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Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number 287579

Edition date 14.04.2022

- This official copy shows the entries on the register of title on 12 DEC 2023 at 12:37:14.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 30 Apr 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMMERSMITH AND FULHAM

- 1 (25.01.1924) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land and buildings on the East Side of Shepherds Bush Road, London.
- 2 The land has the benefit of rights of way over the passageways tinted brown on the title plan.
- 3 (21.02.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (15.01.2018) PROPRIETOR: NEEDSPACE? LIMITED (Co. Regn. No. 05438910) of Wates House, Station Approach, Leatherhead KT22 7SW.
- 2 (15.01.2018) The price stated to have been paid on 5 January 2018 was £9,725,000.
- 3 (15.01.2018) A Transfer dated 5 January 2018 made between (1) Aviva Staff Pension Trustee Limited and (2) Needspace? Limited contains purchaser's personal covenants.

NOTE: Copy filed.

- 4 (28.03.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 11 March 2019 in favour of Lloyds Bank Plc referred to in the Charges Register.
- 5 (16.11.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the

B: Proprietorship Register continued

Charge dated 29 October 2020 in favour of Lloyds Bank Plc referred to in the Charges Register.

- 6 (14.04.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 March 2022 in favour of Lloyds Bank Plc referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (23.09.2004) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 2 (28.03.2019) REGISTERED CHARGE dated 11 March 2019.
- 3 (28.03.2019) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of 25 Gresham Street, London EC2V 7HN.
- 4 (28.03.2019) The proprietor of the Charge dated 11 March 2019 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 5 (16.11.2020) REGISTERED CHARGE dated 29 October 2020 affecting also other titles.

NOTE: Charge reference 287579.
- 6 (16.11.2020) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of 25 Gresham Street, London EC2V 7HN.
- 7 (16.11.2020) The proprietor of the Charge dated 29 October 2020 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 8 (14.04.2022) REGISTERED CHARGE dated 18 March 2022 affecting also other titles.

NOTE: Charge reference 287579.
- 9 (14.04.2022) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of 25 Gresham Street, London EC2V 7HN.
- 10 (14.04.2022) The proprietor of the Charge dated 18 March 2022 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	21.02.2008 (NSE)	part of Second Floor Offices, 227 Shepherds Bush Road	06.11.2007 10 years from 06.11.2007	BGL66509
2	03.10.2013	Ground and Mezzanine Floors, 227 Shepherds Bush Road	25.09.2013 10 years from 25.09.2013	BGL99923
3	08.10.2014	part of Second Floor, 227 Shepherds Bush Road	09.09.2014 From 9/09/2014 to 8/09/2024	BGL108517
4	01.09.2015	227 Shepherd's Bush Road	21.08.2015	BGL116837

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Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
		(third floor)	15 years from and including 21.8.2015 and expiring on 20.8.2030	
5	13.07.2017 registered	part of Second Floor, 227 Shepherds Bush Road	16.06.2017 From 6/11/2017 to 8/9/2024	Not

End of register