



TIGER HOUSE

LONDON WC1

OF INTEREST TO OWNER OCCUPIERS AND INVESTORS

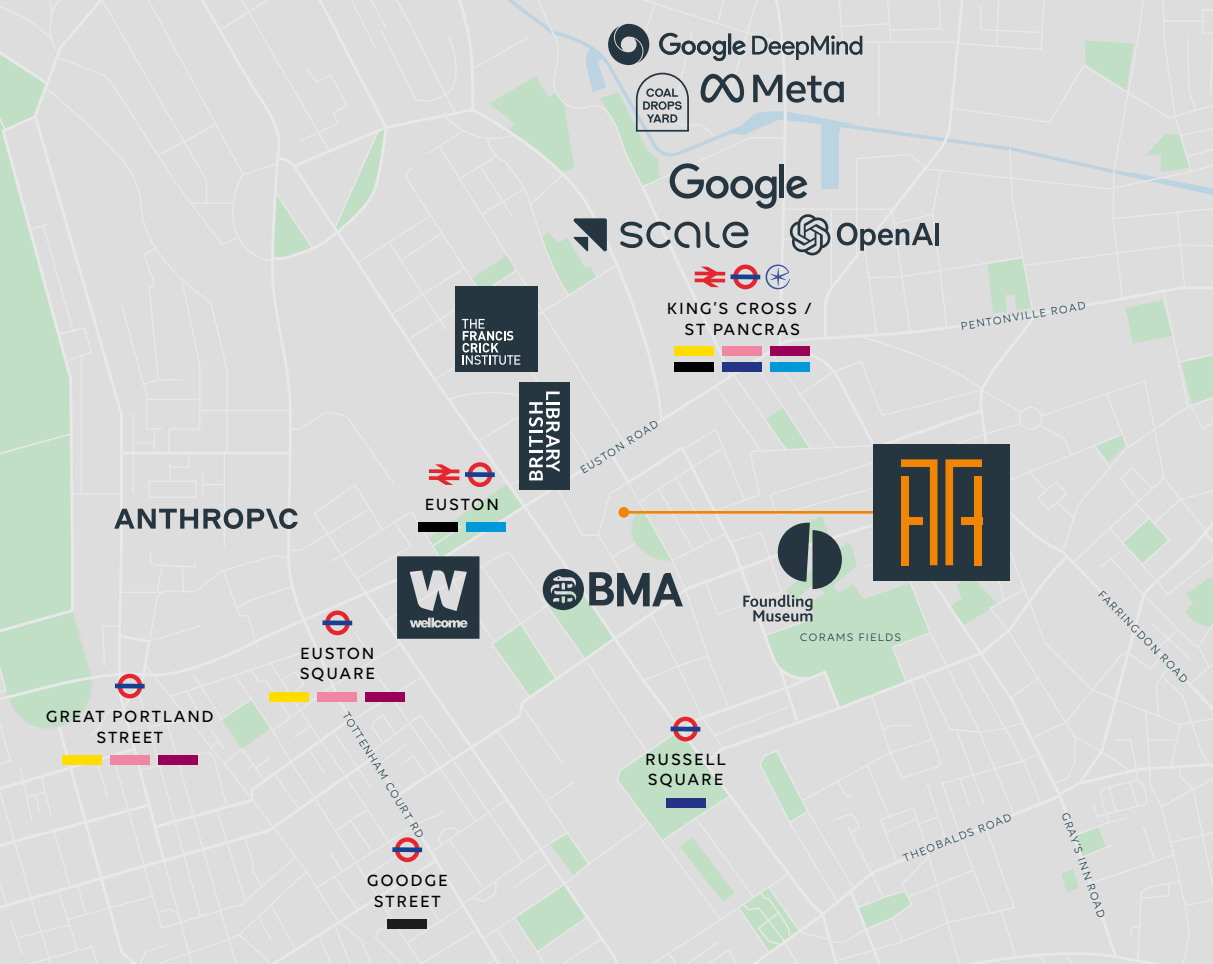
TIGER HOUSE, BURTON STREET, LONDON WC1H 9BY & 39 BURTON STREET, LONDON WC1H 9AL

INVESTMENT SUMMARY

- ◆ Income producing, mixed use commercial building
- ◆ Held on a long lease expiring in circa 120 years and with a ground rent of £400 PA
- ◆ RIBA award winning design
- ◆ Comprising 2 self contained studio offices occupied under license and 12 flats sold off on long leases
- ◆ Residential long leases co-terminous with head lease
- ◆ Office licenses on 3 months break notices
- ◆ Net office income of £138,000 PA
- ◆ Residential ground rent income of £4,950 PA
- ◆ Total net income of £142,550 PA

OFFERS IN EXCESS OF £2,000,000, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT.





LOCATION

Situated on Burton Street which is a short walk to both King's Cross and Euston Stations and with the historic Woburn Walk on its doorstep.

Burton Street was constructed in the early 19th century by the celebrated London developer James Burton, one of the most influential and successful property developers of the Georgian and Regency era and was influential for the Georgian expansion within Bloomsbury, the West End, Regents Park and St. John's Wood.

Tiger House is within the heart of the Knowledge Quarter which contains one of the highest densities of knowledge-based and scientific organizations in the world and is the centre of AI advancement.





DESCRIPTION

Tiger House is an award winning mixed use development that was constructed in 1999 and comprises 2 self contained studio offices within a courtyard environment along with 9 residential apartments with associated secure car parking. RIBA described the development as "urban keyhole surgery of the utmost finesse".

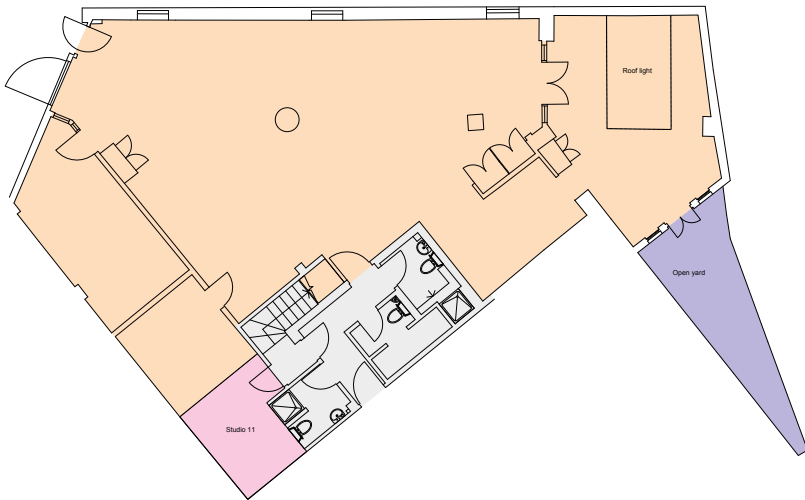
The 2 studio offices are income producing and occupied under licences.

The 9 flats are sold off on long leases predominantly with 120 years remaining.

39 Burton Street is connected to Tiger House via the secure car park and sits above the southern entrance. It was constructed in the 1920's and comprises 3 flats which are also sold on off on long leases with some 120 years remaining.



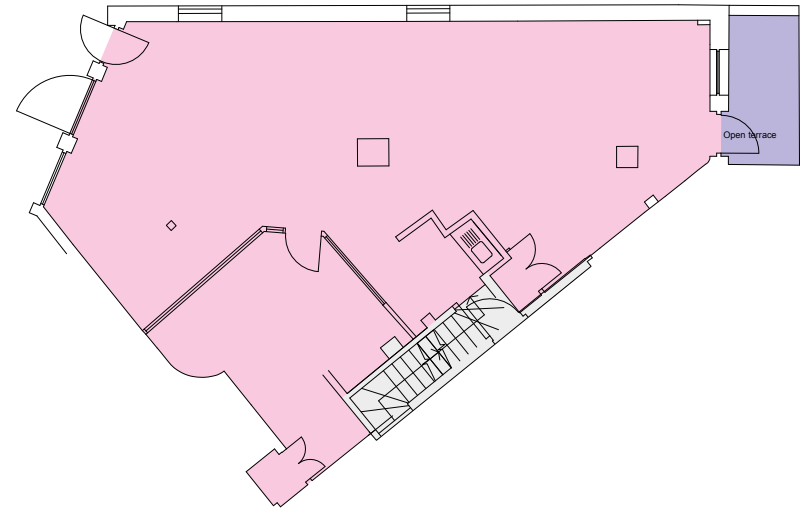
STUDIO 10 TIGER HOUSE GROUND FLOOR



Studio 10 Tiger House is a ground floor studio office accessed from an internal courtyard to the front and benefits from a rear garden and a car parking space.

It is arranged as a predominantly open plan, comfort cooled office with 3 meeting rooms of differing sizes and a modern fitted kitchen.

STUDIO 11 TIGER HOUSE FIRST FLOOR



Studio 11 Tiger House is situated on the 1st floor and can be accessed from either an external staircase or from an internal staircase accessed from the office core or rear car park. Studio 11 is also predominantly open plan, comfort cooled and benefits from its own balcony, ground floor store and car parking space.

The office core provides an internal staircase between the floors, 3 WCs, 2 showers and access to the car park.

Both offices are fully furnished by The Licensor and occupied under fully inclusive license agreements that can be terminated on 3 months notice.



ACCOMMODATION



PROPERTY	FLOOR	NIA SQ FT	GIA SQ FT
Offices Tiger House, Burton Street, London WC1H 9BY			
Studio 11 Tiger House + parking space 11	1st	1,074	1,242
Studio 10 Tiger House + parking space 10	Ground	1,691	1,921
TOTAL		2,765	3,163

PROPERTY	FLOOR	NIA SQ FT	GIA SQ FT
Flats Tiger House, Burton Street, London WC1H 9BY			
Flat 1, Tiger House + car parking space 1	Ground, 1st + 2nd	-	1,208
Flat 2, Tiger House + car parking space 2	1st and 2nd	-	678
Flat 3, Tiger House + car parking space 3	1st and 2nd	-	934
Flat 4, Tiger House + car parking space 4	1st and 2nd	-	961
Flat 5, Tiger House + car parking space 5	1st and 2nd	-	961
Flat 6, Tiger House + car parking space 6	1st and 2nd	-	961
Flat 7, Tiger House	2nd	-	498
Flat 8, Tiger House + car parking space 8	2nd and 3rd	-	1,014
Flat 9, Tiger House	Ground and 1st	-	578
TOTAL		-	7,793

Flats 39 Burton Street, London WC1H 9BY			
39C Burton Street + car park space 12	3rd + 4th	-	735
39B Burton Street	2nd	-	656
39A Burton Street	1st	-	560
TOTAL		-	1,951

TENURE

The long leasehold interest in title number NGL 754661 is being sold subject to various sub tenancies.

A full lease structure map is available upon request.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved



TENANCIES

Occupational Licences - Studio 10 + Studio 11, Tiger House, Burton Street, London WC1H 9BY								
Property	Floor	Size (SQ FT)	Commencing	Ending	Licensee	Licence Fee PA	Net Licence Fee PA	Net Fee (SQ FT)
11 Tiger House + parking space 11	1st	1,074	1st-Apr-2026	31st-Mar-2027	Metica Trading Limited	£99,000	£53,370	£49.69
10 Tiger House + parking space 10	Ground	1,691	1st-Apr-2025	31st-Dec-2025	The Greater Good Fresh Brewing Company	£156,000	£84,630	£50.05
TOTAL NET INTERNAL FLOOR AREA		2,765				£255,000	£138,000	

Head lease - Tiger House, Burton Street, London WC1H 9BY								
Property	Commencing	Ending	Current unexpired	Landlord	Tenant	Rent paid	Rent Reviews	Increasing to
No 39 Burton Street and land to the rear of Nos 41 - 45 Burton Street in the London Borough of Camden	25th-Mar-1997	24th-Mar-2147	120 years	The Governors of Tonbridge School	Gleneil Limited	£400	2047 2072 2072 2122	£800 £1,600 £3,200 £6,400

Residential Leases - Tiger House, Burton Street, London WC1H 9BY								
Property	Commencing	Ending	Rent Received	Rent Reviews	Comments			
Flats 1-3 + 5-9 Tiger House	25th-Mar-1997	14th-Mar-2147	£3,550	2047, 2072, 2097	These flats have differing ground rents which double each 25 years and are shown on a detailed tenancy schedule which is available to download.			
Flat 4, Tiger House	25th-Mar-1997	24th-Mar-2237	-		Flat 4 Tiger House has extended its lease under the Leasehold Reform, Housing + Urban Development Act 1993. No ground rent is payable.			
TOTAL INCOME			£3,550					

Residential Sub Sub Leases - 39C, 39B + 39A Burton Street, London WC1H 9BY								
Property	Commencing	Ending	Rent Received	Rent Reviews	Comments			
39C, 39B + 39A Burton Street	25th-Mar-1997	12th-Mar-2147	£1,400	2047	These flats have differing ground rents that double in 2047 and remain fixed for the remainder of their terms.			
TOTAL INCOME			£1,400					

STUDIO OCCUPIERS

metica

METICA - STUDIO 11, TIGER HOUSE

Metica is a prominent AI-driven growth and monetization platform built specifically for mobile game studios. Founded in 2022, the company uses machine learning to bridge the gap between user acquisition and in-game monetization.

PINTER

THE GREATER GOOD FRESH BREWING COMPANY - STUDIO 10 TIGER HOUSE

The Greater Good Fresh Brewing Company (now operating primarily under the simplified brand name Pinter) is a London-based consumer technology and beverage startup that revolutionized home-brewing. Founded in 2010, the company launched its breakthrough product, The Pinter, via a highly successful Kickstarter campaign in 2020. The business is centered around an innovative system that allows users to brew high-quality, fresh craft beer or cider right at home



FURTHER INFORMATION

VAT

VAT will be raised on the purchase price. Alternatively, this property can also be transferred as a going concern.

ANTI MONEY LAUNDERING REGULATIONS

We are obliged to conduct customer due diligence under the Money Laundering Regulations 2017 and RICS Professional Standards and will advise which checks are required once heads of terms are agreed.

DEDICATED WEBSITE

Visit the Tiger House website to download further information, detailed tenancy and accommodation schedules, lease structure plan, floor plans, photos etc.

[Tiger House and 39 Burton Street](#)

EPCs

Studios 10 and 11 Tiger House have legal EPCs which can be downloaded here.

[Offices @ Tiger House | EPCs](#)

EPCs for Flats 1-9 Tiger House and 39A-C Burton Street can be downloaded here.

[Flats @ Tiger House | EPCs](#)

[Flats at 39 Burton Street | EPCs](#)

TENURE

A long leasehold interest with some 120 years remaining.

INCOME

Total net income in the region of **£142,550PA.**

PROPOSAL

OFFERS IN EXCESS OF £2,000,000 ARE SOUGHT, SUBJECT TO CONTRACT AND EXCLUSIVE OF VAT, IF PAYABLE.

CONTACT

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ESTATE**

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