



UNION BUILDING

78 CORNHILL, LONDON, EC3

PRIME FREEHOLD CITY OF LONDON INVESTMENT OPPORTUNITY



UNION BUILDING

Investment Summary

- Rare Corner Freehold, last traded in 1978.
- Prime City of London location, 100m from the Bank of England and situated on one of the most prestigious streets in the City.
- First-class transport connectivity, with seven key stations within a 7-minute walk.
- 16,888 sq ft (1,568.9 sq m) of office and ancillary accommodation arranged over basement, lower ground, ground and seven upper floors.
- The vendor has recently spent circa £4.30 million to comprehensively upgrade the asset, including a remodelled reception, new end of trip facilities and on-floor Cat A/B refurbishment works.
- EPC B and BREEAM Very Good ratings achieved on circa 75% of the office accommodation.
- The building is multi-let to eight office tenants, producing a topped-up passing rent of £1,030,836.70 per annum, reflecting a low average rent of £61.04 per sq ft overall.
- Secure income reflecting a weighted average unexpired term of 4.1 years to expiries (2.1 years to breaks) on the let space.
- Short and medium-term asset management potential to let the vacant fifth floor as well as refurbishment of the fourth and sixth floors upon lease expiries.

Offers are sought in excess of £15,450,000, subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of £915 per sq ft and 6.25% NIY, assuming purchaser's costs of 6.80%.





LIVERPOOL ST 

22 BISHOPSGATE

THE LEADENHALL BUILDING

20 FENCHURCH ST

LEADENHALL MARKET

THE ROYAL EXCHANGE

MONUMENT 

THE BANK OF ENGLAND

BANK 

THE NED

Attractive Core City of London Freehold.



LOCATION

Union Building is situated on the north side of Cornhill, occupying a prominent corner position at the junction with Finch Lane

CORNHILL

Cornhill, running alongside the Royal Exchange, is one of the City of London's most high-profile addresses. It has strategic importance as one of the key routes radiating from Bank junction.

This part of the City has seen the historic street pattern preserved since Roman times. Traditionally Cornhill has connected the Bank of England with Lloyd's of London and Leadenhall Market; it has retained its

prominence into the 21st century and provides a route from the heart of the City into the cluster of tower buildings which are focused around Leadenhall Street.

Cornhill and the parallel streets of Threadneedle Street and Lombard Street are the three most prestigious streets in the City and represent the traditional heart of the financial, banking and insurance industries.



The Royal Exchange and Cornhill



View of The Royal Exchange on Threadneedle Street

BANK JUNCTION

The recently completed semi-pedestrianisation of Bank Junction, coupled with the works to upgrade Bank Underground Station, has reinvigorated the historic core of the City.

The 'All Change at Bank' project has increased and upgraded the public realm around the Bank Junction and dramatically reduced traffic. The project prioritises space for pedestrians via the creation of new areas for seating and greenery.

Princes Street, Threadneedle Street and Queen Victoria Street are all now limited to cycle and bus access, significantly reducing traffic at the junction.

Union Building occupies a unique position in the very heart of the City of London, circa 100 metres from the Bank of England, Royal Exchange and Mansion House.



Bank of England



UNION BUILDING

Set within a diverse and thriving area of the City of London

LOCAL AREA

This area of the City is home to numerous globally recognised occupiers.

While traditionally associated with banking and finance, the City core now attracts a more diverse occupier base, including those from the technology sector as London leads the way in fintech, with high profile occupiers such as Mimecast, Apple, and Amazon acquiring significant office space in the last few years.

The locality provides a fantastic and diverse range of amenities. Immediately west of the property is the celebrated Royal Exchange, a collection of restaurants, casual eateries and a wine bar, all set within the beautiful historic architecture.

In addition to this, Leadenhall Market, Bloomberg Arcade, The Ned, Spitalfields Market and Broadgate Circle are all within a short walk from the property.



The Royal Exchange



Broadgate Circle



Bloomberg Arcade



OCCUPIERS

INSURANCE

- Allianz
- AON
- Aviva Investors
- AXA
- CFC Underwriting
- Chubb
- Hiscox
- Lloyd's of London
- Royal London
- W. R. Berkley

FINANCIAL / PROFESSIONAL

- Accenture
- ING
- M&G Investment Management
- RBC
- Wells Fargo

LEGAL

- King & Spalding
- Kirkland & Ellis
- White & Case

TECH

- Salesforce

AMENITIES RETAIL & LEISURE

BARS & RESTAURANTS

- 14 Hills
- Brewdog
- Burger & Lobster
- City Social
- Fortnum & Mason
- Sushi Samba
- The Alchemist
- The Folly

HOTELS

- Pan Pacific London
- The Ned

RETAIL

- Louis Vuitton
- Aspinal
- Montblanc
- Tiffany & Co.
- Jo Malone
- Hermès

GYMS

- Equinox
- F45
- Fitness First
- Foundry Gym
- Virgin Active



CORNHILL

2,000 years of History

Cornhill derives its name from a corn market held on the street and dates back to Roman times.

It is one of the most important and ancient City thoroughfares, joining other key streets at Bank Junction where the Bank of England and the Royal Exchange sit side-by-side.

It was in the time of Elizabeth I that the Royal Exchange was built, acting as a venue where bankers could meet and exchange with the ships' captains who were bringing valuable cargoes to England from distant parts of the globe. The Royal Exchange has therefore been the catalyst for many forms of commercial trading.

Originally a meat, poultry and game market in the 1300's, Leadenhall Market has served as an important centre for commerce. Today the market provides a range of retail and restaurant options and is one of the City's principal shopping centres.

The area surrounding Cornhill is both well established and also evolving. The City Tower Cluster, a global business district, sits to the east and is home to several iconic developments including 122 Leadenhall Street (The Cheesegrater), 20 Fenchurch Street (The Walkie Talkie) and 22 Bishopsgate. The area is due to be enhanced further, with the proposed construction of One Undershaft, 70 Gracechurch Street and 100 Leadenhall Street.



The Royal Exchange



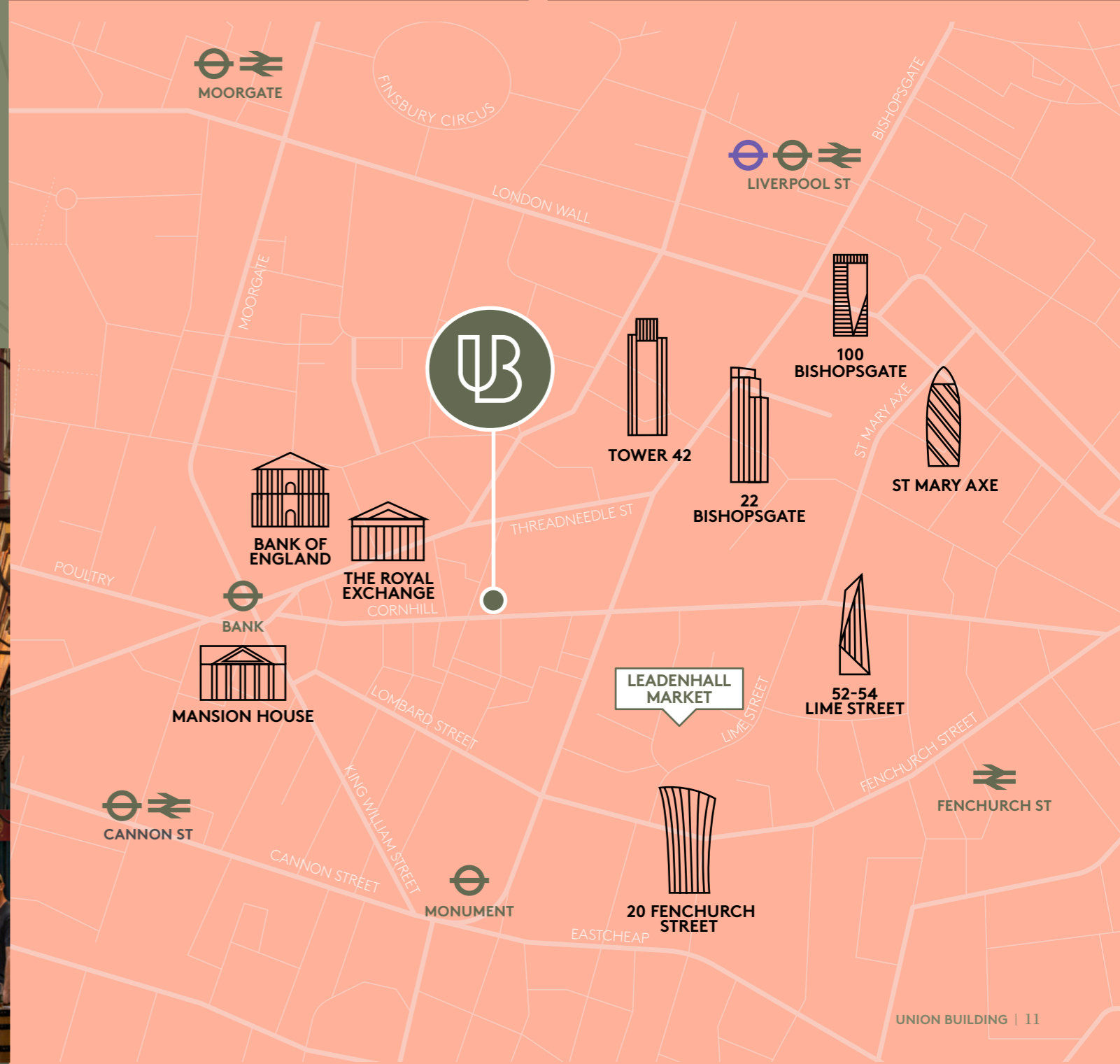
The City Tower Cluster



Bank of England



Leadenhall Market



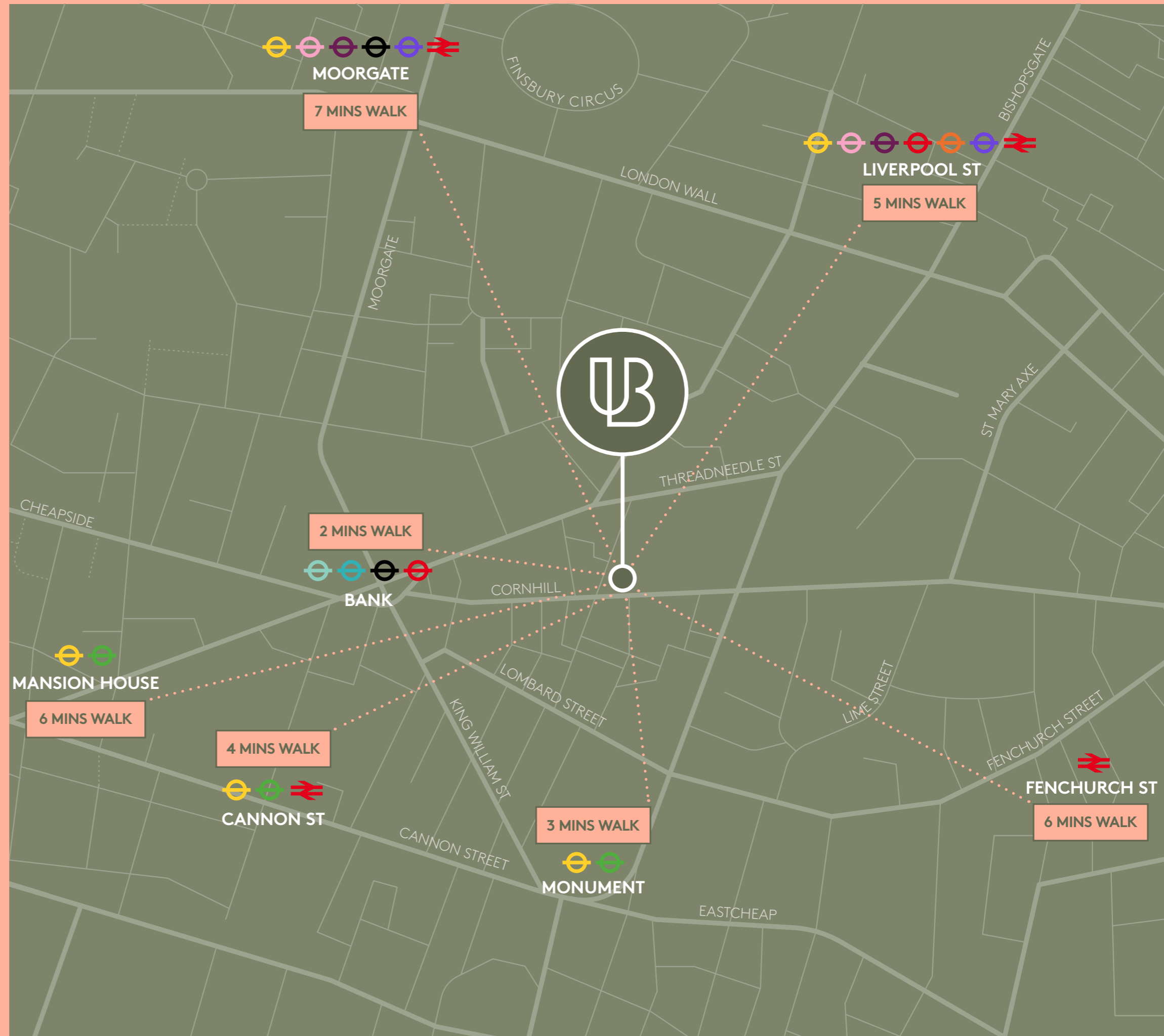
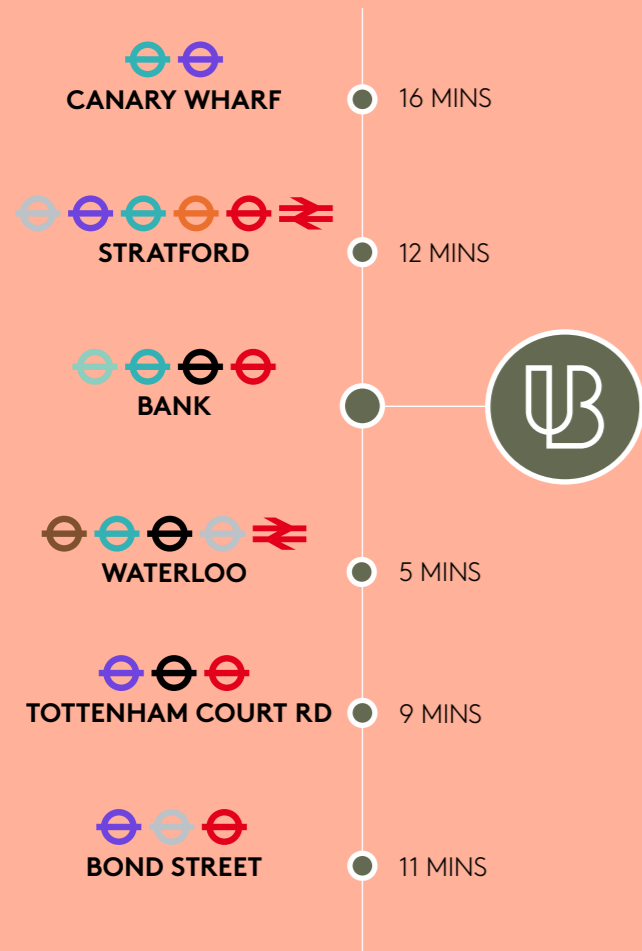


CONNECTIVITY

Union Building benefits from outstanding transport connectivity, being located within a 7-minute walk of seven key London stations – Bank, Liverpool Street, Moorgate, Cannon Street, Monument, Mansion House and Fenchurch Street.

These stations offer Union Building access to multiple London Underground lines, London Overground, National Rail services and The Elizabeth Line.

JOURNEY TIMES FROM BANK





Union Building is an historic corner building in a prime City of London location.

Following extensive refurbishment, it now provides high quality, contemporary office accommodation with strong growth potential.





DESCRIPTION

Union Building is a prime corner period office property that has recently been comprehensively upgraded and refurbished.

This historic building is arranged over basement, lower ground, ground and seven upper floors. The reception lobby is accessed from a dedicated entrance from Cornhill and newly installed end-of-trip facilities are located at lower ground and basement levels.

Circa 75% of the office accommodation was refurbished in 2023 - 2024. The remainder was upgraded in 2017. Floors benefit from Cat A and Cat B specifications.

Floorplates range from 846 sq ft to 2,077 sq ft and benefit from excellent levels of natural light given the corner position. The lower ground floor also has light from the Cornhill and Finch Lane elevations.



Hotel style lobby



CAT A floor with tenant fit-out



Fitted floor



SPECIFICATION



VRF air-conditioning



LED Lighting



Exposed services on refurbished floors



Raised flooring



Generous ceiling heights up to 4m



Two passenger lifts



Male and female WCs on each floor



Excellent levels of natural light from three elevations



Manned hotel style reception lobby



Secure bike storage, lockers and shower facilities



75% of the building has an EPC B



BREEAM - Very Good rating achieved on refurbished floors



Showers



Cycle storage



Male & female changing facilities



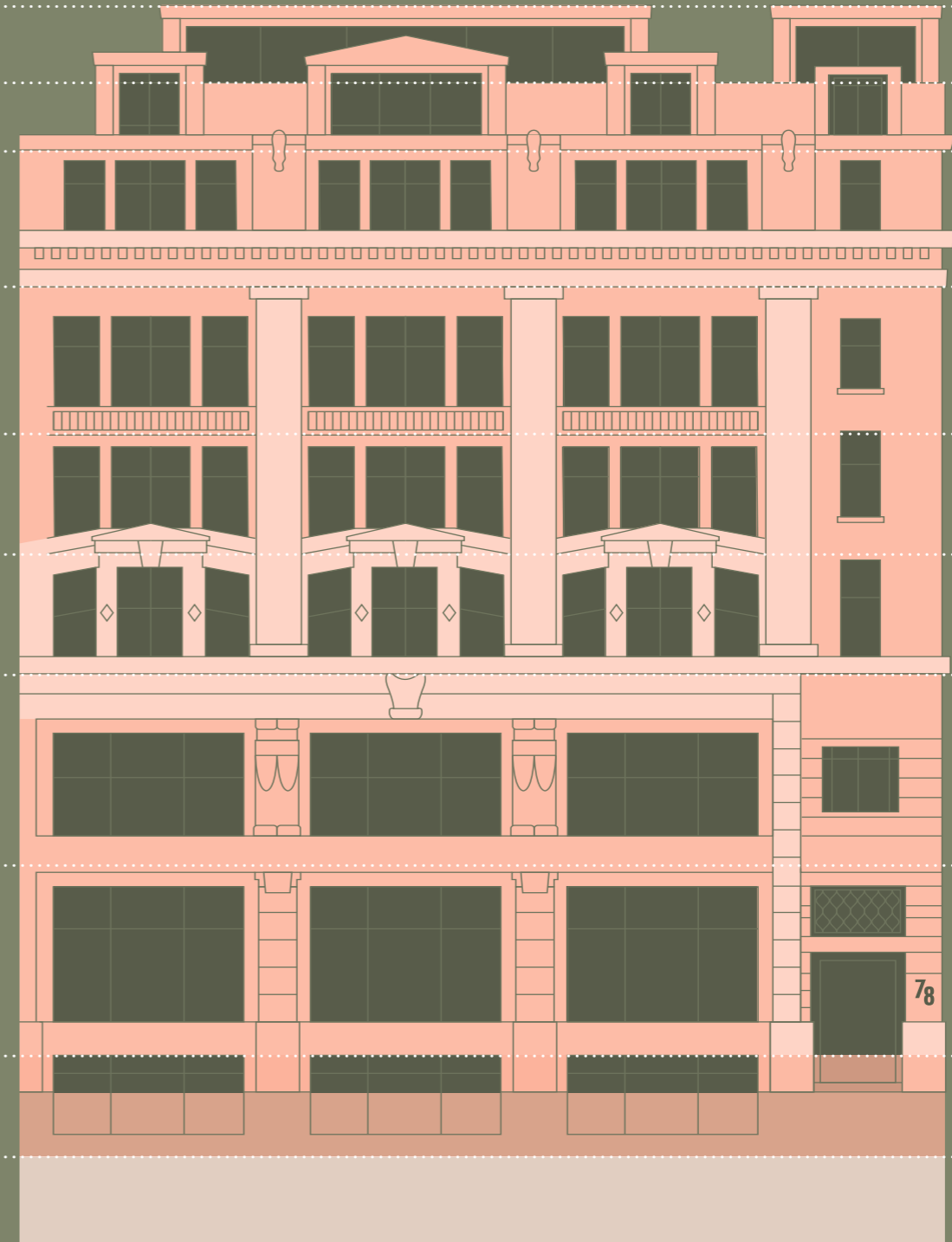
Fitted floor



ACCOMMODATION

The property has been measured by Lane & Frankham and Plowman Craven in accordance with the RICS Code of Measuring Practice (6th edition) and comprises the following net internal area.

Floor	Use	NIA Sq Ft	NIA Sq M
7th	Office	846	78.6
6th	Office	1,313	122.0
5th	Office	1,794	166.7
4th	Office	1,942	180.4
3rd	Office	2,038	189.3
2nd	Office	2,024	188.0
1st	Office	2,077	193.0
Ground	Office	2,076	192.9
Lower Ground	Office	1,838	170.8
Basement	Store	940	87.2
Total		16,888	1,568.9

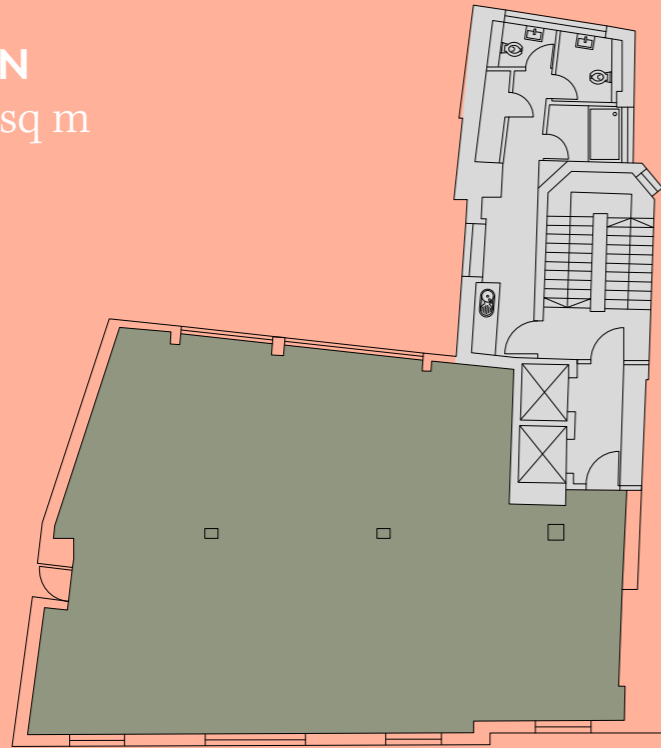


FLOOR PLANS

6TH FLOOR PLAN

1,313 sq ft / 122.0 sq m

- Office floor
- Core

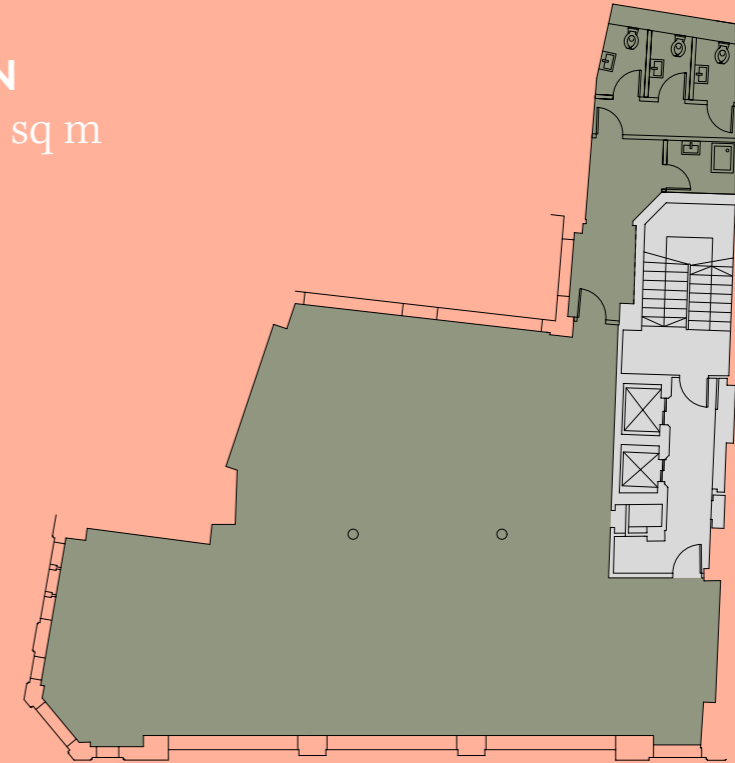


CORNHILL

1ST FLOOR PLAN

2,077 sq ft / 193.0 sq m

- Office floor
- Core

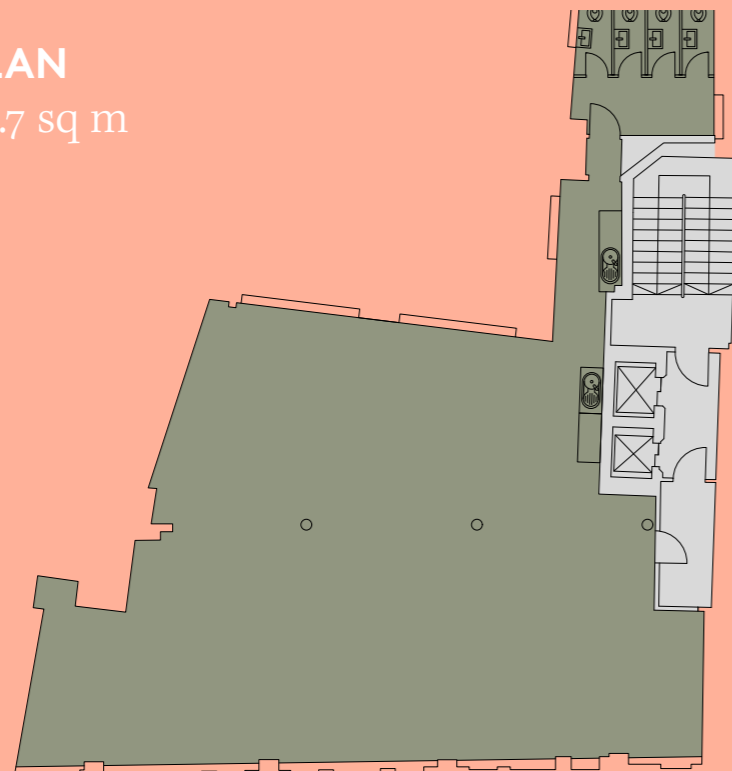


CORNHILL

5TH FLOOR PLAN

1,794 sq ft / 166.7 sq m

- Office floor
- Core

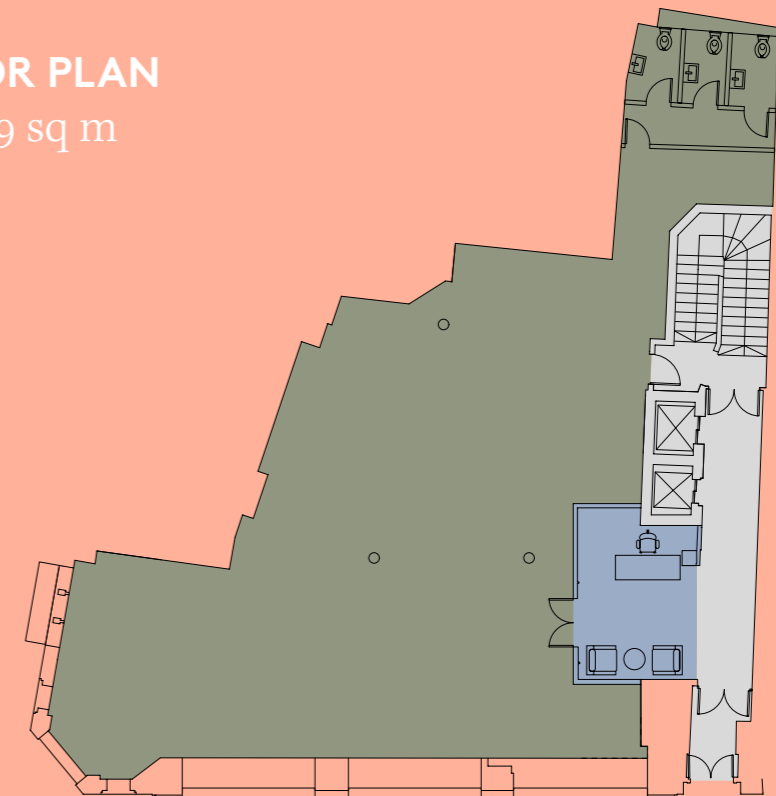


CORNHILL

GROUND FLOOR PLAN

2,076 sq ft / 192.9 sq m

- Office floor
- Core
- Reception



CORNHILL

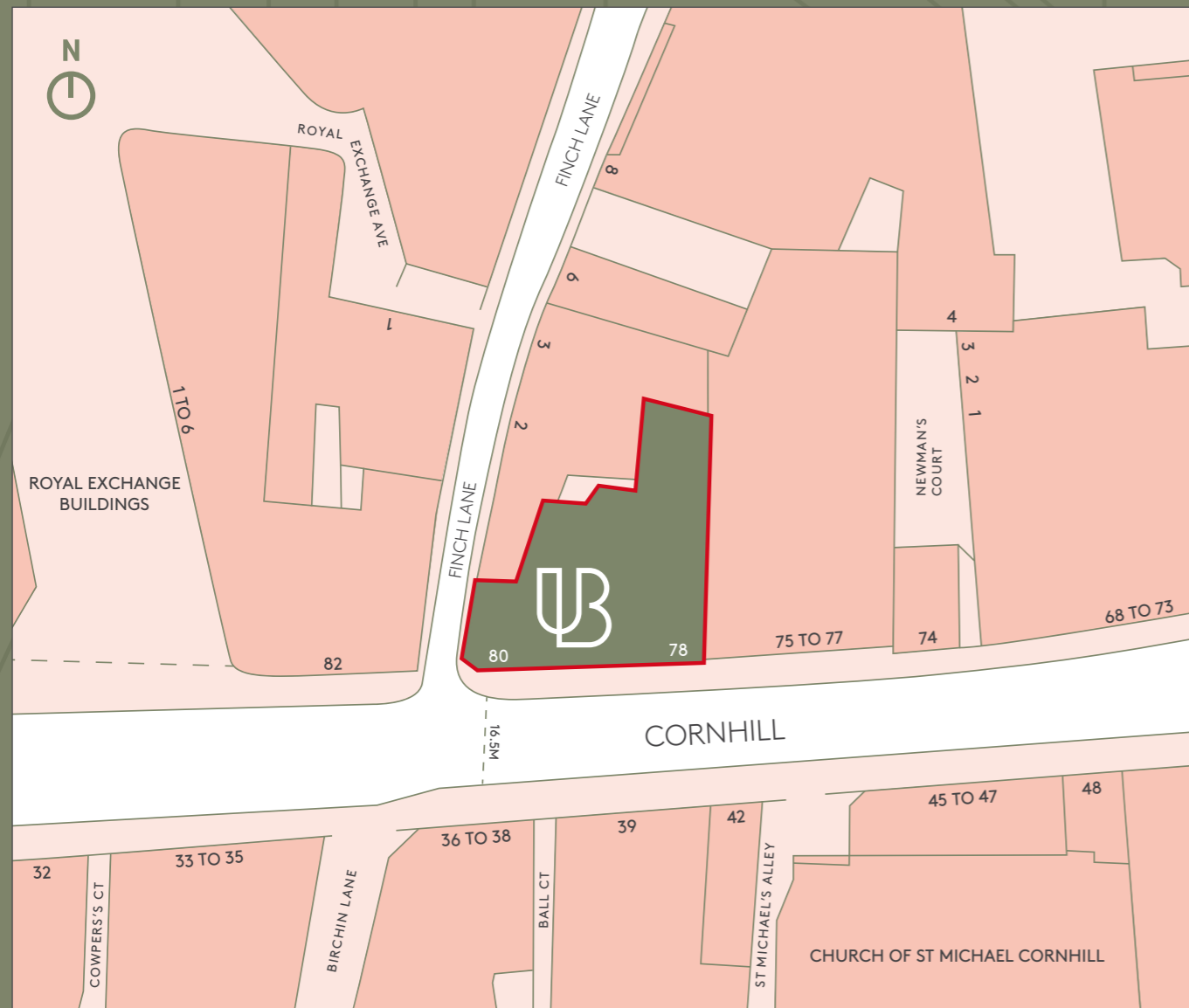




TENURE

The property is held freehold under the title numbers 268128 and 253540. The site is bound by Cornhill to the south and Finch Lane to the west and extends to approximately 0.074 acres (0.03 hectares).

The OS extract below shows the approximate extent of the property outline in red.



Plan obtained from HM Land Registry. Not to scale. For indicative purposes only.





TENANCY

RENT PASSING

The total passing rent, inclusive of vendor rental top-ups and rent guarantees is £1,030,836.70 per annum reflecting a low average rent of £61.04 per sq ft.

WAULT

Union Building is multi-let to eight tenants in accordance with the tenancy schedule below, providing a weighted average unexpired term of 4.1 years to expiries (2.1 years to breaks) on the let space.

Tenant	Floor	Use	Area	Lease Start	Break Option	Lease Expiry	Passing Rent (£p.a)	Passing Rent (psf)	EPC Rating	Comments
Total Risk Solutions (London) Ltd	7th	Office	846	14/03/2023	14/03/2027	13/03/2029	£50,937.50	£60.21	C	Service charge cap at £14,446.65 per annum subject to RPI adjustment. The tenant did not exercise their March 2025 break option and are therefore entitled to four months rent-free from 14/03/2025 which will be 'topped-up' by the vendor. The tenant is entitled to a further four months rent-free if they do not exercise their March 2027 break option.
RVS Dev UK Ltd	6th	Office	1,313	20/03/2024	-	19/03/2026	£79,042.20	£60.20	C	Rent deposit of £46,044. Service charge cap at £25,313.45 per annum subject to RPI adjustment.
Vacant	5th	Office	1,794	-	-	-	£124,683	£69.50	B	Vendor to provide 12 month rental 'top-up'.
Crake Asset Management LLP	4th	Office	1,942	15/03/2024	15/03/2027	14/03/2029	£125,400	£64.57	C	Rent deposit of £114,298.38. Service charge cap of £39,342.86 per annum, subject to RPI adjustment. The tenant is entitled to a 6 month rent-free period if the break option is not exercised.
D C Byte Ltd	3rd	Office	2,038	03/11/2023	02/11/2026	02/11/2028	£148,774	£73.00	B	Rent deposit of £89,264.40. The tenant is entitled to 10 months half rent (of £74,387) if the break option is not exercised. Fully-fitted.
Volofin Capital Management Ltd	2nd	Office	2,024	02/04/2024	02/04/2026 02/04/2027	01/04/2029	£157,872	£78.00	B	The tenant is entitled to five months' rent free if both break options are not exercised. Rent payable becomes £151,800 per annum (£75.00 per sq ft) in Year 3. Rent deposit of £142,084.80. Fully-fitted.
Foot Anstey LLP	1st	Office	2,077	From lease completion	3 years from lease completion	5 years from lease completion	£150,600	£72.51	B	The tenant currently has an agreement for lease with the lease completion being subject to Landlord's Works being completed. Initial two month rent free period to be 'topped-up' by the vendor. The tenant is entitled to four months' rent free if the break option is not exercised. Service charge cap of £35,308.90, subject to annual CPI increases. Fully-fitted.
Jove International Ltd	Ground	Office	1,874	10/07/2023	09/07/2026	09/07/2028	£123,684	£66.00	B	Service charge cap of £32,484.64, subject to RPI adjustment. The tenant is entitled to five months' rent free if the break option is not exercised.
Reception	Ground	Reception/ Business Lounge	202	-	-	-	-	-	B	-
3MSE Ltd	Lower Ground	Office	1,838	02/09/2024	01/09/2029	01/09/2034	£69,844	£38.00	B	Initial fourteen months' rent free period to be 'topped-up' by the vendor. The tenant is entitled to a further nine months' rent free if the break option is not exercised. Rent deposit of £120,953.20.
Vacant	Basement	Storage	940	-	-	-	-	-	-	-
TOTAL			16,888				£1,030,836.70	£61.04		

Notes: All leases are contracted outside of the Landlord and Tenant Act 1954.



TENANT COVENANTS

Well diversified secure income from eight tenants



D&B Rating: N3

Volofin is a specialty finance and alternative asset management firm focused on delivering innovative financing and investment solutions for its commercial aviation customers and institutional clients. Volofin have operations in London, New York, South Carolina and Dublin.



D&B Rating: A3

DC Byte provide comprehensive data centre research covering the EMEA, APAC and Americas regions to a worldwide customer base. DC Byte have operations in London, Singapore, Sofia and Virginia.



D&B Rating: 2A 1

Crake Asset Management is a global equities hedge fund incorporated in May 2018. Crake Asset Management launched its debut fund in Q3 of 2019 with a global long/short approach across stocks and underlying commodities.



D&B Rating: 2A 1

Jove International Ltd is a specialist headhunting firm delivering talent across the quantitative trading, technology-driven and big data space.



D&B Rating: N2

RVS Dev UK Ltd provides derivative pricing services for the OTC Global Derivative Markets. Founded in 2009 to improve the ability of global banks to support their book valuations of illiquid assets and liabilities. RVS has operations in Asia, Europe and Australia.



D&B Rating: 1A 2

3MSE Ltd are an experienced provider in the delivery of Building Management Systems, Integration, Planned Preventative Maintenance and Energy Management Services. The business was established in 2014 and headquartered in London.



D&B Rating: 1A 1

Total Risk Solutions (London) Ltd is an independent energy insurance consultancy, providing advice to local insurance companies insuring national oil and gas interests. Total Risk Solutions have offices in London and Singapore.



D&B Rating: N1

Foot Anstey are among the UK's top 100 law firms, with just under 50 partners and 500 staff. Through their network of seven offices, they operate as one national team offering specialist legal advice and services to regional, national and international clients, both businesses and individuals.



CAT A floor with tenant fit-out



CGI of 1st floor fit-out



ASSET MANAGEMENT

- Union Building achieved an EPC B and BREEM Very Good rating on all recently refurbished floors.
- In the medium term there is an opportunity to refurbish and upgrade the 4th, 6th and 7th floors.
- The basement of Union Building could be utilised to provide breakout/meeting room space for the incoming tenant of the lower ground floor to provide additional income.



Fitted floor



Fitted floor



Fitted floor



FURTHER INFORMATION

PLANNING

Union Building is located within the City of London planning authority. The property is not listed, but is situated in the Bank Conservation Area.

DATA ROOM

Access to the legal data room is available upon request from the vendor's sales team.

VAT

The property is elected for VAT. It is envisaged that the sale will be structured by way of a Transfer of a Going Concern.

EPC

Lower ground, ground, 1st - 3rd and 5th floors have an EPC rating of B. The 4th, 6th and 7th floors have an EPC rating of C.

CAPITAL ALLOWANCES

Capital allowances may be available by way of a separate negotiation. Further details are available upon request.

AML REGULATIONS

In order to discharge their legal obligations, including under applicable anti-money laundering regulations, Cushman & Wakefield will require certain information of the successful bidder. In submitting a bid you agree to provide such information when Heads of Terms are agreed.

PROPOSAL

Offers are sought in excess of **£15,450,000**, subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of £915 per sq ft and 6.25% NIY, assuming purchaser's costs of 6.80%.



UNION BUILDING

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October 2024.

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