



Registration of a Charge

Company Name: **SUNBURY WORKSHOPS HOLDINGS LIMITED**

Company Number: **14503588**



Received for filing in Electronic Format on the: **01/09/2023**

XCB525ZN

Details of Charge

Date of creation: **24/08/2023**

Charge code: **1450 3588 0003**

Persons entitled: **CYNERGY BANK LIMITED**

Brief description: **1 - 32 SUNBURY WORKSHOPS, SWANFIELD STREET, LONDON (E2 7LF)
WITH TITLE NUMBER EGL206172.**

Contains fixed charge(s).

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT
TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by: **HILL DICKINSON LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14503588

Charge code: 1450 3588 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th August 2023 and created by SUNBURY WORKSHOPS HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st September 2023 .

Given at Companies House, Cardiff on 1st September 2023

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Legal Charge (Third Party)

Date	24 th August 2023
The Mortgagee ("we/our/us")	Cynergy Bank Limited (Company Registration Number 04728421), of 4th Floor, One New Change, London EC4M 9AF.
The Chargor ("you/your") (Name(s) and Address(es))	WORKSHOPS Sunbury Workshop Holdings Limited whose registered office address is Hackney Downs Studios, Amhurst Terrace, London, England, E8 2BT (company number 14503588) HD
The Borrower(s) (Name(s) and Address(es))	Creative Network Partners Limited whose registered office address is Hackney Downs Studios, Amhurst Terrace, London, Greater London, E8 2BT (company number 08971892)
The Property	1-32 Sunbury Workshops, Swanfield Street, London (E2 7LF)
Title number(s) (if applicable)	EGL206172

1. You charge the Property to us by way of legal mortgage and the other Charged Assets as defined in the Mortgage Conditions (defined below) to us in accordance with Condition 3 of the Mortgage Conditions as continuing security for the Liabilities (as defined in the Mortgage Conditions).
2. Our All Monies Legal Charge (Third Party) (Mortgage Conditions December 2018) (the "Mortgage Conditions") form part of this legal charge and should be read as if they were set out in full in this Legal Charge. You confirm that you have read and understood the Mortgage Conditions.
3. You and we apply to the Chief Land Registrar for the following restriction to be entered on the title or titles:
"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 [•] in favour of Cynergy Bank Limited referred to in the charges register."

Form of charge filed at HM Land Registry under reference MD1353L

Warning: If you sign this Legal Charge (Third Party) you will be legally bound by its terms. If more than one person is named above as Borrower or Chargor you will each be responsible for the others' debts or commitments as well as your own.

EXECUTION PAGE

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

SIGNED as a DEED)
by)
in the presence of:)
) Print name:

Signature of witness
Print name (in BLOCK
CAPITALS):
Address:
.....
.....
.....
Occupation:

OR

EXECUTED as a DEED)
by Sunbury Workshop Holdings Limited)
Director)
acting by a director in the presence of:) Print name: LEO LAWSON-O'NEIL

Signature of witness)
Print name (in BLOCK)
CAPITALS):)
Address:)
Occupation:)

WOOLLCOMBE YONGE
SOLICITORS
63-65 BRETONSIDE
PLYMOUTH
PL4 0BD

Solicitor

OR

EXECUTED as a DEED)
by)
acting by a member in the presence)
of:) [Member/duly authorised by [name of
corporate member] to sign on its behalf
as a Member]
Print name:)

Signature of witness)
Print name (in BLOCK)
CAPITALS):)
Address:)
Occupation:)

OR

SIGNED as a DEED)
by)
) [General] partner /duly authorised by
) [name of partnership] to sign on its
acting by its [general] partner in the) behalf as a [General] partner
presence of:)
Print name:

Signature of witness

Print name (in BLOCK
CAPITALS):

Address:

.....

.....

.....

Occupation: