



THE  
**Lime Street Estate**  
LONDON EC3

A CORE CITY OF LONDON ASSET MANAGEMENT OPPORTUNITY



10 STREET





22 BISHOPSGATE

THE LEADENHALL BUILDING

52 LIME STREET

THE WILLIS BUILDING

THE Lime Street Estate

10 FENCHURCH AVENUE

LLOYD'S OF LONDON

LEADENHALL MARKET

20 FENCHURCH STREET



# Executive Summary

- Situated in a prime City of London location, within the eastern Tower Cluster.
- Located directly opposite Lloyd's of London, the world's leading specialist insurance market.
- 121,711 sq ft (11,306 sq m) of office and ancillary accommodation arranged in two adjoining and interlinking buildings.
- Highly divisible floorplates ranging from suites of 500 sq ft up to 10,000 sq ft.
- Multi-let to 30 tenants with staggered lease events.
- All leases are drawn on effective FRI terms.
- Occupiers include: Everest Advisors, Tokio Marine HCC, Skuld Services, White Oak Underwriting Agency and Fenchurch Law.
- WAULT for the Estate of 4.31 years to expiries and 3.16 years to break options, as at July 2019.
- Total gross contracted rent of £6,088,219 per annum (inclusive of Vendor top ups), reflecting a rent of £50.17 per sq ft overall.
- Held long leasehold for a further circa 137 years at a gearing of 15.00% of rents receivable.
- Net rental income of £5,174,986 per annum exclusive.



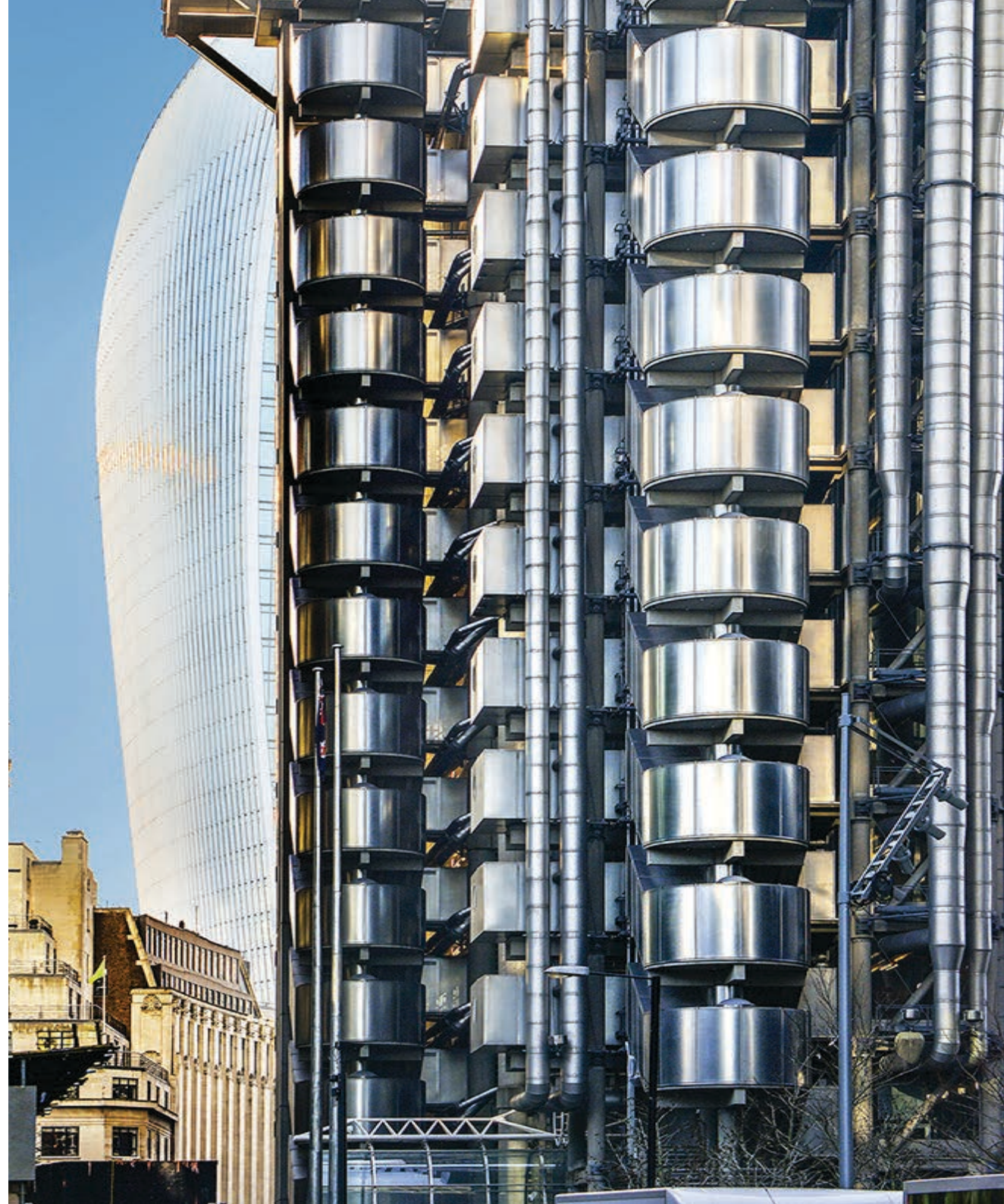
# The Opportunities

- Approximately 27,655 sq ft (2,569.2 sq m) of office floorspace is currently vacant, affording an opportunity to upgrade accommodation and reposition the asset with immediate effect.
- The Lime Street Estate offers numerous opportunities to manage lease events, re-let vacant accommodation and re-gear existing leases.
- The public realm will continue to improve as a result of neighbouring development activity, in addition to the recent pedestrianisation of Lime Street.
- Significant long term development potential, subject to the necessary consents. The Estate is situated in an area designated suitable for high rise buildings.

# The Proposal

**Offers in excess of £72 million** are invited, subject to contract, for the long leasehold interest.

This reflects a **net initial yield of 6.73%**, assuming purchaser's costs of 6.80% and an attractive **capital value of £592 per sq ft**.



## A Prime and Rapidly Evolving Location

The Estate is situated in heart of the City of London, directly opposite Lloyd's of London, the world's leading specialist insurance market. The buildings occupy a highly prominent position with substantial frontages onto Lime Street and Fenchurch Avenue.

Many of the world's most pre-eminent insurance businesses have entered into long-term lease commitments and freehold acquisitions within the immediate vicinity. Notable examples include: Willis, AON, RSA, Amlin, SCOR and WR Berkley. The critical mass of insurance industry expertise within the vicinity of Lloyd's will undoubtedly ensure the success of this district for many decades to come.

In recent years a number of internationally acclaimed developments including The Scalpel, The Leadenhall Building, 20 Fenchurch Street and Plantation Place have attracted corporates, financial services providers, law firms, accountancy businesses and tech firms into the area. This thriving commercial district, once the preserve of insurance and shipping industries, is now more diversified than at any point in its history.





## The Eastern Tower Cluster

The Estate is located in the eastern Tower Cluster area of the City of London where high density commercial development is encouraged. The properties are equidistant between two internationally recognised buildings, 20 Fenchurch Street and The Leadenhall Building.

Since 2018, a number of new developments within the Tower Cluster have reached practical completion. The developments at 10 Fenchurch Avenue and The Scalpel, 52 Lime Street supplied the market with circa 800,000 sq ft of accommodation, a large amount of which was pre-let to occupiers including M&G, WR Berkley, Decus, AXIS and National Australia Bank.

## Lloyd's of London

The main entrance into Lloyd's of London is situated directly opposite the Estate.

Lloyd's is the world's oldest and leading specialist insurance market operating across 200 territories, offering an unrivalled concentration of specialist underwriting expertise. In its 330 year history, Lloyd's has diversified such that it now insures the world's largest and most unusual risks.

Lime Street is synonymous with global insurance and has a rich heritage. Brokers and underwriters requiring swift access into Lloyd's will pay a premium to be located on Lime Street given the direct access into Lloyd's.



## Leadenhall Market

Leadenhall Market, one of the City's most vibrant spots, is situated directly adjacent to the Estate. This Victorian Grade II\* listed building of grand proportions is crammed full of restaurants, bars, coffee houses, market stalls and artisan boutiques. Alfresco dining and live entertainment provide exceptional amenity, day and night.

Leadenhall Market is integral to the insurance community and the way in which it functions. The specialist nature of the policies written dictate that a high degree of interface still takes place between the brokers and underwriters. The coffee houses and restaurants in and around the market provide a convivial environment in which to cement relationships and conduct business, much of which still takes place on a handshake.

A wide collection of retailers are situated along Lime Street. Concessions include Charles Tyrwhitt, Cheaney Shoes, Roderick Charles, M&S, Vodafone, Boots, Links London, Oliver Bonas and Cycle Republic.

# Local Developments

The neighbouring area is one of the most transformed areas in central London. The vicinity is home to some of London's highest profile towers including The Leadenhall Building and 20 Fenchurch Street.

These iconic landmarks, in addition to a substantial number of forthcoming developments are delivering exceptional improvements to the amenity of EC3 and to the public realm. Moreover, these developments are providing a world class business environment which attracts global businesses at market leading rents.



1

## THE SCALPEL, 52 LIME STREET, EC3

**Developer:** WRBC

**Description:** 385,000 sq ft office tower arranged over 36 storeys with a new public square at the base of the building, further enhancing Lime Street.

**Status:** Completed in 2019. Occupiers include: WR Berkley, Decus, Axis, National Australia Bank and Morrison & Foerster.



3

## 40 LEADENHALL STREET, EC3

**Developer:** Nuveen & AIMCo

**Description:** 34 storeys providing 910,000 sq ft of office and retail accommodation.

**Status:** Planning consent granted and demolition commenced.



2

## 10 FENCHURCH AVENUE, EC3

**Developer:** Generali

**Description:** 450,000 sq ft, 15 storey office building providing retail at the lower levels and a publicly accessible rooftop garden offering panoramic views across the City.

**Status:** Completed in 2018. 76% let to M&G.



4

## 1 LEADENHALL, EC3

**Developer:** Brookfield

**Description:** 36 storey building with two levels of retail floorspace, totalling approximately 680,000 sq ft.

**Status:** Planning consent granted.



5 8 BISHOPSGATE, EC2

**Developer:** Mitsubishi Estates & Stanhope

**Description:** 50 storey tower development providing 570,000 sq ft including ground floor shops and restaurants.

**Status:** Works have commenced on-site.



8 70 ST MARY AXE, EC3

**Developer:** Nuveen

**Description:** 312,000 sq ft of office and retail accommodation over 21 storeys.

**Status:** Completed in 2019. Circa 100,000 sq ft let to Sidley Austin LLP.



6 22 BISHOPSGATE, EC2

**Developer:** AXA Real Estate on behalf of a consortium

**Description:** 1.4m sq ft in a 62 storey tower set to be the current tallest building in the City. The upper levels will comprise a publicly accessible viewing gallery, restaurant and bar.

**Status:** PC anticipated April 2020, with floors already pre-let to Beazley, AXA IM and Hiscox.



9 1 UNDERSHAFT, EC3

**Developer:** Aroland Holdings & Perennial Real Estate Holdings

**Description:** Proposed 1.6m sq ft tower, on the site of the existing St Helen's Tower. The development would be the tallest building in the City.

**Status:** Planning consent granted. Aviva in occupation until 2024.



7 100 BISHOPSGATE, EC2

**Developer:** Brookfield

**Description:** 950,000 sq ft of office and retail accommodation within a 37 storey tower.

**Status:** PC in 2019, with majority pre-let to Royal Bank of Canada, Jefferies and Freshfields.



10 FOUNTAIN HOUSE, EC3

**Developer:** Aviva

**Description:** Proposed new, 18 storey office tower of circa 290,000 sq ft, directly adjacent to The Lime Street Estate.

**Status:** Planning Consent Granted.



LIVERPOOL STREET

SALESFORCE TOWER

LONDON WALL

7

8

TOWER 42

6

9

30 ST MARY AXE

BANK OF ENGLAND

ROYAL EXCHANGE

THE LEADENHALL BUILDING

5

LEADENHALL STREET



BANK

MANSON HOUSE

4

LLOYD'S OF LONDON

1

THE WILLIS BUILDING

3

CORNHILL

LEADENHALL MARKET

FENCHURCH AVE

2

10

FENCHURCH STREET

GRACECHURCH STREET

THE Lime Street Estate



FENCHURCH STREET

20 FENCHURCH STREET

CANNON STREET



CANNON STREET

MONUMENT



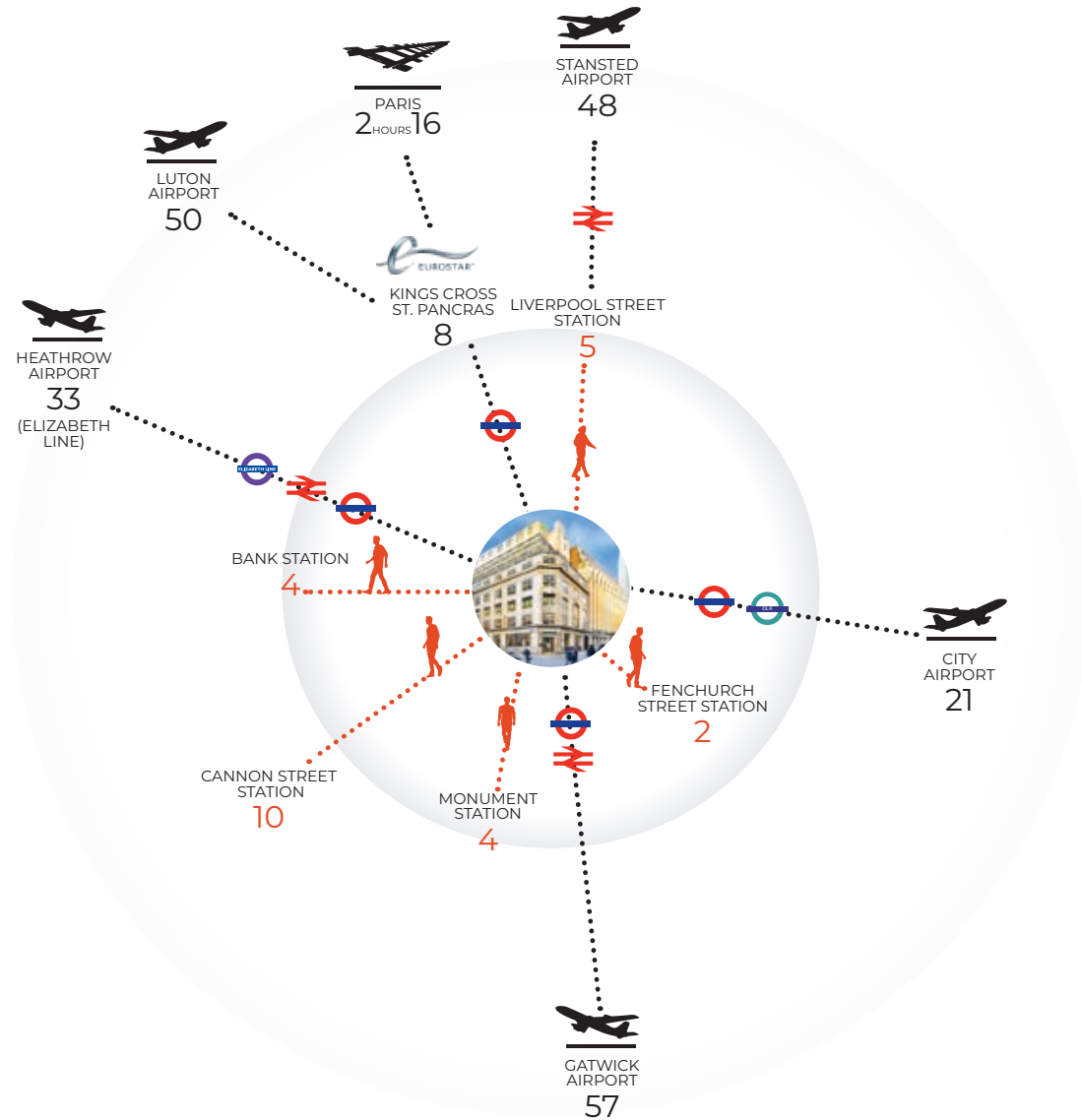
Not to scale. For indicative purposes only.

# Connectivity

The Estate is situated in the core of the City of London and benefits from excellent transport communications.

The whole of central London is accessible via the underground and rail network. Liverpool Street, Bank, Fenchurch Street, Monument and Cannon Street stations are all within a 500m radius of the Estate.

All of London's international airports are within an hour of the property and train services to Europe operate via Eurostar from St Pancras International station, which is about 8 minutes by tube.



Approximate journey times in minutes

# The Elizabeth Line (Crossrail)



The Elizabeth Line is scheduled to become operational in Q1 2021, with the nearest station being Liverpool Street, located within a 5 minute walk.

The circa £15 billion initiative is Europe's largest infrastructure project. Services will be fully integrated with London's existing transport network. State-of-the-art trains capable of accommodating 1,500 passengers, will bring an extra 1.5 million people to within 45 minutes of central London.

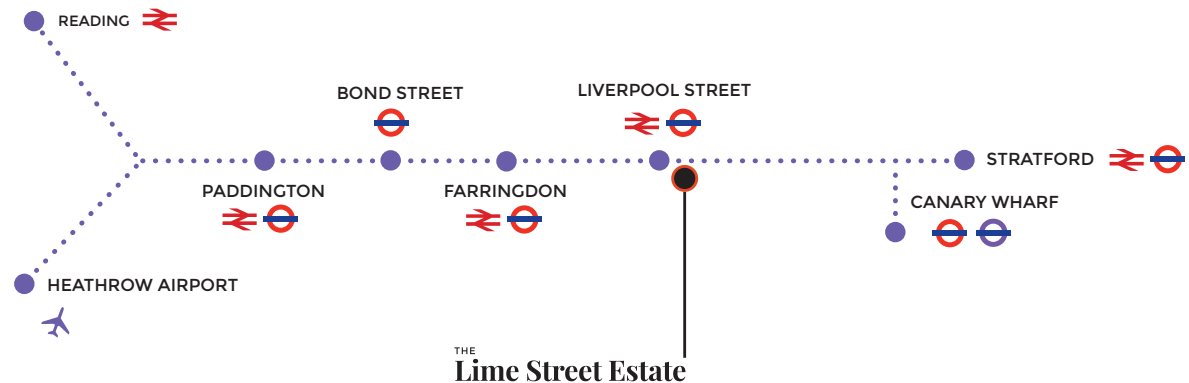
From Liverpool Street station it will take just 7 minutes to reach Bond Street, 6 minutes to reach Canary Wharf and 33 minutes to arrive at Heathrow Airport.



CGI of proposed new Broadgate ticket hall and square, at Liverpool Street

## Approximate journey times from Liverpool Street Station

Farringdon Station	2 minutes
Canary Wharf Station	6 minutes
Bond Street Station	7 minutes
Stratford Station	8 minutes
Paddington Station	10 minutes
Heathrow Central	33 minutes
Reading Station	57 minutes





THE LEADENHALL BUILDING

52 LIME STREET

THE WILLIS BUILDING

10 FENCHURCH AVENUE

LLOYD'S OF LONDON

LEADENHALL STREET

40

37-39

LEADENHALL MARKET

LIME STREET

20 FENCHURCH STREET

# Estate Overview

The Estate is held by way of a single headlease and comprises two adjoining self-contained office buildings which are arranged around a large central lightwell. The buildings benefit from a centralised concierge and are interconnected at basement level.

The floorplates range from suites of 500 sq ft up to 10,000 sq ft. Accordingly the Estate is well placed to cater for a wide variety of occupational requirements. All office accommodation is air conditioned and has excellent levels of natural daylight.

The Estate has been independently measured by Plan London in accordance with the RICS code of measuring practice (6<sup>th</sup> edition). The Net Internal Areas are summarised as follows:-

PROPERTY	USE	AREA (SQ.FT.)	AREA (SQ.M.)	% OF TOTAL
40 Lime Street	Offices	71,921	6,681.4	69%
	Storage	12,080	1,122.2	
37-39 Lime Street	Offices	30,591	2,840.9	31%
	Storage	7,120	661.4	
<b>TOTAL</b>	<b>OFFICES</b>	<b>102,512</b>	<b>9,522.3</b>	
<b>TOTAL</b>	<b>STORAGE</b>	<b>19,199</b>	<b>1,783.6</b>	
<b>GRAND TOTAL</b>		<b>121,711</b>	<b>11,306</b>	

# Planning

37-39 Lime Street is Grade II listed and located within the Leadenhall Market Conservation Area.

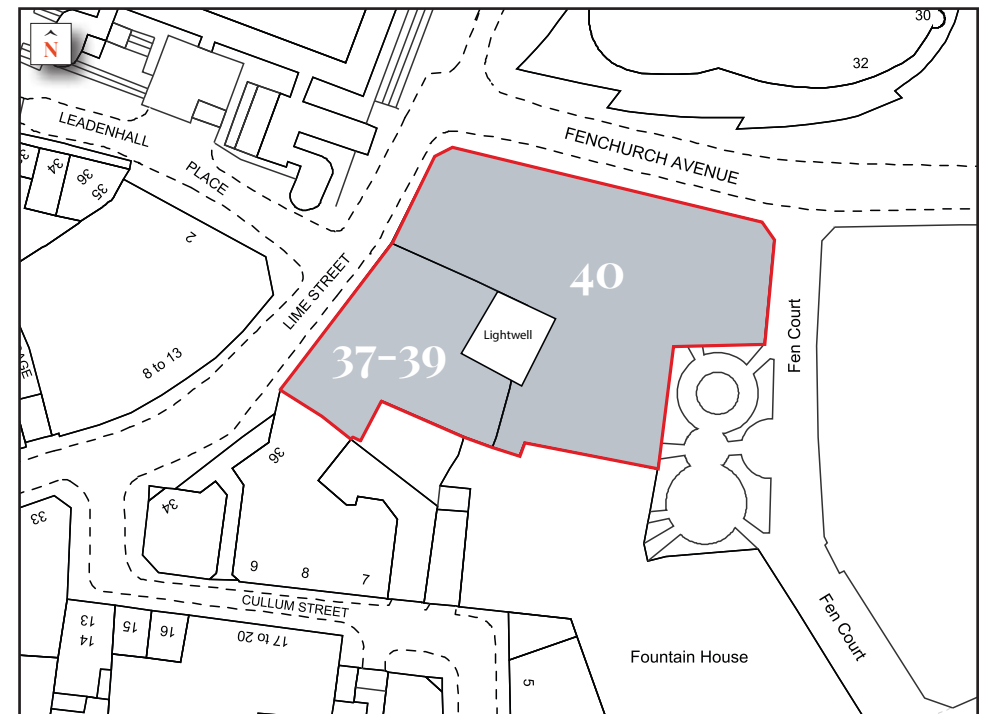
40 Lime Street is not listed, nor is it situated within a designated Conservation Area.

# Tenure

The properties are held by way of a single headlease from the Carpenter's Company which expires on 29/09/2156, offering circa 137 years unexpired.

The Freeholder is entitled to 15.00% of rents receivable from underletting(s), subject to a minimum rent of £355,000 per annum. The minimum rent increases by £25,000 per annum on 29/09/2031 and twenty five yearly thereafter.

A summary of the main headlease terms is set out at Appendix 1.



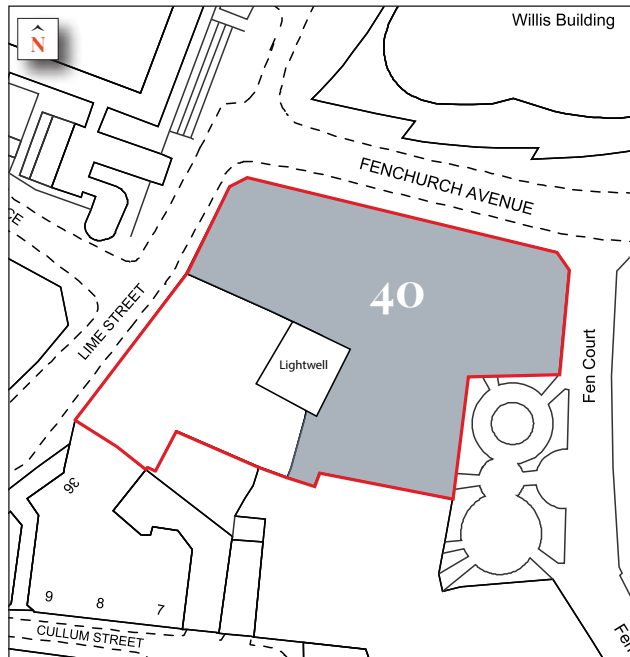
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# 40 Lime Street



# 40 Lime Street

- Floor Area 84,001 sq ft
- % Estate Area 69%
- Gross Rent £4,299,479 pa
- Net Rent £3,654,557 pa
- Rent psf £51.21 psf overall  
(tenanted accommodation)
- WAULT (July 2019) 5.34 years to expiries  
(3.71 years to breaks)



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# Description

40 Lime Street/4 Fenchurch Avenue is strategically positioned directly opposite Lloyd's of London and has substantial frontages onto Lime Street, Fenchurch Avenue and Fen Court. The building has entrances onto each of the aforementioned thoroughfares which converge into a large centralised reception. From here the concierge also oversees operations at 37-39 Lime Street.

The property provides 84,001 sq ft (7,803.6 sq m) of lettable office and ancillary accommodation arranged over two basements, ground and nine upper floors. The floorplates are divided into North and South suites, comprising circa. 7,000 sq ft and 2,500-3,000 sq ft respectively.

The property has been modernised on a rolling basis, with the ongoing landlord works to the second floor being the most recent refurbishment. Large roof terraces have been created on the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> floor North facing units.

The specification includes:-

- ▼ Four eight-person passenger lifts
- ▼ Ceiling mounted fan-coil air conditioning
- ▼ Metal / mineral fibre tiled suspended ceilings with LG compliant recessed light fittings
- ▼ Raised access floors
- ▼ Male, female and disabled WCs
- ▼ Shower and bike storage facilities at basement level



## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) and provides the following Net Internal Areas:-

FLOOR	USE	AREA (SQ.FT.)	AREA (SQ.M.)
Ninth	Offices	2,847	264.5
Eighth	Offices	1,735	161.1
Seventh	Offices	4,735	439.9
Sixth	Offices	6,268	582.3
Fifth	Offices	7,450	692.0
Fourth	Offices	9,579	889.9
Third	Offices	9,868	916.7
Second	Offices	9,862	916.1
First	Offices	9,252	859.5
Ground	Offices	10,327	959.4
Basement & Sub Basement	Storage	12,080	1,122.2
<b>OFFICES</b>		<b>71,921</b>	<b>6,681</b>
<b>STORAGE</b>		<b>12,080</b>	<b>1,122</b>
<b>TOTAL</b>		<b>84,001</b>	<b>7,804</b>



40 Lime Street  
Fourth floor (North)



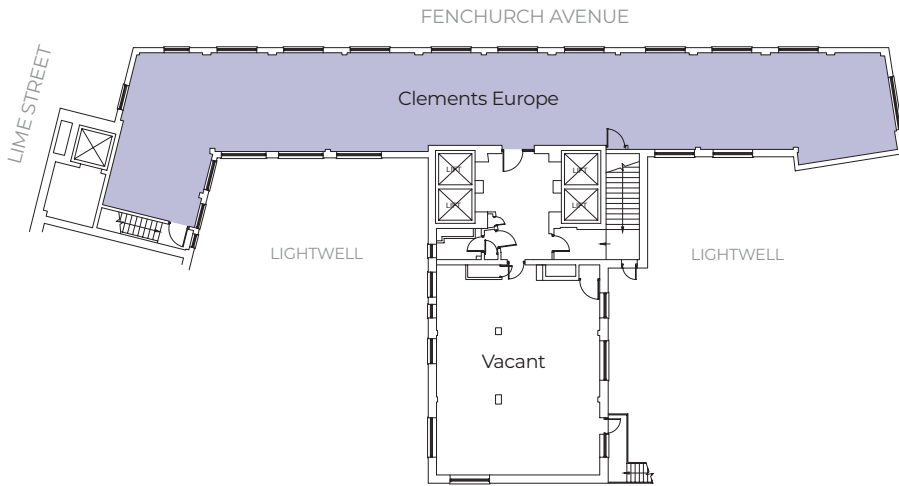
40 Lime Street  
Ground floor (West)



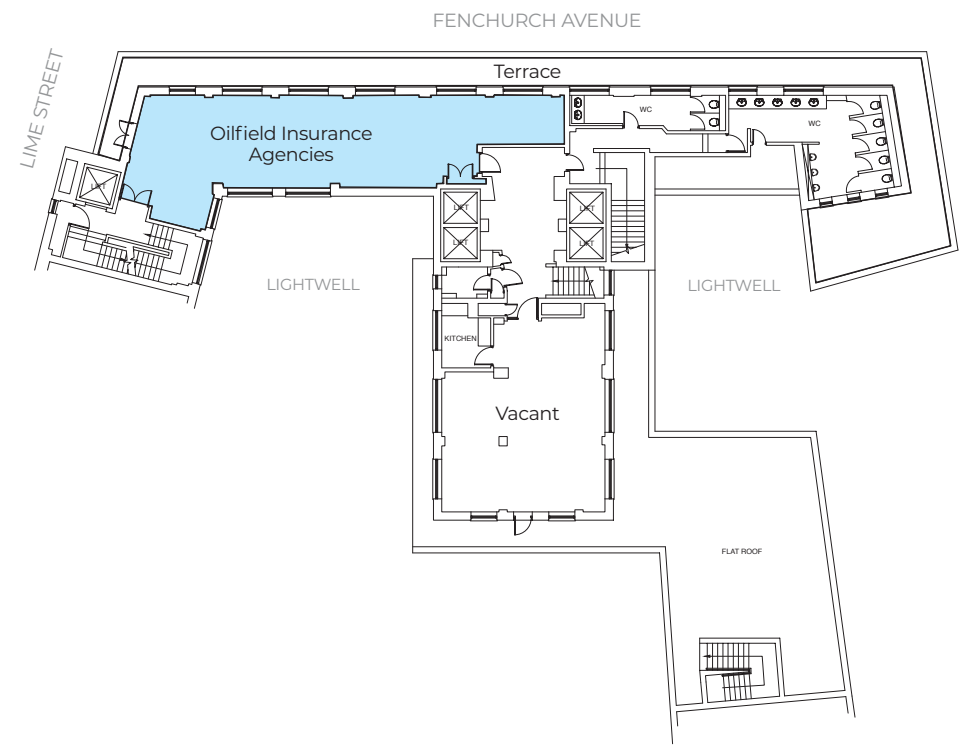
40 Lime Street  
Eighth floor (North East) terrace

# 40 Lime Street

## Ninth



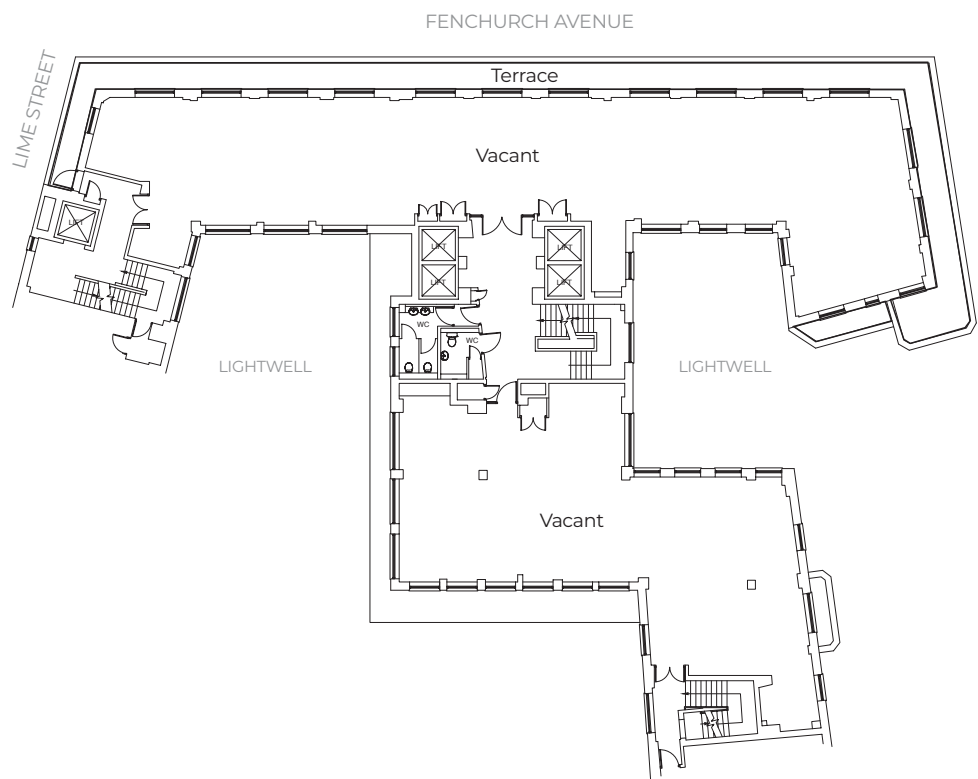
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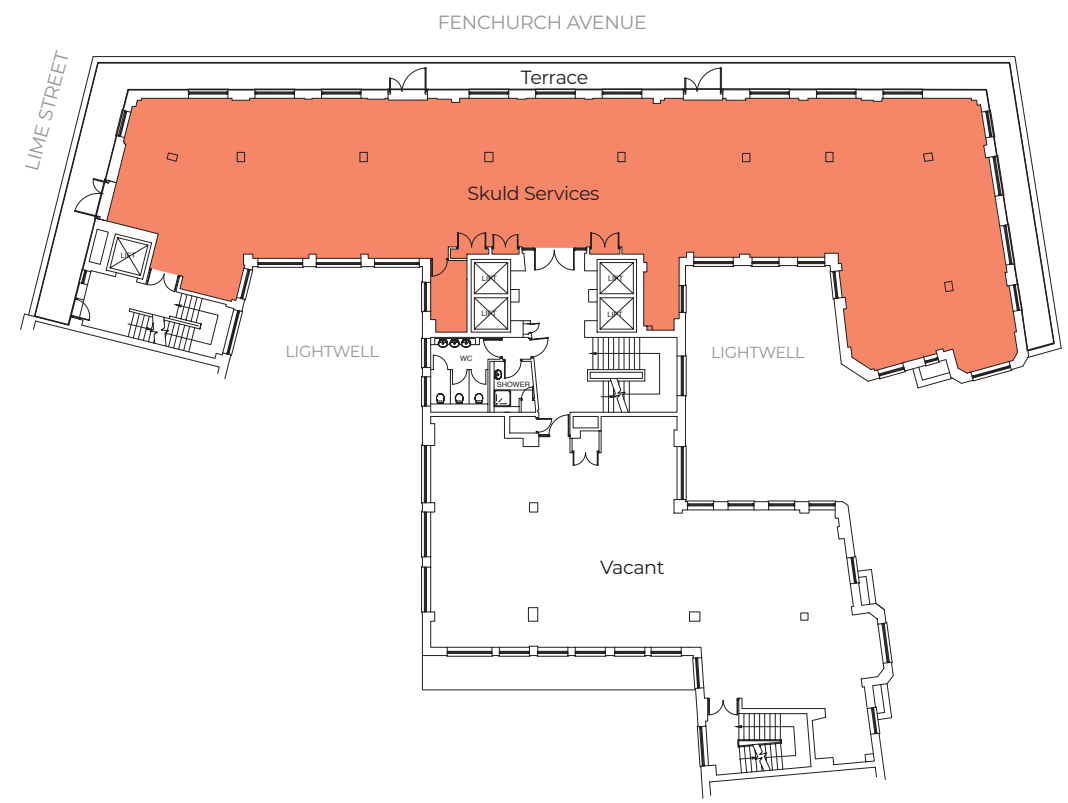
Not to scale. For indicative purposes only.

# 40 Lime Street

## Seventh



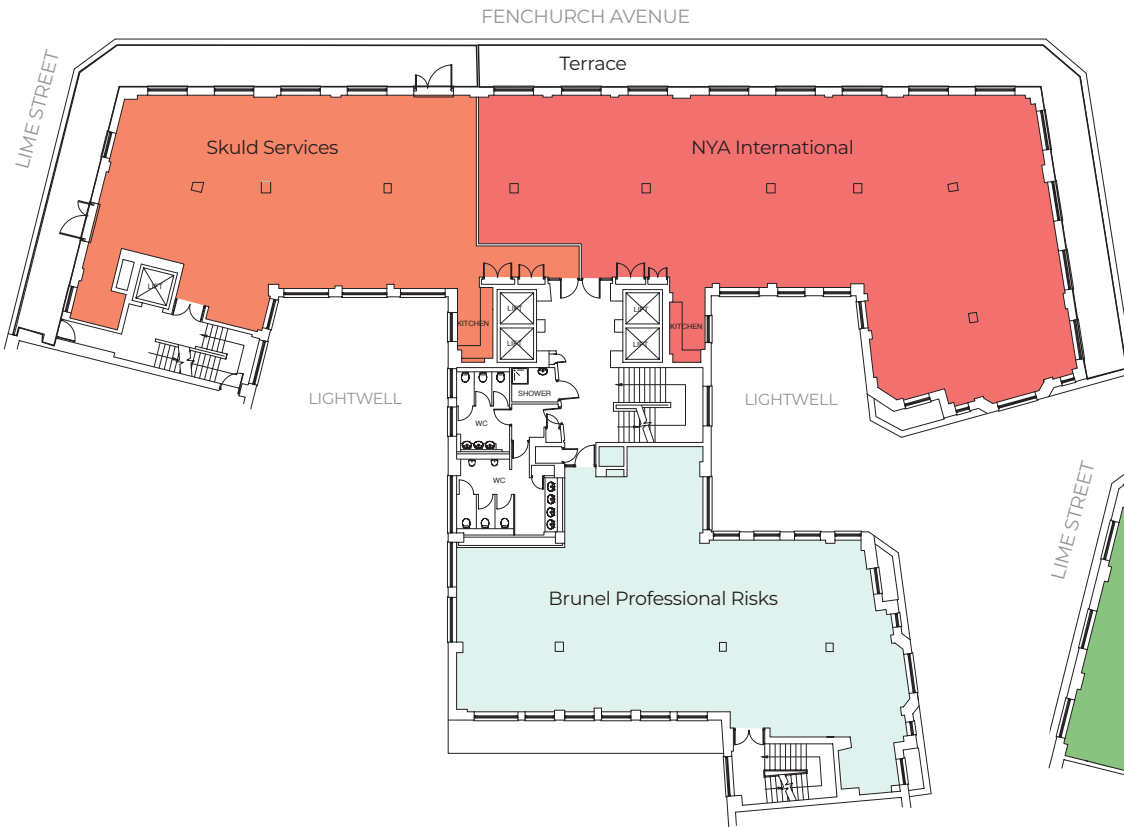
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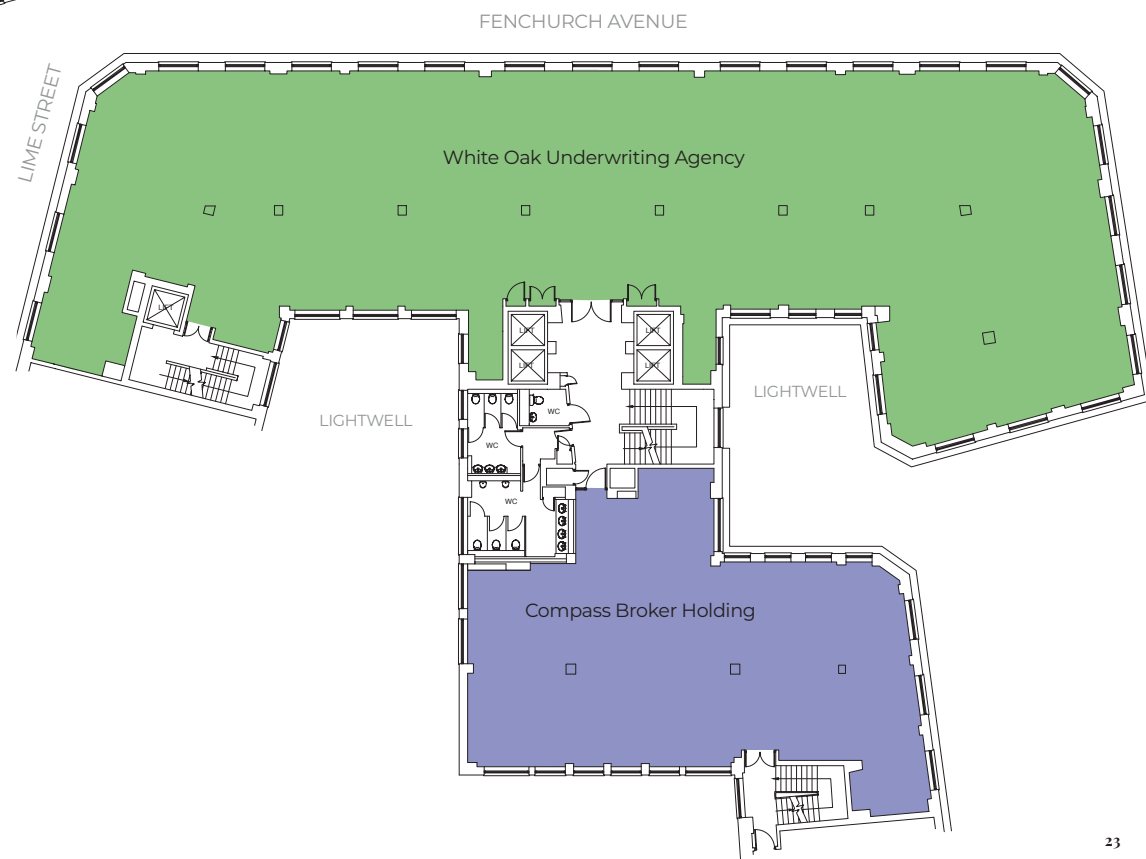
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# 40 Lime Street

## Fifth



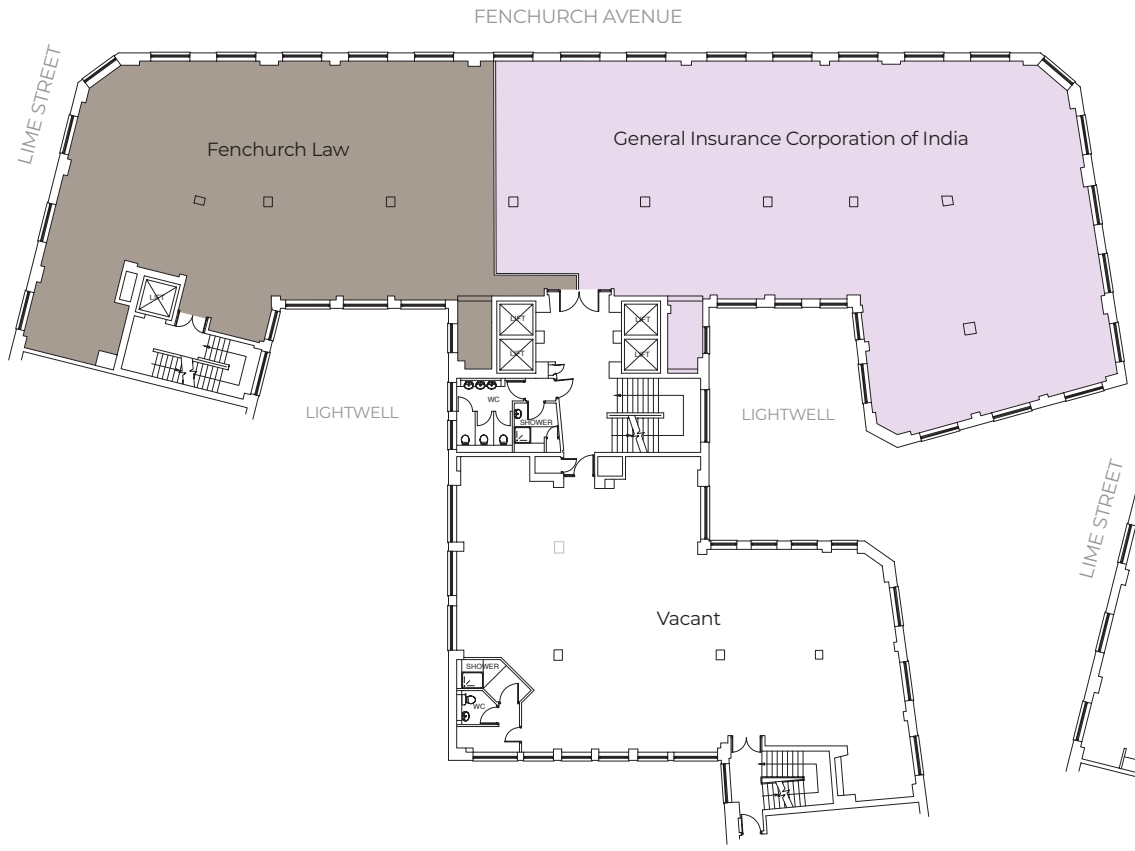
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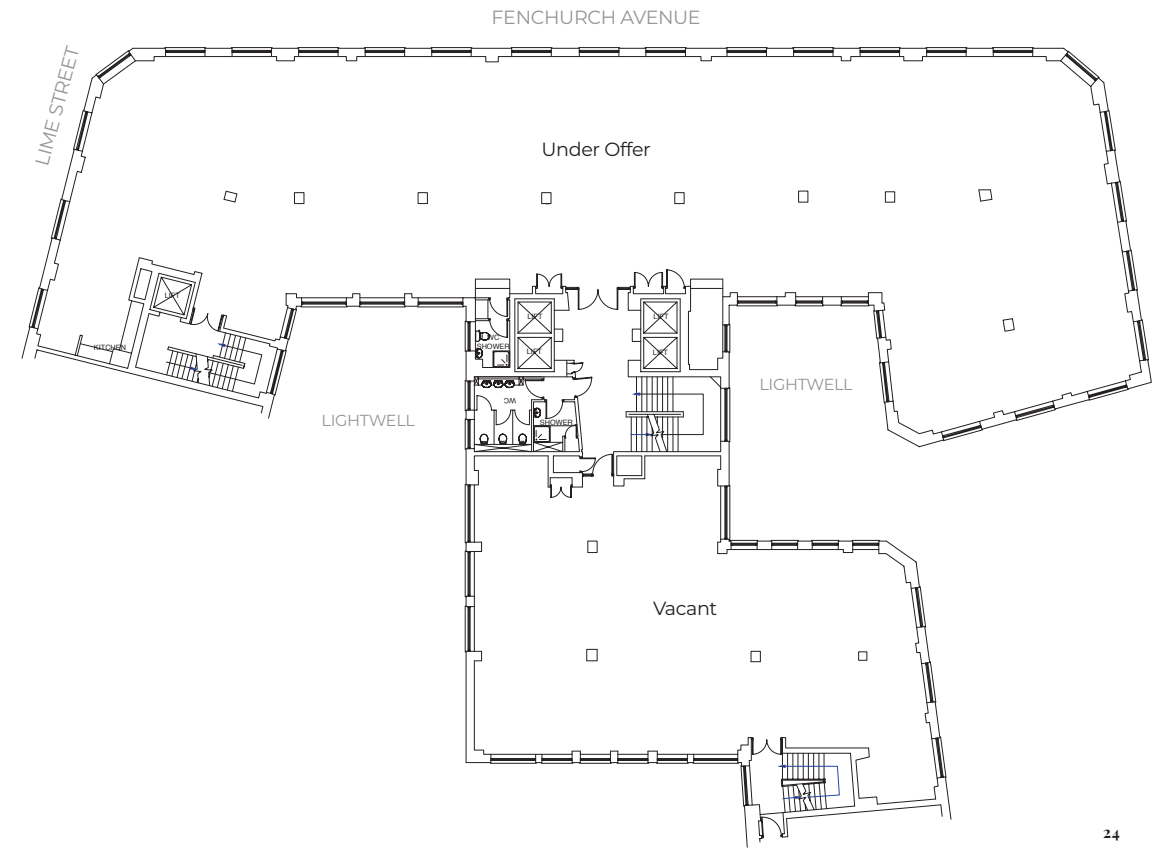
Not to scale. For indicative purposes only.

# 40 Lime Street

## Third



## Second



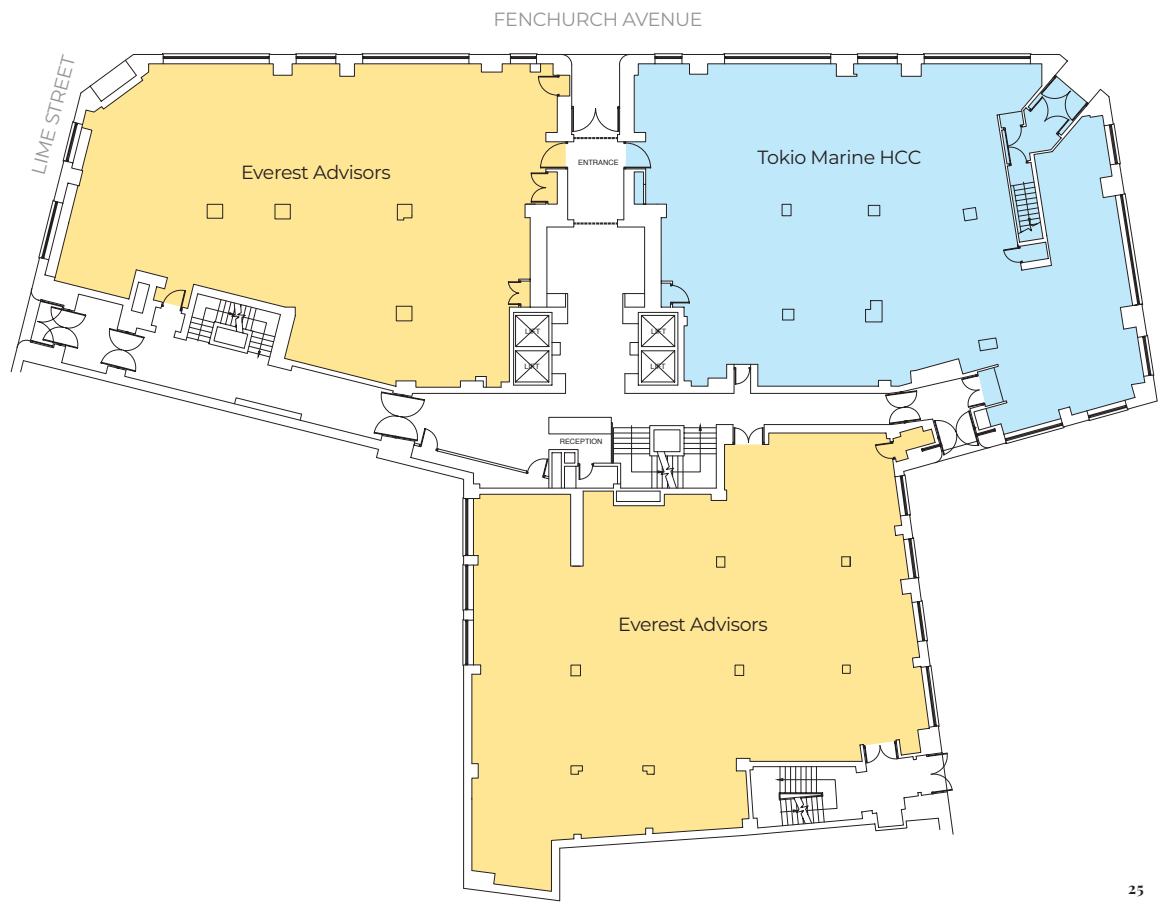
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# 40 Lime Street

First



Ground



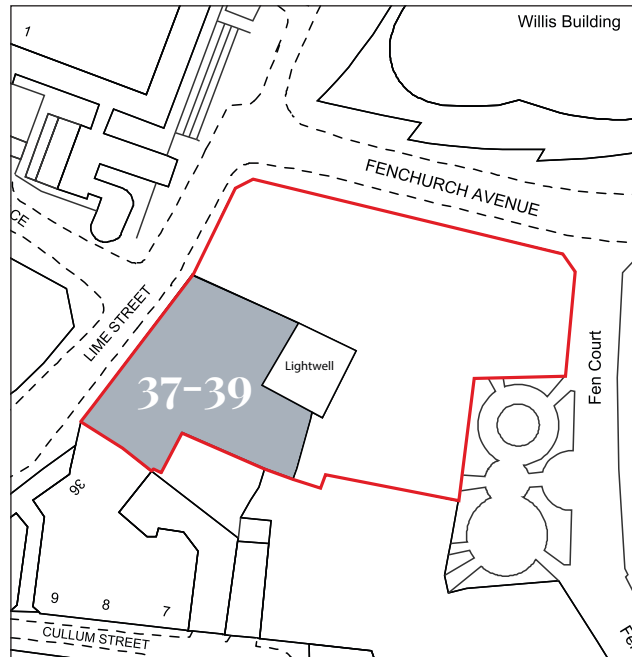
Not to scale. For indicative purposes only.

# 37-39 Lime Street



# 37-39 Lime Street

- Floor Area 37,710 sq ft
- % Estate Area 31%
- Gross Rent £1,788,740 pa
- Net Rent £1,520,429 pa
- Rent psf £47.83 per sq ft overall (tenanted accommodation)
- WAULT (July 2019) 1.83 years to expiries



For indicative purposes only. This plan is based upon the Ordnance Survey map with the sanction of the controller of H.M. Stationary Office. Crown copyright reserved.

# Description

37-39 Lime Street dates from the 1930's and is Grade II listed. The property has an attractive Portland stone façade fronting onto Lime Street and provides 37,710 sq ft (3,502.3 sq m) of lettable office and ancillary accommodation arranged over two basements, ground and seven upper floors.

The floorplates are typically circa 3,800 sq ft (353.02 sq m) and are capable of being leased as whole, or sub-divided into three units of occupation per floor. The ceiling heights are generous throughout and there are good levels of natural daylight from three elevations.

The reception and common areas were refurbished in 2017 and all the office accommodation (save the fifth floor east) has been refurbished since 2008. The seventh floor was the most recent floor to be refurbished, with works completing in 2019.

The specification includes:-

- Two nine-person passenger lifts
- Ceiling mounted fan coil air conditioning
- Metal tiled suspended ceilings (with the exception of the ground floor, part fourth floor [part front] and seventh floor [front]) with LG compliant recessed light fittings
- Raised access floors
- Male and female WCs alternate between floors
- Shower, bike and disabled WCs at basement level

# Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) and provides the following Net Internal Areas:-

FLOOR	USE	AREA (SQ.FT.)	AREA (SQ.M.)
Seventh	Offices	2,959	274.9
Sixth	Offices	3,541	328.1
Fifth	Offices	3,879	360.4
Fourth	Offices	3,840	356.7
Third	Offices	3,790	352.0
Second	Offices	3,828	355.6
First	Offices	3,822	355.1
Ground	Offices	4,932	458.1
Basement & Sub Basement	Storage	7,120	661.4
<b>OFFICES</b>		<b>30,591</b>	<b>2,841</b>
<b>STORAGE</b>		<b>7,120</b>	<b>661</b>
<b>TOTAL</b>		<b>37,710</b>	<b>3,502</b>

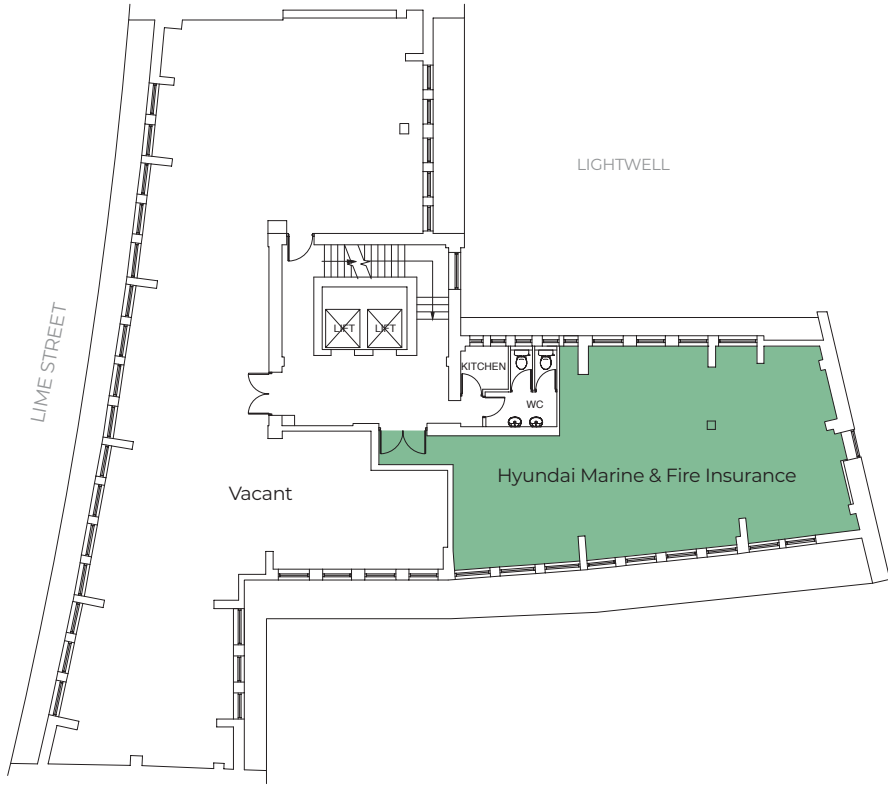




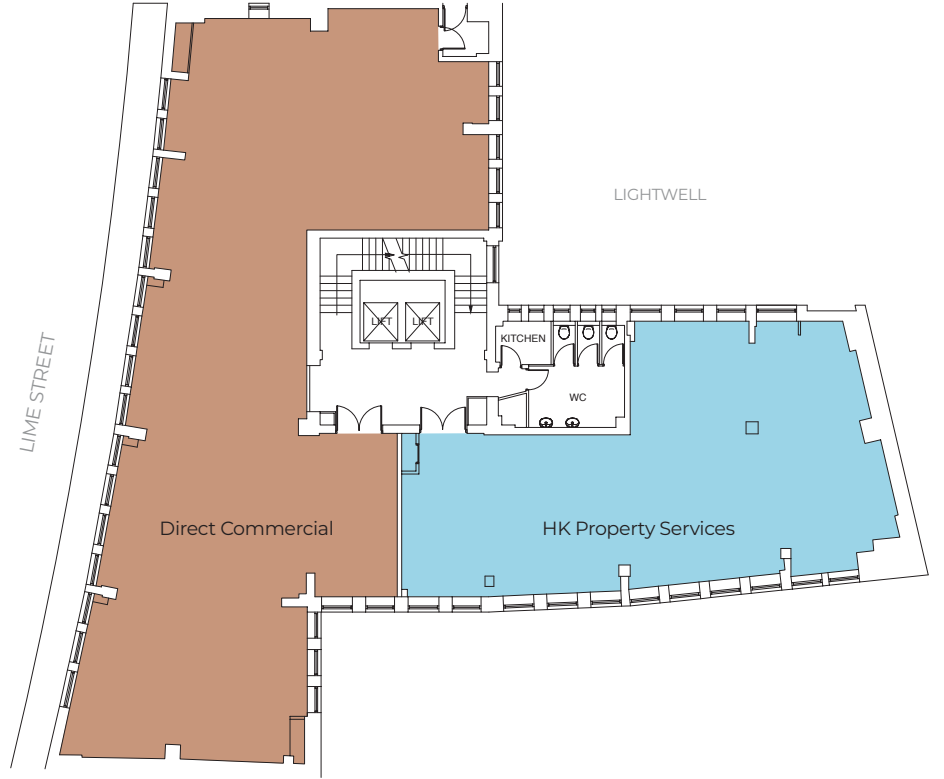
View of previous  
tenant's fit-out  
37-39 Lime Street  
First floor

# 37-39 Lime Street

## Seventh



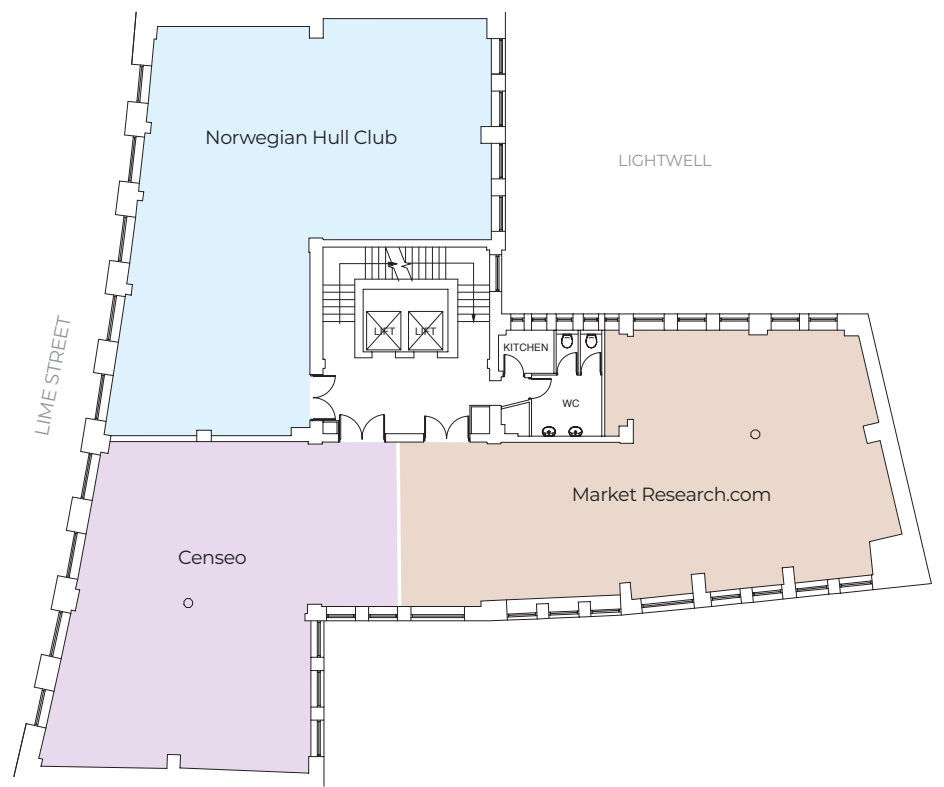
## Sixth



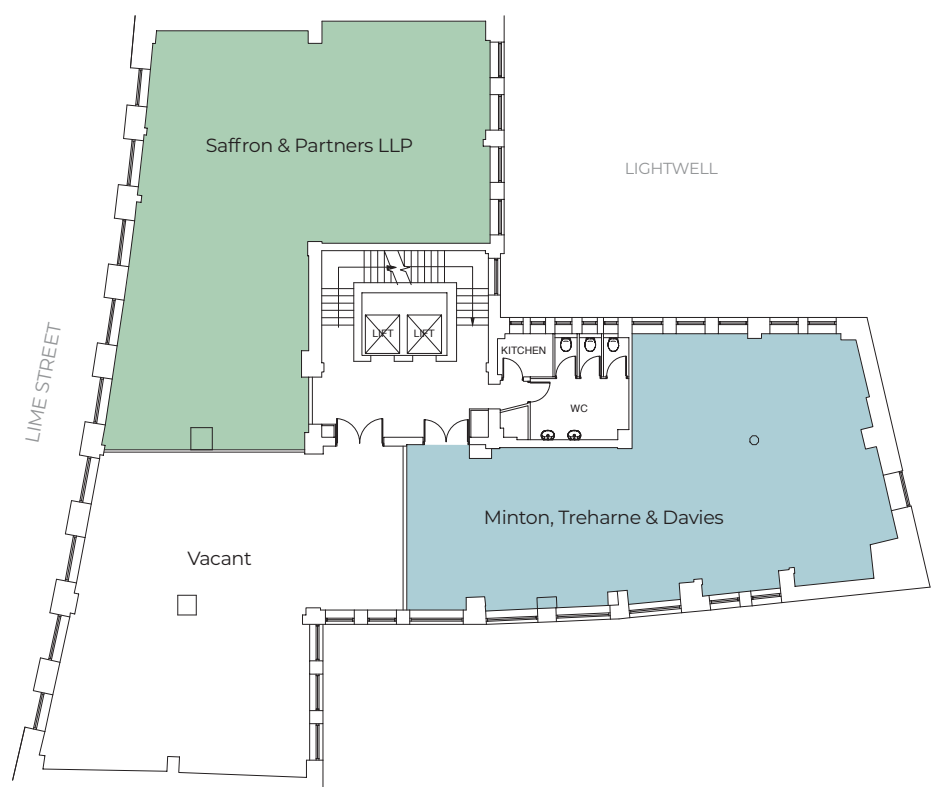
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# 37-39 Lime Street

## Fifth



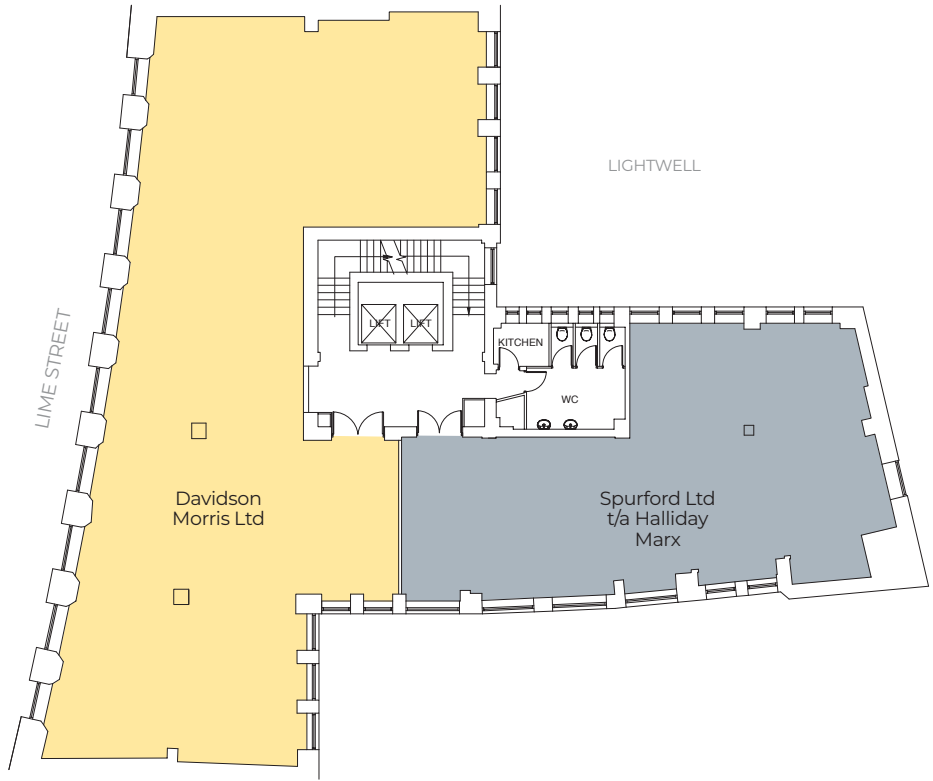
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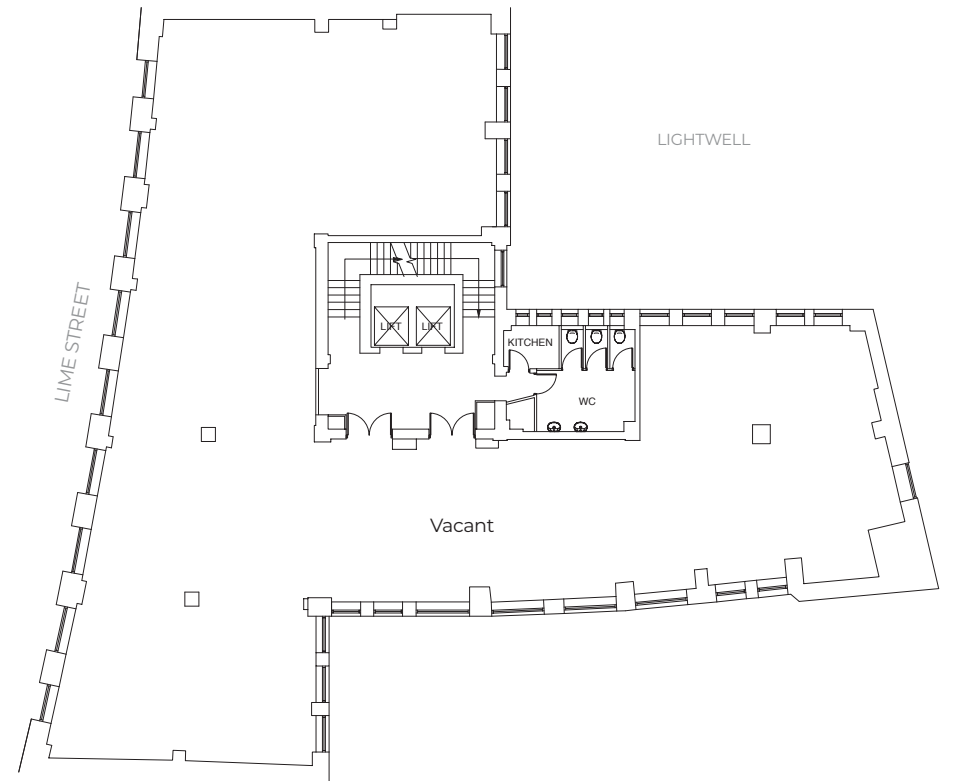
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# 37-39 Lime Street

## Third



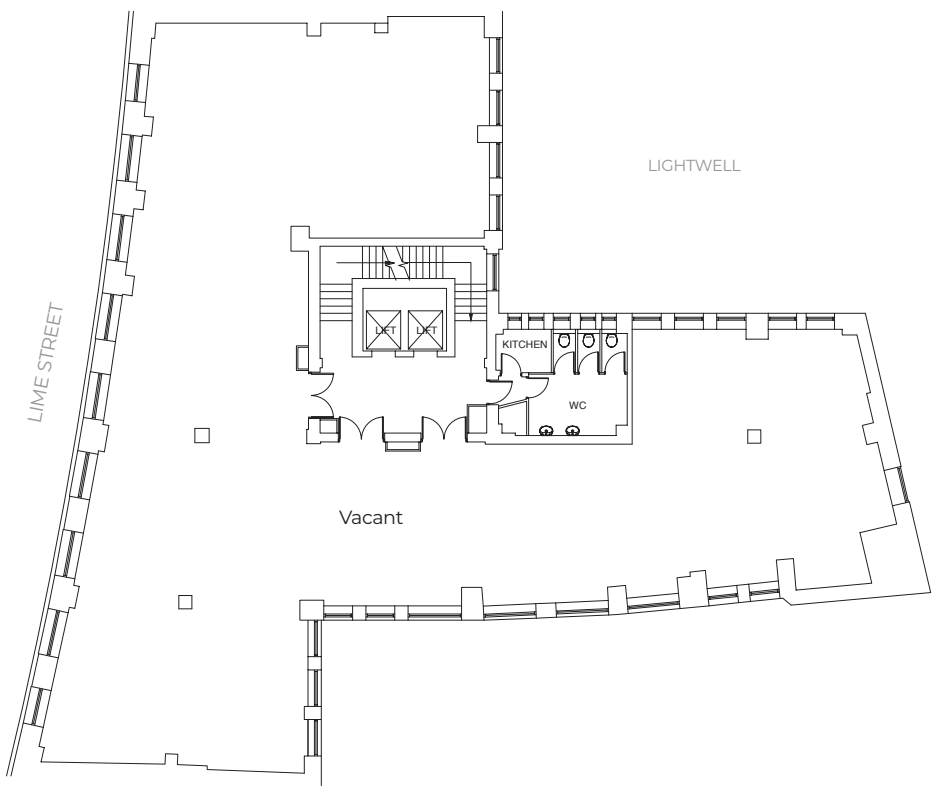
## Second



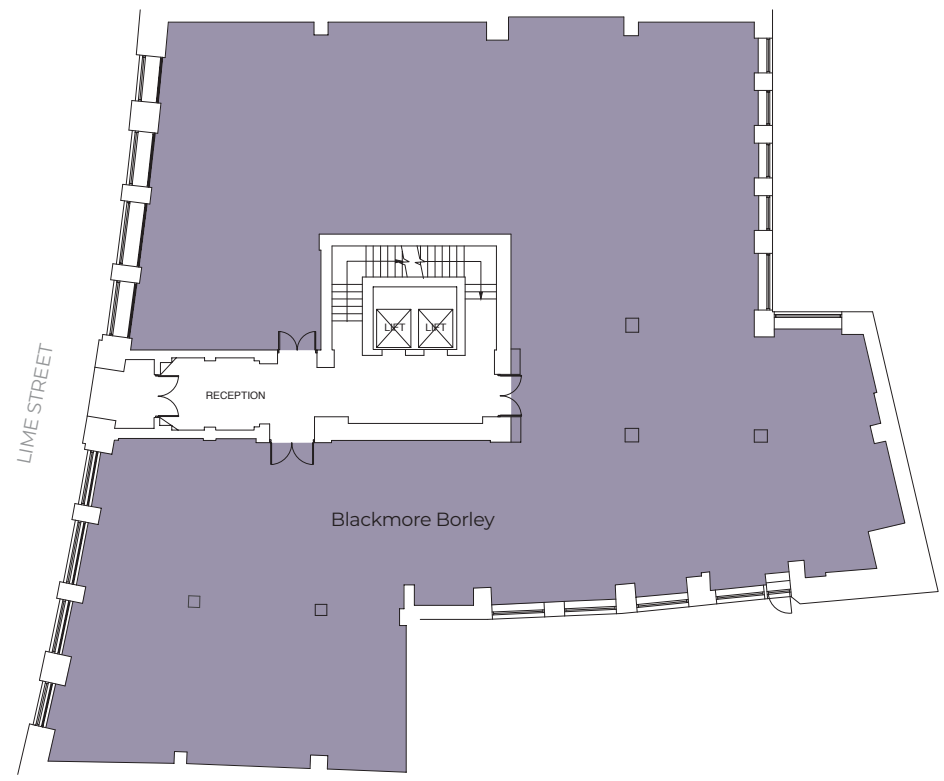
Not to scale. For indicative purposes only.

# 37-39 Lime Street

First



Ground



Not to scale. For indicative purposes only.

# Tenancies

The Estate is let in accordance with the tenancy schedules set out overleaf.

The gross rent is £6,088,219 per annum exclusive equating to £50.17 per sq ft overall in respect of the tenanted accommodation. Following deduction of the headrent, the net rental income is £5,174,986 per annum exclusive.

We would draw your attention to the following:-

- All leases are drawn on effective full repairing and insuring terms.
- The Weighted Average Unexpired Lease Term for the Estate is 4.31 years to expiries and 3.16 years to break options, as at July 2019.
- All leases are excluded from the Landlord and Tenant Act 1954.
- Approximately 27,655 sq ft (2,569.2 sq m) of office floorspace is currently vacant, affording an opportunity to upgrade accommodation and reposition the asset with immediate effect.



# Tenancy Schedule 40 Lime Street

TENANT	FLOOR	USE	AREA (SQ.FT.)	LEASE START DATE	LEASE EXPIRY DATE	NEXT RENT REVIEW DATE	ANNUAL RENT (£P.A.)	RENT (£P.S.F)	HEADLINE ERV (£P.A.)	HEADLINE ERV (£P.S.F)	COMMENTS
Cornerstone Telecommunications Infrastructure Ltd	Roof	Mast	-	01/03/2016	28/02/2026	01/03/2021	£22,500	-	£22,500	-	Inside Telecommunications Act. Tenant's option to determine as at 01/03/2022 upon serving three months notice.
Clements Europe Ltd	Ninth (North)	Offices	2,011	06/04/2018	05/04/2023	-	£120,660	£60.00	£120,660	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £24,721 per annum (£12.30 psf) plus annual RPI. Old windows.
Vacant	Ninth (South)	Offices	836	-	-	-	£50,160	£60.00	£50,160	£60.00	Vendor to provide an 18 month rent top. Refurbishment completed 2019. Modern windows.
Oilfield Insurance Agencies Ltd	Eighth (North) + Roof Terrace	Offices	949	07/01/2019	06/01/2024	-	£64,000	£67.44	£64,058	£67.50	Outside 1954 Act. Tenant pays a fixed service charge of £11,388 per annum (£12.00 psf) plus annual RPI. Modern windows.
Vacant	Eighth (South)	Offices	784	-	-	-	£49,000	£62.50	£49,000	£62.50	Vendor to provide an 18 month rent top up. Modern windows.
Vacant	Seventh (North) + Roof Terrace	Offices	2,828	-	-	-	£183,820	£65.00	£183,820	£65.00	Vendor to provide an 18 month rent top up. Modern windows.
Vacant	Seventh (South)	Offices	1,906	-	-	-	£119,125	£62.50	£119,125	£62.50	Vendor to provide an 18 month rent top up. Modern windows.
Skuld Services Ltd	Sixth (North) + Roof Terrace	Offices	4,010	24/06/2012	24/06/2022	-	£202,500	£50.50	£260,650	£65.00	Outside 1954 Act. Tenant pays a fixed service charge of £79,887 per annum (£19.67 psf) plus annual RPI. Old windows.
Vacant	Sixth (South)	Offices	2,256	-	-	-	£141,000	£62.50	£141,000	£62.50	Vendor to provide an 18 month rent top up. Modern windows.
NYA International Ltd	Fifth (North East) + Roof Terrace	Offices	3,178	01/06/2017	31/05/2027	01/06/2022	£206,700	£65.04	£206,570	£65.00	Outside 1954 Act. Tenant's option to determine as at 01/06/2023 upon serving six months notice. Tenant pays a fixed service charge of £39,933 per annum (£12.56 psf) plus annual RPI. Modern windows.
Skuld Services Ltd	Fifth (North West) + Roof Terrace	Offices	1,998	13/06/2012	24/06/2022	-	£100,000	£50.05	£129,870	£65.00	Outside 1954 Act. Tenant pays a fixed service charge of £40,477 per annum (£20.25 psf) plus annual RPI. Modern windows.
Brunel Professional Risks Ltd	Fifth (South)	Offices	2,268	01/09/2017	31/08/2022	-	£147,500	£65.04	£147,420	£65.00	Outside 1954 Act. Tenant pays a fixed service charge of £28,157 per annum (£12.41 psf) plus annual RPI. Modern windows.
White Oak Underwriting Agency Ltd	Fourth (North)	Offices	7,003	22/03/2016	21/03/2026	22/03/2021	£437,875	£62.53	£420,180	£60.00	Outside 1954 Act. Tenant's option to determine as at 22/03/2022 upon serving nine months notice. Tenant pays a fixed service charge of £91,767 per annum (£13.10 psf) plus annual RPI. Modern windows.
Compass Broker Holding Ltd	Fourth (South)	Offices	2,570	01/09/2016	31/08/2022	-	£160,812	£62.57	£154,200	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £35,341 per annum (£13.75 psf) plus annual RPI. Modern windows.

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# Tenancy Schedule 40 Lime Street

TENANT	FLOOR	USE	AREA (SQ.FT.)	LEASE START DATE	LEASE EXPIRY DATE	NEXT RENT REVIEW DATE	ANNUAL RENT (£P.A.)	RENT (£P.S.F)	HEADLINE ERV (£P.A.)	HEADLINE ERV (£P.S.F)	COMMENTS
General Insurance Corporation of India	Part Third (North)	Offices	4,192	06/04/2018	05/04/2023	-	£274,375	£65.45	£251,520	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £53,967 per annum (£12.87 psf) plus annual RPI. Modern windows.
Fenchurch Law Ltd	Part Third (North)	Offices	2,826	25/12/2015	04/01/2021	-	£169,620	£60.02	£169,560	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £39,946 per annum (£14.13 psf) plus annual RPI. Modern windows.
Vacant	Third (South)	Offices	2,812	-	-	-	£161,690	£57.50	£161,690	£57.50	Vendor to provide an 18 month rent top up. Modern windows.
Under offer (Confidential)	Second (North)	Offices	7,052	5 years from completion		-	£352,600	£50.00	£423,120	£60.00	Landlord refurbishment underway. Letting agreed on a net effective basis with no rent free. Outside 1954 Act. Tenant pays a fixed service charge of £84,624 per annum (£12.00 psf) plus annual RPI. Modern windows.
Vacant	Second (South)	Offices	2,811	-	-	-	£168,660	£60.00	£168,660	£60.00	Vendor to provide an 18 month rent top up. Modern windows.
Everest Advisors (UK) Ltd	First (North)	Offices	5,513	25/03/2017	23/06/2032	24/06/2022	£301,506	£54.69	£316,998	£57.50	Outside 1954 Act. Tenant's option to determine as at 24/06/2027 upon serving nine months notice. Tenant pays a fixed service charge of £70,012 per annum (£12.69 psf) plus annual RPI. Modern windows.
Vacant	First (Part South)	Offices	1,215	-	-	-	£66,825	£55.00	£66,825	£55.00	Vendor to provide an 18 month rent top up. Replacement of old windows commissioned.
Vacant	First (Part South)	Offices	506	-	-	-	£27,830	£55.00	£27,830	£55.00	Vendor to provide an 18 month rent top up. Replacement of old windows commissioned.
Vacant	First (Part South)	Offices	880	-	-	-	£48,400	£55.00	£48,400	£55.00	Vendor to provide an 18 month rent top up. Replacement of old windows commissioned.
Tokio Marine HCC	First (East)	Offices	1,137	25/12/2017	04/04/2025	24/12/2022	£259,250	£55.75	£299,663	£55.00	Outside 1954 Act. Tenant's option determine as at 25/12/2022 upon serving six months notice. Tenant pays a fixed service charge of £60,406 per annum (£13.00 psf) plus annual RPI. Modern windows.
	Ground (East)	Offices	3,513							£67.50	
Everest Advisors (UK) Ltd	Ground (West)	Offices	3,114	24/06/2017	23/06/2032	24/06/2022	£226,625	£68.88	£212,395	£67.50	Outside 1954 Act. Everest Reinsurance (Bermuda) Ltd acts as surety. Tenant's option to determine as at 24/06/2027 upon serving nine months notice. Tenant pays a fixed service charge of £41,768 per annum (£12.69 psf) plus annual RPI. Old windows.
	Basement 19	Storage	176							£12.50	
Everest Advisors (UK) Ltd	Ground (South)	Offices	3,702	24/06/2017	23/06/2032	24/06/2022	£213,403	£57.65	£203,610	£55.00	Outside 1954 Act. Everest Reinsurance (Bermuda) Ltd acts as surety. Tenant's option to determine as at 24/06/2027 upon serving nine months notice. Tenant pays a fixed service charge of £46,988 per annum (£12.69 psf) plus annual RPI. Old windows.

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# Tenancy Schedule 40 Lime Street

TENANT	FLOOR	USE	AREA (SQ.FT.)	LEASE START DATE	LEASE EXPIRY DATE	NEXT RENT REVIEW DATE	ANNUAL RENT (£P.A.)	RENT (£P.S.F)	HEADLINE ERV (£P.A.)	HEADLINE ERV (£P.S.F)	COMMENTS
Tokio Marine HCC	Basement 10 &11	Storage	451	25/12/2017	04/04/2025	25/12/2022	£5,750	£12.75	£5,638	£12.50	Outside 1954 Act. Tenant's option to determine as at 25/12/2022 upon serving six months notice. Tenant pays a fixed service charge of £5,857 per annum (£12.98 psf) plus annual RPI.
Capstone Facilities Services Ltd	Basement 30	Storage	183	01/01/2017	01/06/2020	-	£1,502	£8.21	£2,288	£12.50	Outside 1954 Act. Mutual option to determine at any time upon serving 28 days notice. Rent includes service charge (£8.41 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
Skuld Services Ltd	Basement 32	Storage	185	31/08/2016	24/06/2022	-	£2,064	£11.16	£2,313	£12.50	Outside 1954 Act. Mutual option to determine at any time upon serving 28 days notice. Rent includes service charge (£8.41 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
Open Access Finance Ltd	Basement A&B	Storage	394	27/03/2017	26/03/2020	-	£6,517	£16.54	£4,925	£12.50	Outside 1954 Act. Rent includes service charge (£8.41 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
Fenchurch Law	Basement C&D	Storage	263	04/01/2016	04/01/2021	-	£2,935	£11.16	£3,288	£12.50	Outside 1954 Act. Mutual option to determine at any time upon serving 28 days notice. Rent includes service charge (£8.41 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
Special Risks Insurance Brokers Ltd	Sub Basement Q	Storage	132	04/05/2019	03/05/2022	-	£2,133	£16.16	£1,650	£12.50	Outside 1954 Act. Mutual option to determine at any time upon serving 28 days notice. Rent includes service charge (£8.41 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
In Site Plumbing & Heating Ltd	Basement Z	Storage	192	22/03/2018	21/03/2021	-	£2,142	£11.16	£2,400	£12.50	Outside 1954 Act. Rent includes service charge (£8.41 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
The London Electricity Board	Basement	Sub Station	-	25/12/1987	23/12/2035	-					-
Vacant	Basement and Sub Basement	Storage	10,105	-	-	-			£126,313	£12.50	Various units.
<b>OFFICES</b>			<b>71,870</b>								
<b>STORAGE</b>			<b>12,081</b>								
<b>TOTAL</b>			<b>83,951</b>				<b>£4,299,479</b>		<b>£4,568,295</b>		
<b>HEAD RENT</b>							<b>£644,922</b>		<b>£685,244</b>		
<b>NET RENT</b>							<b>£3,654,557</b>		<b>£3,883,051</b>		

# Tenancy Schedule 37-39 Lime Street

TENANT	FLOOR	USE	AREA (SQ.FT.)	LEASE START DATE	LEASE EXPIRY DATE	NEXT RENT REVIEW DATE	ANNUAL RENT (£P.A.)	RENT (£P.S.F)	HEADLINE ERV (£P.A.)	HEADLINE ERV (£P.S.F)	COMMENTS
Vacant	Seventh (Front)	Offices	2,031	-	-	-	£126,938	£62.50	£126,938	£62.50	Vendor to provide an 18 month rent top up. Refurbishment completed 2019. Modern windows.
Hyundai Marine & Fire Insurance Company - London Liaison Office	Seventh (Rear)	Offices	904	01/05/2018	20/04/2023	-	£50,000	£55.31	£56,500	£62.50	Outside 1954 Act. Tenant pays a fixed service charge of £11,264 per annum (£12.46 psf) plus annual RPI. Old windows.
Direct Commercial Ltd	Sixth (Front)	Offices	2,287	13/03/2017	24/03/2022	-	£130,000	£56.84	£137,220	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £39,669 per annum (£17.34 psf) plus annual RPI. Modern windows.
HK Property Services Ltd	Sixth (Rear)	Offices	1,223	01/04/2015	31/03/2020	-	£60,000	£49.06	£70,323	£57.50	Outside 1954 Act. Tenant pays a fixed service charge of £16,880 per annum (£13.80 psf) plus annual RPI. Modern windows.
Norwegian Hull Club	Fifth (Part Front)	Offices	1,407	01/09/2016	28/09/2020	-	£92,170	£65.51	£87,938	£62.50	Outside 1954 Act. Tenant pays a fixed service charge of £17,146 per annum (£12.18 psf) plus annual RPI. Old windows.
Censeo Ltd	Fifth (Part Front)	Offices	1,175	25/03/2016	28/09/2020	-	£76,000	£64.68	£70,500	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £16,922 per annum (£14.40 psf) plus annual RPI. Old windows.
Market Research.com Ltd	Fifth (Rear)	Offices	1,261	29/09/2015	28/09/2020	-	£66,738	£52.92	£72,508	£57.50	Outside 1954 Act. Tenant pays a fixed service charge of £18,283 per annum (£14.50 psf) plus annual RPI. Modern windows.
Vacant	Fourth (Part Front)	Offices	1,205	-	-	-	£72,300	£60.00	£72,300	£60.00	Vendor to provide an 18 month rent top up. Old windows.
Saffron & Partners LLP	Fourth (Part Front)	Offices	1,382	15/02/2019	14/02/2024	-	£90,125	£65.21	£90,125	£65.21	Outside 1954 Act. Tenant pays a fixed service charge of £17,304 per annum (£12.50 psf) plus annual RPI. Tenant pays £45,062 per annum until 14/10/2020. Vendor to 'top up'. Old windows.
Minton, Treharne & Davies Ltd	Fourth (Rear)	Offices	1,220	24/06/2017	23/06/2022	-	£77,250	£63.32	£70,150	£57.50	Outside 1954 Act. Tenant pays a fixed service charge of £17,409 per annum (£14.26 psf) plus annual RPI. Modern windows.
Davidson Morris Ltd (on assignment from Mapfre Global Risks)	Third (Front)	Offices	2,516	01/06/2016	31/05/2020	-	£135,000	£53.66	£150,960	£60.00	Outside 1954 Act. Tenant pays a fixed service charge of £43,838 per annum (£17.42 psf) plus annual RPI. Old windows.
Spurford Ltd t/a Halliday Marx (on assignment from Mapfre Global Risks)	Third (Rear)	Offices	1,241	19/05/2015	31/05/2020	-	£65,000	£52.38	£68,255	£55.00	Outside 1954 Act. Tenant pays a fixed service charge of £18,184 per annum (£14.65 psf) plus annual RPI. Modern windows.
Vacant	Second	Offices	3,795	-	-	-	£227,700	£60.00	£227,700	£60.00	Vendor to provide an 18 month rent top up. Modern windows save those fronting Lime Street given the listed façade.

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# Tenancy Schedule 37-39 Lime Street

TENANT	FLOOR	USE	AREA (SQ.FT.)	LEASE START DATE	LEASE EXPIRY DATE	NEXT RENT REVIEW DATE	ANNUAL RENT (£P.A.)	RENT (£P.S.F)	HEADLINE ERV (£P.A.)	HEADLINE ERV (£P.S.F)	COMMENTS
Vacant	First	Offices	3,790	-	-	-	£227,400	£60.00	£227,400	£60.00	Vendor to provide an 18 month rent top up. Replacement of old windows commissioned save those fronting Lime Street given the listed façade.
Blackmore Borley Ltd	Ground	Offices	4,900	04/01/2011	03/01/2021	-	£250,000	£51.02	£306,250	£62.50	Outside 1954 Act. Tenant pays a fixed service charge of £69,893 per annum (£14.26 psf) plus annual RPI. Partially sub-let to Vivet Ltd for a term expiring 01/12/2020. Old windows.
Six Physio Ltd	Basement L & M	Medical	1,491	23/11/2016	22/11/2026	23/11/2021	£34,500	£23.14	£18,638	£12.50	Outside 1954 Act. Half rent payable until 23/08/2019. Vendor to top up. Tenant pays a fixed service charge of £20,009 per annum (£13.40 psf) plus annual RPI. Rent increases in line with annual RPI, subject to a collar and cap of 2.00% & 5.00% respectively.
HK Property Services Ltd	Sub Basement K	Storage	439	30/06/2017	31/03/2020	-	£3,257	£7.42	£5,488	£12.50	Outside 1954 Act. Rent includes service charge (£8.54 psf) and buildings insurance (£0.43 psf) and business rates £4.02 psf). Net rent figure shown. Mutual option to determine upon serving 28 days notice.
Ingenhagg LLP	Sub Basement F	Storage	116	25/03/2018	24/03/2021	-	£3,069	£26.46	£1,450	£12.50	Outside 1954 Act. Rent includes service charge (£8.54 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
Capston Facilities Services Ltd	Sub Basement E2	Storage	115	08/10/2018	07/10/2021	-	£1,288	£11.20	£1,438	£12.50	Outside 1954 Act. Rent includes service charge (£8.54 psf) and buildings insurance (£0.43 psf). Net rent figure shown.
Vacant	Basement & Sub-Basement	Storage	4,896	-	-	-	-	-	£61,200	£12.50	Various units.
The London Electricity Board	Sub Basement	Sub-station	-	29/09/1962	22/09/2156	-	£5	-	-	-	-
<b>OFFICES</b>			<b>30,337</b>								
<b>STORAGE</b>			<b>7,057</b>								
<b>TOTAL</b>			<b>37,394</b>				<b>£1,788,740</b>		<b>£1,923,278</b>		
<b>HEAD RENT</b>							<b>-£268,311</b>		<b>-£288,492</b>		
<b>NET RENT</b>							<b>£1,520,429</b>		<b>£1,634,786</b>		
<b>ESTATE TOTAL (GROSS)</b>							<b>£6,088,219</b>		<b>£6,491,573</b>		
<b>HEADRENT</b>							<b>£913,233</b>		<b>£973,736</b>		
<b>ESTATE TOTAL (NET)</b>			<b>121,345</b>				<b>£5,174,986</b>		<b>£5,517,837</b>		

A number of floors are occupied by multiple tenants and net internal area has been utilised for partitions.

# Development Potential

The Estate is believed to have significant long term development potential and is situated within the eastern Tower Cluster, where the City of London Corporation has encouraged high rise development.

40 Lime Street is arranged over two basement levels, ground and nine upper floors. 37-39 Lime Street is arranged over two basement levels, ground and seven upper floors.

The following is a list of the neighbouring schemes within the immediate vicinity:-

● 52 Lime Street	Existing building	36 storeys	206 metres
● The Willis Building	Existing building	28 storeys	125 metres
● 10 Fenchurch Avenue	Existing building	15 storeys	85 metres
● 1 Leadenhall Street	Planning consent granted	36 storeys	183 metres

## Fountain House, EC3

Fountain House is adjacent to The Lime Street Estate. Aviva secured planning consent in 2019 for the demolition of the existing building and the construction of a new, office-led building over two levels of basement, ground, mezzanine and 18 upper floors.

The new building proposes to offer circa 290,000 sq ft of office accommodation, with typical floorplates of circa 17,000 sq ft.

## EPC

37-39 Lime Street (D85).

40 Lime Street (D82).

Further information is available upon request

## Service Charge

With the exception of the vacant units, there are no service charge shortfalls in respect of the tenanted accommodation.

## VAT

The Estate is not elected for VAT.

## Proposal

**Offers in excess of £72 million** are invited, subject to contract, for the long leasehold interest.

This reflects a **net initial yield of 6.73%**, assuming purchaser's costs of 6.80% and an attractive **capital value of £592 per sq ft.**

## Further Information

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- 2) Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good conditions or otherwise nor that any services or facilities are in good working order.
- 4) The photographs appearing in this brochure show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Further, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- 5) Any areas, measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are in good faith as an opinion and not by way of statement of fact.
- 8) Any intending purchaser should satisfy themselves as to the presence of any deleterious materials that may exist, or have been used in the construction of the property.
- 9) The vendor provides no warranty as to the precise location of the boundaries of the property.

# Appendix 1: Headlease Summary

## **Lessor**

The Worshipful Company of Carpenters.

## **Demise**

37-39 and 40 Lime Street and 4 Fenchurch Avenue, London EC3.

## **Term**

150 years from 29/09/2006 expiring 29/09/2156 (circa 137 years unexpired).

## **Rent**

The freeholder is entitled to 15.00% of the rents receivable from underletting(s) at the property, subject to a minimum rent of £355,000 per annum.

## **Payment and calculation of rent**

Rents receivable are assessed annually. The provisions for calculating rents receivable are set out below:-

Gross rent is defined as all principal rents, licence fees and premiums receivable by the headlessee in respect of the premises (whether capital or income in nature).

It includes capital sums received by the headlessee in connection with the grant, variation or surrender of sublettings and licences.

Excluded from rents receivable are sums receivable by the headlessee in respect of reimbursements or on account of expenses or fees.

The headlessee is to use good estate management in order to exploit the premises having regard to prevailing market conditions.

In the event that the headlessee (or a group company, licensee or franchisee) takes occupation of the premises then a notional rent equivalent to the open market rental value of the premises is deemed to apply. The open market rental value is defined as the best yearly rent at which the occupied premises might reasonably be expected to let in the open market assuming:-

- A willing landlord and a willing tenant
- Vacant possession
- Without fine or premium
- For a term of years and with periodic rent reviews that shall accord with good estate management and normal practice
- The tenant has complied with the terms of the headlease
- The premises have been fully reinstated in the event that they have been damaged or destroyed
- That no work has been carried out which has diminished the rental value of the premises.

The following are to be disregarded:-

- The tenant's occupation
- Any goodwill attached to the premises
- Any rent free or concessionary rent free period for fitting out

## **Review of the minimum rent**

The minimum rent is currently £355,000 per annum. This increases by £25,000 per annum on 29/09/2031, 29/09/2056, 29/09/2081, 29/09/2106 and 29/09/2131.

## **User**

Any use within Class A1 to A5 (inclusive), B1(a), D1 or D2 of the Town and Country Planning Use Classes Order.

## **Alienation**

The tenant covenants not to assign part only of the property. Assignment of the whole is permitted with the landlord's consent (not to be unreasonably withheld or delayed).

## **Underletting**

Underletting of the whole or part of the property is permitted, subject to certain conditions.

## **Repair**

The tenant covenants to keep and maintain the premises in good and substantial repair and condition.

## **Alterations and Redevelopment**

Alterations are permitted. The landlord must approve any works to merge or combine the premises with adjoining or neighbouring premises.

Redevelopment is permitted providing that the tenant has secured a planning consent. The landlord's written approval is required (not to be unreasonably withheld or delayed).

## **Insurance**

The tenant insures.

THE  
**Lime Street Estate**  
LONDON EC3