



15

STUKELEY ST

COVENT GARDEN
LONDON
WC2

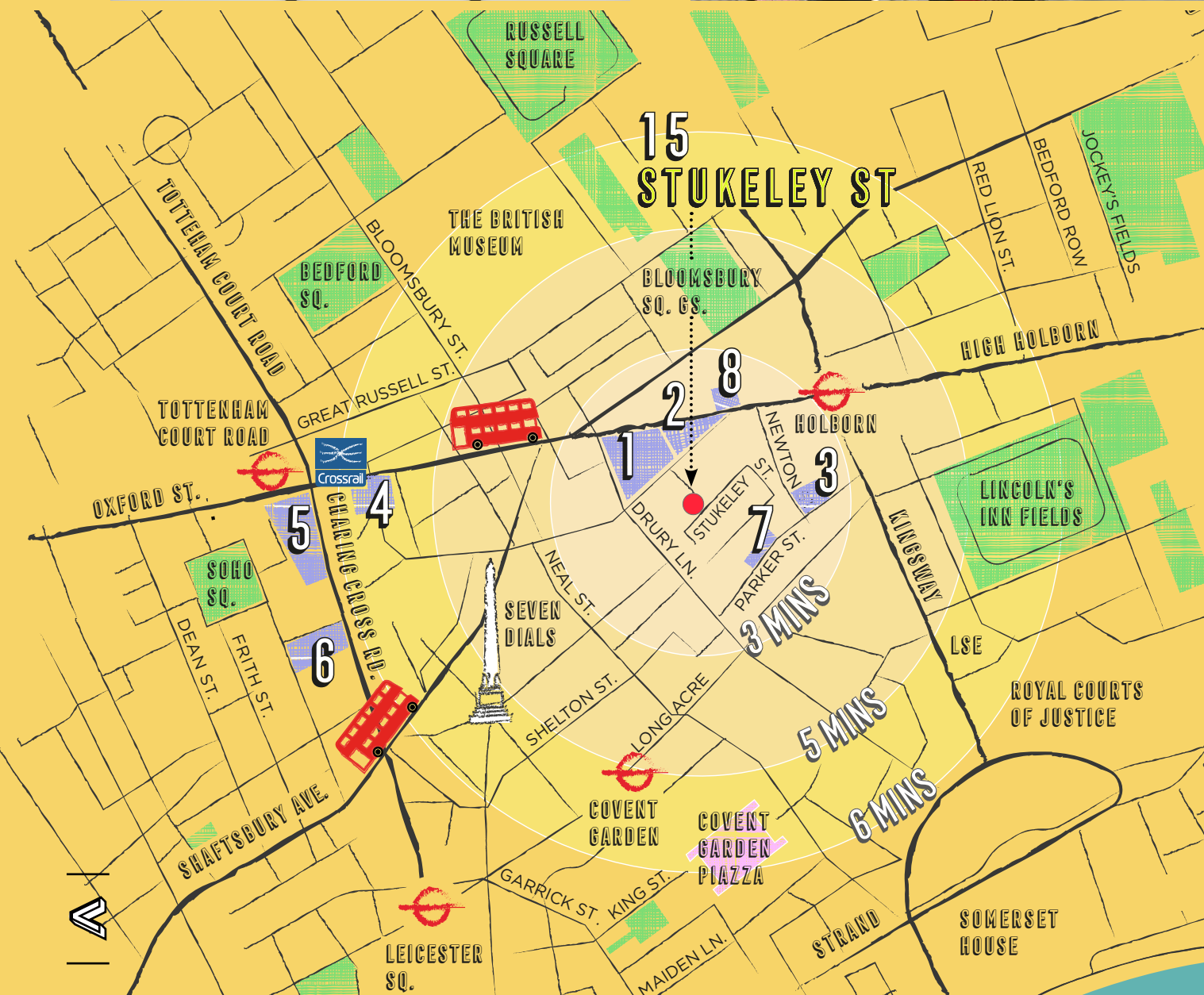
FREEHOLD →
OFFICE BUILDING

VACANT POSSESSION
FROM MARCH 2017

13,465 SQ FT NIA

OFFERS IN EXCESS
OF £13,000,000 STC





LOCAL DEVELOPMENTS

1. THE POST BUILDING (BROCKTON / OXFORD) 320,000 SQ FT OFFICE & RETAIL (2018)
2. COMMONWEALTH HOUSE (HENDESON) 107,000 SQ FT OFFICE AND RETAIL (2018)
3. PARKER TOWER (BNP PARIBAS) 60 APARTMENTS (2017)
4. CENTRE POINT (ALMACANTAR) 82 APARTMENTS, 42,000 SQ FT RETAIL + PUBLIC SQUARE (2017)
5. 1 OXFORD STREET (DERWENT LONDON) 241,000 SQ FT OFFICE AND RETAIL + 350 SEAT THEATRE (2020)
6. ILONA ROSE HOUSE (SOHO ESTATES) 155,000 SQ FT OFFICE AND RETAIL (2020)
7. PARKER HOUSE (LONDON NEWCASTLE) 40 APARTMENTS (2017)
8. HOLBORN TOWER (PRIVATE) 25,000 SQ FT (2017)



HIGH HOLBORN



15

SMART'S PL.



STUKELEY ST.

DRURY LN.



STUKELEY ST.



MACKLIN ST.





BUILT IN 1983

LARGE ROOF TERRACE (936 SQ.FT.)



BUILT AS A LIGHT INDUSTRIAL BUILDING WITH HIGH FLOOR LOADINGS

CURRENTLY FIT OUT WITH EDITING SUITES ON 2ND AND 3RD FLOORS

VERY GOOD NATURAL LIGHT WITH WINDOWS ON TWO ELEVATIONS



SUSPENDED CEILINGS AND RAISED FLOORS

AIR COOLED

DOUBLE GLAZED WINDOWS

MALE AND FEMALE WC'S ON GROUND TO 4TH FLOORS

SHOWER ON GROUND FLOOR

GARAGE LET ON A LONG LEASE WITH A 2034 BREAK CLAUSE

DOUBLE HEIGHT RECEPTION (COVER 4M)



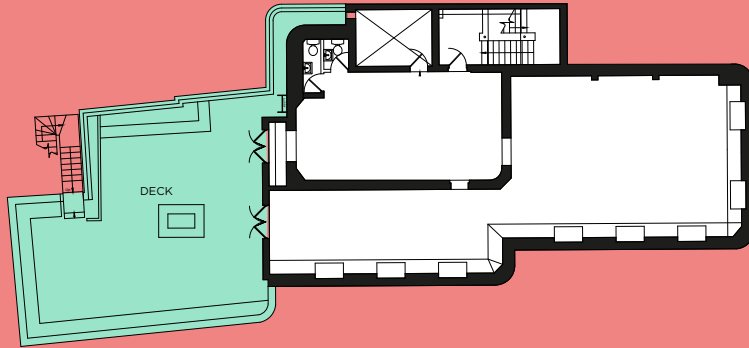
CLEAR FLOORPLATES WITH COLUMNS TO THE EDGE

SLAB TO SLAB FLOOR TO CEILING HEIGHTS OF 3.1M ON 1ST-3RD FLOORS

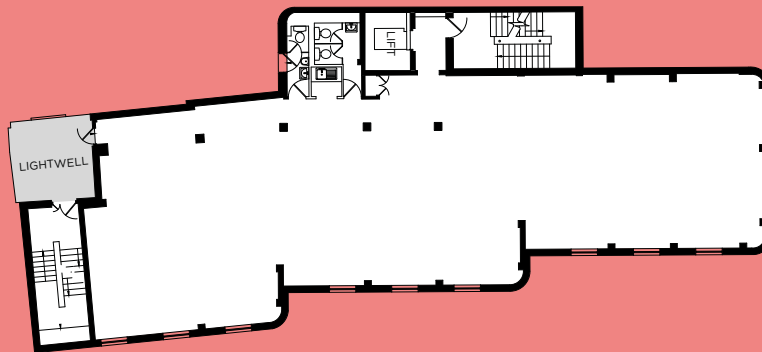
ONE 6-PERSON PASSENGER LIFT SERVING G-3RD FLOORS



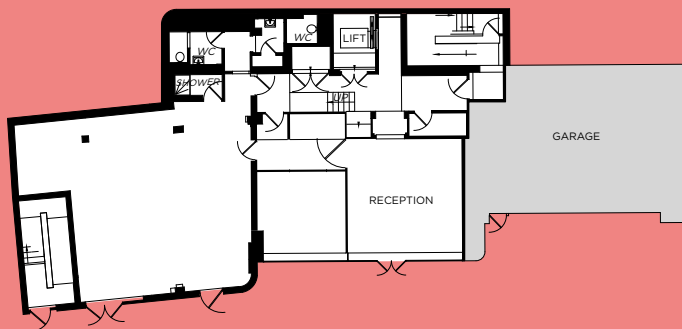
4TH FLOOR



1ST-3RD FLOORS



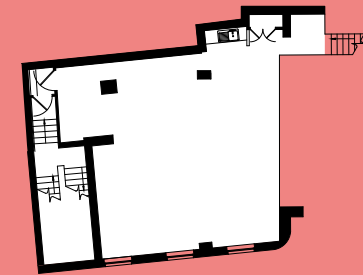
GROUND FLOOR



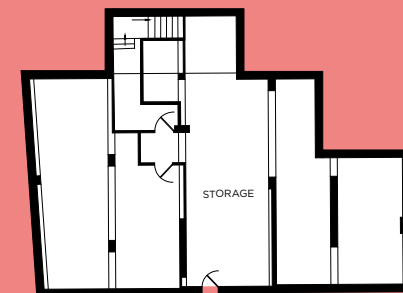
NET INTERNAL AREA

FLOOR	AREA SQ. FT.	AREA SQ. M.
4 th	1,631	152
3 rd	2,648	246
2 nd	2,653	247
1 st	2,680	249
Mezzanine	753	70
Ground	1,453	135
Reception	323	30
Basement	1,324	123
Total	13,465	1,251
4 th Terrace	936	87
1 st Outside room	135	13
Garage	Est 667	Est 62

MEZZANINE



BASEMENT



TENANCY

The offices are single let to Inflight Productions Ltd on FRI terms until 25th March 2017. The passing rent is £617,000pa, reflecting £42.66psf overall. The lease is outside the Landlord and Tenant 1954 Act and the tenant will be leaving.

The lease states upon vacation, the property will be left in a “stripped out clean and tidy and wind and watertight” condition. No decoration works are required and all possessions and fixtures are to be removed, including wiring and partitioning. Any damage made by such removals is to be made good.

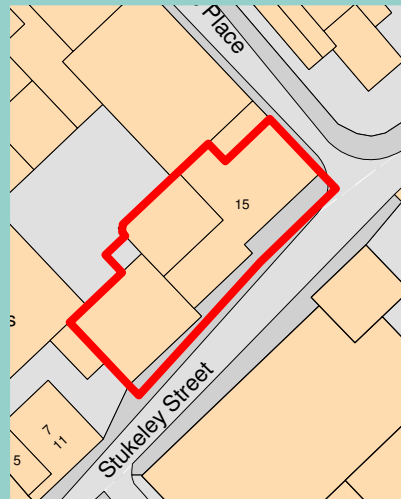
The ground floor garage is let to the owners of 182-184 High Holborn on a 999 year lease at a peppercorn rent. The freeholder has a break clause in June 2034 if the garage is converted to an alternative use or the building is redeveloped. The tenant contributes to the building’s insurance, but not its repair.

TENURE

Freehold.

PLANNING

The property lies in the London Borough of Camden. It is not listed nor is it in a Conservation Area.



VAT

The property has been elected for VAT.

PROPOSAL

Seeking offers in excess of £13,000,000 (Thirteen Million Pounds) exclusive of VAT and subject to contract, reflecting £965psf before costs.

FURTHER INFORMATION

Further information is available at www.kinglypartners.com/stukeley

**PAUL
ROWNTREE**

T: 020 7858 6863
M: 07825 507 523
pr@kinglypartners.com

**JAMES
MACLACHLAN**

T: 020 7858 6865
M: 07798 698 982
jmac@kinglypartners.com

Kingly

020 7858 6866
kinglypartners.com

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