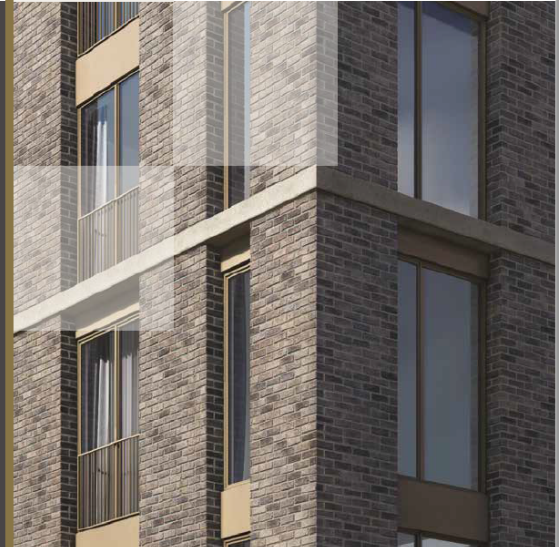


Project Alcove

71-73 Chamber Street, London E1 8BL



Opportunity Overview

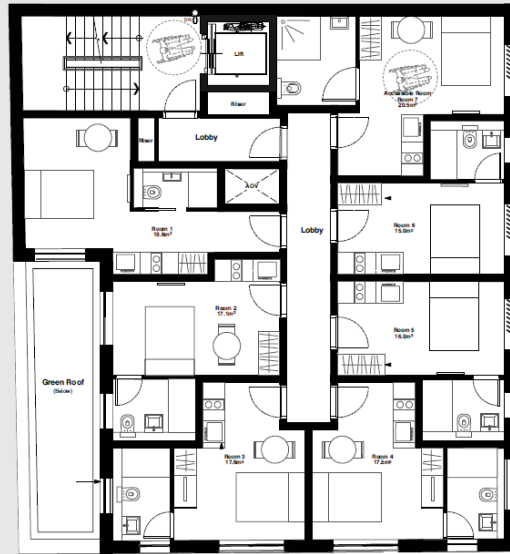
Opportunity to operate
and /or acquire:

- Seven floors plus Basement
- 32 serviced apartments
- 3 classed as accessible
- Office Space: 379 m²
- Full C1 & B1 planning permission
- Average room size: 17.5m²
- Back of house facilities
- Front of house facilities
- GIA: 1,339.7m²
- NIA: 939.3m²

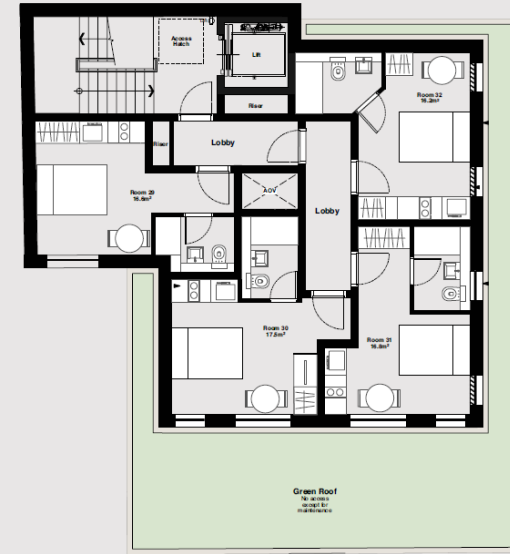


Floor Plans

Proposed C1 Serviced Apartments Floors 1-5



Proposed C1 Serviced Apartments Floor 6



The Process

The MRP Group formally invites you to consider the proposition and submit a Letter of Interest to operate (lease) and/or acquire (forward purchase/fund) the site by 14th September 2018.

Following this, please submit your proposal to lease and/or acquire by 26th September 2018.

Lease offers should include:

- Term
- Lease FRI Terms
- Company Guarantees
- Rent
- Rental Increases
- Break Requirements
- 10-Year Forecast
- Other Requirement

Acquisition offers should include:

- Proposed Purchase Price
- Forward Purchase / Fund
- Deposit Level
- Board Approval Process
- Your Role (Developer/Investor)



Contacts



Max Thorne
Chief Executive

+44 7768 617995
max.thorne@mrpadvisor.com



Vikkie Ware
Business Manager

+44 20 7030 3237
vikkie.ware@mrpadvisor.com



Narup Chana
Senior Analyst

+44 7407 385694
narup.chana@mrpadvisor.com



Jessica Rollett
Analyst

+44 7789 466921
jessica.rollett@mrpadvisor.com