

Spring Gardens

Central London, England



Spring Gardens is a consolidated freehold site in central London, comprising existing office accommodation across several interlinked buildings and held by a listed property owner for more than three decades. The site sits within one of London’s most active regeneration areas, with strong transport connectivity and planning policy that supports residential delivery. Soor Capital participated as co-lender in a senior secured bridge facility arranged and led by a leading institutional real estate debt manager, secured by a first legal charge over the freehold. The facility provides a bridge to residential planning and a contracted sale of the site,

Facility Term	12 months plus six-month extension
Security	First Legal charge over the freehold
Building Size	200,000 SF
Tenure	Freehold
Building Type	Office, for residential-led redevelopment
Location	Central London
Metropolitan Area	Greater London