

Commercial Bridge

Unregulated

Working across the commercial spectrum, our flexible bridging loans are structured around individual needs, to fund acquisitions, refinances and equity release.

Loan criteria

Suitable properties	All commercial asset classes located in mainland UK
Loan size	From £0.50m
Loan term	1-24 months
Rate	From 0.85% p.m.
Maximum LTV	70%
Arrangement fee	From 0.50%
Early repayment charges	None

The big print

- Loans can be completed in as little as one week
- Our experienced in-house lending team are all fully qualified Chartered Surveyors who have decades of investment experience and know how to structure loans to achieve your client's objectives
- Where applicable we can also provide VAT loans

The interesting stuff

- Commercial assets, from industrial wharfs to 5-star hotels
- Active management, turnaround and vacant assets
- Day one loans based on existing use value with further advances to reflect value enhancement through planning, refurbishment or reletting

Questions?
We're here to help

sales@octopus-realestate.com
0800 294 6850
[octopus-realestate.com](https://www.octopus-realestate.com)

Octopus Real Estate is the trading name of Octopus Investments Ltd (Reg No 03942880), Bridgeco Ltd (Reg No 6629989), Fern Trading Group Ltd (Reg No 6447318), Octopus Commercial Term Ltd (Reg No 13486353), Nino Ltd (Reg No 9015082), Octopus Administrative Services Ltd (Reg No 03974202), Octopus Healthcare Development Ltd (Reg No 03788979) and ORE Lending Ltd (Reg No 12908588), all registered in England & Wales at: 33 Holborn, London, EC1N 2HT, and Octopus Real Estate S.ar.l. (Reg No B189290) registered in Luxembourg at: 412F, Route d'Esch, Grand Duchy of Luxembourg, 1471, Luxembourg. Octopus Investments Ltd is authorised and regulated by the Financial Conduct Authority. Issued: May 2023. OP000262-2305

octopus real estate
A brighter way