

FITZROVIA  
W1

90 TOTTENHAM  
COURT ROAD

# THE OPPORTUNITY

- **Freehold**
- Located in Fitzrovia, one of the West End's most vibrant and exciting submarkets
- **Strong transport connectivity** with five Underground stations within 10 minutes' walk including the Elizabeth Line at Tottenham Court Road
- Situated on a **prominent corner location** with an extensive 40m frontage onto Tottenham Court Road and 42m frontage to Howland Street
- **45,871 sq ft (4,261.6 sq m) NIA** of office, retail, food & beverage accommodation and car parking configured over basement, ground, mezzanine and six upper floors
- **37,379 sq ft (3,472.6 sq m) NIA** of offices arranged over 1st to 6th floors with office entrance on Tottenham Court Road
- **8,492 sq ft (788.9 sq m) NIA** of retail and food and beverage accommodation arranged over ground and mezzanine floors fronting Tottenham Court Road and Howland Street
- **Vacant possession** of the office accommodation from 1 June 2026 providing the opportunity to reposition and extend the building for office or living sector uses
- **Opportunity to reposition** the office accommodation, increase the size of the reception, add additional storeys and provide new end-of-trip amenities at lower ground level
- **Potential to reposition** and extend the building to provide a new Hotel (C1), Educational (F1) or Residential uses (C3), subject to securing Planning Consent

Offers are invited for the Freehold interest in excess of **£28,000,000**, reflecting a **capital value of £610 per sq ft**.





TOTTENHAM COURT ROAD





LLOYDS BANK

90

PASTINO  
FRESH HANDMADE PASTA

michel coffee

BAKERY & DELI



LINCOLN'S  
INN FIELDS

RUSSELL  
SQUARE

THE BRITISH  
MUSEUM

BEDFORD  
SQUARE

CENTRE  
POINT

TOTTENHAM  
COURT ROAD

OXFORD  
STREET

ST JAMES'S  
PARK

BT TOWER

FITZROY  
SQUARE

SOUTHBANK

COVENT  
GARDEN

SOHO

VICTORIA

ST JAMES'S

MAYFAIR

MARYLEBONE

BLOOMSBURY

FITZROVIA

90

TOTTENHAM  
CRT ROAD

GOODGE  
STREET

OXFORD  
CIRCUS

RUSSELL  
SQUARE

EUSTON  
SQUARE

WARREN  
STREET

Great  
Portland  
Street

LONDON  
EUSTON

# LOCAL AREA

## Hotels

1. The Newman
2. Charlotte Street Hotel
3. Treehouse Hotel London
4. The London Edition
5. The Mandrake
6. The Rathbone Hotel
7. The Langham
8. Mortimer House
9. Sanderson London Hotel
10. Radisson Blu Hotel, London Euston Square

## Cocktail Bars

1. Punch Room at The London EDITION
2. Berners Tavern Bar
3. Bourne & Hollingsworth
4. The Lucky Pig
5. Botanical Tavern & Treehouse
6. The Remedy

## Coffee Shops

1. Kaffeine
2. Kiss the Hippo
3. Kin Café, Foley Street
4. Lantana, Charlotte Street
5. Riding House Café
6. WatchHouse

## Restaurants

1. Roka Charlotte Street
2. Circolo Popolare
3. Kitchen Table, Charlotte Street
4. Rovi
5. Flesh & Buns
6. Pied a Terre
7. Six by Nico London
8. Chishuru
9. The Ninth
10. Caravan





# CONNECTIVITY

90 Tottenham Court Road sits at the centre of London's connectivity hub, benefitting from exceptional proximity to London's wider transport network, with King's Cross St. Pancras and London Euston offering national and international rail services, providing connectivity to Oxford, Cambridge, Manchester, Scotland, Brussels, Paris and Amsterdam.

## Station Connectivity from 90 Tottenham Court Road

Station	Walk Time	Lines Served
Goodge Street	3 mins	●
Warren Street	5 mins	● ●
Euston Square	7 mins	● ● ●
Tottenham Court Road	10 mins	● ● ●
Great Portland Street	11 mins	● ● ●
Euston Station	14 mins	● ● ● ●
Russell Square	15 mins	●
Oxford Circus	16 mins	● ● ●



**75%**  
of the entire London Underground network accessible from a single location

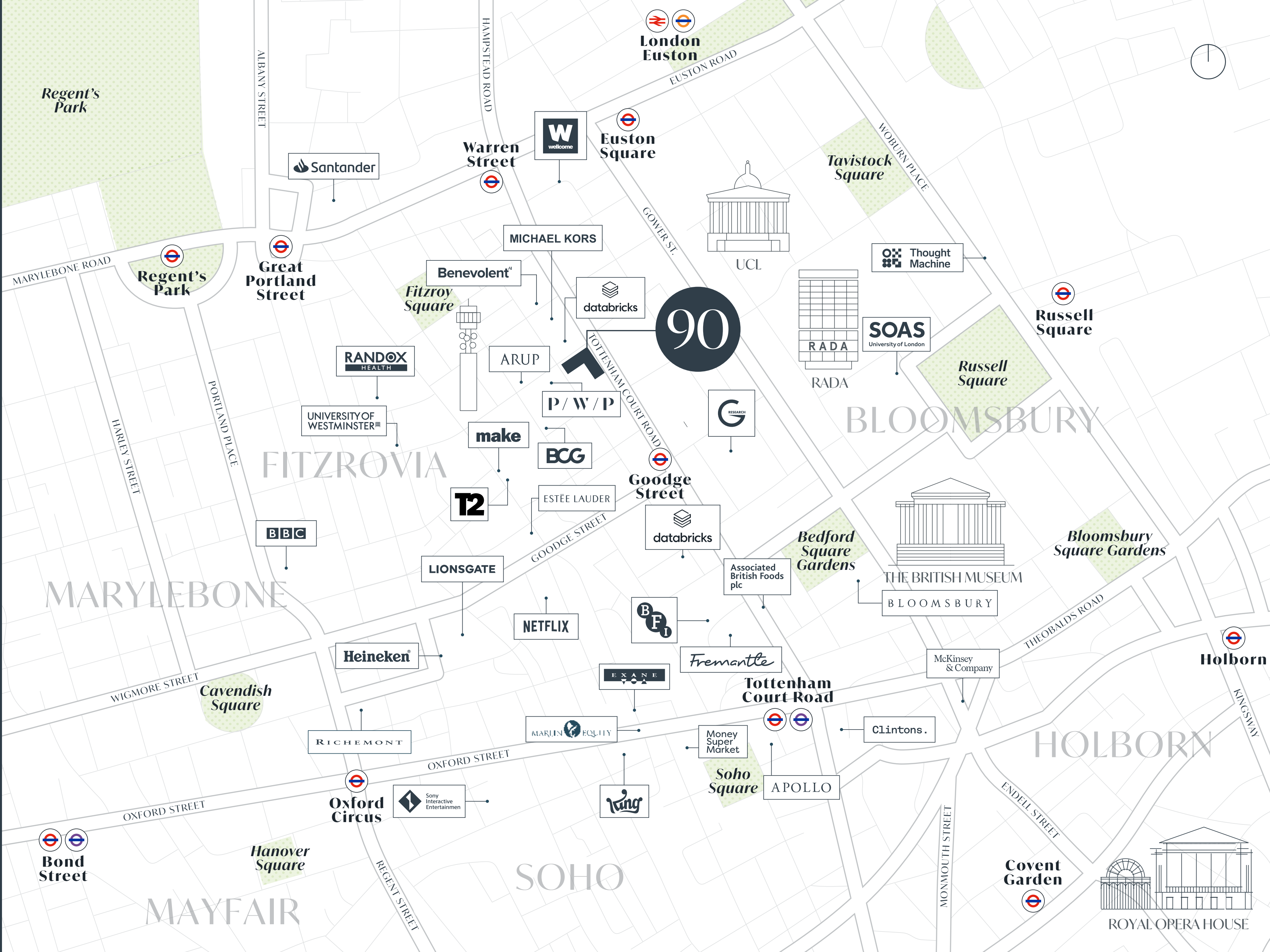
**100+**  
million passengers served annually by nearby Euston, King's Cross and St. Pancras terminals

**5**  
Major Underground stations within short walking distance providing access to 8 underground lines

**64M**  
people passing through the Elizabeth line station at Tottenham Court Road each year

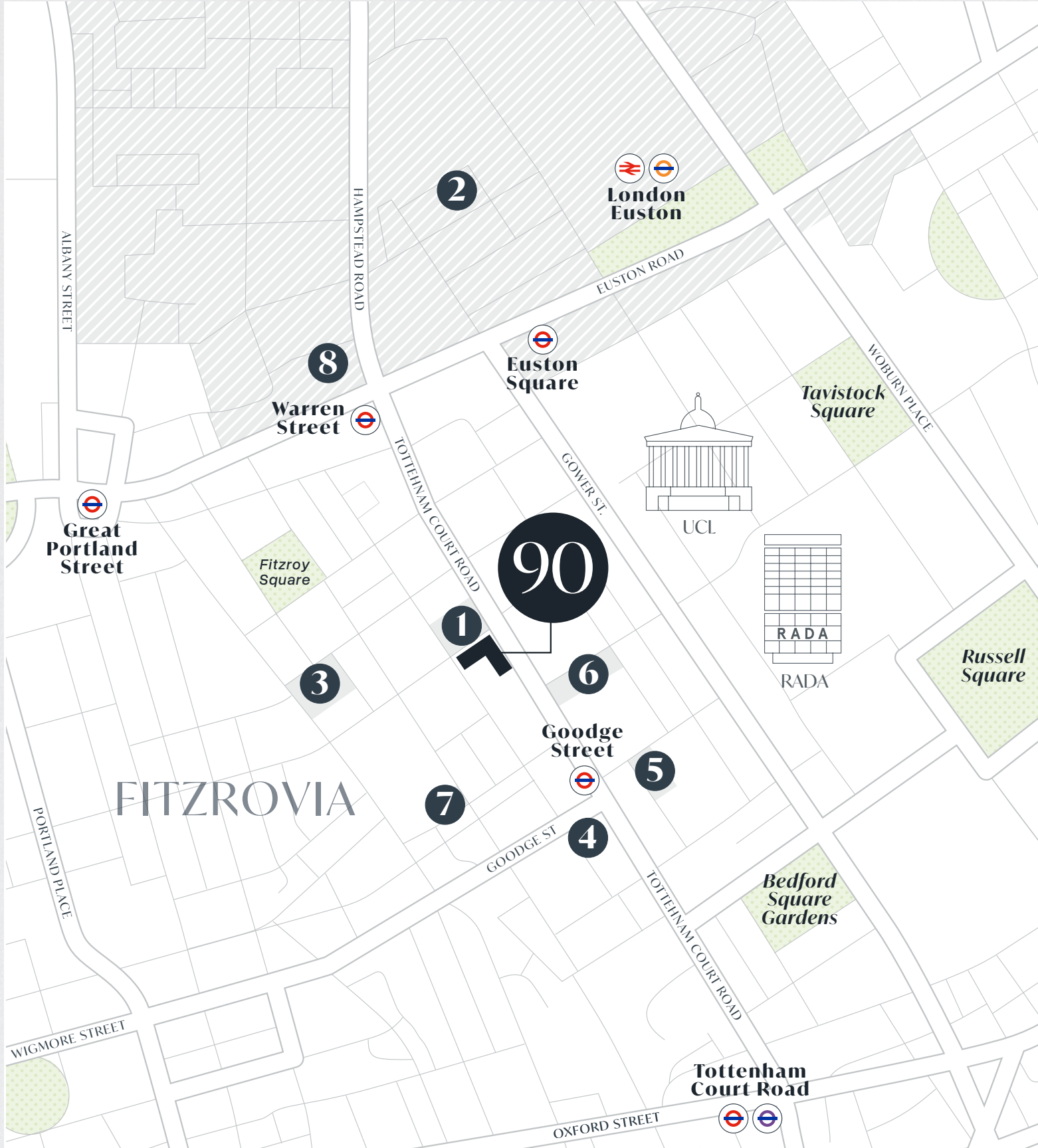
# OFFICE OCCUPIERS

90 Tottenham Court Road is located in Fitzrovia in London's West End. The local area has attracted high-profile business occupiers including Databricks, Boston Consulting Group, and Netflix, with new developments including Network, The Fitzrovia and Whiskey Sierra further enhancing Tottenham Court Road.



# SURROUNDING DEVELOPMENT

The area continues to benefit from significant capital investment, with high-quality new commercial developments, as well as extensive place-making and public realm improvements.



1



**Network,**  
10 Howland Street, W1

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Landlord: Derwent  
Size: 139,000 sq ft  
Status: Q2 2026 Completion

2



**Euston Project,**  
NW1

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Landlord: The Crown Estate/Lendlease  
Size: 60 acres  
Status: Design Stage

3



**BT Tower,**  
60 Cleveland Street, W1T

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Landlord: MCR Hotels  
Size: To be confirmed  
Status: Design Stage

4



**Whiskey Sierra,**  
20 Whitfield Street, W1

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Landlord: Global Holdings  
Size: 43,000 sq ft  
Status: Completed Q4 2025

5



**Whittington House,**  
Alfred Place, W1

---

Landlord: GPE  
Size: 72,000 sq ft  
Status: Q1 2027 Completion

6



**The Heal's Building,**  
Tottenham Court Road, W1

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Landlord: KKR  
Size: 140,000 sq ft  
Status: Completed Q2 2024

7



**Arthur Stanley House,**  
40-50 Tottenham Street, W1T

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Landlord: Westbrook Partners  
Size: 54,252 sq ft  
Status: Completed Q3 2023

8



**Euston Tower,**  
286 Euston Road, NW1

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Landlord: British Land  
Size: 560,000 sq ft  
Status: Planning Permission



# DESCRIPTION

90 Tottenham Court Road occupies a highly visible and prominent position at the junction of Tottenham Court Road and Howland Street, adjacent to Derwent London's newly developed Network.

The property is configured as five retail and food & beverage units and an office reception at ground and mezzanine levels with six levels of office accommodation above.

Four retail units cover 40 metres of unbroken frontage onto Tottenham Court Road, offering an exceptional retail and/or food & beverage opportunity in a high-footfall location.

The office floors typically provide c.7,000 sq ft arranged on an L-shaped floor plate, benefitting from excellent levels of natural light throughout. The 5th and 6th floors step back to 6,569 sq ft and 2,295 sq ft, respectively.

Howland Mews East is a private road forming part of the freehold title and provides access to the lower ground car parking accommodation, which contains secure bicycle parking and five car parking spaces.

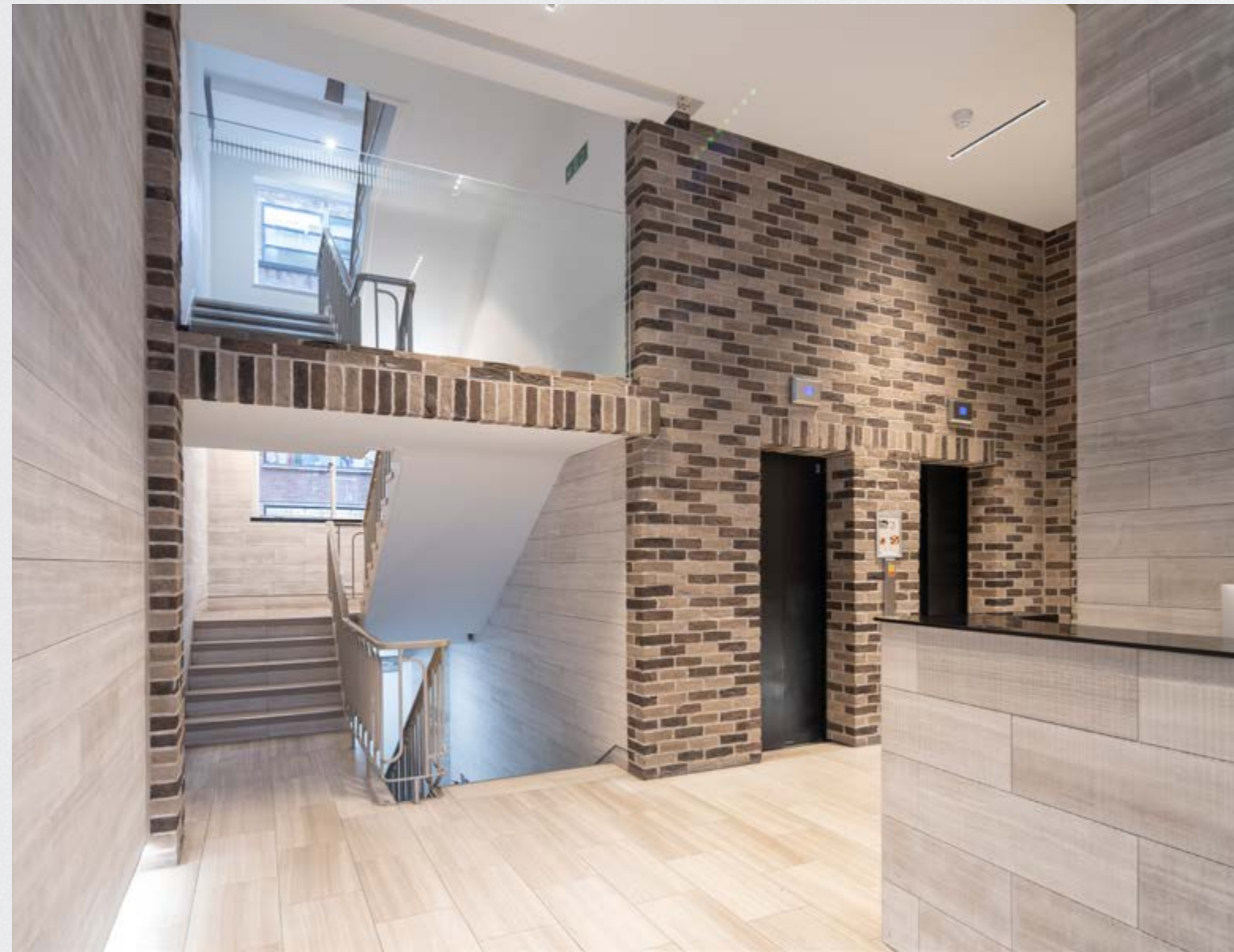


# ACCOMMODATION

The property has been measured by Lane & Frankham in accordance with the Sixth Edition of the RICS Code of Measuring Practice, and provides the following gross and net internal areas:

Demise	Use	GIA (sq ft)	NIA (sq ft)
6th	Office	2,940	2,295
5th	Office	8,079	6,569
4th	Office	8,132	7,059
3rd	Office	8,103	7,039
2nd	Office	8,009	6,877
1st	Office	8,626	7,540
<b>Subtotal</b>		<b>43,889</b>	<b>37,379</b>
Mezzanine	Retail & Storage	2,223	1,905
Ground	Retail & Storage	9,167*	6,587
<b>Subtotal</b>		<b>11,390</b>	<b>8,492</b>
Basement	Mixed	10,839	
<b>Total</b>		<b>66,118</b>	<b>45,871</b>

\* The 270 sq ft office reception falls within the 9,167 sq ft ground floor GIA.



# ACCOMMODATION

## Retail and F&B Floor Areas

Demise	Use	NIA (sq ft)	ITZA
88 Tottenham Court Road Unit A & B	Mezzanine	Retail	468
	Ground	Retail	2,192
<b>Subtotal</b>		<b>2,660</b>	<b>1,542</b>
92 Tottenham Court Road Unit C	Mezzanine	Retail	369
	Ground	Retail	1,065
<b>Subtotal</b>		<b>1,434</b>	<b>657</b>
93 Tottenham Court Road Unit D	Mezzanine	Retail	181
	Ground	Retail	632
<b>Subtotal</b>		<b>813</b>	<b>444</b>
94 Tottenham Court Road Unit E	Mezzanine	Retail	605
	Ground	Retail	1,494
<b>Subtotal</b>		<b>2,099</b>	<b>830</b>
11 Howland Mews Unit F	Mezzanine	Retail	282
	Ground	Retail	1,204
<b>Subtotal</b>		<b>1,486</b>	<b>976</b>
<b>Total</b>		<b>8,492</b>	



94 Tottenham Court Road - B Bagel



93 Tottenham Court Road - Mikel Coffee



# EXISTING FLOOR PLANS

45,871 sq ft (4,261.6 sq ft) of office, retail and food & beverage accommodation configured over ground, mezzanine and six upper floors.

**Key**

- Office
- Reception
- Retail
- Mezzanine
- Core

## Basement

10,839 sq ft GIA



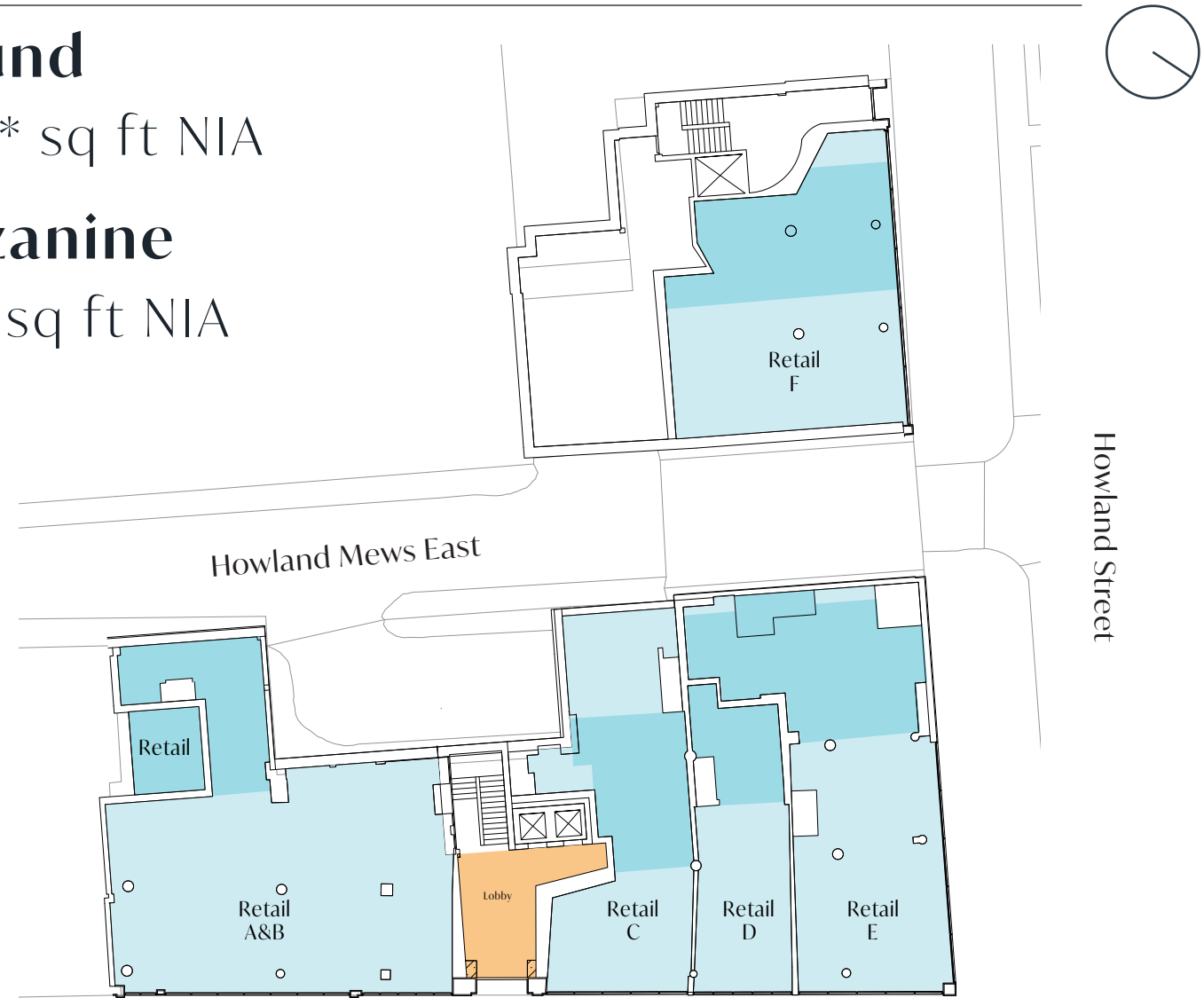
Tottenham Court Road

## Ground

6,857\* sq ft NIA

### Mezzanine

1,905 sq ft NIA

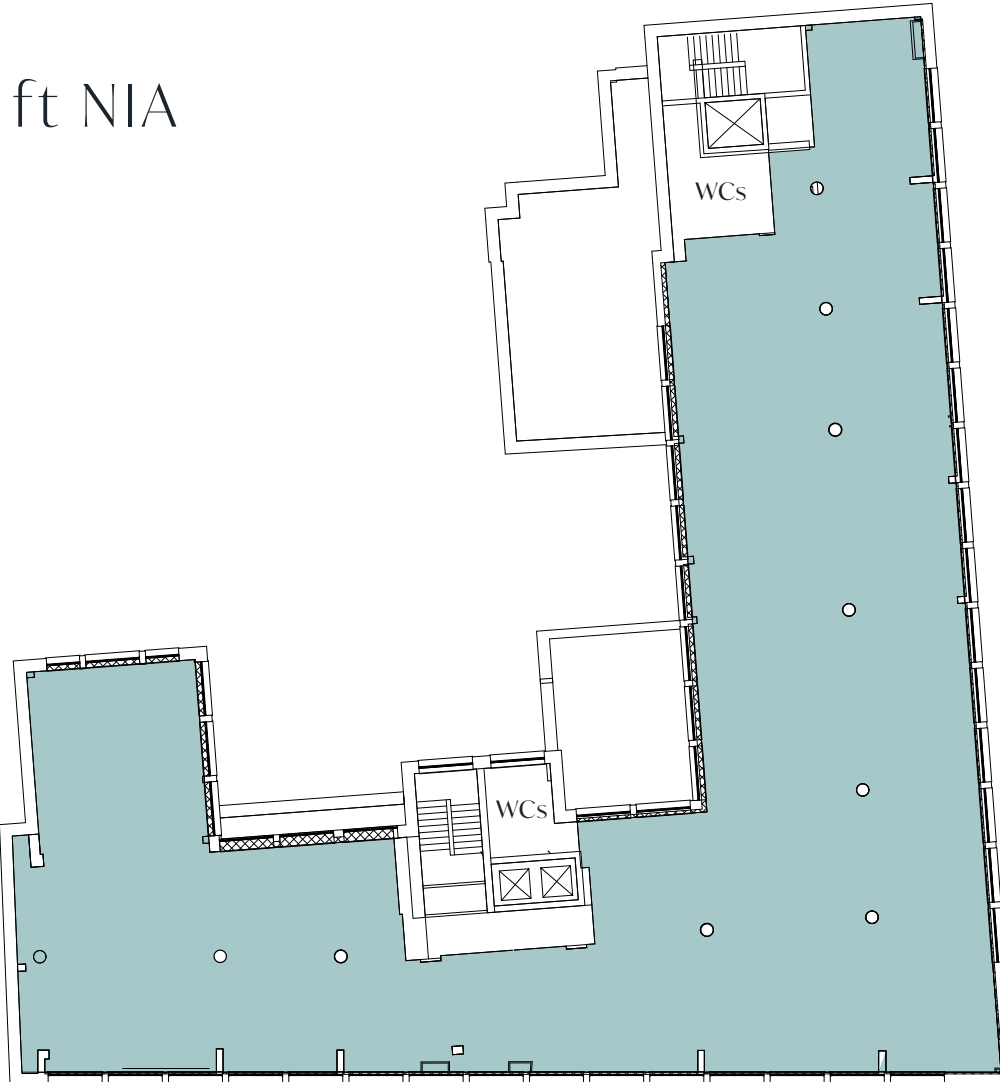


Tottenham Court Road

\*Includes the 270 sq ft Office Reception.

## First

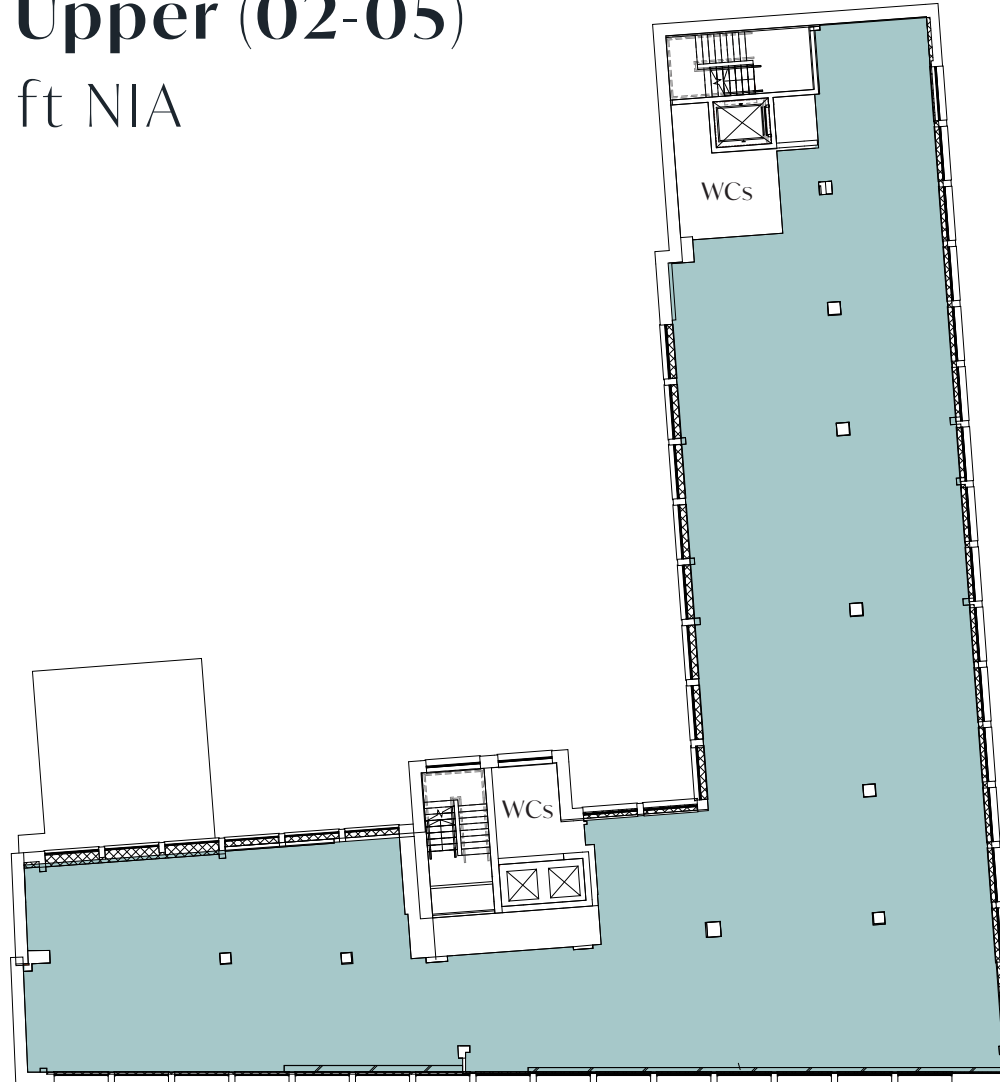
7,540 sq ft NIA



Tottenham Court Road

## Typical Upper (02-05)

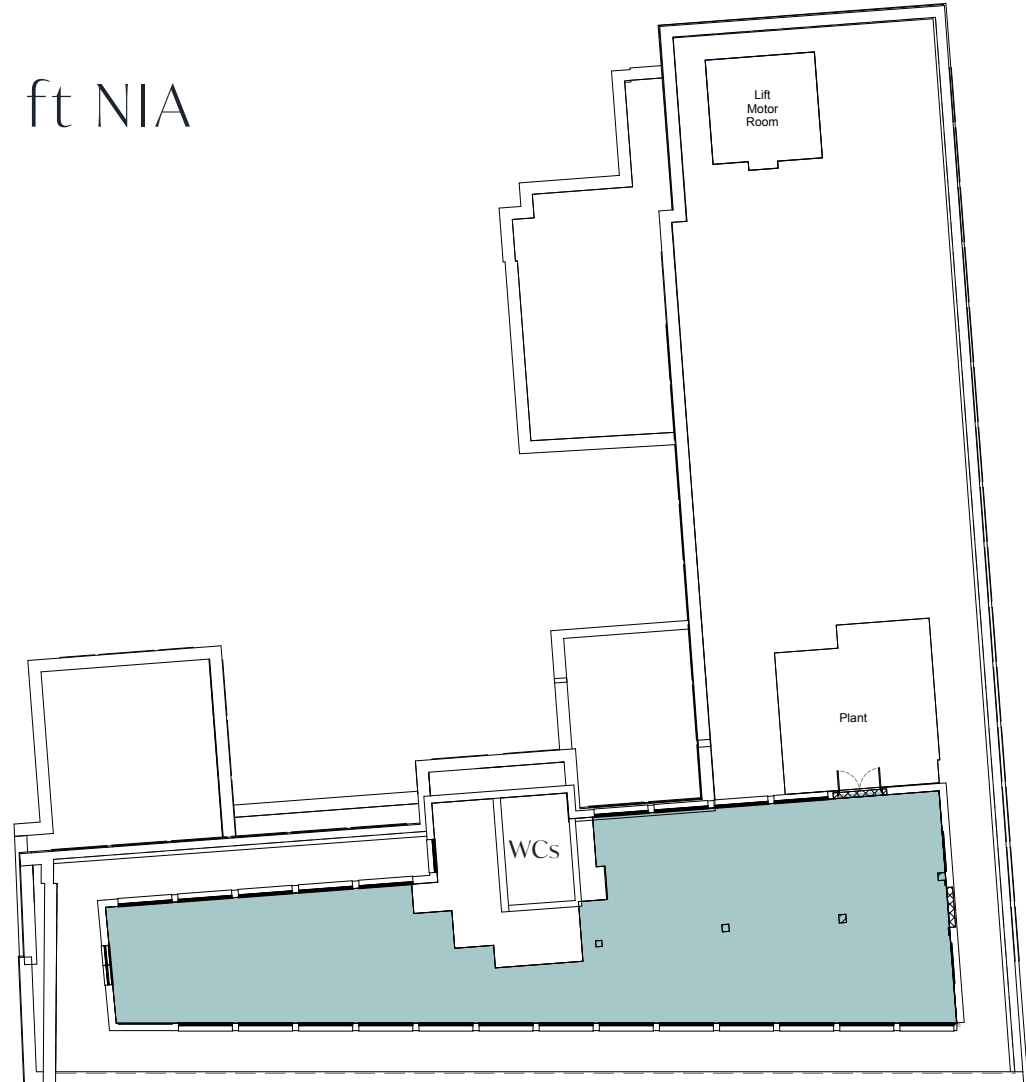
7,059 sq ft NIA



Tottenham Court Road

## Sixth

2,295 sq ft NIA



Tottenham Court Road

# TENANCIES

The office accommodation is let to University College London, who have operated their break option enabling vacant possession of the office accommodation by 1 June 2026. All leases, with the exception of 94 Tottenham Court Road, have expiries or landlord break options enabling vacant possession by August 2027.

Demise	Use	Area	Tenancy	Lease Start Date	Lease Expiry Date	Next Rent Review Date	Rent (psf)	Rent (pa)	Inside / Outside the 1954 Act	Tenant Break Date	Landlord Break Date	Comments
1st - 6th Floors, 88-94 Tottenham Court Road	Office	37,379	University College London	01/06/2021	01/06/2026	-	£48.40	£1,822,227	OUT	01/06/2026	-	Tenant break option has been activated for June 2026.
GF & Mez Unit A & B, 88 Tottenham Court Road	Retail	2,660	Lloyds Bank Plc	05/08/2024	04/08/2027	-	£75.19	£200,000	IN	-	-	
GF & Mez Unit C, 92 Tottenham Court Road	Retail	1,434	Pastino Ltd	08/05/2024	07/05/2039	25/03/2031	£59.27	£85,000	OUT	31/05/2031	01/06/2027	Lease subject to fixed annual rental uplifts, vendor will top-up to the 08/05/2027 rental uplift to £85,000 p.a. If the Landlord break option is not operated, the rent will increase to £90,000 p.a. from 08/05/2028, £95,000 p.a. from 08/05/2029 and £100,000 p.a. from 08/05/2030. Single landlord break option 01/06/2027 with 6 months' notice period and penalty amount of £65,000. Mutual single break option 31/05/2031 with 6 months' notice period.
GF & Mez Unit D, 93 Tottenham Court Road	Retail	813	Mikel Coffee Company Limited	26/05/2017	25/05/2027	-	£123.00	£100,000	OUT	-	-	
GF & Mez Unit E, 94 Tottenham Court Road	Retail	2,099	B Bagel TCR Limited	15/02/2021	14/02/2036	15/02/2031	£59.55	£125,000	OUT	15/02/2031	24/06/2030	15/02/2026 rent review outstanding. Rolling Landlord break from 24th June 2030 with 6 months' notice period, exercisable if a demolition or major refurbishment is to be undertaken. Tenant break on 15/02/2031 with 6 months' notice period.
GF & Mez Unit F, 11 Howland Street	Retail	1,486	Shuclub Limited	15/03/2026	14/03/2027	-	£17.40	£25,863	OUT	15/09/2026	15/09/2026	Mutual rolling break from 15th September 2026 with 3 months' notice period. Rent paid monthly.
Basement Plant Room, 90 Tottenham Court Road		-	UCL Hospital NHS Foundation Trust	01/11/2022	31/05/2031	01/11/2028	-	£3,500	OUT	-	Flexible	01/11/2028- Indexed upwards only rent review. Landlord rolling break from 01/11/2022 to 31/05/2031 with 12 months' notice period.
Roof Space, 88-94 Tottenham Court Road	Telecoms Mast	-	Vodafone Limited	14/08/2011	13/08/2021	-	-	£27,025	OUT	-	-	
Car Space 17	Cycle Spaces	-	University College London	18/10/2023	31/05/2031	-	-	£2,000	LIC	01/06/2026	-	Tenant break option has been activated for June 2026 in line with office lease.
<b>Total</b>		<b>45,871</b>					<b>£51.41*</b>	<b>£2,390,615</b>				

\* £psf on occupied office & retail space

# REPOSITIONING & CHANGE OF USE

The building provides multiple opportunities to reposition, extend and change the use, subject to planning consent.

Sheppard Robson, one of London's leading architectural practices, have undertaken a feasibility study for the property demonstrating the potential refurbishment and redevelopment options.

All options have been reviewed by Elliott Wood to ensure feasibility of the designs from a structural perspective. Newmark and Point2 have provided planning and rights of light input, respectively.

**NEWMARK**

**SHEPPARD  
ROBSON**

**POINT**

**Elliott Wood**

90 TOTTENHAM COURT ROAD • W1



Indicative CGI of repositioned opportunity

# PROPOSED OFFICE SCHEME

An indicative office scheme has been evolved by Sheppard Robson architects and the professional team to illustrate the opportunity to reposition and extend the building to create a high-quality office scheme.

The scheme proposes to extend the building out into Howland Mews East at the rear to provide modern regular floorplates throughout, plus the addition of new 6th and 7th floors, increasing the office NIA by 10,966 sq ft.

The feasibility also illustrates reconfiguration of the ground and lower ground floor to create an enhanced arrival experience and end-of-trip provision:

- It proposes to enlarge the existing reception by 851 sq ft, from 270 sq ft to 1,121 sq ft, by incorporating the ground floor of the existing adjacent retail unit, 92 Tottenham Court Road.
- An existing ramp on Howland Mews East provides access to the lower ground floor, which will be repositioned to provide end-of-trip facilities, including showers, WCs, 132 cycle spaces and disabled facilities.

Demise	Use	GIA (sq ft)	NIA (sq ft)
7th	Office	5,404	3,897
6th	Office	9,226	7,408
5th	Office	9,226	7,408
4th	Office	9,226	7,408
3rd	Office	9,226	7,408
2nd	Office	9,226	7,408
1st	Office	9,226	7,408
Ground	Office Reception/ North Core	3,444	
<b>Subtotal</b>		<b>64,204</b>	<b>48,345</b>
Mezzanine	Retail & Storage	1,807	1,536
Ground	Retail & Storage	5,936	5,464
<b>Subtotal</b>		<b>7,743</b>	<b>7,000</b>
Basement	Mixed	11,012	
<b>Total</b>		<b>82,959</b>	<b>55,345</b>

A copy of the Sheppard Robson Office Feasibility Design Pack is available on the data room. The pack presents an additional office scheme which creates a set-back 7th floor, with a wraparound terrace.



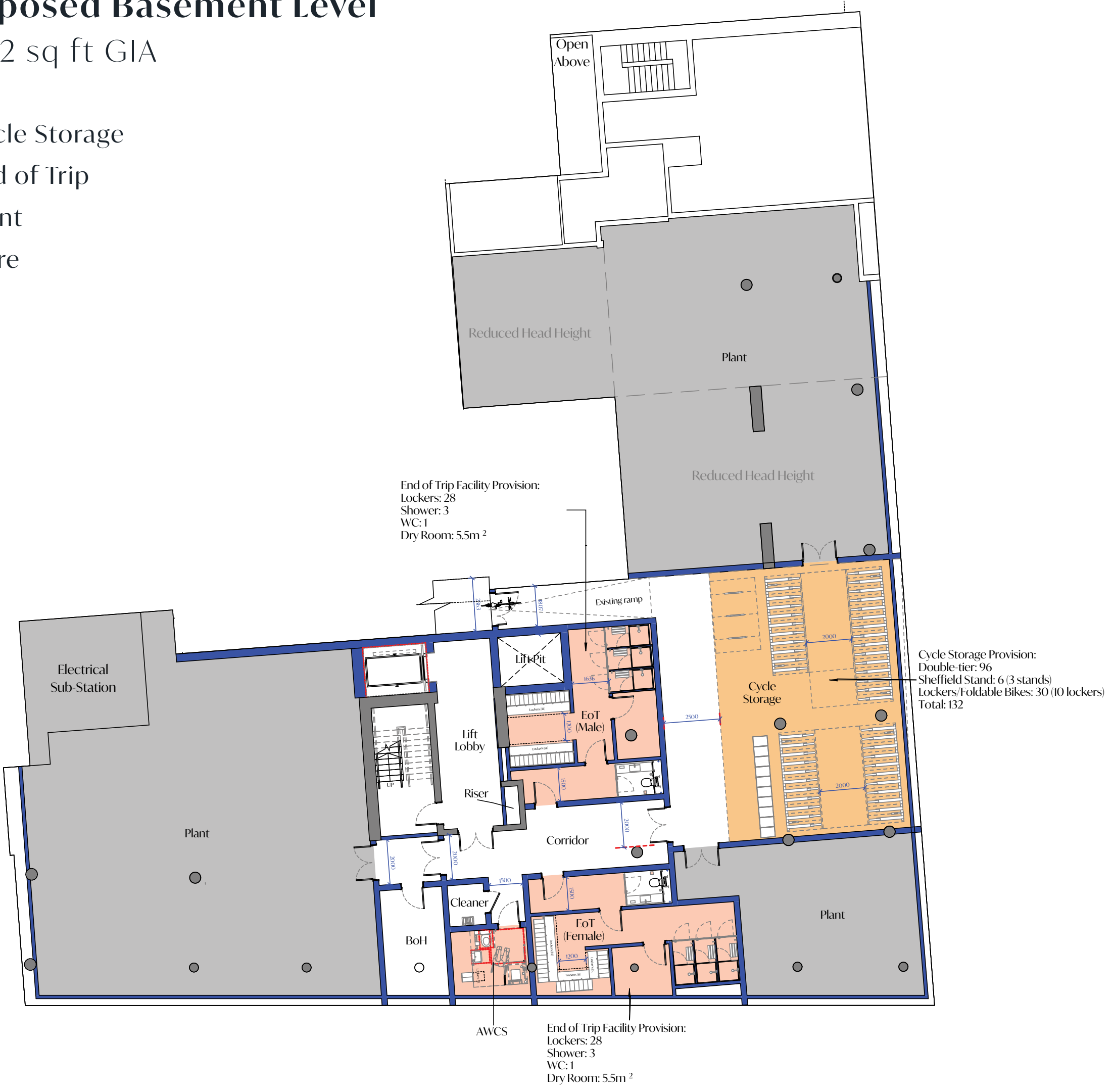
# PROPOSED OFFICE SCHEME FLOOR PLANS

Plans not to scale, indicative only

## Proposed Basement Level

11,012 sq ft GIA

- Cycle Storage
- End of Trip
- Plant
- Core



## Proposed Ground Level

6,585 sq ft NIA \*

- Retail
- Entrance Lobby
- Core

\* Includes the 1,121 sq ft reception



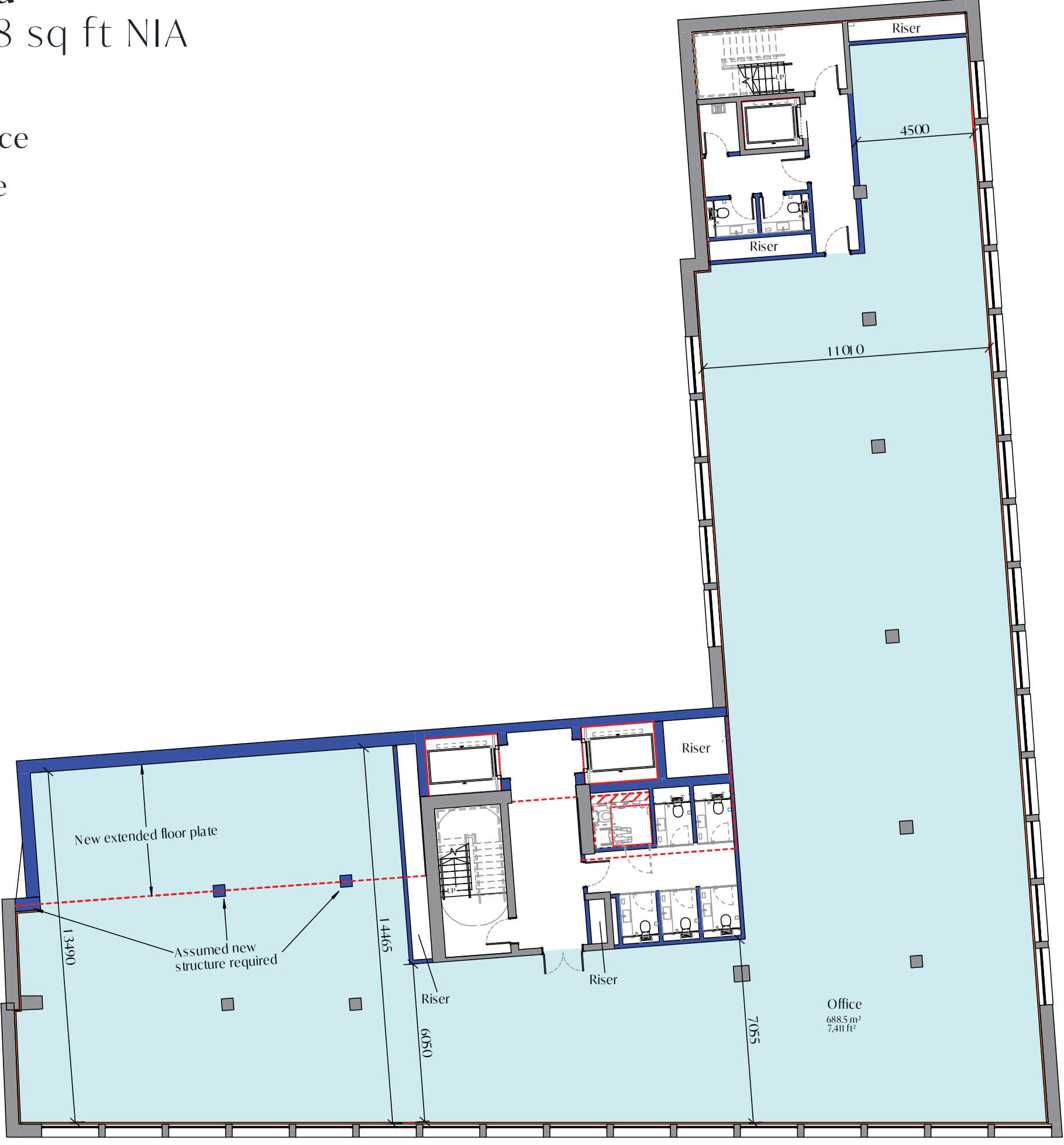
- Existing building line
- Assumed existing
- New

# PROPOSED OFFICE SCHEME FLOOR PLANS

Plans not to scale, indicative only

## Third 7,408 sq ft NIA

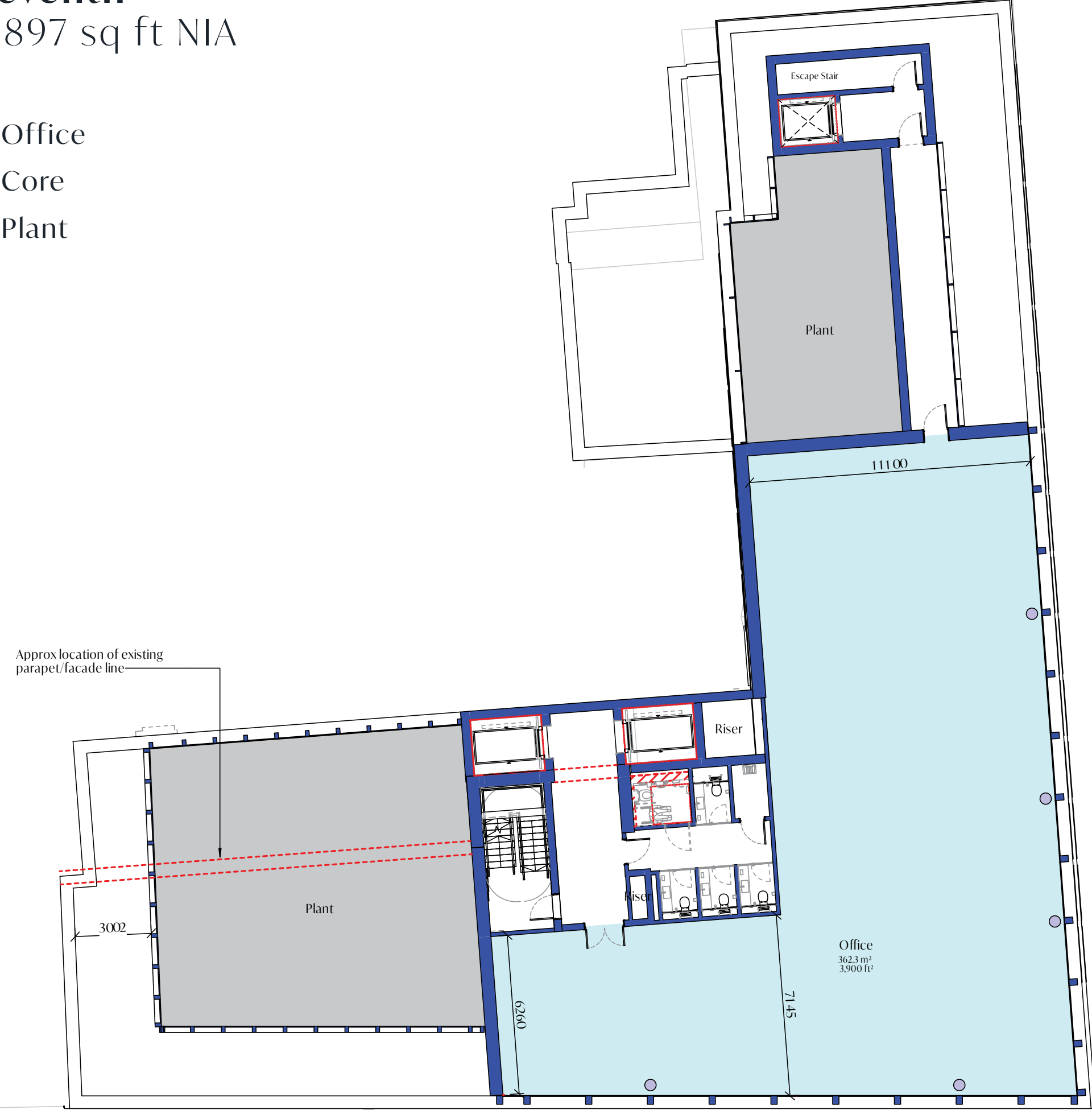
- Office
- Core



Tottenham Court Road

## Seventh 3,897 sq ft NIA

- Office
- Core
- Plant



Tottenham Court Road

--- Existing building line  
■ New

# PROPOSED HOTEL SCHEME

Indicative hotel scheme options have been evolved by Sheppard Robson architects and the professional team.

The options illustrate the potential to reposition and extend the building to create a high-quality hotel scheme.

The repositioning study indicates a hotel scheme of between 65,585 sq ft GIA to 84,960 sq ft GIA delivering between 168 to 228 bedrooms.

A copy of the Sheppard Robson Feasibility Scheme Design pack and Elliott Wood Feasibility Study is available on the data room.

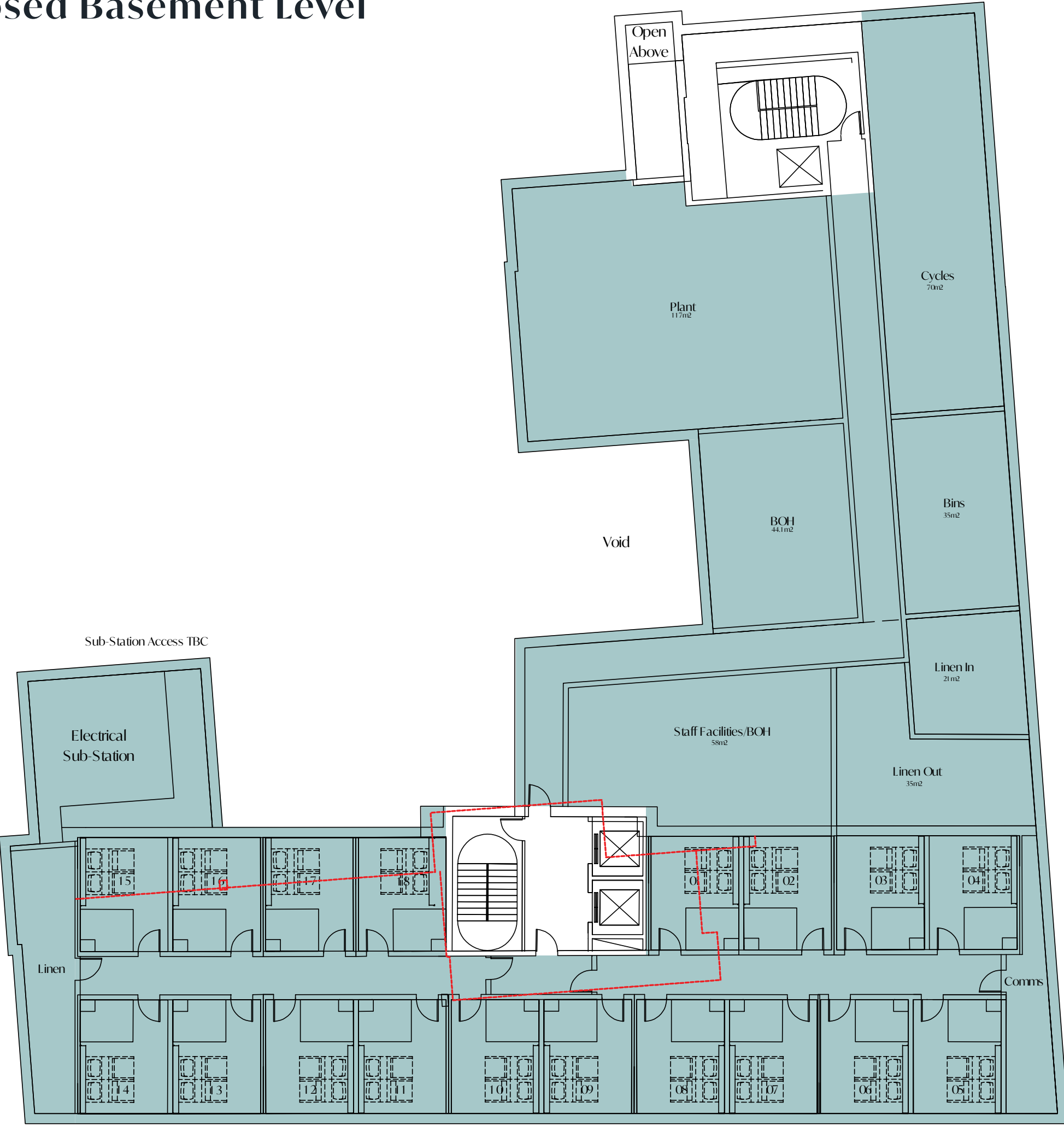


# PROPOSED HOTEL SCHEME FLOOR PLANS

Plans not to scale, indicative only

## Proposed Basement Level

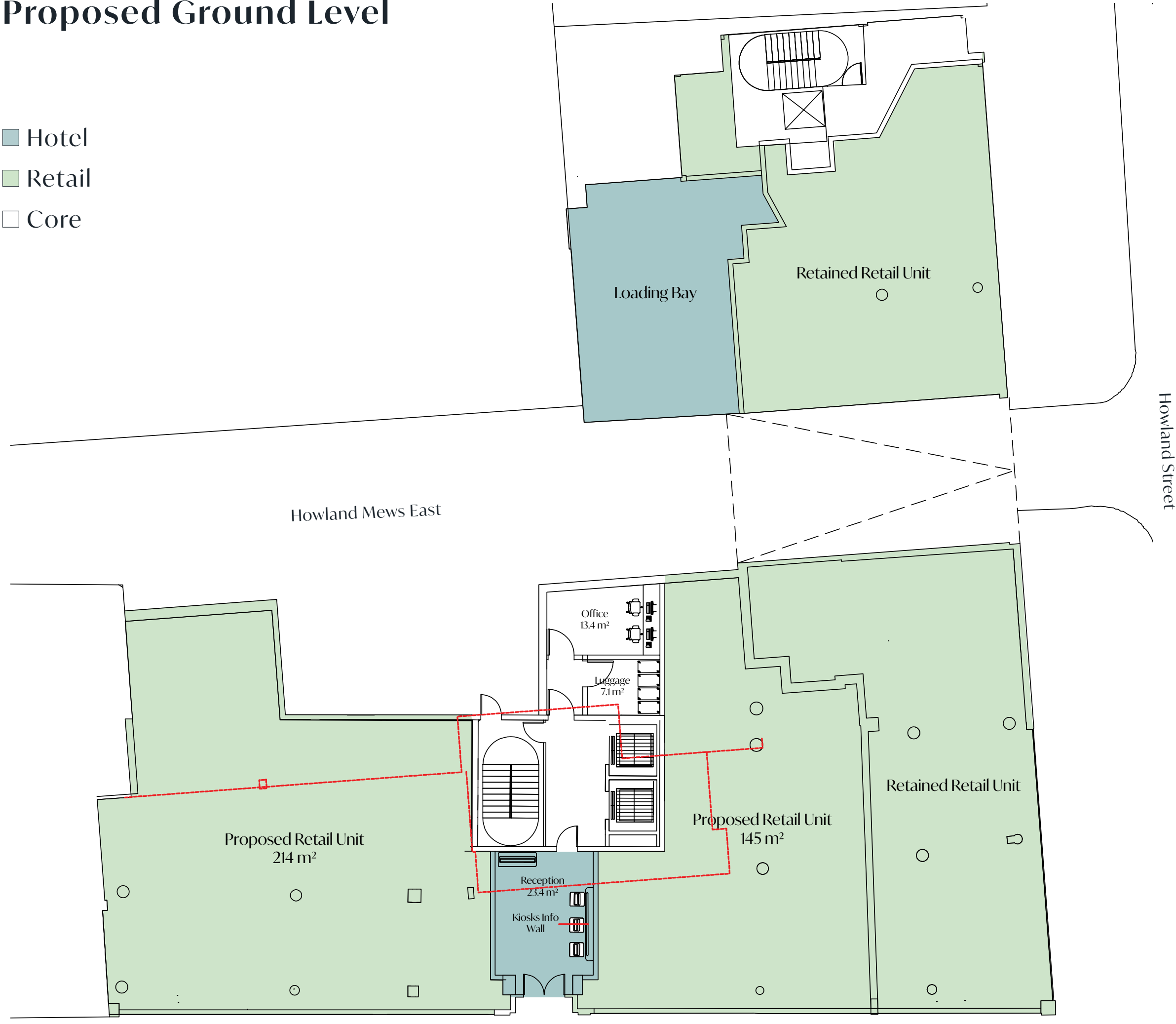
- Hotel
- Core



Tottenham Court Road

## Proposed Ground Level

- Hotel
- Retail
- Core



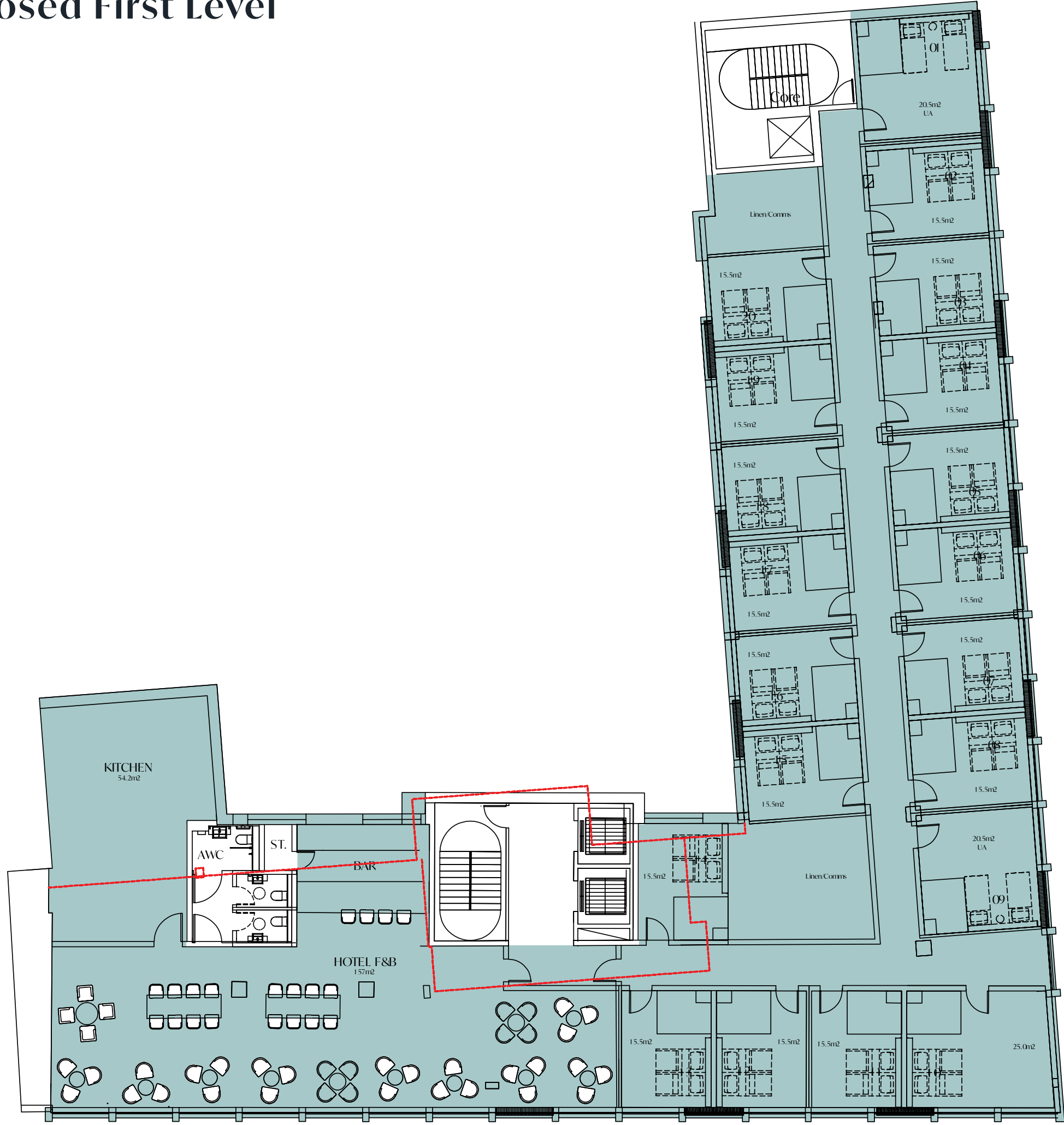
Tottenham Court Road

# PROPOSED HOTEL SCHEME FLOOR PLANS

Plans not to scale, indicative only

## Proposed First Level

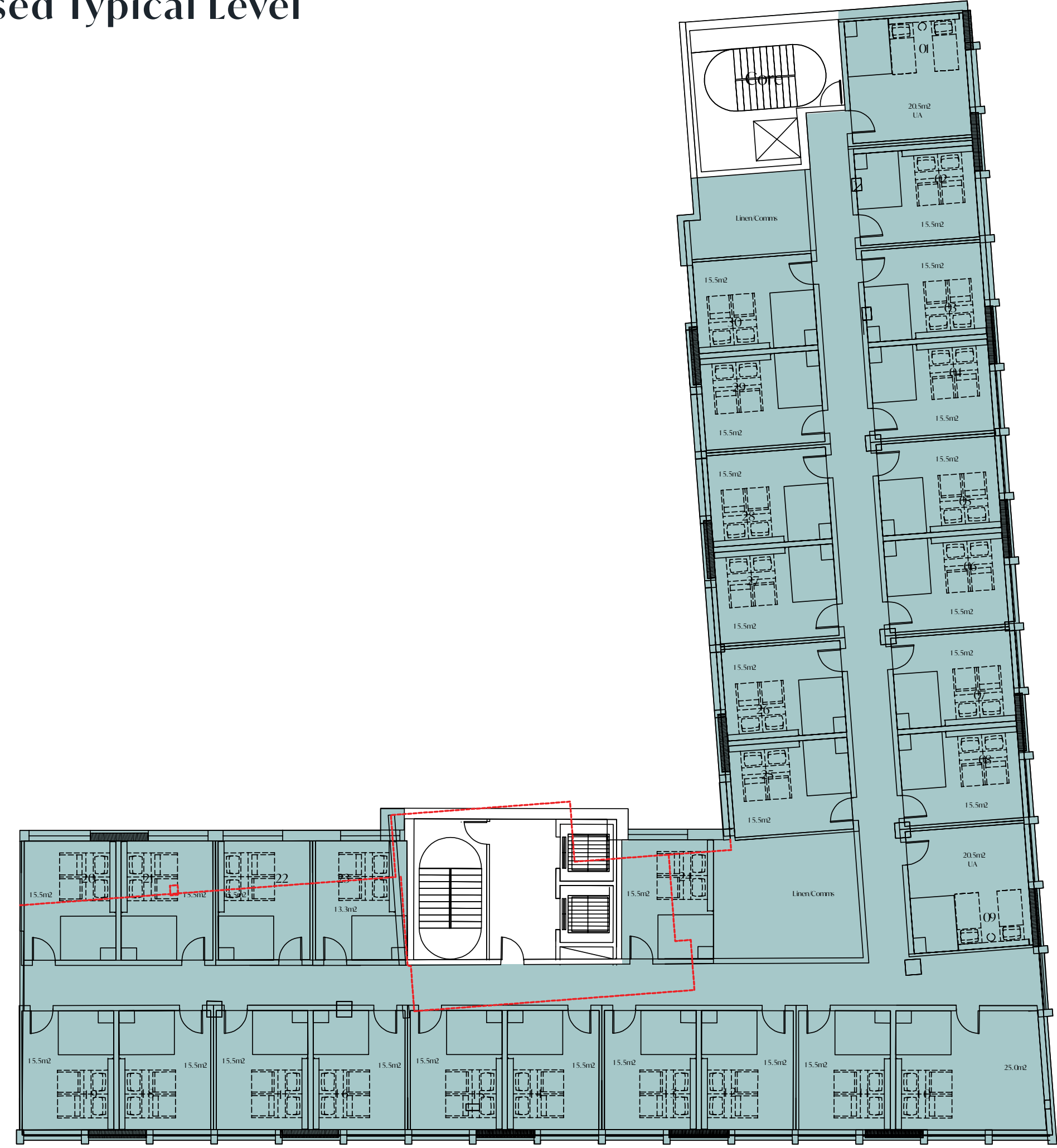
- Hotel
- Core



Tottenham Court Road

## Proposed Typical Level

- Hotel
- Core



Tottenham Court Road

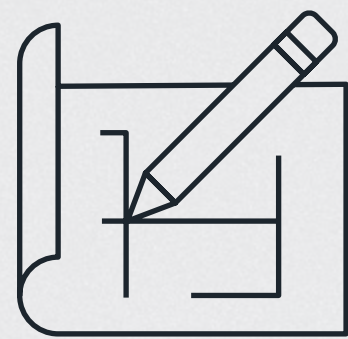
# MARKET OVERVIEW

## FITZROVIA & BLOOMSBURY OFFICE MARKETS

Fitzrovia has established itself as one of the West End's most sought after office locations. An acute shortage of best-in-class office space coupled with an extremely limited development pipeline is driving exceptional market dynamics in Fitzrovia.



Prime rents in the submarket have grown by c. 50% over the past 5 years, with JLL forecasting a further **18% rental growth over the next four years**, the highest of any of the West End submarkets.



New-build and refurbished **vacancy remains severely constrained at just 0.3% and 1.3% respectively**, well below the long-term average, highlighting the continued absorption of prime space in Fitzrovia.



### LEASING TRANSACTIONS

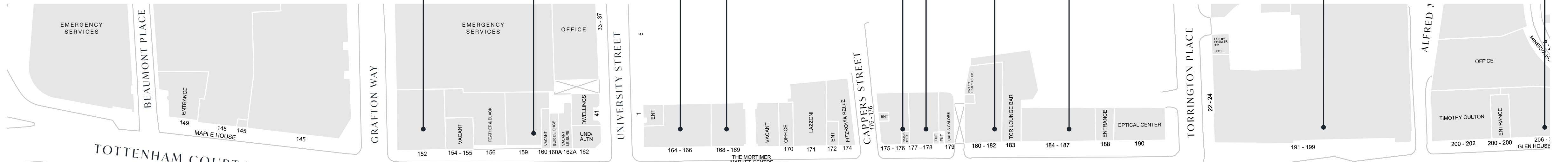
Address	Date	Demise	Tenant	Size (Sq Ft)	Rent (PSF)
127 Charing Cross Road, WC2	April 2026	3rd/ 4th	Moore Kingston Smith LLP	14,449	£113.50
The Fitzrovia, 247 Tottenham Court Road, W1	March 2026	3rd/ 4th	Galderma	22,702	£113.50
Network, 10 Howland Street, W1	March 2026	Entire Building	Databricks	139,000	Confidential
20 Rathbone Place, W1	February 2026	5th	Plural UK Management Ltd	5,523	£150.00
Berners & Wells, 60 Berners Street, W1	January 2026	3rd	Akamai Technologies	7,937	£102.00
Whiskey Sierra, 20 Whitfield Street, W1	December 2025	Entire Building	Dr Martins	43,000	£110.00
UK House, 2 Great Titchfield Street, W1	November 2025	7th	Criteo Limited	6,665	£107.50
20 Rathbone Place, W1	October 2025	6th	General Catalyst	4,217	£150.00
UK House, 2 Great Titchfield Street, W1	October 2025	3rd	Pinterest	29,665	£100.00
The Fitzrovia 247 Tottenham Court Road, W1	September 2025	5th	Indurent	10,764	£120.00
2 Fitzroy Place, W1	July 2025	5th	Bakkavor Foods	12,855	£125.00
127 Charing Cross Road, WC2	June 2025	5th	Iconiq	5,543	£117.00
Wells & More, 45 Mortimer Street, W1	June 2025	1st	AirWallex	16,832	£110.00
15 Rathbone Street, W1	April 2025	1st	Union FX	3,498	£110.00

### INVESTMENT TRANSACTIONS

Address	Date	Tenure	WAULT	Area (Sq Ft)	Price (£m)	Price (PSF)	Yield
21 Stephen Street, W1	Bids received	Freehold	2.00	38,479	c. £35.0	£910	-
80-85 Tottenham Court Road, W1	Feb-26	Freehold	0.50	43,290	£32.60	£753	5.62%
127 Wardour Street, W1	Nov-25	Freehold	-	22,893	£28.50	£1,245	-
1-5 Poland Street, W1	Aug-25	Freehold	2.50	27,016	£41.00	£1,517	4.41%
11 Baker Street, W1	Feb-25	Long Leasehold	1.20	70,058	£56.50	£806	7.27%
10 Great Pulteney Street, W1	Dec-24	Freehold	-	47,044	£49.50	£1,052	-
Whittington House, 19-30 Alfred Place, WC1	Nov-24	Long Leasehold	-	72,302	£58.80	£813	-
95 New Cavendish Street, W1	Nov-24	Freehold	-	20,677	£22.00	£1,064	-
Fitzroy House, 355 Euston Road & 45 Warren Street, W1	Sep-24	Freehold	-	42,557	£28.00	£658	-

# RETAIL MARKET

Tottenham Court Road is a major thoroughfare and retail destination, with over 57,000 pedestrians passing the property per week.



# MARKET OVERVIEW

## FITZROVIA & BLOOMSBURY HOTEL MARKET

Fitzrovia and Bloomsbury is a highly sought after hotel location, providing rapid access to the West End's theatres, restaurants & bars, and global landmarks including The British Museum and Regent's Park.

The area is home to a number of globally recognised hotels such as The Charlotte Street Hotel, The Sanderson, The London Edition and the recently opened The Newman.



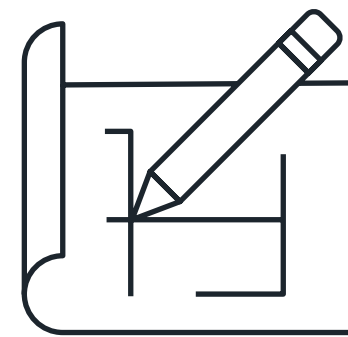
Charlotte Street Hotel



The Newman



Demand from hotel operators, investors and developers remains strong, with a limited supply of new opportunities in the West End.



Growing appetite for office assets which can be repositioned for hotel and living sector uses is supported in principle by local planning policy.

### INVESTMENT TRANSACTIONS

Address	Date	Price	Sq Ft NIA	Price Psf NIA
Victory House, 30-34 Kingsway	December 2025	£34,000,000	45,000	£756
22-24 Southwark Bridge Road	October 2025	£27,500,000	7,9431	£346
24-27 Stamford Street	May 2025	£47,500,000	80,070	£593
35 Red Lion Square	January 2025	£24,500,000	33,500	£731
1 Princes Street	November 2024	£35,000,000	79,077	£443
123 Judd Street	September 2024	£20,000,000	5,8317	£343
New London House	September 2023	£56,500,000	89,722	£630
5-10 Great Tower Street	June 2023	£27,500,000	55,817	£493

# TENURE

The property is held freehold under title number NGL644851 and leasehold under title number NGL652366.

Howland Mews East, the road which runs between the rear of 80-85 Tottenham Court Road, 90 Tottenham Court Road and 60 Whitfield Street, forms part of the title of 90 Tottenham Court Road and is a private road.

80-85 Tottenham Court Road and 60 Whitfield Street were granted rights over Howland Mews East by a deed dated December 2025. Further information is provided in a title note on the data room.



Not to scale, indicative only



# THE OPPORTUNITY



## BUILDING

Prime 45,871 sq ft NIA freehold opportunity in Fitzrovia—10 minutes from Tottenham Court Road Elizabeth Line, opposite Derwent London's flagship Network building, entirely pre-let to Databricks.



## OFFICE REPOSITIONING

Potential to reposition the uppers to create a best in class, high-quality office scheme, adding new 6th and 7th floors with terraces, an enhanced office reception and end-of-trip provision to capitalise on the strong forecasted rental growth over the next 5 years.



## CHANGE OF USE

Opportunity to create a high-quality hotel (subject to planning), adding new 6th and 7th floors and create premium guest amenity to capture the strong international and domestic visitor demand.



## A GLOBAL CITY

Located in London, a world-leading cultural destination, attracting over 22 million visitors annually and offering 4 world heritage sites, 30 theatres, 4 Royal Parks 300 theatres and over 80 Michelin-starred restaurants.



## FITZROVIA

Fitzrovia is one of the most diverse and vibrant parts of Central London, attracting some of the newest and most exciting restaurants, bars and venues alongside boutique five-star hotels and tranquil garden squares unique to the area.



## REGENERATION

Recent nearby mixed-use developments including Network, The Fitzrovia and Whisky Sierra have further enhanced the appeal of the area attracting new residents, businesses, retailers and restaurants.

# FURTHER INFORMATION

## EPC

Energy Performance Certificates are available on the data room.

## DATA ROOM

Access to an online data room containing further information is available on request.

## VAT

The property is elected for VAT purposes and VAT will be payable on the purchase price unless the property is sold by way of a Transfer of a Going Concern (TOGC).

## PLANNING

The property is located within The London Borough of Camden. The building is not listed or situated within a Conservation Area.

## PROPOSAL

Offers are invited for the Freehold interest in excess of £28,000,000, reflecting a capital value of £610 per sq ft.



# CONTACTS



**Francesca Spiller**

francesca.spiller@jll.com

+44 (0) 7885 229 671

**James Buckey**

james.buckey@jll.com

+44 (0) 7989 660 876

**Georgia Chamberlain**

georgia.chamberlain@jll.com

+44 (0) 7801 667 670



**James Bain-Mollison**

james@framereal.co

+44 (0) 7730 358 073

**Oliver Rippier**

oliver@framereal.co

+44 (0) 7768 800 009

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