



Assembly Rooms

111 Putney High Street & 1 Werter Road SW15

EXECUTIVE SUMMARY

A newly developed commercial building of an exceptional standard, benefiting from long term, secure income

- Freehold.
- Let to two exceptionally strong tenants in Natwest and Gallaher Limited (ultimately owned by the Government of Japan) on FRI leases, producing a **total income of £1,489,580 per annum**.
- Rare long term secure income with **10.5 years to expiry and 7.1 years to lease breaks**.
- **26,321 sq ft** of office and retail accommodation over basement, ground and three upper floors.
- **Highly prominent corner position** fronting Putney High Street and Werter Road, less than 150m from Putney Station.
- Guaranteed performance at the 2024 Natwest review, subject to **5 yearly annual RPI indexation** (4% cap and 2% collar). Current RPI forecasts would show a **c.22 bps improvement to the running yield**.
- Outstanding sustainability credentials with features including a **1,755 sq ft panoramic roof terrace**, an on-site gym with shower and bicycle facilities and an EPC of B on the offices.
- **Further transformational mixed-use developments** are planned along Putney High Street including 56-70 Putney High Street (M&G Investments) and Liberty Gardens (Savills IM).

Offers are invited **in excess of £30,000,000**, subject to contract and exclusive of VAT.

An acquisition at this level reflects the following net initial yield profile.

- **4.65%** for an asset acquisition (6.77% purchaser's costs)
- **4.85%** for an acquisition of the UK SPV (2.30% purchaser's costs)

Assuming inflation remains above 4% the running yield will increase to **4.86%** and **5.07%** respectively, in 2024.



KENSINGTON

KNIGHTSBRIDGE

HURLINGHAM PARK

SOUTHBANK

BATTERSEA

WANDSWORTH PARK

HYDE PARK

MAYFAIR

CHELSEA

CITY OF LONDON

CANARY WHARF

PARSONS GREEN

PUTNEY BRIDGE

Assembly Rooms

PUTNEY PIER

LIBERTY GARDENS

56-70 PUTNEY HIGH STREET

PUTNEY EXCHANGE

PUTNEY HIGH STREET

PUTNEY

EAST PUTNEY



LOCATION

Putney provides a wide range of amenities and attractive green spaces along with quick access to central London



Putney Village

Nestled on the banks of the River Thames, Putney is one of London's most affluent residential and commercial suburbs, situated approximately 4 miles south west of central London. Located in London's greenest borough, Putney provides a blend of leisure and retail amenities to rival any central London location. This complemented with its well-established office and residential community centred around Putney High Street results in a highly desirable place to live, work and play.

The green spaces include Putney Heath, Richmond Park, Wimbledon Common, Barnes Common and Wandsworth Park. Putney is also just 2 miles from the All England Lawn tennis club at Wimbledon.

Famously known as the starting point for the Oxford / Cambridge boat race, Putney is bounded by Fulham to the north, Wandsworth & Battersea to the east, Wimbledon to the south and Barnes & Richmond to the west.



CONNECTIVITY

Putney is well connected by rail, river and road with Central London just minutes away



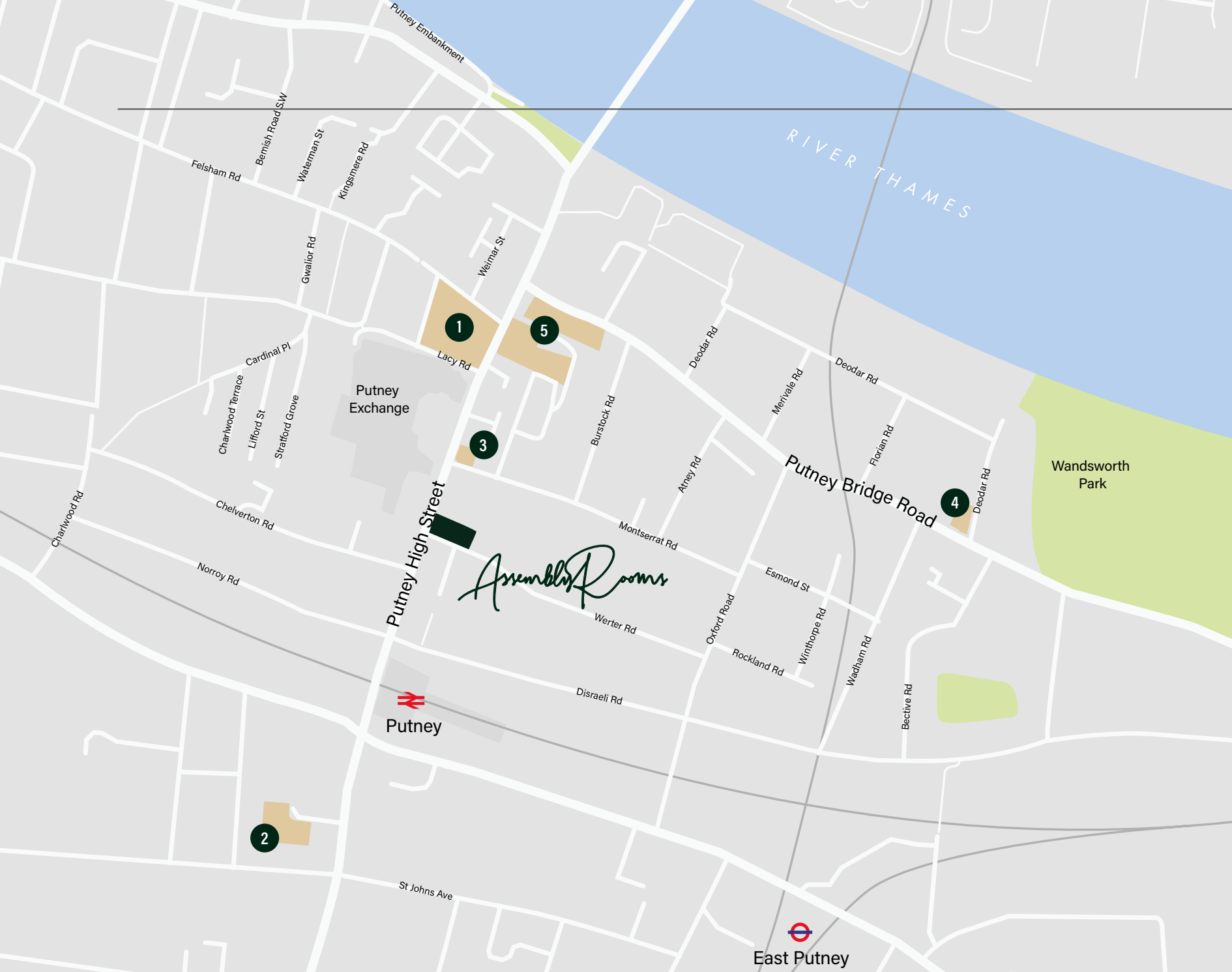
Putney is well connected by rail, river and road which is confirmed by the site's PTAL status of 'excellent' as indicated by its rating of 6a.

Central London is minutes away, via District Line underground services from East Putney, an 8 minute walk from The Assembly Rooms, to the rail hubs of Victoria and Paddington.

Putney Rail Station is a 2 minute walk from The Assembly Rooms which provides a link with a comprehensive range of suburban and national rail services every 5 minutes.

Riverboat services link Putney Pier, a 5 minute walk from The Assembly Rooms, directly to a wide range of locations along the Thames including Chelsea Harbour, Battersea Power Station, Waterloo, Westminster, London Bridge and Canary Wharf to name a few.

Both of London's major airport hubs are within a short driving distance with Heathrow less than 30 minutes to the west and Gatwick 45 minutes to the south.



LOCAL DEVELOPMENTS

There are several key development sites within Putney which demonstrate the attractive characteristics that the surrounding area provides. The wealth of the immediate catchment area and the strength of the transport infrastructure are key components in providing attractive property fundamentals for developers and investors.



56-70 Putney High Street

Development site acquired by M&G for £19.75m in March 2017.

Total Consented Sq Ft: 131,275 sq ft
Use: Residential / Office / Leisure
Developer: M&G Investments
Estimated PC Date: 2024+



Dial House – 2 Burston Road

35,000 sq ft office building acquired by M&G Investments in December 2017 for £23m.

Total Consented Sq Ft: 35,403 sq ft
Use: Office
Developer: M&G Investments
Estimated PC Date: 2023



One Putney – 89-93 Putney High Street

Thackeray Group redeveloped the building which comprised 15 residential units and a retail unit which was sold to Metro Bank in 2017 for £12.5m, reflecting 4.12% and £1,363 psf.

Total Consented Sq Ft: 21,258 sq ft
Use: Residential / Retail
Developer: Thackeray Group
PC Date: 2018



Carlson Court – 116 Putney Bridge Road

45,000 sq ft vacant office building acquired by Brunswick in December 2020 for £23m.

Total Consented Sq Ft: 45,819 sq ft
Use: Office
Developer: Brunswick
Estimated PC Date: 2024



Liberty Gardens – 45-53 Putney High St

1.11 acre freehold site acquired by Savills Investment Management in 2016.

Total Consented Sq Ft: 135,189 sq ft
Use: Residential / Office / Retail
Developer: TBC
Estimated PC Date: 2025 +



THE ASSEMBLY ROOMS

Thackeray Group retained the unique personality of The Assembly Rooms and redeveloped the property behind the original façade



History

The Assembly Rooms were originally built in the 1870s and were converted into the Princess Picture Palace in 1911, a one screen venue with 350 seats. It was re-named Assembly Rooms Cinema in 1913 and was closed in 1920. In 2021,

Thackeray Group retained the unique personality of The Assembly Rooms and constructed a brand new façade retention redevelopment scheme to an exceptionally high standard.



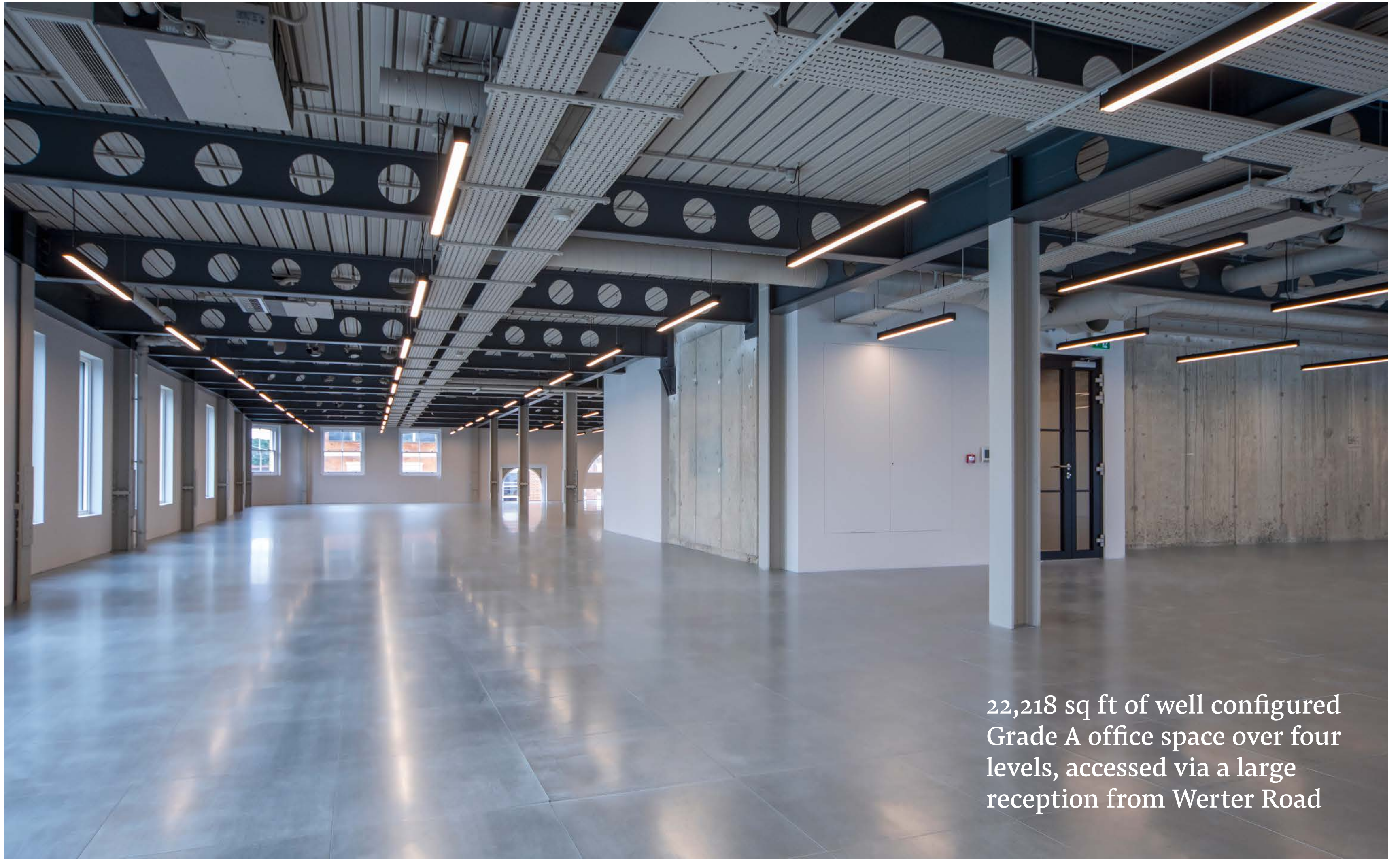
A world-class environment for a new working world

A New Chapter

In 2021 Thackeray Group embarked on the redevelopment behind an attractive façade to design a mixed use commercial development of 26,624 sq ft which offers a world-class working environment that is centred around wellness and social responsibilities.

The building has been designed with meticulous detail given to materials, integration of technology and energy efficiency.

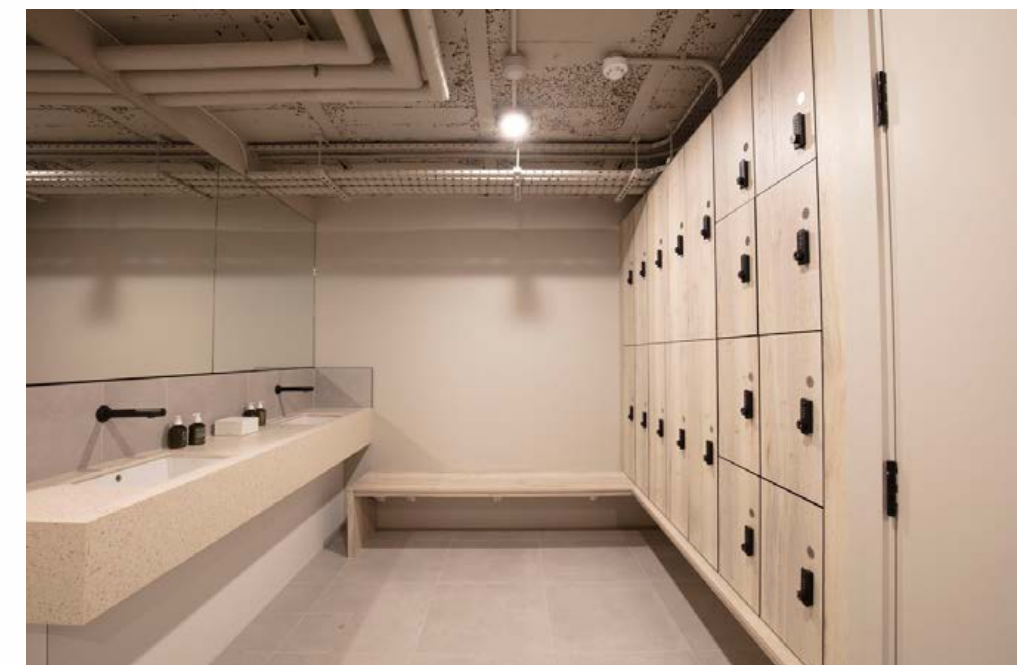
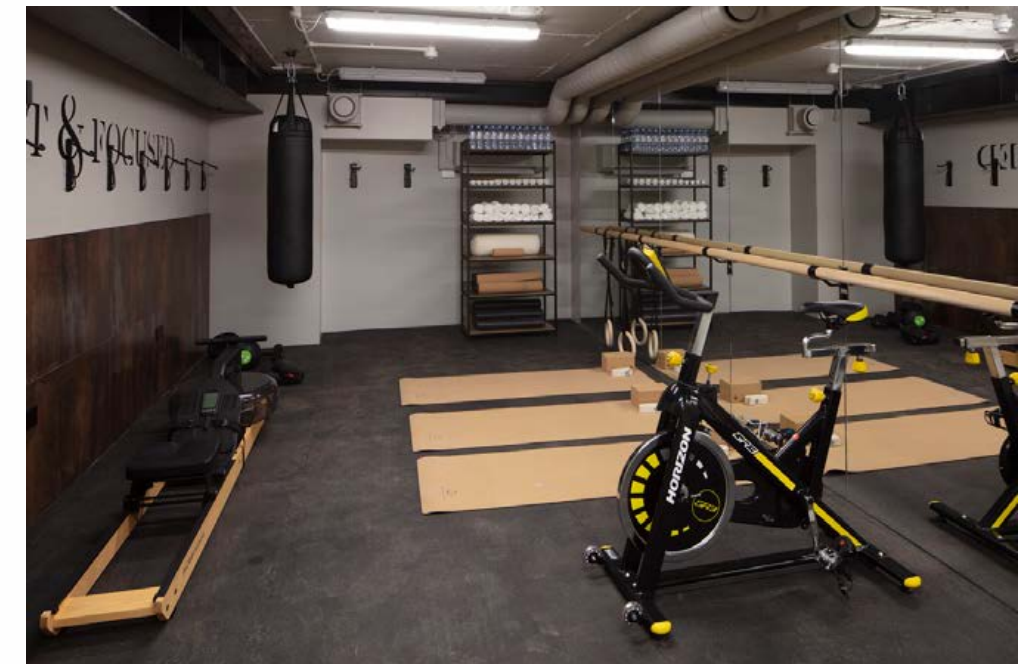




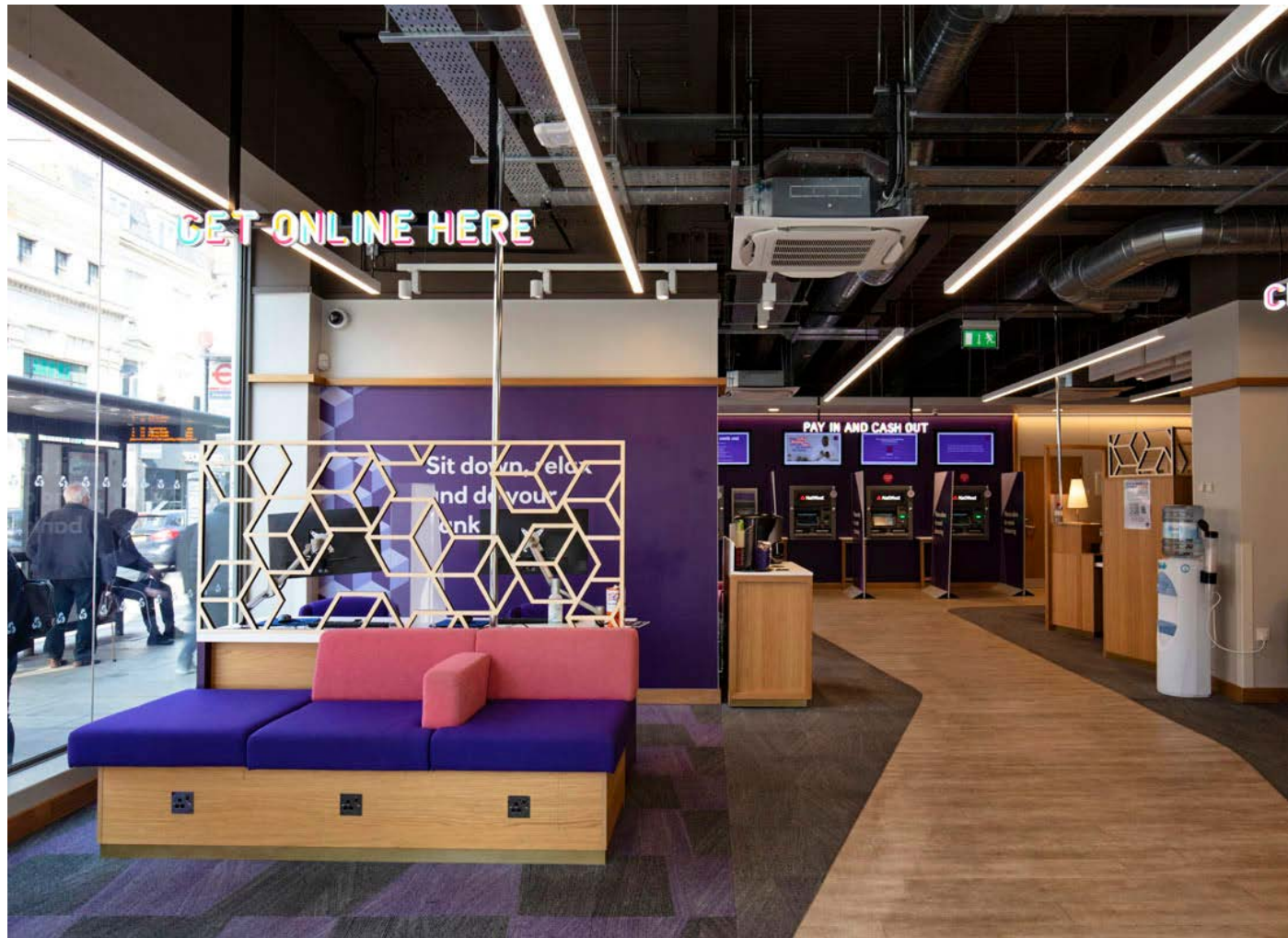
22,218 sq ft of well configured Grade A office space over four levels, accessed via a large reception from Werter Road



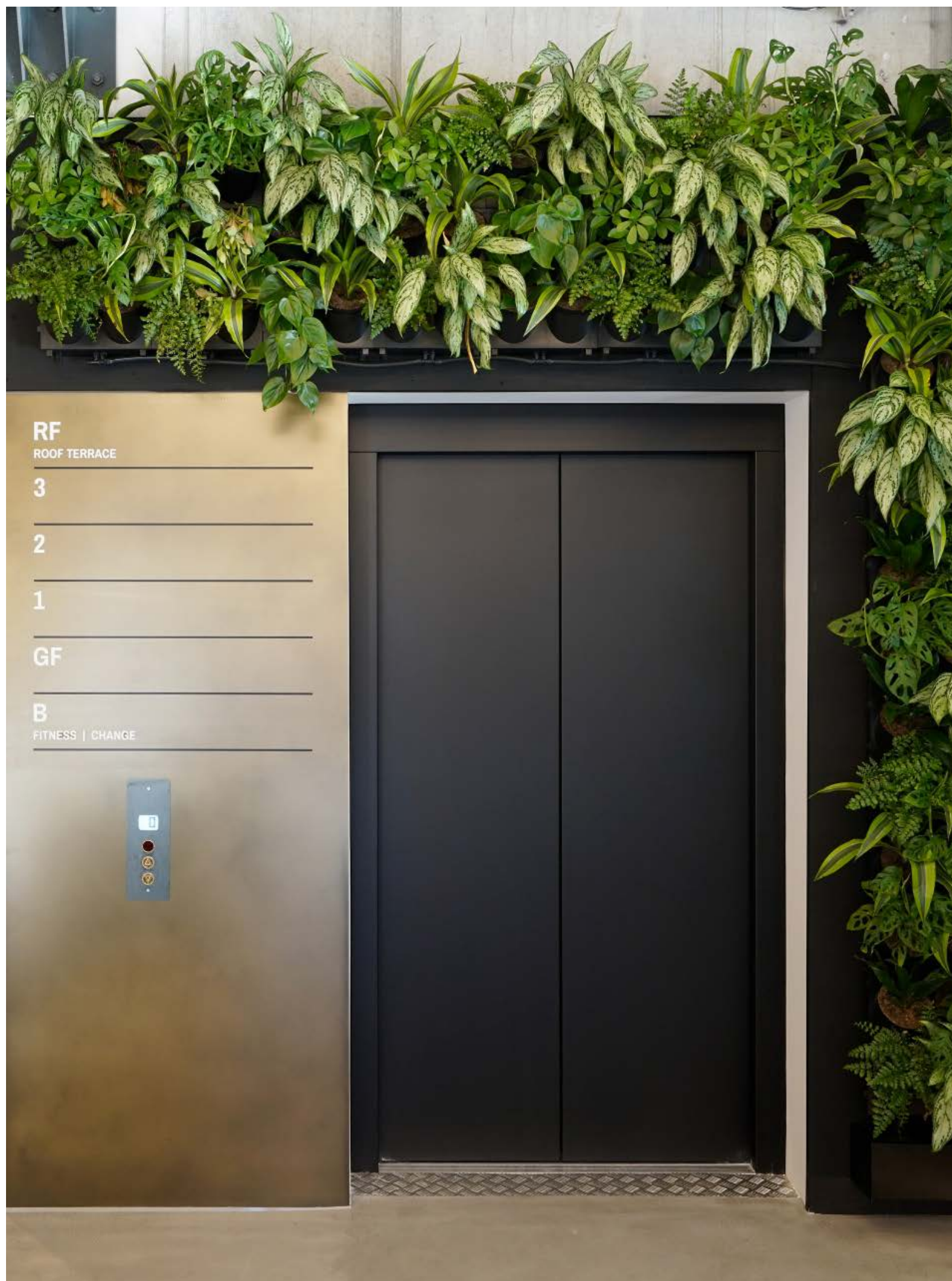
1,755 sq ft roof terrace and extensive on-site facilities



The fourth floor provides a wonderful 1,755 sq ft terrace with panoramic views over London's skyline. The basement level provides excellent end of journey facilities which include a private gym, fully equipped male and female changing rooms with showers, lockers and vanity units as well as bike storage including E-charging points.



100% prime corner
unit with ceiling
heights of 3.79m



SPECIFICATION

The Assembly Rooms has been meticulously designed to exceed BCO guidelines



Up to 2.95 metres
Floor to ceiling heights on all upper floors



Raised Floors
Fully accessible raised floors (height 150 mm)



17 Person Lift
1 x 17 person passenger lift



PIR lighting
Smart Controls to reduce energy usage



Daikin air conditioning
Best-in-class system



23 WC's
With disabled access on every floor



Shower & Changing Facilities
6 showers and male and female changing facilities



Secure Bicycle Storage
31 cycle spaces and 28 lockers

SUSTAINABILITY

Sustainability and wellness form the core of the new building's design



The Assembly Rooms has been designed to ensure a highly sustainable destination through reducing energy usage, increasing positive environmental diversity and its commitment to the health and well-being of employees. Sustainability and wellness form the core of the new building's design, the very fabric of the building has been crafted using Passivhaus principles, which provides the ultimate future-proofing credentials.

Energy Efficiency



FUTURE PROOF HEATING

Air sourced heat pumps to reduce electricity usage



EFFICIENT LED LIGHTING

Occupancy Sensing and Smart Controls to reduce energy usage



HEAT RECOVERY

Ventilation system recovers heat with over 70% energy plate efficiency



FILTRATION

Air filtration supply up to the WELL Building Standard

Environmental



BIOPHILIC DESIGN

Living green wall in reception with a biophilic design, creating a natural air filter



ECOLOGICAL DIVERSITY

Roof terrace designed by landscape architect and ecology expert, Randle Siddeley



GREEN ROOF

Wildflower and sedum mix to enhance site biodiversity



AIR QUALITY

No combustables on site (electric only)

Wellness



ON-SITE GYM

Occupants are encouraged to engage with vital health benefits



NOISE REDUCTION

Building has acoustic baffling to eliminate sound pollution between floors



QUIET PLANT

The roof plant has been designed to reduce sound pollution



SAFER ENVIRONMENTS

Asbestos materials were safely removed from the building, reducing the potential harm to individuals using the property

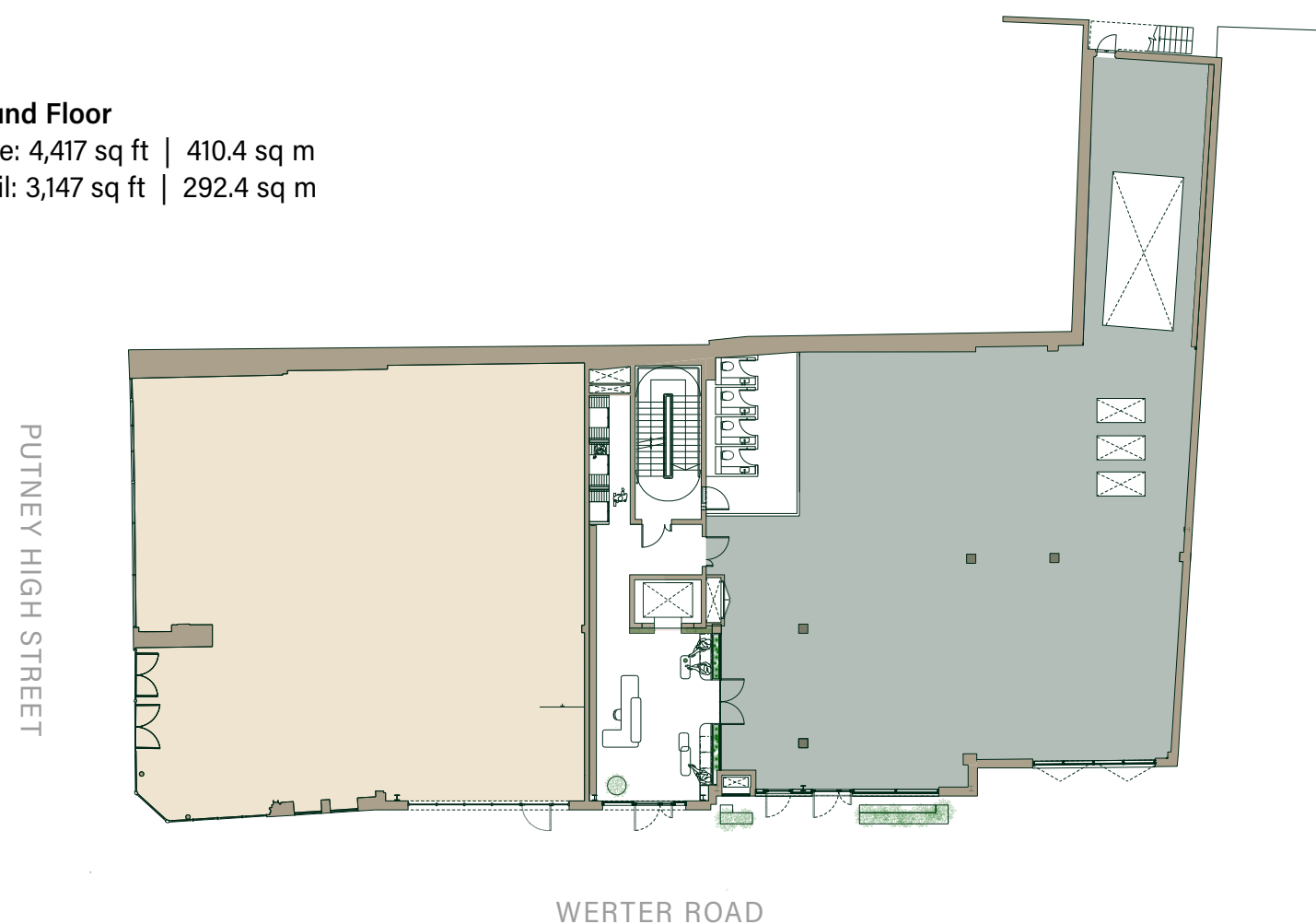
Accommodation

The property comprises the following net internal floor areas.

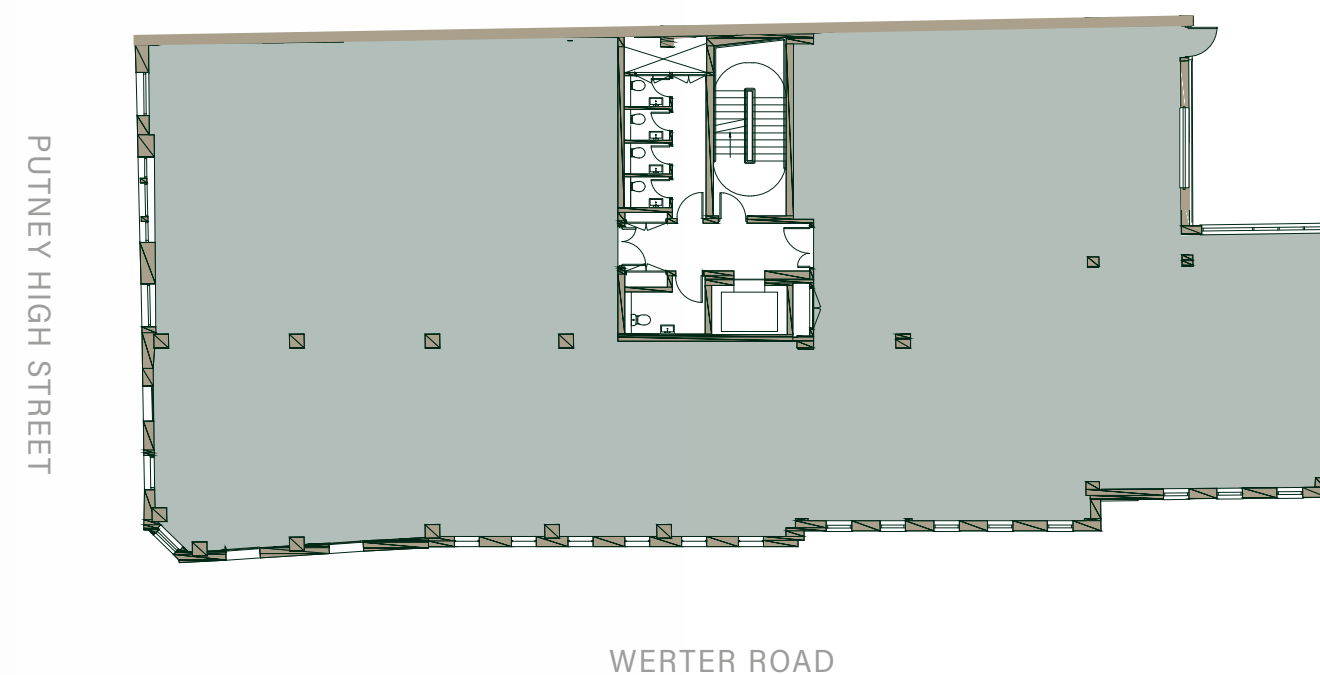
Floor	Use	Sq Ft	Sq M
Fourth	Terrace	1,755	163.0
Third	Office	5,201	483.2
Second	Office	6,070	563.9
First	Office	6,530	606.7
Ground	Office	4,417	410.4
Office Sub-total		22,218	2,064.1
Ground	Retail	3,147	292.4
Basement	Retail	955	88.7
Retail Sub-total		4,102	381.1
Total*		26,321	2,445.3

*total area excludes terrace space.

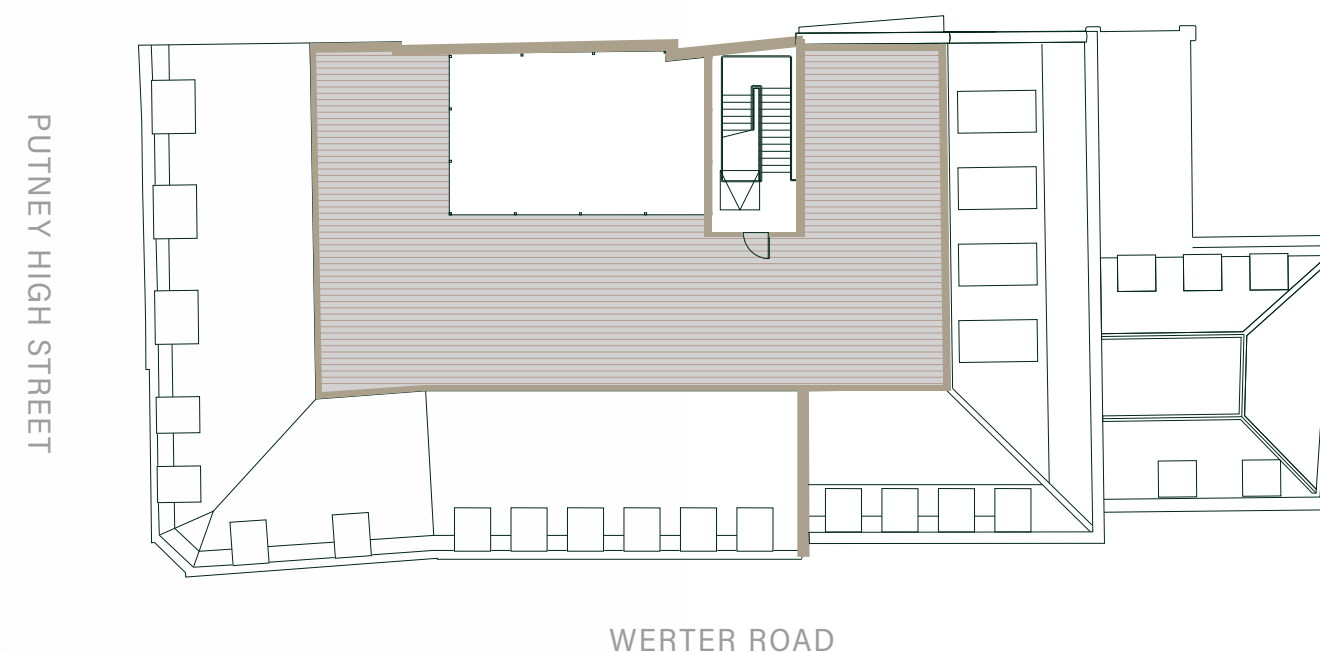
Ground Floor
Office: 4,417 sq ft | 410.4 sq m
Retail: 3,147 sq ft | 292.4 sq m



Typical Upper Floor (First Floor)
6,530 sq ft | 606.7 sq m



Fourth Floor (Terrace)
1,755 sq ft | 163.0 sq m

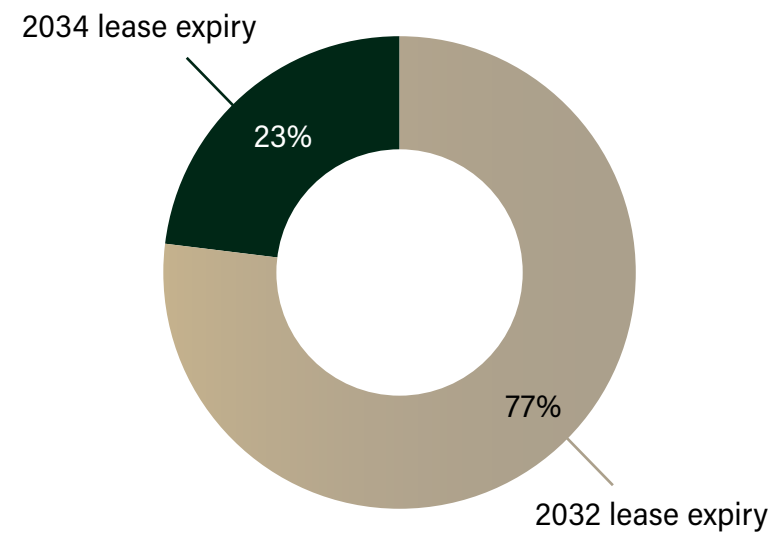


TENANCY SCHEDULE

Floor	Use	Area	Tenant	Lease Start	Next Rent Review	Lease Expiry	Break	Rent psf	Rent pa	Comment
4	Terrace	1,755								
3	Office	5,201						£52.00	£270,452	
2	Office	6,070	Gallaher Limited	18/2/2022	18/2/2027	17/2/2032	17/2/2029	£52.00	£315,640	3 months' rent free if break is not exercised. Tenant benefits from 15 months initial rent free, to be topped up by the vendor.
1	Office	6,530						£52.00	£339,560	
G	Office	3,811						£52.00	£198,172	
G	Reception	606						£26.00	£15,756	
		22,218*								
G	Retail	3,147	National Westminster Bank Plc	27/11/2019	27/11/2024	26/11/2034	26/11/2029	£85.32	£350,000	5 yearly RPI linked rent reviews (2% cap and 4% collar pa). Break penalty equivalent to 6 months' rent. Uplift in 2024 to £417,640 pa assuming inflation remains in excess of 4% pa.
LG	Retail	955								
		26,321*			£1,489,580					

*total area excludes terrace space.

Income % by lease expiry



WAULT of 10.5 years to expiry and 7.1 years to lease breaks





GALLAHER
LIMITED
A member of the **JTI** Group

Gallaher Limited (01501573) - 77% of the income

Founded in 1857, Gallaher Group was a United Kingdom based multinational tobacco company which traded on the London Stock Exchange and was a constituent of the FTSE 100 Index, prior to its acquisition by Japan Tobacco (JTI) in April 2007, the largest ever foreign acquisition in Japanese history.

JTI, ultimately owned by the Government of Japan, trades in the United Kingdom as Gallaher Limited. JTI has long been recognized as a leader in reducing GHG

emissions and has been included in the prestigious 'CDP Climate A List' since 2019. JTI recently announced a commitment to be Carbon Neutral for their operations by 2030 and to achieve Net-Zero GHG emissions across their entire value chain by 2050.

<https://www.jti.com/>

Gallaher Limited (01501573) has a Dun & Bradstreet rating of 5A2 and their latest accounts are summarised as follows:

Year End	31.12.2020	31.12.2019	31.12.2018
Turnover	£5,539,200,000	£4,841,700,000	£4,743,300,000
Pre-Tax Profit	£128,000,000	£120,700,000	£113,000,000
Net Current Assets	£725,700,000	£684,500,000	£624,000,000

NatWest

Natwest (00929027) - 23% of the income

Launched in 1968 NatWest bank is the largest business and commercial bank in the UK serving 19 million customers. The bank is majority owned by the British state.

Offering a comprehensive range of banking and financial services, and a strong local and regional footprint. NatWest occupies

over 900 branches making it the fourth largest occupier the UK employing approximately 60,000 staff.

National Westminster Bank Plc (00929027) has a Dun & Bradstreet rating of 5A1 and their latest accounts are summarised as follows:

Year End	30.06.2021	30.06.2020	30.06.2019
Turnover	£10,271,000,000	£11,220,000,000	£11,148,000,000
Pre-Tax Profit	£602,000,000	£1,326,000,000	£3,510,000,000
Net Worth	£18,790,000,000	£18,601,000,000	£18,809,000,000

INVESTMENT MARKET COMMENTARY

Against the backdrop of a strong occupational market, investment turnover in London offices increased markedly in 2021 to £12.3bn as restrictions on international travel eased and relative pricing with European markets highlights a positive yield spread.

Strong demand for ESG compliant buildings in amenity rich and well-connected locations has resulted in yields falling in both the City and West End markets to 3.75% and 3.25% respectively. Long income opportunities have become increasingly rare and investors have widened their criteria across central London to satisfy minimum yield requirements.



10 Hammersmith Broadway | W6

Purchase Price: £10,585,000
 NIY: 3.83%
 £psf: £1,424
 WAULT: 9.5 years
 Tenure: Freehold
 Purchaser: Assura Plc
 Date: Jun-21



25 Kew Foot Road | TW9

Purchase Price: £7,745,000
 NIY: 4.56%
 £psf: £1,015
 WAULT: 10.0 years
 Tenure: Freehold
 Purchaser: Cew Capital
 Date: Mar-21



1 Embassy Gardens | SW8

Purchase Price: £175,500,000
 NIY: 4.50%
 £psf: £1,127
 WAULT: 8.0 years
 Tenure: Freehold
 Purchaser: Kennedy Wilson
 Date: Jun-21



Chiswick Medical Centre | W4

Purchase Price: Q.£35,500,000
 NIY: 4.00%
 £psf: £1,351
 WAULT: 9.5 years
 Tenure: Freehold
 Purchaser: U/O
 Date: U/O



20 Vauxhall Bridge Road | SW1

Purchase Price: £67,000,000
 NIY: 4.68%
 £psf: £1,060
 WAULT: 10.0 years
 Tenure: Freehold
 Purchaser: Sofidy
 Date: Dec-20



The Painter Building | N1

Purchase Price: £38,400,000
 NIY: 5.00%
 £psf: £1,031
 WAULT: 10.7 years
 Tenure: Freehold
 Purchaser: Private Investor
 Date: Dec-21



One Putney | SW15

Purchase Price: £12,511,375
 NIY: 4.12%
 £psf: £1,363
 WAULT: 25.5 years
 Tenure: Virtual Freehold
 Purchaser: Metro Bank
 Date: Sep-17

DEVELOPMENT TEAM

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THACKERAY GROUP

Thackeray Group, is a real estate investment, development and asset management group with a diverse portfolio of properties across the UK, comprising more than 1 million sq ft across many sectors, including leisure, office and residential. The company has a track record of rejuvenating and regenerating sites rich in heritage, into high-quality, mixed-use spaces which benefit local communities.

Thackeray is headquartered in London's Chelsea with a team of long-standing colleagues focused on expanding the portfolio, which currently has a projected development value of £400 million by 2026.

thackerayestates.com

JO COWEN ARCHITECTS

Jo Cowen Architects is an award-winning architecture practice who specialise in designing homes and are passionate about creating exceptional places and schemes rooted in sustainable, socially cohesive communities.

jocowenarchitects.com

STANWAY INTERIORS

Stanway Interiors are a leading main contractor with extensive experience of incorporating cutting edge technical services and integrating these seamlessly with the building management systems.

stanwayinteriors.co.uk





FURTHER INFORMATION

TENURE

The property is held freehold under three titles.

VAT

The property has been elected for VAT. It is therefore anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

EPC

The property has an EPC rating of 34B on the offices. A copy can be provided on request.

UK SPV

The freehold interest is held in a clean UK SPV. Further information can be provided on request.

Proposal

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Assuming inflation remains above 4% the running yield will increase to **4.86%** and **5.07%** respectively, in 2024.

CONTACT

For further information, access to the data room or to arrange an inspection please contact:



Ed De Stefano
Tel: 07817 638 129
Email: eddestefano@tydusre.com

Henry Leighton
Tel: 07793 726 286
Email: henryleighton@tydusre.com

Will Elphinstone
Tel: 07876 131 346
Email: willelphinstone@tydusre.com



Alex Fryer
Tel: 07977 265 462
Email: alex.fryer@knightfrank.com

Oli Sprackling
Tel: 07977 268 741
Email: oliver.sprackling@knightfrank.com

Huw Gordon
Tel: 07412 669 494
Email: huw.gordon@knightfrank.com

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WERTER ROAD

THE ASSEMBLY ROOMS