CENTRAL LONDON
RECENT INVESTMENT TRANSACTIONS
Over the last 12 months the Allsop City and West End Investment teams completed transactions worth in excess of £1.3bn.
Alphabeta, EC2

Office & Retail Development

Sold: £280m

- Landmark Freehold building comprising 244,661 sq. ft. of newly refurbished Grade A office, restaurant, bar, gym & ancillary accommodation
- Purchaser: Sinar Mas Land
- Client: Resolution Property
Acquired: £170m

- High quality Freehold office campus consisting of four buildings comprising 591,090 sq. ft. with 471 car parking spaces
- Vendor: Criterion Capital
- Client: Trilogy Property Advisors Ltd & LaSalle Investment Management
The London Collection

Office & Mixed-Use Investment Portfolio of Eight Properties

Sold for a total of £131.2m

Investments included:
- 6 Lloyds Avenue, EC3 (34,781 sq. ft. offices)
- 197-205 City Road, EC1 (35,570 sq. ft. office & retail)
- Baden Place, Crosby Row, SE1 (25,461 sq. ft. offices)
- Little London, 8 Mill Street, SE1 (31,052 sq. ft. office & restaurant)

Purchaser: Westbrook Partners
Client: Blackrock/Workspace JV
103 Mount Street, W1

**Retail & Office Investment**

- Acquired: £81m
- Long Leasehold interest with c. 111 years unexpired
- Comprising 31,320 sq. ft. of retail & office accommodation
- Vendor: Kajima Properties
- Client: Meyer Bergman

65 Curzon Street, W1

**Redevelopment**

- Acquired: £ Confidential
- Freehold multi-let building, with block date in 2017
- Planning consent granted for 32 apartments, retail & restaurant
- Vendor: DTZ Investors
- Client: Private Investor
100 Kings Cross Road, WC1

Hotel Investment

- Acquired: £70.3m
- Freehold Investment
- Comprising 133,500 sq. ft. (GIA) hotel building let to Travelodge Hotels Ltd until 2039
- Vendor: TH Real Estate
- Client: Private Overseas Investors

117 Jermyn Street, SW1

Mixed-Use Investment

- Sold: £67m
- Long Leasehold interest (purchased by the Freeholder), with c. 113 years unexpired
- Comprising 59,650 sq. ft. retail, leisure & office accommodation
- Purchaser: The Crown Estate
- Client: DTZ Investors
33 Queen Street, EC4

- New 150 year Long Leasehold interest, comprising 52,600 sq. ft. of office & ancillary accommodation
- Purchaser: Corpus Sireo
- Client: Beltane Asset Management

Sold: £40m

Angel House, Goswell Road, EC1

- Freehold & Head Leasehold interests sold
- Attractive art-deco building providing 45,808 sq. ft. of warehouse style office accommodation
- Purchaser: Workspace
- Client: Private UK

Sold: £34.2m
133-137 Whitechapel High Street, E1

Office Investment

Acquired: £26m
- Long Leasehold office investment comprising 32,385 sq. ft. of office & ancillary accommodation
- Vendor: CBRE Global Investors
- Client: City of London Corporation

Bishops House, High Holborn, WC1

Retail & Leisure Investment

Acquired: £24.2m
- Freehold multi-let investment
- Comprising 23,750 sq. ft. retail & leisure accommodation
- Vendor: Private Investor
- Client: Meadow Partners
35 High Holborn, WC1

**Office Investment**

- **Acquired:** £20.9m
- Long Leasehold office investment comprising 32,385 sq. ft. of office & ancillary accommodation
- **Vendor:** Private Overseas
- **Client:** MDDUS

Empire House, 136-144 City Road, EC1

**Hotel & Restaurant Investment**

- **Acquired:** £20.65m
- Freehold investment of 26,178 sq. ft. GIA, comprising a 111-room hotel & self-contained ground floor restaurant
- **Vendor:** Helical Bar & Crosstree
- **Client:** Standard Life Investments
Data Centre Investment

Sold: £19.3m
• Long Leasehold investment of 34,875 sq. ft.
• Let to Bloomberg LP until September 2029
• Purchaser: M&G Investments
• Client: Private Overseas

Office Investment

Sold: £14.5m
• Long Leasehold office investment of 22,975 sq. ft.
• Purchaser: Threadneedle Pensions Ltd
• Client: Pears Property
Michael's House, 10-11 Alie Street, E1

Acquired: £9.95m
- Freehold multi-let office investment of 19,625 sq. ft.
- Vendor: Private UK
- Client: Private UK

43 Eagle Street, WC1

Acquired: £8.75m
- Freehold multi-let investment
- Comprising 10,300 sq. ft. of office accommodation
- Vendor: Private Investor
- Client: Legal & General
10 Bonhill Street, EC2

**Acquired: £8.7m**
- Freehold sale-leaseback investment of 10,574 sq. ft.
- Vendor: Perkins & Will UK Ltd
- Client: City of London Corporation

111 Cannon Street, EC4

**Sold: £7.48m**
- Planning permission obtained for 18,602 sq. ft. of office & retail accommodation over two basements, ground and 7 upper floors
- New 150 Long Leasehold sold
- Purchaser: London and Oriental
- Client: Private UK Family Office
22 Bruton Street, W1
Office Investment
Sold: £7.2m
- Short Leasehold interest with c.13 years unexpired
- Comprising 10,410 sq. ft. of retail & office accommodation
- Purchaser: Private Overseas Investor
- Client: Primeridge Ltd

52 Queen Anne Street, W1
Office Investment
Acquired: £6.775m
- Virtual Freehold with vacant possession
- Comprising 4,450 sq. ft. of office accommodation
- Vendor: Private Investor
- Client: Howard de Walden Estate
9-13 Cursitor Street, EC4

Mixed-Use Investment
Acquired: £5.75m
- Freehold multi-let investment
- Comprising 8,446 sq. ft. of mixed use accommodation
- Vendor: Colville Estate Properties Limited
- Client: Private UK

The Writers’ House, 13 Haydon Street, EC3

Office Investment
Acquired: £5.77m
- Freehold office of 8,345 sq. ft.
- Sold with VP
- Vendor: Private UK
- Client: DTZ Investment Management
35 Luke Street, EC2

Office Investment

Acquired: £ Confidential
• Long Leasehold interest acquired for refurbishment
• Comprising 14,650 sq. ft. of office accommodation
• Vendor: Private UK
• Client: Private UK

1 Bentinck Mews, W1

Office Investment with Residential Development

Sold: £5.1m
• Virtual Freehold with VP
• Comprising 2,901 sq. ft. of office accommodation, with two residential planning consents granted
• Purchaser: Private UK Investor
• Client: Private UK Investor
5 Lambeth Walk, SE11

D1 Investment

Sold: £4.99m

- Freehold investment with 15 years unexpired let to King’s College London
- Comprising 15,160 sq. ft. of D1 accommodation
- Purchaser: Private Investor
- Client: DVS Property Ltd

79 Upper Street and 19 St Albans Place, N1

Mixed-Use Development

Acquired: £2.77m

- Freehold retail & restaurant investment with residential upper floors
- Two buildings totalling 2,180 sq. ft. retail accommodation
- Vendor: Private UK
- Client: Private Overseas
Unit 6, NW Block, Goodman’s Fields, E1

Retail Investment

Sold: £1.175m

- Long Leasehold retail investment of 986 sq. ft.
- Purchaser: Private UK
- Client: Berkeley Homes

18 Alie Street, E1

Leisure Investment

Sold: £1.03m

- Virtual Freehold leisure investment of 4,720 sq. ft.
- Purchaser: Private UK
- Client: Private Irish
The Stage, EC2

Development Consultancy

- Landmark consented scheme comprising a 38-storey residential tower and approximately 250,000 sq. ft. of office, retail & leisure accommodation
- New 250 year ground lease
- Purchaser: Cain Hoy Enterprises & Galliard Homes
- Client: Plough Yard Developments

Mixed-Use
Arnold, Great Eastern Street, EC2

Mixed-Use Development Consultancy
- Mixed-use development comprising 75,000 sq. ft. of office & retail accommodation
- Completion Date March 2018
- Client: Arnold House Limited
Shoreditch Estate, E1

Principal Place, EC2

Mixed-Use Development Consultancy
- Total site area 0.82ha (2.02 acres)
- Consisting of 22 properties
- Client: British Land and The City of London Corporation

Obtained planning permission for 606,891 sq. ft. of B1 offices arranged over 15 storeys
- 7% gearing, new 250 year headlease
- Pre-let 430,000 sq. ft. to Amazon
- Client: London Borough of Hackney and Brookfield
Full circle property solutions

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