

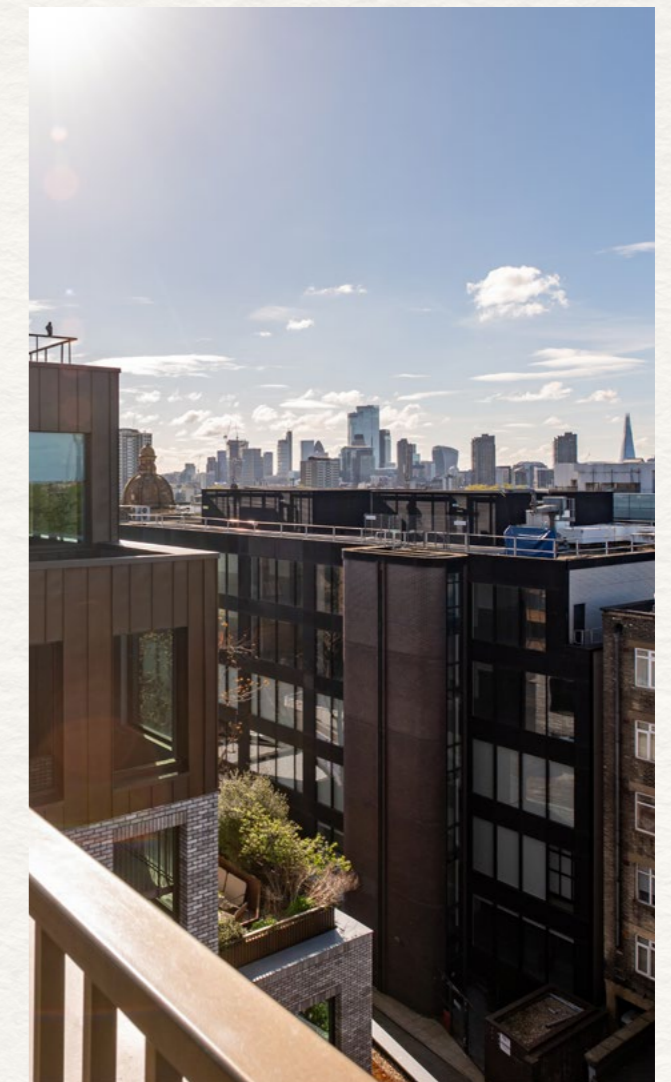
TWENTY TEN MILLION STREET

LONDON, N1

PRIME FREEHOLD NEW BUILD OFFICE
INVESTMENT OPPORTUNITY 100M FROM ANGEL STATION

INVESTMENT HIGHLIGHTS

- **Freehold** in the heart of Angel, one of London's most dynamic sub-markets, just **100 metres from Angel Underground Station**.
- Continued local development set to add further value to the immediate micro-location.
- **Comprises 56,075 sq ft NIA (5,209.5 sqm) of office accommodation**, arranged over lower ground, ground and six upper floors.
- **Tenant Club amenity lounge provides 1,996 sq ft** of event space and meeting rooms, with a large south-facing terrace.
- **Redeveloped in June 2022**, offering best-in-class office space with outstanding ESG credentials: **BREEAM 'Excellent', WELL GOLD & EPC 'A'**.
- Located next to the established King's Cross office submarket where prime rents are £110.00 per sq ft, providing scope for **reversionary upside** through targeted asset management in the medium term.
- **Terracing** across four floors, with exceptional views over London.
- **Multi-let to four office tenants**, providing a highly diversified income stream with **40% of the total income derived from tenants with a credit rating of 5A2**.
- **Highly reversionary** rent of £3,057,133 per annum, reflecting an **overall rent of £54.50 per sq ft**, 50% below prime King's Cross rents.
- WAULT of **7.03 years to expiries** and **3.16 years to breaks**.



Offers are invited in excess of **£46,000,000** for 100% of the shares in the SPV that owns the freehold interest, subject to contract and exclusive of VAT.

An acquisition at this level reflects a **net initial yield of 6.50%** and a **capital value of £820 per sq ft** (assuming purchaser's costs of 2.30%).





Old Street Station

Liverpool Street Station

8 Bishopsgate

20 Fenchurch

Moorgate Station

Smithfield Market

Farringdon Station

Angel Station

Waterloo Station

Houses of Parliament

SHOREDITCH

CITY OF LONDON

FARRINGTON

ANGEL

KING'S CROSS CAMPUS

King's Cross St Pancras International

TEN WHITE LION STREET

THE LOCAL AREA

Ten White Lion Street occupies a prominent position at the intersection of the King's Cross and Farringdon sub-markets, placing it at the heart of London's tech and creative district.

Situated near Kings Cross, White Lion Street benefits directly from one of Europe's most successful regeneration stories. The area has evolved into a globally recognised business and innovation hub.



Islington Square



A strong presence of blue-chip occupiers, alongside a rapidly growing cluster of creative, financial, life sciences, tech and media businesses, has firmly established the King's Cross district as a leading destination for top talent.

Coal Drops Yard

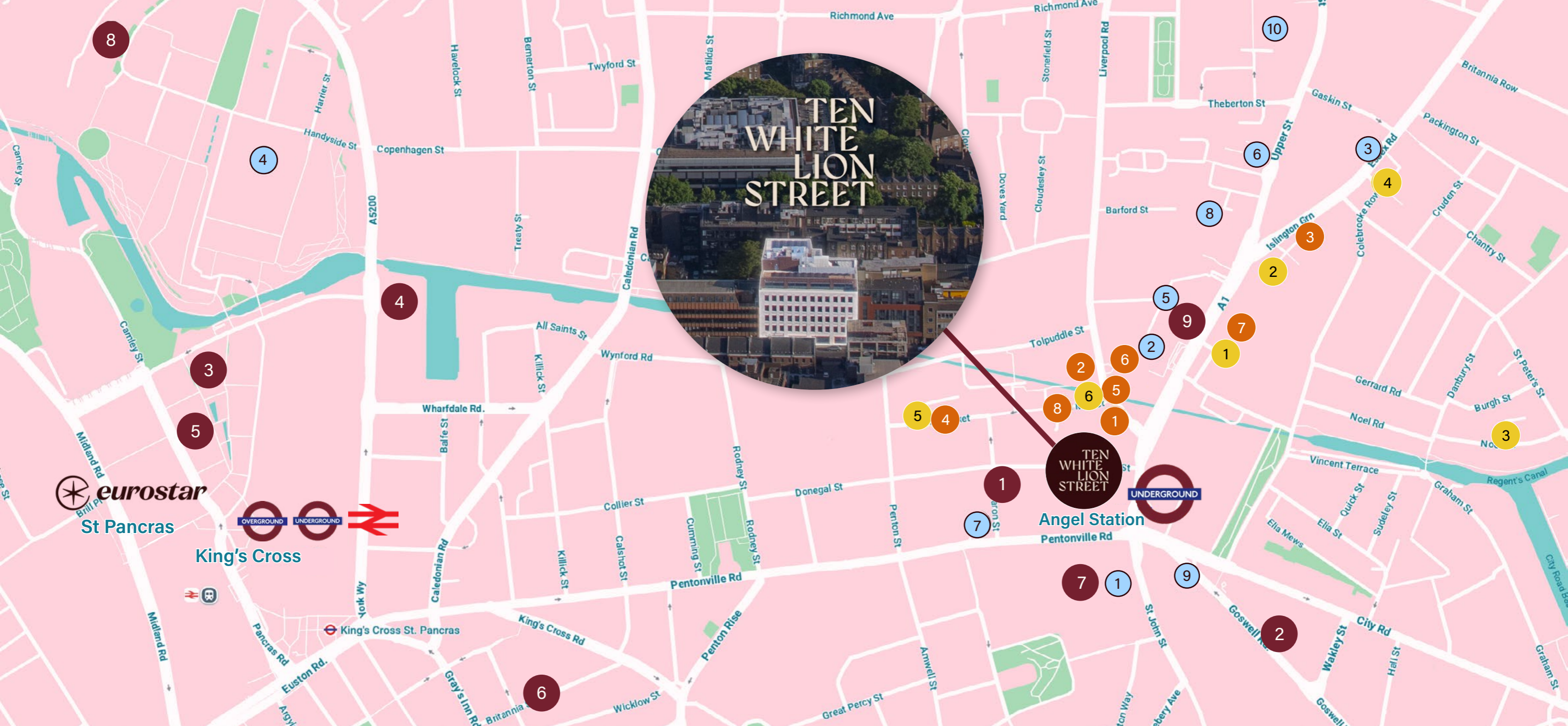
The immediate surroundings offer a vibrant and diverse mix of retail, dining and leisure amenities. An abundance of bars, cafés and restaurants, complemented by a broad range of retail options, creates an authentic and well-connected neighbourhood – an ideal location for businesses seeking an engaging and dynamic working environment.



Upper Street



Regent's Canal



Hotel & Leisure

1. 1Rebel
2. O2 Academy Islington
3. Nuffield Health & Fitness
4. Platform Theatre
5. Premier Inn
6. Everyman Screen on The Green
7. Double Tree by Hilton
8. Hilton Hotel
9. Virgin Active Gym
10. Third Space

Bars & Restaurants

1. Fredrick's
2. Sushi Show
3. The Island Queen
4. 69 Colebrook Row
5. The Little Viet Kitchen
6. The Islington Town House

Retail

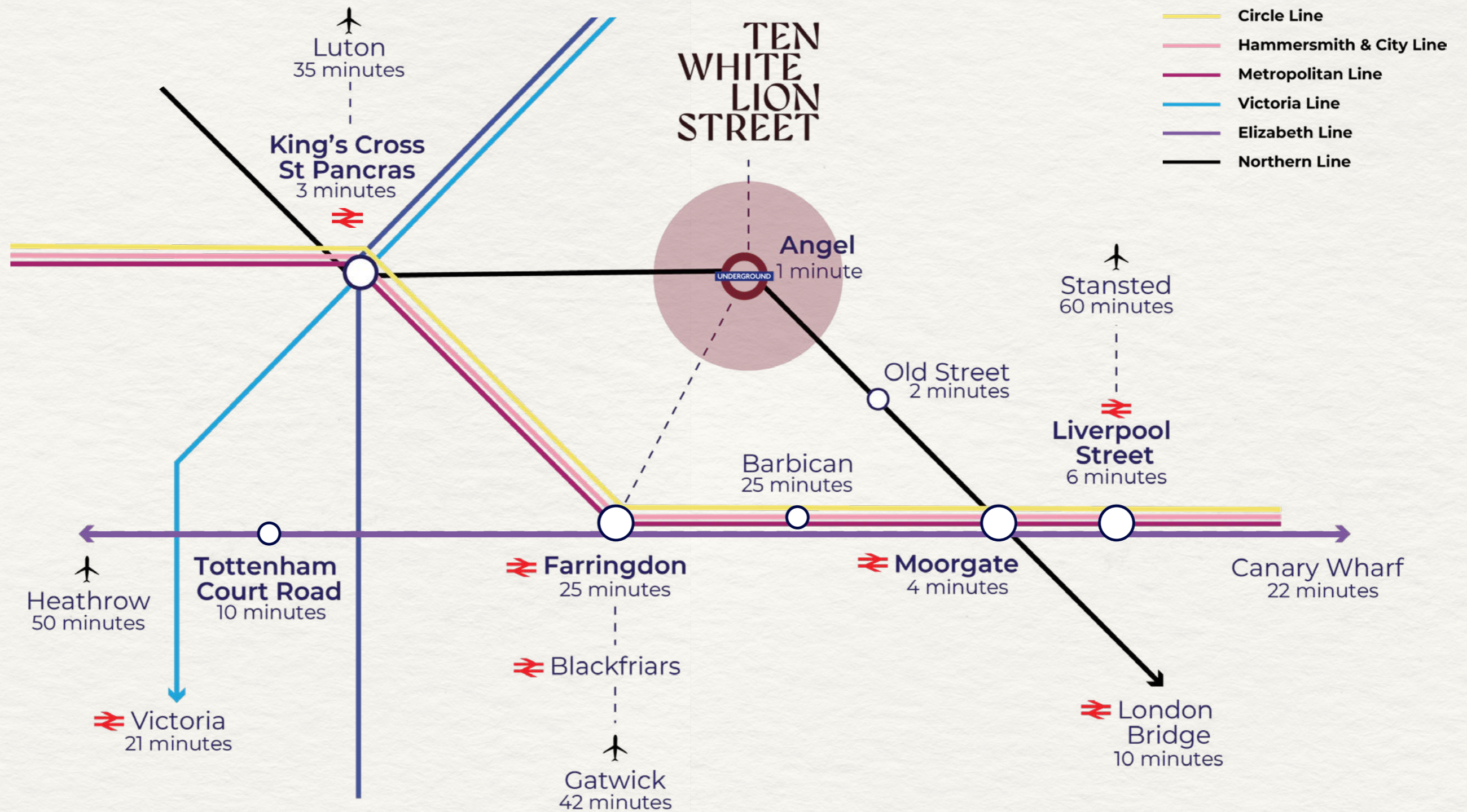
1. Marks & Spencer
2. Waitrose
3. Reiss
4. Islington Farmers Market
5. UNIQLO
6. L'Occitane En Provence
7. Haygen
8. Chapel Market

Offices

1. Tangible Benefit Expedia
2. Wayfair
3. Universal Music Group
4. The Guardian
5. Google
6. Balderton Capital
7. Expedia Group
8. Meta
9. Cancer Research UK

CONNECTIVITY

Ten White Lion Street benefits from exceptional connectivity, situated just a 2-minute walk away from Angel Underground Station (Northern Line), and within a 5-minute journey of King's Cross St Pancras International.



In 2024, King's Cross recorded **77.1 million journeys**, making it London Underground's second busiest station.



With fast rail and Underground connections to **Heathrow, Gatwick, Luton, Stansted** and **London City Airport** from King's Cross.



With **six Underground lines**, King's Cross offers unmatched connectivity across London.



The Eurostar at King's Cross St Pancras International offers direct access to **Paris, Brussels** and **Amsterdam**.





LOCAL DEVELOPMENTS



1

Angel Square

Location:
2 Angel Mews, EC1

Developer:
Tishman Speyer

Scheme:
188,000 sq ft of office accommodation arranged over ground and six upper floors.

Status:
Completed 2025



2

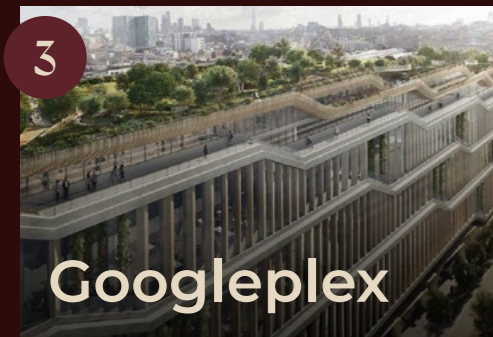
10-4 Pentonville Road

Location:
10-4 Pentonville Road, N1

Developer:
Derwent London

Scheme:
55,000 sq ft of office accommodation arranged over ground and five upper floors.

Status:
Refurbishment completed 2025



3

Googleplex

Location:
6 King's Blvd, Kings Cross, N1C

Developer:
Google

Scheme:
Google's London HQ, a bespoke ground up development comprising of 1 million sq ft.

Status:
Completed 2025



4

Regents House

Location:
40 Islington High Street, N1

Developer:
Reichmann

Scheme:
Proposals progressing for a hotel-led scheme, alongside retail, public realm and leisure.

Status:
Planning to be submitted



5

Angel Building

Location:
403-411 St John Street, EC1

Developer:
Derwent London

Scheme:
Mixed-use building arranged over ground and five upper floors, with 260,000 sq ft of office accommodation.

Status:
Completed 2010



6

Regents Quarter

Location:
Regents Quarter, N1

Developer:
Endurance Land / Nan Fung Group

Scheme:
A 7 phase mixed-use development of a 3.5 acre site.

Status:
Construction (Phase 2 PC 2026)

Ten White Lion Street underwent a comprehensive redevelopment in 2022 to provide 56,075 sq ft NIA (5,209.5 sqm) of best-in-class Grade A office accommodation arranged over lower ground, ground and six upper floors.



PROPERTY DESCRIPTION

The building provides efficient and highly flexible floorplates, enhanced by impressive floor-to-ceiling heights, creating light-filled and adaptable workspace suitable for a range of occupiers.

The accommodation offers a high-quality mix of open-plan workspace alongside modern meeting and collaboration spaces. All occupiers have access to the communal Club10 Business Lounge on the third floor, a space rich with amenities designed to support collaboration and wellbeing.

The property further benefits from four demised terraces, with two on the sixth floor and one on the first and fifth floors, as well as a communal south-facing tenant communal club lounge terrace on the third floor, providing valuable external amenity.

The building boasts a high level of specification and strong ESG credentials, with a clear focus on wellness and sustainability. This is reflected throughout the design and architecture, with exposed services and refined industrial finishes, delivering a contemporary workspace aligned with the expectations of modern occupiers.



Contemporary reception with concierge



Up to 3.9m floor to ceiling heights



Electric charging points



PV Panels and green roof technology



Ancillary space for wellness uses



Communal Club10 Business Lounge and terracing



Smart app controlled LED lighting



EPC 'A', BREEAM Excellent and Well Gold



80 cycle spaces, cycle lift, maintenance station, six showers and lockers

TEN

WHITE

LION

STREET



ACCOMMODATION SUMMARY

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following areas:

Floor	Use	NIA Sq Ft	NIA Sqm
Sixth	Offices	1,924	178.7
Fifth	Offices	5,852	543.7
Fourth	Offices	7,163	665.5
Third	Club10 Lounge	1,996	185.4
Third	Offices	5,166	480
Second	Offices	8,267	768
First	Offices	8,344	775.2
Ground	Offices	9,165	851.4
Ground	Reception	883	82
Lower Ground	Offices	7,315	679.6
TOTAL		56,075	5,209.5



Tenure

The property is held Freehold under title number 258856.

The property occupies a prominent site extending approximately 0.32 acres (0.13 hectares).



TEN

WHITE

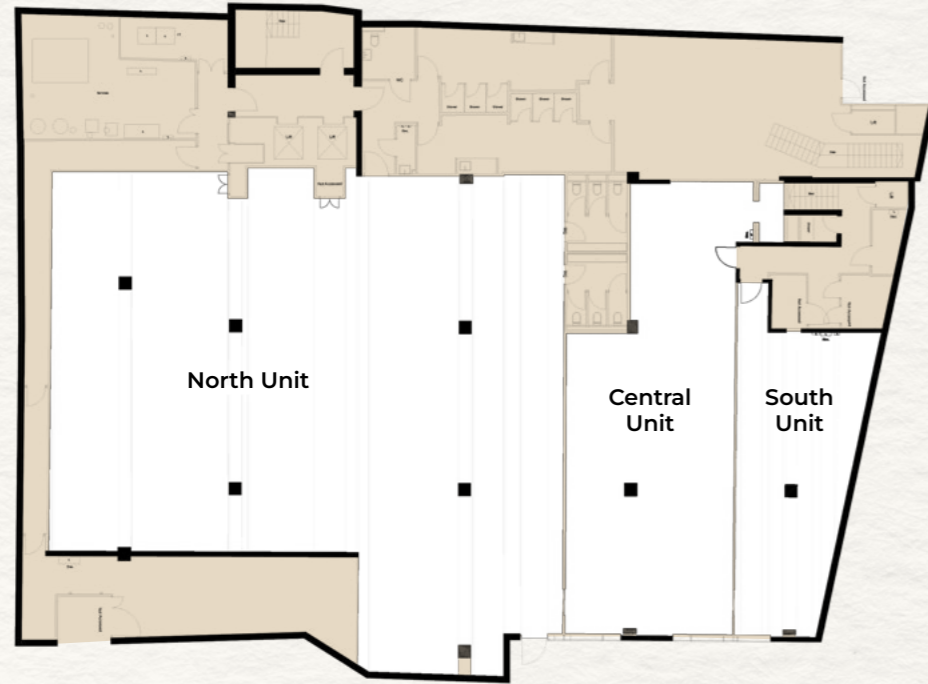


LION

STREET




FLOOR PLANS

Lower Ground

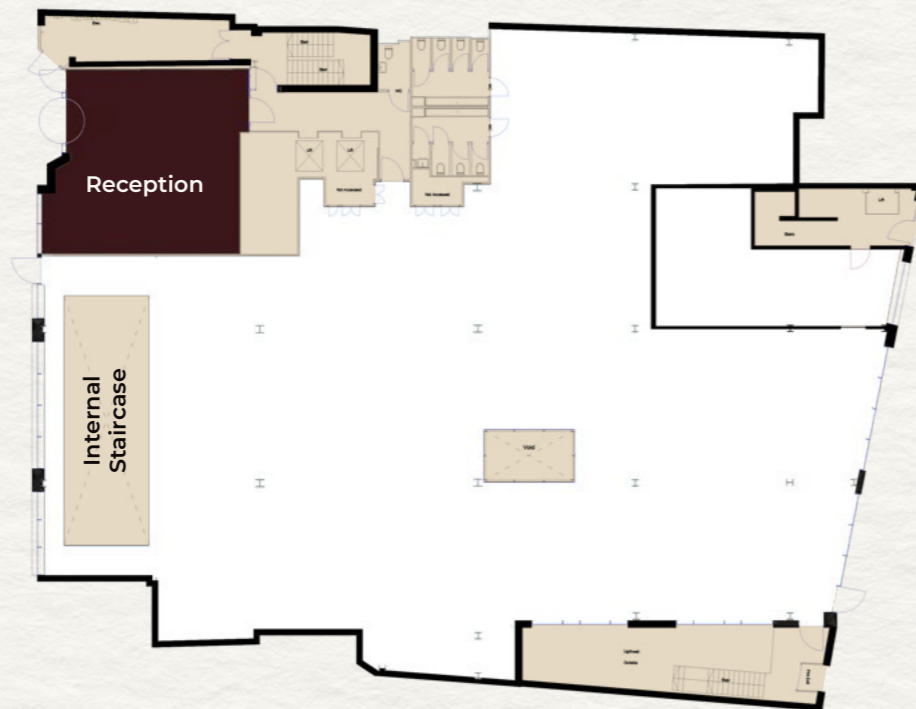


First Floor

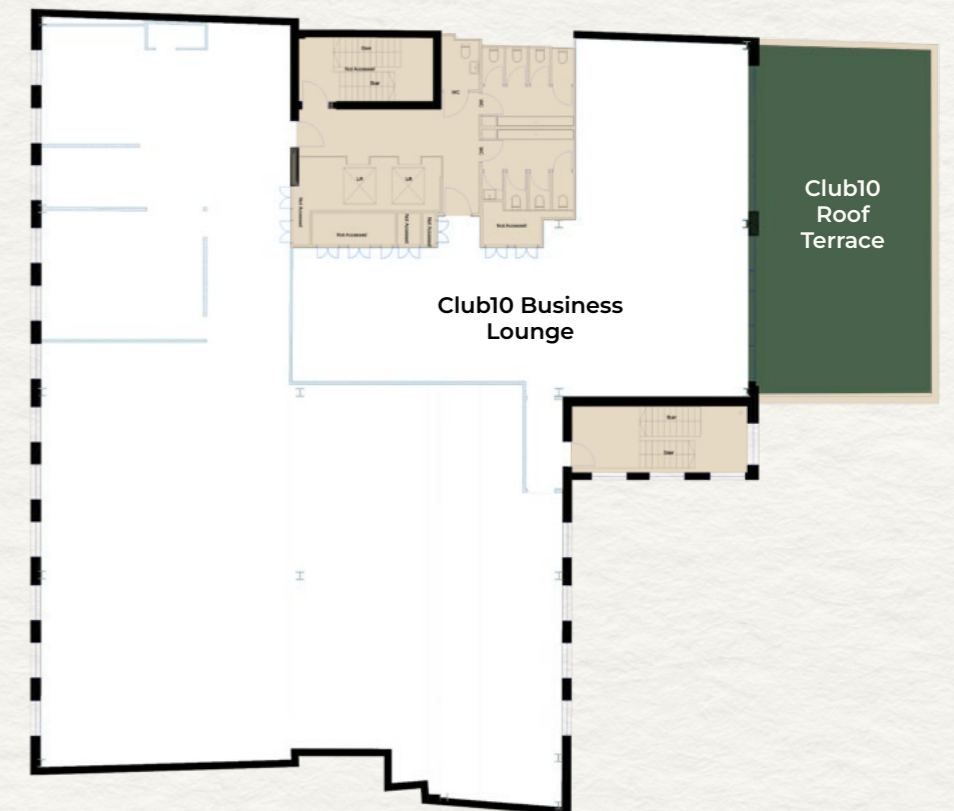


- Net Internal Area 
- Reception 
- Terrace 

Ground Floor



Third Floor



TEN

WHITE

LION

STREET



TENANCY SCHEDULE

Multi-let to four office tenants with a topped-up passing rent of £3,057,133 per annum, and a WAULT of 7.03 years to expiries & 3.16 years to breaks.

Floor	NIA Sq Ft	Use	Tenant Name	Lease Start	Lease Expiry	Break Date	Rent PA	Rent PSF	Rent Review	Inside Act
Sixth	1,924	Office	Automata Technologies Ltd	31/01/2023	30/01/2033	31/01/2028	£128,427	£66.75	31/01/2028	No
Fifth	5,852	Office	Automata Technologies Ltd	31/01/2023	30/01/2033	31/01/2028	£390,621	£66.75	31/01/2028	No
Fourth	7,163	Office	Automata Technologies Ltd	31/01/2023	30/01/2033	31/01/2028	£478,130	£66.75	31/01/2028	No
Third Business Club Lounge	1,996	Amenity	Business Club Lounge							
Third (Part)	5,166	Office	Valtech Ltd	22/08/2025	21/08/2036	22/08/2030	£346,122	£67.00	22/08/2030	No
Second (South Unit)	2,686	Office	Vacant (Landlord Topup)				£179,962	£67.00		
Second (North Unit)	5,581	Office	Valtech Ltd	22/08/2025	21/08/2036	22/08/2030	£373,927	£67.00	22/08/2030	No
First	8,344	Office	Pure Gym Ltd	13/03/2023	12/03/2033	13/03/2028	£508,984	£61.00	13/03/2028	Yes
Ground (South Unit)	619	Office	Nobody's Child Ltd	05/06/2025	04/06/2030		£24,451	£39.50		No
Ground & Lower Ground (North Unit)	13,463	Office	Nobody's Child Ltd	05/06/2025	04/06/2030		£531,789	£39.50		No
Lower Ground (Central Unit)	1,582	Office	Nobody's Child Ltd	05/06/2025	04/06/2030		£62,489	£39.50		No
Lower Ground (South Unit)	816	Office	Nobody's Child Ltd	05/06/2025	04/06/2030		£32,232	£39.50		No
Ground Reception	883	Reception								
Total	56,075						£3,057,133			

TENANCY COVENANT



Incorporated in 2008, PureGym Limited is a British gym operator providing low-cost, flexible access to fitness facilities and classes across multiple locations. The company has grown into one of the largest gym chains in the UK by membership and operates over 680 gyms globally, serving more than 2.2 million members.

D&B Rating: 5A2



Incorporated in 1995, Valtech Limited is a global digital consultancy that advises on digital strategy and delivers technology solutions including websites, e-commerce platforms and customer experience systems. The group employs over 7,000 people worldwide, operates from more than 80 offices across 25+ countries, and works with major international brands including Audi, L'Oréal and PepsiCo.

D&B Rating: 5A2

nobody's child

Marks & Spencer Plc is a major shareholder in in the company, which was incorporated in 2015. Nobody's Child Limited is a London-based womenswear and accessories retailer operating both online and through third party retail partners. The business positions itself as an affordable fashion brand with an emphasis on responsible production. It trades globally through over 200 partner stores and has established relationships with major retailers including Marks & Spencer.

D&B Rating: 3A3



Automata Technologies Limited, incorporated in 2015, operates in the laboratory automation sector, providing robotic technology solutions to research, healthcare and life sciences organisations. The company is headquartered in London and serves clients including NHS Trusts, research institutions and biotech and pharmaceutical companies.

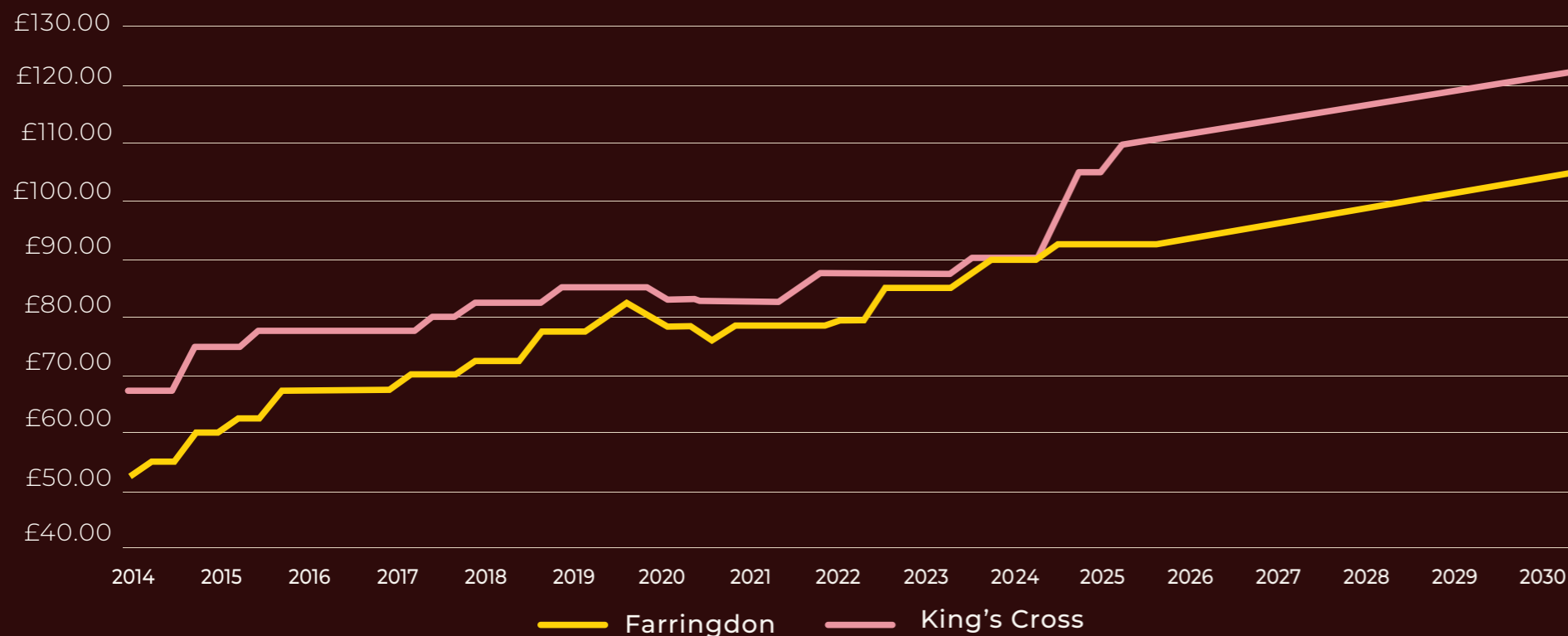
D&B Rating: N3

POSITIONED FOR RENTAL GROWTH

The building's **current passing rent of £54.50 per sq ft** on the let accommodation sits **materially below prevailing prime rental levels** in both adjoining sub-markets.

Strategically located between King's Cross and Farringdon, two of Central London's strongest-performing office sub-markets. Both locations have delivered sustained prime rental growth over the past decade, underpinned by infrastructure investment, occupational depth and constrained Grade A supply.

KING'S CROSS & FARRINGDON PRIME RENTS



This relative positioning provides investors with:

1. **Clear reversionary upside** as leases re-gear and expire.
2. **Direct exposure to two structurally strong rental markets.**
3. **Downside protection,** supported by robust occupational fundamentals.

TEN

WHITE

THE FLOWER MARKET

TAKE YOUR PICK

A retail counter area with a dark wood finish. The top section is illuminated and features the text "THE FLOWER MARKET". Below this, three sections are labeled "TAKE", "YOUR", and "PICK". The counter has shelves with various items, including a vase and books. In front of the counter is a round table with four chairs.

LION

STREET

Further Information

Planning: The property is situated within the London Borough of Islington. The property is not listed. It is not located within a Conservation Area.

VAT: The property is elected for VAT and as such, it is anticipated that the transaction will be treated as a transfer of a going concern.

EPC: EPC 'A'.

Capital Allowances: Capital Allowances may be available to a purchaser by way of separate negotiation.

Data room: Data room access can be provided on request

Offers are invited in excess of £46,000,000 for 100% of the shares in the SPV that owns the freehold interest, subject to contract and exclusive of VAT.

An acquisition at this level reflects a net initial yield of 6.50% and a capital value of £820 per sq ft (assuming purchaser's costs of 2.30%).

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BROCHURE CREATED BY HARRIS STUDIOS

DISCLAIMER:

ANTI MONEY LAUNDERING: To comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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