

Lot 41

£20,500 per annum
exclusive

1-7 Wharf Studios, Wharf Road,
Hoxton, London N1 7GR

Central London Office Ground Rent Investment



Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
1	Ground Lower Ground	Office Office	414 sq m 370 sq m	(4,456 sq ft) (3,983 sq ft)	BRITISH ECOLOGICAL SOCIETY (THE)	998 years from 10/05/2016 (1)	£5,000
2	Ground Lower Ground	Office Office	136 sq m 211 sq m	(1,464 sq ft) (2,267 sq ft)	MARK ANTHONY HOLDINGS LIMITED	998 years from 10/05/2016 (1)	£4,000
3	Ground Lower Ground Basement	Office Office Office	129 sq m 236 sq m 497 sq m	(1,389 sq ft) (2,538 sq ft) (5,350 sq ft)	FAMILY ACTION	995 years from 15/03/2019 (1)	£5,000
4	Ground Lower Ground	Office Office	215 sq m 170 sq m	(2,314 sq ft) (1,824 sq ft)	MAYLIM PROPERTIES LIMITED	998 years from 10/05/2016 (1)	£2,000
5	Ground Lower Ground	Office Office	193 sq m 262 sq m	(2,077 sq ft) (2,823 sq ft)	DIXONBAXI HOLDINGS LIMITED	998 years from 10/05/2016 (1)	£2,500
6/7	Ground Lower Ground Basement	Office Office Office	315 sq m 535 sq m 390 sq m	(3,390 sq ft) (5,763 sq ft) (4,198 sq ft)	BRYNE PROPERTIES LIMITED	998 years from 10/05/2016 (1)	£2,000
Totals			4,064 sq m (43,748 sq ft)(2)				£20,500

(1) Leases are subject to 5 yearly RPI linked rent reviews.

(2) The floor areas have been provided by the seller and have not been measured by the Auctioneers.

Key Details

- Fashionable Central London location
- 5 yearly RPI linked rent reviews
- Local office occupiers include Adobe, Audible UK, Capital One, Deloitte Digital London UK, Headspace and Hive

Location

Miles: 500 metres from Moorfields Eye Hospital
0.5 miles from Old Street Roundabout
1.3 miles north of the City of London
1.5 miles east of King's Cross

Roads: A501 (Inner Ring Road), A1, A10

Rail: Angel Underground (Northern), Old Street Railway Station (Great Northern, Northern)

Air: London City, London Stansted, London Luton Airport, London Heathrow

Situation

Hoxton is a vibrant and popular North London district. Wharf Road runs directly north off the A501, London's inner ring road. The property is prominently situated on the east side of Wharf Road some 700 metres east of City University/University of London. Local office occupiers include Adobe, Audible UK, Capital One, Deloitte Digital London UK, Headspace and Hive. The world renowned Moorfields Eye Hospital is some 500 metres south and Old Street roundabout, the hub of Tech City, is some 800 metres to the south.

Description

The property comprises ground floor, lower ground and basement office accommodation divided into 7 self-contained office suites. The property forms part of a larger residential development, which is not included in the sale.

Tenure

Long Leasehold. Held for a term of 999 years from 10th May 2016 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion

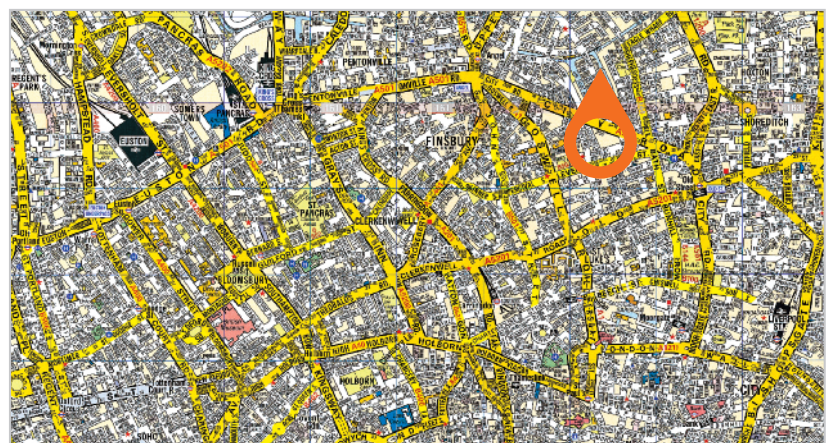
Energy Performance Certificate

See legal pack at acuitus.co.uk.



The Property

Image taken August 2016



Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Seller's Solicitors: Dentons
Andrew McGrath
+44 (0)20 7246 7337
andrew.mcgrath@dentons.com