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Official copy of register of title

Title number AGL223534

Edition date 04.03.2021

- This official copy shows the entries on the register of title on 31 AUG 2026 at 16:45:21.
- 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 31 Aug 2026.
- 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, Wales Office.

A: Property Register

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

HARINGEY

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Unit 11, The High Cross Centre, Fountayne Road, London and parking spaces (N15 4QN).
- 2 (10.12.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 December 2010 referred to in the Charges Register.
- 3 (10.12.2010) The Transfer dated 6 December 2010 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 4 A Conveyance of the land tinted pink on the title plan and other land dated 27 April 1914 made between (1) The Great Eastern Railway Company (Vendors) and (2) Millington and Sons (1908) Limited (Purchasers) contains the following covenant:-

"THE Purchasers hereby coveannt with the Vendors:-

That the Purchasers will forthwith from time to time when called upon to do so by the Vendors or their agent enter into an agreement or agreements in the form set out in the Schedule hereto in respect of any building on the hereditaments hereby assured which may contain lights or other opening overlooking the adjoining property of the Vendors or which may interfere with the present access of light and air to the same and that until such agreement or agreements shall be entered into the terms and conditions set out in the said Schedule hereto shall be of full force and effect."

The SCHEDULE before referred to.

THIS AGREEMENT made the day of one thousand nine hundred and fourteen BETWEEN THE GREAT EASTERN RAILWAY COMPANY (hereinafter called "the Company" which expression shall where the context so requires or admits be deemed to include their successors and assigns) of the one part and MILLINGTON AND SONS (1908) LIMITED whose Registered Office is at 32 Budge Row in the said City of London (hereinafter called "the Licensees" which expression shall where the context so requires or admits be deemed to include their successors and assigns) of the other part WHEREAS the Licensees are about to erect (or

A: Property Register continued

have recently erected as the case may be) a building on land of which they claim to be the owners in fee at Tottenham in the County of Middlesex and abutting upon land of the Company and have made therein certain openings overlooking the railway and premises of the Company as shewn upon the plan and elevation hereunto annexed such openings being situate between the points indicated on the said plan by the letters. NOW THESE PRESENTS WITNESS that it is agreed by and between the parties hereto as follows:-

1. THE Licensees hereby acknowledge and agree that the access and use of light and air to and for the said building through the said openings or any other openings that may be made in the said building or any addition or additions thereto or any other building or buildings that may be erected on the land of the Licensees so far as such light or air proceeds over or from the railway and premises of the Company is or shall be enjoyed by the Licensees solely by the consent agreement and sufferance of the Company and so that no easement or right in respect of such access or use shall be acquired by prescription or otherwise by the Licensees or any person claiming through or under them

2. THE Company hereby expressly consent and agree that the access and use of light and air to and for the said building or any addition or additional thereto or any other building or buildings as aforesaid shall be enjoyed by the Licensees without any further or other obstruction or interference by the Company than such (if any) as is now subsisting PROVIDED however that the Company may at any time revoke and terminate this contract and agreement by leaving a notice in writing to that effect at the Registered Office of the Licensees.

3. THE Company shall at any times after such revocation or termination as aforesaid be at full liberty to place upon any part of their land any building hoarding or obstruction notwithstanding that the same may interfere with the access or use of light or air to or for the said building of the Licensees or any addition or additions thereto or any other building or buildings as aforesaid.

4. IN consideration of the consent and agreement by the Company hereinbefore contained the Licensees hereby covenant with the Company that so long as the access and use of light and air to and for the said building or any addition or addition thereto or any other building or buildings as aforesaid shall be enjoyed by the Licensees without any further or other obstruction or interference by the Company than such (if any) as is now subsisting the Licensees will on the First day of January in each year pay to the Company the sum of One Shilling the first of such payments to be made on the First day of January next PROVIDED however that neither the neglect of such Company to enforce payment of the said yearly sum nor the waiver by the Company of such payment shall be deemed to be evidence of the revocation or termination of the consent and agreement by the Company herein contained.

5. NOTICE of this Agreement shall be forthwith endorsed upon the Conveyance vesting the said land of the Licensees of any interest therein in them and the Licensees hereby undertake to produce the said document with such endorsement to the Company for inspection on demand.

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 (04.03.2021) PROPRIETOR: LION WALL 2 LIMITED (Co. Regn. No. 12650508) of Unit 11, The High Cross Centre, Fountayne Road, London N15 4QN.
- 2 (26.10.2020) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number NGL462581 or their conveyancer that the provisions of clauses 12.4.1 and 12.7 of the Transfer dated 6 December 2010 referred to in the Charges Register have

B: Proprietorship Register continued

been complied with.

3 (04.03.2021) The price stated to have been paid on 26 November 2020 for the land in this title and in title EGL176298 was £2,800,000.

4 (04.03.2021) A Transfer of the land in this title and other land dated 26 November 2020 made between (1) WKG Print Limited and (2) Lion Wall 2 Limited contains purchaser's personal covenants.

NOTE: Copy filed.

5 (04.03.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 November 2020 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

1 The land in this title and other land is charged (so far as the same or any of them are still subsisting) with the payment of eight several perpetual annuities or yearly rentcharges of £100 each issuing out of the said property (with other property of great value) and is subject to certain powers of distress and entry in respect thereof and to a term of Five thousand years for securing the payment thereof created by certain Indentures of Lease and Release dated respectively the twenty fifth and twenty fifth and twenty sixth days of November One thousand eight hundred and and thirty five the Release being made between Sir Astley Paston Cooper Daniel Ross and Huntley Bacon of the first part John Cock of the second part The Governor and Company of the New River brought from Chadwell and Amwell to London (hereinafter called "the New River Company") of the third part Edward Thompson of the fourth part and William Walton Richard Coles Robert Percy Smith and Richard Smith Appleyard of the fifth part but has the benefit of a covenant for payment of and indemnity against the same contained in a Conveyance dated the Twenty ninth day of September One thousand eight hundred and ninety seven and made between the New River Company of the one part and The Great Eastern Railway Company of the other part.

NOTE: Examined Copy filed under MX59702. (NGL)

2 A Conveyance of the land tinted blue on the title plan and other land dated 16 July 1937 made between (1) The London and North Eastern Railway Company (Vendors) and (2) John Dickinson & Co.Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 A Conveyance of the land tinted yellow on the title plan and other land dated 23 September 1941 made between (1) The London and North Eastern Railway Company (Vendor) and (2) John Dickinson & Co. Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 (10.12.2010) A Transfer of the land in this title dated 6 December 2010 made between (1) Sprint 1039 Limited and (2) Witherby's Limited contains restrictive covenants.

NOTE: Copy filed.

5 (10.12.2010) The land is subject to the lease set out in the schedule of leases hereto.

6 (04.03.2021) REGISTERED CHARGE dated 26 November 2020 affecting also title EGL176298.

7 (04.03.2021) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 5HB.

Schedule of restrictive covenants

Title number AGL223534

- 1 The following are details of the covenants contained in the Conveyance dated 16 July 1937 referred to in the Charges Register:-

"THE Purchasers hereby COVENANT with the Vendors that they will forthwith erect and at all times thereafter maintain to the satisfaction of the Surveyor of the Vendors a good and sufficient fence on the north side of the said piece of land hereby assured for the purpose of separating such land from the adjoining land of the Vendors."

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	10.12.2010	Unit 11 High Cross Centre and car parking spaces	29.04.1986 999 years from 29.09.1985	EGL176298

End of register