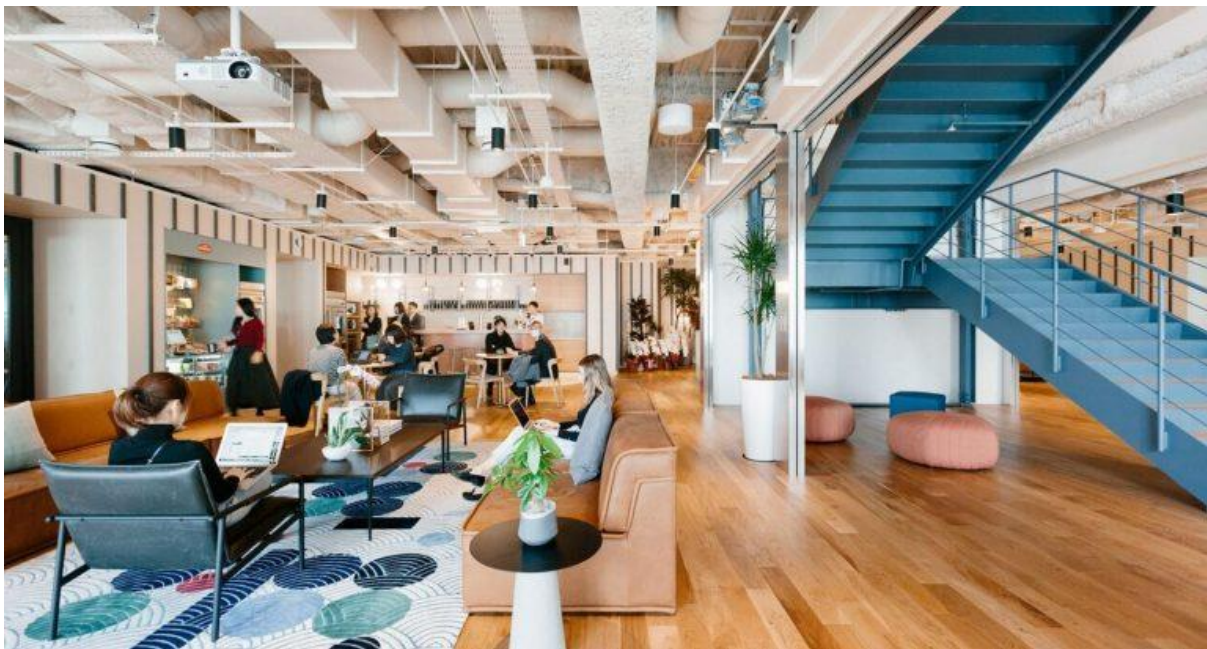


UBS buys WeWork-let City block for £90m

26 Feb 2020 | by James Buckley

Office building 70% let to WeWork trades for 5%



UBS Asset Management has agreed a deal to buy a City of London office building majority-let to WeWork for around £90m, React News can reveal.

UBS is close to exchanging contracts to buy the building at 70 Wilson Street, EC2, for a 5% yield on behalf of its Triton fund.

Last March, Columbia Threadneedle Investments instructed CBRE and Hall Kemp to sell the building for a 4.95% yield or £1,296 per sq ft.

WeWork occupies around 70% of the building.

The building went under offer to Middle Eastern investor, Sidra Capital in June and then again to a high net worth investor from Hong Kong last September but neither deal completed.

It is the first sale of a We Work-let block in London since the flexible workspace giant pulled its IPO last year and had to undertake a rescue deal with its major backer SoftBank. The pricing of the deal will be a bell weather for the market for the under pressure covenant.

TT&G advised UBS.