TRANSACTION PROFILE

37 Lombard Street

City of London, England

37 Lombard Street is a Grade A freehold office building in the heart of the City of London, moments from Bank station and the Bank of England. Constructed in 1990 and comprehensively refurbished, most recently between 2021 and 2025, the 9,502 sq ft building is arranged over lower ground, ground, and six upper floors. It is an all-electric building with VRV air conditioning and an EPC B rating, positioning it ahead of forthcoming minimum energy efficiency standards for commercial lettings. Soor Capital acted as sole lender, providing a five-year senior secured facility, secured by a first legal charge over the freehold, to support the acquisition of the building under an owner-occupier structure. The facility was originated and held directly on the platform as a bilateral, interest-only loan with repayment at maturity.

Facility Term	Five years
Security	First Legal charge over the freehold
Building Size	9,502 SF
Tenure	Freehold
Year Built	1990, refurbished in 2021-2025
Building Type	Office
Location	City of London
Metropolitan Area	Greater London