

Lot 22

£85,437 per annum
exclusive

13 New North Street,
Holborn, Central London WC1N 3PJ
Central London Office Investment



Tenancy and accommodation

Lot 22

£85,437 per annum
exclusive

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Office	57.99 sq m (624 sq ft)	DREES & SOMMER UK LIMITED (1)	5 years from 15/04/2018	£85,437	14/04/2023
Lower Ground	Office	91.74 sq m (988 sq ft)				
Totals		149.73 sq m (1,612 sq ft)			£85,437	

(1) Drees & Sommer UK Limited is part of a leading German real estate and consulting practice. The tenant company was incorporated in April 2020 and is rated by Experian as "Very Low Risk". For the year ending 31st December 2017, Drees & Sommer UK Limited reported a total net worth of £192,669.



Key Details

- Let to Drees & Sommer UK Limited
- Self-contained offices with direct entrance from the street
- Prominent Central London location
- Residential conversion potential (subject to consents)
- 100 metres from Great Ormond Street Hospital
- Within walking distance from Holborn and Tottenham Court Road (Crossrail) Stations

Location

Miles: 400 metres east of the British Museum
400 metres west of Gray's Inn
0.6 miles to Covent Garden,
1.5 miles to Regent's Park

Roads: A40, A501, A1, M1

Rail: Russell Square (Piccadilly)
Holborn (Piccadilly, Central),
Tottenham Court Road (Central, Northern)
Euston Railway Station

Air: King's Cross St. Pancras

London City, London Gatwick,
London Heathrow, London Stansted

Situation

The property is situated on a prominent corner on New North Street, approximately 100 metres south of the world renowned Great Ormond Street Hospital and approximately 450 metres north of Holborn Underground Station (Central, Piccadilly). Gray's Inn, the centre of the legal profession, is some 400 metres to the east. Major office occupiers close by include Media Com, Warner Bros and Unite.

Description

The property comprises a refurbished 'Loft Style' self-contained air-conditioned office accommodation on the ground floor and lower ground. The property forms part of a larger period building that has been converted to residential flats.

Tenure

Long Leasehold. Held for a term of 125 years from May 1998 at a fixed peppercorn rent.

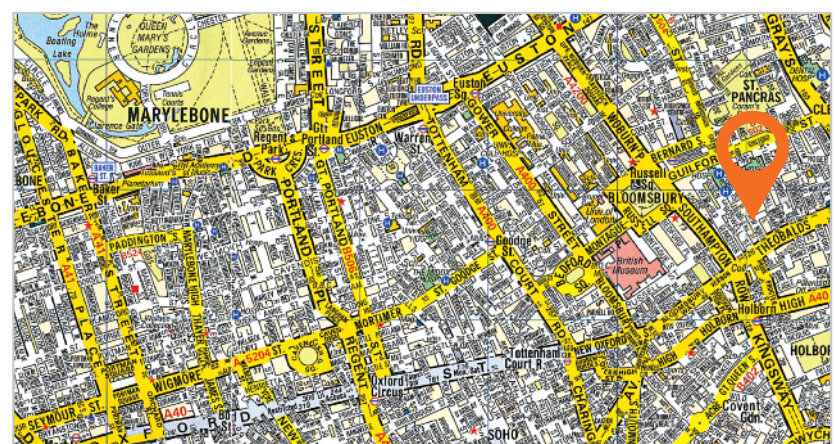
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.



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