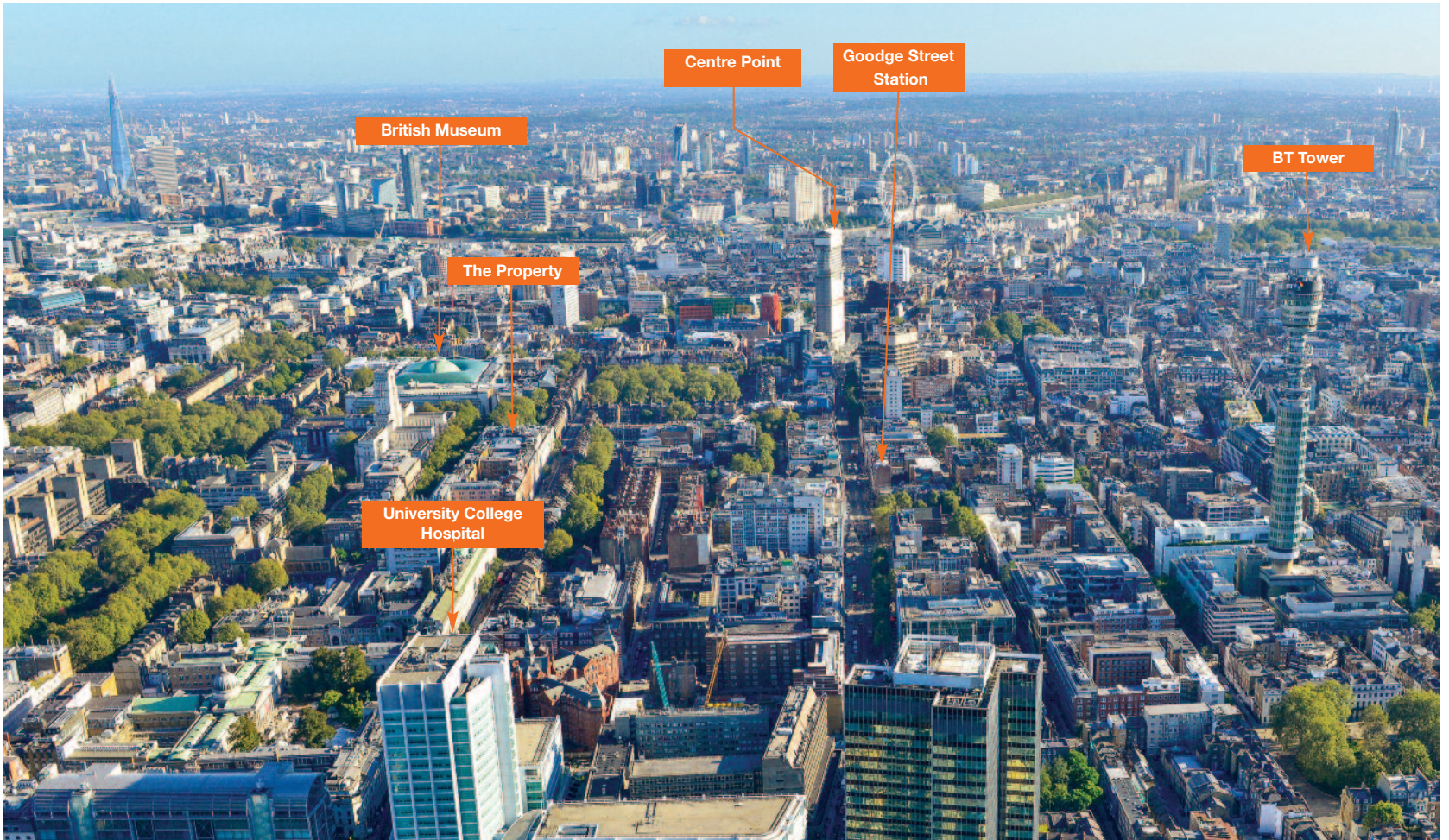


# Lot 16

£513,000 per annum exclusive (gross)  
£512,675 per annum exclusive (net)

The Engineering Faculty, University College London,  
66-72 (even numbers) Gower Street, **London WC1E 6BT**  
Highly Reversionary Leasehold Investment in London's Bloomsbury



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Education	271.93 sq m	(2,927 sq ft)	UNIVERSITY COLLEGE LONDON (1)	Approximately 62 years from 29/06/1966 until 16/06/2028 on a full repairing and insuring lease	£513,000 (equates to c.£25 psf)	29/06/2022
Lower Ground	Education	228.45 sq m	(2,459 sq ft)				
First	Education	274.06 sq m	(2,950 sq ft)				
Second	Education	274.06 sq m	(2,950 sq ft)				
Third	Education	273.60 sq m	(2,945 sq ft)				
Fourth	Education	271.83 sq m	(2,926 sq ft)				
Fifth	Education	253.63 sq m	(2,730 sq ft)				
<b>Totals</b>		<b>1,847.56 sq m</b>	<b>(19,887 sq ft)</b>			<b>£513,000</b>	

(1) Founded in the heart of London in 1826, UCL is one of the world's leading universities and is known as London's leading multidisciplinary university, with more than 11,000 staff and 38,000 students from 150 different countries (Source: www.ucl.ac.uk 14/06/2017).

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### Key Details

- Entirely let to University College London - a world renowned University
- Significant Rent Review in June 2022 - Current rent equates to c.£25 psf (agreed in 2008)
- Asset Management Opportunities
- Substantial office building comprising approximately 19,887 sq ft
- Central London location close to The British Museum and The Institute for Fiscal Studies

### Location

**Miles:** 0.4 miles to Russell Square  
0.8 miles to Regent's Park  
**Roads:** A400 (Gower Street), A501 (Euston Road)  
**Rail:** 500m from Euston Square Underground Station

### Situation

The property, located in Bloomsbury, is situated on the eastern side of Gower Street, close to Torrington Street, adjacent to the Royal Academy of Art, with the central University of London campus to the rear. The property is located in a sought after central London location, a short walk from Goodge Street, Great Russell Street and Tottenham Court Road. Nearby occupiers include University College Hospital, The London School of Business & Management, Institute for Fiscal Studies, Hong Kong Economic and Trade Office, The University of Law and Bloomsbury Publishing. A number of hotels are located opposite the property and Euston, Euston Square, Warren Street and Goodge Street Underground Stations are located close by.

### Description

The property houses the Engineering Faculty of University College London and is arranged over ground, lower ground, first, second, third, fourth and fifth floors.

### Tenure

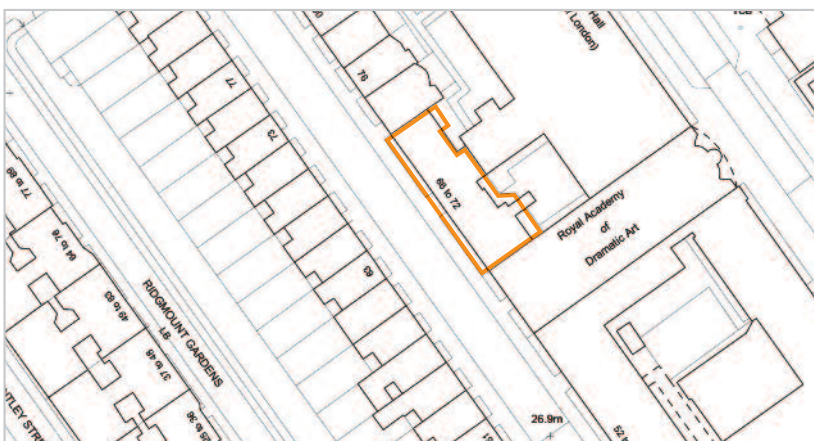
Held leasehold for a term of approximately 80 years from 29th September 1947 until 17th June 2028 at a fixed rent of £325 per annum. The freeholder is The University of London.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

On the Instructions of



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