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**10 Whitfield Street, London, W1T 2RE**

Draco, represented by international real estate advisor Savills, has sold 10 Whitfield Street in London, W1 to Aviva Investors UK Real Estate Recovery Fund, advised by Nightingale Partners for £15.75 million, reflecting a net initial yield of 5.8%.

The freehold investment totals 21,477 sq ft (1,996 sq m) of prime grade A office space arranged over five floors and is located in Noho, considered one of the West End's most vibrant districts. The property is currently multi-let to tenants including Fisher Wealth Management and Outsourcery Ltd with an average weighted unexpired term in excess of four years and a total annual rental income of £967,394.

Chris Gillum, investment director at Savills, comments: "This is a well located building that was comprehensively refurbished by Draco to provide excellent quality offices in this dynamic location. The sale reflects the continued demand from investors for prime offices properties in the West End."

Aviva Investors were represented by Nightingale Partners.

Draco were represented by Savills.

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