



NPH

NEW PENDEREL HOUSE

283-288 HIGH HOLBORN
LONDON WC1

Freehold For Sale

INVESTMENT SUMMARY

Freehold Active Management Opportunity

- **Freehold.**
- Corner building situated in the heart of Midtown.
- Less than 300 metres from both Chancery Lane and Holborn Underground stations.
- **37,219 sq ft** building comprising:
 - 25,686 sq ft (NIA) of office accommodation on the first to eighth floor.
 - 11,533 sq ft (GIA) hospitality (public house) accommodation on the ground and basement levels.
- The offices are multi-let to five tenants with two vacant floors, for which the vendor will provide a rental guarantee.
- Average passing office rent of **£42.20 per sq ft**, offering significant potential for rental growth.
- 80% of the office tenants have leases expiring during 2023 & 2024, all office leases are outside the security of tenure provisions of the Landlord and Tenant Act 1954.
- J D Wetherspoon Plc occupy the public house at a passing rent of **£288,000 per annum**, equating to £24.97 per sq ft, on a lease which is inside the security of tenure provisions of the Landlord and Tenant Act 1954, expiring May 2037 with no breaks.
- Various asset management opportunities, including lease renewals, refurbishment of the reception and office space, and potential massing, terracing, and alternative use options, subject to planning. Additionally taking advantage of permission already granted for an additional new floor to be completed (1).

Offers are sought in excess of £27,500,000 for the Freehold interest which reflects:

- **A Capital Value of £739 per sq ft**
- **A Net Initial Yield of 4.94%** (assuming purchaser's costs of 6.76%)





Noble Rot
Lamb's Conduit

Bloomsbury
Square Garden

Warner
Brothers

Victoria
House

Red Lion
Square Gardens

Grays Inn
Road

MidCity
Place

Amazon

Chancery
Lane

Saatchi
& Saatchi

Holborn

Goldman
Sachs

Lincoln's
Inn Fields

St Paul's
Catherdral

Royal Courts
Of Justice

McKinsey
& Company

The Space
House

The Shard

Covent
Garden

Royal
Opera House

Somerset
House



LOCATION

New Penderel House is prominently situated on the southside of High Holborn, which runs between Shaftesbury Avenue in the west and Chancery Lane in the east. 100-metres south of New Penderel House is Lincoln's Inn Fields, the largest public square in London. The garden square offers open green space for nearby office occupiers to use as well as tennis courts and space for cricket matches.



Public
Green Space



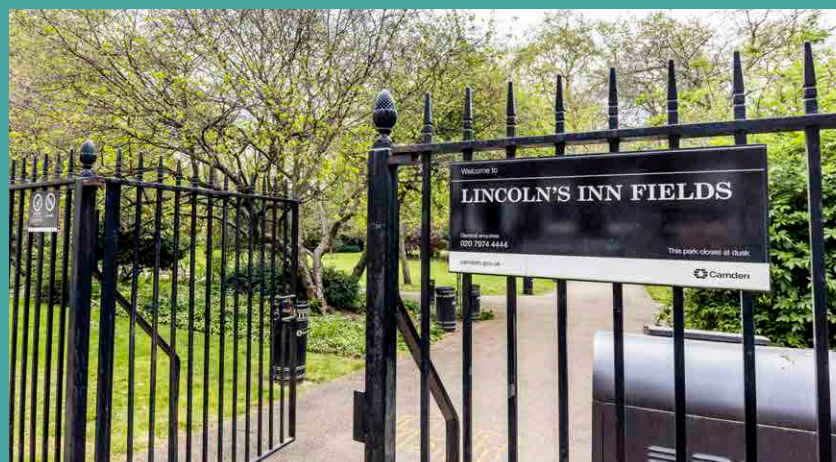
Lincoln's
Inn Fields
100 METRES

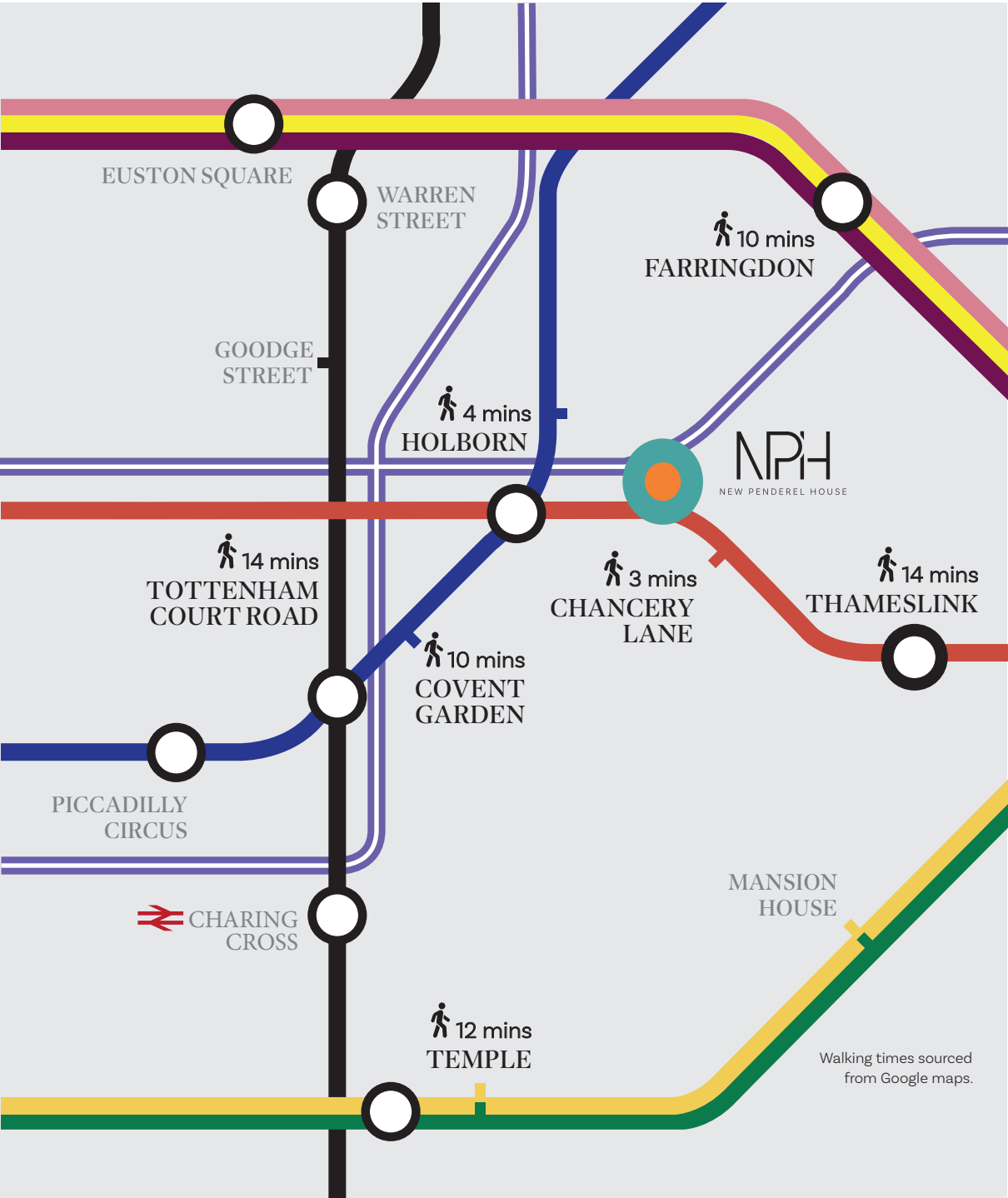


Gray's Inn Garden
(open 12:00 - 14:30)
140 METRES



Red Lion
Square Gardens
280 METRES





CONNECTIVITY

Elizabeth Line (Crossrail)

New Penderel House offers access to the Elizabeth line, situated between both Tottenham Court Road and Farringdon Crossrail stations.

The Elizabeth line is operational and will transform the railway network in London and the surrounding towns. Crossrail will significantly reduce journey times, create additional transport capacity, improve accessibility, and provide a huge economic boost to the capital and beyond. With new stations and travel links, the Elizabeth line will connect areas across central London, Berkshire, Buckinghamshire, and Essex.



8 MINUTES

TO LONDON BRIDGE

NORTHERN & JUBILEE LINE AND NATIONAL RAIL

15 MINUTES

TO BOROUGH

NORTHERN LINE

15 MINUTES

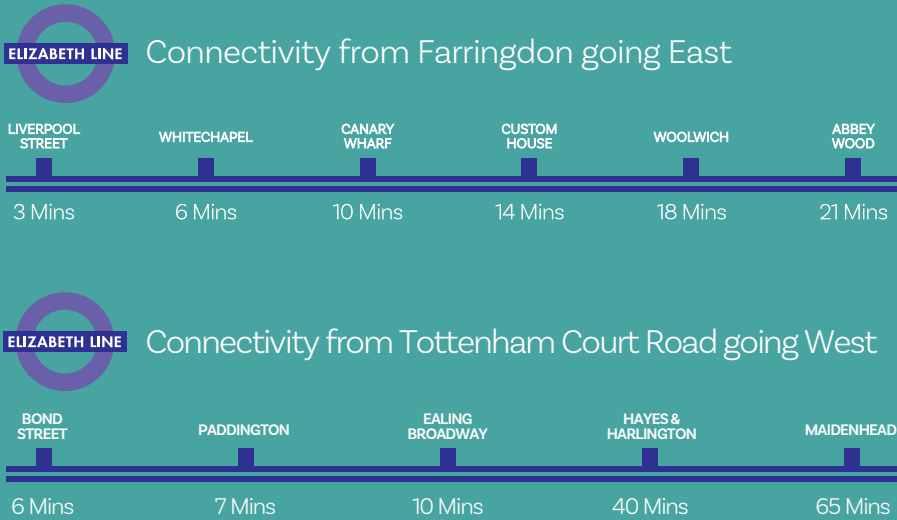
TO TOWER HILL

CIRCLE AND DISTRICT LINE

15 MINUTES

TO TOWER GATEWAY

DOCKLANDS LIGHT RAILWAY





MIDTOWN

Midtown is positioned between the West End and the City of London, thereby offering access to two of London's principal commercial and leisure districts. It has attracted world-renowned occupiers owing to its best-in-class office buildings, exceptional transport connections and amenities.

Midtown, one of London's most historic districts, is synonymous with the legal sector, due to institutions, such as the Royal Courts of Justice, the Old Bailey, the Supreme Court, and the Four Inns, some of which have been in the area since the 1400s. Midtown has recently seen the development of some of London's most cutting-edge and contemporary office buildings, such as The Post Building, One New Oxford Street, The Cursitor Building and the Bureau Building.

Midtown's proximity to submarkets, such as Bloomsbury, Fitzrovia, Covent Garden, Farringdon, and its relative affordability, has resulted in an influx of occupiers, including tenants from the financial, technology, media, advertising, and fashion industries, as shown by the arrival of Goldman Sachs, Deloitte, Amazon, Saatchi and Saatchi, Warner Brothers and Paul Smith. The London School of Economics and King's College London also have their principal campuses in Midtown.

As a result of the increasingly diverse and vibrant occupier base, Midtown has seen the arrival of new restaurants such as Brasserie Blanc, Gaucho and Cigalon, as well as a number of artisan coffee shops, bars and hotels such as Brasserie Blanc, Gaucho, Cigalon, The Rosewood Hotel and The Pie Room.



LOCAL OCCUPIERS

LEGAL

- 1 Bird & Bird
- 2 EIP
- 3 Farrer & Co LLP
- 4 Gatehouse Chambers
- 5 Hogan Lovells
- 6 J A Kemp LLP
- 7 Joseph Hage Aaronson LLP
- 8 Killburn & Strode
- 9 Memery Crystal
- 10 Mishcon de Reya
- 11 Quinn Emanuel Urquhart & Sullivan, LLP
- 12 Taylor Wessing
- 13 Teacher Stern LLP
- 14 Travers Smith

TMT / CREATIVE / FASHION

- 15 Capgemini
- 16 COS
- 17 Fremantle
- 18 Gilead Sciences Europe Ltd
- 19 Indeed
- 20 Saatchi & Saatchi
- 21 TikTok
- 22 Netflix
- 23 Amazon
- 24 Warner Brothers
- 25 Paul Smith

PROFESSIONAL

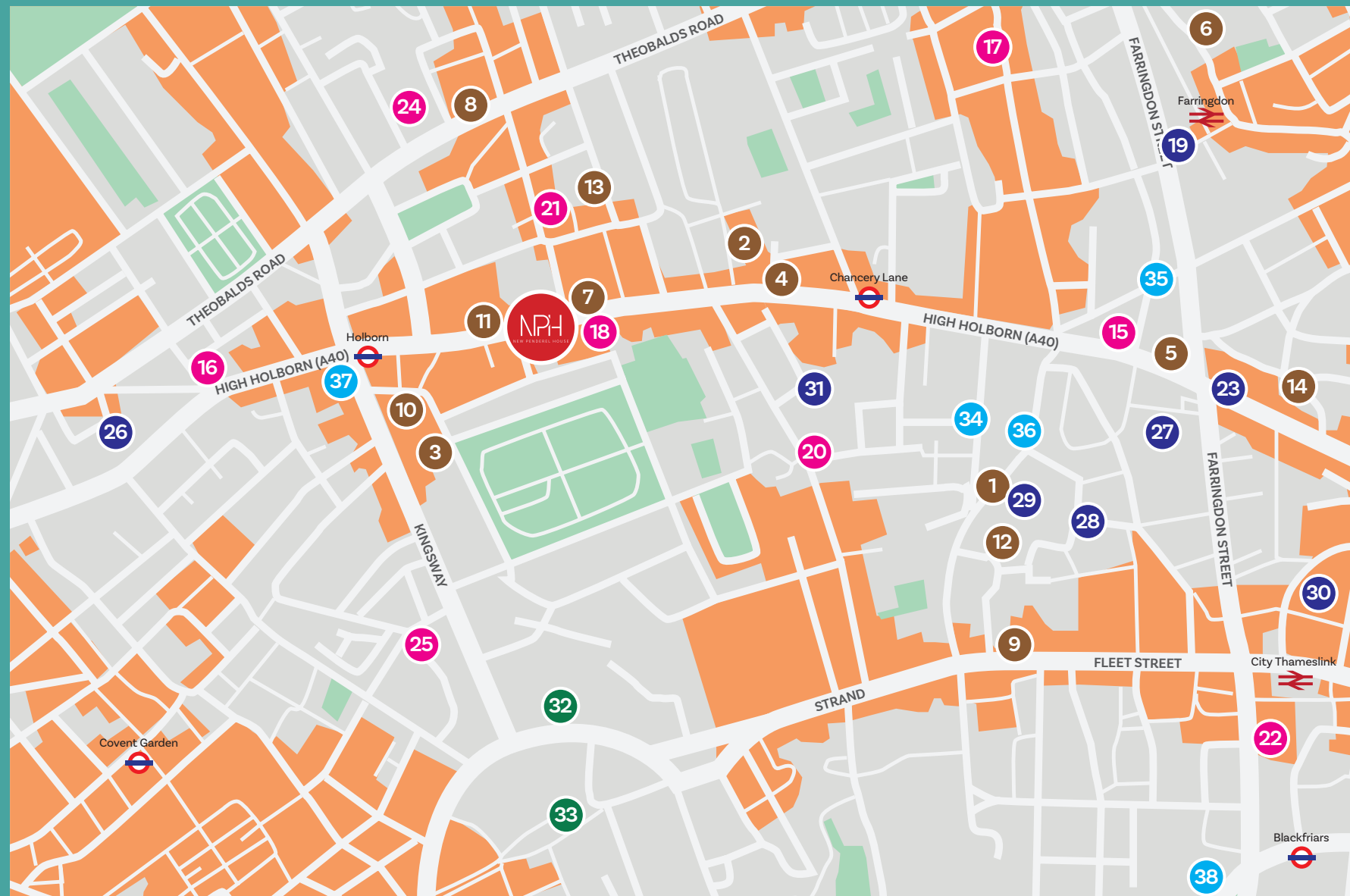
- 26 McKinsey & Company
- 27 Goldman Sachs
- 28 Deloitte LLP
- 29 AlixPartners
- 30 Mizuho Bank
- 31 Accenture

EDUCATIONAL

- 32 London School of Economics
- 33 King's College London

OTHER

- 34 AB InBev
- 35 Anglo American
- 36 Lego
- 37 J Sainsbury
- 38 Unilever



THE PROPERTY

New Penderel House is a corner building fronting the south side of High Holborn. To the High Holborn elevation, there is concrete façade and large symmetrical glass windows.

New Penderel House is arranged over the basement, ground and eight upper floors. The office floor plates are a conventional rectangular shape and range between 2,725 sq ft and 3,406 sq ft. There is a ground floor reception that provides access to the office accommodation, via two passenger lifts and the main stairwell. There is a terrace on the seventh floor, and a flat roof which is currently used as an area for mechanical and electrical services and mobile phone antenna.

There is a public house on the ground and basement floors which totals 11,533 sq ft (GIA) with a small garden area to the rear. There is a flat roof above the majority of the pub at the rear of the property.

Each floor of the office accommodation generally benefits from:



EXCELLENT
NATURAL LIGHT



CEILING OR WALL
MOUNTED AIR
CONDITIONING



RAISED FLOORS



DEMISED MALE
& FEMALE WCS



SHOWER
FACILITIES



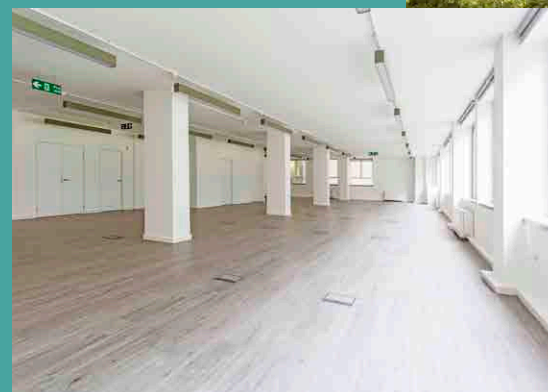
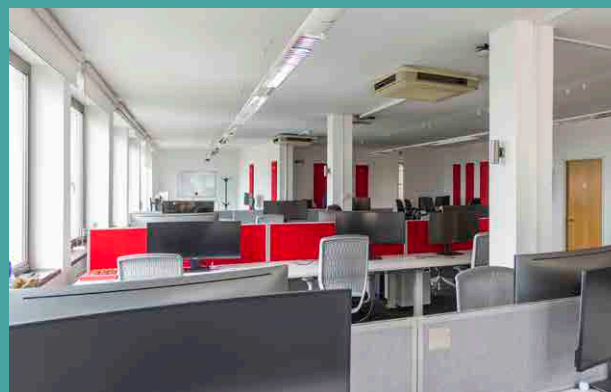
DOUBLE AND
SECONDARY
GLAZING



ASSET MANAGEMENT & ALTERNATIVE USES

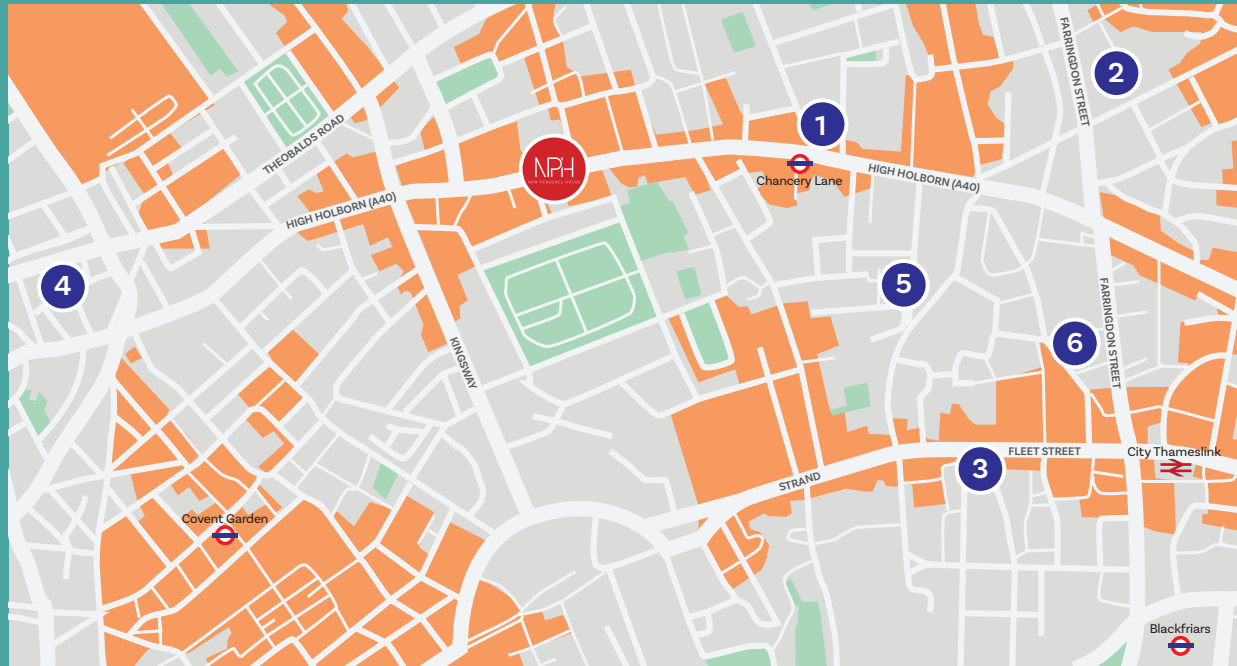
The property offers potential for repositioning through strategic asset management.

- Refurbishment of the reception and common areas.
- Refurbishment of the office floors.
- Potential to renew leases with a number of the existing office tenants.
- Opportunity to rationalise the existing mechanical and electrical services on the roof and utilise the space available to create new office accommodation or provide tenant amenities, subject to planning.
- Consideration of change of use to either a hotel, student or residential accommodation, subject to planning.



LOCAL DEVELOPMENTS

Midtown benefits from a number of recent high-profile infrastructure and investment projects attracting a number of distinguished property developers to the submarket. There are several office-led developments which are set to complete in Midtown in the next two years, including 100 Fetter Lane and Stonecutter Court. With the opening of the Elizabeth line and the arrival of these state-of-the-art buildings, it is likely there will be further upward pressure on office rents within the sub-market.



150 Holborn, WC1

- Size: 138,000 Sq Ft
- Developer: Dar Group
- Expected Completion: 2022
- New HQ Building for Dar Group



33 Charterhouse Street, EC1

- Size: 240,000 Sq Ft
- Developer: Helical, Ashby Capital
- Expected Completion: 2022



Whitefriars,
65 Fleet Street, EC4

- Size: 250,000 Sq Ft
- Developer: JMI
- Expected Completion: 2023



The Earnshaw,
77-91 New Oxford Street, WC1

- Size: 140,000 Sq Ft
- Developer: Royal London
- Expected Completion: 2023



100 Fetter Lane, EC4

- Size: 95,000 Sq Ft
- Developer: YardNine
- Expected Completion: 2024



Stonecutter Court,
1 Stonecutter Street, EC4

- Size: 250,000 Sq Ft
- Developer: Ivanhoe Cambridge, Allianz & CO-RE
- Expected Completion: 2024
- Substantially pre-let to Travers Smith

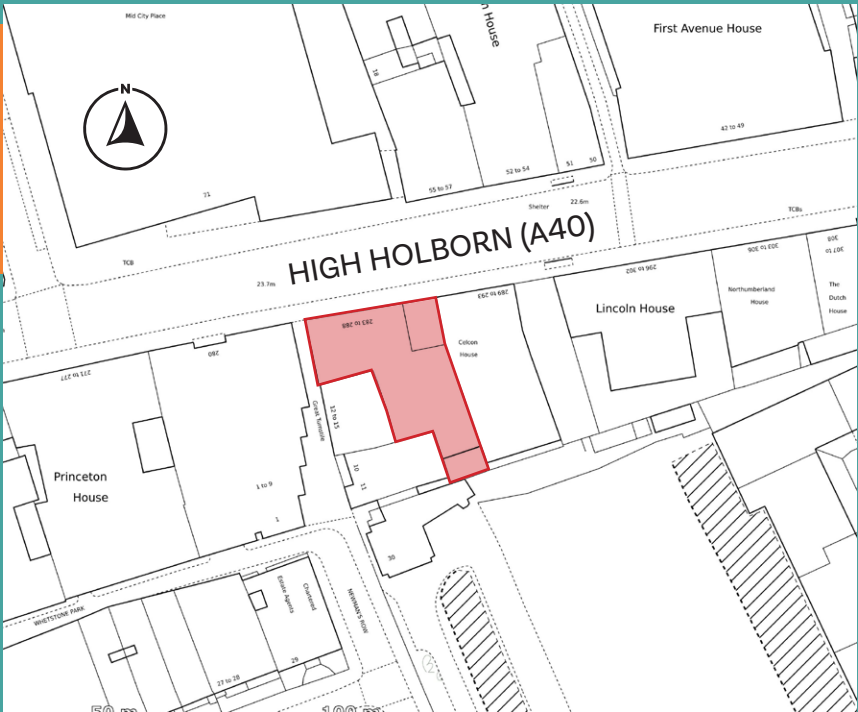


TENURE

The property is held Freehold.

PLANNING

New Penderel House sits within the London Borough of Camden. The building is not listed, and it is not situated within a Conservation Area.



Not to Scale. For indicative purposes only.

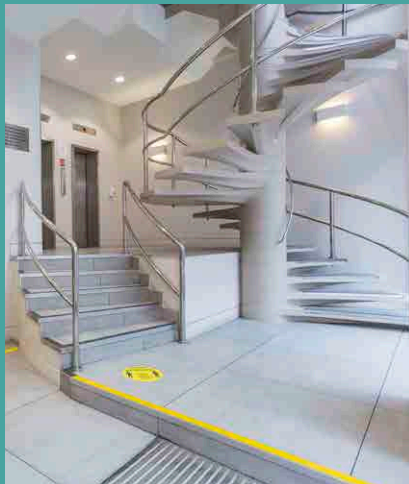
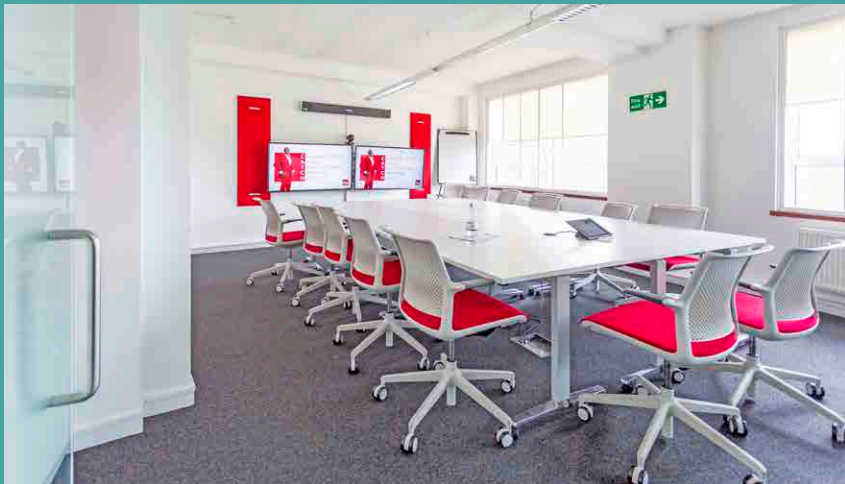


(1) Planning consent has been granted by Camden Council on 21st November 2002 under reference number PSX0104747/R1 for an additional floor of office accommodation. It is understood that the creation of the stairwell to the roof constitutes commencement of the work and therefore the planning consent may not be time restricted.

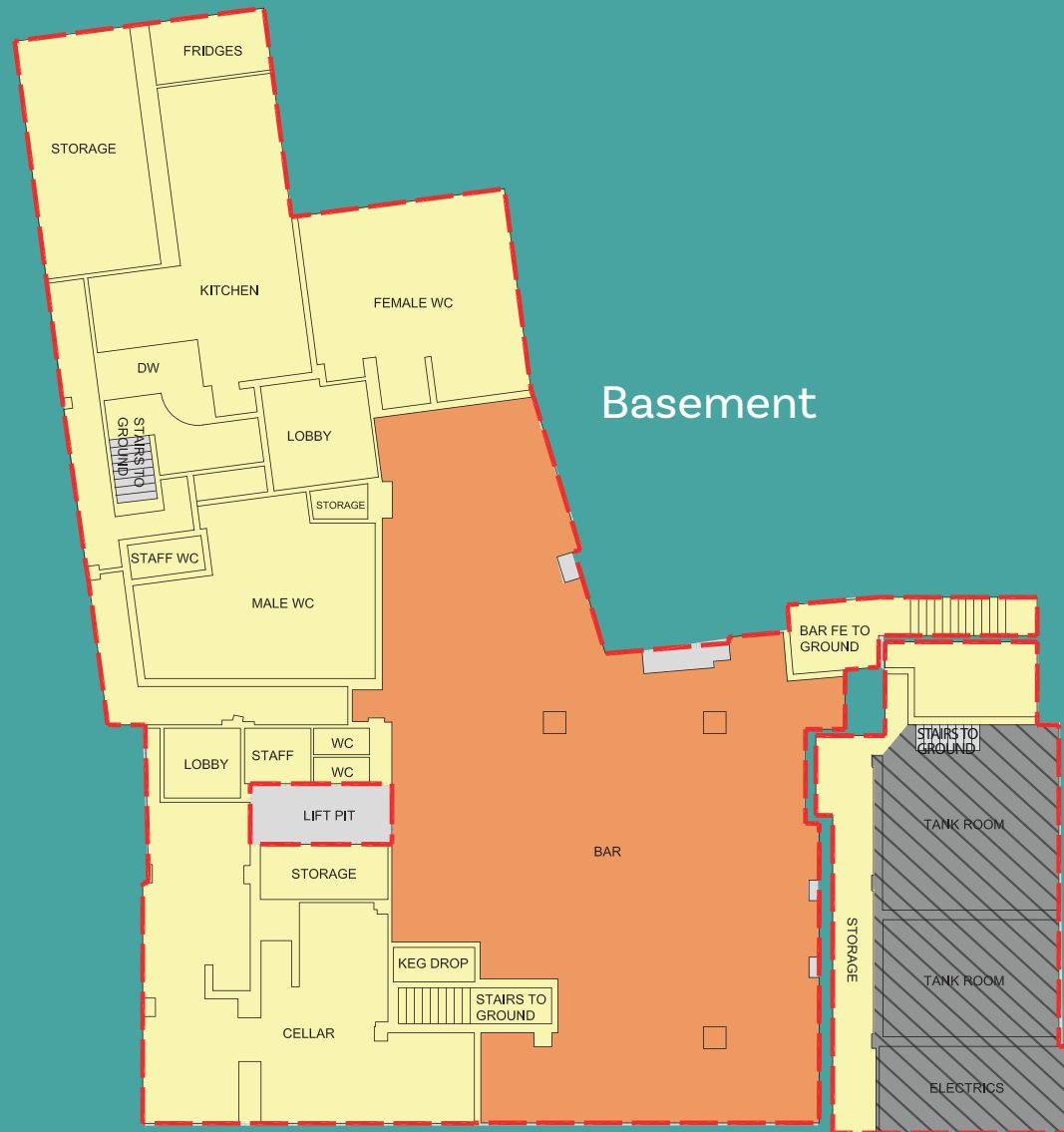
ACCOMMODATION

The building has been measured by Armada Surveys in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor	Use	Sq M	Sq Ft
8th	Office	259	2,792
7th	Office	253	2,725
6th	Office	308	3,317
5th	Office	315	3,388
4th	Office	317	3,406
3rd	Office	316	3,399
2nd	Office	310	3,340
1st	Office	308	3,319
Office Sub-Total (NIA)		2,386	25,686
Ground	Public House	494	5,321
Basement	Public House	577	6,212
Pub Sub-Total (GIA)		1,071	11,533
Building Total		3,457	37,219

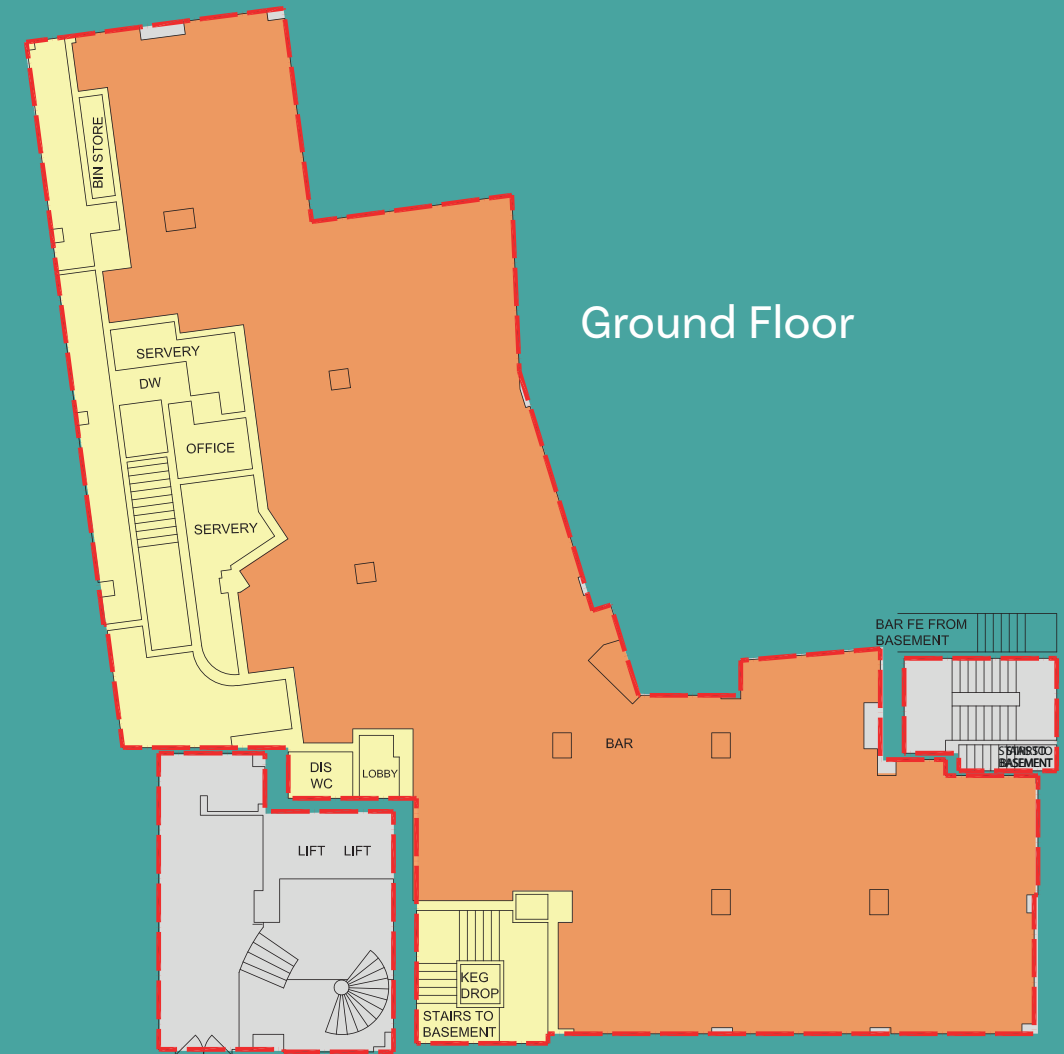


FLOOR PLANS



Basement

HIGH HOLBORN



Ground Floor

HIGH HOLBORN

KEY

BAR AREA	FACILITIES	CORE	PLANT
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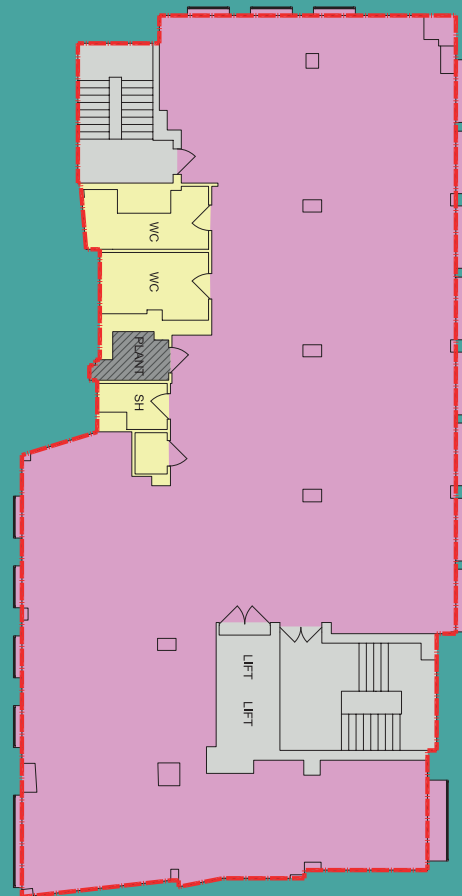


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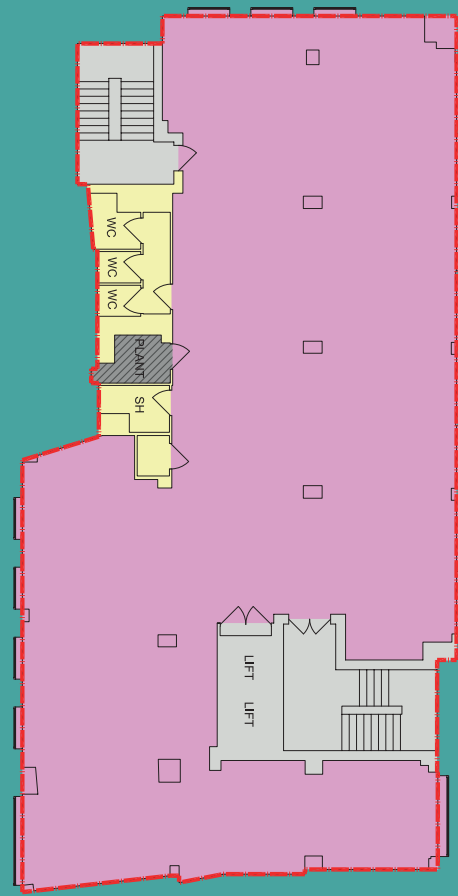


FLOOR PLANS

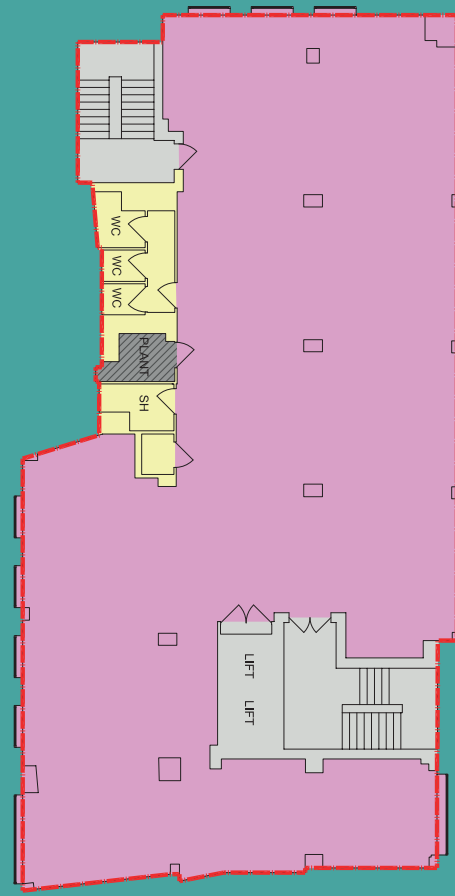
1st & 2nd Floors



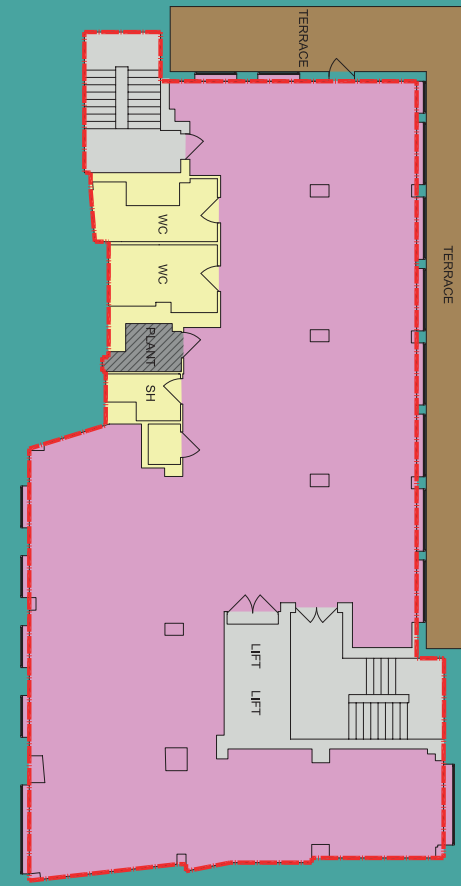
3rd, 4th & 5th Floors



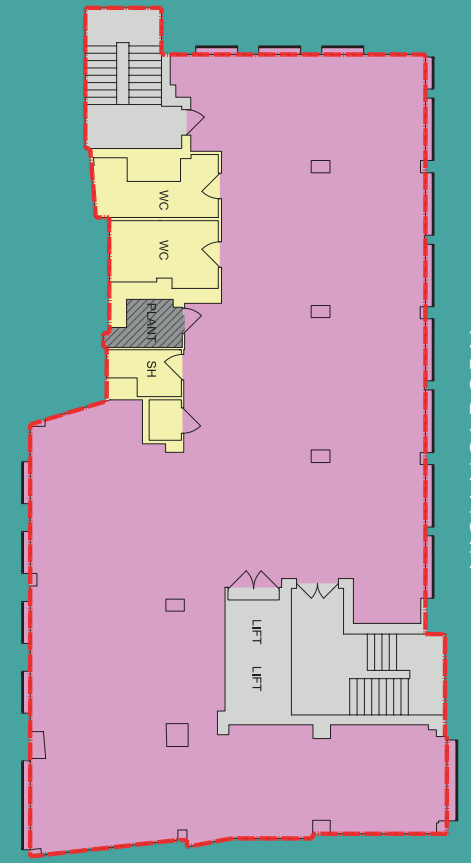
6th Floor



7th Floor



8th Floor



KEY

OFFICE AREA

W/C & SHOWERS

TERRACE

CORE

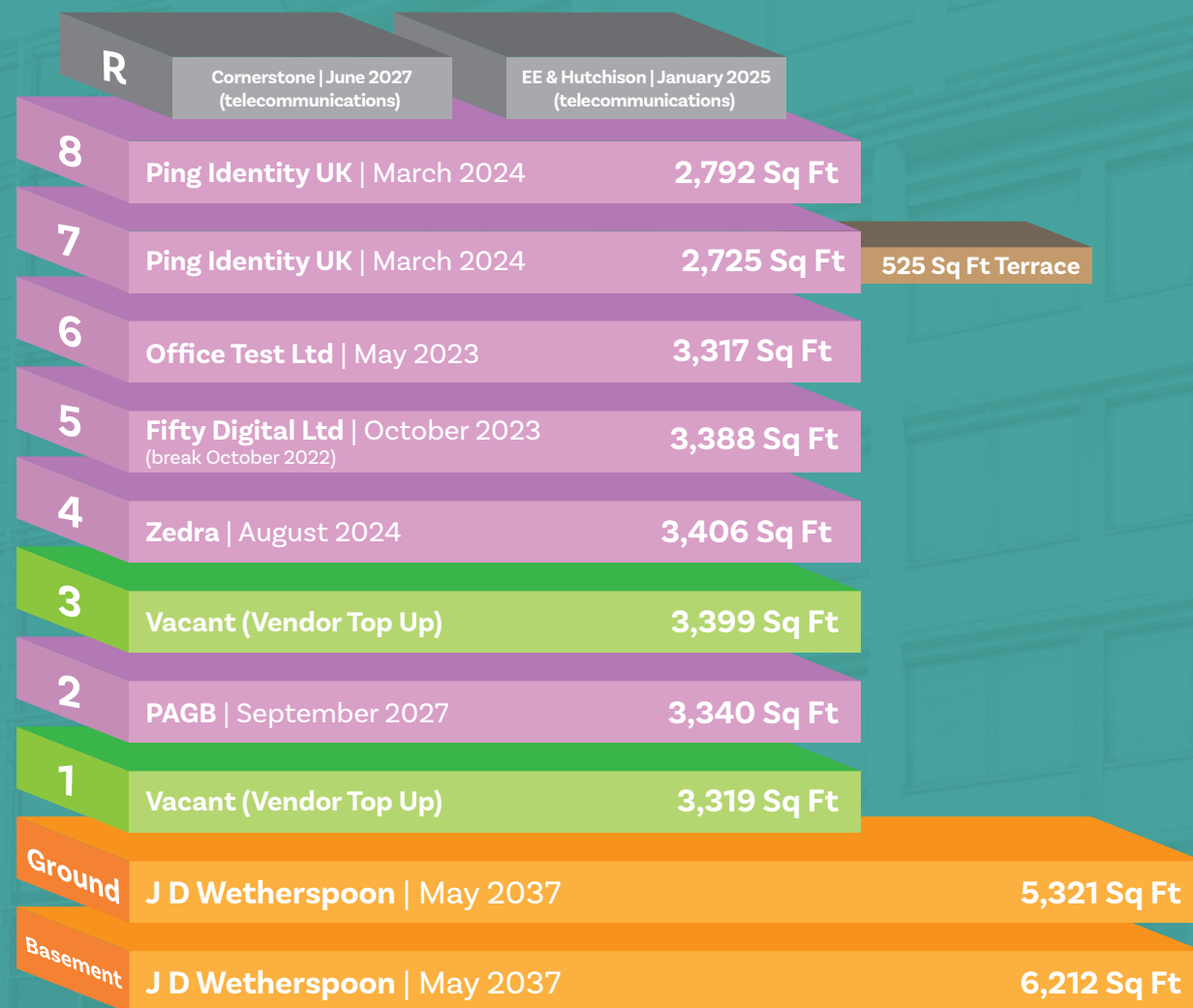
PLANT



Not to Scale.
For indicative purposes only.



STACKING PLAN



TENANCY SCHEDULE

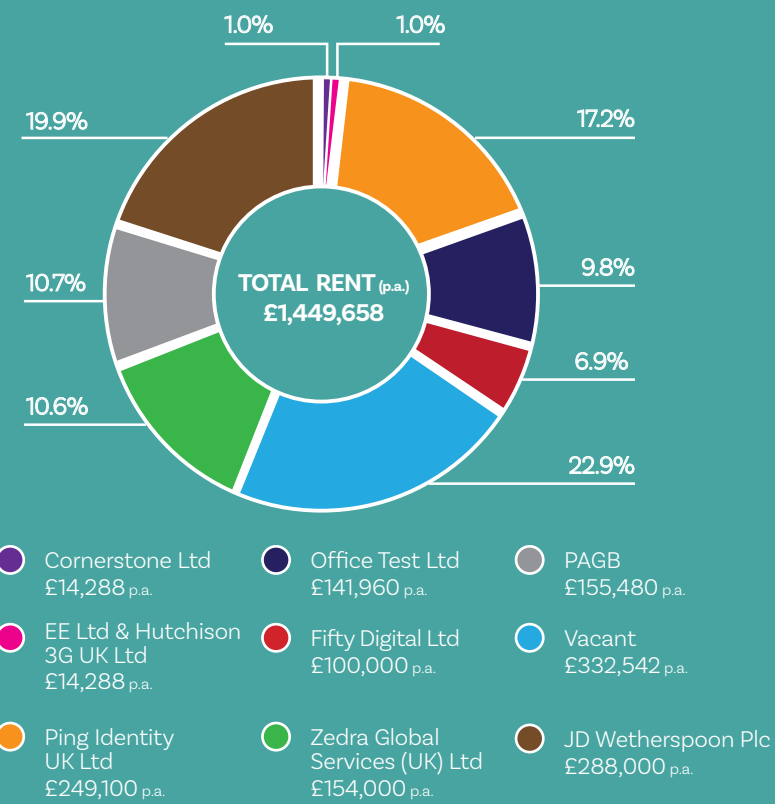
The property is let in accordance with the tenancy schedule below. The vendor will top up the vacant first and third floor accommodation at a rent of £49.50 per sq ft. All tenancies are outside the security of tenure provisions of the Landlord and Tenant Act 1954, except for J D Wetherspoon.

Floor	Tenant	Sq Ft	Rent (£ p.a.)	Rent (£ Sq Ft)	Lease Start	Rent Review	Tenant Break Option	Lease End	Comment
Roof	Cornerstone Telecommunications Ltd	N/A	£14,288	N/A	07/07/2017	07/07/2022	N/A	06/07/2027	-
Roof	EE Limited and Hutchison 3G UK Ltd (telecommunications)	N/A	£14,288	N/A	31/01/2015	N/A	N/A	30/01/2025	-
8th	Ping Identity UK Ltd	2,792	£133,000	£47.64	05/03/2014	N/A	N/A	04/03/2024	Deposit £49,068
7th	Ping Identity UK Ltd	2,725	£116,100	£42.61	14/12/2017	N/A	N/A	04/03/2024	Deposit £34,830
6th	Office Test Ltd	3,317	£141,960	£42.80	14/05/2018	N/A	N/A	13/05/2023	Deposit £50,193
5th	Fifty Digital Ltd	3,388	£100,000	£29.52	15/10/2021	15/10/2022	15/10/2022	14/10/2023	Passing rent is £75,000 p.a. Vendor will top up to the fixed rent review on the 15/10/2022. Deposit £15,000
4th	Zedra Global Services (UK) Ltd	3,406	£154,000	£45.21	11/08/2014	N/A	N/A	10/08/2024	Fixed rent uplift Aug-24 £165,330
3rd	VACANT	3,399	£168,251	£49.50	N/A	N/A	N/A	N/A	12 month rental top up to be provided by the vendor
2nd	Proprietary Association of Great Britain	3,340	£155,480	£46.55	05/09/2017	05/09/2022	N/A	04/09/2027	Deposit £46,644
1st	VACANT	3,319	£164,291	£49.50	N/A	N/A	N/A	N/A	12 month rental top up to be provided by the vendor
Office Area Sub Total (NIA)		25,686	£1,133,081	£44.11	-	-	-	-	-
Ground Basement	J D Wetherspoon Plc	5,321 6,212	£288,000	£24.97	27/05/1997	N/A	N/A	26/05/2037	-
Public House Area Sub Total (GIA)		11,533	£288,000	£24.97	-	-	-	-	-
Overall Total		37,219	£1,449,657	£38.95	-	-	-	-	-

Percentage of Income by Tenant

The overall WAULT to breaks is 4.3 years and to expiries is 4.4 years.

The office WAULT to breaks is 1.6 years and to expiries of 1.7 years.



MARKET COMMENTARY

Occupational Market

Midtown’s position between the West End and City, its proximity to the new Crossrail stations at Farringdon and Tottenham Court Road and the submarket’s under supply of office space, has attracted a number of distinguished real estate developers and investors. Principals such as Evans Randall, Derwent London, and Oxford Properties, have developed some of London’s most cutting-edge buildings, including The Cursor Building, Bureau Building and 40 Chancery Lane. The calibre of these contemporary redevelopments has pushed prime rents to £80.00 per sq ft.

Midtown had a strong start to this year, with take up in Q1 reaching its highest level in 11 years, totalling 688,000 sq ft, of which 63% was refurbished space.

The Midtown office market remains undersupplied and landlords within the sub-market have lost little time in hardening their bargaining positions in lease negotiations as the level of rent discounts and rent-free incentives have become increasingly less generous.

Date	Address	Area (Sq Ft)	Rent Achieved	Lease Term (yrs.)	Tenant
April 2022	1 Kingsway, WC1	13,700	£70.00	10	Shiseido
February 2022	1-6 Ely Place, EC1	3,079	£75.00	10	Diligence International
January 2022	Hend House, 233 Shaftesbury Avenue, WC2	2,579	£75.00	1.5	Leagas Delaney Ltd
December 2021	48 Chancery Lane, WC2	4,436	£74.00	7	British Private Equity & Venture Capital Assoc
October 2021	1 Kingsway, WC1	6,700	£72.50	10	Hamkins
September 2021	26-28 Bedford Row, WC1	4,068	£65.00	5	Indicia Worldwide
August 2021	58-71 High Holborn, WC1	4,287	£80.00	5 (renewal)	QIC (UK) Management
September 2020	66 Shoe Lane, EC4	3,961	£79.00	15	Deloitte

MARKET COMMENTARY

Investment Market

The increasing number of quality buildings being developed as well as the delivery of important infrastructure projects has attracted a number of international investors, Alduwaliya, AM Alpha GmbH, and DEKA, have recently all acquired office buildings in Midtown. The start of 2022 has been the strongest start to a year since 2018, with turnover reaching £1.68bn in the first quarter.



Investment Comparables

Date	Property	Size (Sq Ft)	Price	Capital Value (£ Per Sq Ft)	Net Initial Yield	Purchaser	Vendor
March 2022	22 Chancery Lane, WC2	38,479	£45,500,000	£1,182	4.30%	Alduwaliya	ABRDN
March 2022	15 Fetter Lane, EC4	85,323	£115,000,000	£1,348	4.16%	ESAS Holdings	HIH Invest
January 2022	37-41 Bedford Row, WC1	24,648	£26,850,000	£1,089	3.66%	Alduwaliya	Al Haditha Real Estate Limited
December 2021	6-10 Kirby Street, EC1	72,989	£95,000,000	£1,302	4.12%	Blackrock	M&G
December 2021	26-28 Bedford Row, WC1	17,428	£20,600,000	£1,182	4.25%	UK Charity	CBRE IM
July 2021	67-69 Lincoln's Inn Fields, WC2	29,809	£32,620,000	£1,094	4.02%	Habro Properties Ltd	Benesco Charity Limited

TENANT COVENANTS

EE Ltd & Hutchison 3G UK Ltd 1% of Income

EE Ltd
(02382161)



Dun & Bradstreet rating: 5A1

EE is a British mobile network operator and internet service provider, which is a brand within the BT Group. EE is the second-largest mobile network operator in the United Kingdom, with 26.1 million subscribers as of September 2021.

Financial Year Ending	2020	2019	2018
Turnover	£6,971,000,000	£7,264,000,000	£7,149,000,000
Operating Profit	£1,402,000,000	£1,661,000,000	£1,455,000,000
Net Profit	£1,130,000,000	£1,323,000,00	£1,174,000,000
Net Assets	£7,057,000,000	£6,070,000,000	£5,191,000,000

Hutchison 3G UK Ltd
(03885486)



Dun & Bradstreet rating: 5A2

Hutchison 3G UK Ltd is a British telecommunications and internet service provider currently based in Reading, England. It is a subsidiary of CK Hutchison Holdings, operating under the global Three brand. Three is the fourth-largest mobile network operator in the United Kingdom, with 13.3 million subscribers as of July 2020.

Financial Year Ending	2020	2019	2018
Turnover	£2,220,353,000	£2,327,032,000	£2,379,281,000
Operating Profit	£175,733,000	£360,319,000	£78,342,000
Net Profit	£195,211,000	£238,569,000	£71,385,000
Net Assets	£7,062,784,000	£6,867,573,000	£6,664,704,000





TENANT COVENANTS

Cornerstone Telecommunications Ltd
(08087551) 1% of Income



Dun & Bradstreet rating: 5A1 Minimum Risk of Failure

Cornerstone Telecommunications Infrastructure Limited (CTIL) is a British company that operates radio mast infrastructure. The company was formed in 2012 as a joint venture between the mobile phone operators Telefónica (trading as O2 in Britain) and Vodafone.

Financial Year Ending	2021	2020	2019
Turnover	£314,449,000	£355,561,000	£334,531,000
Operating Profit	(£217,627,000)	(£41,561,000)	(£73,915,000)
Net Profit	(£252,342)	(£96,990)	(£103,017,000)
Net Assets	£2,295,690,000	£1,971,124,000	£2,093,449,000

Ping identity UK Ltd
(07321601) 17.2% of Income



Dun & Bradstreet rating: O3 Higher than Average Risk of Failure

Ping Identity is a US software firm founded in 2002 and is based in Denver in the US. The company provides secure web-based solutions for businesses. Ping has a worldwide reach, with offices in the US, London, Tel Aviv, Paris, Tokyo, Melbourne, and Bangalore. The firm is owned by Vista Equity Partners and was taken to IPO by Goldman Sachs in September 2019, trading on the NYSE. The company works with over 50% of Fortune 100 companies and manages three billion digital identities.

Financial Year Ending	2019	2018	2017
Turnover	£14,304,945	£12,398,722	-
Operating Profit	£632,695	£592,224	-
Net Profit	£544,234	£465,304	£289,338
Net Assets	£2,495,086	£1,800,240	£1,248,179

Office Test Ltd
(05418176) 9.8% of Income



Dun & Bradstreet rating: C2 Lower than Average Risk of Failure

Office Test is a UK based company that reviews health and safety, fire safety and electrical practices and products. Established in 2005, the company has developed core products which help serve a distinguished list of customers, including AXA, BMW, the City of London, the Ministry of Defense, and the NHS.

Financial Year Ending	2021	2020	2019
Fixed Assets	£72,778	£90,160	£123,903
Current Assets	£686,185	£434,580	£386,941
Net Assets	£131,992	£384,909	£308,299

Fifty Digital Ltd
(09551734) 6.9% of Income



Dun & Bradstreet rating: 1A1 Minimum Risk of Failure

Fifty Digital is a multi-award winning creative and social media agency specialising in sponsorship and sport. Fifty Digital delivers content and strategy for clients such as FIFA World Cup, The Football Association, Qatar Airways, Heineken Champions Cup, and the NBA.

Financial Year Ending	2020	2019	2018
Fixed Assets	£50,521	£30,815	£16,474
Current Assets	£439,772	£927,645	£290,070
Net Assets	£436,412	£928,999	£303,914



TENANT COVENANTS

Zedra Global Services (UK) Ltd
(12544604) 10.6% of Income



Dun & Bradstreet rating: N3 Higher than Average Risk of Failure

Zedra is an international provider of Active Wealth and Fund solutions, with offices in the Cayman Islands, Luxembourg, Jersey, Guernsey, and Singapore. Zedra works with fast-growing technology companies, Fortune 500 companies, Private Equity firms, institutional investors, and entrepreneurs.

Financial Year Ending	2020	2019	2018
Turnover	£1,775,813	-	-
Operating Profit	(£1,353,575)	-	-
Net Profit	(1,795,999)	-	-
Net Assets	(1,795,998)	-	-

Proprietary Association of Great Britain
(00375216) 10.7% of Income

PAGB

Dun & Bradstreet rating: 1A1 Minimum Risk of Failure

Proprietary Association of Great Britain (PAGB) is the trade body representing the manufacturers of branded over the counter medicines, self-care medical devices and food supplements in the UK. The PAGB was set up in 1919 and is responsible for regulating the activities of its members to ensure that their marketing and trade is responsible and not misleading.

Financial Year Ending	2020	2019	2018
Fixed Assets	£97,964	£118,141	£132,272
Current Assets	£607,479	£587,865	£578,188
Net Assets	£704,407	£704,363	£706,946

J D Wetherspoon PLC
(01709784) 20% of Income



Dun & Bradstreet rating: 5A1 Lower than Average Risk of Failure

J D Wetherspoon is a pub and restaurant chain founded in 1979 by Tim Martin and based in Watford, with 925 pubs in the UK and Ireland, as of June 2021. J D Wetherspoon also operates a chain of hotels. In 2015, there were 34 hotels in England, Wales, and Scotland.

Financial Year Ending	2021	2020	2019
Turnover	£772,555,000	£1,262,048,000	£1,818,793,000
Operating Profit	(£105,090,000)	£7,152,000	£131,917
Net Profit	(£135,527,000)	(£29,937,000)	£72,777,000
Net Assets	£300,344,000	£325,199,000	£316,812,000

