

T H E B R Y A N T B U I L D I N G



77-79 GREAT EASTERN STREET
LONDON EC2

RARE OPPORTUNITY TO ACQUIRE A PRIME OFFICE & RESIDENTIAL
INVESTMENT IN THE HEART OF SHOREDITCH



INVESTMENT HIGHLIGHTS



PRIME SHOREDITCH LOCATION



EXCEPTIONAL WAREHOUSE SPACE

large volumes and excellent natural light



OFFICE TENANT IN OCCUPATION SINCE 2013

and recently regeared



9 YEARS UNEXPIRED



RPI-LINKED RENT REVIEW



REVERSIONARY OFFICE RENT,
passing off just
£55.63 psf.



FUTURE PROOFED
Office tenant obligated
to obtain an EPC-B



SUBSTANTIAL HSBC BANK GUARANTEE



8 HIGH QUALITY RESIDENTIAL UNITS
let on ASTs



SUBSTANTIAL PRIVATE TERRACES

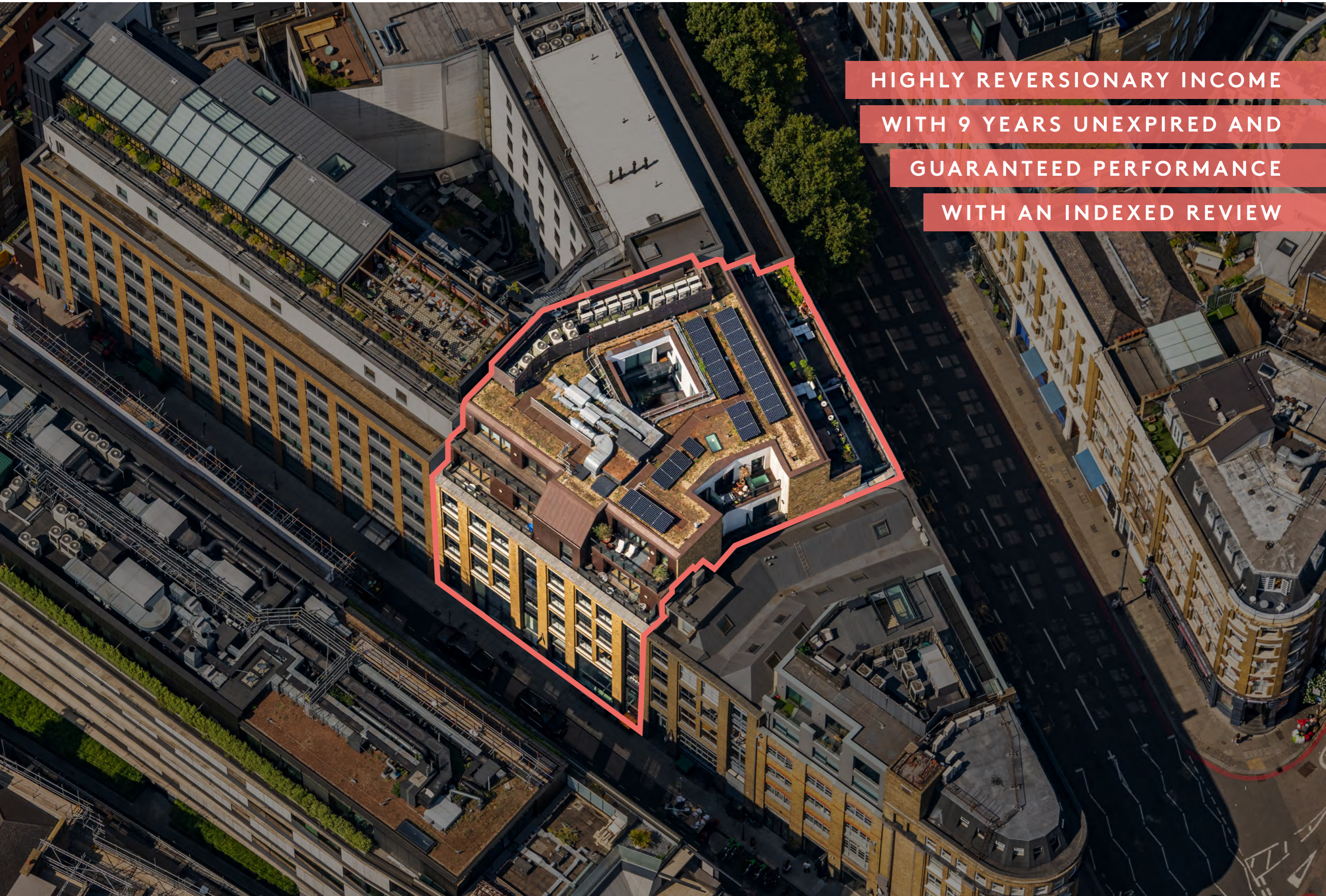


LOW CAPITAL VALUE



HIGH YIELDING





HIGHLY REVERSIONARY INCOME

WITH 9 YEARS UNEXPIRED AND

GUARANTEED PERFORMANCE

WITH AN INDEXED REVIEW

INVESTMENT SUMMARY



Freehold.

Prominently located in the **heart of Shoreditch**, one of London's most dynamic and vibrant submarkets. Exceptionally well connected, just **300 metres from Old Street underground station**.

Attractive Victorian warehouse building **comprising 31,302 sq ft of Grade A office and private residential accommodation** arranged over lower ground, ground and five upper floors.

24,022 sq ft NIA of offices arranged over lower ground to third floors, **single let to The Capital Markets Company (UK) Limited (trading as Capco) until June 2034** at a passing rent of £1,336,332 reflecting just £55.63 psf.

Capco have been in occupation since December 2013 and recently signed a **new reversionary lease expiring in expiring in June 2034 (c.9 years unexpired)**, demonstrating their commitment to the building.

Subject to a **Dec 2030 RPI-linked rent review, collared and capped at 2% and 5% annually**, subject to a maximum of £1,650,000 p.a.

Capco is contractually obliged to spend capex to future proof the building and **obtain an EPC B** rating for the offices.

8 high-quality residential apartments spanning **7,280 sq ft** over fourth & fifth floors let on ASTs producing £298,168 p.a.

Residential apartments are separately accessed from Willow Street, with **each benefiting from substantial private terraces**.

Total passing rent of £1,634,500 p.a.

Offers are invited in excess of **£25,900,000** reflecting a **NIY of 6.72%** on the office income (assuming standard purchaser's costs of 6.80%) and a capital value of £1,000 psf on the residential element.

SPITALFIELDS MARKET

LIVERPOOL STREET

FINSBURY CIRCUS

MOORGATE

HOXTON HOTEL

THE HAC

ART'OTEL LONDON

HOXTON SQUARE

OLD STREET

BARBICAN CENTRE

THE BRYANT BUILDING

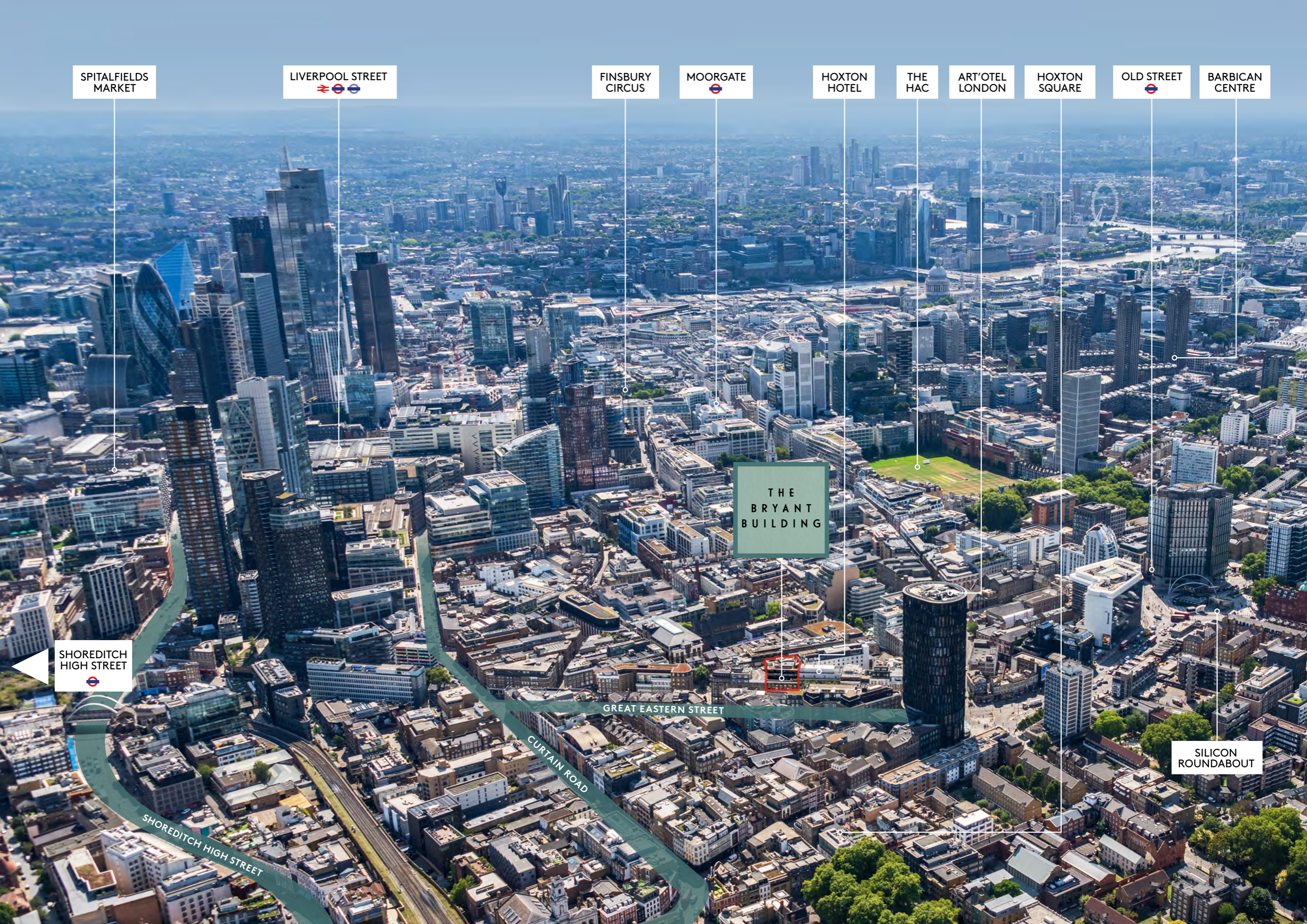
SHOREDITCH HIGH STREET

GREAT EASTERN STREET

SILICON ROUNDABOUT

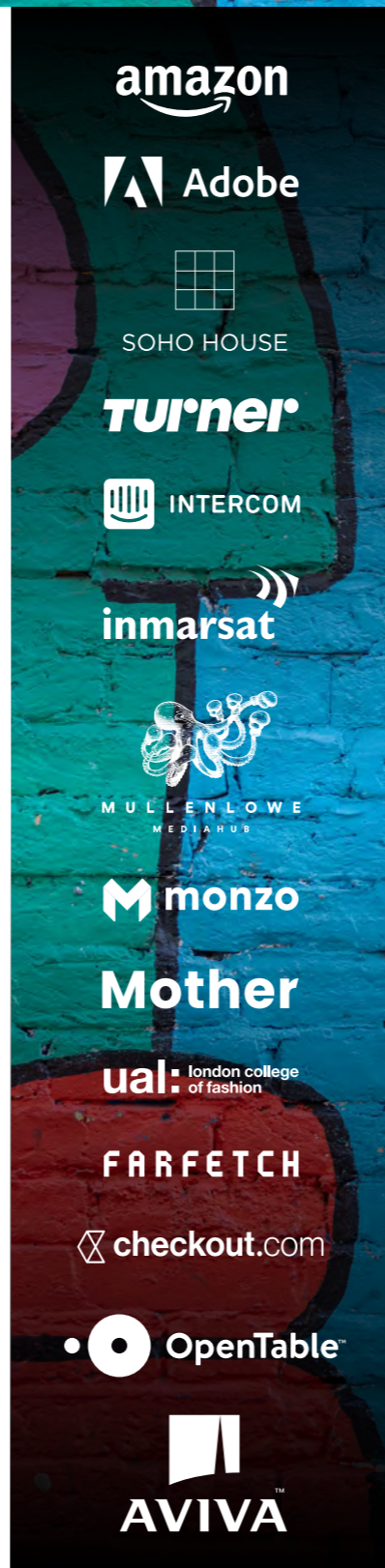
SHOREDITCH HIGH STREET

CURTAIN ROAD

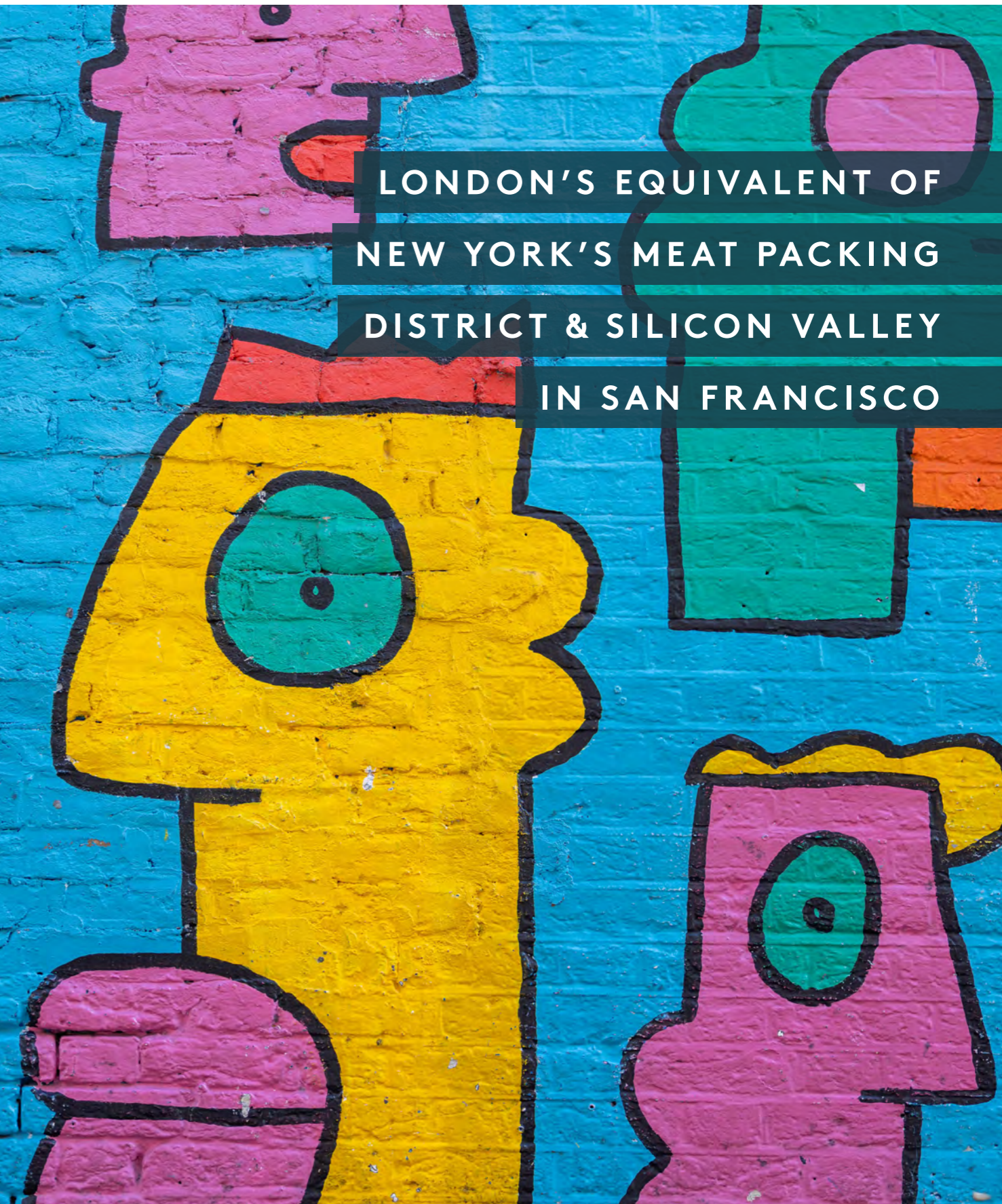


SHOREDITCH DESIGN TRIANGLE

- ▶ Established in 2008 - a cultural platform celebrating East London's creative industries.
- ▶ A global technology hub.
- ▶ Second highest concentration of technology businesses in the world.
- ▶ Unique blend of exciting start-ups and global blue chip companies.
- ▶ A centre for originality, creativity and at the forefront of the 21st century's technological revolution.
- ▶ Proximity to the City of London providing the perfect conditions for Fintech to flourish, attracting the leading talent from both the technology and financial sectors.
- ▶ Promoting collaboration between local designers, companies and institutions during London Design Week and other key periods during the year.
- ▶ Over 60 different events annually including product launches, exhibitions, installations, workshops, talks, tours, and culinary experiences.



LONDON'S EQUIVALENT OF
NEW YORK'S MEAT PACKING
DISTRICT & SILICON VALLEY
IN SAN FRANCISCO



LONDON'S CREATIVE HEARTBEAT



ONE OF CENTRAL LONDON'S BEST PERFORMING
& MOST DESIRABLE SUB-MARKETS



Low availability

Constant tenant demand



Prestigious global brands:
AVIVA **amazon**
Adobe



Exciting new cafés,
restaurants & bars



Prime rents of
£95
psf



75% of take up by
Tech occupiers



Shoreditch has a rich cultural scene, diverse talent pool, and its proximity to the City make it ideal for fostering networking and growth. Additionally, its reputation as a hotspot for young professionals ensures a steady influx of skilled employees, while the atmosphere fosters creativity, making Shoreditch a prime choice for forward-thinking growth companies.

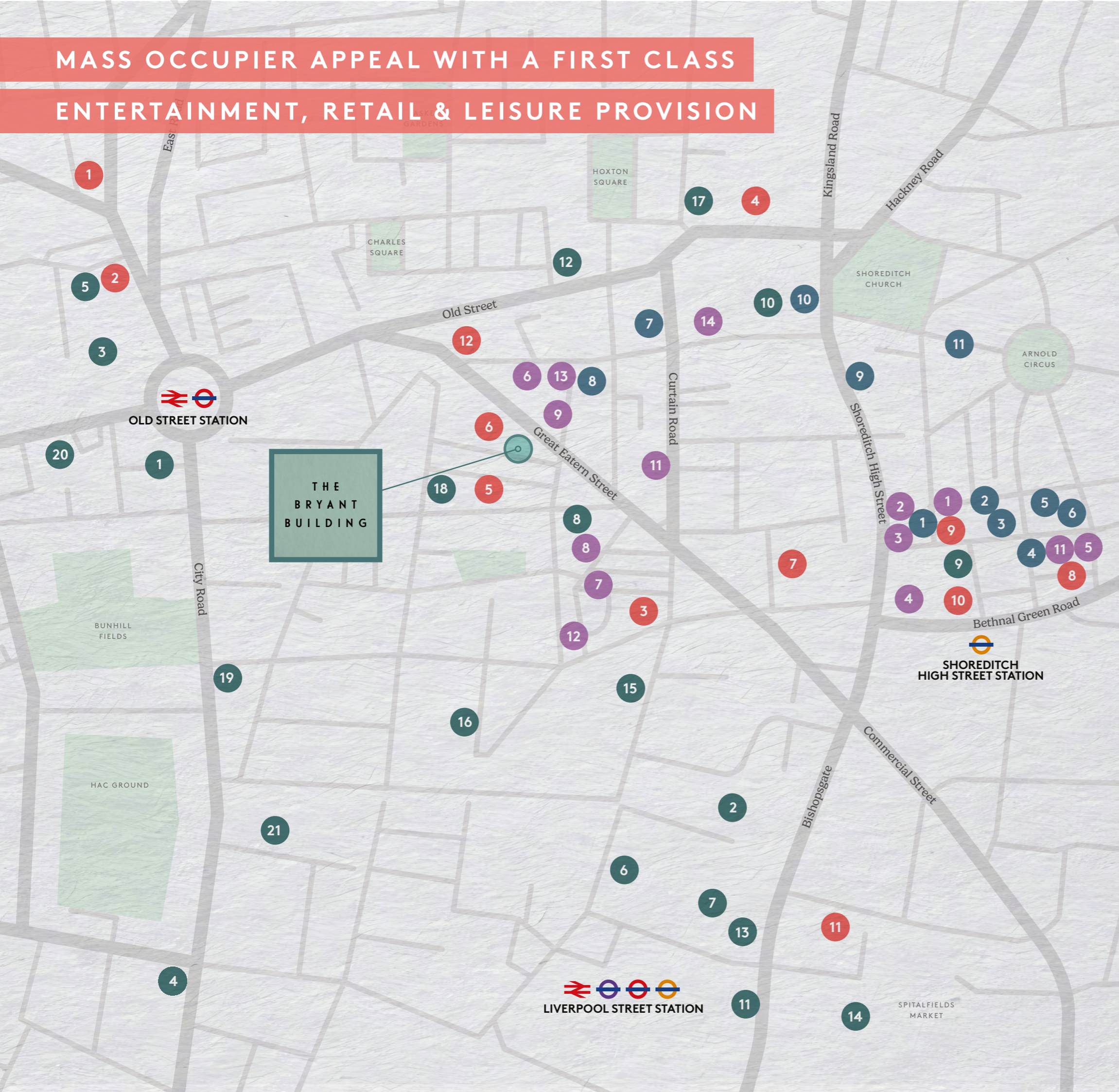
EC2 IS A VIBRANT, CREATIVE ECOSYSTEM
WITH STRATEGIC ADVANTAGES



Cutting edge
TMT
hotspot

238,000 sq ft taken up in Q3 2025

MASS OCCUPIER APPEAL WITH A FIRST CLASS ENTERTAINMENT, RETAIL & LEISURE PROVISION



LOCAL OCCUPIERS

OFFICE OCCUPIERS

- 1 Adobe
- 2 Amazon
- 3 FarFetch
- 4 Inmarsat
- 5 John Brown Media
- 6 Monzo
- 7 Janus Henderson Investors
- 8 Mixcloud Limited
- 9 Mother London
- 10 The Office Group
- 11 Mullen Lowe
- 12 Aviva
- 13 Mayer Brown
- 14 Allen & Overy
- 15 The Drum
- 16 R/GA
- 17 Steve Edge Design
- 18 Grind
- 19 NTT Data
- 20 Seedrs
- 21 Open Table

RESTAURANTS

- 1 BAO Noodle Shop
- 2 Dishoom
- 3 Lima
- 4 Pizza East
- 5 Cecconi's
- 6 Popolo Shoreditch
- 7 Duchy
- 8 Bistro Freddie
- 9 Gloria
- 10 Pastifico
- 11 Flat Iron
- 12 Padella
- 13 Blacklock
- 14 Callooh Callay

HOTELS & MEMBERS CLUBS

- 1 M by Montcalm
- 2 The Z Hotel Shoreditch
- 3 Virgin Hotels London, Shoreditch
- 4 Courthouse Hotel Shoreditch
- 5 Aethos London, Shoreditch
- 6 The Hoxton, Shoreditch
- 7 CitizenM London Shoreditch
- 8 Redchurch Townhouse
- 9 Boundary
- 10 Shoreditch House
- 11 Batty Langley's
- 12 art'otel

SHOPS

- 1 Sunspel
- 2 APC
- 3 Nudie Jeans
- 4 Aesop
- 5 Folk
- 6 Le Labo
- 7 SCP
- 8 Mr Start
- 9 Sneakersnstuff
- 10 House of Hackney
- 11 Spencer

SHOREDITCH'S ECLECTIC CHARM:

Where vintage vibes meet cutting-edge creativity



LOCAL DEVELOPMENTS ON THE UP

In the past five years, Shoreditch has undergone major redevelopment, adding new homes, workspaces, and public spaces while boosting its creative and cultural scene. The area has modernized rapidly but retained its unique character and appeal.



1
THE FEATHERSTONE BUILDING, EC1
Developer: Derwent
Scheme: 126,700 sq ft of offices
Status: Completed 2022



5
PRINCIPAL PLACE, EC2
Developer: Brookfield
Scheme: 630,000 sq ft of offices
Status: Completed 2017



2
WORSHIP SQUARE, EC2
Developer: HB Reavis
Scheme: 132,000 sq ft of best-in-class offices
Status: Completed 2024



6
NORTON FOLGATE, E1
Developer: British Land
Scheme: 330,000 sq ft of office & retail accommodation across 6 buildings
Status: Completed 2023



3
THE STAGE, EC2
Developer: Cain International/Galliard Homes
Scheme: 412 resi units, 220,000 sq ft offices & 60,000 sq ft retail
Status: Completed 2023



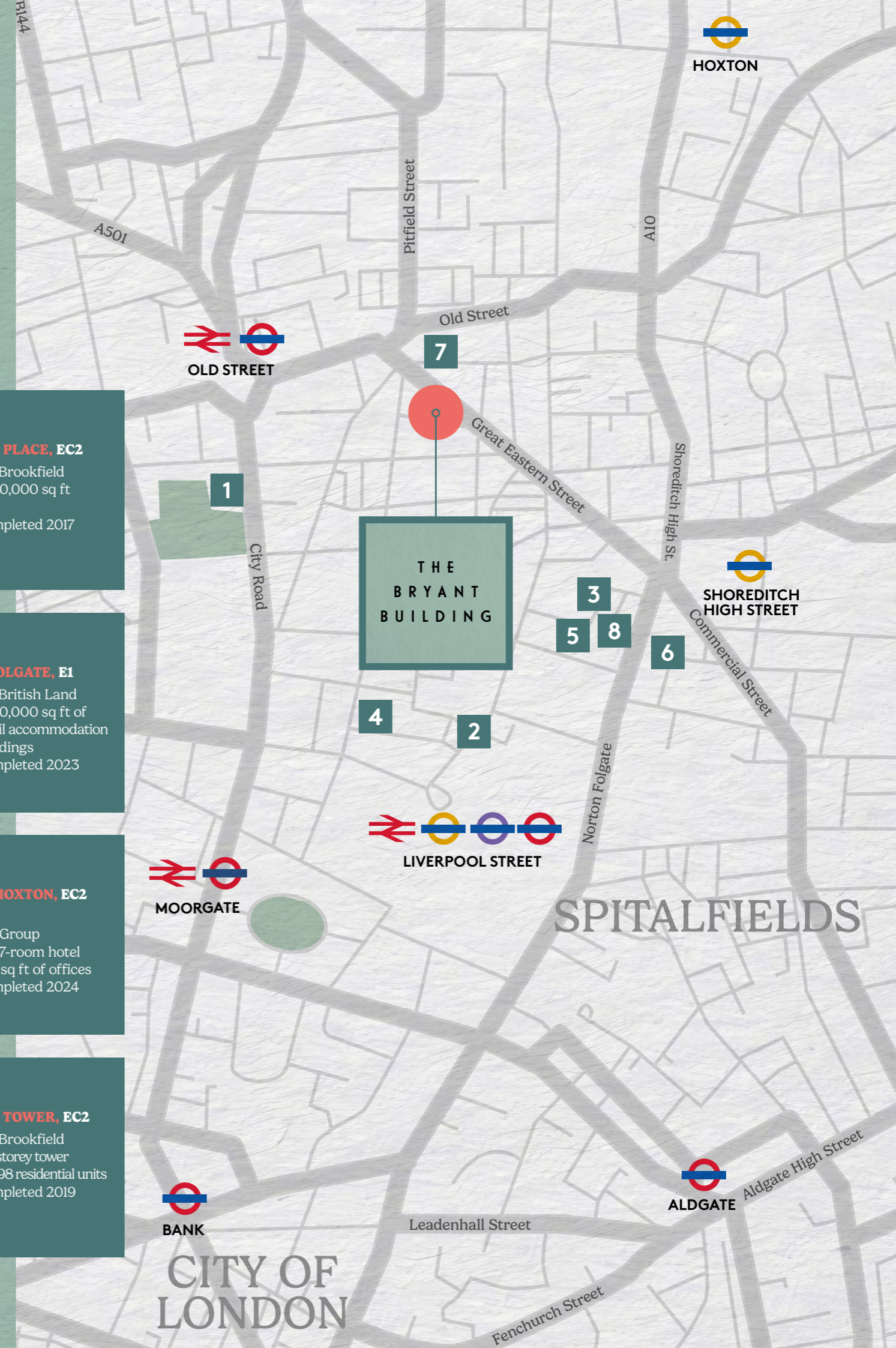
7
ART'OTEL HOXTON, EC2
Developer: PPHE Hotel Group
Scheme: 357-room hotel and 63,000 sq ft of offices
Status: Completed 2024

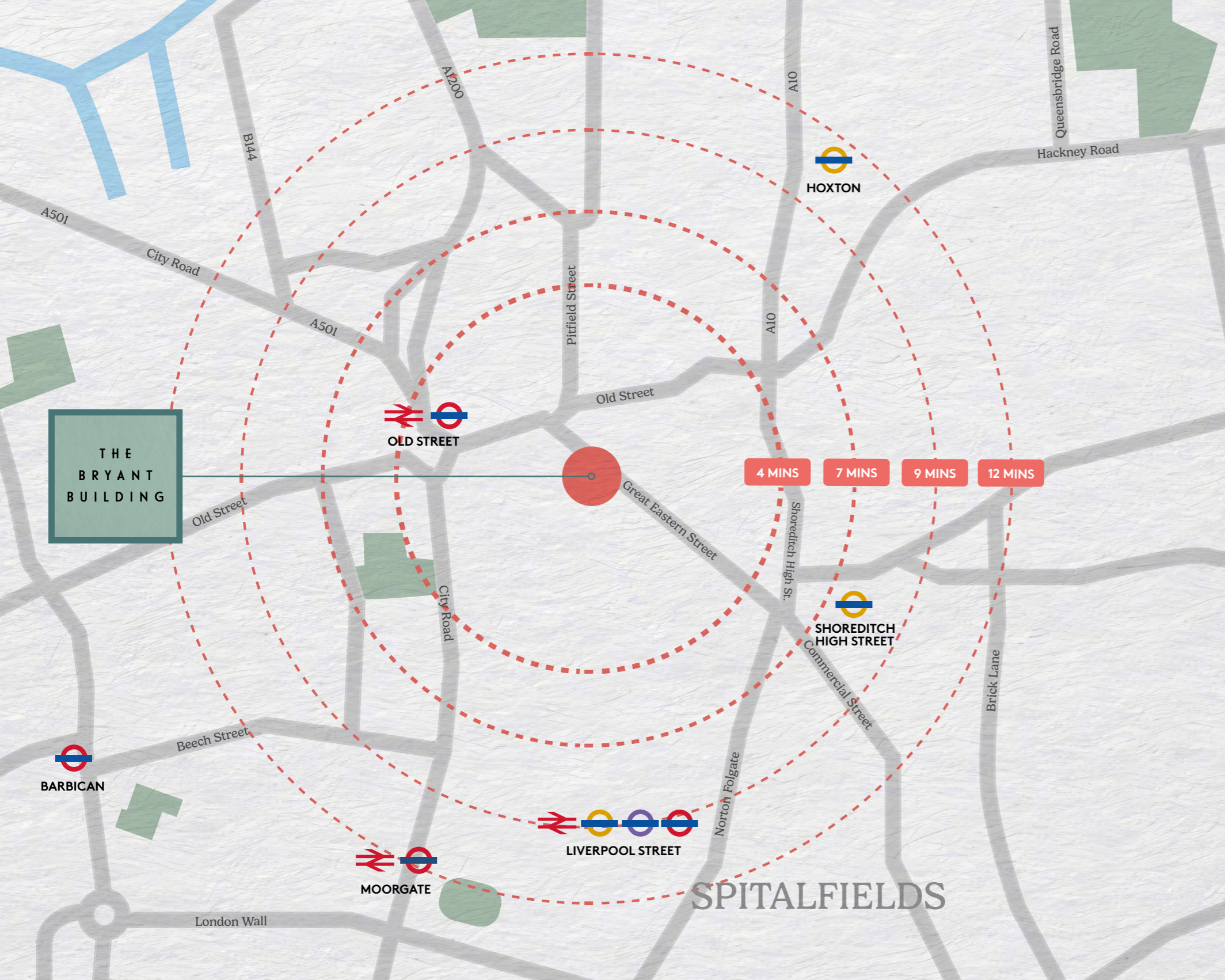


4
EDGE SHOREDITCH, E1
Developer: Edge / Mitsui Fudosan
Scheme: 480,000 sq ft of offices
Status: Completion 2028



8
PRINCIPAL TOWER, EC2
Developer: Brookfield
Scheme: 50 storey tower comprising 298 residential units
Status: Completed 2019





TRANSPORT TRULY CENTRAL

Benefiting from exceptional connectivity, The Bryant Building sits just 300 metres from Old Street underground station and a short walk from Liverpool Street station, one of London's busiest interchanges providing access to the Underground, Elizabeth Line, Overground and National Rail services.



Old Street - 4 MINS

Shoreditch High Street - 7 MINS

Liverpool Street - 9 MINS

Moorgate - 12 MINS

Hoxton - 12 MINS

THE ELIZABETH LINE



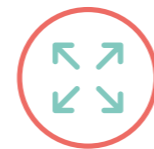
DESCRIPTION

The Bryant Building comprises an attractive former Victorian warehouse of steel frame and masonry construction, with dual frontage to Great Eastern Street and Willow Street.

Comprehensively redeveloped in 2013, the building totals 24,022 sq ft of Grade A offices (Class E) over lower ground to third floors, and 7,280 sq ft of private residential accommodation arranged as 8 apartments over fourth to fifth floors.

The self-contained offices are accessed via a substantial reception on Great Eastern Street, and benefit from exceptional floor to ceiling heights and natural light, with exposed brickwork and services.

The residential accommodation has its own entrance and lift accessed from Willow Street, and comprises 8 high-end apartments each benefiting from substantial private terracing.



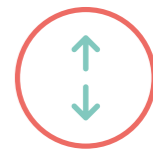
Average office floor to ceiling heights of over 3.3 metres



Excellent natural light



VRF air conditioning



Fully accessible raised floors



Passenger lift



25 bicycle spaces



Shower and changing facilities



Private terraces to the residential apartments

WAREHOUSE STYLE OFFICES
WITH EXCEPTIONAL FLOOR
TO CEILING HEIGHTS AND
EXPOSED BRICKWORK



CAPCO
a wipro company

8 EXCEPTIONAL RESIDENTIAL APARTMENTS,
EACH BENEFITING FROM SUBSTANTIAL
PRIVATE TERRACES

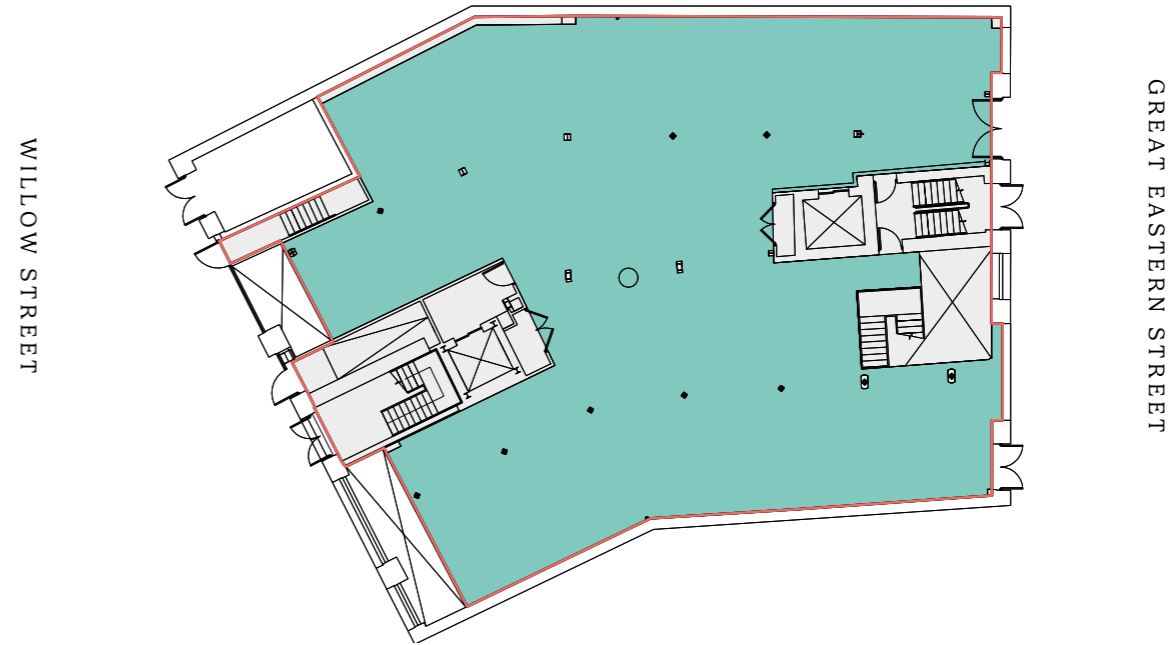


FLOORPLANS

LOWER GROUND FLOOR



GROUND FLOOR



TYPICAL UPPER FLOOR (THIRD)



ACCOMMODATION

The office accommodation has been measured by Pure Real Estate in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice (6th Edition) and provides the following areas:

FLOOR	USE	AREA (SQ FT)	AREA (SQ M)
4th & 5th	Residential	7,280	676.4
3rd	Office	5,047	468.9
2nd	Office	5,108	474.6
1st	Office	5,107	474.4
Ground	Office	4,605	427.8
Lower Ground	Office	4,155	386.1
TOTAL		31,302	2,908.1

Assignable measurement report is available upon request.

TENANCY

USE	DEMISE	TENANT	NIA	RENT PSF	RENT PA	LEASE START	LEASE END	NEXT REVIEW	COMMENTS
Offices	LG-3rd Floors	The Capital Markets Company (UK) Limited	24,022	£55.63	£1,336,332	19/12/2013	24/06/2034	18/12/2030	Reversionary lease in place from 19/12/2028 expiring on 24/06/2034. RPI-linked rent review collared and capped at 2% and 5% annually subject to a cap of £1,650,000 p.a. HSBC rental guarantee equivalent to 3 years' rent, further details available upon request. Rent free from 19/12/2028 until 18/09/2030.
Residential Apartments	4th & 5th Floors	Various	7,280	£40.96	£298,168	Various	Various	-	8 private residential apartments let on ASTs.
Total			31,302	£52.22	£1,634,500				

CAPCO

a wipro company

Capco is a global technology and management consultancy, specialising in driving digital transformation primarily in the financial services and energy industries.

Founded in 1998, Capco employs over 7,000 people globally and operates across 34 offices in The Americas, Europe, Asia and the Middle East. There are over 1,300 employees based in the UK and the Bryant Building serves as their London Headquarters with their recent regear showing long term commitment to the building.

In April 2021, Capco was acquired by Indian multinational technology company Wipro Limited for \$1.45 billion. With over 230,000 employees globally, Wipro's annual revenue was \$10.4bn (YE 2024/25) reflecting a company-wide profit of \$2.11bn, an 18% increase year on year.

Capco is strategically important to Wipro's consulting push with the unit reporting into group leadership showing explicit positioning. The acquisition resulted in a large restructuring charge and a large non-recurring expense which resulted in losses for Capco in 2022 and 2024. However, 2023 showed a rebound to £11.6m profit illustrating the previous losses had significant one-off elements.

Wipro management recently stated that Capco continues to perform well, up 6.5% q/q and 11.5% y/y (April 2025), which is supportive of continued investing and integration.

In addition, the lease is subject to a HSBC bank guarantee, equivalent to 3 years' rent. Further details are available upon request.



TENURE

Freehold.



PLANNING

Located within the London Borough of Hackney.

The Bryant Building is not listed, but lies within the South Shoreditch Conservation Area.



VAT

The building is elected for VAT.

EPC

The Office accommodation has an EPC of C-58 which will improve to a B rating once the tenant works are completed.

The residential apartments have EPCs of B.

DATAROOM

Dataroom access can be provided upon request.

ANTI-MONEY LAUNDERING

Satisfactory anti-money laundering and compliance information will be required.

PRICING

Offers are invited in excess of £25,900,000 reflecting a NIY of 6.72% on the office income (assuming standard purchaser's costs of 6.80%) and a capital value of £1,000 psf on the residential element.

For further information or to arrange a viewing please contact:

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