

SIXTEEN
BERKELEY
ST.

MAYFAIR

W1



RARE MAYFAIR FREEHOLD.
A DECADE OF SECURE INCOME.

SIXTEEN
BERKELEY
ST.

HENRY 3rd MARQUESS OF LANSDOWNE

EXECUTIVE SUMMARY

*Generational Mayfair ownership,
offered to the market for the first
time in over 20 years.*

- Freehold
- Located in core Mayfair, adjacent to Berkeley Square, opposite Blackstone's new HQ
- A short walk from Green Park and Bond Street Station
- A striking modern mixed-use property comprising 40,024 sq ft, with well-configured open plan offices comprising 34,997 sq ft and a gym of 5,027 sq ft
- Over 10 years of highly reversionary income secured to two tenants
- Total passing rent of £2,514,032 per annum
- Low office passing rent of £64.41 per sq ft, agreed at the height of Covid, is significantly out of kilter with nearby lettings of over £200 per sq ft
- Opportunity to capture substantial reversion in the immediate term once both rent reviews are settled

We are instructed to seek offers in excess of **£78,500,000**, which reflects a low capital value of **£1,961 per sq ft** and reversionary yield in excess of **4.50%** following the December 2026 office rent review.





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Mayfair is internationally renowned for its architectural heritage, luxury retail, restaurants and world-class hotels.

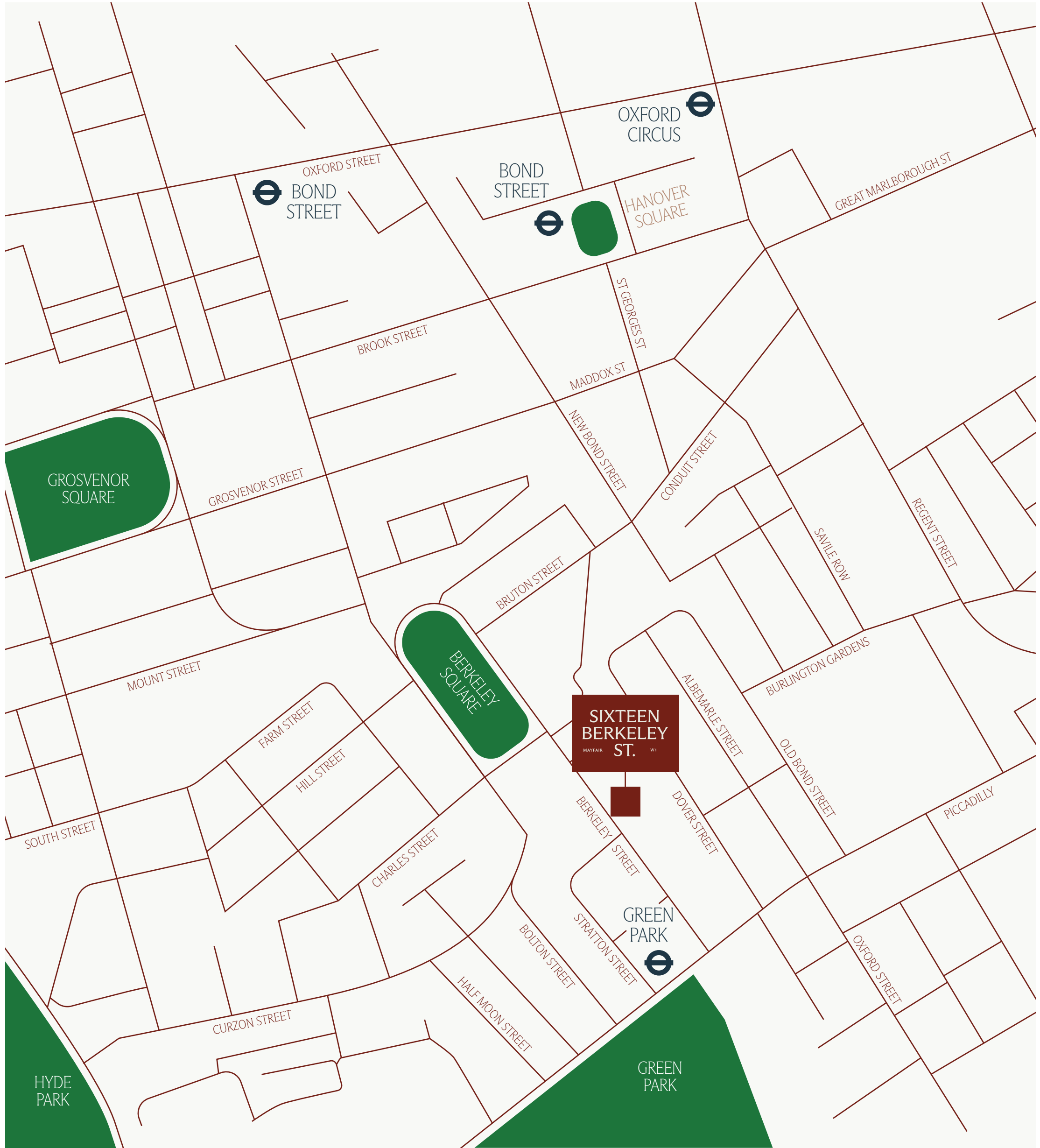


AN ICONIC LOCATION

Mayfair remains London's most coveted address, an unrivalled concentration of luxury, culture and global capital that continues to attract the world's most affluent occupiers and investors, underpinning some of the highest property values and office rents in the city. Bordered by the Royal Parks of Green Park and St James's Park, the leafy approach to Buckingham Palace, and punctuated by a series

of elegant garden squares, the neighbourhood is as beautiful as it is prestigious.

Berkeley Street sits at the heart of Mayfair, connecting Berkeley Square to Piccadilly and placing 16 Berkeley Street within moments of London's finest retail, dining, hospitality and culture.

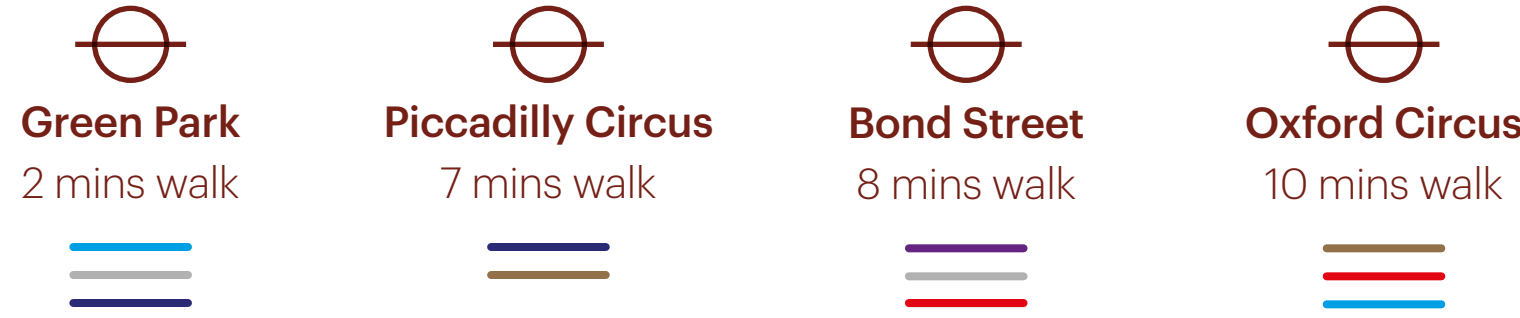




EFFORTLESS CONNECTIONS

16 Berkeley Street benefits from exceptional transport connectivity, with four Underground stations within a 10-minute walk, providing access to six of London's most important lines, Victoria, Jubilee, Piccadilly, Bakerloo, Central and Elizabeth.

The Elizabeth line at Bond Street station is just eight minutes on foot, providing fast cross-London connectivity and direct services to Heathrow Airport in under 30 minutes, making the location as well-connected as it is prestigious.



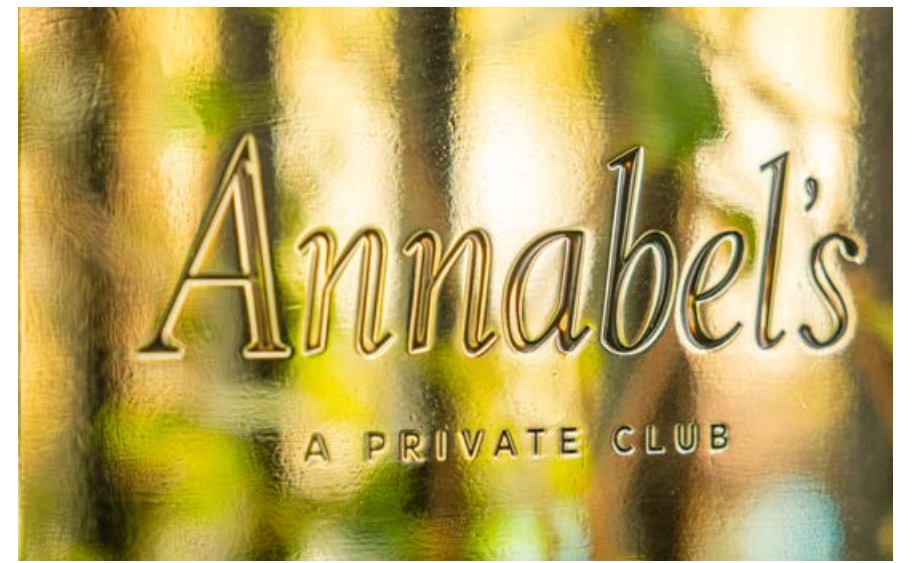


SURROUNDED BY THE EXCEPTIONAL



*Berkeley Street is at the heart of
Mayfair, home to the world's most
iconic luxury brands and destinations.*





Few addresses in the world command such an extraordinary concentration of luxury, culture and heritage. Bond Street's celebrated flagships, Chanel, Cartier, Patek Philippe, Burberry and Tiffany & Co., sit alongside the grand salerooms of Sotheby's and Christie's, the galleries of Cork Street, and the legendary tailoring houses of Savile Row.

Berkeley Street and Berkeley Square are home to the world's most exclusive automotive showrooms, Rolls-Royce, Ferrari and Bentley, whilst Mayfair's celebrated private members' clubs, from Annabel's to George, add an unmatched layer of social prestige to this world-class destination.

The micro-location is set to be further elevated by the completion of Lansdowne House, Blackstone's new 226,000 sq ft European headquarters, also introducing 14,000 sq ft of flagship retail and restaurant space and breathing new life into the pedestrianised Lansdowne Row.

PRIME RETAIL & LEISURE



Retail

Mayfair is London's most sought-after luxury retail destination, with Bond Street, Mount Street and the surrounding streets achieving the highest retail rents in the capital. The area benefits from an unparalleled occupier mix of global luxury brands and independent boutiques, drawing a clientele of affluent residents, private members and international visitors with significant spending power. Demand from both established luxury houses and emerging international retailers remains exceptionally strong, as evidenced by recent new entrants including Loro Piana, Brunello Cucinelli and a wave of next-generation luxury brands seeking a Mayfair flagship as their London debut.

Restaurant

Mayfair remains the benchmark for London's luxury dining market, with Berkeley Square and its surrounding streets achieving the highest restaurant rents in the capital. The area benefits from its dual appeal to affluent residents and international visitors, combined with adjacency to luxury retail clusters on

Bond Street, Mount Street and Savile Row. Demand remains strong, demonstrated by recent debuts from international operators such as Kiji (ATOMIX, US), NAMMOS, FENIX and GAIA.

Leisure

Mayfair has cemented its position as London's most compelling luxury leisure destination, drawing premium operators across an exceptional range of uses. The area's fitness market is dominated by best-in-class operators commanding significant membership premiums, while its world-renowned gallery quarter, centred on Cork Street and Albemarle Street, continues to attract the most prestigious names in contemporary and blue-chip art.

Mayfair's streets equally serve as the natural showcase for the world's most coveted automotive brands, with flagship showrooms from the likes of Bentley, Rolls-Royce and Ferrari reinforcing the area's unrivalled luxury credentials. Across every leisure category, demand from best-in-class operators continues to outpace supply.

THE PROPERTY

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A COMMANDING PRESENCE ON ONE OF THE WORLD'S MOST EXCLUSIVE STREETS



16 Berkeley Street comprises 40,024 sq ft of office and retail accommodation arranged over basement, ground and seven upper floors.

The property was developed in 2003 to create contemporary commercial accommodation with a façade that remains in keeping with the immediate vicinity.

The offices benefit from a modern reception area, fully accessible raised floors, three passenger lifts serving all floors, shower facilities and dedicated WCs on every floor. Whilst many surrounding assets are

constrained within period features, 16 Berkeley Street benefits from exceptionally well-configured, column-free, uniform floorplates – a rare characteristic of properties in this prestigious location.

The gym unit is accessed via an independent reception, leading directly to the basement accommodation which hosts the gym floor and changing facilities, accessible via a staircase and passenger lift.

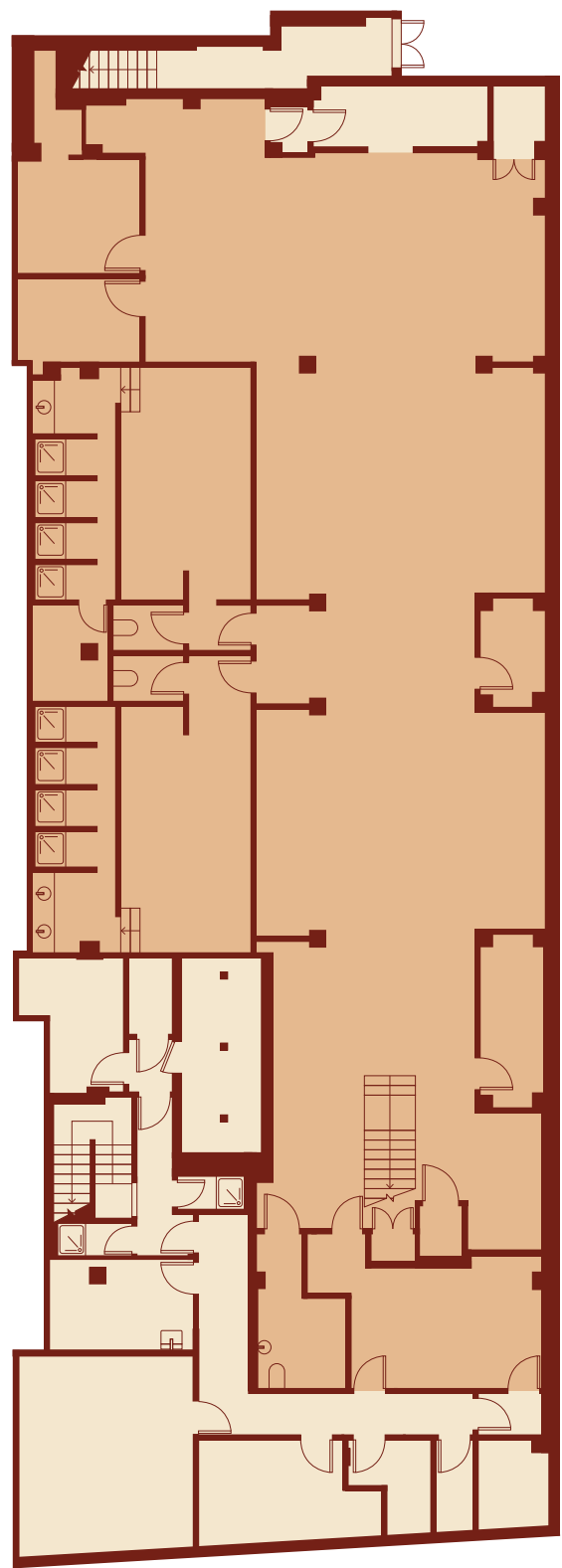
AREAS

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) by Lane & Frankham.

Floor	Use	NIA Sq Ft
7th	Office	3,929
6th	Office	4,435
5th	Office	4,443
4th	Office	4,415
3rd	Office	4,415
2nd	Office	4,422
1st	Office	4,704
Ground	Office	3,350
Ground	Office Reception	519
Basement	Office Ancillary	365
Sub Total		34,997
Ground	Gym Reception	474
Basement	Gym	4,553
Sub Total		5,027*
Total		40,024

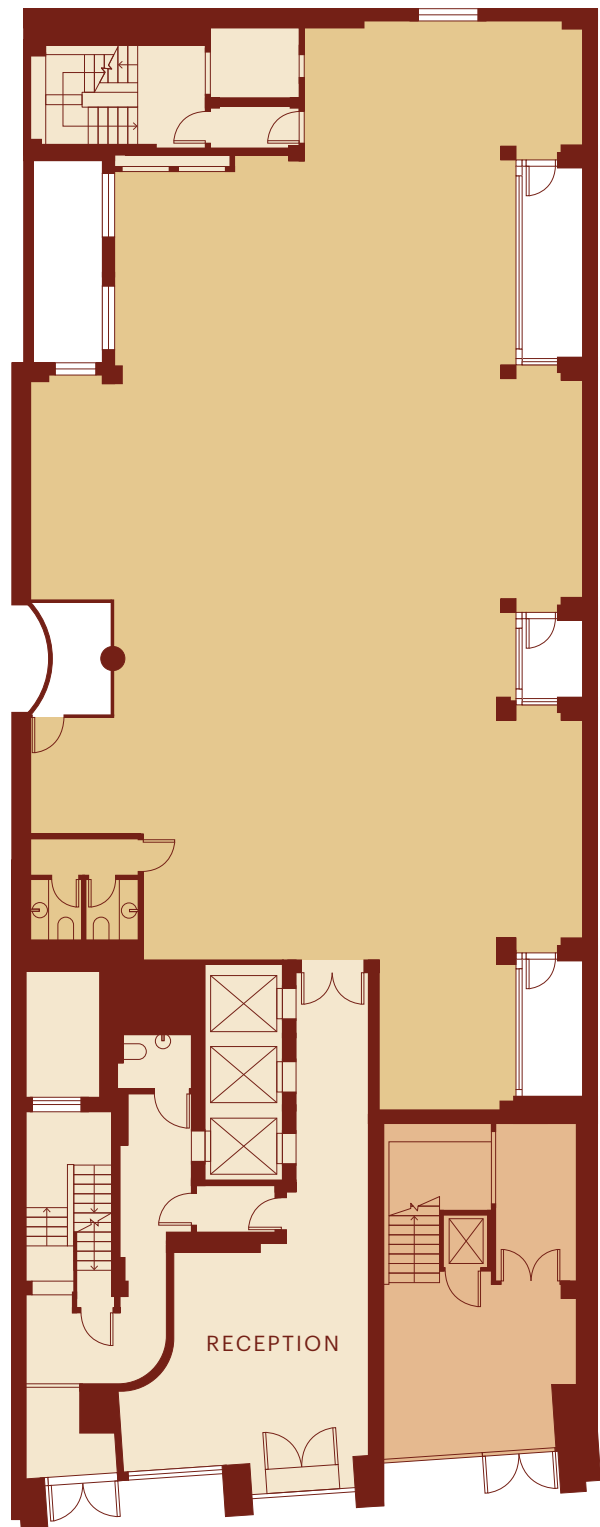
* Gym measured on a GIA basis

Basement



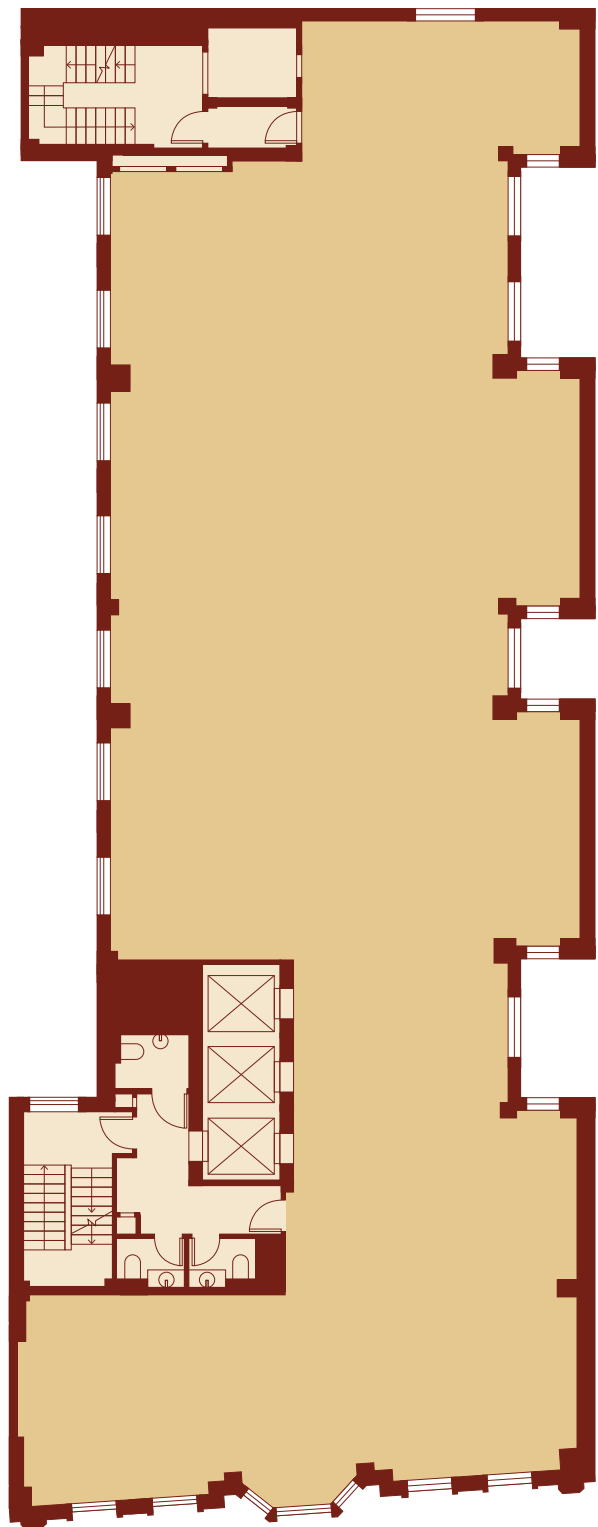
BERKELEY STREET

Ground



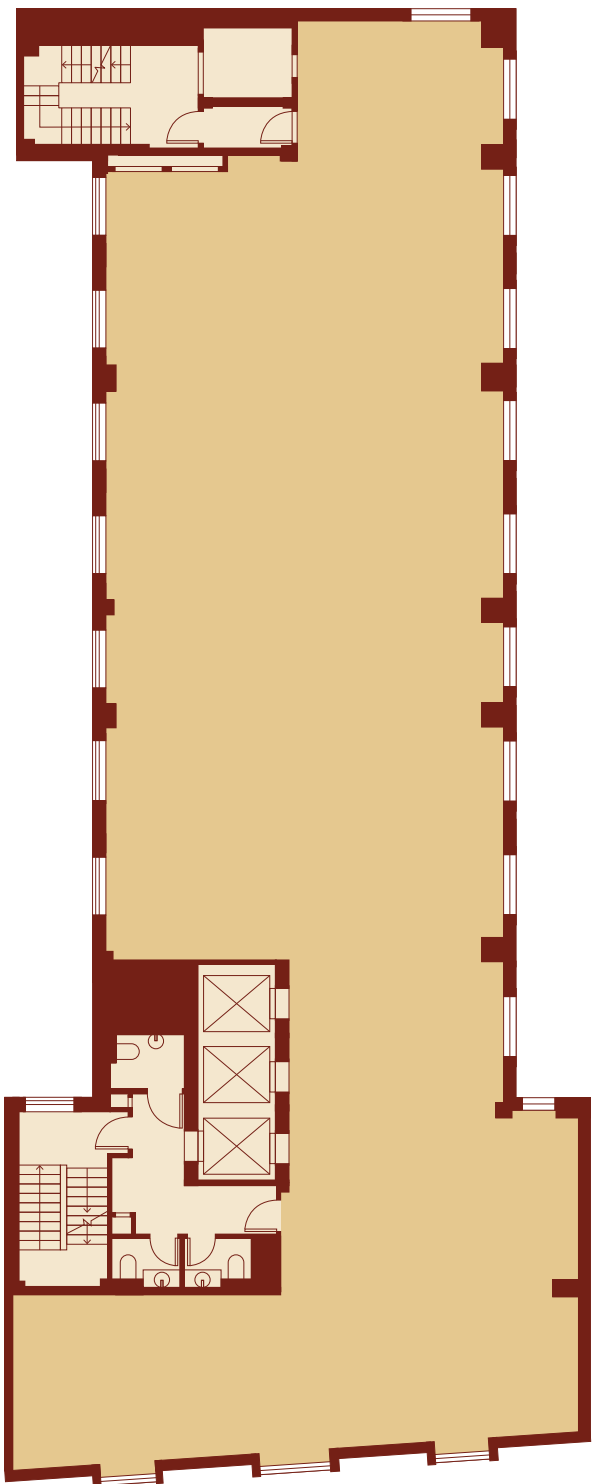
BERKELEY STREET

Second



BERKELEY STREET

Seventh



BERKELEY STREET

Office Gym Common Parts



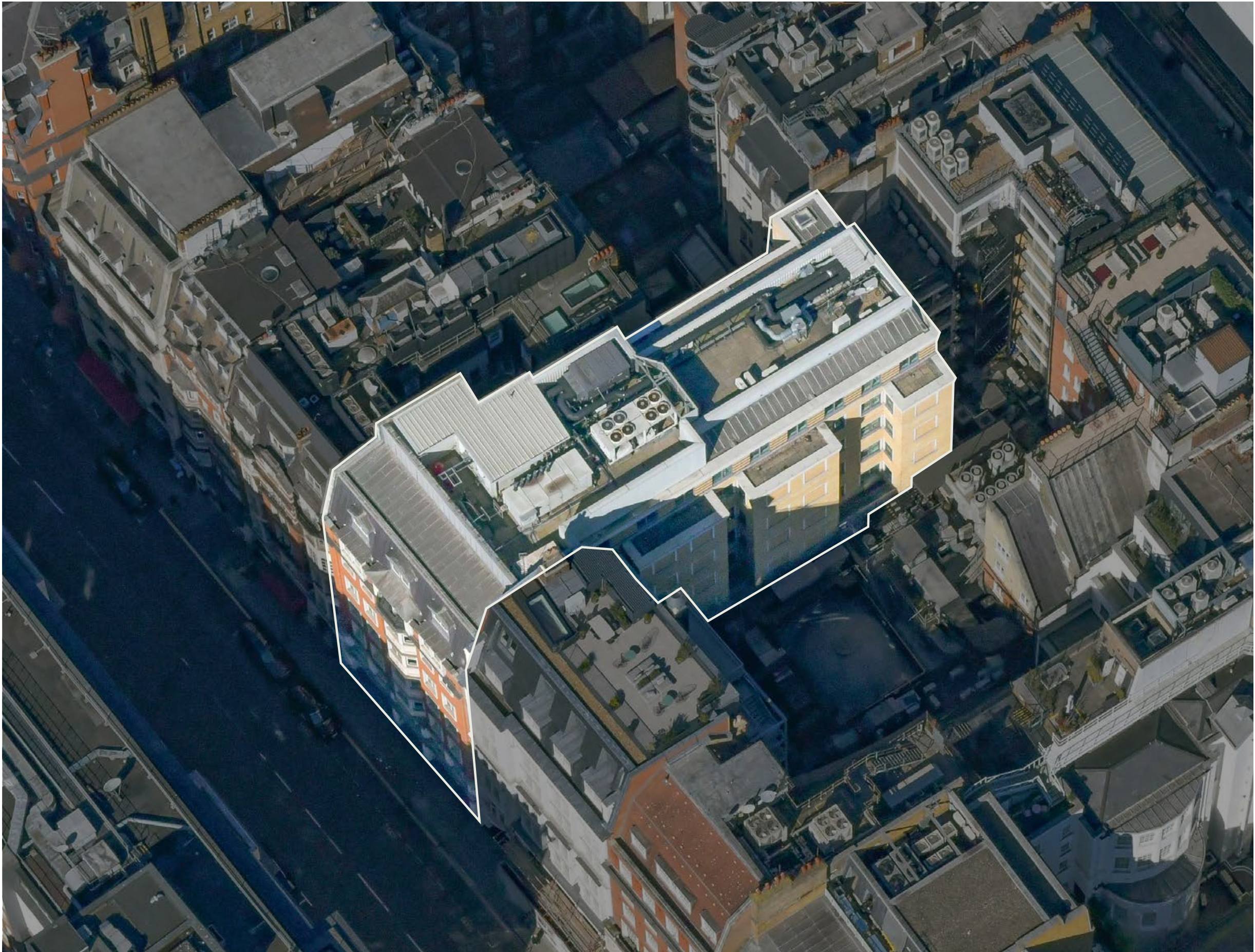
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TENURE

Freehold under title number LN53131.





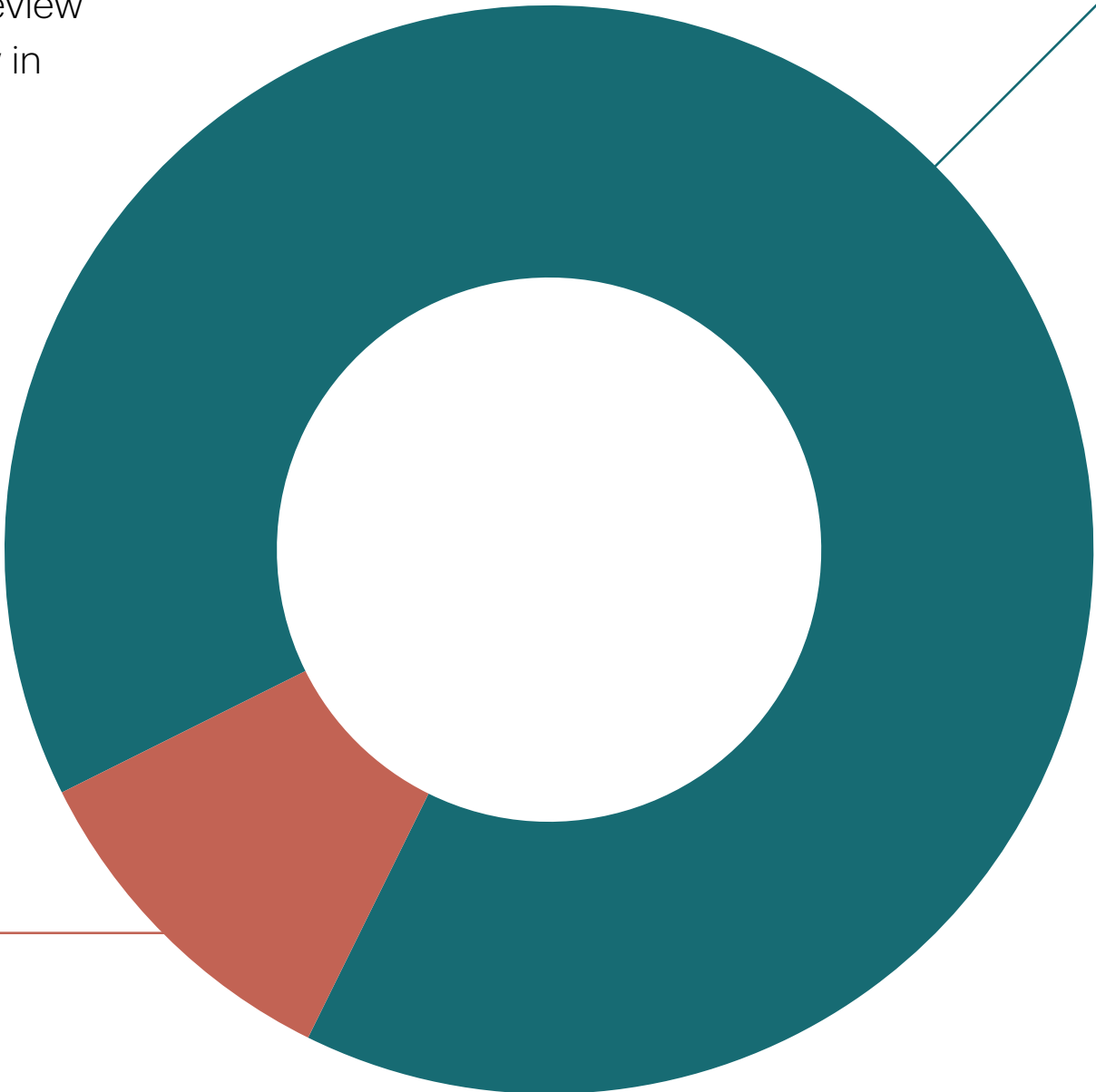
TENANCY

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TENANCY

16 Berkeley Street provides secure long-term income from two tenants with a term certain in excess of 10 years.

The tenancy profile offers immediate asset management upside, with the Buddha Box rent review to be settled and a forthcoming office rent review in December set to deliver a significant reversion.



89%

Beaumont Business Centres Ltd

NIA	34,997 sq ft
Passing Rent	£2,254,032 PA / £64.41 per sq ft
Lease Start	12-Dec-2016
Rent Review	12-Dec-2026
Lease Expiry	11-Dec-2036

Comments

For the purpose of the rent review, a peppercorn is attributed to the basement and reception accommodation.
Rent deposit of £327,896.52 held.
Inside the 1954 Act

11%

Buddha Box One Ltd

GIA	5,027 sq ft
Passing Rent	£260,000 PA / £51.72 per sq ft
Lease Start	16-May-2005
Rent Review	16-May-2025 (outstanding)
Lease Expiry	15-May-2035

Comments

Personal guarantee from Rita Sharma
Inside the 1954 Act

£2,514,032 per annum
Total Rent

10.6 years
WAULT

£64.41 per sq ft
Passing office rent

12th December 2026
Office rent review

£51.72 per sq ft
Passing gym rent



TENANT COVENANTS

Beaumont.

Beaumont Business Centres Limited

Founded in 2007, Beaumont Business Centres is a premium, privately owned workplace provider with 13 centrally located London centres. Under the leadership of James Adam and Crispin Vaughan, the business has built its reputation on a commitment to service excellence and design quality. As occupiers at 16 Berkeley Street since 2016, Beaumont has proven to be an exemplary tenant, maintaining a flawless rent payment record.

The business has an annual revenue of c.£25m and has been profitable in every year going back to 2009, including through Covid. This is further underpinned by a strong balance sheet with c.£14m of equity and continued growth in shareholder funds. Income security is further underpinned by a rent deposit of £327,896.52.

CreditSafe Rating

75/A



Buddha Box One Limited

Established in 2019, Buddha Box One Limited have been in occupation since 2005 and are a privately owned gym company run by Rohan Sharma. The lease benefits from personal guarantee from family member Rita Sharma. Rita Sharma is the founder and CEO of Best At Travel, a London-based luxury travel agency launched in 1986. Starting from a small office,

she built the company into a successful business managing luxury holidays for over 60,000 customers annually. Rita Sharma is a recognised leader in the UK travel industry and was awarded an OBE by Queen Elizabeth II in 2006 for her contributions to the travel industry.

Personal Guarantee

RITA SHARMA OBE





INVESTMENT RATIONALE

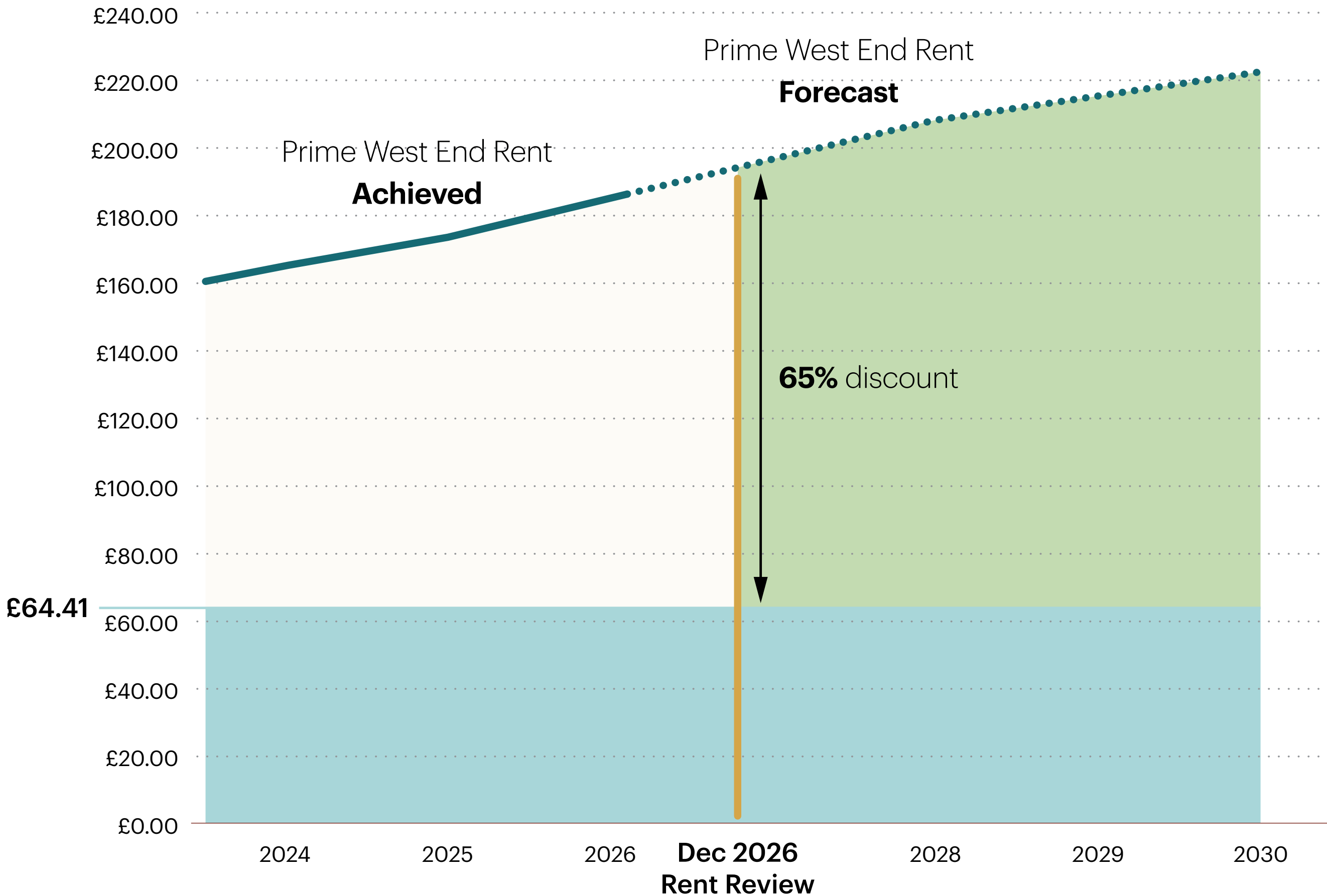
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CAPTURING THE REVERSION

The December 2026 office rent review presents a compelling opportunity to crystallise significant rental reversion, with the current passing rent of £64.41 per sq ft standing materially below prime Mayfair rents.

The development pipeline in the core West End remains extremely restricted, while occupier demand from family offices, hedge funds and private equity houses remains as strong as ever, a combination that underpins continued rental growth and reinforces the compelling reversionary case at the upcoming review.



£185 - £200+
Prime West End rents
per sq ft

21.7%
Prime Rental Growth forecast
over the next 5 years

65%
Passing rent discount
to Prime Rent



1 33 Jermyn Street
£210.00 | Apr-2026



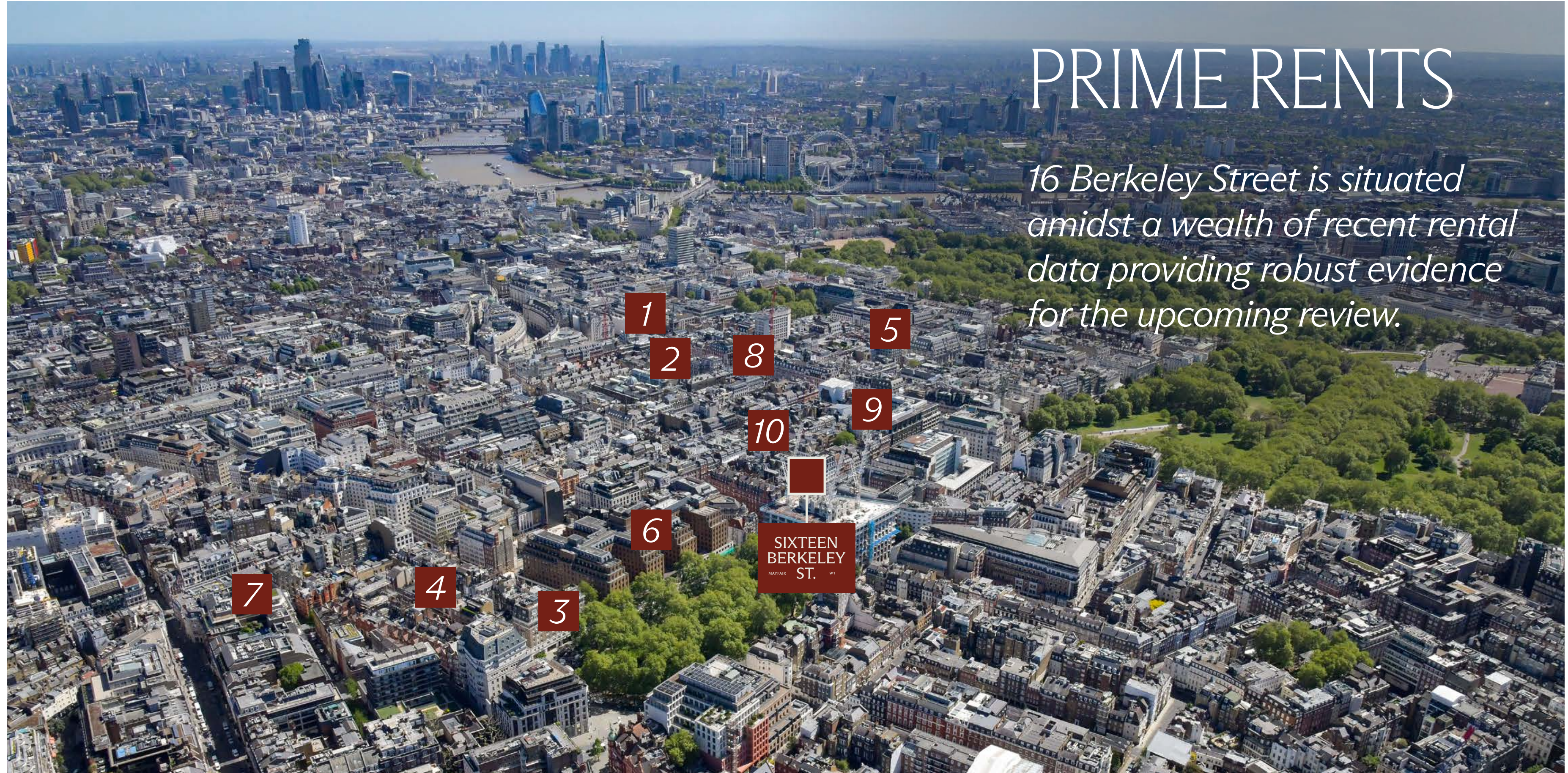
2 Pegasus, Sackville Street
£200.00 | Feb-2026



3 20 Berkeley Square
£244.00 | Jan-2026



4 21-25 Bruton Place
£208.00 | Dec-2025



PRIME RENTS

16 Berkeley Street is situated amidst a wealth of recent rental data providing robust evidence for the upcoming review.



5 Smithson Tower
£240.00 | Nov-2025



6 Berkeley Square House
£225.00 | Oct-2025



7 77 Grosvenor Street
£220.00 | Mar-2025



8 30 Duke Street
£187.00 | Mar-2025



9 48 Dover Street
£180.00 | Feb-2025



10 35 Dover Street
£200.00 | Oct-2023



BUDDHA BOX REVERSIONARY POTENTIAL

Currently occupied by Buddha Box, providing 9 years of secure income.



The gym is passing off £260,000 per annum, which reflects £51.72 per sq ft. There is an outstanding rent review from May 2025, with reversionary potential.

The lease benefits from a personal guarantee from Rita Sharma. However, as evidenced in the table below, there is the opportunity to unlock further value through securing vacant possession and letting at a higher rent to a restaurant, retail, gallery or car showroom, subject to the necessary consents.

The strength of this micro-location means operators would actively seek terms of between 10 and 25

years. Given the significant scarcity of comparable stock, there is every chance of attracting a premium from a tenant eager to secure their presence here.

With the transformative development of Lansdowne House further elevating the area, this location will continue to attract the world's finest brands and most discerning operators, reinforcing its reputation as a premier destination of the highest calibre.

Address	Occupier	Type	Use	GIA Sq Ft	Rent Per Sq Ft	Date
8 Berkeley Square, W1	L'ETO	OML	Restaurant	2,464	£580 Zone A	Apr-26
4-6 Berkeley Square, W1	Sexy Fish	RR	Restaurant	8,571	£235 Weighted	Jul-25
20 Berkeley Square, W1	Lamborghini	OML	Retail	3,020	£340 Zone A	Dec-24
14 Berkeley Square, W1	Aston Martin	OML	Retail	5,153	£525 Zone A	Jun-24
1-5 Stratton Street, W1	Langans	RR	Restaurant	10,100	£221 Weighted	Mar-24

INVESTMENT MARKET

Mayfair has long been regarded as London’s most exclusive office location and sustains a perpetual appeal, reflected in its status as a global safe haven for international investment.

Demand for Central London investment opportunities across the risk spectrum has been robust over the last year, with approximately £5.4 Billion transacting between Q4 2025 and Q1 2026. There has been a return of private capital targeting highly sought after generational opportunities, putting further downward pressure on yields.

Against a backdrop of sustained rental performance and an acute shortage of investment opportunities, the West End investment market remains strong.

Property	Tenure	Price	NIY	CapVal psf	Date
10 Stratton Street, W1	FH	Q. £100.0M	3.52%	£2,405	Under Offer
14 St George Street, W1	FH	£175.0M	3.30%	£3,398	Apr-2026
7-8 Conduit Street, W1	FH	£41.2M	4.02%	£3,750	Jan-2026
22-23 Princes Street, W1	FH	£31.5M	3.87%	£2,859	Jun-2025
13-14 Curzon Street, W1	FH	c. £36.0M	c. 3.40%	c. £2,800	Dec-2025
10 Brook Street, W1	FH	£43.0M	3.80%	£2,379	Jun-2025



10 Stratton Street, W1



14 St George Street, W1



7-8 Conduit Street, W1



22-23 Princes Street, W1



13-14 Curzon Street, W1

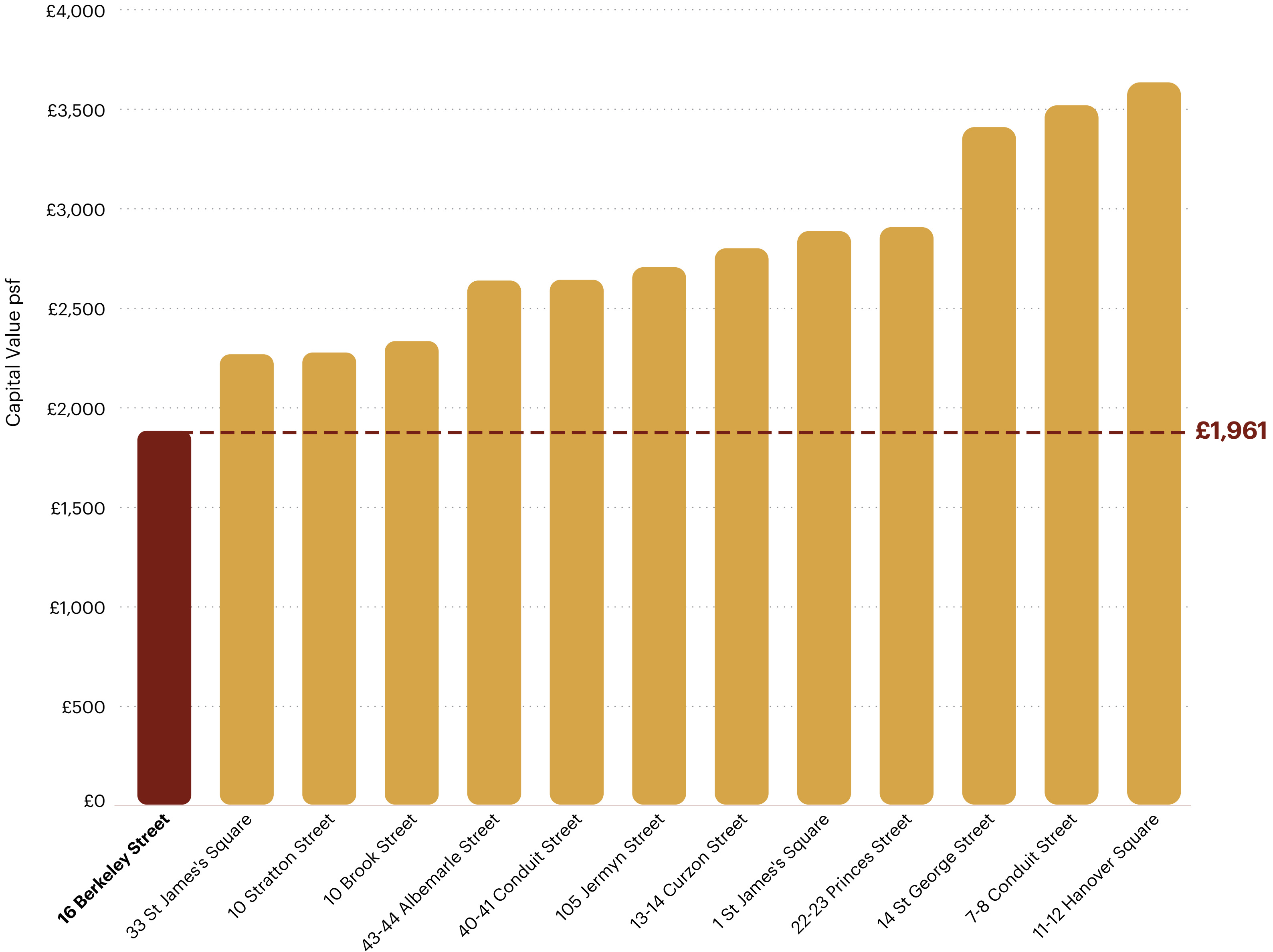


10 Brook Street, W1

A COMPELLING PROPOSITION

At sub-£2,000 per sq ft, the quoting capital value represents a material discount to prevailing Mayfair investment transactions, notwithstanding its secure 10 year plus income stream.

The combination of this low entry point and an anticipated immediate reversionary yield in excess of 4.50% makes this an exceptionally rare opportunity.





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Rare Opportunity to acquire a Prime Mayfair asset with a substantiated reversionary yield in excess of 4.50% and sub £2,000 per sq ft capital value.

FURTHER INFORMATION

Planning

16 Berkeley Street is not listed but is located within the Mayfair Conservation Area.

VAT

The building is elected for VAT and therefore it is envisioned this transaction will be treated as a Transfer of Going Concern (TOGC).

EPC

Copies of the EPCs are available in the dataroom.

Dataroom

Further technical, legal and corporate information can be found in a secure data room, accessible on request.





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