FARRINGDON EC1

TWELVE

BERRY ST

FREEHOLD MULTI-LET OFFICE INVESTMENT

INVESTMENT SUMMARY

- **Multi-let office investment in the heart of Farringdon,** benefitting from Clerkenwell's renowned village atmosphere and amenity offering.
- **Excellent connectivity benefiting from access to Farringdon Station** (Elizabeth Line, Thameslink and London Underground).
- **Net Internal Area 8,829 sq ft** / Gross Internal Area 11,964 sq ft.
- Current rents reserved **£450,142 per annum** (average rent **£50.98 per sq ft**).
- **Full vacant possession possible from March 2028** providing medium term repositioning opportunity as well as Owner Occupier potential.
- **Highly reversionary** with prime Farringdon rents in excess of **£90 per sq ft.**
- **Freehold.**

PROPOSAL

Guiding **£5,000,000** which reflects a low capital value of **£566 per sq ft** based off the NIA and **Net Initial Yield of 8.47%** (assuming purchasers costs of 6.3%).

A PRIME POSITION
THE HAC
BARBICAN ESTATE
THE SHARD
ST PAUL'S CATHEDRAL
THE CITY
LIVERPOOL STREET
OLD STREET
BARBICAN
TWELVE
BERRY ST
FARRINGDON

LOCATION SUMMARY

12 Berry Street occupies a prominent position in the heart of Farringdon, one of London's most established and sought-after office markets, whilst also benefitting from Clerkenwell's renowned village atmosphere and amenity offering.

Farringdon has evolved into one of Central London's most prominent business districts, attracting a diverse occupier base spanning technology, media, financial, professional and creative sectors. The area successfully combines characterful architecture and vibrant public realm with world-class transport infrastructure, helping to drive sustained occupational demand from both established corporates and fast-growing businesses alike.

1. Tratteria Brutto
2. The Exmouth Arms
3. The Crown
4. Apertivo Vino Cicchetti
5. Clerkenwell Green

The area benefits from an outstanding amenity offering, with renowned establishments such as Smiths of Smithfield, St John, Brutto, Sessions Arts Club and The Zetter Hotel all within walking distance.

The combination of excellent transport connectivity, exceptional amenities and substantial ongoing investment continues to reinforce Farringdon's position as one of London's most desirable office markets, making 12 Berry Street a highly compelling proposition for businesses and investors seeking exposure to one of Central London's most dynamic and rapidly evolving locations.

1. Luca
2. The Zetta Bar
3. Iberica
4. St. John
5. Brutto

LOCAL OCCUPIERS

The surrounding area is home to an impressive collection of globally recognised occupiers, reinforcing its position as one of London's leading business destinations.

With a strong concentration of technology, creative, professional services and financial organisations, Farringdon, Clerkenwell and Smithfield have become established hubs for innovation, collaboration and knowledge-based industries.

amazon
adidas
smiths
Gett.
depop
Goldman Sachs
HubSpot
Deloitte. Digital
TikTok
IBM
Knoll
PUBLICIS GROUPE UK
LinkedIn
boss
monzo
ITN
WPP
WARNER BROS.
IDEO

LOCATION

CONNECTIVITY

Located just a short walk from Farringdon Station, the property enjoys exceptional connectivity via the Elizabeth Line, Thameslink and London Underground networks, providing rapid access to the West End, King's Cross, The City, Canary Wharf, Heathrow and Gatwick.

FOOD & DRINK

01 Brutto
02 St John
03 Bouchon Racine
04 Vinoteca
05 Ibérica
06 The Exmouth Arms
07 The Viaduct Tavern
08 Piano Works
09 Smiths of Smithfield
10 Club Gascon
11 Black Sheep
12 Snoozzze Coffee
13 The Artifacts
14 Long Lane
15 Gail's

GYMS

01 Gymbox
02 Nuffield Health
03 The Gym Group
04 Virgin Active

HOTELS

01 Malmaison
02 Fox & Anchor
03 The Rookery
04 The Zetter Hotel

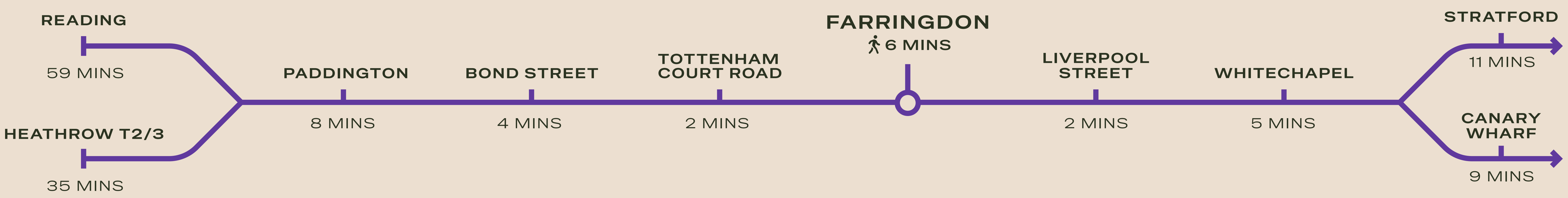
WALK TIMES (FROM BUILDING)

06 MINS	06 MINS	14 MINS
FARRINGDON	BARBICAN	CHANCERY LANE

TRAVEL TIMES (VIA FARRINGDON)

03 MINS	40 MINS	55 MINS
KING'S CROSS ST PANCRAS	HEATHROW AIRPORT	GATWICK AIRPORT

ELIZABETH LINE



THE SMITHFIELD TRANSFORMATION

12 Berry Street is strategically positioned on the doorstep of the City of London's Cultural Mile an ambitious initiative designed to establish the area between Farringdon, Smithfield and Moorgate as one of Europe's leading cultural and creative destinations.

A cornerstone of this transformation is the delivery of the new London Museum at Smithfield, which is set to open within the restored Victorian market buildings and is expected to attract significant visitor numbers whilst further elevating the profile of the immediate area.

The substantial public and private investment being directed into Smithfield is reinforcing the area's appeal as a destination for media, technology, creative and professional occupiers. Combined with the continued success of nearby Farringdon and Clerkenwell as office markets, the Cultural Mile initiative is expected to further enhance the amenity offering, public realm and occupational appeal of the surrounding neighbourhood.

Located within a short walk of Smithfield Market and Farringdon station, 12 Berry Street is exceptionally well positioned to benefit from these long-term placemaking initiatives. The London Museum proposed to be opening in November 2026 with the meat market relocation scheduled for 2028 upon which the wider development will start to take shape. Such a timeframe coinciding well with the possible vacant possession date of March 2028 to undertake an extensive refurbishment of the building.

DESCRIPTION

12 Berry Street comprises a well presented, multi-let office investment arranged over lower ground, ground and four upper floors.

Occupying a prominent position in the heart of Clerkenwell and a short walk from Farringdon Station, the building provides approximately **8,829 sq ft NIA** (11,964 sq ft GIA) of accommodation and benefits from a distinctive warehouse-inspired character with an attractive brick façade that reflects the buildings industrial heritage.

The property offers investors a highly attractive medium-term asset management opportunity, with the potential to secure **full vacant possession by March 2028** upon expiry of the existing occupational leases. Significantly, all occupational leases have been granted **outside the Landlord & Tenant Act 1954**, providing certainty of vacant possession at lease expiry.


WORK HARD
&
BE NICE
TO PEOPLE

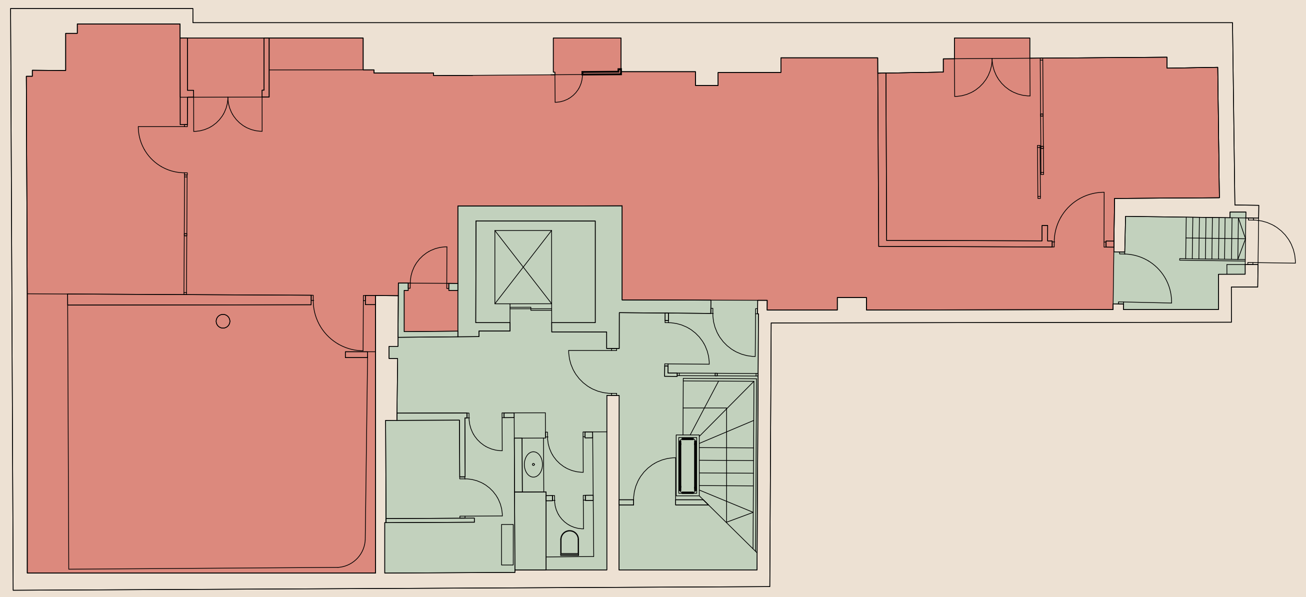
THE SPACE

FLOOR	SQ FT (NIA)	SQ M (NIA)	SQ FT (GIA)	SQ M (GIA)
4th	1,383	129	1,868	174
3rd	1,616	150	2,080	193
2nd	1,551	144	2,013	187
1st	1,508	140	2,007	187
Ground (North)	519	48	1,962	182
Ground (South)	802	75		
Lower Ground	1,450	135	2,034	189
TOTAL NIA	**8,829**	**820**	**11,964**	**1,112**

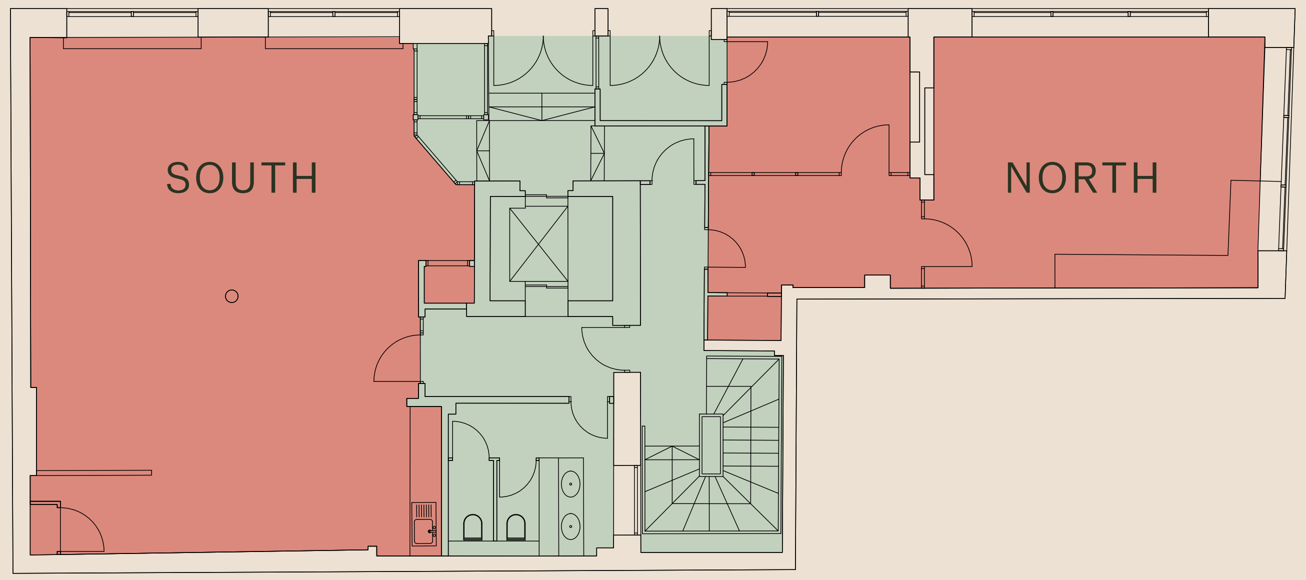
Office
Core

Plans not to scale.
For indicative purposes only.

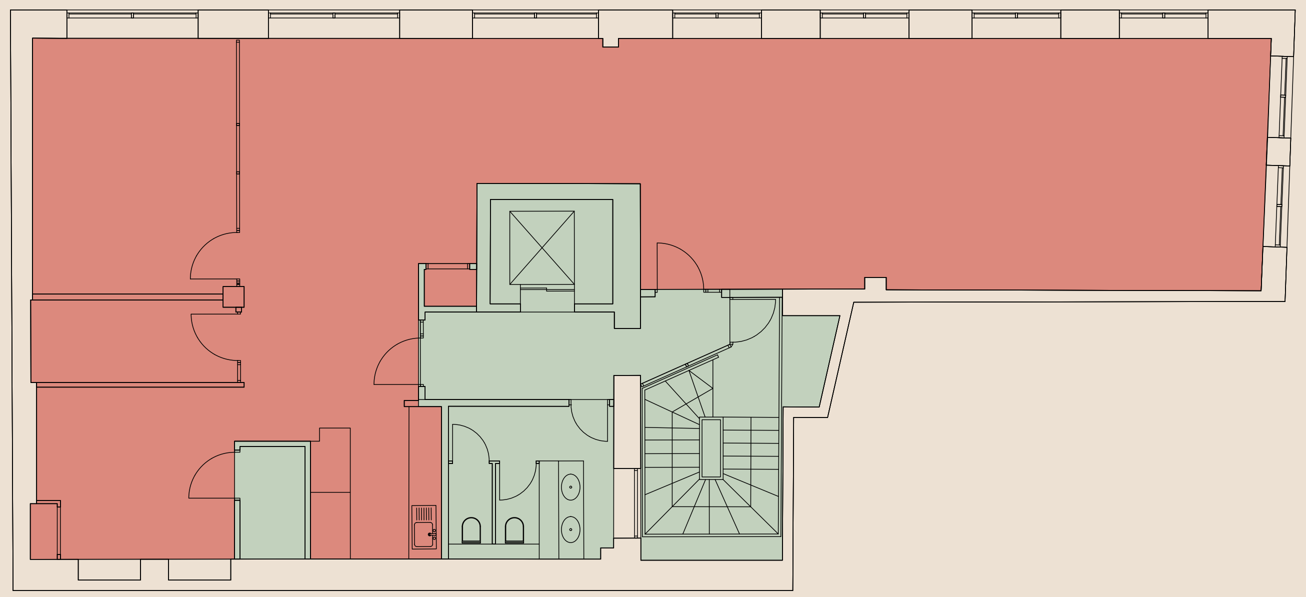
LOWER GROUND 1,450 SQ FT



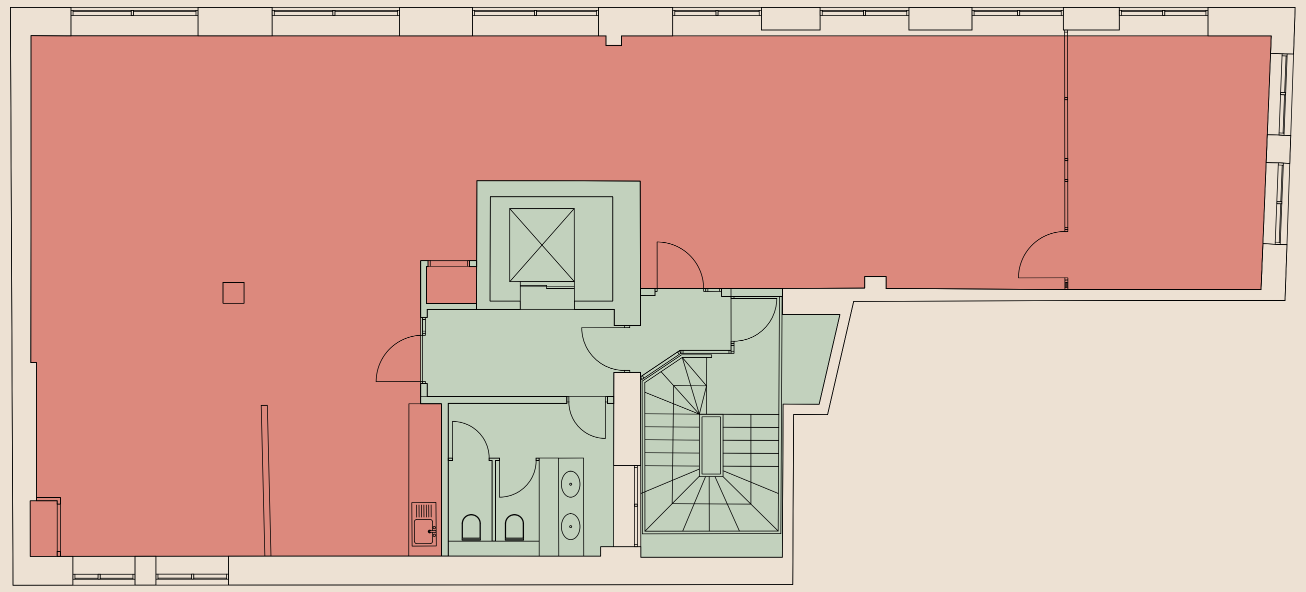
GROUND 1,321 SQ FT



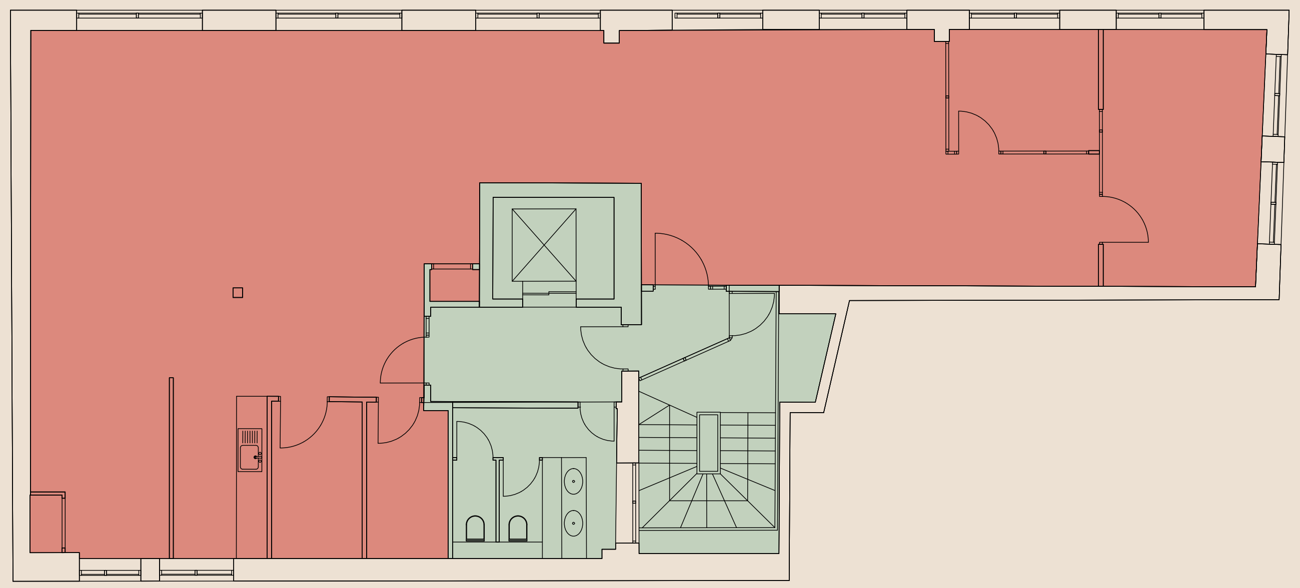
1ST FLOOR 1,508 SQ FT



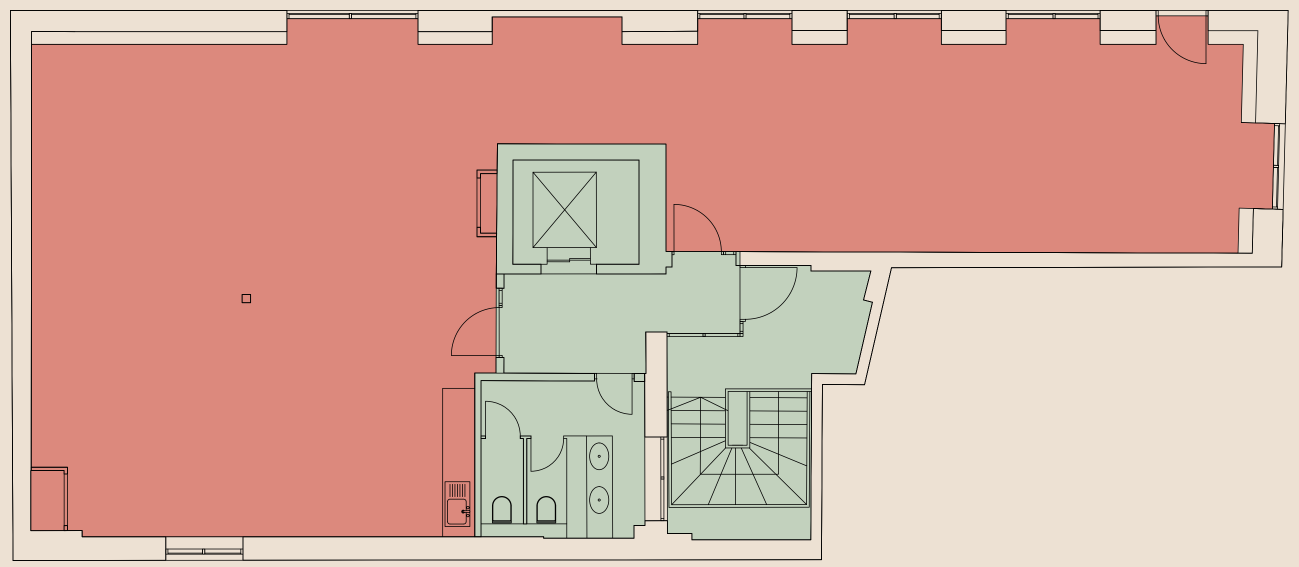
2ND FLOOR 1,551 SQ FT



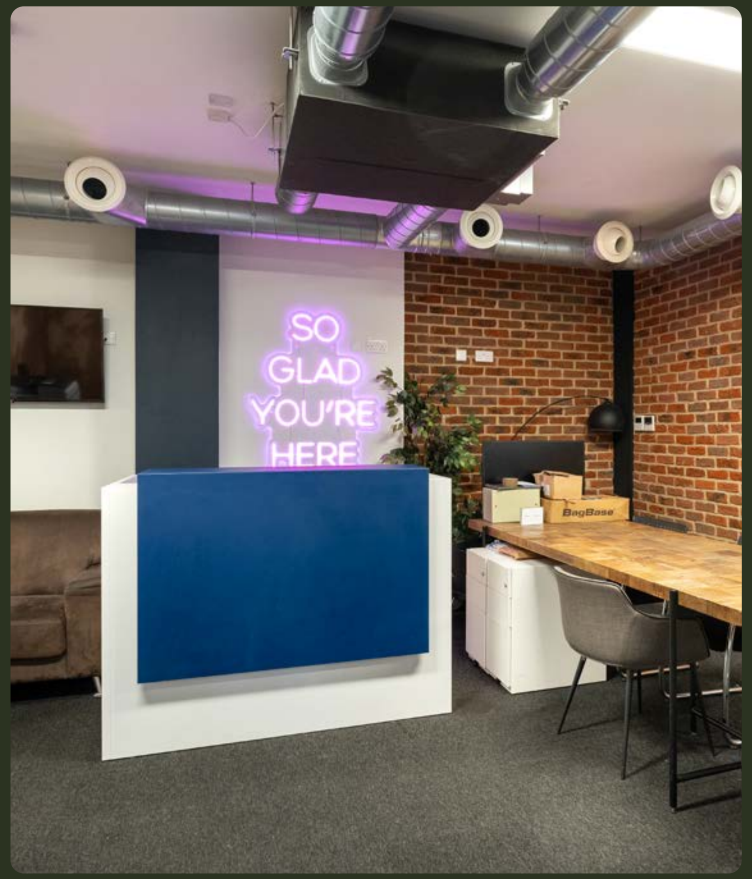
3RD FLOOR 1,616 SQ FT

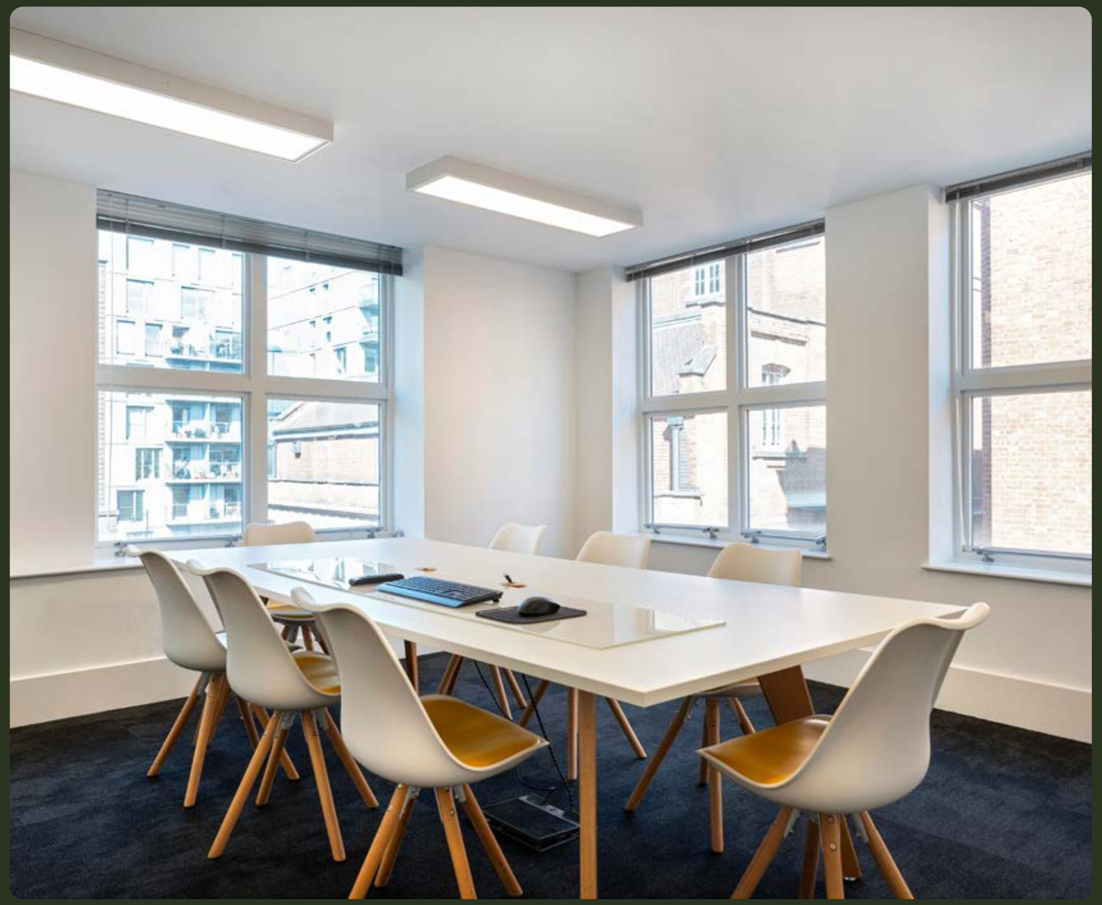


4TH FLOOR 1,383 SQ FT



*prior to current
tenants occupation





TENANCY SCHEDULE

FLOOR	TENANT	TERM START DATE	TERM END DATE	NIA (SQ FT)	RENT P/A	RENT PSF	1954 LT ACT	RENT DEPOSIT	NOTES
Ground (South)	Markettiers4DC Ltd* Company No. 04308785	03/03/2020	12/03/2028	802	£60,000	£74.81	Outside	N/A	
Ground (North)	Markettiers4DC Ltd* Company No. 04308785	13/03/2018	12/03/2028	519	£69,000	£35.04	Outside	N/A	
Lower Ground				1,450					
First	The AFO Network Ltd Company No. 04308785	30/07/2024	12/03/2028	1,508	£79,800	£52.91	Outside	£20,000	Increasing to £83,600 pa (£55.43 psf) from 26/08/27
Second	Markettiers4DC Ltd* Company No. 04308785	13/03/2018	12/03/2028	1,551	£67,500	£43.52	Outside	N/A	
Third	Markettiers4DC Ltd* Company No. 04308785	01/09/2023	12/03/2028	1,616	£83,842	£51.88	Outside	£20,000	Increasing to £87,835 pa (£54.35 psf) from 01/09/27
Fourth	Design Takeaway Ltd Company No. 07184621	24/04/2025	23/04/2027	1,383	£90,000	£65.07	Outside	N/A	
TOTAL				8,829	£450,142	£50.98			

* 18th March 2024 change of company name to AFO Network Ltd.

COMPARABLES

SALES COMPARABLES

1 BERRY STREET, EC1

Date	Dec-25
Size (sq ft)	12,559
Price	£10,500,000
Price (psf)	£836
Occupation	Multi-let

91 GOSWELL ROAD, EC1

Date	June-26
Size (sq ft)	17,030
Price	£12,500,000
Price (psf)	£734
Occupation	Multi-let

THE STOCK HOUSE, 17-18 BRITTON STREET, EC1

Date	Sept-25
Size (sq ft)	13,103
Price	£15,200,000
Price (psf)	£1,160
Occupation	Owner occupier

THE SANS, 20 ST JOHN'S SQUARE, EC1

Date	Jan-26
Size (sq ft)	36,724
Price	£45,925,000
Price (psf)	£1,250
Occupation	Multi-let

14 CHARTERHOUSE BUILDINGS, EC1

Date	Dec-25
Size (sq ft)	9,096
Price	£6,790,000
Price (psf)	£746
Occupation	VP

1 SEKFORDE STREET, EC1

Date	Aug-25
Size (sq ft)	24,343
Price	£16,000,000
Price (psf)	£657
Occupation	Single occupier

LEASING COMPARABLES

WATCHMAKER COURT 33 ST JOHN'S LANE, EC1

Date	May-26
Size	2,562
Rent (psf)	£72.50
Term (break)	5 (3)
Condition	CAT B (new)

79 CLERKENWELL ROAD, EC1

Date	Mar-26
Size	1,406
Rent (psf)	£80.00
Term (break)	5 (3)
Condition	Fitted

10-11 CLERKENWELL GREEN, EC1

Date	Jan-26
Size	2,404
Rent (psf)	£82.00
Term (break)	5 (3)
Condition	CAT A

80 GOSWELL ROAD, EC1

Date	Apr-26
Size	1,957
Rent (psf)	£72.50
Term (break)	5 (3)
Condition	CAT A+

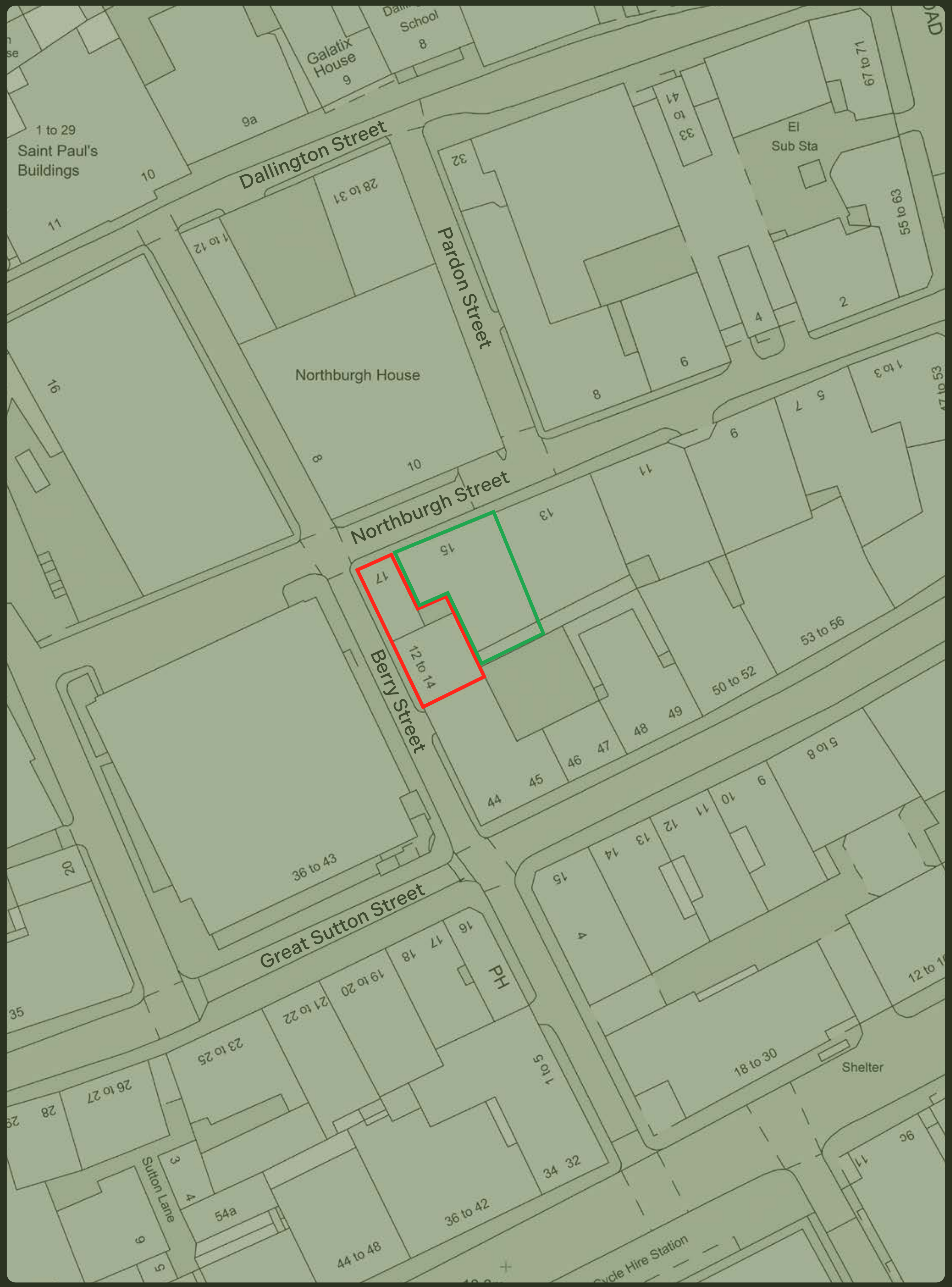
80 CLERKENWELL ROAD (+TERRACE), EC1

Date	Dec-25
Size	1,184
Rent (psf)	£80.25
Term (break)	3
Condition	CAT A+

THE SANS, 20 ST JOHN'S SQUARE, EC1

Date	July-25
Size	2,701
Rent (psf)	£89.00
Term (break)	3
Condition	CAT A

FURTHER INFORMATION



OS plan for indicative purposes only.
Not to scale.

PLANNING

Located in the London Borough of Islington.

The building is not listed however does sit within the Hat & Feathers Conservation Area.

We understand the planning use is currently Class E use.

Title Number NGL727305.

EPC

C and upwards.
Available in the Dataroom.

AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy.

Further details on request.

VAT

We understand the building is VAT elected. It is proposed that a sale will be structured by way of a Transfer of a Going Concern (TOGC).

DATA ROOM

Access to a dataroom is available upon request.

PROPOSAL

Offers invited in excess of £5,000,000 (five million pounds). A sale at this level would reflect a **Net Initial Yield of 8.47%** (assuming purchasers costs of 6.3%) and a capital value of **£566 per sq ft.**

ADDITIONAL FREEHOLD REVERSION OPPORTUNITY

The vendor also controls the freehold interest of **15 Northburgh Street**, outlined **green** on the adjacent plan, which is available by separate negotiation. The freehold benefits from a long leasehold interest held under **Title Number NGL611499** and currently produces a ground rent income of **£2000 per annum**, increasing to **£4000 per annum** **from September 2027** with further fixted rental uplifts throughout the remainder of the lease term. The acquisition presents a rare opportunity to secure an adjoining freehold interest within the wider Berry Street and Northburgh Street estate, providing both a reversionary income stream and longer-term asset management and control benefits.

VIEWING & CONTACTS

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