BCLP. Client Intelligent

News

BCLP ADVISED SMTB ON THE FINANCING OF 1 APPOLD STREET IN LONDON

Nov 26, 2026

BCLP acted for Sumitomo Mitsui Trust Bank Limited (London Branch) on a development facility for a joint venture between Broadgate (a 50: 50 JV between British Land, GIC) and Mitsui Fudosan UK, to finance the development of the office building known as 1 Appold Street located within the Broadgate campus in the City of London.

1 Appold Street will provide 360,000 sq ft of workspace and 48,000 sq ft of leisure space, and is targeting BREEAM Outstanding, WELL Platinum and NABERS 5* +. The property is 60% pre-let to global law firm Herbert Smith Freehills Kramer and anticipates Third Space's occupation of the leisure space.

The real estate finance instruction received from Sumitomo Mitsui Trust Bank, Limited (London Branch) is a significant one, involving a multi-disciplinary BCLP team across real estate finance, real estate, construction, tax and hedging.

Sohail Nassiri, Head of European Real Estate Finance at Sumitomo Mitsui Trust Bank, Limited (London Branch), said: *"The commercial imperative was clearly understood by you. You worked flexibly and selflessly to get Appold done."*

BCLP was led by **Naveen Vijh** (Practice Group Leader, Real Estate Finance) and **Rachel Pearson** (Counsel, Real Estate Finance), with a deal team comprising:

Real Estate Finance: **Ellen Ng** (Associate), **Nicki Craven George** (Trainee) and **Oliver Jayson** (Trainee)
Real Estate: **Giles Williams** (Senior Associate)
Construction: **Freya Scott** (Senior Associate)
Tax: **Simon Letherman** (Partner), **Alan Sinyor** (Consultant), **Liam Johnson** (Associate) and **Libby Smith** (Trainee)
Hedging: **Aneil Ramroop** (Consultant)

The BCLP team were assisted by Mourant on the Jersey law elements.

© 2026 Bryan Cave Leighton Paisner LLP.

Related capabilities

- Real Estate
- Real Estate Finance
- Commercial Construction
- Tax

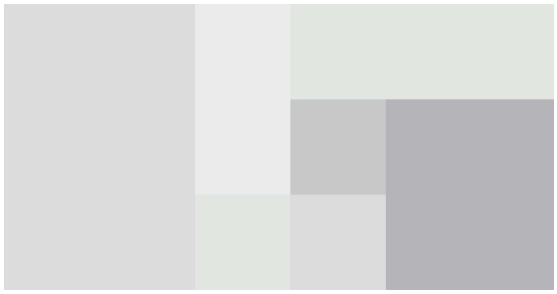
Meet the team



Naveen Vijh

Global Sector Leader, Financial Institutions and UK Real Estate Finance Practice Leader, London

naveen.vijh@bclplaw.com
+44 (0) 20 3400 4536



Rachel Pearson

Counsel, London

rachel.pearson@bclplaw.com
+44 (0) 20 3400 4708

This material is not comprehensive, is for informational purposes only, and is not legal advice. Your use or receipt of this material does not create an attorney-client relationship between us. If you require legal advice, you should

© 2026 Bryan Cave Leighton Paisner LLP.

consult an attorney regarding your particular circumstances. The choice of a lawyer is an important decision and should not be based solely upon advertisements. This material may be “Attorney Advertising” under the ethics and professional rules of certain jurisdictions. For advertising purposes, St. Louis, Missouri, is designated BCLP’s principal office and Kathrine Dixon (kathrine.dixon@bclplaw.com) as the responsible attorney.

© 2026 Bryan Cave Leighton Paisner LLP.