FREEHOLD CENTRAL LONDON
REFURBISHMENT / DEVELOPMENT OPPORTUNITY FOR SALE
INVESTMENT SUMMARY

- Freehold
- Located in Aldgate, one of London’s fastest developing sub-markets
- The property provides 899 sq m (9,673 sq ft) of office accommodation arranged over ground and 4 upper floors
- Potential to create three additional storeys increasing the net lettable area to 1,486 sq m (16,000 sq ft), subject to the necessary consents
- Generous slab to slab height of 3.6m
- Located 100m from Aldgate East tube station and close to two future Crossrail stations at Liverpool Street and Whitechapel
- Vacant Possession
- Offers in excess of £8,000,000, subject to contract
- Capital value of £827 per sq ft based upon the existing net internal areas and a low capital value of £500 per sq ft based upon the proposed scheme
LOCATION

Aldgate is a thriving mixed use location and one of London’s fastest growing sub-markets. 21 Buckle Street occupies a prominent corner position, immediately east of the City of London at the heart of Aldgate.

The property is situated on Buckle Street at its junction with Plough Street, which links Commercial Road to Leman Street. The property is surrounded by many major new developments including Aldgate Tower, Goodman’s Fields and Aldgate Place.

Commercial and residential development in and around Aldgate continues to transform the locality into a vibrant, mixed use quarter of Central London. A diverse office occupier base sits alongside high end residential, retail and student housing.

Major local occupiers include Uber, TAG Worldwide, WeWork, Maersk, General Assembly, Forward 3D, Hugo & Cat, Hult International Business School and London Metropolitan University.

CROSSRAIL

With development underway at nearby Liverpool Street and Whitechapel stations, Aldgate is set to benefit significantly from the Crossrail network. This flagship east–west rail link will cross Central London, linking Reading and Heathrow in the west to Shenfield and Abbey Wood in the east. Trains are scheduled to be running by 2018 and it is estimated that the new service will carry around 200 million passengers each year providing a 10% increase in rail capacity to London.
CONNECTIVITY

ALDGATE BENEFITS FROM EXCELLENT TRANSPORT LINKS, CLOSE TO A NUMBER OF LONDON UNDERGROUND AND MAINLINE STATIONS WHICH PROVIDE QUICK AND EASY ACCESS TO LONDON AND THE WIDER SOUTH EAST.
LOCAL DEVELOPMENTS

1. Aldgate Tower
   Aldgate Developments

2. Minories Estate
   4C Hotel Group

3. Aldgate Place
   British Land/Barratt Homes

4. Dorsett City Hotel
   Dorsett Hospitality International

5. Assam Place
   Alternative Developments Ltd/ MACE Group

6. Goodman’s Fields
   The Berkeley Group
THE PROPERTY

Description

Originally constructed in 1990, the property is arranged over ground and four upper floors to provide a self-contained office building of 899 sq m (9,673 sq ft) NIA.

The property provides regular, virtually column free floor plates which are typically 213.7 sq m (2,300 sq ft). Slab to slab heights are generous at 3.6m, with finished floor to ceiling heights of 2.6m.

The building is currently occupied by Live-In-Guardians Ltd and has been fitted out to provide temporary residential accommodation.

Specification

- Self-contained office building
- Mineral tile suspended ceilings
- Full access raised floors
- 8 person passenger lift
- Finished floor to ceiling height of 2.6m
- Comfort cooling
- Reception
The property was measured by RGL Surveyors in accordance with The Code of Measuring Practice 6th Edition in 2012, and provides the following net internal areas:

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SQ M</th>
<th>SQ FT</th>
</tr>
</thead>
<tbody>
<tr>
<td>4th</td>
<td>81</td>
<td>872</td>
</tr>
<tr>
<td>3rd</td>
<td>215</td>
<td>2,313</td>
</tr>
<tr>
<td>2nd</td>
<td>211</td>
<td>2,270</td>
</tr>
<tr>
<td>1st</td>
<td>211</td>
<td>2,270</td>
</tr>
<tr>
<td>Ground</td>
<td>181</td>
<td>1,948</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>899</strong></td>
<td><strong>9,673</strong></td>
</tr>
</tbody>
</table>
FLOOR PLANS

Fourth

Second

First

Ground

Not to scale. Indicative only.
SITE & TENURE

The property is held freehold under title no. 84374. The extent of the demise is outlined below.

TENANCY

The entire building is currently let to Live-In-Guardians Ltd on a licence agreement which is determinable on 6 week’s notice. The building can be sold with vacant possession or with the benefit of Live-In-Guardians Ltd in occupation.
PLANNING INFORMATION

21 Buckle Street is located in the London Borough of Tower Hamlets. The building is not listed and lies to the south of the Whitechapel High Street Conservation Area, within the Central Activities Zone. The site is within the 2010 Tower Hamlets Core Strategy zone, which focusses on regeneration in order to draw people to the surrounding area.

This site is included within the Aldgate Master Plan, the core strategy and vision of which is to make Aldgate a gateway to the City of London, encouraging large scale offices to cluster around the transport interchange at Aldgate.

Barton Willmore architects have conducted a preliminary feasibility study exploring the potential to create three additional storeys increasing the total NIA to 1,486 sq m (16,000 sq ft), subject to the necessary consents.
FURTHER INFORMATION

EPC
E (117).

VAT
The building is VAT elected.

OFFERS SOUGHT IN EXCESS OF £8,000,000, SUBJECT TO CONTRACT. A PURCHASE AT THIS LEVEL REFLECTS A CAPITAL VALUE OF £827 PSF.

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