



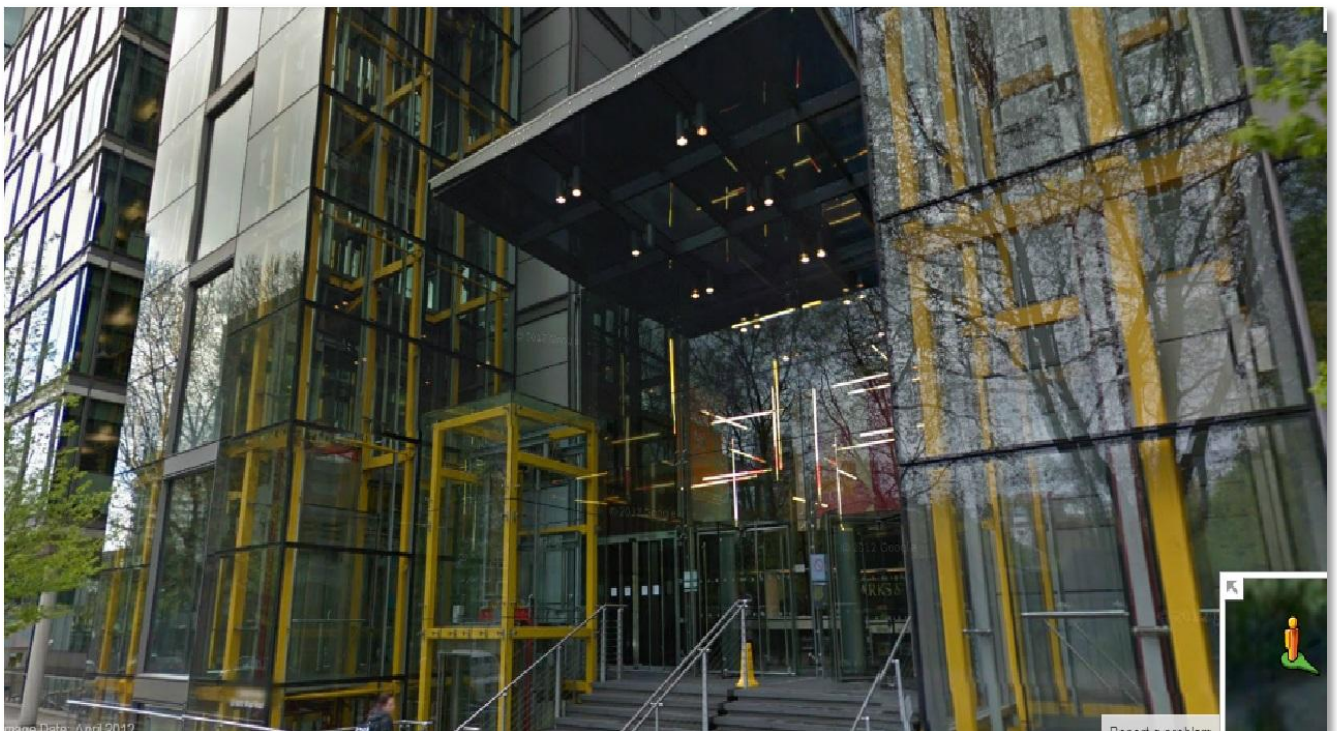
For Sale "Off-Market:- Corp Office New Build - completed in 2003. – London.

Date: June 2013

Front View



MAIN ENTRANCE



STREET VIEW – EAST FACING



BUILDING PLAN VIEW



CANEL WATERFRONT SIDE



"A" LOCATION MAP

The main headline details on the property are as follows;

- Prime West End location: Paddington
- Waterfront Basin location and only 200 metres walking from Mainline Station/Tube.
- Office New Build - completed in 2003.
- Owners Virtual freehold with 999 year lease from Gov land owner @ 5% gearing pa
- Major single tenant with just over 15 years remaining on the current 20yr lease. Renewable.
- Gross rental £11.395m Net rental £10.825m on a £47.75 psf
- 5 year reviews with a review now due 2013 with uplift possible.
- 237,801 sq ft in total, over 13 floors with 20 car spaces below.
- Price: £230mil, has being quoted to us, but can be secured for less with serious quick purchase.
- No Commissions included in price.

Serious inquiry in writing & POF will hold property for 14-21 days.