795	
Ground	Public House	2,282	36,253
Ground	Retail	6,448	
Lower Ground	Hub	8,783	
Lower Ground	Affordable	4,553	
Lower Ground	Public House	3,197	41,333
Lower Ground	Retail (Storage)	6,566	
Basement	Ancillary	–	36,899
Totals		204,923	325,521

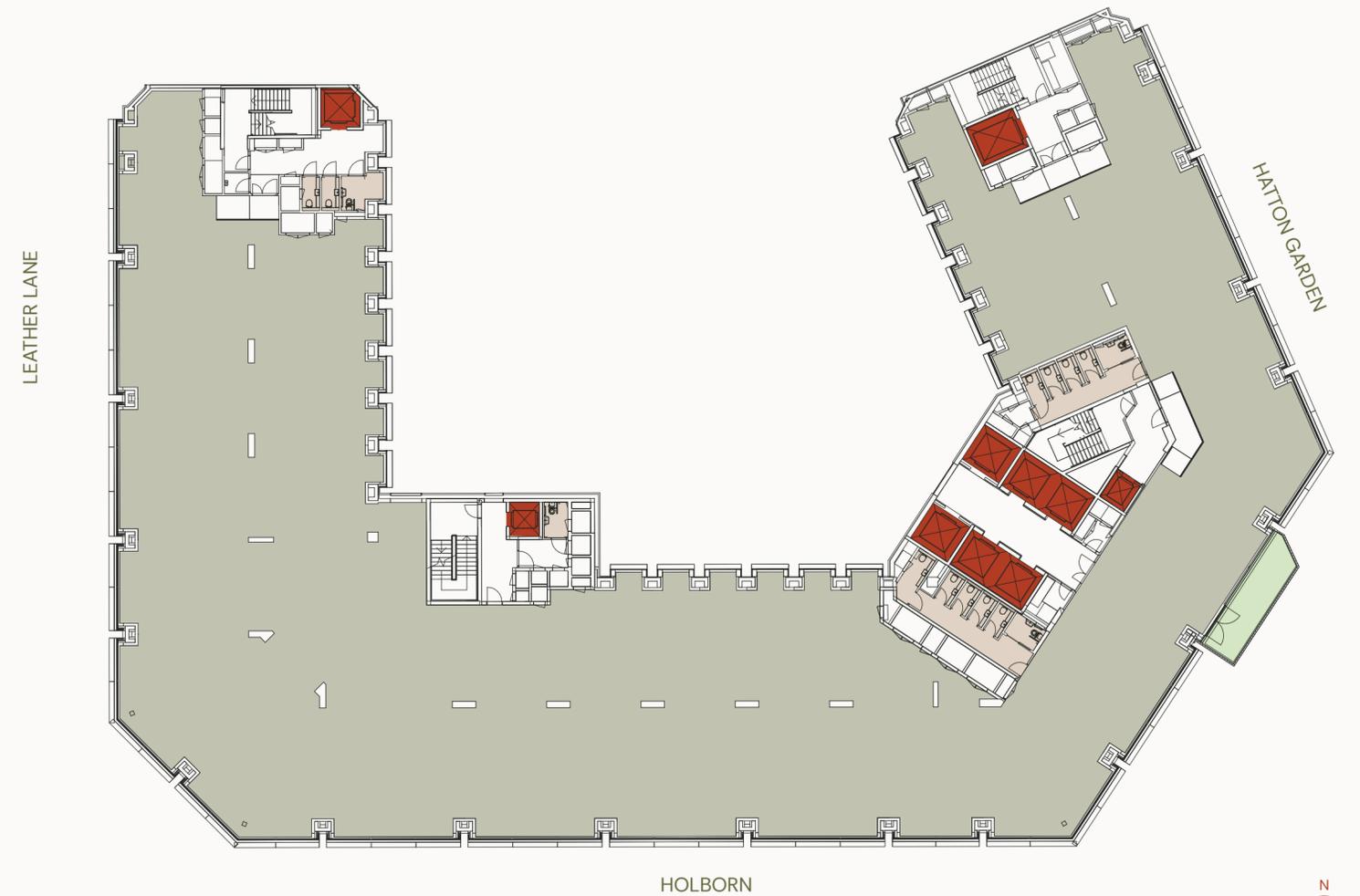


120 HOLBORN

Eighth Floor
15,026 sq ft (NIA)



Second to Fifth Floors
19,009 - 19,041 sq ft (NIA)



- OFFICE
- TERRACE
- LIFTS
- TOILETS





120 HOLBORN

Ground Floor
18,525 sq ft (NIA)



Lower Ground Floor
23,099 sq ft (NIA)



- RETAIL
- END OF TRIP FACILITIES
- HUB
- RECEPTION
- PUBLIC HOUSE
- LIFTS
- TOILETS







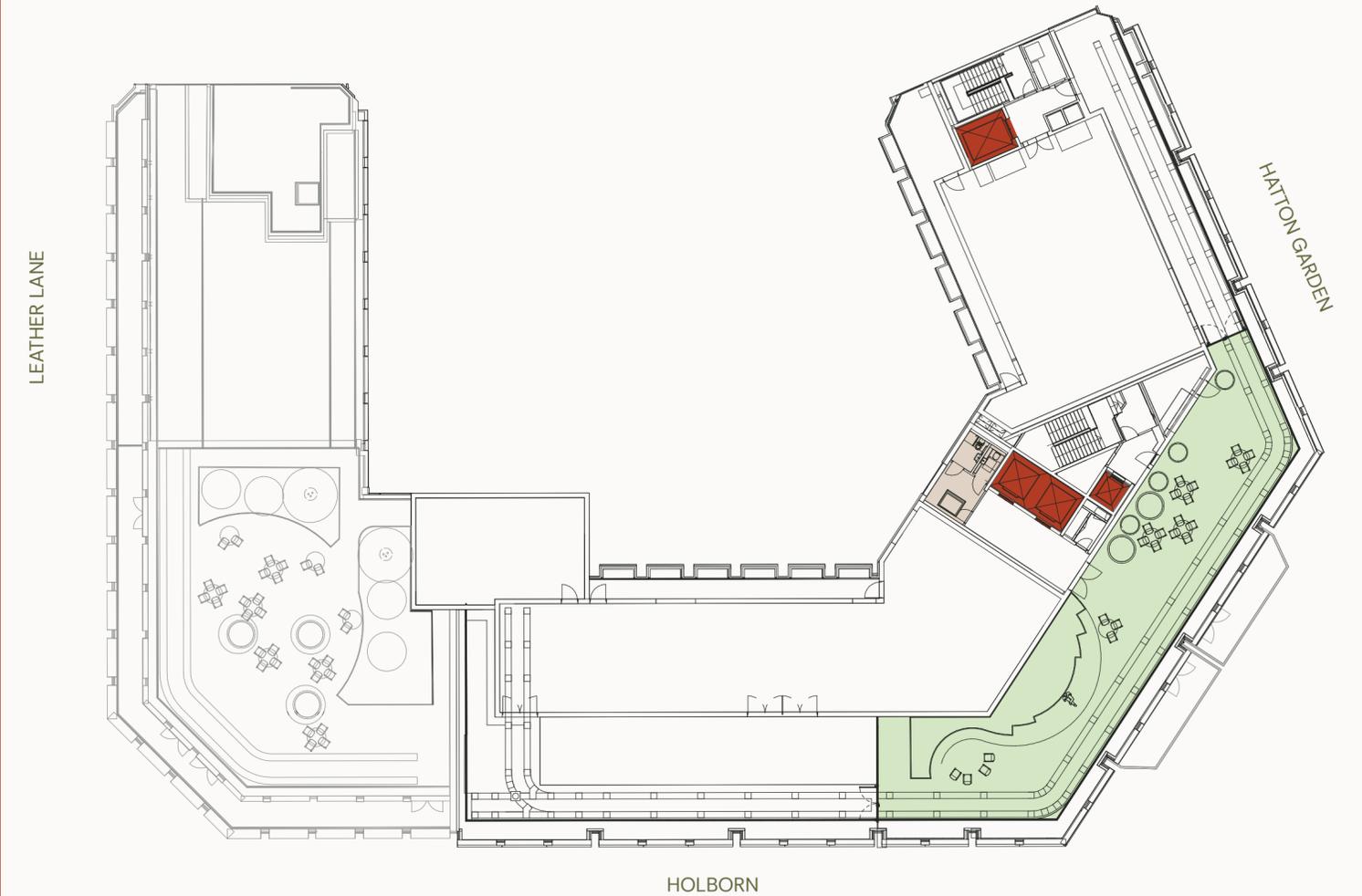
120 HOLBORN

Ninth Floor
10,990 sq ft (NIA)



Tenth Floor

- OFFICE
- TERRACE
- LIFTS
- TOILETS







ALTERNATIVE USES

Subject to obtaining the necessary planning consents from the London Borough of Camden, 120 Holborn presents exceptional potential for strategic repositioning across multiple high-demand sectors. The building's prime location within London, combined with its flexible floor plates and robust infrastructure, creates compelling opportunities for a variety of alternative uses.

The property's configuration and Central London positioning make it particularly well-suited for hotel conversion, as the layout could efficiently accommodate guest rooms and the ground floor areas provide natural locations for reception, dining and ancillary facilities.

For co-living development, 120 Holborn offers the scale sought by operators whilst the building's structure can accommodate the creation of high-quality residential units alongside communal spaces.

The property equally presents strong credentials for Purpose Built Student Accommodation (PBSA) conversion, capitalizing on its proximity to numerous educational institutions including University College London, King's College London and the London School of Economics.

Each alternative use scenario benefits from 120 Holborn's exceptional transport connectivity, established neighbourhood infrastructure and the building's inherent flexibility to accommodate modern operational requirements across multiple asset classes.





100 SUMMARY

HATTON

GARDEN



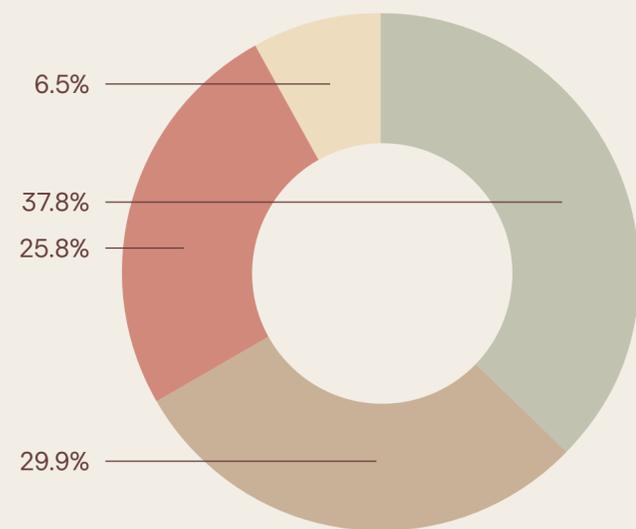


100 HATTON GARDEN SUMMARY

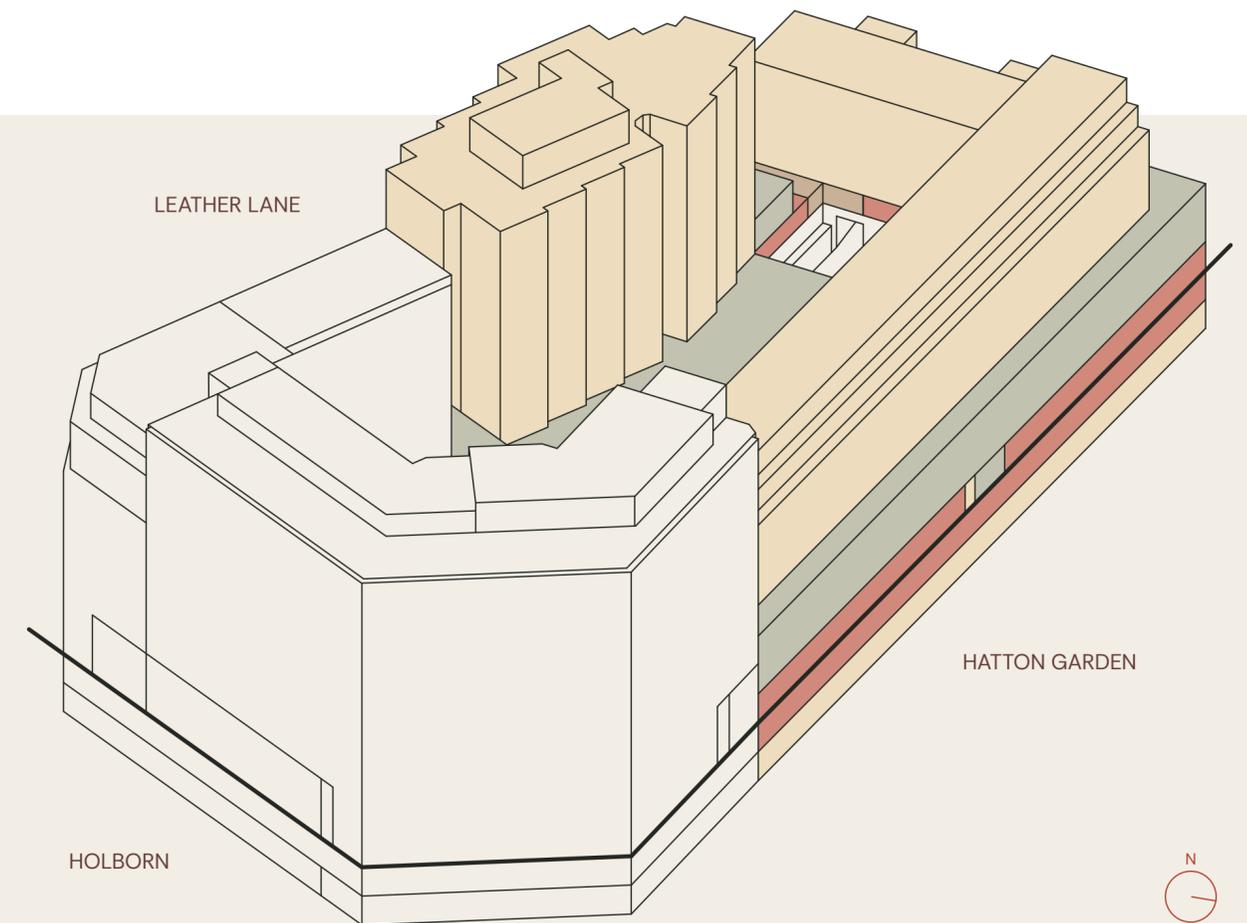
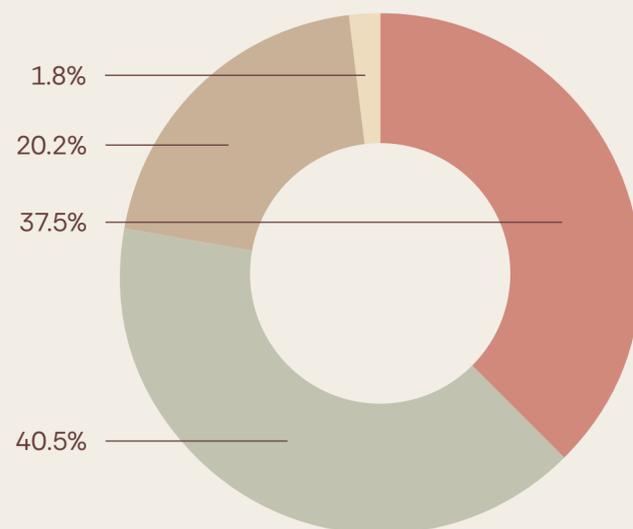
The estate comprises four distinct components centered around 100 Hatton Garden. The flagship office building houses London’s Diamond Bourse alongside office suites currently let off very low passing rents with significant upside potential. The retail portfolio consists of street-level units occupied by established diamond trade operators, capitalising on Hatton Garden’s renowned reputation as London’s jewellery quarter. The leisure facilities include a traditional public house and modern gymnasium, providing amenities for both tenants and the local community. Additional ancillary accommodation completes the mixed-use offering.

USE	LETTABLE AREA		PASSING INCOME			WALVT TO EXPIRY
	SQ FT	%	PER ANNUM	PER SQ FT	%	
Office	56,073	37.8	£2,122,154	£37.85	40.5	4.0
Retail	38,216	25.8	£1,963,306	£51.37	37.5	6.9
Leisure	44,390	29.9	£1,062,000	£23.92	20.2	14.7
Ancillary	9,668	6.5	£93,640	£9.69	1.8	–
Totals	148,347	100.0	£5,241,100	£35.33	100.0%	7.7

BUILDING USE BY LETTABLE AREA



BUILDING USE BY PASSING INCOME





Specifications

NET AREA

56,073 sq ft

NUMBER OF OFFICE UNITS

53

NUMBER OF TENANTS

38

TOTAL INCOME OF
HOLBORN ISLAND

15.9%

SQ FT OF HOLBORN ISLAND

16%

TOTAL RENT PER ANNUM

£2.12m

AVERAGE

£37.85 per sq ft

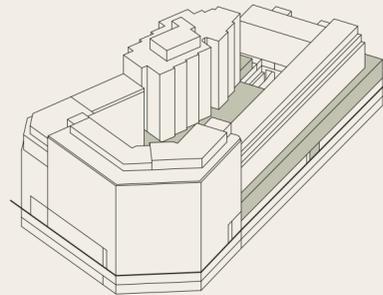
WAVLT TO EXPIRY

4.0

WAVLT TO BREAK

1.1

100 HATTON GARDEN OFFICE



Office building at the heart of London's diamond trade with significant reversionary potential.

100 Hatton Garden fronts Hatton Garden, Greville Street and Leather Lane. Recognised as the heart of London's diamond trade and home to the Diamond Bourse, the building offers accommodation comprising small office suites.

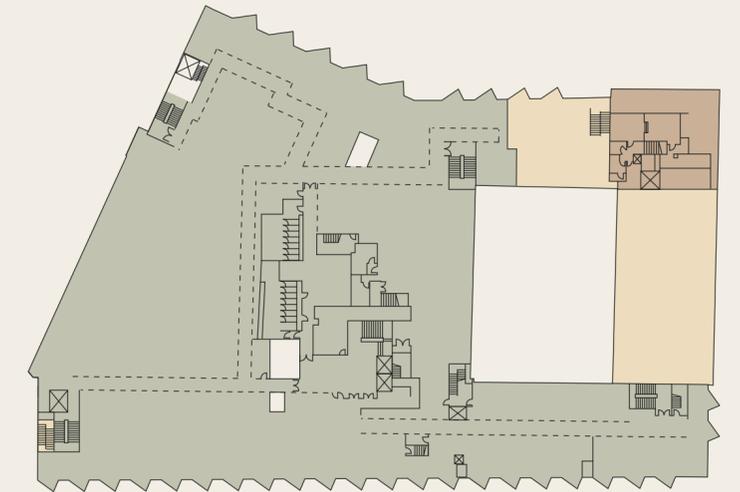
The property comprises 56,073 sq ft of office and ancillary accommodation split across first and second floors. The unit sizes range between 174 sq ft to 8,313 sq ft providing highly flexible office accommodation.

Multi-let to 38 tenants at a total passing rent of £2,122,154 per annum at an average rent of £37.85 per sq ft overall. The vendor will provide a 12 month rental guarantee on the vacant space.

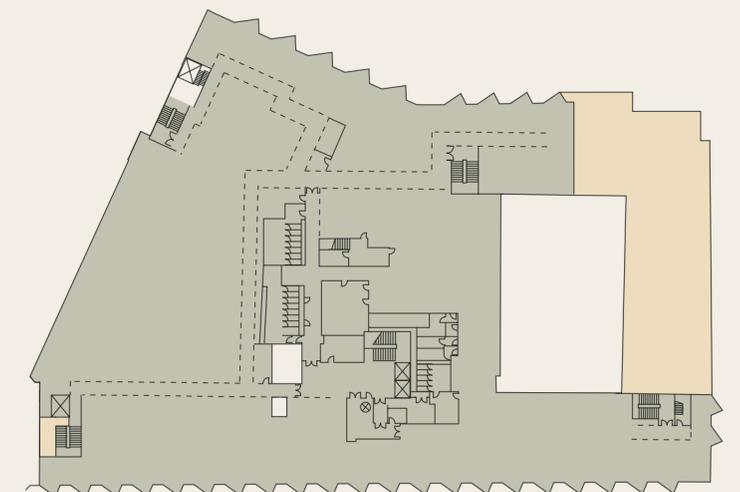
There is a proposed asset management strategy that includes replacing windows, relocating the Diamond Bourse, repurposing long term vacant units into smaller suites and a business lounge, and enhancing end-of-journey facilities in the basement. This creates an opportunity to achieve higher rents and secure longer lease terms. Acturis Limited are a key tenant occupying 21,455 sq ft of newly refurbished office space on the second floor (38% of NIA overall).

OFFICE 
RESIDENTIAL / CARPARKING / STORAGE 
LEISURE 

First Floor
26,411 sq ft (NIA)

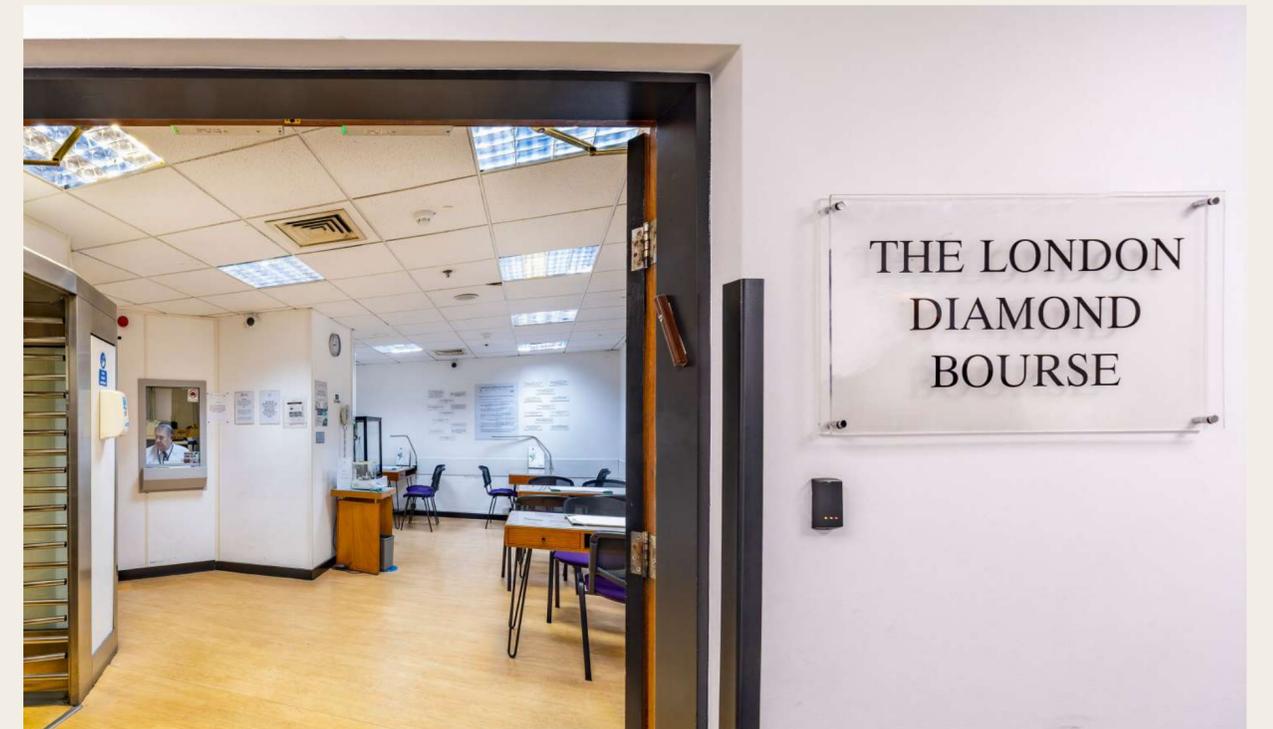


Second Floor
29,662 sq ft (NIA)





Clockwise from top right:
100 Hatton Garden, Acturis
office space and The London
Diamond Bourse





Specifications

NET AREA
38,216 sq ft

NUMBER OF RETAIL UNITS
21

NUMBER OF TENANTS
20

TOTAL INCOME OF HOLBORN ISLAND
15%

SQ FT OF HOLBORN ISLAND
11%

TOTAL RENT PER ANNUM
£1.96m

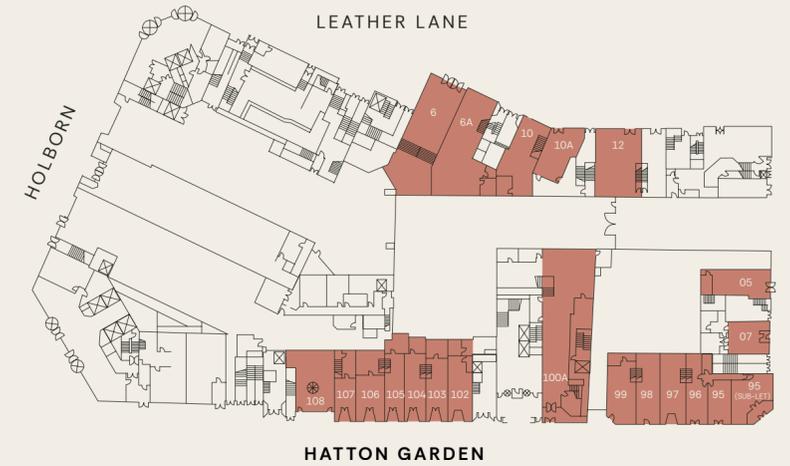
AVERAGE
£51.37 per sq ft

WAULT TO EXPIRY
6.9

WAULT TO BREAK
5.3

100 HATTON GARDEN RETAIL

100 Hatton Garden



Prime Hatton Garden retail units predominantly let to the diamond trade.

Holborn Estate retail comprises 21 retail units on the prime western section of Hatton Garden, with lines of sight from its junction to Greville Street to the Crossrail interchange at Farringdon Station. The units are predominantly let to the diamond trade and are split over Hatton Garden, Greville Street and Leather Lane.

Hatton Garden is globally recognised as the centre of the UK’s diamond and jewellery market with nearly 300 businesses and 55 shops. The retail units on Hatton Garden have achieved a near zero vacancy rate over the last 10 years with consistently high demand.

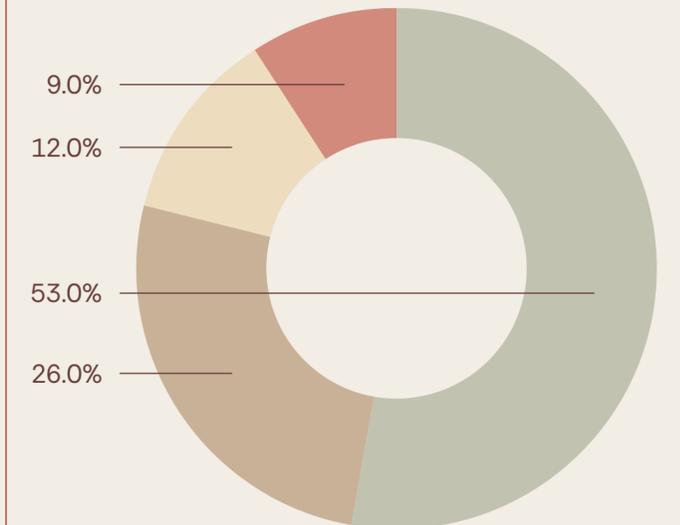
Leather Lane has established itself as the area’s primary restaurant destination for the local workforce. It also serves as a key and well-used north-south pedestrian route between Holborn and Farringdon Station, further enhanced by the presence of a popular street market at its northern end.

Comprising a total of 38,216 sq ft, the retail provides numerous asset management possibilities including re-gears, re-letting and the ability to merge units to create larger stores to grow the rental levels and take advantage of the high footfall. Units range between 226 sq ft and 4,468 sq ft.

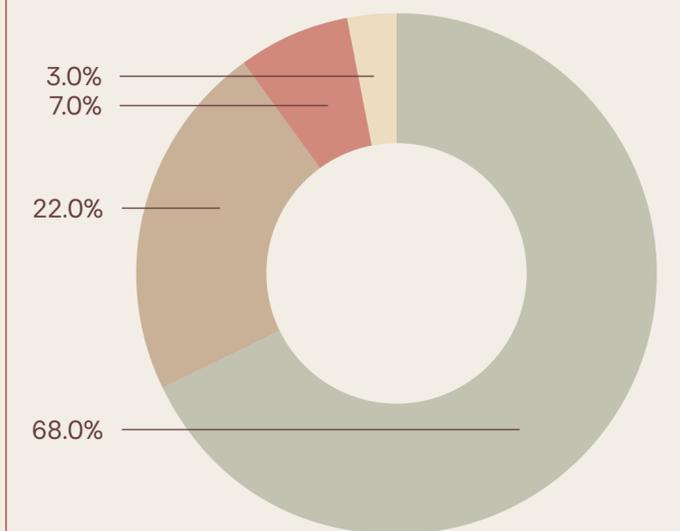
The Holborn Estate retail accommodation is split as below.

LOCATION	RENT (PA)	RENT (PSF)	TENANTS	UNITS	AREA (SQ FT)
Hatton Garden	£1,343,306	£66.80	12	13	20,109
Greville Street	£135,000	£38.17	2	2	3,537
Leather Lane	£425,000	£42.07	4	5	10,102
Other*	£60,000	£13.43	1	1	4,468
Totals	£1,963,306	£51.37	19	21	38,216

LOCATION BY AREA (SQ FT)



LOCATION BY PASSING INCOME (£)



*Includes lower ground workshop and under offer accommodation



Specifications

NET AREA
44,390 sq ft

NUMBER OF LEISURE UNITS
2

NUMBER OF TENANTS
2

TOTAL INCOME OF HOLBORN ISLAND
8%

SQ FT OF HOLBORN ISLAND
13%

TOTAL RENT PER ANNUM
£1.06m

AVERAGE
£23.92 per sq ft

WALVT TO EXPIRY
14.7

WALVT TO BREAK
14.7

100 HATTON GARDEN LEISURE

100 Hatton Garden



Long let public house and gym units benefitting from the high footfall on Leather Lane.

GYM - 12A LEATHER LANE

Comprising 39,864 sq ft, the gym is located in the sub-basement. This is the largest Gymbox in London, a popular gym concept with nine other locations across London.

PUBLIC HOUSE – 1 GREVILLE STREET

This prominent corner unit is let to Stonegate Pub Limited and benefits from a dual frontage and a substantial licenced terrace. The unit is reviewed to A1 consent.



The Holborn Estate leisure accommodation is split as follows:

	LEASE EXPIRY	RENT (PA)	RENT (PSF)	AREA (SQ FT)
Gym	September 2041	£912,000	£22.90	39,864
Public House	June 2035	£150,000	£33.15	4,526
Totals		£1,062,000	£23.92	44,390



Specifications

NET AREA
9,668 sq ft

NUMBER OF UNITS
9

NUMBER OF TENANTS
4

TOTAL INCOME OF
HOLBORN ISLAND
1%

SQ FT OF HOLBORN ISLAND
3%

TOTAL RENT PER ANNUM
£93,640

AVERAGE
£9.69 per sq ft

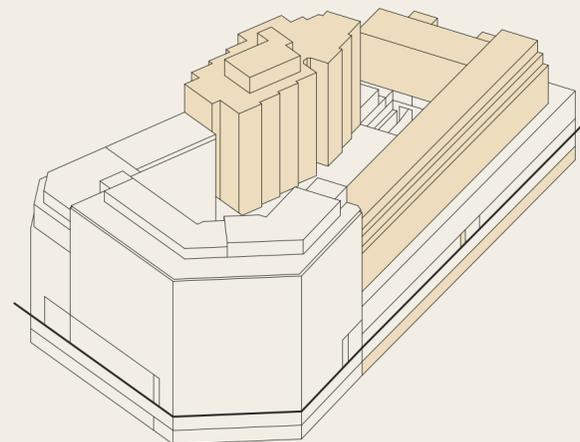
100 HATTON GARDEN ANCILLARY

Mix of residential, office suite, storage, and parking units.

RESIDENTIAL

Situated in two towers above 100 Hatton Garden are 194 flats leased to the London Borough of Camden at a peppercorn rent with 72 years term outstanding.

A further two flats are let on ASTs providing an income of £42,140 per annum.



OTHER ANCILLARY

The remaining ancillary space consists of seven storage units and 47 car parking spaces (22 of which are leased to the London Borough of Camden).

The Holborn Estate ancillary accommodation is split as follows:

	UNITS	RENT (PA)	RENT (PSF)	NLA (SQ FT)
Flats	2	£42,140	£20.85	2,023
Storage	7	£20,000	£18.15*	7,645
Parking	–	£31,500	–	–
Totals	9	£93,640	£9.69	9,668

*On let space (this excludes the 194 flats that are let to the London Borough of Camden)



FURTHER INFORMATION

INFORMATION

FURTHER





FURTHER INFORMATION

PLANNING

The estate is located within London Borough of Camden.

SPECIAL PURPOSE VEHICLE (SPV)

The property is held in a Singaporean SPV.

VALUE ADDED TAX (VAT)

The estate is registered for VAT. It is anticipated that the sale of this property will be treated as a Transfer of Going Concern (TOGC).

DATA ROOM

Further information is available through an online data room. Access can be provided upon request from the sales team.

PROPOSAL

Offers are invited for 100% of shares in the Singaporean SPV, subject to contract and exclusive of VAT.



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Panoramic City views from 120 Holborn

