

# IAN SCOTT INTERNATIONAL

Hoze Investments Limited

Buckingham House, 2nd Floor

45 Vivian Avenue

London NW4 3XA

Your Reference :

Our Reference : MAS/PB/Hoze/ 36-37GRS

7<sup>th</sup> June 2023

Dear Sirs

**Re. 36 – 37 Great Russell Street London WC1B 3PP**

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

Marketing details are attached providing a breakdown of floor sizes.

The property was on the market to rent by our agency from 08/11/2022 and details widely circulated both on major commercial property web portals including EACH as well as on our own website. The availability of this office space was sent out to over 500 other commercial agents.

The property was marketed on both a whole or split level basis seeking on average rents in the order of £27.50 per sq ft overall.

The amount of interest generated was disappointing and to date we have received less than 12 enquiries with no offers made.

Our opinion on why the property did not rent is a combination of factors including the availability of more suitable office suites nearby; the condition and unsatisfactory internal layout of the individual floors and the general economic uncertainty and change in work patterns arising from the pandemic including 'work from home' & much reduced office space requirements.

I trust this is helpful but please let me know if you require further clarification.

Yours faithfully

Mike Sheridan

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A list of directors is available upon request..