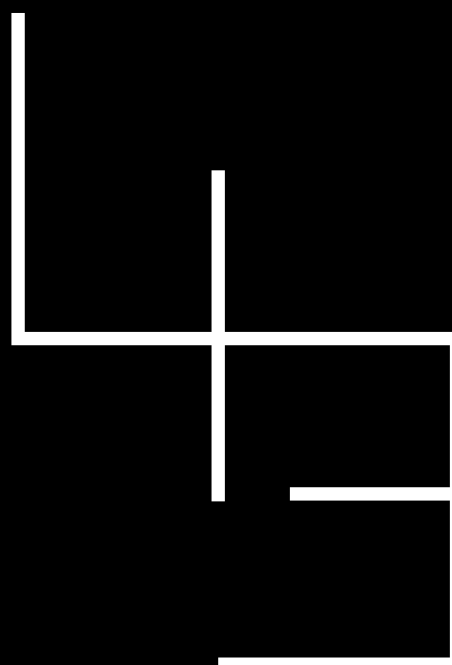




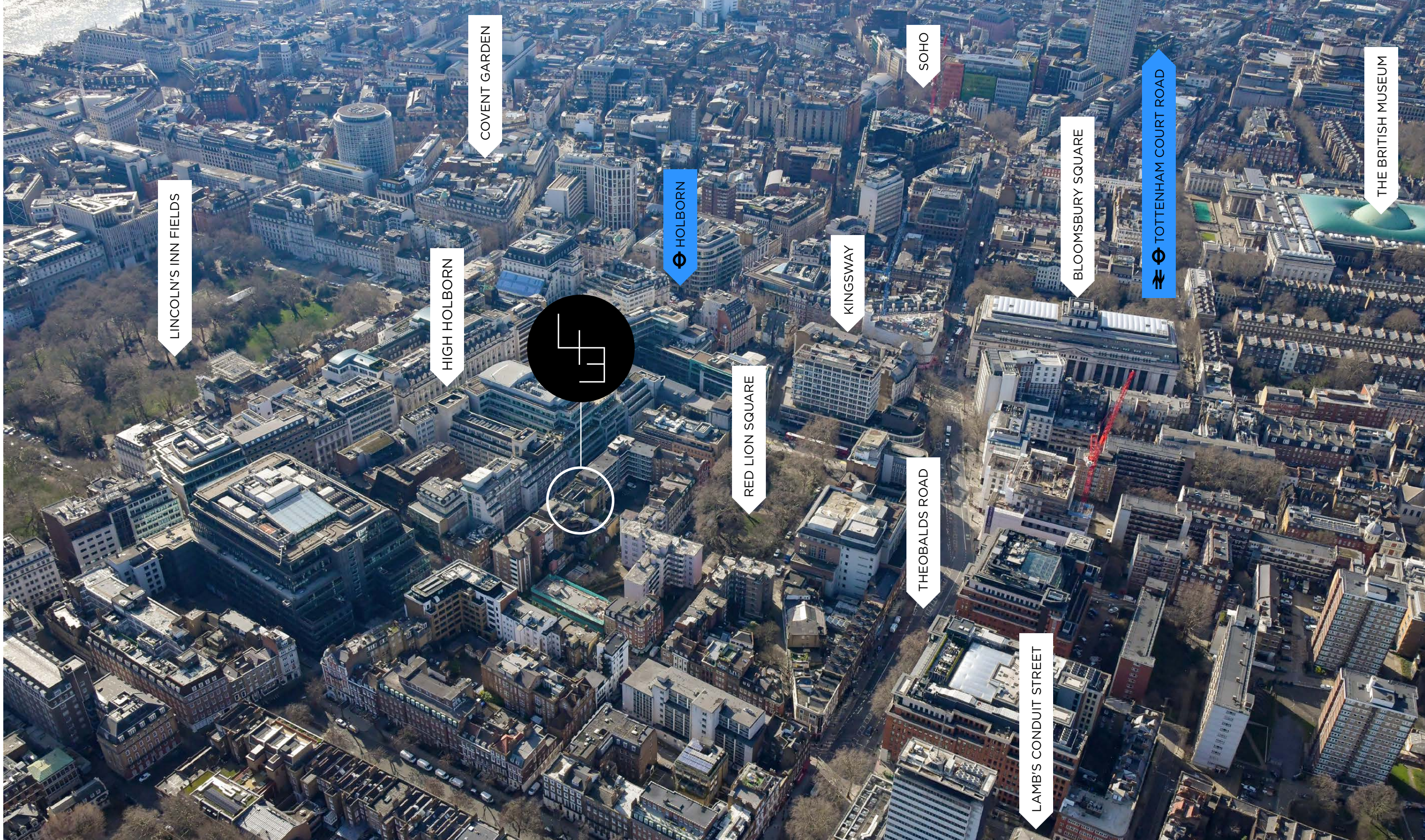
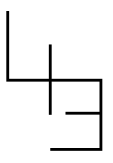
EAGLE STREET
LONDON | WC1

COMPREHENSIVELY REFURBISHED FREEHOLD
OFFICE IN THE HEART OF MDTOWN

INVESTMENT SUMMARY

- **Freehold, comprehensively refurbished** office building in the heart of Midtown.
- Excellent connectivity, located **240m from Holborn Station** (Central & Piccadilly lines), with Chancery Lane, Farringdon and **King's Cross St Pancras** all within easy reach for Elizabeth Line, Thameslink and National Rail services.
- **Comprehensive 2021 refurbishment**, delivering strong ESG credentials, including EPC B, BREEAM 'Very Good' and NABERS 4*, requiring **no near-term capital expenditure**.
- The building provides **10,422 sq ft** across basement, ground and four upper floors.
- Multi-let to four tenants at a **low topped up rent of £64.91 psf** on the let space (£676,470 pa), against a Midtown prime rent of £85.00 psf, a **24% reversionary gap** offering significant scope to capture rental growth.
- Positioned to benefit from **acute supply-side shortages** due to new-build vacancy across Midtown at just 0.1%, with refurbished stock of this quality increasingly rare.
- The vacant fourth floor at 1,110 sq ft, presents a **clear asset management opportunity**, underpinned by strong take-up already achieved across the upper floors.
- **Amenity-rich specification** including a communal roof terrace and end-of-trip facilities, aligned to current occupier demand.
- WAULT of 2.1 years to breaks and 2.9 years to expiries, offering the **opportunity to capture rental reversion** with limited near-term capital requirements.

Offers are invited for the freehold interest, subject to contract and exclusive of VAT, in excess of **£9,760,000** offering a topped up net initial yield of 6.50% and capital value of £936 per sq ft (assuming purchaser's costs of 6.80%)



LINCOLN'S INN FIELDS

HIGH HOLBORN

COVENT GARDEN

HOLBORN

KINGSWAY

THEOBALDS ROAD

LAMB'S CONDUIT STREET

BLOOMSBURY SQUARE

TOTTENHAM COURT ROAD

SOHO

THE BRITISH MUSEUM

RED LION SQUARE



MIDTOWN

03

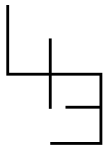


43 Eagle Street is situated in one of Central London's most distinguished neighbourhoods, where the established business district of Holborn meets the creative energy of Covent Garden.

The location offers occupiers a wealth of amenity benefiting from proximity to the British Museum and the West End theatre district as well as Covent Garden's dining and boutique retail offer. In addition, Red Lion Square Garden and Lincoln's Inn Fields provide green space within a two-minute walk of the property.



This combination of connectivity, culture and green space has established Midtown as a location of choice for occupiers seeking to attract and retain talent, which has been reflected in the area's strong rental growth performance and constrained supply.



THE LOCAL AREA

Midtown is one of Central London's premier destinations for both business and leisure, combining an exceptional food and beverage offering with world-class hotels, culture and green space. The area is anchored by some of London's most sought-after restaurants, Noble Rot, Barrafinna, The Delaunay and Honey & Co, with Lamb's Conduit Street serving as a prominent dining location, alongside a strong hospitality offer spanning the Rosewood London, L'Oscar Hotel and The Hoxton.



RESTAURANTS / CAFE / BARS

- 1 The Blue Door Bistro
- 2 Gaia
- 3 Happy Lamb
- 4 Cafebotanical
- 5 Colonel Saab
- 6 The Perseverance
- 7 Noble Rot
- 8 Tuttis
- 9 Honey & Co.
- 10 The Lady Ottoline
- 11 Otto's French Restaurant
- 12 Mouse Tail Coffee Farringdon
- 13 Loaf
- 14 Davy's Wine House
- 15 Old Nick
- 16 Shoyu
- 17 The Espresso Room
- 18 Barrafinna
- 19 Sarastro
- 20 Plume Wine Bar
- 21 The Delaunay
- 22 Beaver's Brew
- 23 The Last Judgement
- 24 Six Clerks
- 25 Cigalon
- 26 The Pregnant Man
- 27 Clifford's
- 28 Leather Lane Market

CULTURAL AMENITIES

- 1 The British Museum
- 2 October Gallery
- 3 Langham Gallery
- 4 Charles Dickens Museum
- 5 Sir John Soane Museum
- 6 Peacock Theatre

HOTELS

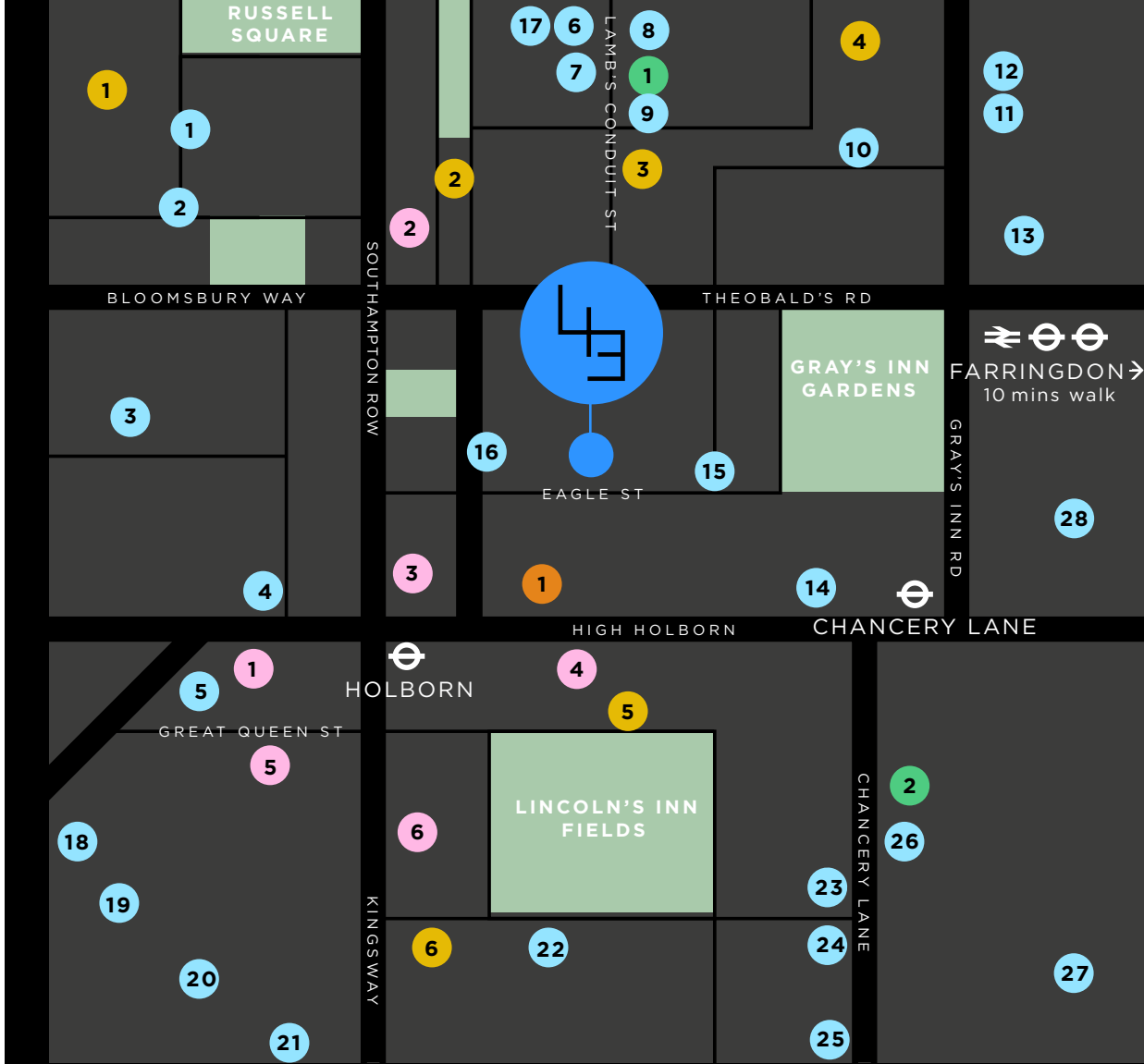
- 1 The Hoxton
- 2 NYX Hotel
- 3 L'Oscar Hotel
- 4 Rosewood Hotel
- 5 Middle Eight Hotel
- 6 Club Quarters Hotel

STORES

- 1 Oliver Spencer
- 2 London Silver Vaults

GYMS

- 1 Gymbox

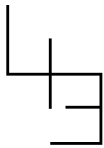


CONNECTIVITY

43 Eagle Street sits 240 metres from Holborn Station, served by the Central and Piccadilly lines for direct access across London.

Chancery Lane, Covent Garden and Russell Square, are all within easy walking distance of the property, together with Farringdon and King's Cross St Pancras, providing direct access to the Elizabeth Line, Thameslink, Overground and National Rail connecting the property to destinations across the UK.





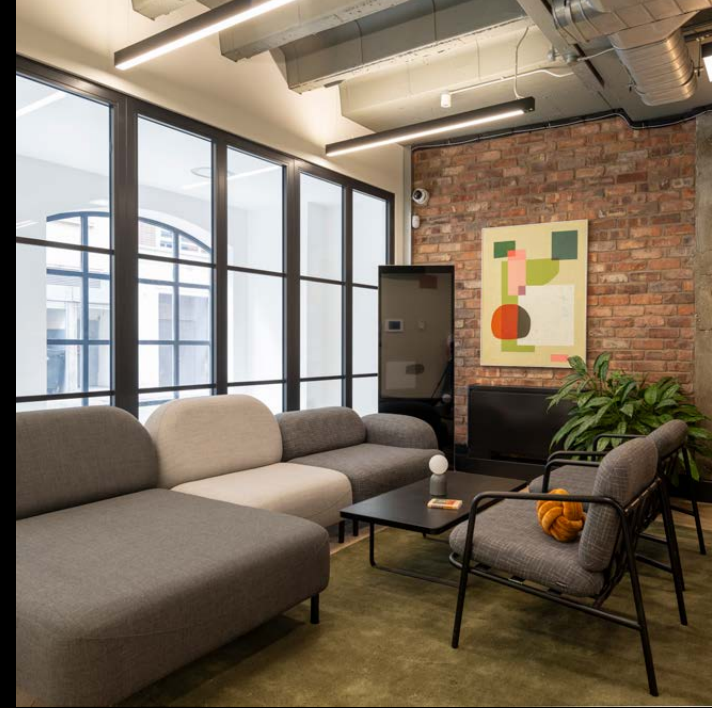
THE PROPERTY

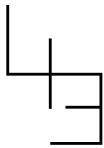
Designed by award-winning architects Garnett and Partners, 43 Eagle Street has undergone a comprehensive refurbishment, delivering 10,422 sq ft of high-quality office accommodation across basement, ground and four upper floors.

The refurbishment has sensitively combined the building's original brick and concrete character with a contemporary, fully fitted specification, retaining exposed concrete coffered ceilings and full-height period windows to provide exceptional natural light throughout.

The offices benefit from wider building amenity, including end-of-trip facilities comprising secure cycle storage and showers, together with a communal roof terrace providing outdoor entertainment space.

The building also holds strong ESG credentials, including an EPC B rating, and received BREEAM 'Very Good' and NABERS 4* ratings following completion of the development.





THE REFURBISHMENT

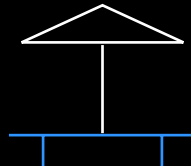
43 Eagle Street underwent a comprehensive refurbishment completing in 2021, to align the property with modern occupier requirements. The works included redesigning the ground floor façade, fully refurbishing the reception, end of trip facilities and delivering a communal roof terrace.

The works also included the replacement of all exposed mechanical, electrical, plumbing, and heating services. This included installing a brand new lift, ensuring optimal building performance and tenant comfort.

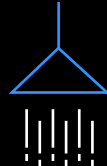
All office floors have been fully fitted to provide flexible, high specification, work-ready workspaces perfectly suited for target occupiers. The space is refurbished to a high environmental and energy efficient standard, enhancing the building's ability to capture forecasted rental growth.



NEW 8
PERSON LIFT



COMMUNAL
ROOF TERRACE



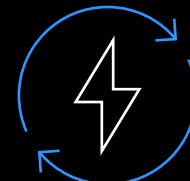
NEW CYCLE
STORAGE &
SHOWERS



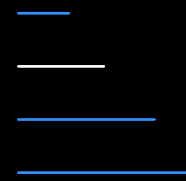
LIVE AIR
MONITORING
SYSTEM



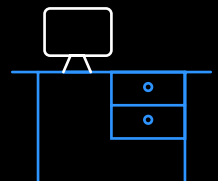
BREEAM VERY
GOOD AT
COMPLETION



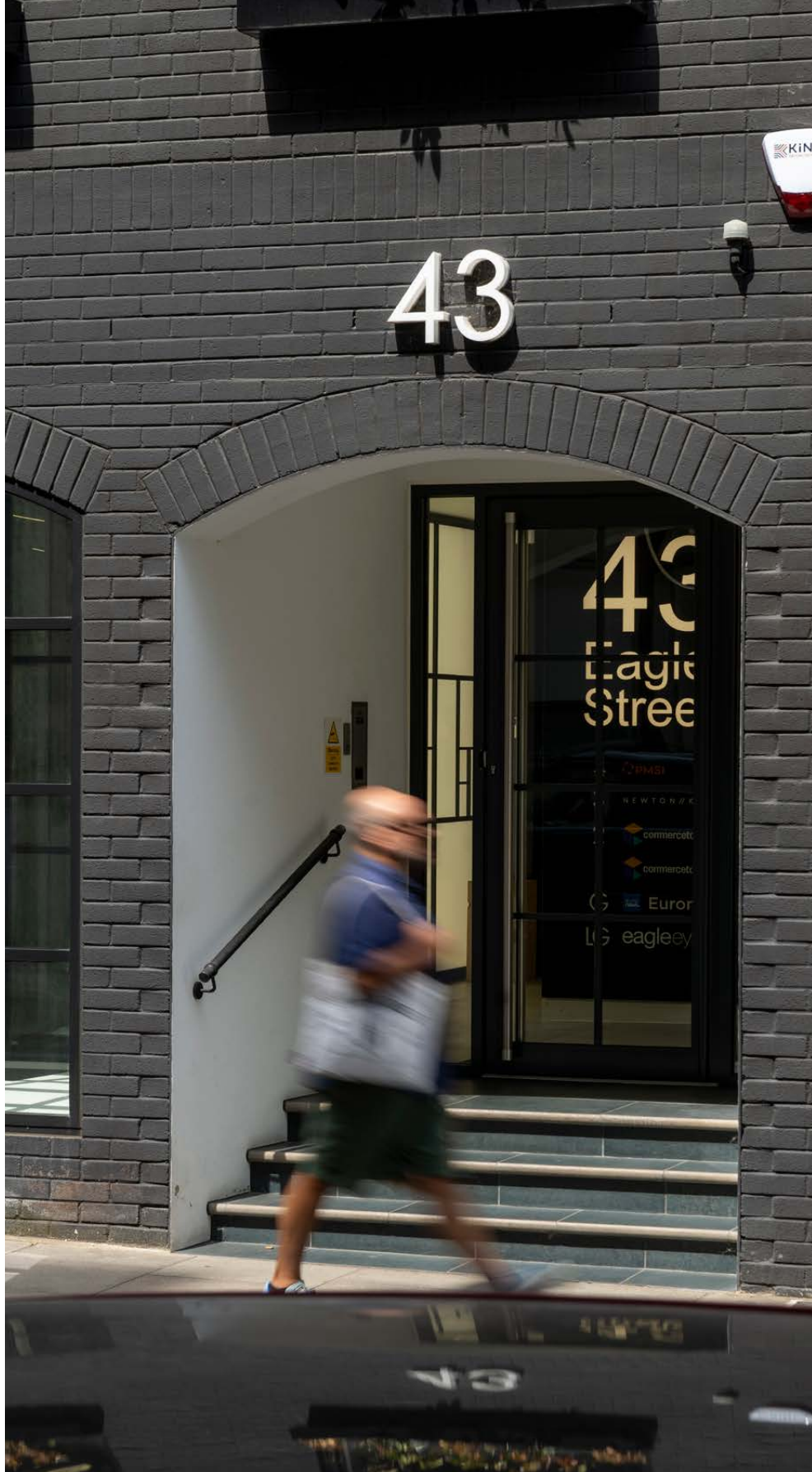
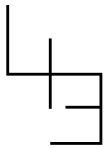
NABERS RATING 4
AT COMPLETION



EPC B
RATING



FULLY FITTED
OFFICE SPACE





AREA SCHEDULE

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

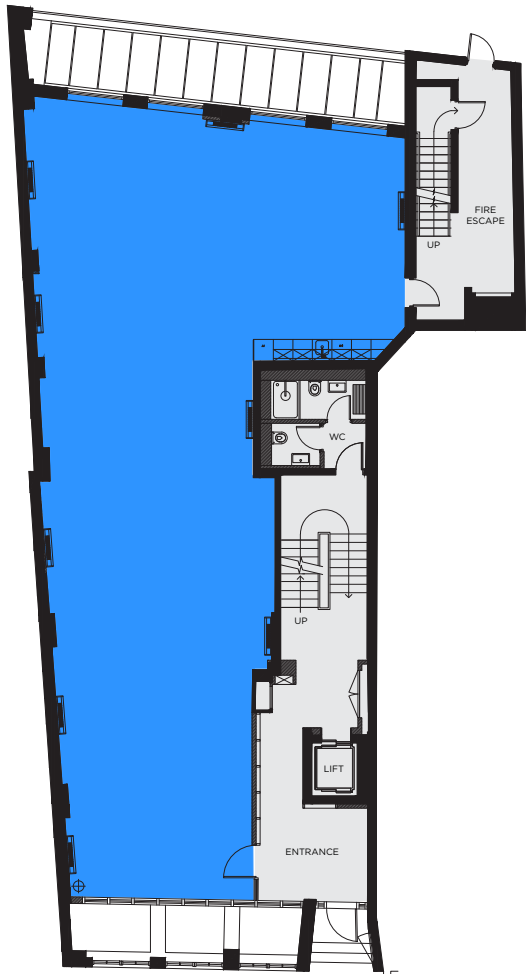
FLOOR	USE	AREA SQ M	AREA SQ FT
Fourth	Office	103.1	1,110
Third	Office	115.4	1,242
Second	Office	115.2	1,240
First	Office	218.1	2,348
Ground	Office	189.5	2,040
Lower Ground	Office	226.9	2,442
TOTAL		968.2	10,422



FLOOR PLANS

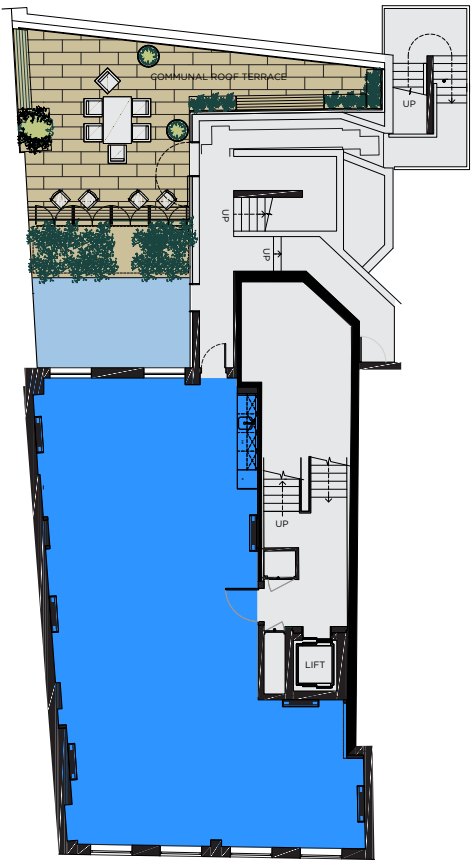


GROUND FLOOR
189.5 SQ M | 2,040 SQ FT



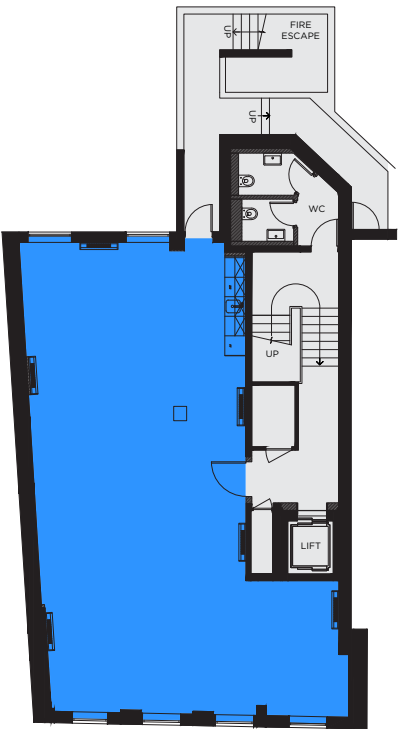
EAGLE STREET

SECOND FLOOR
115.2 SQ M | 1,240 SQ FT



EAGLE STREET

FOURTH FLOOR
103.1 SQ M | 1,110 SQ FT

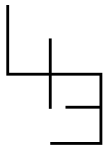


EAGLE STREET

Not to scale and for indicative purposes only.

■ OFFICE ■ COMMUNAL ROOF TERRACE ■ PLANT ■ CORE





TENANCY SCHEDULE

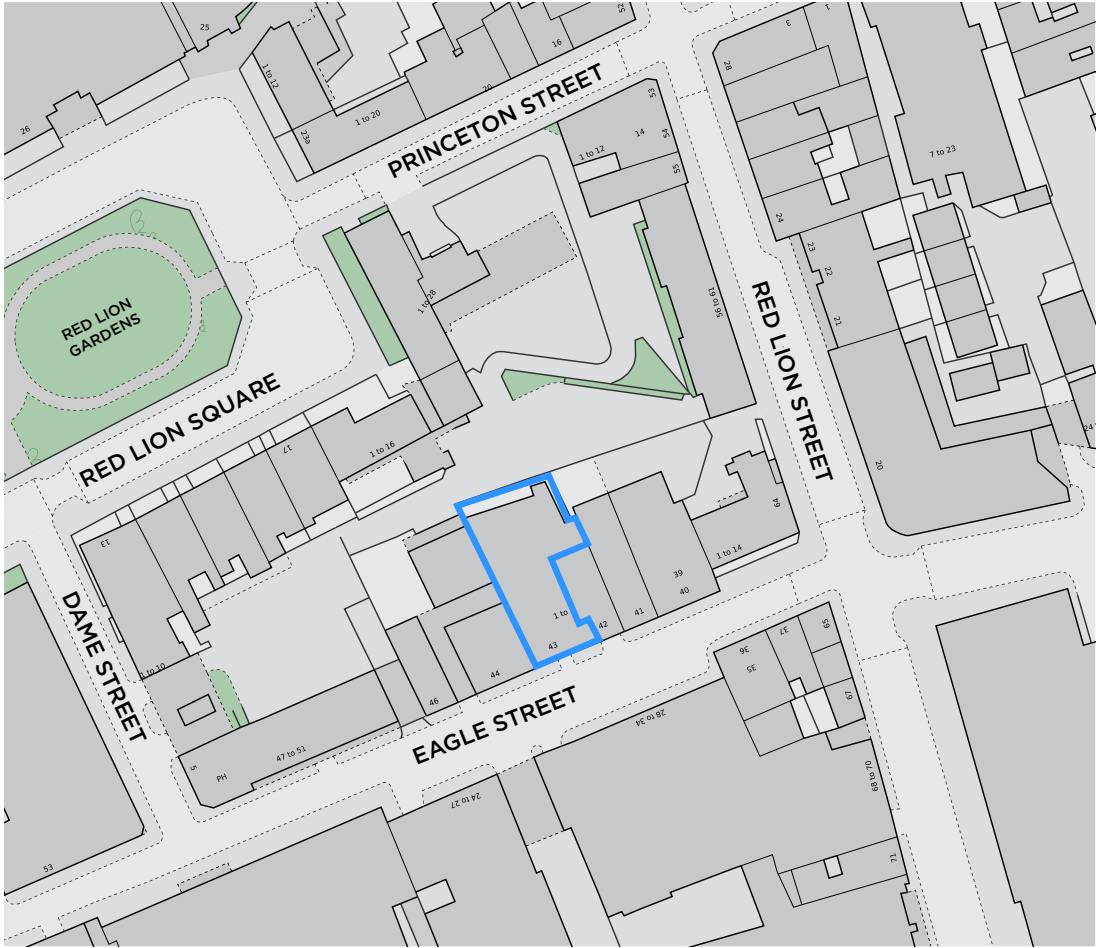
43 Eagle Street is multi-let to 4 tenants. The building has a WAULT of 2.9 years to expiries and 2.1 years to breaks.

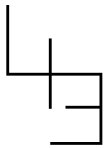
DEMISE	TENANT	NIA SQ FT	RENT £PA	RENT £PSF	LEASE START	LEASE EXPIRY	BREAK DATE	OUTSIDE 1954 ACT	COMMENT
4th Floor	Vacant (previously PMSI Strategy LLP)	1,110	£86,025	£77.50					6 month rent, rates and SC guarantee. PMSI Strategy LLP moving from 4th to ground floor.
3rd Floor	Newton Kearns LLP	1,242	£85,146	£68.56	19-Dec-22	18-Dec-27		Y	Rent deposit of £10.
2nd Floor	Commercetools Ltd	1,240	£80,665	£65.05	05-Nov-25	31-Aug-29	01-Sep-27	Y	Tenant break option. Rent deposit of £16,271.
1st Floor	Commercetools Ltd	2,348	£151,580	£64.56	01-Sep-24	31-Aug-29	01-Sep-27	Y	Tenant break option. 2 month rent free period if the break option is not exercised. Rent deposit of £58,837.
Ground Floor	Under offer to PMSI Strategy LLP	2,040	£136,680	£67.00	Under offer	5 years	3 years	Y	7 months initial rent-free, 5 months additional rent free if the break option is not exercised. Existing £47,776 rent deposit from 4th floor to pass onto the new lease on ground floor.
Basement (Lower Ground)	Eagle Eye Solutions Limited	2,442	£136,374	£55.85	18-Apr-23	17-Apr-28		Y	Rent deposit of £43,089.
Office Subtotal		10,422	£676,470	£64.91					



TENURE

The property is held freehold under Title Number NGL757685.





MARKET DYNAMICS

OCCUPATIONAL MARKET

Midtown's occupational market has performed exceptionally. Q2 2026's take-up more than doubled quarter-on-quarter to 90,000 sq ft across ten transactions, and with 357,000 sq ft under offer, which is well above the long-term average - Occupier demand is diversified across a number of sectors, with professional services accounting for 40%, followed by TMT (25%) and Banking and Finance (24%).

Against a new-build vacancy rate of just 0.1% across City Midtown, this widening pool of conventional and flex and managed demand is competing for a very limited supply of best-in-class space. 43 Eagle Street is positioned to capture that demand.

ADDRESS	DATE	SIZE (SQ FT)	FLOOR	TERM (YEARS)	RENT (PSF)
18 Holborn, WC1	May-26	2,754	4th	5.00	£75.00
4 New Street Square, EC4	Mar-26	1,911	1st	10.00	£97.50
37 High Holborn, WC1	Dec-25	1,992	5th	5.25	£65.00
167 Fleet Street, EC4	Nov-25	2,370	7th	4.50	£63.00
20 Red Lion Street, WC1	Nov-25	2,958	3rd	10.00	£79.50
48 Chancery Lane, WC2	Oct-25	3,607	4th	7.00	£74.50
16-18 New Bridge Street, EC4	Sep-25	2,982	n/a	10.00	£77.50

INVESTMENT MARKET

Investor demand for prime, well-specified City Midtown office assets remains resilient, underpinned by the scarcity of comparable new-build and refurbished stock. With new-build vacancy across the submarket at a five year low, investors are increasingly recognising that securing exposure to quality assets now carries a scarcity premium that is unlikely to erode in the short term.



Burleigh House, WC2

Date	Jun 26
Tenure	Freehold
Size (sq ft)	20,527
WAULT B/E	1.3 / 5.0
Price	£22.20m
NIY	7.18%
Capital Value (psf)	£1,081



14 - 15 Southampton Place, WC1

Date	Sep 25
Tenure	Freehold
Size (sq ft)	7,746
WAULT B/E	7.6
Price	£7.00m
NIY	6.98%
Capital Value (psf)	£904



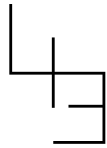
13 Southampton Place, WC1

Date	Apr 25
Tenure	Freehold
Size (sq ft)	16,572
WAULT B/E	6.1 / 7.3
Price	£17.75m
NIY	5.48%
Capital Value (psf)	£1,072



76 - 78 Red Lion Street, WC1

Date	Dec 24
Tenure	Freehold
Size (sq ft)	9,351
WAULT B/E	9.7
Price	£8.75m
NIY	5.74%
Capital Value (psf)	£936



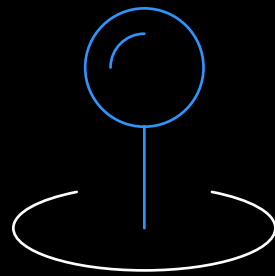
INVESTMENT RATIONALE

14



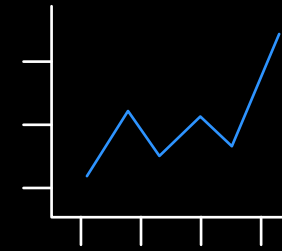
BEST-IN-CLASS, FUTURE PROOFED BUILDING

Comprehensively refurbished in 2021, delivering a highly sustainable building requiring no further capital expenditure in the short term.



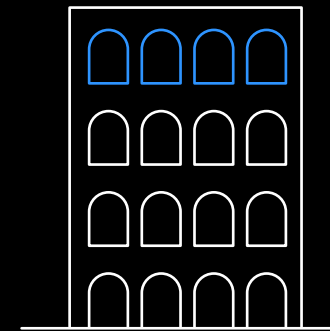
CONSTRAINED SUPPLY DYNAMICS

Midtown new-build vacancy sits at a five-year low of 0.1%, with comparable refurbished stock also scarce, driving rental premiums for well-specified assets like 43 Eagle Street.



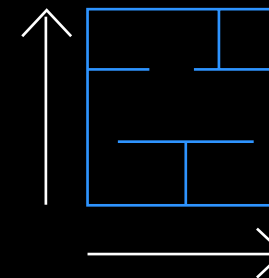
REVERSIONARY OPPORTUNITY

Passing rent of £64.91 psf sits c. 24% below the Midtown prime rent of £85.00 psf, offering clear scope to capture rental growth at lease expiries.



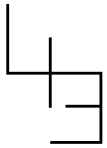
IMMEDIATE ASSET MANAGEMENT UPSIDE

Vacant fourth floor offers a clear lease-up opportunity, proven by the strong take-up already achieved across the upper floors.



WELL SUITED TO FLEXIBLE OCCUPIER DEMAND

Fully fitted, multi-let configuration positions the building to capture continued occupier demand for flexible and fitted space.



FURTHER INFORMATION

PLANNING

The Property is located in the London Borough of Camden.
The Property is not listed.

ENERGY PERFORMANCE CERTIFICATE

EPC 'B'.

VAT

The property is elected for VAT purposes.

DATA ROOM

A secure data room containing all relevant information relating to the transaction is available on request.

PROPOSALS

Offers are invited for the freehold interest, subject to contract and exclusive of VAT, in excess of **£9,760,000** offering a topped up net initial yield of 6.50% and capital value of £936 per sq ft (assuming purchaser's costs of 6.80%).

CONTACTS

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September 2026