

# Lot 17

£241,900 p.a.x (gross)  
£241,150 p.a.x (net)

## Mintel House, 4 Playhouse Yard, London EC4V 5EX

Highly Reversionary Leasehold Investment



## Tenancy and accommodation

# Lot 17

£241,900 p.a.x (gross)  
£241,150 p.a.x (net)

### Key Details

- Entirely let to **Mintel Group Limited** until **December 2027**
- **Important 2025 rent review** (rent last reviewed in 2004)
- **Substantial office building** comprising approximately **17,656 sq ft**
- **City of London location** close to **Fleet Street, St Paul's Cathedral** and **Blackfriars Station**

On the instructions of



### Location

**Miles:** 325 metres south-west of St Paul's Cathedral  
**Roads:** A1, A4  
**Rail:** City Thameslink & Blackfriars Underground (Circle & District Lines)  
**Air:** Heathrow and London City Airport

### Situation

The property occupies a prominent position in Playhouse Yard, in the heart of the City of London's professional district, just north of Queen Victoria Street. Blackfriars Underground Station is located a short walk away providing Thameslink, Southeastern and Circle and District Line services. St Paul's Cathedral is located 325 metres north-east of the property. Nearby office occupiers include Avanti Communications Group, Newton Investment Management, Dechert LLP and JP Morgan.

### Description

The property comprises a six storey office building arranged over ground, basement, first, second, third and fourth floors.

### Tenure

Leasehold. Held from The Worshipful Society of Apothecaries for a term of 99 years expiring 31/12/2027 at a fixed rent of £750 per annum.

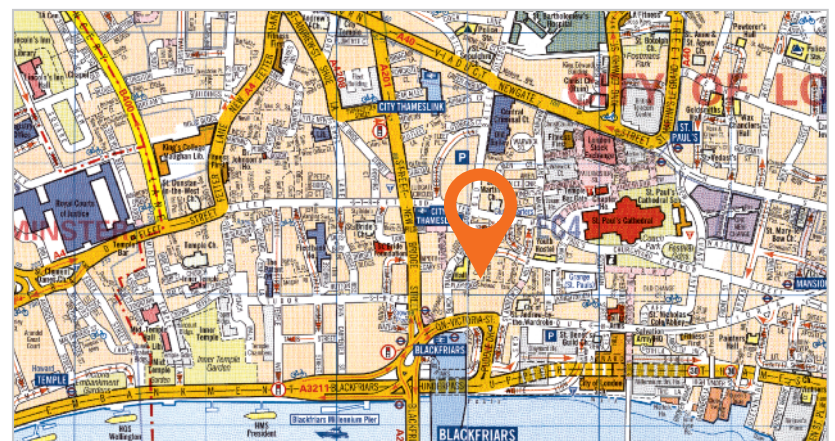
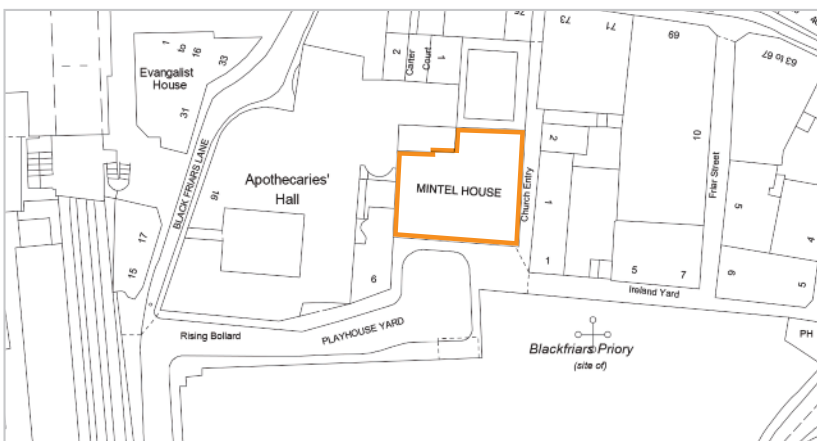
### VAT

VAT is applicable to this lot.

### Six Week Completion

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Office/Ancillary	428.74 sq m	(4,615 sq ft)	MINTEL GROUP	65 years from	£241,900	25/12/2025
Basement	Plant	33.16 sq m	(357 sq ft)	LIMITED (1) on	25/12/1962 until		
First	Office	366.87 sq m	(3,949 sq ft)	assignment from	24/12/2027 on a		
Second	Office	382.01 sq m	(4,112 sq ft)	Euromoney	full repairing and		
Third	Office	287.07 sq m	(3,090 sq ft)	Institutional Investor	insuring lease		
Fourth	Office	142.42 sq m	(1,533 sq ft)	Plc (2)			
<b>Total</b>		<b>1,640.27 sq m</b>	<b>(17,656 sq ft)</b>			<b>£241,900</b>	

- (1) For the year ending 30 September 2016, Mintel Group Limited reported a turnover of £95,857,626, pre-tax profits of £17,095,951 and a total net worth of £3,092,933 (Source: Experian Group 15/01/2018). Mintel is the world's leading market intelligence agency, with offices in London, Chicago, Shanghai, Belfast, Kuala Lumpur, Mumbai, Düsseldorf, New York, São Paulo, Singapore, Sydney, Tokyo and Toronto (Source: www.mintel.com 15/01/2018).
- (2) Euromoney Institutional Investor Plc was founded in 1969 and is an international business-information group listed on the London Stock Exchange, with more than 2,000 employees worldwide and a portfolio of over 30 businesses spanning price reporting, investment research, news and market analysis, and industry forums, institutes and events (Source: www.euromoneyplc.com 15/01/2018).
- For the year ending 30th September 2017, Euromoney Institutional Investor Plc reported a turnover of £386m, pre-tax profits of £40.6m and shareholders' funds of £287.6m. The company had a market capitalisation of £1.3bn as of 16/01/2018 (Source: Euromoney Institutional Investor PLC Annual Report and Accounts 2017 18/01/2018).



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**Acuitus**  
**Gwen Thomas**  
 +44 (0)20 7034 4857  
 gwen.thomas@acuitus.co.uk

**Acuitus**  
**Georgina Roberts**  
 +44 (0)20 7034 4863  
 georgina.roberts@acuitus.co.uk

**Seller's Solicitors: Edwin Coe LLP**  
**Philip Bournsell**  
 +44 (0)207 691 4130  
 philip.bournsell@edwincoe.com