



**Stephen James  
Properties LLP**

## **FREEHOLD OFFICE INVESTMENT**

**27-28 WINDMILL STREET, LONDON, W1T 2JJ**



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**Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP**

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Stephen James Properties LLP is a Limited Liability Partnership registered in England and Wales, registered number OC360953. VAT No: 113 0446 66  
Registered Office: Russell Bedford House, City Forum, 250 City Road, London, EC1V 2QQ.



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### **Investment Summary**

- **Central London Freehold Office Building.**
- **Located in the heart of Fitzrovia.**
- **Attractive modern building constructed in 2000.**
- **6,700sqft (623m<sup>2</sup>) Net Internal Area.**
- **Single let to Envy Post Production Limited (Graydon Rating '3A Excellent').**
- **FRI lease expiring July 2022, inside L&T Act.**
- **Passing rent £340,000 per annum exclusive.**
- **Price on application.**



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## **Location**

The property is located in the heart of Fitzrovia, on the north side of Windmill Street, between its junctions with Tottenham Court Road and Whitfield Street, approximately 50 metres east of Charlotte Street. Tottenham Court Road Station, providing new Elizabeth Line (Crossrail), Northern & Central Line Underground services is less than 200 metres to the south, with Goodge Street Station (Northern Line) close by to the north.

## **Description**

The property comprises a modern self-contained office building arranged over lower ground, ground and four upper floors. The tenant has extensively refurbished the entire property to a very high standard, to provide an open plan reception and break out area/lounge on the ground floor, with each of the upper floors partitioned to provide a number of editing suites, bespoke to their post production business. The building has comfort cooling throughout and an 8 person passenger lift serving ground to third floors.

## **Floor Areas**

All floor areas are approximate only:-

<b>Floor</b>	<b>sqft</b>	<b>m<sup>2</sup></b>
Fourth	589	54.7
Third	1149	106.8
Second	1267	117.8
First	1260	117.1
Ground	1122	104.3
Lower ground	<u>1313</u>	<u>122</u>
<b>Total NIA</b>	<b><u>6700 sqft</u></b>	<b><u>623m<sup>2</sup></u></b>

## **Tenure**

Freehold, subject to the existing tenancy.

## **Tenancy**

The entire property is let to Envy Post Production Limited on a Full Repairing & Insuring lease for a term of 10 years from 9<sup>th</sup> July 2012, expiring 8<sup>th</sup> July 2022, without further rent review. The passing rent, with effect from the July 2017 review is £340,000 per annum exclusive.

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### **Covenant**

The property is let in its entirety to Envy Post Production Limited, whose most recently published accounts are set out below. The company has a Graydon Rating of '3A Excellent'. A copy of the Graydon Financial Report is available upon request.

<b>YEAR ENDING</b>	<b>28/02/2017</b>	<b>29/02/2016</b>	<b>28/02/2015</b>
<b>Turnover</b>	<b>£17,818,000</b>	<b>£16,642,000</b>	<b>£14,604,000</b>
<b>Pre-tax profit</b>	<b>£1,510,000</b>	<b>£1,735,000</b>	<b>£871,000</b>
<b>Shareholders funds</b>	<b>£7,978,000</b>	<b>£7,011,000</b>	<b>£5,877,000</b>

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## **EPC**

C -75

## **VAT**

The property is elected for VAT

## **Further information**

For further information including a copy of the lease, EPC and Graydon Financial Report or to arrange an inspection, please contact:

Jeremy Dangerfield

020 8344 0980

07775 625 674

[Jeremy@sjproperties.co.uk](mailto:Jeremy@sjproperties.co.uk)



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