

30 THANET STREET

KING'S CROSS | LONDON

Prime Student Accommodation
Investment Opportunity in London, WC1

Knight Frank

INVESTMENT SUMMARY

Exceptionally rare opportunity to acquire a high-quality, boutique-style Purpose-Built Student Accommodation (PBSA) asset in a prime Central London location

- 60 studio bedrooms on the doorstep of King's Cross St Pancras and Euston Station
- 30 Thanet Street is fully direct let with no requirement for affordable accommodation under the London Plan
- Strong occupational track record post refurbishment with diverse geographic and academic resident mix
- 71% of full-time students are unable to access either university or privately owned accommodation in London, equating to a student to bed ratio of 3.8:1
- 30 Thanet Street is located in London's Knowledge Quarter, within a 5-minute walk from UCL and within a 25-minute travel time of 7 London Higher Education Institutions ranked in the UK's top 50 universities
- Forecasted Net Operating Income for the 2025/26 academic year of £1,818,239
- Knight Frank are marketing the Long Leasehold Interest (138 years unexpired, including 60 year option to renew)

Knight Frank invite offers in excess of £34,050,000 for the long leasehold interest, which reflects an attractive NIY of 5%, assuming 6.8% purchasers costs.





UNIVERSITIES:

1. **UCL, Main Campus** – 5 mins walk
2. **Institute of Education** – 9 mins walk
3. **RADA (Royal Academy of Dramatic Arts)** – 11 mins walk
4. **SOAS (School of Oriental and African Studies)** – 11 mins walk
5. **University of London** – 11 mins walk
6. **Birkbeck, Uni of London** – 12 mins walk
7. **UCL, Centre for Languages and International Education** – 12 mins walk
8. **Senate House, University of London** – 13 mins walk
9. **London School of Hygiene & Tropical Medicine** – 14 mins walk
10. **NYU London** – 16 mins walk
11. **Hult Business School** – 16 mins walk
12. **University of the Arts London, Grand Central** – 16 mins walk
13. **The University of Law, Bloomsbury** – 17 mins walk
14. **Bloomsbury Institute** – 17 mins walk
15. **University of Westminster, Cavendish Campus** – 19 mins walk
16. **London School of Economics** – 27 mins walk
17. **King's College London** – 30 mins walk

PBSA SCHEMES:

18. **Scape Bloomsbury**
19. **Janet Poole House, Homes for Students**
20. **iQ Bloomsbury**
21. **Chapter King's Cross**
22. **Urbanest Kings Cross**
23. **Unite St Pancras Way**

LOCATION

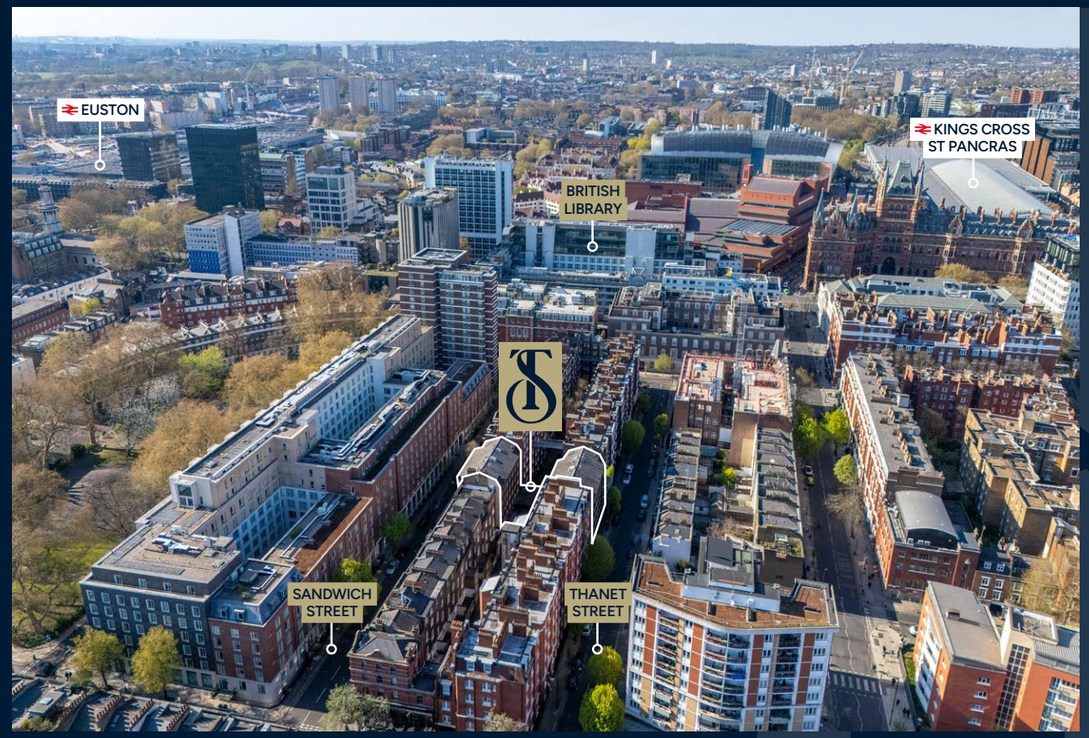
30 Thanet Street is located in a prime student location in King's Cross, Central London, with unrivalled connectivity to London's Higher Education Institutions.

The asset is situated on the doorstep of King's Cross, St Pancras, one of the UK's busiest and well-connected transport hubs. Together with Euston, Russell Square and Warren Street underground stations, the location offers excellent access not only to a wide range of London's Higher Education Institutions but also to the city's vast amenities and iconic attractions, via the Victoria, Northern, Piccadilly, and Hammersmith & City lines.

The surrounding area has seen significant change in recent years, driven by major infrastructure investments and regeneration projects. The redevelopment of King's Cross St Pancras Station and the arrival of the Eurostar transformed King's Cross Central, enhancing the surrounding area with retail, hospitality and a modernised transport interchange. The regeneration of three derelict heritage buildings into Coal Drops Yard has introduced a brand-new innovative shopping and dining district whilst retaining the historic character of the original buildings. Within the development pipeline, the vicinity around Euston station is poised for substantial regeneration with the arrival of HS2 and the interlink with the wider Euston Station master plan. This development is set to become a key gateway to and from the north of England.







CONNECTIVITY

HIGHER EDUCATION INSTITUTIONS (via walk, bus or tube)	WALK	RAIL	AIR
UNIVERSITY COLLEGE LONDON, MAIN CAMPUS 5 minutes	KING'S CROSS ST PANCRAS 5 minutes	CAMBRIDGE 1 hour 8 minutes	LONDON CITY AIRPORT 42 minutes
UNIVERSITY OF LONDON, SENATE HOUSE 13 minutes	BRITISH LIBRARY 7 minutes	BIRMINGHAM NEW STREET 1 hour 25 minutes	HEATHROW AIRPORT 43 minutes
UNIVERSITY OF THE ARTS LONDON, GRANARY SQUARE 15 minutes	EUSTON STATION 10 minutes	MANCHESTER PICCADILLY 2 hours 25 minutes	LUTON AIRPORT 56 minutes
KING'S COLLEGE LONDON, STRAND CAMPUS 22 minutes	BRITISH MUSEUM 15 minutes	LEEDS 2 hours 25 minutes	STANSTED AIRPORT 58 minutes
LONDON SCHOOL OF ECONOMICS, MAIN CAMPUS 22 minutes	COAL DROPS YARD 15 minutes	PARIS 2 hours 25 minutes	GATWICK AIRPORT 1 hour 15 minutes

* Travel times taken from Google Maps

LONDON

London is regarded as one of the top global destinations for higher education, attracting international and domestic students.

As a leading hub for finance and professional development, London stands out as an ideal choice for those pursuing academic growth and career development. The city boasts world-class universities and cutting-edge research in fields like science, medicine, and technology, offering unmatched opportunities for students to excel.

Home to major industries such as fashion, publishing, and media, London provides students with valuable opportunities for internships, networking, and building important professional connections. With a dynamic job market offering competitive starting salaries and diverse career options, London is the perfect place to launch a successful career post-graduation.

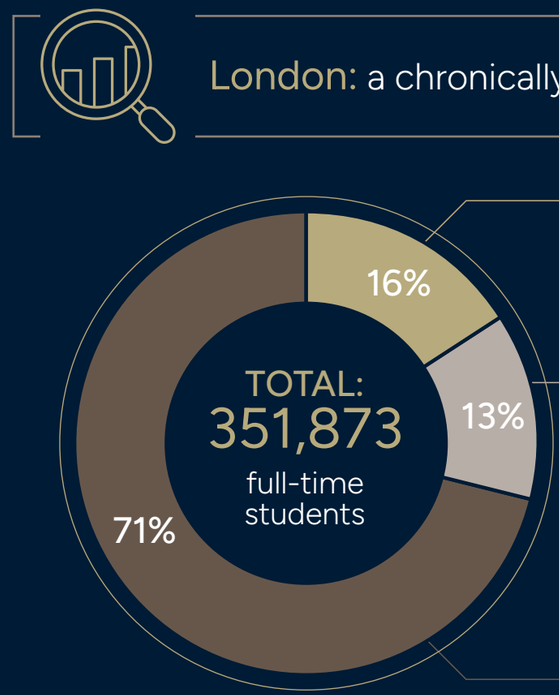
351,873 FULL-TIME STUDENTS	154,485 INTERNATIONAL STUDENTS	3.8:1 STUDENT BED RATIO	22% STUDENT POPULATION GROWTH SINCE 2018/19
12% GROWTH IN UNDERGRADUATES SINCE 2018/19	48% GROWTH IN POSTGRADUATES SINCE 2018/19	44% INTERNATIONAL STUDENTS OF TOTAL FULL-TIME STUDENT POPULATION	42+ HIGHER EDUCATION INSTITUTIONS

TOTAL STUDENT NUMBERS (2022/23 HESA)

Academic Year	2018/19	2019/20	2020/21	2021/22	2022/23
Undergraduate	204,885	213,985	233,155	239,744	228,942
Postgraduate	83,110	88,452	101,417	109,754	122,931
Total	**287,995**	**302,437**	**334,572**	**349,498**	**351,873**

SUPPLY

London: a chronically supply-constrained market



56,157
full-time students living in private Purpose-Built Student Accommodation

45,798
full-time students living in university halls of residence

249,918
of full-time students unable to access purpose-built student accommodation

The rapidly growing student population and constrained development pipeline has resulted in significant rental growth across PBSA schemes in London.

The city is a globally renowned home to a substantial number of higher education institutions and has the highest student concentration in the UK. The London student accommodation market is currently experiencing high levels of undersupply with a total of 71% full-time students currently unable to access either university or privately owned accommodation. London has witnessed significant student growth, increasing by 20% of full-time students since 2018. The rate of this increase has resulted in supply levels not being able to match the demand of students across the city's universities. There is significant pressure placed on the universities and private operators to meet the demand.

There is a total of 101,955 PBSA bed spaces in London across 396 schemes. Of beds within London, 56,157 (55%) are privately owned stock whilst 45,798 (45%) beds are university owned. This equates to 71% of students unable to access either private or university owned student accommodation in London. The significant growth of student population and constrained development pipeline has resulted in significant rental growth across all bedroom types in London.

LONDON PBSA RENTAL GROWTH	
Academic Year	Growth Rate
2024-25	10.3%
2023-24	11.3%
2022-23	6.5%
2021-22	2.6%
2020-21	2.6%
2019-20	2.6%

DESCRIPTION

30 Thanet Street is a premium, boutique-style operational student accommodation asset, located in a tranquil microlocation in the heart of London's Knowledge Quarter.

The remodelled 60 studio rooms opened to students for the 2021 / 2022 academic year, following a comprehensive refurbishment by the vendor. Finished to an exceptional specification, 30 Thanet Street offers its residents high-quality, boutique-style accommodation across lower ground, ground and 5 upper floors, in one of London's most well-located PBSA buildings.

The exceptional quality of materials and premium fixtures and fittings incorporated during the refurbishment results in a space that not only looks and feels new, but is crafted for lasting durability, ensuring long-term value.

Students benefit from generous sized rooms with fully fitted kitchen facilities and en-suite bathrooms.

The scheme also offers high-quality amenity space, including a communal kitchenette, study room, lounge area, courtyard balcony and garden room.

There is the ability for Scape to remain as the operator of the scheme.

Part of the Ground and Lower Ground floor are occupied by the freeholder, The Lutheran Church, who access their demise separately off Sandwich Street. Whilst the courtyard balcony is included in the student accommodation demise, the courtyard itself is occupied by the freeholder.

30 THANET STREET AMENITY

LOUNGE AREA | GARDEN ROOM | COURTYARD BALCONY | COMMUNAL KITCHENETTE | STUDY ROOM









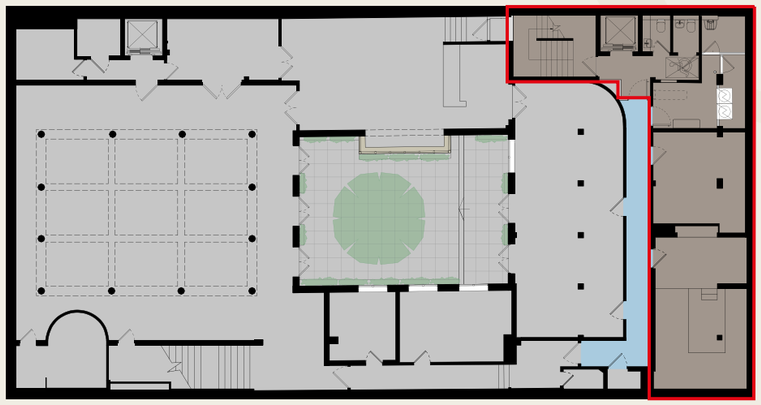
FLOORPLANS

ACCOMMODATION SCHEDULE

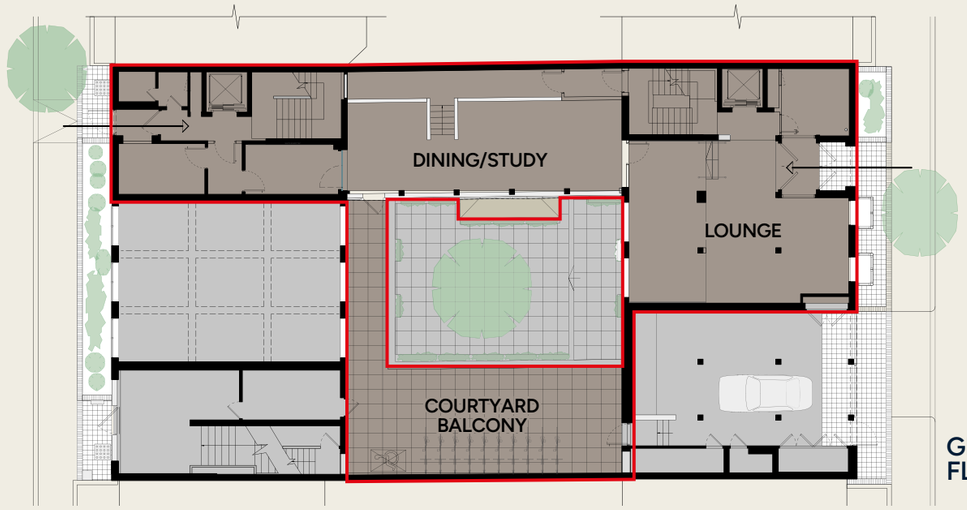
ROOM TYPES	NUMBER OF ROOMS
Large Studio	50
Premium Studio	10
Total	**60**

KEY

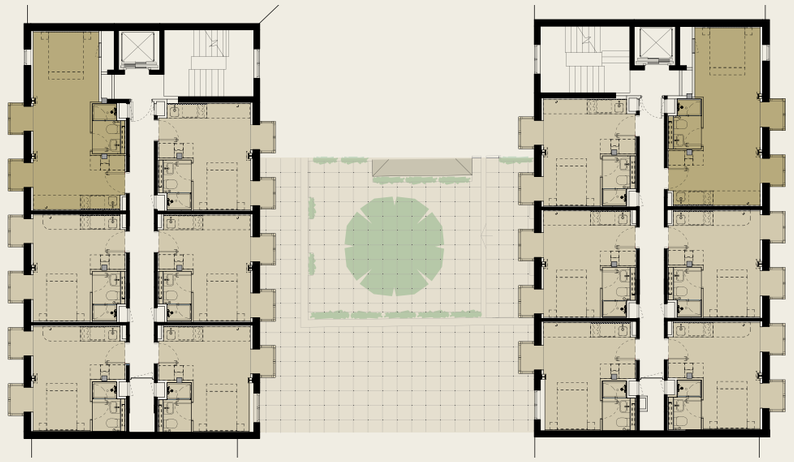
- Freehold (The Lutheran Church)
- Long Leasehold (PBSA)
- Freehold/Long Leasehold Shared Access
- Premium Studio
- Large Studio



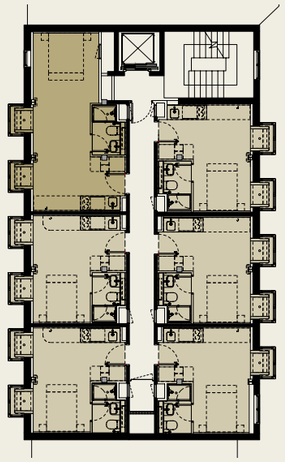
LOWER GROUND FLOOR



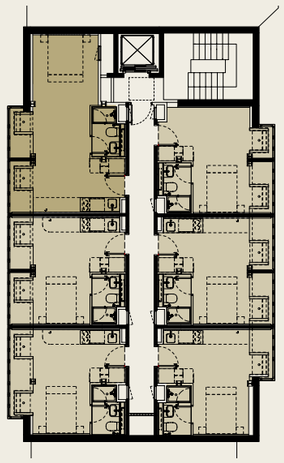
GROUND FLOOR



FIRST FLOOR



SECOND-FOURTH FLOOR



FIFTH FLOOR

FINANCIAL OVERVIEW

2025 / 2026 PROJECTED INCOME

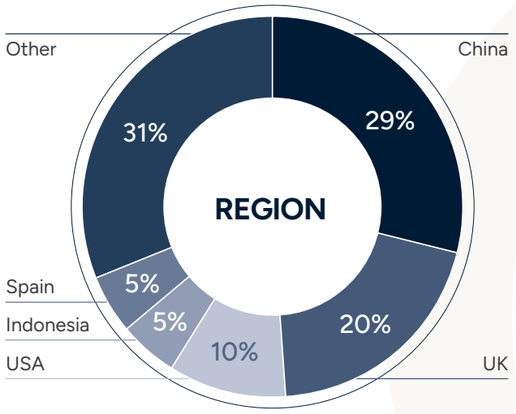
Room Type	Size (sqm)	Number of Rooms	Rent Per Week	Tenancy Length (weeks)	Occupancy Rate	Total Income
Premium Studio	17	4	£675.00	51	98.5%	£135,635
Premium Studio	24-25	4	£772.50			£155,226
Premium Plus Studio	20	2	£705.00			£70,831
Large Studio (Floors 1-2)	16-17	20	£665.00			£668,126
Large Studio (Floors 3-4)	16-17	16	£680.00			£546,557
Large Studio	19	1	£695.00			£34,913
Large Studio	25	3	£785.00			£118,303
Large Plus Studio	19-20	7	£705.00			£247,910
Large Plus Studio	25	1	£780.00			£39,183
Large Plus Studio	28	2	£815.00			£81,883
GROSS RENTAL INCOME						£2,098,567
Sundry	£50 per student					£3,000
TOTAL GROSS INCOME						£2,101,567
Operating Costs	£4,722 per bed (including peppercorn rent)					£283,328
NET OPERATING INCOME (NOI)						**£1,818,239**

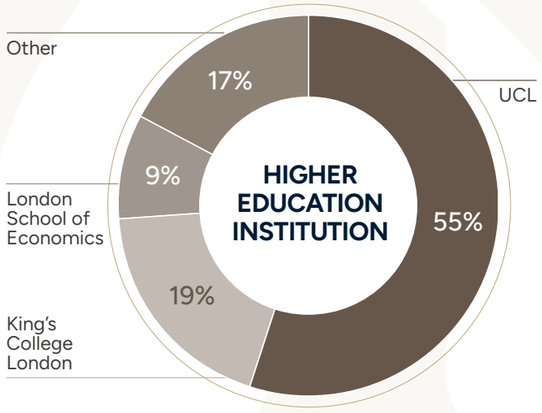
Any rounding issue due to spreadsheet formatting.

OCCUPANCY DATA

Academic Year	Occupancy
21/22	100%
22/23	100%
23/24	100%
24/25	97%
25/26 to date	25%

The asset has broad geographic and academic appeal, with 51% Postgraduate / Masters, 42% Undergraduate, 4% PHD and 3% Foundation Course students.*





* Data representative of the 24/25 academic year.








COOKERY
BOOK
Herman Miller
A Way of Living


PIZZA
HOKUSAI



FURTHER INFORMATION

TENURE

138 years unexpired, at a nominal rent, including 60 year option to renew. Further information can be found in the data room.

INSPECTION

The property may be viewed by prior arrangement through the vendor's selling agents, Knight frank LLP. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

ANTI-MONEY LAUNDERING

A successful bidder will be required to provide the standard file of information to satisfy AML obligations when Heads of Terms are agreed.

EPC

Rating: C

DATA ROOM

https://sites.knightfrank.com/30thanetstreet

PROPOSAL

Knight Frank invite offers in excess of £34,050,000 for the long leasehold interest, which reflects an attractive NIY of 5%, assuming 6.8% purchasers costs.

VAT

The property is not elected for VAT.

DEBT ADVISORY

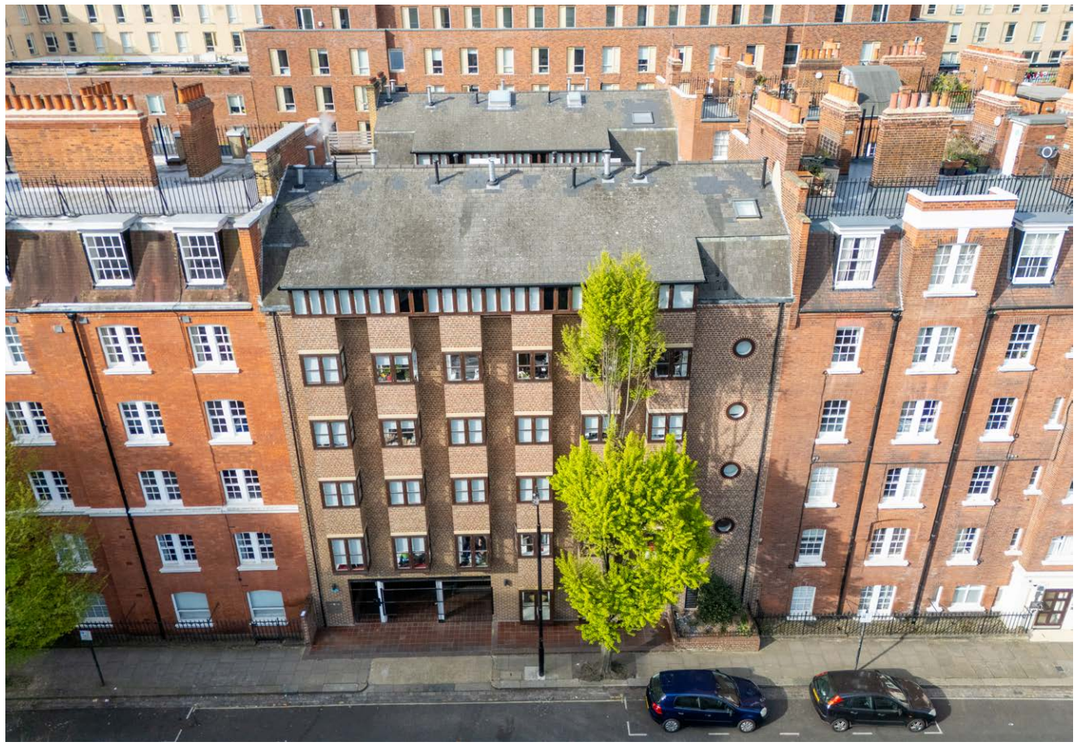
Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler, faster and to secure optimal lending terms.

For more information please contact:

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