

Ben Mahony

Hoze Investments Ltd.
Buckingham House,
45 Vivian Ave
London NW4 3XA

gp@sqonerealestate.com
info@sqonerealestate.com
www.sqonerealestate.com

26th May 2023

Dear Ben

Following your request I hereby outline the marketing history of the property known as 36-37 Great Russell Street, London, WC1B 3PP.

The property was on market (sale/rent) by our agency between 14th April 2021 – 1st February 2022. The property was marketed at the price of £4,950,000 and for rent at £30 per Sq ft. The amount of interest generated was limited and over the time period we had 42 viewings but no offers were made.

Our opinion on why the property did not rent/sell was due to a number of factors from COVID 19, a lack of overall belief in the PCL property market and the configuration of the property not being suitable for offices. There was also nervousness around the mixed use nature within the building in such a small development.

Kind regards.



Guy Passey
MRICSPartner
Sq. One Real
Estate07961
375758