

7-8 & 9-10 CHARLOTTE MEWS, LONDON AND NOLAND HOUSE, 12-13 POLAND STREET, LONDON



DESCRIPTION

Charlotte Mews, situated in the heart of Fitzrovia, comprises two interconnecting buildings totalling 10,460 sq ft of office accommodation let to two tenants at an average rent of £53.50 psf.

Noland House is located within Soho and comprises 9,741 sq ft of office accommodation on first to fifth floors, together with two retail units at ground floor. The property is fully let to eight tenants with an average office rent of £54 psf.

TENURE

Both buildings are freehold.

PRICE AND YIELD

The properties were acquired for a combined purchase price of £22,549,000, reflecting a blended NIY of 4.5%.

TRANSACTION

HSM acted on behalf of the purchaser, a private property company. (Dec. 2021).