

# LOSS OF EMPLOYMENT



## TO

London Borough of Camden ('LBC')

## SUBJECT

9 Bedford Row & 9 Jockey's Field, London, WC1R  
4BU

## PREPARED BY

Montagu Evans LLP, on behalf of the Applicant

## DATE

7 August 2023

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### INTRODUCTION

This Statement has been prepared by Montagu Evans LLP, on behalf of the Applicant ('the Applicant') to provide a summary of the marketing of 9 Bedford Row & 9 Jockey's Field ('the Site' or '9BR' or '9JF').

The Statement forms part of the planning application ('the Application') to convert part of the Site (9BR) from office to residential use and should be read in conjunction with the Planning Statement, also prepared by Montagu Evans.

This report also contains an extensive **Marketing Report, prepared by Gale Priggen + Co**, which sets out the marketing of the property over the past couple of years. This is enclosed as an Appendix.

The purpose of this Statement is to provide information in response to the London Borough of Camden's 'loss of employment' policies and guidance, and to summarise the marketing activity on the Site, to date.

### BACKGROUND – THE SITE

The Site comprises no 9 Bedford Row & 9 Jockey's Field to its rear. A full description of the Site is set out in the Planning Statement. In summary, the two properties, which are currently connected via a central link, provide approximately 968.2 sqm of existing commercial floorspace, in Class E use. Critically, 9BR is a Grade II\* listed building and its original use was as a residential townhouse. More recently, it was occupied by a barrister chambers and firm of solicitors, although they noted their intention to vacate the premises in September 2021, finally vacating in March 2022.

The Proposed Development seeks to retain the mews property in office use, and convert the main townhouse back into a single family dwellinghouse, providing heritage benefits of returning this listed building back into its original use. Overall, this would result in a loss of 741.8 sqm arising from conversion and the demolition of the link structure.

### RELEVANT LOCAL PLANNING POLICY

**Local Plan Policy E2** (Employment premises and sites) states the Council will protect sites that are suitable for continued business use, in particular premises for small businesses, businesses and services and those that support the functioning of the CAZ and local economy.

The Policy adds that LBC will resist development of business premises for non-business use unless it is demonstrated to the Council's satisfaction that:

- a. *"the site or building is no longer suitable for its existing business use; and*
- b. *that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time."*

Supporting paragraph 5.37 sets out that LBC will consider whether there is potential for that use to continue and take account various factors including:

- *the suitability of the location for any business use;*
- *whether the premises are in a reasonable condition to allow the use to continue;*

- *the range of unit sizes it provides, particularly suitability for small businesses; and*
- *whether the business use is well related to nearby land uses.*

Further guidance is contained within the **Employment Sites and Business Premises Camden Planning Guidance** (January 2021) ("the CPG"). Paragraph 8 recognises that not all existing employment premises will be able to offer the same standards of accommodation as new build premises and that premises that are in need of modernisation may attract smaller businesses as the condition of the premises may produce lower rents compared to new built schemes.

Paragraph 9 sets out that when a loss of employment floorspace is proposed, evidence would be sought that applicants have fully explored alternative ways to retain business use of the space (e.g. re-provision or refurbishment) and outline the reasons why this would be deemed inappropriate.

Paragraph 54 sets out that in exceptional circumstances the Council may agree that change of use is acceptable and where this can be expected to result in a reduction of potential job opportunities for Camden residents, the Council will seek a contribution towards measures which create or promote opportunities for employment or training of local people. This would be sought where the net loss of employment space is 500 sqm (GIA) or more.

## **POLICY ASSESSMENT**

The first part of Policy E2 is to consider the suitability of the premises for office use, which is also considered against the relevant parts of the Employment CPG. Secondly, it is necessary to consider whether the premises could be used for employment purposes other than office accommodation.

At the time of writing, the Site has been vacant for 17 months (since March 2022), although the Site has been marketed for a period of 22 months (since October 2021) with a gradual vacating of the premises following a lease termination in the intervening period.

### *Suitability for Continued Business Use*

The departure of the last tenant has vividly highlighted the lack of suitability of the current space for any potential occupier. Indeed, the buildings would require considerable refurbishment, but it is also extremely doubtful that the buildings in their current format can meet current legal requirements, particularly compliance with the relevant accessibility standards, whilst respecting the heritage characteristics of both properties.

The Site was occupied by commercial office tenants, mostly working in the legal services, owing to its location adjacent to the Inns of Court ('Gray's Inn'). Accordingly, the most recent occupiers of 9BR comprised a Barristers Chambers ("9 Bedford Row Chambers"), with a sublease granted to a firm of solicitors ("Collyer Bristow LLP").

In June 2021, the previous freeholders received an indication from the tenants that they were considering whether the premises were really suitable for the future operation of their legal practices. As with many office occupiers, their business operation had been significantly affected by the COVID pandemic and the requirements for office users to adopt Government restrictions changed the working patterns, with the introduction of more home working.

This had caused the tenants to question whether the physical nature, size and age of the 9BR premises and its status as a listed building, were detrimental to the implementation of modern office practices and the future economically efficient operation of their business, especially with the introduction of modern "hybrid" working practices.

The need for a more modern, smaller office environment where all the occupiers could work more efficiently on one floor became a question which had been accelerated by the COVID situation and an upcoming opportunity to exercise a tenant's right to break the lease.

Accordingly, in September 2021, the tenants served notice and subsequently vacated the property.

9 Bedford Row Chambers relocated less than a 5 minute walk away, off Gray's Inn, to 11/12 South Square, London, WC1R 5EY. The premises ensure that the chambers remain within the Gray's Inn area, but to more suitable premises.

Collyer Bristow moved (temporarily to premises in Knightsbridge) into permanent accommodation in St Martin's Court, 10 Paternoster Row London, EC4M 7EJ (in the City of London). The firm were able to take a single floor within a modern office building, originally designed by Allies and Morrison and recently refurbished to a high grade fit-out.

Gale Priggen reports that older properties such as period townhouses like 9BR, are struggling to attract office tenants. With the space split over eight levels and further divided into a number of smaller rooms on most floors, it is not what modern commercial tenants are looking for. The listed status also adds to the inflexibility of mitigating existing building issues.

The office accommodation would fall under Grade C classification, which is the lowest specification available. With external steps and the internal configuration, with absence of a lift, the property is not in accordance with current accessibility requirements or guidance. Further, WC provision is a drawback which is not capable of satisfactory resolution.

Apart from in the former Clerks' Room, there is no comfort cooling or air conditioning and there is a complete lack of modern standard LED lighting and messy trunking distribution for power and data cables. All of these factors are exacerbated by age, physical layout and its listed status, simply because the building was designed for domestic use, not as an office. Times have changed, as have modern working conditions and tenant requirements, which dramatically reduce the chances of continued business use into the future.

#### Possibility of Alternative Use

Due to the quality of the accommodation and with the heritage constraints of the building, any refurbishment would not create an open plan office space which would be better suited to office accommodation. It is also not possible to improve the accessibility of the offices beyond that which exists and it would not be possible to install lift access. There is also dated heating, lighting, WC, kitchen and IT facilities, all of which would be required to meet the standard of the modern office occupier.

The location of WCs and kitchens are dictated by the layouts of the original residential townhouse and it would not be possible to install additional facilities. Likewise, it would not be possible to install a new internal lift without punching through original floors, altering the plan form. Level access is not possible and external alterations to provide this is not deemed to be acceptable from a heritage perspective.

All existing services would need to be stripped out, replaced by new installation and they cannot be let with the existing specification and would require significant capital expenditure to upgrade the buildings. Even if new services were installed, the building would continue to suffer from its inherent limitations in its layout and would not fundamentally improve the space nor produce any enhanced rental prospects.

In addition, the property is unable to deliver on the demand for good quality 'end of journey' facilities such as cycle storage, dedicated showers and changing facilities. Outside space, breakout areas, lower density occupation, natural light and ventilation are also higher up on tenants' requirements, all of which the existing building struggles to provide.

Other non-office business uses, such as industrial, warehousing, storage or research would clearly not be appropriate in this property.

### Marketing Evidence

Policy E2 and the CPG also requires that buildings are marketed for an appropriate period of time to consider the possibility of retaining the site for its existing use.

9BR and 9JF have been marketed by Gale Priggen (<https://www.galepriggen.co.uk/>), a local agent with a track record of letting employment space within Camden and the WC1 area. Gale Priggen are based in Red Lion Square (WC1R) and have been operating in the heart of Midtown since 1991. The majority of Gale Priggen's listings are in the area around Bedford Row.

As noted above, the site was previously occupied by a barristers chambers, with a sublease granted to a firm of solicitors, who occupied 9JF. The tenants had a lease due to expire in March 2027. However, in September 2021, the tenants served notice to terminate the lease as part of a break clause, ultimately vacating the property over the course of the next 6 months.

Gale Priggen were therefore instructed to commence open marketing of the property for rent in October 2021, to find a tenant willing to enter into a lease either for the whole site or one of 9BR or 9JF.

The marketing particulars are contained at **Appendix 1**, which contains a description of the properties, area schedule, specification, EPC and other relevant information. In addition to the particulars, a Geometric Report (prepared by Sterling Temple) was available on Gale Priggen's website, which includes a full schedule of accommodation and floor plans.

Two visible letting boards have been on site throughout the marketing period, first erected in October 2021. Photographs of the boards, with one on the 9BR frontage and one on the 9JF frontage, are contained at **the Appendices of the Gale Priggen report**.

In addition to the above, Gale Priggen prepared marketing particulars for the marketing of 9BR and 9JF as two separate offices, as an alternative to one whole letting.

The existing lawful use of the premises (i.e. office use) were included within the marketing materials and the lettings boards, as required by the CPG.

Full details of the marketing exercise is summarised in the Gale Priggen report. In summary:

- A dedicated microsite was produced to promote the properties, which contained links to marketing particulars, floor plans etc.
- The property was published on the Gale Priggen website;
- The To Let boards were erected on site, as noted above;
- The property was also published and promoted on main commercial agency portals, including CoStar and the Realla platforms, before expanding to LopNet in summer 2022.
- The property was listed on Agents' Insight, a real time commercial property portal, accessible by over 1000 Central London property agents.

This exercise received limited response:

- There were 10 office agent-led or direct tenant enquiries that were not considered completely inappropriate, which the agents pursued:
- Two of the inquiries led to inspections, although one decided to focus on securing higher grade space, whilst the other was seeking a purchase (rather than a rental) of 9BR only.



- The other 8 potential enquiries were from a range of education, legal, tech and other professional firms. However, when approached, these opportunities were dismissed, with the firms either confirming that the properties were not of interest (small, fragmented, not modern, prefer alternative locations) or withdrawing their requirements from the market.

None of the above firms proceeded to make any offer and no discussions took place in relation to potential rents. However, the Gale Priggen report documents the recommended quoting rent, which is considered to be reflective of the current market situation.

During the marketing exercise and with an increasingly unlikely prospect of finding an occupier, the former owner instructed that the site should also be marketed for sale. Wilfords were instructed to jointly market the property, alongside Gale Priggen. Their marketing particulars are enclosed, although, in this report, we focus on the rental exercise.

There is no evidence to provide that the tenants intend to move out, as this has already occurred. The site is now vacant, with both previous tenants having found alternative accommodation in the vicinity.

### Market Condition

A summary of the current and future market condition is set out within the Gale Priggen report, including for the Bloomsbury sub-market.

The Central London office market was deeply affected by the effects of the pandemic and the series of lockdowns. Post-COVID, there are lower occupation rates and working densities by comparison to pre-2020 levels. There is a far greater demand for flexibility and wellness within the working environment, which is high on tenants wishlists, as well as many of the basic requirements set out above.

There is a clear focus from tenants on high grade, newly refurbished accommodation that deliver on all the modern features of an office building, rather than older, lower specified stock.

It is also noted that:

- Total stock of offices in the Bloomsbury submarket extends to approximately 10,000,000 sqft, the majority of which comprises small, period buildings. There are only 16 office buildings larger than 100,000 sqft in the area.
- Bloomsbury vacancy rate has climbed from less than 2% in 2019 to 8% in 2023, a near-20 year high
- Weak leasing activity has combined in a rise in sublease availability to push vacancies upwards;
- 160 office leasing transactions of a similar size in the past three years but only 10 represented self-contained properties;
- The market continues to struggle to adapt to the wider impact of COVID and the economic environment is generally challenging. Office vacancy rates continue to rise and take-up falls, as working patterns change and density decreases.
- 146 properties are currently available within the wider Bloomsbury/Midtown market. Six of these properties were also on the market in October 2021, when this marketing exercise commenced.

All of these points lead to an unlikelihood of finding a future tenant as similar properties have come onto the market and also remained unlet for significant periods of time, before being disposed of for alternative uses. With so much availability in the wider area, there are numerous buildings that are 'ahead' of this building in terms of likelihood of being let – with more modern and favourable conditions.

## S106 FINANCIAL CONTRIBUTION

As noted in Paragraph 54 of the CPG, the Council may seek a contribution from developments, which result in the loss of more than 500 sqm GIA of employment floorspace, towards measures which create or promote opportunities for employment or training of local people.

The conversion of 9BR results in the loss of 718.8 sqm (GIA) and therefore a planning obligation could be sought on the following calculation:

1. Employment Floorspace lost (sq m NIA) / space requirement per full time employee = full time jobs lost
2. Full time jobs lost x 21% (Camden residents who work in Camden) x £3,995 = financial contribution.

Accordingly, for 9BR, the loss of employment contribution would be as follows:

- Floorspace lost (GIA) – 718.8 sqm
- Floorspace lost (NIA) – 479.4
- Employee Space Requirement - 12sqm (NIA)
- Jobs lost –  $479.4(\text{GIA})/12\text{sqm (NIA)} = 39.95$
- Jobs lost x 21% = 8.3895
- Training cost = £3,995

This results in a financial contribution of **£33,516**

The loss of this employment floorspace would therefore contribute towards other measures that would create or promote opportunities for employment or training of local people in other parts of the Borough. This planning obligation would be secured via a Section 106 Agreement.

## CLOSING

The existing office accommodation is not purpose built and has been adapted to provide ill-conceived, poor-quality office accommodation.

The application premises are clearly of a significant age and were originally designed for residential use. Its listed status makes it inflexible to adapt to change and the modern working requirements.

Aside from the heritage benefits of re-instating the original function, the building is clearly more suitable for residential use than offices, and other buildings in the wider market, which also sit vacant, are more likely to find a tenant than this property. The building has been marketed for a significant time, with no success.

As stated above, the premises lack a number of core features required by office occupiers and there would be significant difficulties in meeting those requirements. This has been experienced in the marketing exercises undertaken to date, for which no interest has been received.

The wider benefits of the proposals are set out in the Planning Statements that form part of the applications, which include the associated heritage benefits of converting this building back into its original residential use, and that we consider on balance, outweighs the loss of employment uses.

## **9 Bedford Row & 9 Jockey's Fields**

**London WC1R 4AZ**



## **Report for Planning Purposes on Marketing Undertaken**

**August 2023**

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#### **Appendices:**

- a) Schedule of floor areas & floor plans
- b) Lease comp summary report
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- d) Original letting particulars
- e) Current letting particulars
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## **Executive summary**

Gale Priggen & Co ("G P & Co") has been established since 1991 and specialises in all aspects of commercial premises within the wider Midtown area, which includes central Holborn & Bloomsbury.

We have a wealth of experience in dealing with commercial properties, covering not only the sale and letting of accommodation but also providing rent review and lease renewal services for a range of both landlords and tenants alike.

We have been asked to provide a report in relation to our previous marketing efforts and on-going marketing campaign in connection with the above referenced office premises, and to comment further on prevailing market conditions.

Our involvement with property started in June 2021 when we were approached by the (then) owners of the property to provide strategic advice against the background that the tenant in occupation had a break option which they were considering implementing, which would terminate their lease on the whole property with effect March 2022.

The tenant did serve notice in September 2021 and instructions were confirmed for G P & Co to commence formal marketing to re-let the property in October. Our marketing efforts on behalf of the owners continued through until March 2023, when the property was sold to the present owner, who then reinstructed us to continue to market the premises for re-letting. The marketing of the property, which continues at the time of writing, has therefore been ongoing for a period of 23 months.



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## The property & location

The property comprises of two intercommunicating buildings, 9 Bedford Row & 9 Jockey's Fields, which are linked at ground floor level, extending to approx 6,214 sq ft (NIA). A schedule of floor areas and layout plans are attached at **Appendix (a)**.

9 Bedford Row is a Grade II\* Listed building (grouped with nos. 8-13), arranged over lower ground, ground and three upper floors; 9 Jockey's Fields (immediately to the rear) is arranged over ground, 1st & 2nd floors.

9 Bedford Row is approached via an impressive entrance hall, from which an imposing staircase affords access to the upper floors and a mix of different sized private offices to the front and rear, together with an impressive boardroom at first floor level, overlooking Bedford Row.

The ground floor front has been opened-up to provide a large office/meeting room, with comfort cooling, whilst the lower ground floor has been re-fitted to provide an open plan area, break-out space and fitted kitchen to the rear, together with a separate meeting room at the front, plus ancillary storage space.

9 Jockey's Fields comprises of a small entrance hall, with double doors leading into a reception/meeting room, together with 10 further private offices/meeting rooms, kitchenette, WC & shower facilities.

In total, the property affords 38 separate office/working areas, arranged over 8 different levels, split between the Bedford Row and Jockey's Fields buildings.

The property is centrally located, near equidistant from Holborn and Chancery Lane underground stations, and within walking distance of the new Elizabeth line at Farringdon & Tottenham Court Road, it is a convenient central location, whilst enjoying a tranquil environment, set back from the main east-west thoroughfare of High Holborn.

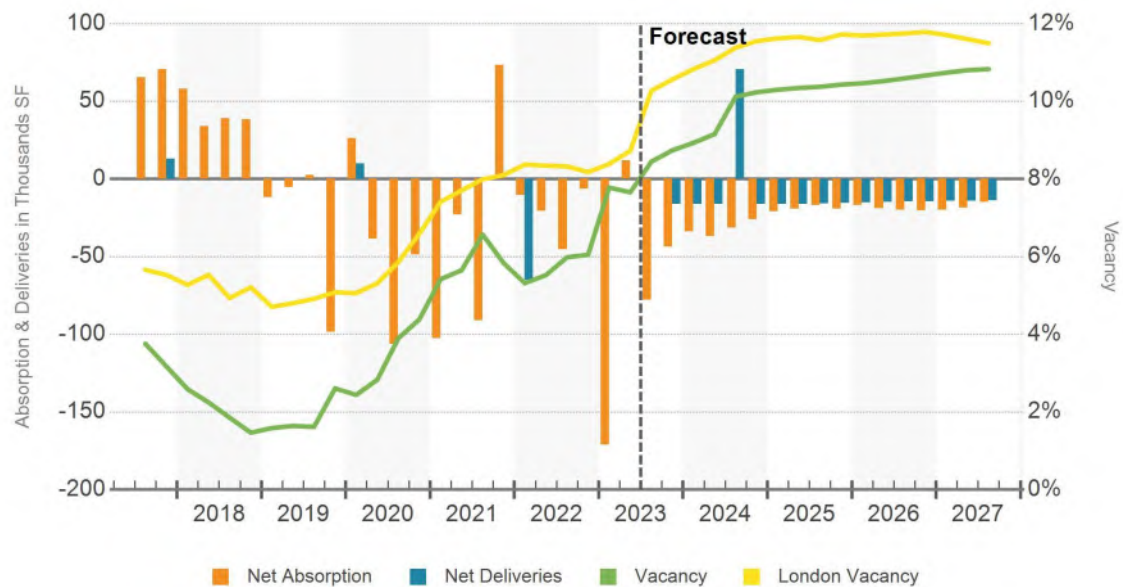
## Market overview

The total stock of offices in the Bloomsbury submarket extends to approx 10 million sq ft, the vast majority of which comprises small, period buildings, such as 9 Bedford Row. There are only sixteen office buildings larger than 100,000 sq ft in the area.

Taken from CoStar's Bloomsbury Submarket Report, Bloomsbury's vacancy rate has risen steadily over the past few years; falling demand for office space combined with an increase rise in sublease availability has seen Bloomsbury's vacancy rate climb from less than 2% in 2019 to 8.0%, which represents a near 20-year high.

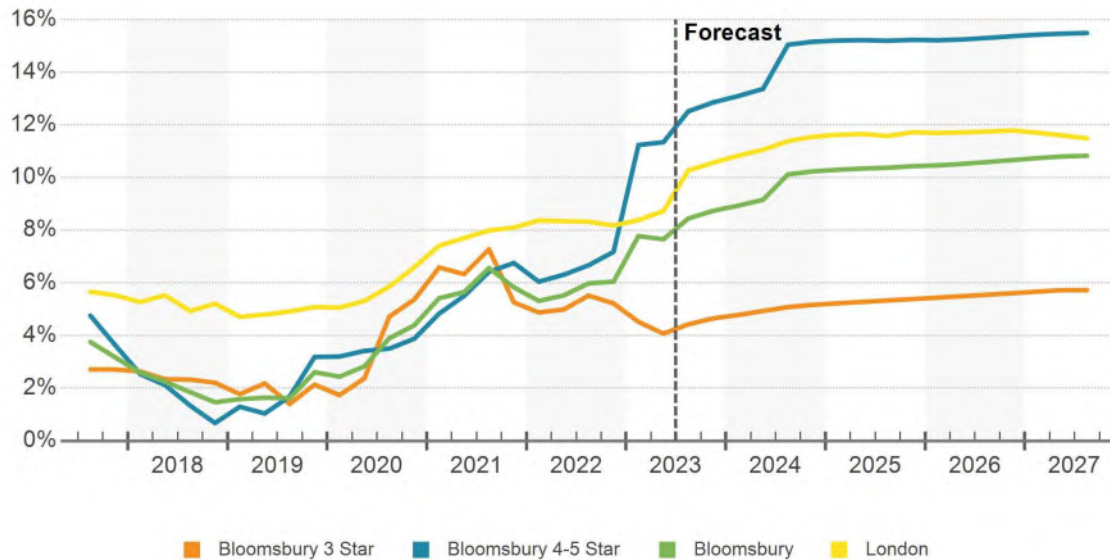
Despite an ongoing lack of development, weak leasing activity has combined with a rise in sublease availability to push vacancies upward.

### NET ABSORPTION, NET DELIVERIES & VACANCY

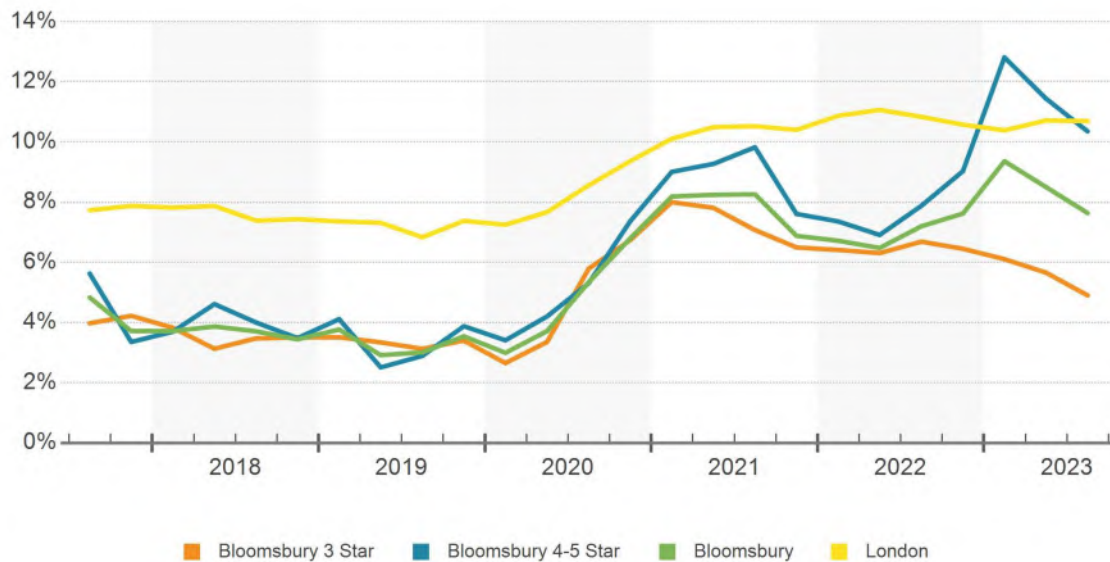




## VACANCY RATE



## AVAILABILITY RATE



Unsurprisingly, the central London office market was deeply affected by the effects of the COVID pandemic and a series of *lockdowns*. As time has moved on, whilst the Government vaccination programme has helped give people the confidence to return to working, post-COVID we are still seeing lower occupation rates and working densities by comparison with pre-COVID levels - latest estimates suggest 35-40%.





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There is now far greater demand for flexibility within the working environment and *wellness* has established itself generally as a driving factor and is high on most tenants lists when considering their office space requirements. Outside space, breakout areas, lower density occupation, levels of natural light and ventilation are higher up the list of required amenities than was historically the case.

Likewise, the demand for good quality *end of journey* facilities, such as cycle storage, male & female showers, changing areas and the like, and a general increase in awareness and the overall importance of energy efficiency and the use of recyclables in the design, construction and fit out/delivery is helping to create a very distinct two-tier market.

This so-called Flight to Quality is a clear indication that tenants are more focussed on high grade, newly refurbished accommodation - delivering on all the elements referenced above - in favour of older, lower specified stock.

Toward the smaller end of the market (sub 10,000 sq ft) we are also seeing a trend that was in evidence before the Pandemic continue in that occupiers increasingly seek accommodation arranged over a single floor, rather than split over a number of levels.

Against this general background, older properties such as a period Townhouse like 9 Bedford Row, are struggling to attract office tenants.

The space being split over eight levels, and further divided into a number of smaller rooms on most floors is not what modern office tenants want, and the property being Listed simply adds to the inflexibility in terms of looking at ways to mitigate such issues.

Moreover, with several steps up from street level to access the building, combined with an internal configuration designed to accommodate a family residence, rather than a modern office occupier - and the absence of lift - puts the property at odds with the aims and requirements of the Equality Act 2010.

The overall provision of WC accommodation, both in terms of location within the building and the size/configuration, also represents a drawback which is not capable of satisfactory resolution.

Apart from the large ground floor front office in 9 Bedford Row - the former Clerks' Room - there is no comfort cooling or air conditioning.

There is an almost complete lack of modern standard LED lighting throughout both buildings, with most of the offices having old style pendant/chandelier style fittings. The small power & data cable distribution is a mixture of old and new, run through an assortment of surface mounted trunking, some floor boxes - though not linked via a formal, structured underfloor trunking distribution.

The property generally offers office accommodation that would fall under a *Grade C* classification, which is the lowest specification available.

It is accepted that all these factors are exacerbated by the age, physical layout of the property and the fact that it is Listed, but the fact remains that the end result for the majority of tenants is that buildings of this nature are no longer considered suitable for occupation as offices.

To underline our view of the position, we attach at **Appendix (b)** an extract from a search of the CoStar data base, detailing letting transactions completed within the last 3 years, within the broader Bloomsbury submarket, which the subject property sits within.

This shows a total of **160 no. office leasing transactions** of between 4,000 & 8,000 sq ft. From this we have lifted a detailed Lease Comp Summary Report in relation to those properties which comprised of self-contained properties; there are **10** in total over this period, representing just **6.25% of the total transactions completed**.

Of these 10 transactions, it should be noted that:

34 Leather Lane ("The Sweeps"), 16 Acton Street & 4 Pear Tree Court are all warehouse style, office/studio spaces, with lofty ceiling heights, excellent levels of natural lighting, air conditioning, modern tenant amenities and spec throughout, and proper *end of journey* facilities. They reflect a different market sector in terms of style and demand and, in most cases, offer significantly larger, open plan floor plates.

1 Bedford Row and 21 Bloomsbury Square were both let to serviced/managed workspace providers specialising in period style properties and, as the terms for 1 Bedford Square bear out - with a 42-month rent free period allowed to the tenant to upgrade the accommodation - they are specialist transactions and not indicative of traditional lettings to an office end user/occupier. Furthermore, 1 Bedford Row was on the market for some 31 months before a deal was finalised.

Both 45 Russell Square and 23 Bloomsbury Square were let to Educational users and are typical of the style of property required by that sector and, more importantly, are located in the central Bloomsbury market, on historic Garden Squares, where there is an established market for the wider Education sector, including U C L, etc.

22 Endell Street is a fine, fully refurbished & highly specified central Covent Garden property that leased to a household media name, Fender Corporation. The guiding rent was in excess of £80 per sq ft. Our view is that this is not a useful comparator.

And, 104 D St John Street was a short term deal to a retail tenant, and in respect of a low grade, poor quality building.



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This leaves just no. 18 Bedford Row as perhaps reflecting a more meaningful and genuine *comparable* property; however, closer analysis shows that it was a single period building and had been refurbished to an extremely high standard by the previous owner occupier. The property benefitted from comfort cooling throughout, a passenger lift, perimeter trunking, modern fully structured Cat 6A cabling, L E D lighting, bespoke cycle storage & shower facilities. A quoting rent of £58 per sq ft overall reflected the level of amenity and quality of the offering. The refurbishment was achievable as this property is not Listed.

As we have commented above, the market continues to struggle to fight off the wider impact of COVID; however, it should also be noted that the economic environment generally at a micro and macro level has been *challenging*, to say the least, for a number of years. Add to that the global impact of war in Ukraine and it is not surprising to note that office vacancy rates have increased significantly and take up fallen.

These wider influences on the market should not be ignored, but in looking to address the likely future demand for older style office space such as 9 Bedford Row, for the reasons outlined above, our prognosis for the increasing stock of older, inflexible properties is not good.

Attached at **Appendix (c)** is a Lease Availability Property Report.

Our view is that, post-COVID, tenants are keen to consider solutions offered on both a traditional lease basis and on more flexible terms, as typically provided by the wider Serviced Operator market. Sometimes these offerings sit side by side in the same property, but to give a clearer overview of the whole market, we have divided the results into two sections: traditional Leasing options (**109 no. properties**), and availability within buildings offering serviced/co-working/managed solutions (**37 no. properties**).

This shows current total availability of **146 no. properties** available within the wider Bloomsbury/Midtown market. Interestingly, when marketing commenced in October 2021, six of these properties - 263 High Holborn, 83 Clerkenwell Road, 70 Gray's Inn Road, 6A Leather Lane, Lynton House and 79/86 Chancery Lane - already had listings offering space, so have remained unlet over the duration.

## Marketing strategy & terms

When marketing first commenced in October 2021, it was against the background of a tenant still in occupation but having served notice to terminate their lease and move by March 2022.

It is not an uncommon commercial tactic for a tenant to serve such notice and then seek to use their position as leverage to negotiate more favourable terms to stay. In this instance, whilst we made several approaches to the tenant on the owner's behalf (both before and after the Notice was served) it was not possible to tempt them to stay.

We think it relevant to report that at least some of the drawbacks referred to above - the desire to have accommodation arranged over a single floor & issues over DDA access - were cited by the tenant's adviser as being material considerations that could not be addressed satisfactorily at 9 Bedford Row.

When it became clear the tenant was intending to vacate, the owners enforced the full repairing & insuring covenants in the lease and the tenant completed a comprehensive schedule of dilapidations works prior to the lease expiry, including external repairs and redecoration internally and externally.

In view of the layout of the property and arrangement of services/facilities, our recommendation was to market the building as a whole but give consideration to agreeing a letting for the two buildings separately, on the basis the existing *link* could easily be sealed-off.

As a group of private investors and having previously leased the whole to a single tenant, this sat comfortably with the owners. We recommended quoting a rent of £262,500 per annum for the whole and advised that for a self-contained property of this size a tenant may well contemplate a term certain of at least 5 years, though the majority of tenants required greater flexibility and may seek a tenant break at the expiry of the 3<sup>rd</sup> year. Our instructions were confirmed accordingly.

As marketing progressed and the level of enquiries was not very favourable, with vacant possession assured from January 2022, we were asked to start monitoring potential enquiries for an outright sale. This was geared-up in April/May and from June we were instructed to openly offer the property for sale, as an alternative to re-letting, and a quoting price of £5.45m was confirmed.

Marketing continued on this basis and, to broaden the source of enquiries, Wilfords were brought in to act as joint agents from July 2022. The property continued to be actively promoted by both agents, until its sale in March 2023 to the current owners, who re-instructed G P & Co to continue our marketing efforts to find a tenant for the property.



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## Marketing undertaken & enquiries received

A copy of our original letting particulars - detailing both Bedford Row & Jockey's Fields separately - is attached at **Appendix (d)**; the current pdf particulars are at **Appendix (e)**.

When Wilfords were appointed as joint agents, formal sale particulars were produced, and a copy is shown in **Appendix (f)**.

As part of our on-going marketing initiatives, a dedicated microsite is produced to promote our properties, which enables more detail and downloads to be included; a link to the site is included here: <https://m.search-prop.com/9-bedford-row-9-jockey-s-fields-9-bedford-row-london>

The property was also published on our Company website, which can be found at: <https://search.galepriggen.co.uk/properties/150700-9-bedford-row-9-jockey-s-fields-9-bedford-row-london>

To Let boards were ordered and affixed to both buildings in Oct '21; pictures of both are attached at **Appendix (g)**.

To complement the listing on our website, the property has been published and promoted on the main commercial agency portal CoStar; their listings were originally hosted on the Realla platform, but that was enhanced and expanded to LoopNet in summer 2022. A link to the listing can be found at: <https://listingmanager.costar.com/listing/NYgymE7y6B0DMA79>

In addition, from commencement of marketing, the property has been listed on Agents' Insight, a real time commercial property portal, accessed by over 1,000 central London property agents and brokers. This affords an excellent means of identifying and marketing properties to market requirements circulated by agents searching for space on behalf of retained clients.

### Office leasing enquiries

Since the date of our instruction in October 2021 we have continued to monitor the market and responded to all potential enquiries generated as a result of our various marketing efforts.

Focussing on those where there appeared to be some prospect of generating further interest and where Bloomsbury was stated as a location that would be considered - and ignoring the overwhelming number of clearly inappropriate enquiries from tenants specifically seeking accommodation arranged over a single floor and/or offering a far higher level of general amenity (such as full air conditioning throughout) - we have identified and responded to a total of 10 no. office agent-led or direct tenant requirements. These are further broken down below:

Potential enquiries

12

05.01.22 – Solicitor clients of GN2: 4,500 - 5,500 sq ft

**Abortive.** Requirement withdrawn from the market (25.05.22).

22.02.22 – Professional clients of GN2: 6,000 - 7,500 sq ft

**Dismissed.** Renewed lease on existing building.

08.03.22 – Educational clients of M B & A: 3,500 - 5,500 sq ft

**Abortive.** Requirement withdrawn from the market (30.03.22).

10.06.22 – Barrister clients of JLL: 5,000 - 10,000 sq ft

**Dismissed.** Focussed on properties closer to R C J, not of interest (05.07.22).

07.06.23 – Creative & Media clients of J M & M: 5,500 - 7,500 sq ft

**Dismissed.** Focussed on Cov Gdn area, and more media feel to space, not of interest (03.07.23).

19.07.23 – Technology clients of Compton: 6 - 8,000 sq ft

**Dismissed.** Focussed on more modern space/fit-out, not of interest 23.07.23.

18.07.23 – Creative & Media, E-Commerce clients of R E M: 6 - 9,000 sq ft

**Dismissed.** Too small & fragmented, and need more media feel to space, not of interest (26.07.23).

02.08.23 – Educational clients of M B & A: 5 – 10,000 sq ft

**Dismissed.** Considering LH and FH options, but preference is to buy so presently focussed in that direction.

Inspections

10.02.22 – Clients of Allan Messing Associates

**Dismissed.** Decided to focus on higher grade space with a/c, modern data cabling & IT infrastructure in place.



020 7404 5043  
galepriggen.co.uk

19.06.22 – Meadowridge Ltd

**Abortive.** Enquiry turned out to be tentative interest in purchasing just the Bedford Row property.

## Conclusions

Despite commencing back in October 2021, to date our efforts to secure an office tenant for the subject property have yielded no success, and there are no current enquiries to pursue.

The property has been widely promoted and it is our view that the terms offered are realistic and reflective of the market place. Unfortunately, as we have confirmed above, the overall quality of the accommodation and level of specification offered - combined with the internal arrangement of the space over so many different levels - is not to the standard required by the majority of discerning tenants.

There are limitations presented by the Listed building status, and the physical configuration of the space which further impacts on the ability to address issues such as a lack of air conditioning or even building-wide comfort cooling.

Add-in the fact that demand for this sort of property is weak and that market conditions generally remain extremely challenging and, unfortunately, the prognosis is not encouraging.



## **Appendices**

**a) Schedule of floor areas & floor plans**

sterlingtemple

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# Geometric Report

9 Bedford Row & 9 Jockey's Fields,

London, WC1

Reference 22.05.2366

16 June 2022





# Contents

- 1. What we do & how
- 2. Further services
- 3. Report objective
- 4. Site and survey conditions
- 5. Schedule of Areas
- Drawings

# sterlingtemple

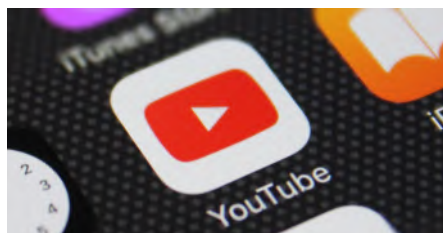
## 1. What we do



We are a surveying company specializing in preparing property drawings and area calculations using 3D laser scanning technology. Our most common projects include area measurement reports, planning drawings and lease plans.

## 2. Further services

We also prepare MATTERPORT virtual tours and VIDEO tours of the properties we survey.





sterlingtemple



### 3. Report Objective

A measured survey took place at 9 Bedford Row and 9 Jockey's Fields, London, to prepare illustrated floor plans and a schedule of areas.

### 4. Site Conditions

The properties comprise commercial office space over multiple floor levels. On the day of the survey the buildings were empty providing satisfactory conditions for a survey.

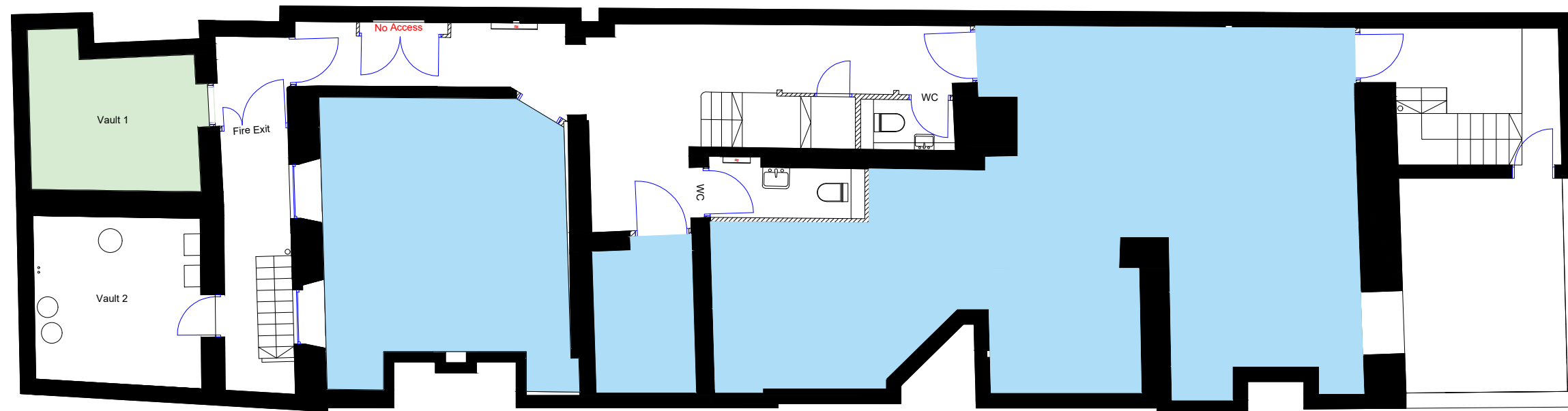
### 5. Schedule of Areas

9 Bedford Row		
Net Internal Area	SQM	SQFT
Third Level	81.2	874
Second Level	77.0	829
First Level	68.5	737
Ground Level	76.3	821
Lower Ground	94.9	1,022
Lower Ground Vault 1	9.3	100
Total NIA	407.2	4,383
Gross Internal Area	SQM	SQFT
Fourth Level	69.3	746
Third Level	99.3	1,069
Second Level	95.5	1,028
First Level	95.8	1,031
Ground Level	163.5	1,760
Lower Ground	159.1	1,713
Total GIA	682.5	7,346
9 Jockey's Field		
Net Internal Area	SQM	SQFT
Second Level	45.4	489
First Level	67.9	731
Ground Level	56.8	611
Total NIA	170.1	1,831
Gross Internal Area	SQM	SQFT
Second Level	60.6	652
First Level	92.9	1,000
Ground Level	81.5	877
Total GIA	235.0	2,530











Bedford Row Lower Ground

General Notes

-  Net Internal Area
-  Vault

1	Issue	13/06/22
No.	Revision/Issue	Date

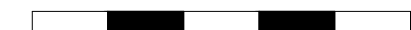
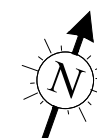
Firm Name and Address

**sterlingtemple**  
0203 4639225  
[www.sterlingtemple.com](http://www.sterlingtemple.com)

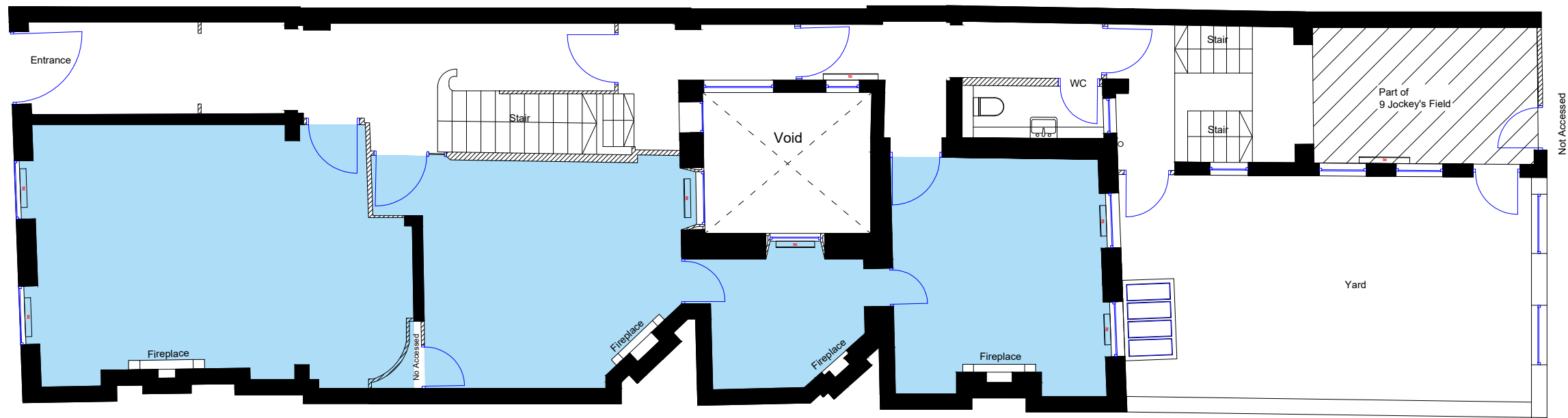
Project Name and Address

**9 Bedford Row**  
London  
WC1R 4BU

Project 22.05.2366	Sheet
Date 13 June 2022	Lower Ground Level Floor Plan
Scale 1:100 @ A3	



1:100 Scale Bar



9 Bedford Row Ground Level

General Notes

Net Internal Area

1	Issue	13/06/22
No.	Revision/Issue	Date

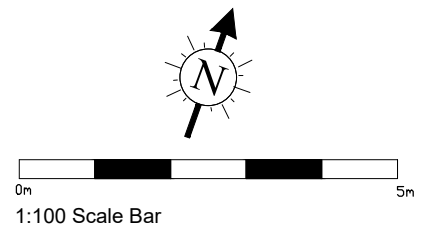
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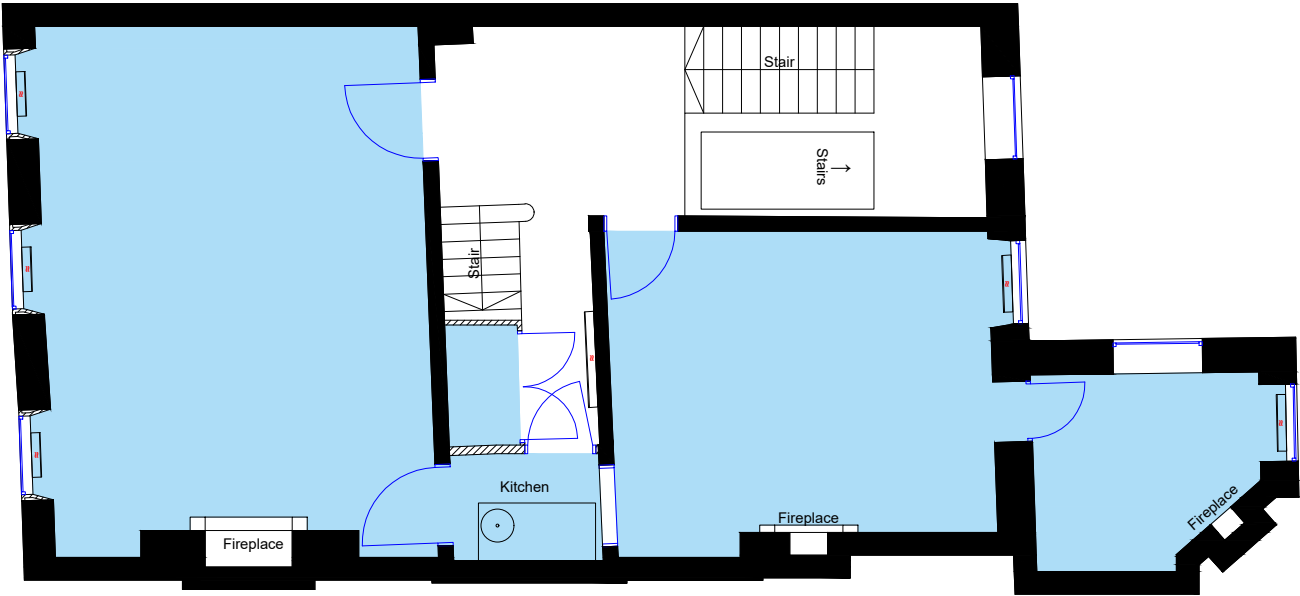
**sterlingtemple**  
0203 4639225  
www.sterlingtemple.com

Project Name and Address

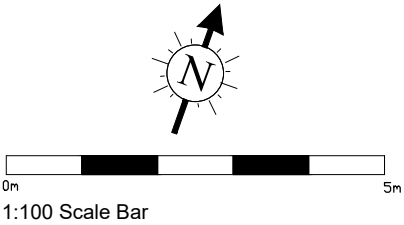
**9 Bedford Row**  
London  
WC1R 4BU

Project	Sheet
22.05.2366	Ground Level
Date	Floor Plan
13 June 2022	
Scale	
1:100 @ A3	





9 Bedford Row First level



General Notes

Net Internal Area

1	Issue	13/06/22
No.	Revision/Issue	Date

Firm Name and Address

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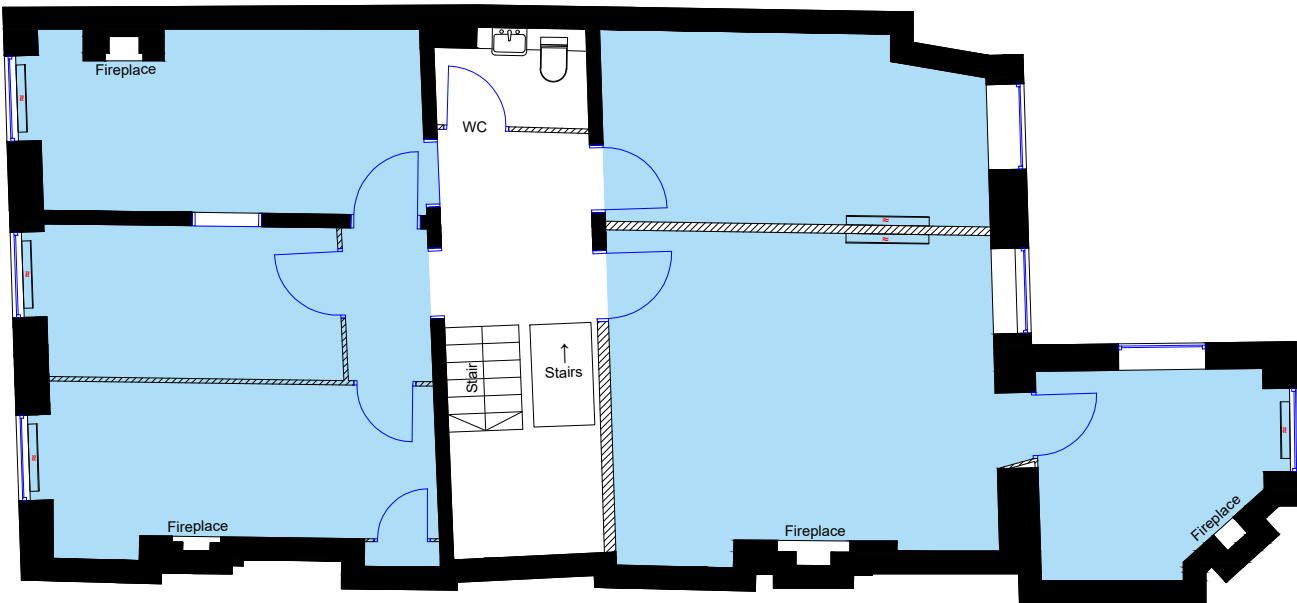
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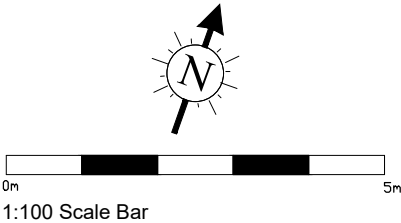
London

WC1R 4BU

Project	Sheet
22.05.2366	First Level Floor Plan
Date	
13 June 2022	
Scale	
1:100 @ A3	



9 Bedford Row Second level



General Notes

Net Internal Area

1	Issue	13/06/22
No.	Revision/Issue	Date

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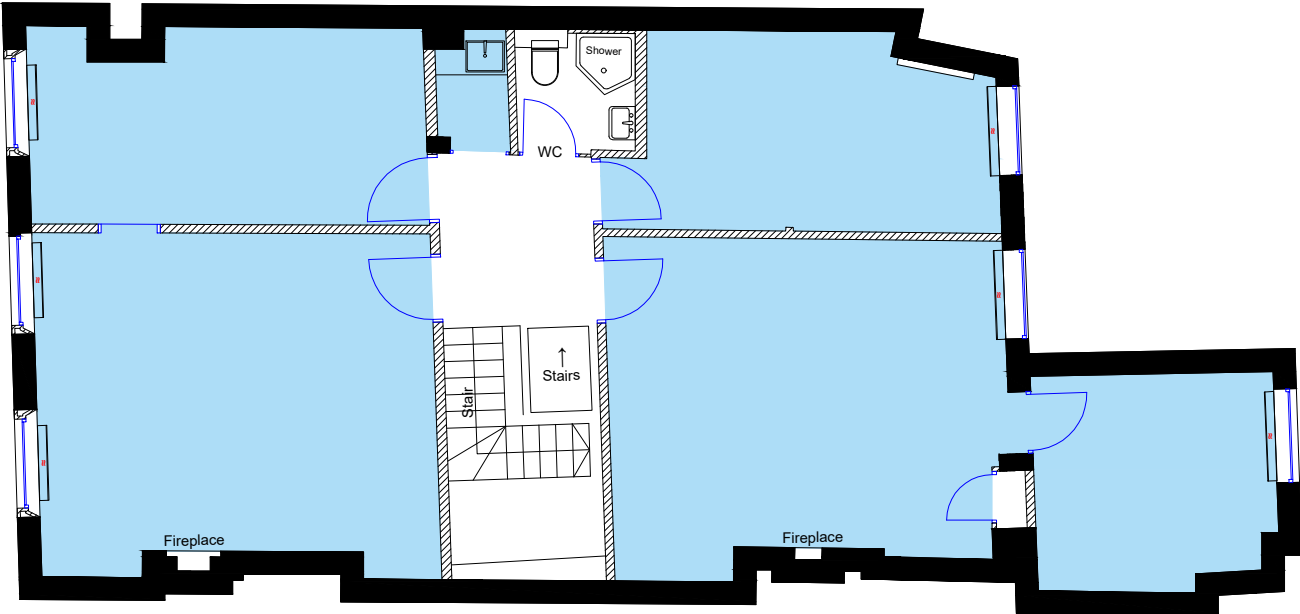
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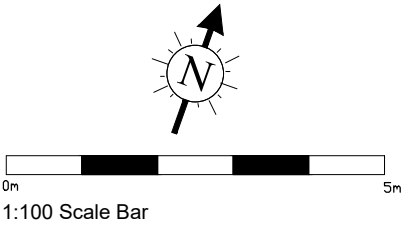
London

WC1R 4BU

Project	Sheet
22.05.2366	Second Level Floor Plan
Date	
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Scale	
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9 Bedford Row Third level



General Notes

Net Internal Area

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No.	Revision/Issue	Date

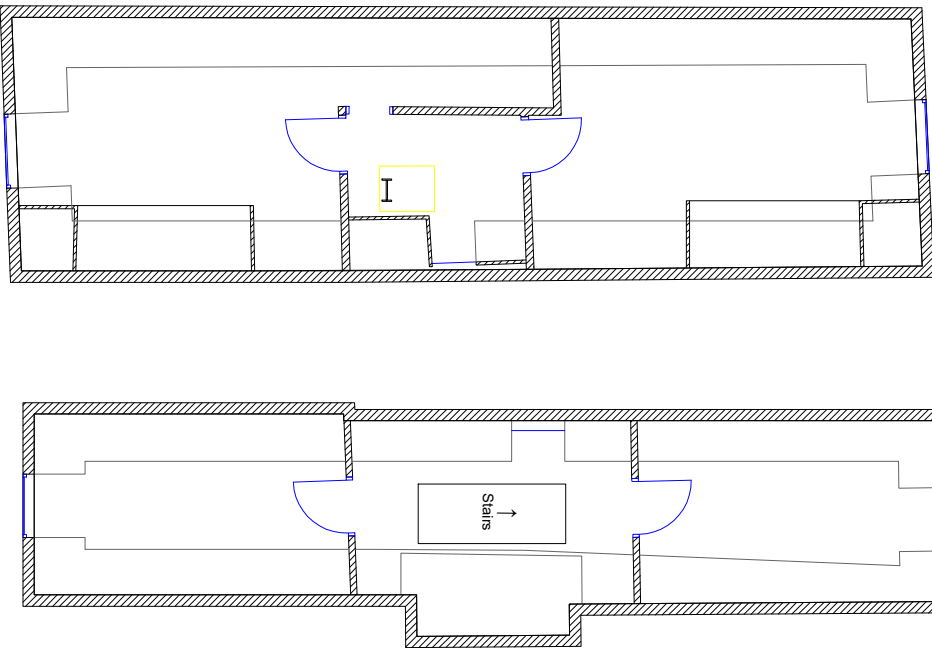
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sterlingtemple  
0203 4639225  
www.sterlingtemple.com

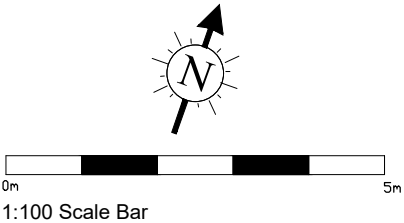
Project Name and Address

9 Bedford Row  
London  
WC1R 4BU

Project	Sheet
22.05.2366	Third Level Floor Plan
Date	
13 June 2022	
Scale	
1:100 @ A3	



9 Bedford Row Fourth Level Storage



General Notes

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No.	Revision/Issue	Date

Firm Name and Address

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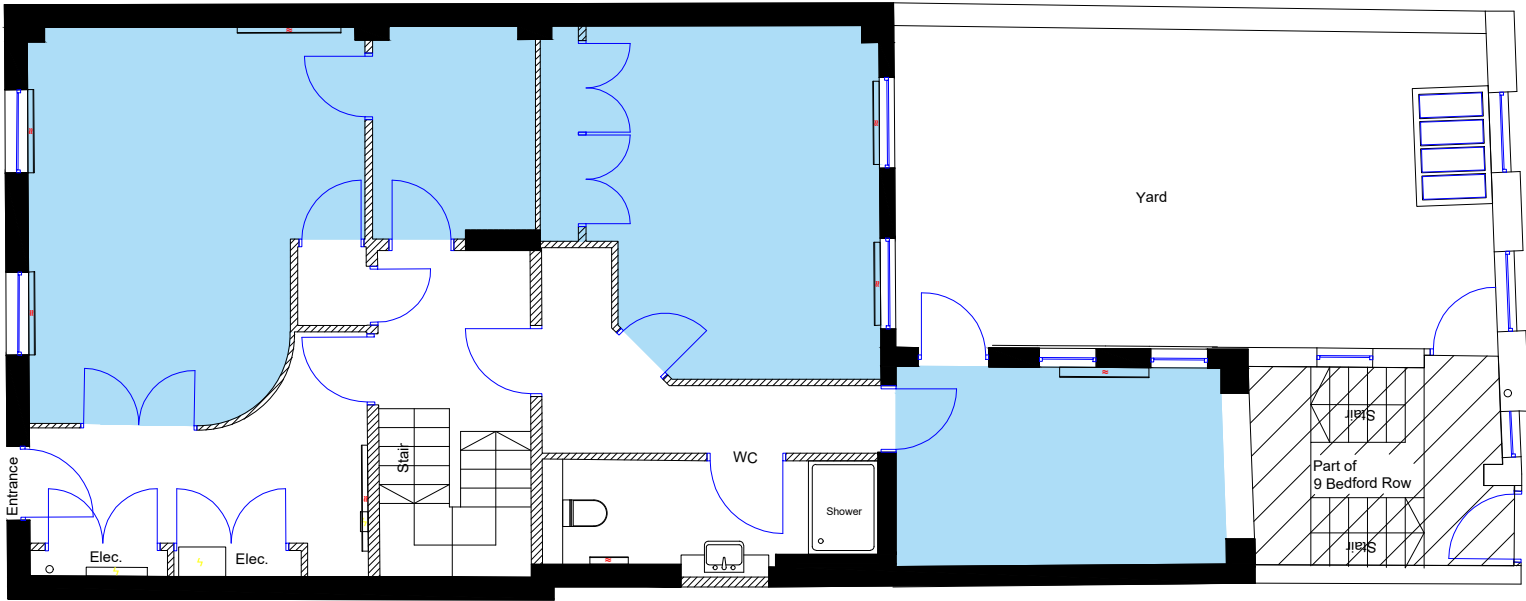
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9 Bedford Row

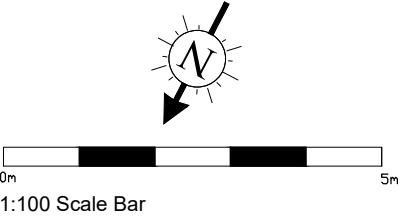
London

WC1R 4BU

Project	Sheet
22.05.2366	Fourth Level Floor Plan
Date	
13 June 2022	
Scale	
1:100 @ A3	



9 Jockey's Fields Ground Level



General Notes

Net Internal Area

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No.	Revision/Issue	Date

Firm Name and Address

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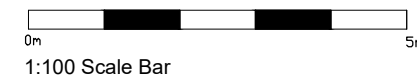
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9 Jockey's Fields

London

WC1B 4BW

Project	Sheet
22.05.2366	Ground Level Floor Plan
Date	
13 June 2022	
Scale	
1:100 @ A3	



General Notes

Net Internal Area

1

Issue

13/06/22

No.

Revision/Issue

Date

Firm Name and Address

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Project Name and Address

9 Jockey's Fields

London

WC1B 4BW

Project

22.05.2366

Date

13 June 2022

Scale

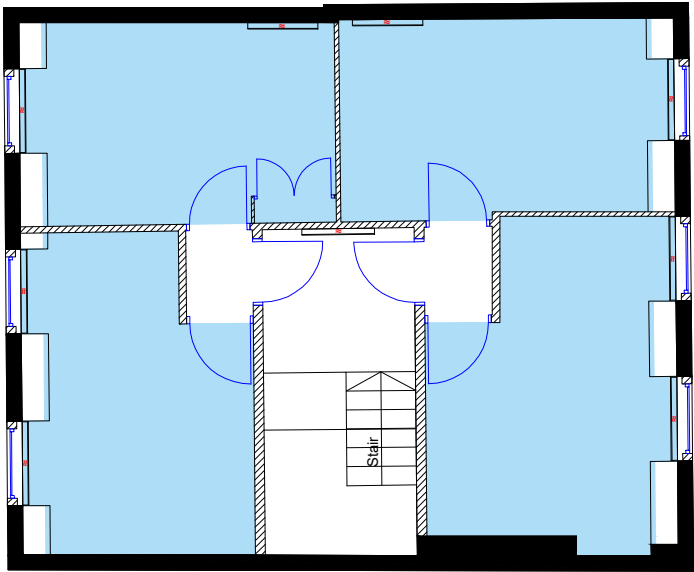
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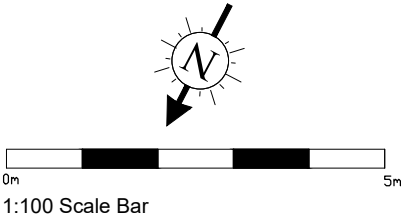
First Level

Floor Plan





9 Jockey's Fields Second Level



General Notes

Net Internal Area

1	Issue	13/06/22
No.	Revision/Issue	Date

Firm Name and Address

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Project Name and Address

9 Jockey's Fields

London

WC1B 4BW

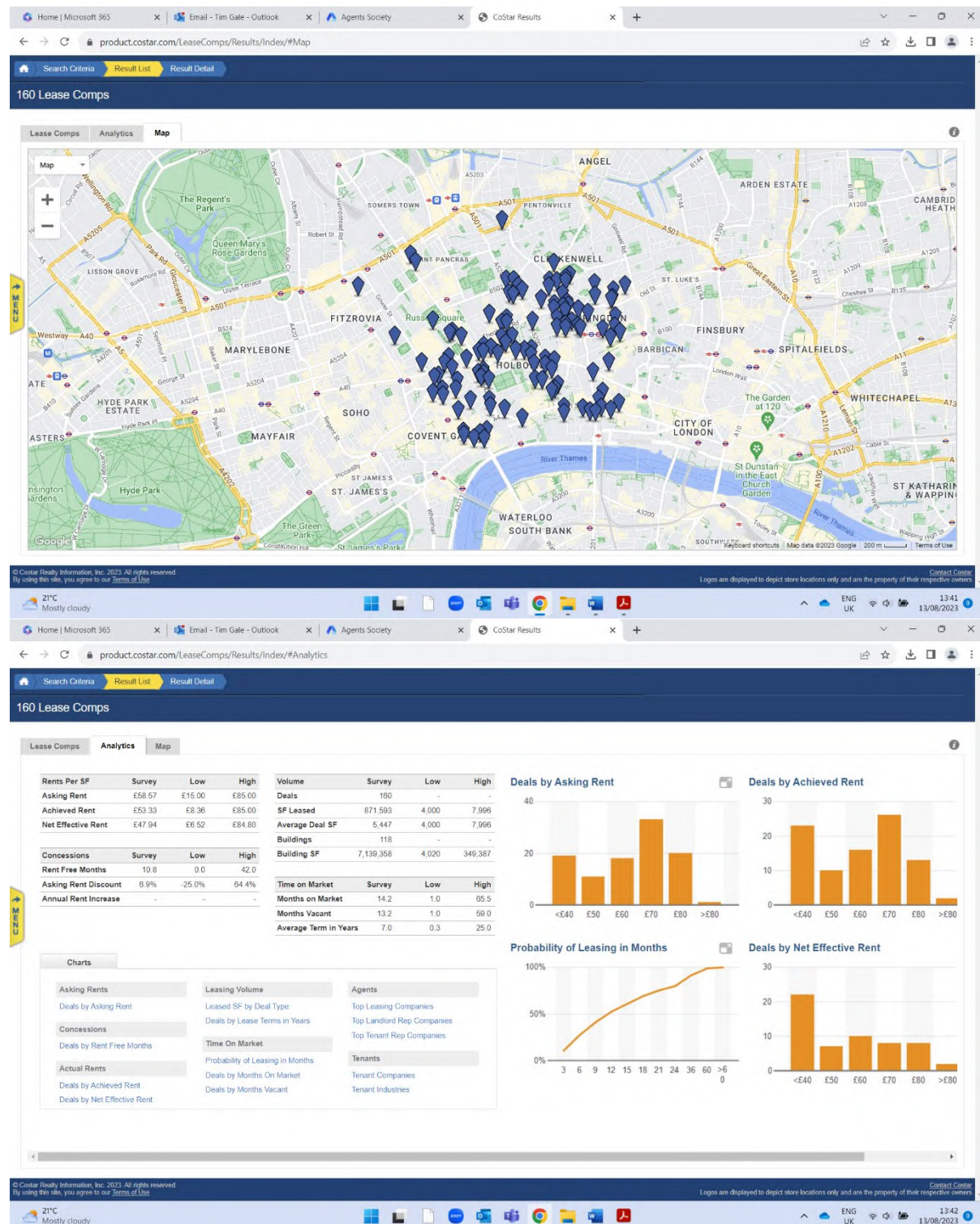
Project	Sheet
22.05.2366	Second Level Floor Plan
Date	
13 June 2022	
Scale	
1:100 @ A3	

**b) Lease comp summary report**

## Search of Lease Comps – Co Star database

All transactions: 4,000 sq ft – 8,000 sq ft b/w Aug 2020 – Aug 2023

160 no. records



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CoStar Results

product.costar.com/LeaseComps/Results/Index/#/Lease%20Comps

Search Criteria

Result List

Result Detail

160 Lease Comps

Lease Comps

Analytics

Map

Page 1 of 2

	Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
<input type="checkbox"/>	Aug 2023	Sep 2023	77 Kinrossway	London	2nd	5,278	£89.50	Asking		£366,821	Office	£20.04/SF	£105.77
<input type="checkbox"/>	Jul 2023	Aug 2023	71 Kinrossway	London	4th	4,209	£82.50	Asking		£263,063	Office	£20.72/SF	£87.22
<input type="checkbox"/>	Jul 2023	Jul 2023	Druy Ln	London	GRND, 1	6,200					Retail		
<input type="checkbox"/>	Jun 2023	Jun 2023	Farringdon St	London	9th	6,951	£75.00	Asking		£521,325	Office	£31.59/SF	£219.61
<input type="checkbox"/>	Jun 2023	Jun 2023	210 High Holborn	London	1st	5,093					Office	£1.81/SF	£9.21
<input type="checkbox"/>	Jun 2023	Jun 2023	9 Savoy St	London	2nd	4,887	£25.00	Asking		£122,175	Office	£26.77/SF	£130.82
<input type="checkbox"/>	Jun 2023	Jun 2023	125-130 Strand	London	3rd	5,554	£75.00	Asking		£416,550	Office	£28.41/SF	£157.80
<input type="checkbox"/>	Jun 2023	Jun 2023	11 Greenhill's Rents	London	BSMT, G...	6,295	£50.00	Asking		£314,750	Office		
<input type="checkbox"/>	Jun 2023	Jun 2023	222-236 Grays Inn Rd	London	2nd	7,762					Office	£53.43/SF	£414.72
<input type="checkbox"/>	Jun 2023	Jul 2023	London Central Markets	London	2nd	7,070	£23.06	Effective		£163,019	Office		
<input type="checkbox"/>	Jun 2023	Jun 2023	53-64 Chancery Ln	London	3rd	5,700					Office		
<input type="checkbox"/>	May 2023	May 2023	174-177 High Holborn	London	5th	4,692	£52.50	Starting		£246,330	Office	£25.76/SF	£120.87
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<input type="checkbox"/>	Apr 2023	May 2023	11-12 Bouverie St	London	MEZZ	4,047					Office		
<input type="checkbox"/>	Apr 2023	Apr 2023	50 Farringdon Rd	London	GRND, 1	7,906	£55.81	Starting		£441,234	Office		
<input type="checkbox"/>	Apr 2023	Apr 2023	10 Fetter Ln	London	1st	5,254	£57.50	Starting		£302,105	Office		
<input type="checkbox"/>	Apr 2023	May 2023	1 St Pauls Churchyard	London	5th	6,831	£29.40	Effective		£200,825	Office		
<input type="checkbox"/>	Mar 2023	Apr 2023	5-9 Hutton Wall	London	LL GRND	4,129	£0.00	Effective		£0	Office		
<input type="checkbox"/>	Mar 2023	Mar 2023	26-29 St Cross St	London	BSMT, G...	4,303	£41.58	Effective		£178,898	Office		
<input type="checkbox"/>	Mar 2023	Apr 2023	77 Kinrossway	London	2nd	5,278	£85.00	Starting		£343,070	Office		

0 Lease Comps Selected

CoStar ResearchMy DataShared DataLease Analysis

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CoStar Results

product.costar.com/LeaseComps/Results/Index/#/Lease%20Comps

Search Criteria

Result List

Result Detail

160 Lease Comps

Lease Comps

Analytics

Map

Page 1 of 2

	Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
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<input type="checkbox"/>	Mar 2023	Mar 2023	18 Bedford Row	London	BSMT, G...	5,687	£57.00	Starting		£324,159	Office		
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0 Lease Comps Selected

CoStar ResearchMy DataShared DataLease Analysis

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Agents Society

CoStar Results

product.costar.com/LeaseComps/Results/Index/#/Lease%20Comps

Search Criteria

Result List

Result Detail

160 Lease Comps

Lease Comps

Analytics

Map

Page 1 of 2

	Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
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<input type="checkbox"/>	Oct 2022	Oct 2022	45 Russell Sq	London	BSMT,G...	4,519	£59.35	Effective			£268,212 Office		
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<input type="checkbox"/>	Oct 2022	Oct 2022	10 Bloomsbury Way	London	7th	7,464	£69.34	Effective			£517,531 Office		
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<input type="checkbox"/>	Sep 2022	Sep 2022	83 Clerkenwell Rd	London	BSMT,G...	7,821					Office		
<input type="checkbox"/>	Sep 2022	Oct 2022	42 Kingsway	London	GRND	4,298					Retail		
<input type="checkbox"/>	Sep 2022	Sep 2022	7-12 Tavistock Sq	London	4th	5,236	£72.50	Asking			£379,610 Office		
<input type="checkbox"/>	Sep 2022	Oct 2022	Southampton Row	London	LL,GRND	4,382	£31.94	Asking			£139,961 Office		
<input type="checkbox"/>	Sep 2022	Sep 2022	262 High Holborn	London	3rd	4,639	£65.00	Asking			£301,535 Office		
<input type="checkbox"/>	Sep 2022	Oct 2022	5-11 Theobalds Rd	London	GRND,1	4,156	£70.00	Asking			£290,920 Office		
<input type="checkbox"/>	Aug 2022	Oct 2022	74 New Oxford St	London	GRND	4,076	£40.39	Effective			£164,613 Retail		
<input type="checkbox"/>	Aug 2022	Aug 2022	23 Bedford Sq	London	BSMT,G...	4,340	£67.50	Starting			£292,950 Office		
<input type="checkbox"/>	Aug 2022	Sep 2022	33 Farringdon Rd	London	4th	5,520	£58.57	Effective			£323,283 Office		

0 Lease Comps Selected

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Search Criteria

Result List

Result Detail

160 Lease Comps

Lease Comps

Analytics

Map

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	Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
<input type="checkbox"/>	Aug 2022	Sep 2022	86 Fetter Ln	London	GRND	5,281	£65.00	Asking			£343,265 Office		
<input type="checkbox"/>	Jul 2022	Aug 2022	168-173 High Holborn	London	3rd	5,060	£39.50	Asking			£199,870 Office		
<input type="checkbox"/>	Jul 2022	Jul 2022	13-15 Bouverie St	London	GRND,1,6	5,956					Office		
<input type="checkbox"/>	Jul 2022	Jul 2022	3 Dorset	London	4th	4,474	£50.47	Effective			£225,807 Office		
<input type="checkbox"/>	Jul 2022	Aug 2022	23 Bloomsbury Sq	London	BSMT,G...	4,381	£50.22	Effective			£220,012 Office		
<input type="checkbox"/>	Jul 2022	Jul 2022	138-142 Strand	London	2nd	4,101	£62.50	Starting			£256,313 Office		
<input type="checkbox"/>	Jul 2022	Jul 2022	100 St John St	London	1st	4,985	£67.50	Asking			£336,488 Office		
<input type="checkbox"/>	Jul 2022	Jul 2022	1 St Pauls Churchyard	London	6th	4,068	£36.14	Effective			£160,402 Office		
<input type="checkbox"/>	Jun 2022	Jul 2022	27 Breema Buildings	London	LL,GRND	5,190	£57.50	Asking			£298,425 Office		
<input type="checkbox"/>	Jun 2022	Jun 2022	33-37 University St	London	GRND	5,100	£62.50	Starting			£318,750 Office		
<input type="checkbox"/>	Jun 2022	Jul 2022	36-38 Hatton Garden	London	GRND,1	5,408	£72.50	Asking			£392,080 Office		
<input type="checkbox"/>	Jun 2022	Jun 2022	222-236 Grays Inn Rd	London	4th	7,159	£59.25	Starting			£424,171 Office		
<input type="checkbox"/>	May 2022	May 2022	Babers Row	London	2,MEZZ	5,234	£48.28	Effective			£252,716 Office	£8.56/SF	£44.80
<input type="checkbox"/>	May 2022	Jun 2022	49 Clerkenwell Grn	London	2nd	5,283	£68.50	Asking			£361,866 Office		
<input type="checkbox"/>	May 2022	Jun 2022	1 Kingsway	London	8th	5,128	£68.00	Asking			£348,704 Office		
<input type="checkbox"/>	Apr 2022	Apr 2022	190 Strand	London	GRND,M...	6,297	£55.42	Effective			£349,002 Office		
<input type="checkbox"/>	Apr 2022	May 2022	16-18 Kirby St	London	3,5	4,196	£69.50	Asking			£282,181 Office		
<input type="checkbox"/>	Mar 2022	Mar 2022	30A Great Sutton St	London	2nd	5,655	£62.35	Effective			£663,752 Office		
<input type="checkbox"/>	Mar 2022	Mar 2022	33 Blackfriars Ln	London	BSMT,G...	5,832	£50.58	Starting			£294,963 Office		
<input type="checkbox"/>	Mar 2022	Mar 2022	105-109 Strand	London	1st	7,226	£80.00	Asking			£578,080 Office		
<input type="checkbox"/>	Feb 2022	Feb 2022	10 Southampton St	London	4th	6,013	£56.26	Effective			£338,310 Office		
<input type="checkbox"/>	Feb 2022	Feb 2022	100 St John St	London	LL,GRND	7,276	£58.44	Effective			£425,181 Retail		

0 Lease Comps Selected

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Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
Jun 2022	Jun 2022	222-236 Grays Inn Rd	London	4th	7,159	£59.25	Starting		£424,171	Office		
May 2022	May 2022	Bakers Row	London	2 MEZZ	5,234	£48.28	Effective		£252,716	Office	£8.56/SF	£44.80
May 2022	Jun 2022	49 Clerkenwell Gm	London	2nd	5,283	£68.50	Asking		£361,886	Office		
May 2022	Jun 2022	1 Kingsway	London	8th	5,128	£68.00	Asking		£348,704	Office		
Apr 2022	Apr 2022	190 Strand	London	GRND M...	6,297	£55.42	Effective		£349,002	Office		
Apr 2022	May 2022	16-18 Kirby St	London	3.5	4,196	£69.50	Asking		£282,181	Office		
Mar 2022	Mar 2022	30A Great Sutton St	London	2nd	5,655	£62.35	Effective		£663,752	Office		
Mar 2022	Mar 2022	33 Blackhairs Ln	London	BSMT.G...	5,832	£50.58	Starting		£294,983	Office		
Mar 2022	Mar 2022	105-109 Strand	London	1st	7,226	£80.00	Asking		£578,080	Office		
Feb 2022	Feb 2022	10 Southampton St	London	4th	6,013	£56.26	Effective		£338,310	Office		
Feb 2022	Feb 2022	100 St John St	London	LL GRND	7,276	£58.44	Effective		£425,161	Retail		
Feb 2022	Feb 2022	67-74 Saffron Hl	London	1st	5,485	£37.16	Effective		£203,826	Office		
Feb 2022	Feb 2022	13-14 Great Sutton St	London	BSMT.G...	4,828	£37.41	Effective		£50,544	Office		
Jan 2022	Feb 2022	239 Grays Inn Rd	London	7th	6,413	£39.50	Asking		£253,314	Office	£12.32/SF	£78.98
Jan 2022	Feb 2022	90 High Holborn	London	5th	5,122					Office		
Jan 2022	Mar 2022	20a-21 Brownewell Meers	London	GRND,1	6,806	£60.55	Effective		£399,991	Office		
Jan 2022	Mar 2022	9 Ridsdell Pl	London	3rd	4,028	£55.00	Asking		£221,540	Office		
Dec 2021	Feb 2022	20 Red Lion St	London	5th	4,532	£70.00	Asking		£317,240	Office		
Dec 2021	Dec 2021	13 Tavistock Sq	London	1st	6,265	£52.50	Effective		£328,908	Office		
Dec 2021	Dec 2021	22 Chancery	London	1st	5,856	£50.00	Effective		£292,792	Office		
Dec 2021	Dec 2021	48 Chancery Ln	London	3rd	4,436	£73.83	Effective		£327,494	Office		
Dec 2021	Dec 2021	80 Fetter Ln	London	GRND	5,300	£57.50	Asking		£304,750	Office		

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Dec 2021	Dec 2021	Aldwych	London	5th	4,207	£59.50	Asking		£250,317	Office		
Dec 2021	Dec 2021	313-315 High Holborn	London	GRND	4,051					Retail		
Nov 2021	Nov 2021	32-33 Hatton Garden	London	BSMT.G...	7,996	£20.01	Effective		£160,028	Retail		
Nov 2021	Nov 2021	105-109 Strand	London	3rd	5,715	£80.00	Asking		£457,200	Office		
Nov 2021	Dec 2021	58 St Johns Sq	London	LL GRND	4,459	£37.00	Effective		£164,979	Office		
Nov 2021	Nov 2021	1 Smart's	London	3rd	5,328	£79.50	Asking		£423,576	Office	£29.50/SF	£157.17
Nov 2021	Dec 2021	1 Smart's	London	5th	4,768					Office	£29.50/SF	£140.65
Nov 2021	Nov 2021	29-35 Farringdon Rd	London	2nd	5,952	£66.00	Starting		£392,832	Office		
Oct 2021	Oct 2021	80 Turnmill St	London	1st	7,470	£69.50	Asking		£519,165	Office		
Oct 2021	Oct 2021	67 Clerkenwell Rd	London	LL GRND	5,467	£37.10	Effective		£202,841	Office		
Oct 2021	Oct 2021	48 Chancery Ln	London	GRND	4,045	£62.50	Starting		£252,813	Office		
Oct 2021	Oct 2021	10 Fumival St	London	3rd	5,539	£47.50	Effective		£263,096	Office		
Oct 2021	Sep 2023	10 Fumival St	London	3rd	5,539					Office		
Sep 2021	Sep 2021	38-42 St John St	London	BSMT.G...	5,212	£51.70	Effective		£269,445	Retail		
Sep 2021	Oct 2021	3-11 Pine St	London	GRND	4,938	£60.00	Starting		£296,280	Office		
Sep 2021	Nov 2021	8 Kean St	London	3rd	5,400					Office		
Sep 2021	Sep 2021	17 Bowling Green Ln	London	GRND	6,090	£70.00	Starting		£426,300	Office		
Sep 2021	Sep 2021	1040 St John St	London	GRND,1-3	4,700	£38.30	Starting		£180,010	Office		
Sep 2021	Sep 2021	1 Kingsway	London	3rd	6,500	£72.50	Effective		£471,250	Office		
Sep 2021	Sep 2021	2-19 Lancaster Pl	London	5th	4,369	£57.50	Asking		£251,218	Office		
Aug 2021	Sep 2021	16 Acton St	London	GRND,1	4,020	£53.36	Asking		£214,507	Office		
Aug 2021	Aug 2021	58-71 High Holborn	London	9th	4,287	£80.00	Starting		£342,960	Office		

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Lease Comps Analytics Map												
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Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
Aug 2021	Nov 2022	12 Cock Ln	London	GRND	5,388					Office		
Aug 2021	Sep 2021	1 Smart's	London	1st	5,576	£79.00	Effective		£440,499	Office		
Aug 2021	Nov 2021	5 Southamton	London	3rd	6,382	£81.50	Effective		£520,944	Office	£31.00/SF	£198.15
Aug 2021	Sep 2021	26-28 Bedford Row	London	4-5	4,068	£85.00	Starting		£264,420	Office	£12.59/SF	£51.20
Aug 2021	Aug 2021	67-74 Saffron Hill	London	2nd	5,544					Office		
Aug 2021	Aug 2021	5 Southamton	London	2nd	6,300	£69.50	Effective		£437,845	Office	£30.73/SF	£193.58
Jul 2021	Jul 2021	10 Fumival St	London	2nd	7,907	£42.56	Effective		£336,545	Office	£17.48/SF	£138.24
Jul 2021	Aug 2021	4 Pear Tree Ct	London	BSMT,G...	7,638	£35.00	Starting		£267,330	Office		
Jul 2021	Jul 2021	26-28 Kingsway	London	3rd	6,329	£49.50	Asking		£313,286	Office		
Jun 2021	Jul 2021	33 Farringdon Rd	London	1st	5,952	£85.00	Starting		£386,880	Office		
Jun 2021	Jun 2021	22 Endell St	London	LL,GRN...	5,077					Office		
Jun 2021	Jun 2021	262 High Holborn	London	6th	4,693	£67.34	Effective		£316,034	Office		
Jun 2021	Aug 2021	322 High Holborn	London	2nd	7,394	£54.50	Starting		£402,973	Office	£22.37/SF	£165.40
Jun 2021	Jul 2021	168-173 Drury Ln	London	1st	6,264	£30.00	Effective		£187,919	Office		
May 2021	Jun 2021	300-302 High Holborn	London	4th	5,054	£13.74	Effective		£69,447	Office	£17.00/SF	£85.91
May 2021	May 2021	9 Savoy St	London	2nd	4,800	£67.50	Asking		£324,000	Office		
May 2021	Jul 2021	69 Carter Ln	London	4th	4,597	£62.50	Effective		£287,310	Office	£19.65/SF	£90.33
May 2021	Jun 2021	18-20 Hatton Pl	London	GRND,1	4,175	£45.00	Asking		£187,875	Office		
May 2021	May 2021	43 Shelton St	London	GRND	4,860					Retail		
May 2021	May 2021	55 Drury Ln	London	GRND	4,687	£72.50	Asking		£339,808	Office		
May 2021	May 2021	11 Bowling Green Ln	London	BSMT,G...	5,412	£47.54	Effective		£257,286	Office		
Apr 2021	Apr 2021	200-214 Grays Inn Rd	London	LL	7,154					Office		

160 Lease Comps												
Lease Comps Analytics Map												
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Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA
May 2021	Jul 2021	69 Carter Ln	London	4th	4,597	£62.50	Effective		£287,310	Office	£19.65/SF	£90.33
May 2021	Jun 2021	18-20 Hatton Pl	London	GRND,1	4,175	£45.00	Asking		£187,875	Office		
May 2021	May 2021	43 Shelton St	London	GRND	4,860					Retail		
May 2021	May 2021	55 Drury Ln	London	GRND	4,687	£72.50	Asking		£339,808	Office		
May 2021	May 2021	11 Bowling Green Ln	London	BSMT,G...	5,412	£47.54	Effective		£257,286	Office		
Apr 2021	Apr 2021	200-214 Grays Inn Rd	London	LL	7,154					Office		
Apr 2021	Mar 2023	200-214 Grays Inn Rd	London	LL	7,154	£60.00	Effective		£428,223	Office		
Apr 2021	Apr 2021	3-7 Hertal Hl	London	2nd	5,887	£14.07	Effective		£80,012	Office		
Apr 2021	Apr 2022	Kingsway	London	BSMT,G...	5,221	£20.21	Effective		£105,499	Office		
Mar 2021	Mar 2021	5 Bakers Row	London	GRND,M...	5,635	£17.75	Effective		£100,021	Office		
Feb 2021	Mar 2021	90 Chancery Ln	London	3rd	4,400	£53.00	Starting		£233,200	Office		
Jan 2021	Apr 2021	300-302 High Holborn	London	1,5	5,138	£25.75	Effective		£132,304	Office	£17.00/SF	£87.34
Jan 2021	Feb 2021	35-38 New Bridge St	London	2nd	4,216	£50.00	Starting		£210,800	Office	£17.55/SF	£73.98
Jan 2021	Jan 2021	20 Fumival St	London	GRND,5	5,444	£33.95	Effective		£184,799	Office	£16.16/SF	£87.97
Jan 2021	Jan 2021	143-145 Farringdon Rd	London	BSMT,G...	4,174	£22.55	Starting		£94,124	Office		
Jan 2021	Feb 2021	100 Museum St	London	GRND	7,073					Retail		
Dec 2020	Dec 2020	112 High Holborn	London	BSMT,G...	4,187	£6.52	Effective		£27,317	Retail		
Dec 2020	Nov 2024	100 St John St	London	4th	4,941	£73.52	Effective		£363,254	Office	£18.96/SF	£93.69
Nov 2020	Jan 2021	55-65 Ludgate Hl	London	1st	5,903	£67.50	Starting		£398,453	Office	£25.00/SF	£147.57
Nov 2020	Jan 2021	15 Fetter	London	6th	7,766	£67.50	Starting		£524,205	Office	£22.55/SF	£175.13
Oct 2020	Oct 2020	11 Greenhill Rents	London	BSMT,G...	7,875					Office		
Sep 2020	Sep 2020	60 Ludgate Hl	London	GRND	4,000	£32.50	Effective		£130,003	Retail		

# Lease Comps Summary

## Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

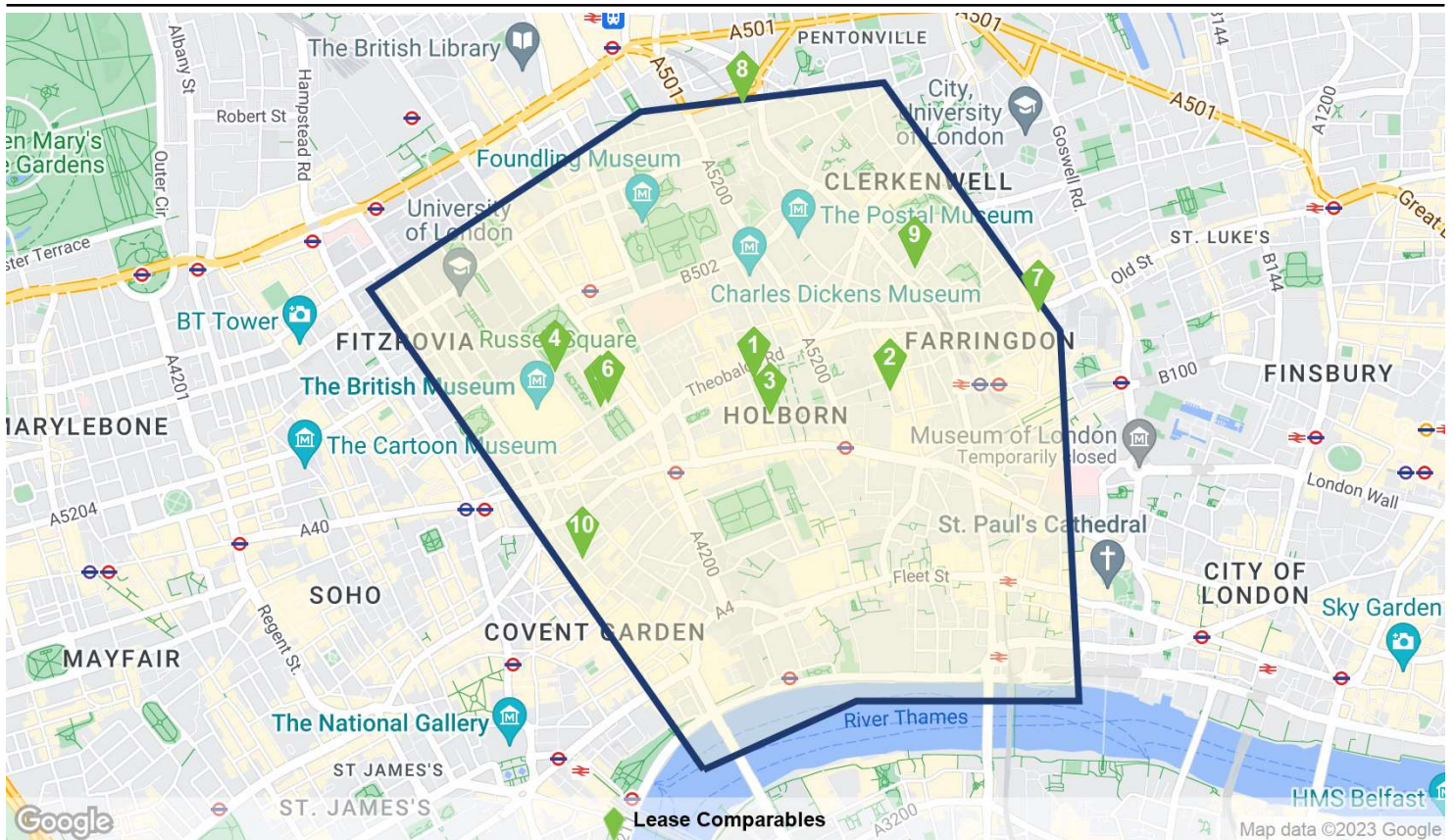
10

£57.05

£47.32

14

### LEASE COMPARABLES



### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	5	£44.68	£57.05	£57.50	£67.50
Achieved Rent Per SF	7	£33.56	£47.32	£50.22	£64.00
Net Effective Rent Per SF	3	£24.35	£41.27	£50.22	£59.35
Asking Rent Discount	3	1.7%	8.5%	12.7%	14.3%
TI Allowance	-	-	-	-	-
Rent Free Months	3	4	22	21	42

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	8	1	14	13	30
Deal Size	10	4,020	5,531	5,382	7,638
Lease Deal in Months	9	24.0	133.0	120.0	300.0
Floor Number	10	LL	GRND	1	4



# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 18 Bedford Row	★★★★★	5,687	BSMT,G...	3/1/2023	New Lease	£57.00	Starting
2 The Sweeps Building 34 Leather Ln	★★★★★	6,281	BSMT,G...	1/1/2023	New Lease	£67.50	Asking
3 1 Bedford	★★★★★	7,150	BSMT,G...	10/27/2022	New Lease	£24.35	Effective
4 Monticello House 45 Russell Sq	★★★★★	4,519	BSMT,G...	10/27/2022	New Lease	£59.35	Effective
5 21-22 Bloomsbury Sq	★★★★★	5,859	BSMT,G...	10/3/2022	New Lease	£63.00	Starting
6 23 Bloomsbury Sq	★★★★★	4,381	BSMT,G...	7/8/2022	New Lease	£50.22	Effective
7 104D St John St	★★★★★	4,700	GRND,1-3	9/1/2021	New Lease	£38.30	Starting
8 16 Acton St	★★★★★	4,020	GRND,1	8/31/2021	New Lease	£53.36	Asking
9 4 Pear Tree Ct	★★★★★	7,638	BSMT,G...	7/8/2021	New Lease	£35.00	Starting
10 22 Endell St	★★★★★	5,077	LL,GRN...	6/21/2021	New Lease	-	-

### 1 18 Bedford Row

London, WC1R 4EQ - Bloomsbury Submarket



#### TENANT

Tenant Name: **Freemans Law LLP**  
Industry: **Professional, Scientific, and Technical Services**

#### LEASE

SF Leased: **5,687 SF**  
Sign Date: **Mar 2023**  
Space Use: **Office**  
Lease Type: **Direct**  
Floor: **BSMT, GRND, 1, 2, 3...**

#### RENTS

Asking Rent: **£58.00/SF**  
Starting Rent: **£57.00/SF**

#### CONCESSIONS AND BUILDOUT

Asking Discount: **1.72%**  
Buildout: **Standard Office**  
Buildout Status: **Partial Build-Out**  
Space Condition: **Excellent**

#### LEASE TERM

Start Date: **Mar 2023**  
Expiration Date: **Mar 2033**  
Lease Term: **10 Years**

#### PROPERTY EXPENSES

Service: **Fully Repairing & In...**

#### TIME ON MARKET

Date On Market: **Mar 2021**  
Date Off Market: **Mar 2023**  
Months on Market: **24 Months**

#### TIME VACANT

Date Vacated: **Mar 2021**  
Date Occupied: **Apr 2023**  
Months Vacant: **24 Months**

#### MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	100%	↔ 0.0%
Submarket 2-4 Star	7.8%	▲ 2.5%
Market Overall	8.4%	↔ 0.0%

Same Store Asking Rent/SF	2023 Q1	YOY
Current Building	£58.00	↔ 0.0%
Submarket 2-4 Star	£55.06	▼ -1.0%
Market Overall	£51.75	▲ 1.1%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased SF	294,157	▲ 11.5%
Months On Market	10.3	▼ -2.6

#### PROPERTY

Property Type: **Office**  
Status: **Built 1750**  
Tenancy: **Single**  
Construction: **Masonry**  
Rentable Area: **5,687 SF**  
Stories: **6**  
Floor Size: **816 SF**  
Vacancy at Lease: **100%**  
Land Acres: **0.21**

#### LEASE NOTES

Freemans Law LLP have taken 5,687 sq ft of office space on a 10 year lease at £57.00 psf.

### 2 34 Leather Ln - The Sweeps Building

London, EC1N 7SQ - Clerkenwell Submarket



LEASE	
SF Leased:	6,281 SF
Sign Date:	Jan 2023
Space Use:	Office
Lease Type:	Direct
Floor:	BSMT, GRND, 1 Floor

LEASE TERM	
Start Date:	Apr 2023

TIME ON MARKET	
Date On Market:	Oct 2021
Date Off Market:	Feb 2023
Months on Market:	15 Months

PROPERTY	
Property Type:	Office
Status:	Built 1927
Tenancy:	Multi
Construction:	Masonry

RENTS	
Asking Rent:	£67.50/SF

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME VACANT	
Date Occupied:	Apr 2023

Rentable Area:	21,820 SF
Stories:	4
Floor Size:	2,287 SF
Vacancy at Lease:	28.8%

#### MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	28.8%	▲ 28.8%
Submarket 2-4 Star	7.4%	▼ -0.7%
Market Overall	8.4%	↔ 0.0%

Same Store Asking Rent/SF	2023 Q1	YOY
Current Building	£67.50	↔ 0.0%
Submarket 2-4 Star	£52.04	▼ -0.9%
Market Overall	£51.75	▲ 1.1%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased SF	415,227	▲ 4.5%
Months On Market	9.6	▼ -2.4

### 3 1 Bedford

London, WC1R 4BU - Bloomsbury Submarket



#### TENANT

Tenant Name:	Hyde Albion Properties
Industry:	Real Estate
SIC:	Property Lessor, Real

#### LEASE

SF Leased:	7,150 SF
Sign Date:	Oct 2022
Space Use:	Office
Lease Type:	Assignment
Floor:	BSMT, GRND, 1, 2, 3...

#### RENTS

Starting Rent:	£33.56/SF
Effective Rent:	£24.35/SF

#### CONCESSIONS AND BUILDOUT

Mo. Free Rents:	42 Months
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

#### LEASE TERM

Start Date:	Oct 2022
Expiration Date:	Oct 2037
Lease Term:	15 Years
Reviews:	Oct 2027, Oct 2032

#### PROPERTY EXPENSES

Service Charge:	None
Business Rates:	£18.08/SF

#### MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.0%	▲ 0.2%
Market Overall	8.2%	▲ 0.1%

Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	£33.56	▲ 0.7%
Submarket 2-4 Star	£54.78	▼ -1.9%
Market Overall	£51.54	▲ 1.1%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	255,808	▲ 11.2%
Months On Market	11.5	▼ 0.0

#### TIME ON MARKET

Date On Market:	Apr 2020
Date Off Market:	Oct 2022
Months on Market:	31 Months

#### TIME VACANT

Date Occupied:	Oct 2022
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#### PROPERTY

Property Type:	Office
Status:	Built 1720
Tenancy:	Single
Construction:	Masonry

Rentable Area:	7,150 SF
Stories:	5
Floor Size:	1,430 SF
Vacancy at Lease:	0.0%
Land Acres:	0.10

### 4 45 Russell Sq - Monticello House

London, WC1B 4JP - Bloomsbury Submarket



#### TENANT

Tenant Name: **Odyssey Educations Services Ltd.**  
Industry: **Educational Services**

#### LEASE

SF Leased: **4,519 SF**  
Sign Date: **Oct 2022**  
Space Use: **Office**  
Lease Type: **Direct**  
Floor: **BSMT, GRND, 1, 2, 3...**

#### RENTS

Starting Rent: **£64.00/SF**  
Effective Rent: **£59.35/SF**

#### CONCESSIONS AND BUILDOUT

Mo. Free Rents: **21 Months**

#### LEASE TERM

Start Date: **Oct 2022**  
Expiration Date: **Oct 2047**  
Lease Term: **25 Years**  
Breaks: **Tenant - Oct 2032, T...**  
Reviews: **Oct 2027, Oct 2032,...**

#### PROPERTY EXPENSES

Service Charge: **None**

#### TIME VACANT

Date Occupied: **Oct 2022**

#### MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	96.2%	▲ 96.2%
Submarket 2-4 Star	6.0%	▲ 0.2%
Market Overall	8.2%	▲ 0.1%

Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	£64.00	▼ -2.0%
Submarket 2-4 Star	£54.78	▼ -1.9%
Market Overall	£51.54	▲ 1.1%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	255,808	▲ 11.2%
Months On Market	11.5	▼ 0.0

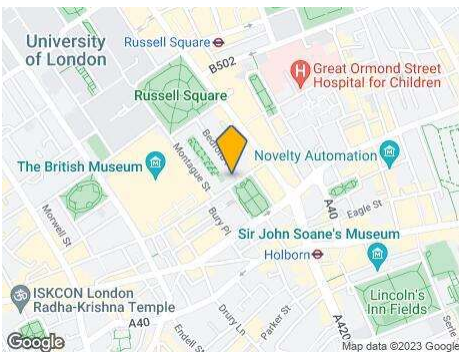
#### PROPERTY

Property Type: **Office**  
Status: **Built 1803**  
Tenancy: **Single**  
Construction: **Masonry**  
Rentable Area: **4,696 SF**  
Stories: **5**  
Floor Size: **643 SF**  
Vacancy at Lease: **96.2%**  
Land Acres: **0.02**



### 5 21-22 Bloomsbury Sq

London, WC1A 2NS - Bloomsbury Submarket



#### TENANT

Tenant Name:	John Menzies plc
Industry:	Transportation and Warehousing
SIC:	Air Transportation, Scheduled

#### LEASE

SF Leased:	5,859 SF
Sign Date:	Oct 2022
Space Use:	Office
Lease Type:	Direct
Floor:	BSMT, GRND, 1, 2, 3...

#### RENTS

Starting Rent:	£63.00/SF
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### LEASE TERM

Start Date:	Oct 2022
Expiration Date:	Oct 2042
Lease Term:	20 Years

#### TIME VACANT

Date Occupied:	Oct 2022
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#### MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.0%	▲ 0.2%
Market Overall	8.2%	▲ 0.1%

Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	£67.94	▲ 0.7%
Submarket 2-4 Star	£54.78	▼ -1.9%
Market Overall	£51.54	▲ 1.1%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	255,808	▲ 11.2%
Months On Market	11.5	▼ 0.0

#### PROPERTY

Property Type:	Office	Rentable Area:	5,985 SF
Status:	Built 1800	Stories:	5
Tenancy:	Multi	Floor Size:	2,999 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

### 6 23 Bloomsbury Sq London, WC1A 2PJ - Bloomsbury Submarket



#### TENANT

Tenant Name: **Verto Education**  
Industry: **Educational Services**

#### LEASE

SF Leased: **4,381 SF**  
Sign Date: **Jul 2022**  
Space Use: **Office**  
Lease Type: **Direct**  
Floor: **BSMT, GRND, 1, 2, 3...**  
Suite: **Front, Rear**

#### RENTS

Asking Rent: **£57.50/SF**  
Starting Rent: **£50.22/SF**  
Effective Rent: **£50.22/SF**

#### CONCESSIONS AND BUILDOUT

Asking Discount: **12.66%**  
Buildout: **Standard Office**  
Buildout Status: **Full Build-Out**  
Space Condition: **Average**

#### LEASE TERM

Start Date: **Aug 2022**  
Expiration Date: **Aug 2032**  
Lease Term: **10 Years**

#### PROPERTY EXPENSES

Service: **Fully Repairing & In...**

#### TIME ON MARKET

Date On Market: **Jul 2021**  
Date Off Market: **Jul 2022**  
Months on Market: **12 Months**

#### TIME VACANT

Date Vacated: **Jul 2021**  
Date Occupied: **Aug 2022**  
Months Vacant: **12 Months**

#### MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	▼ -99.8%
Submarket 2-4 Star	6.0%	▼ -0.6%
Market Overall	8.3%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£57.50	↔ 0.0%
Submarket 2-4 Star	£54.84	▼ -2.8%
Market Overall	£51.46	▲ 0.5%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	343,854	▲ 342.7%
Months On Market	13.6	▲ 1.8

#### PROPERTY

Property Type: **Office**  
Status: **Built 1801**  
Tenancy: **Single**  
Construction: **Masonry**  
Rentable Area: **4,390 SF**  
Stories: **5**  
Floor Size: **878 SF**  
Vacancy at Lease: **0.0%**

### 7 104D St John St

London, EC1M 4EH - City Fringe Submarket



#### TENANT

Tenant Name: **Berkmann Wine Cellars Ltd**  
Industry: **Retailer**

#### LEASE

SF Leased: **4,700 SF**  
Sign Date: **Sep 2021**  
Space Use: **Office**  
Lease Type: **Direct**  
Floor: **GRND, 1, 2, 3 Floor**  
Suite: **104D**

#### RENTS

Asking Rent: **£44.68/SF**  
Starting Rent: **£38.30/SF**

#### CONCESSIONS AND BUILDOUT

Asking Discount: **14.28%**  
Mo. Free Rents: **4 Months**  
Buildout: **Standard Office**  
Buildout Status: **Partial Build-Out**  
Space Condition: **Excellent**

#### LEASE TERM

Start Date: **Sep 2021**  
Expiration Date: **Sep 2023**  
Lease Term: **2 Years**  
Breaks: **Tenant - Sep 2022**

#### TIME ON MARKET

Date On Market: **Jul 2021**  
Date Off Market: **Sep 2021**  
Months on Market: **2 Months**

#### TIME VACANT

Date Occupied: **Sep 2021**

#### MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	9.0%	▲ 1.9%
Market Overall	8.0%	▲ 2.1%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£46.13	▲ 4.5%
Submarket 1-3 Star	£47.59	▼ -1.1%
Market Overall	£51.18	▲ 0.5%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	-	-
Months On Market	12.4	▲ 4.6

#### PROPERTY

Property Type: **Office**  
Status: **Built 1900**  
Tenancy: **Multi**  
Construction: **Masonry**  
Rentable Area: **23,698 SF**  
Stories: **6**  
Floor Size: **4,740 SF**  
Vacancy at Lease: **0.0%**

#### LEASE NOTES

Berkmann Wine Cellars Ltd has taken 4700 SF at 104D St John Street on a 2-year term at a passing rent of £180,000 PA. There is a tenant only rolling break option from 12 months onward, as well as a rent-free period of four months at the start of the term. Both the landlord and tenant had agent representation.



8

### 16 Acton St

London, WC1X 9NG - Clerkenwell Submarket



#### TENANT

Tenant Name: **Eiffage Civil Genie UK Ltd**

#### LEASE

SF Leased: **4,020 SF**  
 Sign Date: **Aug 2021**  
 Space Use: **Office**  
 Lease Type: **Direct**  
 Floor: **GRND, 1 Floor**

#### RENTS

Asking Rent: **£53.36/SF**

#### CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**  
 Space Condition: **Excellent**

#### LEASE TERM

Start Date: **Sep 2021**  
 Expiration Date: **Sep 2026**  
 Lease Term: **5 Years**

#### PROPERTY EXPENSES

Service: **Fully Repairing & In...**

#### TIME ON MARKET

Date On Market: **Oct 2020**  
 Date Off Market: **Sep 2021**  
 Months on Market: **11 Months**

#### TIME VACANT

Date Occupied: **Sep 2021**

#### MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	5.7%	▲ 1.9%
Market Overall	8.0%	▲ 2.1%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£53.36	▼ -2.7%
Submarket 1-3 Star	£49.99	▲ 1.0%
Market Overall	£51.18	▲ 0.5%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	206,020	▼ -59.9%
Months On Market	11.3	▲ 2.8

#### PROPERTY

Property Type: **Office**  
 Status: **Built 1970**  
 Tenancy: **Single**  
 Construction: **Masonry**  
 Parking: **2 Surface Spaces ar...**

Rentable Area: **4,020 SF**  
 Stories: **2**  
 Floor Size: **1,854 SF**  
 Vacancy at Lease: **0.0%**

#### LEASE NOTES

Eiffage Civil Genie UK Ltd have taken 4,020 sqft office space on a 5 year term without break. Ashurst Real Estate represented the owner and the tenant was represented by Situu.

### 9 4 Pear Tree Ct

London, EC1R 0DS - Clerkenwell Submarket



#### TENANT

Tenant Name: **Paperchase**  
 Industry: **Retailer**  
 SIC: **Stationery Stores**

#### LEASE

SF Leased: **7,638 SF**  
 Sign Date: **Jul 2021**  
 Space Use: **Office**  
 Lease Type: **Direct**  
 Floor: **BSMT, GRND, 1 Floor**

#### RENTS

Starting Rent: **£35.00/SF**

#### CONCESSIONS AND BUILDOUT

Buildout: **Standard Office**  
 Buildout Status: **Full Build-Out**  
 Space Condition: **Excellent**

#### LEASE TERM

Start Date: **Aug 2021**  
 Expiration Date: **Aug 2024**  
 Lease Term: **3 Years**

#### PROPERTY EXPENSES

Service: **Fully Repairing & In...**

#### TIME ON MARKET

Date On Market: **Oct 2020**  
 Date Off Market: **Jul 2021**  
 Months on Market: **9 Months**

#### TIME VACANT

Date Vacated: **Feb 2021**  
 Date Occupied: **Aug 2021**  
 Months Vacant: **6 Months**

#### MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.8%	▲ 3.3%
Market Overall	8.0%	▲ 2.1%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£59.50	▲ 0.1%
Submarket 2-4 Star	£52.89	▲ 0.4%
Market Overall	£51.18	▲ 0.5%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	206,020	▼ -59.9%
Months On Market	11.3	▲ 2.8

#### PROPERTY

Property Type: **Office**  
 Status: **Built 1898**  
 Tenancy: **-**  
 Construction: **Masonry**  
 Parking: **Ratio of 0.00/1,000 SF**

Rentable Area: **8,168 SF**  
 Stories: **5**  
 Floor Size: **1,634 SF**  
 Vacancy at Lease: **0.0%**

### 10 22 Endell St

London, WC2H 9HQ - Covent Garden Submarket



#### TENANT

Tenant Name:	Fender Musical Instruments Corporation
Industry:	Manufacturing
SIC:	Musical Instruments

#### LEASE

SF Leased:	5,077 SF
Sign Date:	Jun 2021
Space Use:	Office
Lease Type:	Direct
Floor:	LL, GRND, 1, 2, 3 Fl...

#### CONCESSIONS AND BUILDOUT

Buildout Status:	Partial Build-Out
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### LEASE TERM

Start Date:	Jun 2021
Expiration Date:	Jun 2031
Lease Term:	10 Years

#### TIME ON MARKET

Date On Market:	Apr 2020
Date Off Market:	Jun 2021
Months on Market:	15 Months

#### TIME VACANT

Date Vacated:	Jan 2021
Date Occupied:	Jun 2021
Months Vacant:	5 Months

#### MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	▼ -95.2%
Submarket 2-4 Star	6.4%	▲ 1.9%
Market Overall	7.7%	▲ 2.4%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£90.99	▼ -1.1%
Submarket 2-4 Star	£71.49	▼ -3.8%
Market Overall	£50.77	▼ -0.9%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	221,288	▼ -39.6%
Months On Market	11.3	▲ 3.4

#### PROPERTY

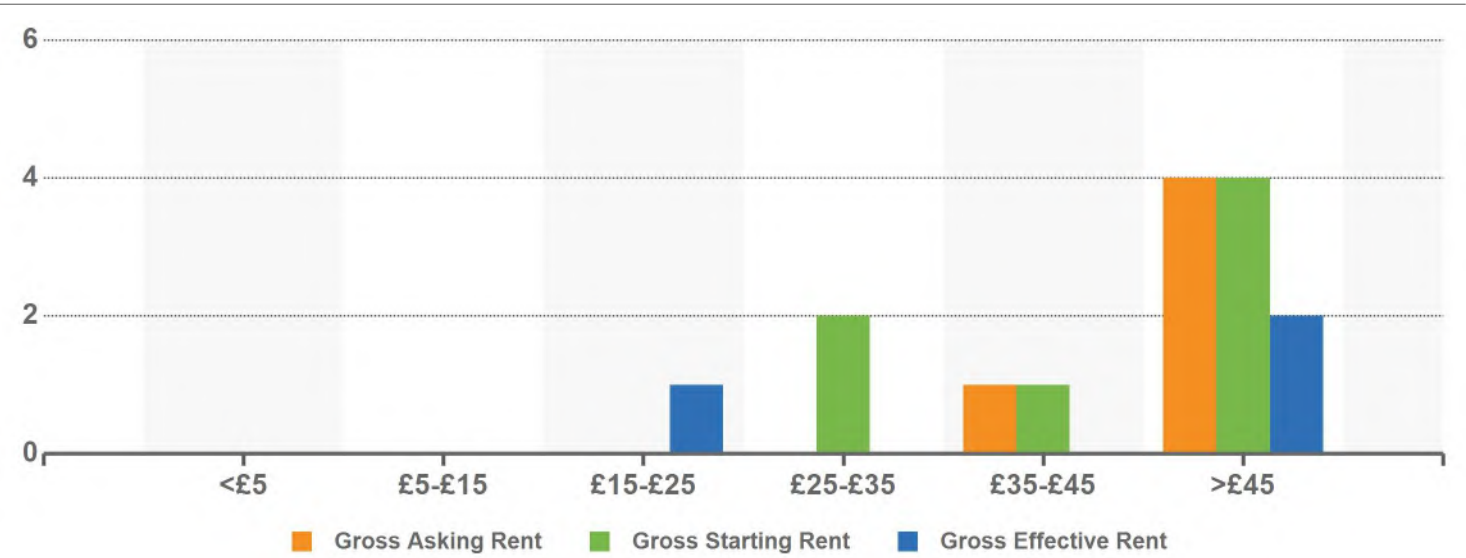
Property Type:	Office	Rentable Area:	5,192 SF
Status:	Built 1846	Stories:	5
Tenancy:	Multi	Floor Size:	1,026 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
		Land Acres:	0.02

#### LEASE NOTES

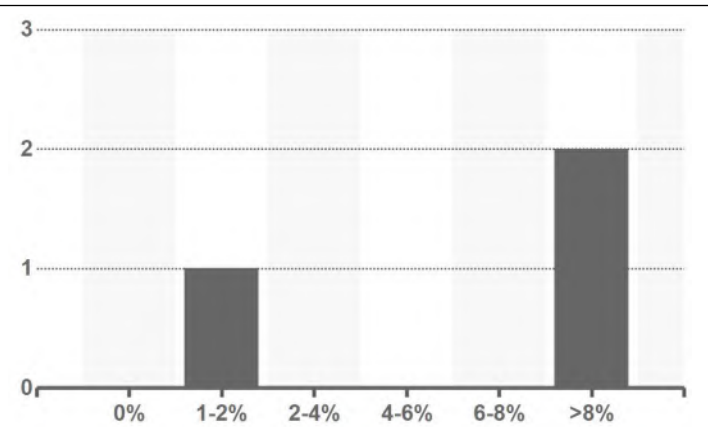
Fender Musical Instruments Corporation has taken 5,077 sq ft of office space at 22 Endell Street as it's London Offices on a 10-year lease at an undisclosed rent. The building was marketed at a guide rent of early £80s per sq ft. Both the landlord and the tenant had agent representation in the deal. The deal was confirmed by the tenant's agent.

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£57.05	£47.32	£41.27	22.3

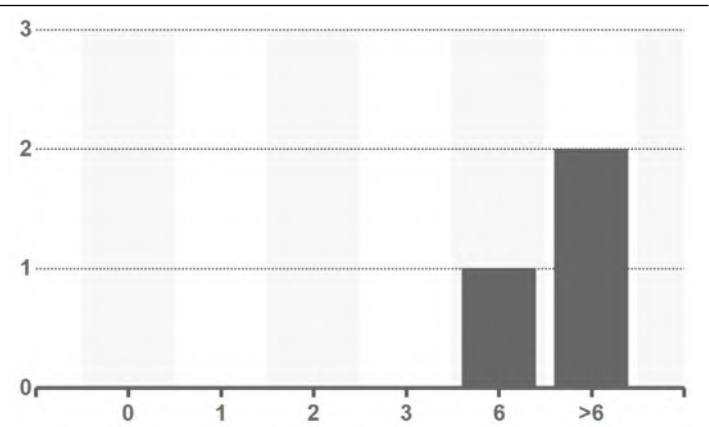
DEALS BY GROSS ASKING, GROSS STARTING, AND GROSS EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT

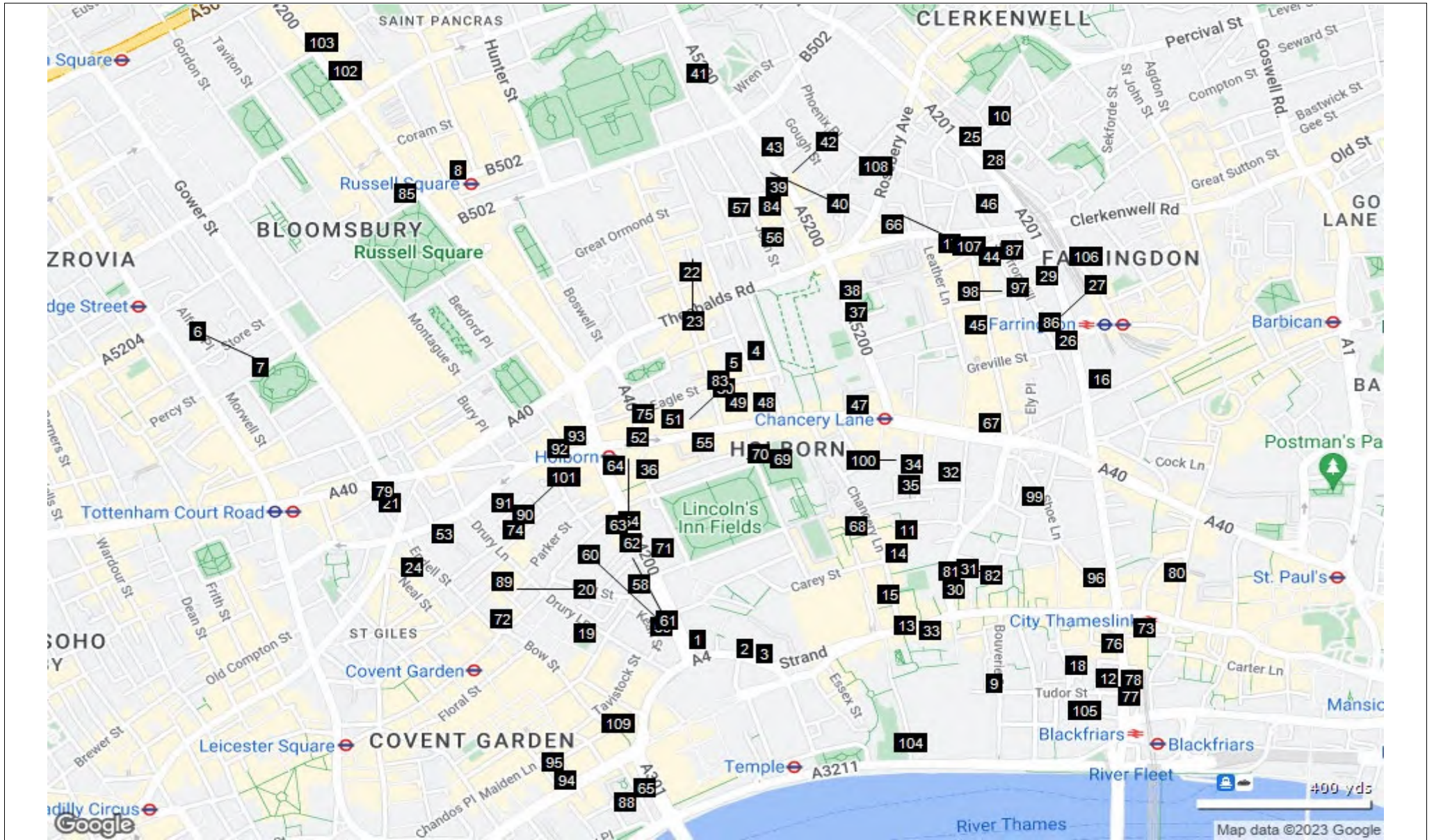


DEALS BY MONTHS FREE RENT



**c) Lease availability report**







**Centrium  
61 Aldwych  
London, WC2B 4AE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	5,539 SF (119,984 SF)	£59.50/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Drop Ceiling, Energy Performance Rating - C, Raised Floor, Reception, Shower Facilities



**Aldwych House  
71-91 Aldwych  
London, WC2B 4HN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 6th / Suite Part	Office / E (	7,806 SF (119,476 SF)	£75.00/SF	£28.14/SF	£11.35/SF	£114/SF	Avail	Direct	Negotiable	Air Conditioning, Atrium, Bicycle Storage, Direct Lift Exposure







**95 Aldwych  
London, WC2B 4NL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	3,520 SF (13,649 SF)	£57.50/SF	£18.04/SF	£10.66/SF	£86/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Reception, Shower Facilities
P 2nd	Office / E (	3,391 SF (13,649 SF)	£57.50/SF	£19.76/SF	£10.66/SF	£88/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Reception, Shower Facilities
P 4th	Office / E (	3,391 SF (13,649 SF)	£57.50/SF	£20.36/SF	£10.66/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Reception, Shower Facilities
P 5th	Office / E (	3,347 SF (13,649 SF)	£57.50/SF	£18.97/SF	£10.66/SF	£87/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Reception, Shower Facilities



**9 Bedford Row  
London, WC1R 4AZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT / Suite Bedford Row	Office / E (	1,122 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
P GRND / Suite Bedford Row	Office / E (	821 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
P GRND / Suite Jockey's Fields	Office / E (	611 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
P 1st / Suite Bedford Row	Office / E (	737 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
P 1st / Suite Jockey's Fields	Office / E (	731 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
P 2nd / Suite Bedford Row	Office / E (	829 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
P 2nd / Suite Jockey's Fields	Office / E (	489 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	

	P 3rd / Suite Bedford Row	Office / E (	874 SF (6,214 SF)	£42.24/SF	-	-	-	Avail	Direct	Negotiable	
	<b>37-41 Bedford Row</b> <b>London, WC1R 4JH</b>										
Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	
P 4th	Office / E (	3,677 SF (4,470 SF)	£29.50/SF	-	-	-	Avail	Sublet	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Fully Carpeted, Kitchen, Natural Light, Perimeter Trunking	
P 5th / Suite Part	Office / E (	793 SF (4,470 SF)	£29.50/SF	-	-	-	Avail	Sublet	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Fully Carpeted, Kitchen, Natural Light, Perimeter Trunking	
	<b>19 Bedford Sq</b> <b>London, WC1B 3HH</b>										
Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	
P BSMT	Office / E (	2,099 SF (7,136 SF)	Withheld	-	-	-	Avail	Direct	Negotiable		
P GRND	Office / E (	1,658 SF (7,136 SF)	Withheld	-	-	-	Avail	Direct	Negotiable		
P 1st	Office / E (	1,582 SF (7,136 SF)	Withheld	-	-	-	Avail	Direct	Negotiable		
P 2nd	Office / E (	958 SF (7,136 SF)	Withheld	-	-	-	Avail	Direct	Negotiable		
P 3rd	Office / E (	839 SF (7,136 SF)	Withheld	-	-	-	Avail	Direct	Negotiable		
	<b>21 Bedford Sq</b> <b>London, WC1B 3HH</b>										
Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	
P BSMT	Office / E (	959 SF (5,045 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Shower Facilities	
P GRND	Office / E (	1,717 SF (5,045 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Shower Facilities	
P 1st	Office / E (	813 SF (5,045 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Shower Facilities	
P 2nd	Office / E (	784 SF (5,045 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Shower Facilities	
P 3rd	Office / E (	772 SF (5,045 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Shower Facilities	
	<b>40 Bernard St</b> <b>London, WC1N 1LE</b>										
Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	
P MEZZ	Office / E (	3,837 SF (13,881 SF)	£65.00/SF	-	£9.68/SF	-	Avail	Direct	1-20 yrs	Demised WC facilities, Direct Lift Exposure, Kitchen	



P MEZZ / Suite W	Office / E (	4,044 SF (13,881 SF)	£65.00/SF	-	£9.68/SF	-	Avail	Direct	1-20 yrs	Demised WC facilities, Direct Lift Exposure, Kitchen
P 1st / Suite E	Office / E (	6,000 SF (13,881 SF)	£65.00/SF	-	£9.68/SF	-	Avail	Direct	1-20 yrs	Demised WC facilities, Direct Lift Exposure, Kitchen



### Harmsworth House 13-15 Bouverie St London, EC4Y 8DP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd / Suite North	Office / E (	1,841 SF (10,478 SF)	£15.00/SF	-	-	-	Avail	Sublet	Sep 2025	Air Conditioning, Conference Rooms, Energy Performance Rating - C, Perimeter Trunking, Reception



### 33-39 Bowling Green Ln London, EC1R 0BJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND / Suite East	Office / E (	3,782 SF (16,755 SF)	£40.00/SF	£21.92/SF	£9.72/SF	£72/SF	Avail	Sublet	Jun 2025	Air Conditioning, Demised WC facilities, Natural Light, Reception
P GRND / Suite West	Office / E (	4,298 SF (16,755 SF)	£40.00/SF	£21.92/SF	£9.72/SF	£72/SF	Avail	Sublet	Jun 2025	Air Conditioning, Demised WC facilities, Natural Light, Reception




### 4 Breams Buildings London, EC4A 1AQ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	1,410 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	1-25 yrs	Air Conditioning, Bicycle Storage, Conference Rooms, Demised WC facilities, Kitchen, Partitioned Offices, Raised Floor, Shower Facilities
GRND	Office / E (	1,045 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Conference Rooms, Demised WC facilities, Kitchen, Partitioned Offices, Raised Floor, Shower Facilities
P 1st	Office / E (	1,292 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Conference Rooms, Demised WC facilities, Kitchen, Partitioned Offices, Raised Floor, Shower Facilities
P 2nd	Office / E (	1,335 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Conference Rooms, Demised WC facilities, Kitchen, Partitioned Offices, Raised Floor, Shower Facilities
3rd	Office / E (	1,324 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Conference Rooms, Demised WC facilities, Kitchen, Partitioned Offices, Raised Floor, Shower Facilities
P 4th	Office / E (	1,335 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Conference Rooms, Demised WC facilities, Kitchen, Partitioned Offices, Raised Floor, Shower Facilities
5th	Office / E (	1,109 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Demised WC facilities, Kitchen, Raised Floor, Shower Facilities

6th	Office / E (	1,016 SF (9,866 SF)	Withheld	-	-	-	Avail	Direct	5-25 yrs	Air Conditioning, Bicycle Storage, Demised WC facilities, Kitchen, Raised Floor, Shower Facilities
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**Bridewell Gate**  
**9 Bridewell Pl**  
**London, EC4V 6AW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	2,057 SF (11,098 SF)	£55.00/SF	£20.17/SF	£12.00/SF	£87/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Drop Ceiling, Energy Performance Rating - D, Kitchen, Raised Floor, Reception, Shower Facilities
P GRND / Suite Part Mezz	Office / E (	1,471 SF (11,098 SF)	£55.00/SF	£6.04/SF	£12.00/SF	£73/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Drop Ceiling, Energy Performance Rating - D, Raised Floor, Reception, Shower Facilities
P 1st	Office / E (	4,043 SF (11,098 SF)	£55.00/SF	£19.59/SF	£12.00/SF	£87/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Drop Ceiling, Energy Performance Rating - D, Kitchen, Raised Floor, Reception, Shower Facilities
P 1st / Suite Part Mezz	Office / E (	427 SF (11,098 SF)	£55.00/SF	£20.80/SF	£12.00/SF	£88/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Drop Ceiling, Energy Performance Rating - D, Raised Floor, Reception, Shower Facilities


  



**1 Chancery Ln**  
**London, WC2A 1LF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	2,419 SF (7,256 SF)	£39.50/SF	£18.80/SF	£2,353.87/SF	£2,412/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Shower Facilities, Wi-Fi
P 2nd	Office / E (	2,416 SF (7,256 SF)	£39.50/SF	£18.82/SF	£2,353.87/SF	£2,412/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Shower Facilities, Wi-Fi
P 3rd	Office / E (	2,421 SF (7,256 SF)	£39.50/SF	£18.78/SF	£2,353.87/SF	£2,412/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Shower Facilities, Wi-Fi



**22 Chancery Ln**  
**London, WC2A 1LS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	4,314 SF (4,314 SF)	£55.00/SF	£19.94/SF	£9.75/SF	£85/SF	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Kitchen





### 114 Chancery Ln London, WC2A 1PR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	4,037 SF (18,815 SF)	Withheld	£8.30/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Direct Lift Exposure, Kitchen, Natural Light, Open-Plan, Security System
P GRND	Office / E (	3,412 SF (18,815 SF)	Withheld	£11.70/SF	-	-	Avail	Direct	Negotiable	
1st	Office / E (	2,239 SF (18,815 SF)	Withheld	£11.72/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Direct Lift Exposure, Kitchen, Natural Light, Open-Plan, Secure Storage, Security System
2nd	Office / E (	3,724 SF (18,815 SF)	Withheld	£11.72/SF	-	-	Avail	Direct	Negotiable	
3rd	Office / E (	2,045 SF (18,815 SF)	Withheld	£11.72/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Direct Lift Exposure, Kitchen, Natural Light, Open-Plan, Secure Storage, Security System
4th	Office / E (	2,465 SF (18,815 SF)	Withheld	£11.72/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Direct Lift Exposure, Kitchen, Natural Light, Open-Plan, Security System
5th	Office / E (	893 SF (18,815 SF)	Withheld	£11.72/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Direct Lift Exposure, Kitchen, Open-Plan, Security System



### The JJ Mack Building 33 Charterhouse St London, EC1M 6HA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
GRND	Office / E (	7,128 SF (168,210 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen, Shower Facilities



### The Skipper Building 83 Clerkenwell Rd London, EC1R 5AR


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	4,383 SF (4,383 SF)	£85.00/SF	£24.00/SF	£10.72/SF	£120/SF	U/O	Direct	Negotiable	



### 3 Dorset Rise London, EC4Y 8EN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	3,692 SF (12,775 SF)	£67.50/SF	£20.97/SF	£11.46/SF	£100/SF	Avail	Direct	Negotiable	Air Conditioning, DDA Compliant, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
P 2nd	Office / E (	4,545 SF (12,775 SF)	£62.50/SF	£20.97/SF	£11.46/SF	£95/SF	Avail	Direct	Negotiable	Air Conditioning, DDA Compliant, Demised WC facilities, Kitchen, Partitioned Offices,

	P 6th	Office / E (	4,538 SF (12,775 SF)	£67.50/SF	£20.97/SF	£11.46/SF	£100/SF	Avail	Direct	Negotiable	Reception, Shower Facilities Air Conditioning, DDA Compliant, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
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Charter House

55 Drury Ln

London, WC2B 5RZ


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND / Suite Studio 1	Office / E (	1,249 SF (15,405 SF)	£52.50/SF	£19.00/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen
P GRND / Suite Studio 2	Office / E (	875 SF (15,405 SF)	£52.50/SF	£27.12/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen
P 1st	Office / E (	6,638 SF (15,405 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen
P 2nd	Office / E (	6,643 SF (15,405 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen



2-6 Dryden St

London, WC2E 9NA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	6,799 SF (6,799 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Exposed Ceiling, Natural Light, Secure Storage, Shower Facilities




The Rookery

2 Dyott St

London, WC1A 1DE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 4th	Office / E (	4,273 SF (4,273 SF)	£62.50/SF	£20.00/SF	£17.43/SF	£100/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, Shower Facilities



11-15 Emerald St

London, WC1N 3QL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	1,955 SF (5,903 SF)	£57.50/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Wi-Fi
P GRND	Office / E (	3,175 SF (5,903 SF)	£57.50/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Wi-Fi
P 1st	Office / E (	773 SF (5,903 SF)	£57.50/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Wi-Fi



### 26 Emerald St London, WC1N 3QA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	2,483 SF (8,441 SF)	£55.00/SF	-	£3.85/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Shower Facilities
P GRND	Office / E (	2,135 SF (8,441 SF)	£55.00/SF	-	£3.85/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Shower Facilities
P 1st	Office / E (	1,914 SF (8,441 SF)	£55.00/SF	-	£3.85/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Shower Facilities
P 2nd	Office / E (	1,909 SF (8,441 SF)	£55.00/SF	-	£3.85/SF	-	U/O	Direct	Negotiable	Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Shower Facilities



### 73-77 Endell St London, WC2H 9DZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	960 SF (10,360 SF)	£65.00/SF	-	-	-	Avail	Direct	1-10 yrs	Air Conditioning
1st	Office / E (	3,950 SF (10,360 SF)	£65.00/SF	-	-	-	Avail	Direct	1-10 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, High Ceilings, Natural Light, Open-Plan, Reception
2nd	Office / E (	3,500 SF (10,360 SF)	£65.00/SF	-	-	-	Avail	Direct	1-10 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, High Ceilings, Natural Light, Open-Plan
3rd	Office / E (	1,950 SF (10,360 SF)	£65.00/SF	-	-	-	Avail	Direct	1-10 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, High Ceilings, Natural Light, Open-Plan



### Type Works 66-68 Farringdon Ln London, EC1R 0EF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	2,959 SF (29,044 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 1st	Office / E (	6,186 SF (29,044 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 2nd	Office / E (	6,397 SF (29,044 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 3rd	Office / E (	6,333 SF (29,044 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 4th	Office / E (	5,789 SF (29,044 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 5th	Office / E (	1,380 SF (29,044 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	



**Farringdon Point**  
29-35 Farringdon Rd  
London, EC1M 3JF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	6,159 SF (6,159 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Kitchen



**Lamplighter Works**  
49-51 Farringdon Rd  
London, EC1M 3JP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	2,491 SF (5,359 SF)	£59.50/SF	£20.00/SF	£3.30/SF	£83/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, High Ceilings, Raised Floor, Shower Facilities, Wi-Fi
P 1st	Office / E (	2,868 SF (5,359 SF)	£59.50/SF	£15.24/SF	£3.30/SF	£78/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, High Ceilings, Kitchen, Raised Floor, Shower Facilities, Wi-Fi



**58 Farringdon Rd**  
London, EC1R 3BP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	1,639 SF (4,266 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning
P GRND	Office / E (	985 SF (4,266 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning
P 1st	Office / E (	1,642 SF (4,266 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning



**75 Farringdon Rd**  
London, EC1M 3JY


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	3,202 SF (6,406 SF)	£70.00/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 3rd	Office / E (	3,204 SF (6,406 SF)	£70.00/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities



**10 Fetter Ln**  
London, EC4A 1BR


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / E (	6,520 SF (17,534 SF)	Withheld	£20.38/SF	£12.00/SF	-	Avail	Direct	Negotiable	Bicycle Storage, Natural Light, Raised Floor, Shower Facilities

	P 4th	Office / E (	6,074 SF (17,534 SF)	Withheld	£20.09/SF	£12.00/SF	-	U/O	Direct	Negotiable	Bicycle Storage, Natural Light, Raised Floor, Shower Facilities
	P 5th	Office / E (	4,940 SF (17,534 SF)	Withheld	£20.38/SF	£12.00/SF	-	Avail	Direct	Negotiable	Bicycle Storage, Natural Light, Raised Floor, Shower Facilities




**15 Fetter Ln**  
**London, EC4A 1BW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	5,025 SF (5,025 SF)	£37.50/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Conference Rooms, Reception




**Fetter Yard**  
**86 Fetter Ln**  
**London, EC4A 1EN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND / Suite West	Office / E (	3,911 SF (15,710 SF)	£35.00/SF	£19.00/SF	£10.00/SF	£64/SF	Avail	Direct	5-20 yrs	Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Demised WC facilities, Shower Facilities



**Eldon Chambers**  
**30-32 Fleet St**  
**London, EC4Y 1AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / E (	2,266 SF (7,945 SF)	£49.50/SF	£15.50/SF	£10.00/SF	£75/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Drop Ceiling, Fully Carpeted, Kitchen, Natural Light, Open-Plan
P 4th	Office / E (	1,394 SF (7,945 SF)	£49.50/SF	£15.50/SF	£10.00/SF	£75/SF	Avail	Direct	Negotiable	Air Conditioning, Balcony, Demised WC facilities, Drop Ceiling, Fully Carpeted, Kitchen, Raised Floor
P 5th	Office / E (	1,145 SF (7,945 SF)	£49.50/SF	£15.50/SF	£10.00/SF	£75/SF	Avail	Direct	Negotiable	Air Conditioning, Balcony, Demised WC facilities, Drop Ceiling, Fully Carpeted, Kitchen, Raised Floor



**Chancery Exchange**  
**10 Furnival St**  
**London, EC4A 1AB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND / Suite South	Office / E (	4,689 SF (10,223 SF)	£59.50/SF	£17.40/SF	£12.62/SF	£90/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor, Shower Facilities
P 2nd / Suite South	Office / E (	5,534 SF (10,223 SF)	£59.50/SF	£17.40/SF	£12.62/SF	£90/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor, Shower Facilities





**Finlaison House**  
**15-17 Furnival St**  
**London, EC4A 1AB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	5,068 SF (31,527 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor
P GRND	Office / E (	5,186 SF (31,527 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor
P 1st	Office / E (	5,886 SF (31,527 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor
P 2nd	Office / E (	5,886 SF (31,527 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor
P 3rd	Office / E (	5,703 SF (31,527 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor
P 4th	Office / E (	3,798 SF (31,527 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor



**8 Gate St**  
**London, WC2A 3HP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	2,248 SF (11,140 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P GRND	Office / E (	2,020 SF (11,140 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 1st	Office / E (	2,611 SF (11,140 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 2nd	Office / E (	2,073 SF (11,140 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 3rd	Office / E (	1,391 SF (11,140 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 4th	Office / E (	797 SF (11,140 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities



**Verulam Gardens**  
**70 Grays Inn Rd**  
**London, WC1X 8NH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P LL	Office / E (	3,573 SF (20,077 SF)	£45.00/SF	£21.54/SF	£12.95/SF	£79/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities
P GRND / Suite South	Office / E (	950 SF (20,077 SF)	£45.00/SF	£81.01/SF	£12.95/SF	£139/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities
P 3rd	Office / E (	5,527 SF (20,077 SF)	£45.00/SF	£21.54/SF	£12.95/SF	£79/SF	Avail	Direct	Negotiable	Air Conditioning, Raised Floor
P 4th	Office / E (	5,434 SF (20,077 SF)	£45.00/SF	£18.21/SF	£12.95/SF	£76/SF	Avail	Direct	Negotiable	Air Conditioning, Raised Floor
P 5th	Office / E (	4,593 SF	£45.00/SF	£21.54/SF	£12.95/SF	£79/SF	Avail	Direct	Negotiable	Air Conditioning, Raised Floor

(20,077 SF)



**80-86 Grays Inn Rd  
London, WC1X 8NH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	1,770 SF (6,346 SF)	£59.50/SF	-	-	-	Avail	Direct	Negotiable	
P 3rd	Office / E (	1,777 SF (6,346 SF)	£57.50/SF	-	-	-	Avail	Direct	Negotiable	
P 5th	Office / E (	1,755 SF (6,346 SF)	£62.50/SF	-	-	-	Avail	Direct	Negotiable	



**85 Grays Inn Rd  
London, WC1X 8TX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P LL	Office / E (	4,720 SF (29,061 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, High Ceilings, Reception, Shower Facilities
P GRND	Office / E (	3,891 SF (29,061 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, High Ceilings, Reception, Shower Facilities
P 1st	Office / E (	5,056 SF (29,061 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, High Ceilings, Reception, Shower Facilities
P 2nd	Office / E (	5,211 SF (29,061 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, High Ceilings, Reception, Shower Facilities
P 3rd	Office / E (	5,187 SF (29,061 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, High Ceilings, Reception, Shower Facilities
P 4th	Office / E (	4,996 SF (29,061 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, High Ceilings, Reception, Shower Facilities



**Fanz House  
99-101 Grays Inn Rd  
London, WC1X 8TY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	800 SF (4,263 SF)	£37.50/SF	£15.84/SF	£9.50/SF	£63/SF	U/O	Direct	Negotiable	Air Conditioning, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking, Raised Floor
P 1st	Office / E (	1,165 SF (4,263 SF)	£37.50/SF	£15.84/SF	£9.50/SF	£63/SF	U/O	Direct	Negotiable	Air Conditioning, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking, Raised Floor
P 2nd	Office / E (	1,165 SF (4,263 SF)	£37.50/SF	£15.84/SF	£9.50/SF	£63/SF	U/O	Direct	Negotiable	Air Conditioning, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking, Raised Floor
P 3rd	Office / E (	1,133 SF (4,263 SF)	£37.50/SF	£15.84/SF	£9.50/SF	£63/SF	U/O	Direct	Negotiable	Air Conditioning, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking, Raised Floor



**171-173 Grays Inn Rd  
London, WC1X 8UE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	1,496 SF (5,932 SF)	£55.00/SF	-	£8.50/SF	-	Avail	Direct	3 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 1st	Office / E (	1,734 SF (5,932 SF)	£65.00/SF	-	£8.50/SF	-	Avail	Direct	3-5 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 2nd	Office / E (	1,383 SF (5,932 SF)	£55.00/SF	-	£8.50/SF	-	Avail	Direct	3 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities
P 3rd	Office / E (	1,319 SF (5,932 SF)	£55.00/SF	-	£8.50/SF	-	Avail	Direct	3-5 yrs	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities



**200-214 Grays Inn Rd  
London, WC1X 8XZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	2,755 SF (24,004 SF)	Withheld	£22.50/SF	-	-	Avail	Sublet	Mar 2025	Partitioned Offices
P 1st	Office / E (	4,029 SF (24,004 SF)	£64.50/SF	£35.00/SF	£18.50/SF	£118/SF	Avail	Sublet	Negotiable	Air Conditioning, Bicycle Storage, Energy Performance Rating - B, Raised Floor, Shower Facilities



**222-236 Grays Inn Rd  
London, WC1X 8HB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / E (	6,000-16,000 SF (22,778 SF)	£19.50/SF	-	£8.32/SF	-	Avail	Sublet	Jun 2025	



**5-9 Hatton Wall  
London, EC1N 8HX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	2,254 SF (7,202 SF)	£59.50/SF	£12.11/SF	£3.50/SF	£75/SF	Avail	Direct	1-20 yrs	Conference Rooms, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light
P 2nd	Office / E (	2,504 SF (7,202 SF)	£59.50/SF	£16.36/SF	£3.50/SF	£79/SF	Avail	Direct	1-20 yrs	Conference Rooms, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light



**The Johnson Building  
77-78 Hatton Garden  
London, EC1N 8JS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
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P 2nd	Office / E (	4,566 SF (26,183 SF)	Withheld	-	£11.81/SF	-	Avail	Sublet	May 2028	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor
P 3rd	Office / E (	4,483 SF (26,183 SF)	Withheld	-	£11.81/SF	-	Avail	Sublet	May 2028	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor
P 4th	Office / E (	4,504 SF (26,183 SF)	Withheld	-	£11.81/SF	-	Avail	Sublet	May 2028	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor
P 5th	Office / E (	3,745 SF (26,183 SF)	£75.00/SF	-	£11.81/SF	-	Avail	Sublet	May 2028	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor



### 3-7 Herbal HI London, EC1R 5EJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P LL	Office / E (	5,952 SF (20,483 SF)	£15.00/SF	-	-	-	Avail	Direct	Negotiable	
P GRND	Office / E (	4,147 SF (20,483 SF)	£25.00/SF	-	-	-	U/O	Direct	Negotiable	
P 1st	Office / E (	5,274 SF (20,483 SF)	£30.00/SF	-	-	-	Avail	Direct	Negotiable	
P 3rd	Office / E (	5,110 SF (20,483 SF)	£35.00/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities



### 14-18 High Holborn London, WC1V 6BX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / E (	5,002 SF (30,107 SF)	£59.50/SF	£23.95/SF	£12.75/SF	£96/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Natural Light, Raised Floor, Shower Facilities



### High Holborn House 52-54 High Holborn London, WC1V 6RL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd / Suite North	Office / E (	6,000 SF (10,647 SF)	£59.50/SF	£18.00/SF	£12.34/SF	£90/SF	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Kitchen, Security System, Shower Facilities
P 4th / Suite Part	Office / E (	1,647 SF (10,647 SF)	£59.50/SF	£18.00/SF	£12.34/SF	£90/SF	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Kitchen, Security System, Shower Facilities
P 4th / Suite Part	Office / E (	3,000 SF (10,647 SF)	£59.50/SF	£18.00/SF	£12.34/SF	£90/SF	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Kitchen, Security System, Shower Facilities



### MidCity Place 58-71 High Holborn London, WC1V 6EA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 8th	Office / E (	4,600 SF	Withheld	£26.00/SF	£10.70/SF	-	Avail	Sublet	Sep 2026	Atrium

(4,600 SF)



**81-87 High Holborn  
London, WC1V 6DF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 7th	Office / E (	5,683 SF (105,511 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Energy Performance Rating - A, Kitchen, Wi-Fi
P 8th	Office / E (	2,918 SF (105,511 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Energy Performance Rating - A, Kitchen, Wi-Fi



**90 High Holborn  
London, WC1V 6LJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	6,764 SF (19,454 SF)	£39.50/SF	-	£14.15/SF	-	Avail	Direct	Negotiable	



**100-110 High Holborn  
London, WC1V 6JS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	3,322 SF (32,688 SF)	Withheld	£19.80/SF	£12.75/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, Raised Floor, Security System, Shower Facilities
P 3rd / Suite Part	Office / E (	6,408 SF (32,688 SF)	£65.00/SF	£19.80/SF	£12.75/SF	£98/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, Raised Floor, Security System, Shower Facilities




**The Place  
174-177 High Holborn  
London, WC1V 7AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	4,738 SF (28,149 SF)	£55.00/SF	£24.63/SF	£13.00/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
P 3rd	Office / E (	4,677 SF (28,149 SF)	£55.00/SF	£24.63/SF	£13.00/SF	£93/SF	U/O	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
P 4th	Office / E (	4,658 SF (28,149 SF)	£55.00/SF	£24.63/SF	£13.00/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
P 5th	Office / E (	4,692 SF (28,149 SF)	£55.00/SF	-	£13.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
P 6th	Office / E (	4,692 SF (28,149 SF)	£55.00/SF	£24.63/SF	£13.00/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities




	P 7th	Office / E (	4,692 SF (28,149 SF)	£55.00/SF	£24.63/SF	£13.00/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen, Partitioned Offices, Reception, Shower Facilities
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	<b>233 High Holborn</b> <b>London, WC1V 7DN</b>										
	<b>Floor</b>	<b>Use</b>	<b>SF Avail</b>	<b>Rent</b>	<b>Rates</b>	<b>Service Charge</b>	<b>Total Costs</b>	<b>Status</b>	<b>Type</b>	<b>Term</b>	<b>Amenities</b>
	P 2nd	Office / E (	4,510 SF (13,650 SF)	£49.50/SF	-	£9.02/SF	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Drop Ceiling, Fully Carpeted, Kitchen, Natural Light, Shower Facilities
	P 3rd	Office / E (	4,430 SF (13,650 SF)	£49.50/SF	-	£9.02/SF	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Drop Ceiling, Fully Carpeted, Kitchen, Natural Light, Shower Facilities
	P 4th	Office / E (	3,035 SF (13,650 SF)	£49.50/SF	-	£9.02/SF	-	U/O	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Drop Ceiling, Fully Carpeted, Kitchen, Natural Light, Shower Facilities

	<b>262-267 High Holborn</b> <b>London, WC1V 7EE</b>										
	<b>Floor</b>	<b>Use</b>	<b>SF Avail</b>	<b>Rent</b>	<b>Rates</b>	<b>Service Charge</b>	<b>Total Costs</b>	<b>Status</b>	<b>Type</b>	<b>Term</b>	<b>Amenities</b>
	1st	Office / E (	4,629 SF (23,895 SF)	£67.50/SF	£23.00/SF	£10.51/SF	£101/SF	Avail	Direct	Negotiable	Bicycle Storage, DDA Compliant, Demised WC facilities, Direct Lift Exposure, High Ceilings, Natural Light, Open-Plan, Raised Floor, Shower Facilities
	2nd	Office / E (	4,639 SF (23,895 SF)	£67.50/SF	£23.00/SF	£10.51/SF	£101/SF	Avail	Direct	Negotiable	Bicycle Storage, DDA Compliant, Demised WC facilities, Direct Lift Exposure, High Ceilings, Natural Light, Open-Plan, Shower Facilities
	4th	Office / E (	4,639 SF (23,895 SF)	£67.50/SF	£23.00/SF	£10.51/SF	£101/SF	Avail	Direct	Negotiable	Bicycle Storage, DDA Compliant, Demised WC facilities, Direct Lift Exposure, High Ceilings, Natural Light, Raised Floor, Shower Facilities
	5th	Office / E (	4,693 SF (23,895 SF)	£67.50/SF	£22.74/SF	£10.51/SF	£101/SF	Avail	Direct	Negotiable	Bicycle Storage, DDA Compliant, Demised WC facilities, Direct Lift Exposure, High Ceilings, Natural Light, Open-Plan, Raised Floor, Shower Facilities

	<b>9 John St</b> <b>London, WC1N 2ES</b>										
	<b>Floor</b>	<b>Use</b>	<b>SF Avail</b>	<b>Rent</b>	<b>Rates</b>	<b>Service Charge</b>	<b>Total Costs</b>	<b>Status</b>	<b>Type</b>	<b>Term</b>	<b>Amenities</b>
	P BSMT / Suite Front	Office / E (	652 SF (5,259 SF)	£29.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P BSMT / Suite Rear	Office / E (	623 SF (5,259 SF)	£29.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P GRND / Suite Front	Office / E (	432 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P GRND / Suite Rear	Office / E (	634 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P 1st / Suite Front	Office / E (	513 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light

	P 1st / Suite Rear	Office / E (	670 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P 2nd / Suite Front	Office / E (	545 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P 2nd / Suite Rear	Office / E (	650 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
	P 3rd / Suite Front	Office / E (	540 SF (5,259 SF)	£47.50/SF	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Hardwood Floors, Kitchen, Natural Light
<b>Bedford House</b> <b>21A John St</b> <b>London, WC1N 2BF</b>											
Floor	Use		SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P LL / Suite Rear 5	Office / E (		1,734 SF (12,155 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Fully Carpeted, Kitchen
P GRND / Suite Rear	Office / E (		2,511 SF (12,155 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Direct Lift Exposure, Kitchen
P 1st	Office / E (		6,422 SF (12,155 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Direct Lift Exposure, Fully Carpeted, Kitchen
<b>Space House</b> <b>1 Kemble St</b> <b>London, WC2B 6TE</b>											
Floor	Use		SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 17th / Suite Tower	Office / E (		4,850 SF (245,082 SF)	Withheld	-	-	-	Avail	Direct	1-10 yrs	Energy Performance Rating - E, Raised Floor
<b>York House</b> <b>23 Kingsway</b> <b>London, WC2B 6UJ</b>											
Floor	Use		SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 4th	Office / E (		5,946 SF (11,088 SF)	£75.00/SF	£28.00/SF	£18.42/SF	£121/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Energy Performance Rating - C, Shower Facilities
<b>Alexandra House</b> <b>33 Kingsway</b> <b>London, WC2B 6UF</b>											
Floor	Use		SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 6th	Office / E (		6,556 SF (17,877 SF)	£75.00/SF	£27.50/SF	£13.50/SF	£116/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Direct Lift Exposure, Drop Ceiling, Raised Floor, Shower Facilities
P 7th	Office / E (		6,013 SF (17,877 SF)	£77.50/SF	£27.50/SF	£13.50/SF	£119/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Direct Lift Exposure, Drop Ceiling, Raised Floor, Shower Facilities
P 8th	Office / E (		5,308 SF	£77.50/SF	£27.50/SF	£13.50/SF	£119/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Common

(17,877 SF)

Parts WC Facilities, Direct Lift Exposure,  
Drop Ceiling, Raised Floor, Shower Facilities



### 65 Kingsway London, WC2B 6TD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	2,761 SF (67,848 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Natural Light, Security System, Shower Facilities
P 7th	Office / E (	6,941 SF (67,848 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Demised WC facilities, Natural Light, Security System, Shower Facilities



### 67-73 Kingsway London, WC2B 6ST

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd / Suite Part	Office / E (	2,404 SF (7,026 SF)	£62.50/SF	£10.29/SF	£10.00/SF	£83/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities
P 3rd / Suite Part	Office / E (	2,151 SF (7,026 SF)	£62.50/SF	£10.29/SF	£10.00/SF	£83/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities
P 5th / Suite Part	Office / E (	2,471 SF (7,026 SF)	£62.50/SF	£10.29/SF	£10.00/SF	£83/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities



### 77 Kingsway London, WC2B 6SR


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	1,988-5,169 SF (11,758 SF)	£69.50/SF	£7.51/SF	£14.37/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen
P 7th	Office / E (	5,419 SF (11,758 SF)	£75.00/SF	£19.52/SF	£14.37/SF	£109/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen
P 8th	Office / E (	1,170 SF (11,758 SF)	£75.00/SF	£19.52/SF	£14.37/SF	£109/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen



### Holborn on Kingsway 88 Kingsway London, WC2B 6AA


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	4,157 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Natural Light, Shower Facilities
P 2nd	Office / E (	4,450 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure,

	P 3rd	Office / E (	4,581 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Natural Light, Shower Facilities Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Natural Light, Shower Facilities
	P 4th	Office / E (	4,620 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Natural Light, Shower Facilities
	P 5th	Office / E (	4,556 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Natural Light, Shower Facilities
	P 6th	Office / E (	3,911 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Natural Light, Shower Facilities
	P 7th	Office / E (	2,897 SF (29,172 SF)	£69.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Natural Light, Shower Facilities




**Brettenham House**  
**12-13 Lancaster Pl**  
**London, WC2E 7EN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	4,887 SF (5,767 SF)	£25.00/SF	£29.65/SF	£12.45/SF	£67/SF	U/O	Direct	Negotiable	



**The Lightwell**  
**16 Laystall St**  
**London, EC1R 4PF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / B1	4,384 SF (4,384 SF)	£69.50/SF	£19.00/SF	£8.00/SF	£97/SF	Avail	Direct	Negotiable	



**6A Leather Ln**  
**London, EC1N 7RA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 5th	Office / E (	5,038 SF (36,995 SF)	£39.50/SF	£19.53/SF	£17.82/SF	£77/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Corner Space, Direct Lift Exposure, Drop Ceiling, Fully Carpeted, Kitchen, Natural Light, Shower Facilities



**Hardwicke Building  
Lincolns Inn Fields  
London, WC2A 3SB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P LL	Office / E (	1,057 SF (16,503 SF)	Withheld	-	-	-	Avail	Direct	1-10 yrs	Recessed Lighting
P GRND	Office / E (	2,421 SF (16,503 SF)	Withheld	-	-	-	Avail	Direct	1-10 yrs	Recessed Lighting
P 1st	Office / E (	4,325 SF (16,503 SF)	Withheld	-	-	-	Avail	Direct	1-10 yrs	Recessed Lighting
P 2nd	Office / E (	4,346 SF (16,503 SF)	Withheld	-	-	-	Avail	Direct	1-10 yrs	Recessed Lighting
P 3rd	Office / E (	4,354 SF (16,503 SF)	Withheld	-	-	-	Avail	Direct	1-10 yrs	Recessed Lighting



**29 Lincolns Inn Fields  
London, WC2A 3ED**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / B1	7,000 SF (7,000 SF)	£24.50/SF	-	-	-	Avail	Direct	Negotiable	CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Kitchen, Open-Plan, Partitioned Offices, Reception, Secure Storage, Wi-Fi



**30 Lincolns Inn Fields  
London, WC2A 3PD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P LL	Office / E (	496 SF (4,192 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P GRND	Office / E (	744 SF (4,192 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P MEZZ	Office / E (	608 SF (4,192 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 1st	Office / E (	819 SF (4,192 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 2nd	Office / E (	790 SF (4,192 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
P 3rd	Office / E (	735 SF (4,192 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	



**Queens House  
55-56 Lincolns Inn Fields  
London, WC2A 3BH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Off/Ret / E (	483 SF (21,669 SF)	£49.50/SF	-	-	-	U/O	Direct	Negotiable	



	P GRND	Office / E (	5,873 SF (21,669 SF)	£49.50/SF	-	£7.00/SF	-	U/O	Direct	Negotiable	
	P GRND	Off/Ret / E (	5,300 SF (21,669 SF)	£49.50/SF	-	-	-	U/O	Direct	Negotiable	
	P 5th	Office / E (	3,796 SF (21,669 SF)	£54.50/SF	£27.24/SF	£7.00/SF	£89/SF	Avail	Direct	Negotiable	Accent Lighting, Air Conditioning, Bicycle Storage, Natural Light, Perimeter Trunking, Reception, Shower Facilities
	P 6th	Office / E (	3,512 SF (21,669 SF)	£59.50/SF	£26.82/SF	£7.00/SF	£93/SF	Avail	Direct	Negotiable	Bicycle Storage, DDA Compliant, Fully Carpeted, Natural Light, Perimeter Trunking, Reception, Shower Facilities, Wi-Fi



### 90 Long Acre London, WC2E 9RA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	4,000-20,000 SF (240,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Energy Performance Rating - B, Exposed Ceiling, Natural Light, Raised Floor, Shower Facilities



### Ludgate West 55-65 Ludgate HI London, EC4M 7JW

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND / Suite Upper Ground West	Office / E (	5,780 SF (8,470 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Reception, Secure Storage, Shower Facilities



### 11-13 Macklin St London, WC2B 5NH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	2,942 SF (5,547 SF)	£4.33/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, High Ceilings, Natural Light, Open-Plan
P 3rd	Office / E (	2,605 SF (5,547 SF)	£4.33/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, High Ceilings, Natural Light, Open-Plan



### 20 Midtown London, WC1V 6NX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	5,353 SF (13,879 SF)	£59.50/SF	£25.00/SF	£9.17/SF	£94/SF	U/O	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, Direct Lift Exposure, Kitchen, Raised Floor, Reception, Shower Facilities, Wi-Fi
P 3rd	Office / E (	5,410 SF (13,879 SF)	£52.50/SF	£25.00/SF	£9.17/SF	£87/SF	Avail	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, Direct Lift Exposure, Raised Floor, Reception, Shower Facilities, Wi-Fi
P 5th	Office / E (	3,116 SF (13,879 SF)	£59.00/SF	£25.00/SF	£9.17/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, Direct Lift Exposure, Reception



### 6-7 New Bridge St London, EC4V 6AB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	4,560 SF (4,560 SF)	£59.76/SF	£19.46/SF	£11.00/SF	£90/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, DDA Compliant, Direct Lift Exposure, Drop Ceiling, Energy Performance Rating - C, Natural Light, Open-Plan, Raised Floor, Reception, Shower Facilities



### New Bridge Street House 30-34a New Bridge St London, EC4V 6BJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	355 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Reception, Secure Storage, Shower Facilities
P 1st	Office / E (	4,415 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities
P 2nd	Office / E (	4,510 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities
P 3rd	Office / E (	4,499 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities
P 4th	Office / E (	4,596 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities
P 5th	Office / E (	4,306 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities
P 6th	Office / E (	3,983 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities
P 7th	Office / E (	1,615 SF (28,279 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle Storage, Drop Ceiling, Raised Floor, Secure Storage, Shower Facilities



### 35-38 New Bridge St London, EC4V 6BW


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	4,151 SF (4,151 SF)	£52.50/SF	£23.43/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Common Parts WC Facilities, Direct Lift Exposure, Kitchen, Raised Floor, Shower Facilities



### 55 New Oxford St London, WC1A 1BS


Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st / Suite Part	Office / E (	2,747 SF (9,053 SF)	£65.00/SF	£41.86/SF	£13.00/SF	£120/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Drop Ceiling, Energy Performance Rating - D, Natural Light, Open-Plan, Raised Floor, Reception
P 3rd / Suite Part	Office / E (	1,179 SF (9,053 SF)	£65.00/SF	£97.54/SF	£13.00/SF	£176/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Drop Ceiling, Energy Performance Rating - D,

	P 6th	Office / E (	5,127 SF (9,053 SF)	£55.00/SF	£22.43/SF	£13.00/SF	£90/SF	U/O	Direct	Negotiable	Natural Light, Open-Plan, Raised Floor, Reception Air Conditioning, Direct Lift Exposure, Drop Ceiling, Energy Performance Rating - D, Natural Light, Open-Plan, Raised Floor, Reception
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**1 & 2 New Ludgate**  
**30 Old Bailey**  
**London, EC4M 7AU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	5,860 SF (5,860 SF)	£55.00/SF	£0.00/SF	£2.37/SF	£57/SF	U/O	Direct	Negotiable	CCTV (Closed Circuit Television Monitoring), Common Parts WC Facilities, Kitchen, Partitioned Offices, Secure Storage, Security System



**Builder House**  
**1-3 Pemberton Row**  
**London, EC4A 3BG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / E (	4,554 SF (6,450 SF)	£59.50/SF	-	£12.85/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Kitchen, Natural Light, Open-Plan



**5 Pemberton Row**  
**London**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	1,001 SF (4,591 SF)	Withheld	£54.73/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Energy Performance Rating - C, Kitchen
P GRND	Office / E (	1,134 SF (4,591 SF)	Withheld	£48.31/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Energy Performance Rating - C, Kitchen
P 1st	Office / E (	1,038 SF (4,591 SF)	Withheld	£52.78/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Energy Performance Rating - C, Kitchen
P 2nd	Office / E (	992 SF (4,591 SF)	Withheld	£55.23/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Energy Performance Rating - C, Kitchen
P 3rd	Office / E (	426 SF (4,591 SF)	Withheld	£128.60/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Energy Performance Rating - C, Kitchen



**16-20 Red Lion St  
London, WC1R 4PJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
4th	Office / E (	4,813 SF (19,213 SF)	£72.50/SF	£25.50/SF	£11.57/SF	£110/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Natural Light, Raised Floor, Shower Facilities



**Brownlow Yard  
12 Roger St  
London, WC1N 2JU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	4,194 SF (4,194 SF)	£65.00/SF	£0.01/SF	£11.50/SF	£77/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Natural Light, Shower Facilities



**Russell Square House  
10-12 Russell Sq  
London, WC1B 5EH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 4th	Office / E (	7,705 SF (11,215 SF)	£68.50/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Direct Lift Exposure, Energy Performance Rating - D, Open-Plan, Partitioned Offices, Raised Floor



**32-38 Saffron HI  
London, EC1N 8FH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	3,469 SF (6,921 SF)	£59.50/SF	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Direct Lift Exposure, Raised Floor, Shower Facilities
P 2nd	Office / E (	3,452 SF (6,921 SF)	£59.50/SF	-	-	-	Avail	Direct	Negotiable	Demised WC facilities, Direct Lift Exposure, Raised Floor, Shower Facilities



**67-74 Saffron HI  
London, EC1N 8QX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	5,160 SF (6,443 SF)	£55.00/SF	£14.68/SF	£5.50/SF	£75/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Hardwood Floors, Kitchen, Perimeter Trunking, Shower Facilities
P GRND	Office / E (	885 SF (6,443 SF)	£36.00/SF	-	£5.50/SF	-	Avail	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, Kitchen
P 1st	Office / E (	398 SF (6,443 SF)	£36.00/SF	-	£5.50/SF	-	Avail	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, Kitchen



**Savoy Hill House**  
**7-10 Savoy HI**  
**London, WC2R 0BU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	3,190 SF (9,069 SF)	£72.50/SF	-	£16.15/SF	-	Avail	Direct	Negotiable	Bicycle Storage, Central Heating, Demised WC facilities, High Ceilings, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Perimeter Trunking, Secure Storage, Security System, Wi-Fi
P 1st	Office / E (	4,483 SF (9,069 SF)	£72.50/SF	-	£16.15/SF	-	Avail	Direct	Negotiable	Bicycle Storage, Central Heating, Demised WC facilities, High Ceilings, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Perimeter Trunking, Secure Storage, Security System, Wi-Fi



**76-77 Shelton St**  
**London, WC2H 9JQ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	488 SF (7,546 SF)	£35.00/SF	£9.48/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Kitchen, Perimeter Trunking, Shower Facilities
P GRND	Office / E (	747 SF (7,546 SF)	£35.00/SF	£9.48/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Kitchen, Perimeter Trunking, Shower Facilities
P 1st	Office / E (	4,321 SF (7,546 SF)	£35.00/SF	£9.73/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Kitchen, Perimeter Trunking, Shower Facilities
P 2nd / Suite Front	Office / E (	885 SF (7,546 SF)	£35.00/SF	£9.48/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Kitchen, Perimeter Trunking, Shower Facilities
P 2nd / Suite Rear	Office / E (	1,105 SF (7,546 SF)	£35.00/SF	£9.48/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Kitchen, Perimeter Trunking, Shower Facilities



**8 Smarts PI**  
**London, WC2B 5LW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	1,593 SF (5,221 SF)	£65.00/SF	-	£10.00/SF	-	Avail	Direct	Negotiable	Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking
P 1st	Office / E (	1,690 SF (5,221 SF)	£65.00/SF	-	£10.00/SF	-	Avail	Direct	Negotiable	Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking
P 2nd	Office / E (	1,938 SF (5,221 SF)	£65.00/SF	-	£10.00/SF	-	Avail	Direct	Negotiable	Demised WC facilities, Hardwood Floors, Kitchen, Natural Light, Perimeter Trunking



**1 Smart's PI**  
**London, WC2B 5LW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
2nd	Office / E (	5,516 SF (12,646 SF)	£79.50/SF	£29.76/SF	£11.00/SF	£120/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, DDA Compliant, Demised WC facilities, Direct Lift Exposure, Raised Floor, Recessed Lighting,



Secure Storage, Security System, Shower Facilities



**Norfolk House**  
**13 Southampton PI**  
**London, WC1A 2AL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st / Suite CAT A PLUS	Office / E (	2,652 SF (11,027 SF)	£72.50/SF	£22.58/SF	£15.41/SF	£110/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Raised Floor, Shower Facilities
P 2nd	Office / E (	2,786 SF (11,027 SF)	£67.50/SF	£22.52/SF	£15.41/SF	£105/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Raised Floor, Shower Facilities
P 3rd / Suite CAT A PLUS	Office / E (	2,809 SF (11,027 SF)	£72.50/SF	£22.54/SF	£15.41/SF	£110/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Raised Floor, Shower Facilities
P 4th	Office / E (	2,780 SF (11,027 SF)	£67.50/SF	£22.50/SF	£15.41/SF	£105/SF	U/O	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Raised Floor, Shower Facilities



**1 Southampton Row**  
**London, WC1B 5HA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 3rd	Office / E (	4,252 SF (6,795 SF)	£49.50/SF	£30.00/SF	£14.67/SF	£94/SF	Avail	Direct	Negotiable	Natural Light, Raised Floor, Shower Facilities



**1 Southampton St**  
**London, WC2R 0LR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	3,430 SF (6,330 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Direct Lift Exposure, Raised Floor, Shower Facilities
P 8th	Office / E (	2,900 SF (6,330 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Direct Lift Exposure, Raised Floor, Shower Facilities



**Tower House**  
**8-14 Southampton St**  
**London, WC2E 7HA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 4th	Office / A2	6,013 SF (6,013 SF)	£77.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Energy Performance Rating - B, Raised Floor



### 2-10 St Bride St London, EC4A 4AD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	3,101 SF (31,425 SF)	£67.50/SF	-	-	-	Avail	Direct	Negotiable	Common Parts WC Facilities, Raised Floor, Reception
P 5th	Office / E (	6,312 SF (31,425 SF)	£67.50/SF	-	-	-	Avail	Direct	Negotiable	Common Parts WC Facilities, Raised Floor, Reception



### Dunstan House 14A St Cross St London, EC1N 8XA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	2,200 SF (4,416 SF)	£59.50/SF	-	£4.03/SF	-	Avail	Direct	Negotiable	Demised WC facilities, Natural Light, Raised Floor, Wi-Fi
P 3rd	Office / E (	2,216 SF (4,416 SF)	£59.50/SF	£13.58/SF	£4.03/SF	£77/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Lift Exposure, Energy Performance Rating - C, Natural Light, Raised Floor



### Baird House 15-17 St Cross St London, EC1N 8UW

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd / Suite NE & SE	Office / E (	2,785 SF (8,995 SF)	£57.50/SF	£5.71/SF	£14.25/SF	£77/SF	Avail	Direct	Negotiable	Central Heating, Conference Rooms, Direct Lift Exposure, Drop Ceiling, Hardwood Floors, High Ceilings, Kitchen, Natural Light, Private Restrooms, Reception
P 3rd / Suite NE & SE	Office / E (	2,710 SF (8,995 SF)	£52.50/SF	£9.39/SF	£14.25/SF	£76/SF	Avail	Direct	Negotiable	Central Heating, Conference Rooms, Direct Lift Exposure, Drop Ceiling, Hardwood Floors, High Ceilings, Kitchen, Natural Light, Private Restrooms, Reception
P 3rd / Suite SW	Office / E (	1,060 SF (8,995 SF)	£52.50/SF	£15.00/SF	£14.25/SF	£82/SF	Avail	Direct	Negotiable	Central Heating, Conference Rooms, Direct Lift Exposure, Drop Ceiling, Hardwood Floors, High Ceilings, Kitchen, Natural Light, Private Restrooms, Reception
P 4th / Suite NE & SE	Office / E (	2,440 SF (8,995 SF)	£57.50/SF	£15.00/SF	£14.25/SF	£87/SF	U/O	Direct	Negotiable	Central Heating, Conference Rooms, Direct Lift Exposure, Drop Ceiling, Hardwood Floors, High Ceilings, Kitchen, Natural Light, Private Restrooms, Reception




### St Andrews House 18-20 St. Andrew St London, EC4A 3AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	1,421 SF (22,737 SF)	£17.00/SF	£10.00/SF	£8.50/SF	£36/SF	U/O	Direct	Negotiable	

	P GRND	Office / E (	3,778 SF (22,737 SF)	£35.00/SF	£20.00/SF	£8.50/SF	£64/SF	U/O	Direct	Negotiable	
	P 3rd	Office / E (	6,144 SF (22,737 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	
	P 6th	Office / E (	5,764 SF (22,737 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	


  



**Staple Court**  
**11 Staple Inn**  
**London, WC1V 7QH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 1st	Office / E (	6,216 SF (17,187 SF)	Withheld	£17.00/SF	£14.00/SF	-	U/O	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, DDA Compliant, Direct Lift Exposure, Drop Ceiling, Raised Floor, Reception, Wi-Fi
P 2nd / Suite Front	Office / E (	4,877 SF (17,187 SF)	£52.50/SF	£17.00/SF	£14.00/SF	£84/SF	Avail	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, DDA Compliant, Direct Lift Exposure, Drop Ceiling, Raised Floor, Reception, Wi-Fi
P 2nd / Suite Rear	Office / E (	1,360 SF (17,187 SF)	Withheld	£17.00/SF	£14.00/SF	-	U/O	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, DDA Compliant, Direct Lift Exposure, Drop Ceiling, Raised Floor, Reception, Wi-Fi
P 3rd	Office / E (	4,734 SF (17,187 SF)	Withheld	£17.00/SF	£14.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Common Parts WC Facilities, DDA Compliant, Direct Lift Exposure, Drop Ceiling, Raised Floor, Reception, Wi-Fi


  



**20-22 Stukeley St**  
**London, WC2B 5LR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT / Suite North	Office / E (	2,621 SF (7,931 SF)	Withheld	-	£8.21/SF	-	Avail	Direct	Negotiable	Security System, Wi-Fi
P GRND / Suite North	Office / E (	2,000 SF (7,931 SF)	Withheld	-	£8.21/SF	-	Avail	Direct	Negotiable	Security System, Wi-Fi



**Lynton House**  
**7-12 Tavistock Sq**  
**London, WC1H 9LT**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd / Suite Rear	Office / E (	5,213 SF (24,473 SF)	£72.50/SF	£27.08/SF	£14.50/SF	£114/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Energy Performance Rating - C, Raised Floor, Shower Facilities
P 4th / Suite Rear	Office / E (	5,236 SF (24,473 SF)	£72.50/SF	£27.08/SF	£14.50/SF	£114/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Energy Performance Rating - C, Raised Floor, Shower Facilities
P 8th / Suite Rear	Office / E (	5,007 SF (24,473 SF)	£72.50/SF	£27.08/SF	£14.50/SF	£114/SF	Avail	Direct	Negotiable	Air Conditioning, Direct Lift Exposure, Energy Performance Rating - C, Raised Floor, Shower Facilities



**Tavistock House**  
**13 Tavistock Sq**  
**London, WC1H 9LN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT / Suite Burton St Block	Office / E (	4,490 SF (69,072 SF)	Withheld	£121.51/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Natural Light, Perimeter Trunking, Raised Floor, Shower Facilities
P GRND	Office / E (	4,500-7,593 SF (69,072 SF)	£19.50/SF	-	-	-	U/O	Sublet	Jul 2025	Air Conditioning, Bicycle Storage, Raised Floor, Security System, Shower Facilities
P GRND / Suite Burton St Block	Office / E (	1,140 SF (69,072 SF)	Withheld	£478.60/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Natural Light, Perimeter Trunking, Raised Floor, Shower Facilities
P MEZZ / Suite Burton St Block	Office / E (	6,019 SF (69,072 SF)	Withheld	£90.65/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Natural Light, Perimeter Trunking, Raised Floor, Shower Facilities
P 1st / Suite Burton St Block	Office / E (	5,498 SF (69,072 SF)	Withheld	£99.24/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Natural Light, Perimeter Trunking, Raised Floor, Shower Facilities
P 2nd / Suite Burton St Block	Office / E (	4,072 SF (69,072 SF)	Withheld	£133.99/SF	-	-	Avail	Direct	Negotiable	Bicycle Storage, Direct Lift Exposure, Natural Light, Perimeter Trunking, Raised Floor, Shower Facilities



**Temple Gardens**  
**Temple**  
**London, EC4Y 9AU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	1,521 SF (5,534 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Direct Lift Exposure
P 1st / Suite North	Office / E (	1,242 SF (5,534 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Direct Lift Exposure
P 2nd / Suite North	Office / E (	1,292 SF (5,534 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Direct Lift Exposure
P 2nd / Suite South	Office / E (	1,479 SF (5,534 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Direct Lift Exposure



**1 Tudor St**  
**London, EC4Y 0AH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
1st	Office / E (	7,493 SF (17,624 SF)	£72.50/SF	£23.30/SF	£9.98/SF	£106/SF	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Direct Lift Exposure, Natural Light, Raised Floor, Reception, Shower Facilities



## 67-69 Turnmill St London, EC1M 5RR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
LL	Office / E (	2,202 SF (7,850 SF)	Withheld	£335.85/SF	£3.60/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Fully Carpeted, Kitchen, Natural Light, Open-Plan, Raised Floor, Secure Storage, Security System, Shower Facilities, Wi-Fi
P GRND / Suite Front	Office / E (	1,413 SF (7,850 SF)	Withheld	£523.39/SF	£3.60/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Fully Carpeted, Kitchen, Natural Light, Open-Plan, Raised Floor, Secure Storage, Security System, Shower Facilities, Wi-Fi
P GRND / Suite Rear	Office / E (	2,240 SF (7,850 SF)	Withheld	£330.16/SF	£3.60/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Fully Carpeted, Kitchen, Natural Light, Open-Plan, Raised Floor, Secure Storage, Security System, Shower Facilities, Wi-Fi
P GRND / Suite Upper Front	Office / E (	1,995 SF (7,850 SF)	Withheld	£370.70/SF	£3.60/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Demised WC facilities, Direct Lift Exposure, Fully Carpeted, Kitchen, Natural Light, Open-Plan, Raised Floor, Secure Storage, Security System, Shower Facilities, Wi-Fi



## 18 Vine HI London, EC1R 5DZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P BSMT	Office / E (	3,255 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	
P GRND	Office / E (	3,893 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	
P GRND / Suite Mezz	Office / E (	360 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	
P 1st	Office / E (	4,748 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	
P 1st / Suite Mezz	Office / E (	374 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	
P 2nd	Office / E (	3,624 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	
P 2nd / Suite Assembly Hall	Office / E (	1,729 SF (17,983 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Bicycle Storage, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Natural Light, Shower Facilities, Wi-Fi





### Warner St London, EC1R 5HA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P GRND	Office / E (	4,887 SF (9,279 SF)	£57.50/SF	-	£1.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Natural Light, Raised Floor, Shower Facilities
P 1st	Office / E (	4,392 SF (9,279 SF)	£57.50/SF	-	£1.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Natural Light, Raised Floor, Shower Facilities



### 18 Wellington St London, WC2E 7DD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities
P 2nd	Office / E (	2,596 SF (4,698 SF)	£47.50/SF	£35.29/SF	£9.84/SF	£93/SF	Avail	Direct	3 yrs	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Kitchen, Wi-Fi
P 3rd	Office / E (	2,102 SF (4,698 SF)	£47.50/SF	£43.58/SF	£9.84/SF	£101/SF	Avail	Direct	3-5 yrs	Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Lift Exposure, Kitchen, Wi-Fi

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# List Availability Report - Serviced/Managed

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16/08/2023

PREPARED BY:

**Gale Priggen & Company**

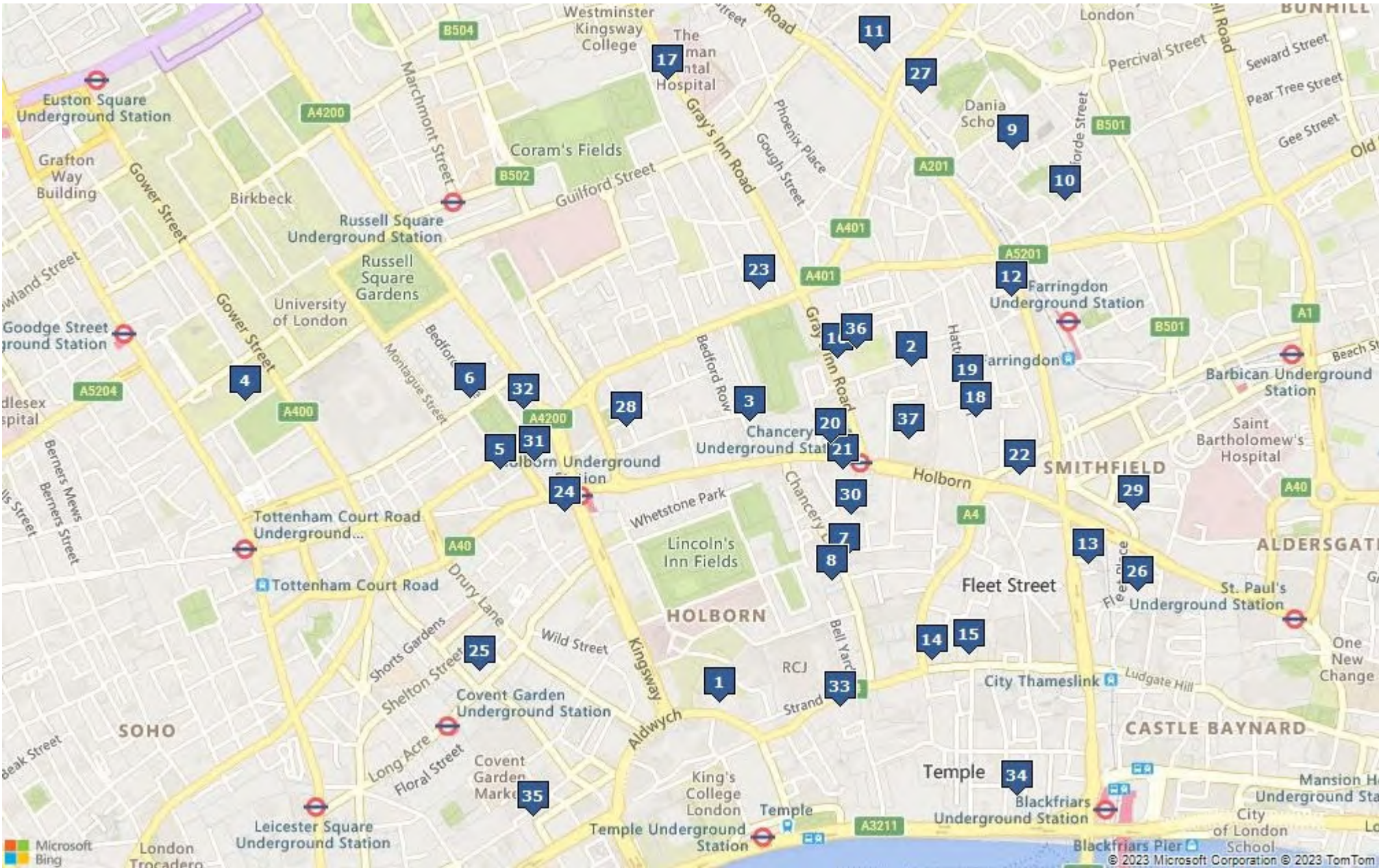
**Tim Gale**

Partner

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# List Availability Report - Serviced/Managed





# List Availability Report - Serviced/Managed

## Aldwych House

71-91 Aldwych  
London, WC2B 4HN  
United Kingdom



### SF AVAILABILITY

2nd	70 - 18,758
1st	70 - 38,096
P GRND	70 - 12,301
BSMT	70 - 7,800
Total	280 - 76,955

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Balcony, Bicycle Storage, Common Parts WC Facilities, Conference Rooms, Direct Elevator Exposure, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Print/Copy Room, Reception, Shower Facilities, Wi-Fi

## Aldwych House

71-91 Aldwych  
London, WC2B 4HN



### SF AVAILABILITY

P 6th	7,806
Total	7,806

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£75.00/SF
Rates:	£28.14/SF
Service:	£11.35/SF
Total £:	£114.49/SF

### AMENITIES

Air Conditioning, Atrium, Bicycle Storage, Direct Elevator Exposure

## Record Hall

16-16A Baldwins Gdns  
London, EC1N 7RJ



### SF AVAILABILITY

P 3rd	50 - 8,500
P 3rd	50 - 8,500
P 2nd	50 - 9,500
P 1st	50 - 9,500
P GRND	50 - 8,500
Total	250 - 44,500

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Wi-Fi

# List Availability Report - Serviced/Managed

## 52 Bedford Row

London, WC1R 4LR



### SF AVAILABILITY

P 1st	50 - 4,295
Total	50 - 4,295

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Raised Floor, Shower Facilities

## 52 Bedford Row

London, WC1R 4LR



### SF AVAILABILITY

P 2nd	50 - 4,337
Total	50 - 4,337

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Raised Floor, Shower Facilities

## 20 Bedford Sq

London, WC1B 3HH



### SF AVAILABILITY

P 3rd	50 - 659
P 2nd	50 - 780
P 1st	50 - 866
P GRND	50 - 955
P BSMT	50 - 1,091
Total	250 - 4,351

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Conference Rooms, Natural Light, Reception



# List Availability Report - Serviced/Managed

## Bloomsbury

4 Bloomsbury Sq  
London, WC1A 2RP  
United Kingdom



### SF AVAILABILITY

4th	50 - 1,660
3rd	50 - 1,660
2nd	50 - 1,660
1st	50 - 1,660
GRND	50 - 1,660
BSMT	50 - 1,660
Total	300 - 9,960

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

CCTV (Closed Circuit Television Monitoring), Central Heating, Common Parts WC Facilities, Conference Rooms, Direct Elevator Exposure, Fully Carpeted, Kitchen, Partitioned Offices, Reception, Recessed Lighting, Security System, Wi-Fi

## 21-22 Bloomsbury Sq

London, WC1A 2NS  
United Kingdom



### SF AVAILABILITY

3rd	50 - 1,069
2nd	50 - 1,109
1st	50 - 1,139
GRND	50 - 1,043
P BSMT	50 - 1,499
Total	250 - 5,859

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Conference Rooms, Kitchen

## The Cursitor Building

38 Chancery Ln  
London, WC2A 1EL  
United Kingdom



### SF AVAILABILITY

P 5th	100 - 7,727
4th	100 - 10,100
3rd	100 - 10,557
2nd	100 - 10,557
1st	100 - 10,213
Total	500 - 49,154

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, Common Parts WC Facilities, Conference Rooms, Hardwood Floors, Kitchen, Print/Copy Room, Shower Facilities, Wi-Fi

# List Availability Report - Serviced/Managed

## Chichester Rents

81 Chancery Ln  
London, WC2A 1EG  
United Kingdom



### SF AVAILABILITY

P 2nd	80 - 10,655
Total	80 - 10,655

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Kitchen, Natural Light, Security System

## Clerkenwell Workshops

27-31 Clerkenwell Close  
London, EC1R 0AT



### SF AVAILABILITY

P 5th	50 - 7,371
4th	50 - 5,543
P 3rd	50 - 8,815
2nd	50 - 6,770
1st	50 - 9,913
GRND	50 - 6,673
BSMT	50 - 7,771
Total	350 - 52,856

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

# List Availability Report - Serviced/Managed

## Second Home Clerkenwell Green

Clerkenwell House  
45-47 Clerkenwell Green  
London, EC1R 0EB  
United Kingdom



### SF AVAILABILITY

5th	120 - 1,661
4th	120 - 1,905
3rd	120 - 1,841
2nd	120 - 1,786
1st	120 - 1,717
GRND	120 - 1,485
Total	720 - 10,395

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, Corner Space, DDA Compliant, Direct Elevator Exposure, High Ceilings, Natural Light, Open-Plan, Partitioned Offices, Print/Copy Room, Reception, Security System, Shower Facilities, Wi-Fi

## Easton Street

25-27 Easton St  
London, WC1X 0DS



### SF AVAILABILITY

P 3rd	50 - 7,600
P 2nd	50 - 7,600
P 1st	50 - 7,600
P GRND	50 - 1,112
P BSMT	50 - 1,112
Total	250 - 25,024

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Common Parts WC Facilities, Shower Facilities, Wi-Fi

## The Bond Works

77 Farringdon Rd  
London, EC1M 3JY  
United Kingdom



### SF AVAILABILITY

P 6th	50 - 2,669
P 5th	50 - 3,294
P 4th	50 - 3,794
P 3rd	50 - 3,773
P 2nd	50 - 3,765
P 1st	50 - 3,742
Total	300 - 21,037

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Common Parts WC Facilities, Conference Rooms, Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, Kitchen, Partitioned Offices, Print/Copy Room, Raised Floor, Reception, Security System, Shower Facilities, Wi-Fi

# List Availability Report - Serviced/Managed

## 20 Farringdon St

London, EC4A 4HH  
United Kingdom



### SF AVAILABILITY

P 5th	50 - 8,622
P 4th	50 - 8,622
P 3rd	50 - 8,622
P 2nd	50 - 8,589
Total	200 - 34,455

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Kitchen, Raised Floor, Security System, Shower Facilities, Wi-Fi

## 20 Farringdon St

London, EC4A 4HH  
United Kingdom



### SF AVAILABILITY

P 7th	8,639
Total	8,639

### OVERVIEW

Use:	Office
Term:	Thru Dec 2024
Type:	Sublet
Rent:	£69.50/SF
Rates:	-
Service:	£11.50/SF
Total £:	-

### AMENITIES

Air Conditioning, Shower Facilities

## 1 Fetter Ln

London, EC4A 1BR  
United Kingdom



### SF AVAILABILITY

6th	50 - 663
5th	50 - 3,114
4th	50 - 3,592
3rd	50 - 3,919
2nd	50 - 3,929
1st	50 - 3,525
Total	300 - 18,742

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Conference Rooms, Reception, Wi-Fi

# List Availability Report - Serviced/Managed

## Bouverie House

154-160 Fleet St  
London, EC4A 2DQ



### SF AVAILABILITY

P 7th	50 - 1,710
P 6th	50 - 4,514
P 5th	50 - 5,409
P 4th	50 - 6,173
P 3rd	50 - 5,934
P 2nd	50 - 6,174
P 1st	50 - 7,290
P GRND	50 - 4,928
P BSMT	50 - 7,966
Total	450 - 50,098

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring), Conference Rooms, Direct Elevator Exposure, Raised Floor, Reception, Security System, Shower Facilities, Wi-Fi

## 60 Grays Inn Rd

London, WC1X 8LU



### SF AVAILABILITY

6th	50 - 5,400
5th	50 - 5,400
4th	50 - 5,400
3rd	50 - 6,577
2nd	50 - 5,866
1st	50 - 5,617
GRND	50 - 3,779
P BSMT	50 - 5,292
Total	400 - 43,331

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Conference Rooms, Reception, Security System, Wi-Fi

## 175-185 Grays Inn Rd

London, WC1X 8UE  
United Kingdom



### SF AVAILABILITY

3rd	100 - 2,424
2nd	100 - 2,329
1st	100 - 2,424
P GRND	100 - 2,424
Total	400 - 9,601

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, Conference Rooms, Direct Elevator Exposure, Natural Light, Shower Facilities, Wi-Fi



# List Availability Report - Serviced/Managed

## Treasure House

19-21 Hatton Garden  
London, EC1N 8BA  
United Kingdom



### SF AVAILABILITY

P 4th	50 - 1,000
P 3rd	50 - 2,000
P MEZZ	50 - 1,080
P 2nd	50 - 1,810
P 1st	50 - 1,813
P BSMT	50 - 1,810
Total	300 - 9,513

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Accent Lighting, Air Conditioning, Central Heating, Common Parts WC Facilities, Direct Elevator Exposure, Kitchen, Natural Light, Open-Plan, Partitioned Offices, Perimeter Trunking, Secure Storage, Security System

## Minerva House

26-27 Hatton Garden  
London, EC1N 8BR  
United Kingdom



### SF AVAILABILITY

P 5th	50 - 900
P 4th	50 - 2,800
P 3rd	50 - 2,900
P 2nd	50 - 2,900
P 1st	50 - 2,900
P GRND	50 - 2,700
P BSMT	50 - 2,000
Total	350 - 17,100

### OVERVIEW

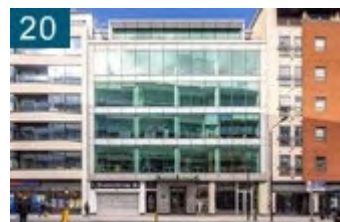
Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Common Parts WC Facilities, Conference Rooms, Kitchen, Print/Copy Room, Reception, Wi-Fi

## 16 High Holborn

London, WC1V 6BX  
United Kingdom



### SF AVAILABILITY

2nd	95 - 5,429
1st	95 - 5,431
Total	190 - 10,860

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Conference Rooms, Food Service, Kitchen, Wi-Fi

# List Availability Report - Serviced/Managed

## 16 High Holborn

London, WC1V 6BX  
United Kingdom



### SF AVAILABILITY

5th	95 - 3,891
4th	95 - 5,499
Total	190 - 9,390

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Conference Rooms, Food Service, Kitchen, Wi-Fi

## 14-18 High Holborn

London, WC1V 6BX



### SF AVAILABILITY

P 3rd	5,002
Total	5,002

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£59.50/SF
Rates:	£23.95/SF
Service:	£12.75/SF
Total £:	£96.20/SF

### AMENITIES

Air Conditioning, Bicycle Storage, Natural Light, Raised Floor, Shower Facilities

## Holborn Gate

326-333 High Holborn  
London, WC1V 7PP



### SF AVAILABILITY

P 1st	50 - 16,940
Total	50 - 16,940

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

# List Availability Report - Serviced/Managed

## 40 Holborn Viaduct

London, EC1N 2PB  
United Kingdom



### SF AVAILABILITY

P LL	100 - 4,372
Total	100 - 4,372

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, Shower Facilities

## 2 John St

London, WC1N 2HJ  
United Kingdom



### SF AVAILABILITY

3rd	50 - 800
2nd	50 - 2,074
1st	50 - 3,150
GRND	50 - 3,291
P BSMT	50 - 974
Total	250 - 10,289

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, Conference Rooms, High Ceilings, Wi-Fi

## Aviation House

125-133 Kingsway  
London, WC2B 6NH  
United Kingdom



### SF AVAILABILITY

7th	100 - 11,108
6th	100 - 12,500
5th	100 - 16,436
4th	100 - 16,436
3rd	100 - 16,436
2nd	100 - 18,923
1st	100 - 18,707
P GRND	100 - 8,000
P BSMT	100 - 1,846
Total	900 - 120,392

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Accent Lighting, Air Conditioning, Atrium, Wi-Fi

# List Availability Report - Serviced/Managed

## 90 Long Acre

London, WC2E 9RL  
United Kingdom



### SF AVAILABILITY

P GRND	50 - 17,085
Total	50 - 17,085

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Common Parts WC Facilities, Conference Rooms, Direct Elevator Exposure, Fully Carpeted, Kitchen, Partitioned Offices, Raised Floor, Reception, Recessed Lighting, Shower Facilities, Wi-Fi

## Twenty Old Bailey

20 Old Bailey  
London, EC4M 7BH



### SF AVAILABILITY

P 5th	127 - 25,445
Total	127 - 25,445

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Conference Rooms, Wi-Fi

## Exmouth House

3-11 Pine St  
London, EC1R 0JH



### SF AVAILABILITY

P 3rd	50 - 2,319
P 2nd	50 - 3,323
P 1st	50 - 3,254
P GRND	50 - 2,779
Total	200 - 11,675

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Conference Rooms, Shower Facilities, Wi-Fi

# List Availability Report - Serviced/Managed

## Summit House

12 Red Lion Sq  
London, WC1R 4QD  
United Kingdom



### SF AVAILABILITY

P 4th	50 - 4,532
P 3rd	50 - 7,589
P 2nd	50 - 7,761
P 1st	50 - 7,739
P GRND	50 - 5,457
P BSMT	50 - 6,910
Total	300 - 39,988

### OVERVIEW

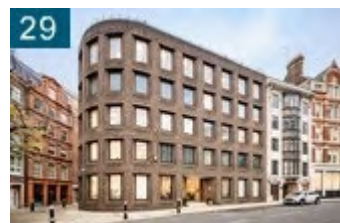
Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Direct Elevator Exposure, Raised Floor

## 6 Snow Hill

London, EC1A 2AY  
United Kingdom



### SF AVAILABILITY

P 5th	100 - 1,500
P 4th	100 - 1,500
P 3rd	100 - 1,500
P 2nd	100 - 1,500
P 1st	100 - 1,500
P GRND	100 - 1,500
P BSMT	100 - 1,500
Total	700 - 10,500

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, DDA Compliant, Demised WC facilities, Kitchen, Open-Plan, Security System, Shower Facilities

## Central Court

25 Southampton  
London, WC2A 1AL  
United Kingdom



### SF AVAILABILITY

3rd	100 - 19,288
2nd	100 - 19,288
1st	100 - 19,288
GRND	100 - 19,288
LL	100 - 19,288
Total	500 - 96,440

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, Common Parts WC Facilities, Conference Rooms, DDA Compliant, Shower Facilities



# List Availability Report - Serviced/Managed

## 5 Southampton PI

London, WC1A 2DA  
United Kingdom



### SF AVAILABILITY

3rd	100 - 742
2nd	100 - 629
1st	50 - 750
GRND	50 - 1,316
P BSMT	150 - 779
Total	450 - 4,216

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Bicycle Storage, Conference Rooms, Natural Light, Wi-Fi

## Victoria House

37-63 Southampton  
London, WC1B 4DA



### SF AVAILABILITY

P 4th	100 - 100,000
Total	100 - 100,000

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Demised WC facilities

## Thanet House

231-232 Strand  
London, WC2R 1DA  
United Kingdom



### SF AVAILABILITY

P 5th	90 - 1,100
P 4th	90 - 1,100
P 3rd	90 - 1,100
P 2nd	90 - 1,100
P 1st	90 - 1,100
P GRND	90 - 1,100
P BSMT	90 - 1,100
Total	630 - 7,700

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), DDA Compliant, Demised WC facilities, Kitchen, Natural Light, Partitioned Offices, Shower Facilities

# List Availability Report - Serviced/Managed

## Tallis House

2 Tallis St  
London, EC4Y 0BJ  
United Kingdom



### SF AVAILABILITY

P 5th	50 - 2,830
P 4th	50 - 4,118
P 3rd	50 - 4,322
2nd	50 - 4,321
P 1st	50 - 4,299
P GRND	50 - 2,200
Total	300 - 22,090

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Central Heating, Common Parts WC Facilities, Conference Rooms, Direct Elevator Exposure, Fully Carpeted, Kitchen, Partitioned Offices, Print/Copy Room, Raised Floor, Reception, Recessed Lighting, Security System, Shower Facilities, Wi-Fi

## Hudson House

Tavistock St  
London, WC2E 7PB  
United Kingdom



### SF AVAILABILITY

5th	100 - 1,500
4th	100 - 1,500
3rd	100 - 1,500
2nd	100 - 1,500
1st	100 - 1,500
GRND	100 - 1,500
BSMT	100 - 1,500
Total	700 - 10,500

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Air Conditioning, Common Parts WC Facilities, Conference Rooms, Kitchen, Shower Facilities, Wi-Fi

## Peer House

8-14 Verulam St  
London, WC1X 8LZ



### SF AVAILABILITY

4th	50 - 1,732
P 3rd	50 - 1,855
P 2nd	50 - 1,865
P 1st	50 - 1,866
P GRND	50 - 1,421
P BSMT	50 - 1,483
Total	300 - 10,222

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Common Parts WC Facilities, Security System, Wi-Fi

# List Availability Report - Serviced/Managed

## 1 Waterhouse Sq

London, EC1N 2ST  
United Kingdom



### SF AVAILABILITY

P 2nd	70 - 26,062
P GRND	70 - 14,501
P Unkwn	70 - 26,247
P Unkwn	70 - 27,713
P Unkwn	70 - 25,015
Total	350 - 119,538

### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	-
Rates:	-
Service:	-
Total £:	-

### AMENITIES

Common Parts WC Facilities, Conference Rooms, Kitchen, Wi-Fi

**d) Original letting particulars**

**ATTRACTIVE S/C PERIOD BUILDING**

## **9 Bedford Row**

London, WC1R 4AZ

**Attractive, self-contained building, retaining some classic period features, in one of Holborn's premiere thoroughfares.**

**4,381 to 6,000 sq ft**

(407.01 to 557.42 sq m)

- Self-contained building
- Central heating
- Comfort cooling (to part only)
- Period features
- Fitted kitchen & break-out area



# 9 Bedford Row, London, WC1R 4AZ

## Description

The property is Grade II Listed and arranged over lower ground, ground and three upper floors.

Approached via an impressive entrance hall, an imposing staircase affords access to the upper floors, whilst the lower ground floor has been re-fitted to provide an open plan area, break-out space and fitted kitchen, together with a separate meeting room.

The ground floor front has been opened-up to provide a large office/meeting room, with comfort cooling.

The upper floors provide a mix of different sized private offices, with excellent natural from both front and rear, together with an impressive boardroom at first floor level, overlooking Bedford Row.

## Location

Bedford Row is an attractive, tree-lined thoroughfare in the heart of Holborn, flanked by a magnificent array of restored and refurbished (mostly) period properties. It has long been a favoured location for a range professional occupiers and, in particular, Barristers Chambers.

Near equidistant from Holborn and Chancery Lane underground stations, it is a convenient location, whilst enjoying a tranquil environment, set back from the main east-west thoroughfare of High Holborn.

## Accommodation

The accommodation comprises of the following areas:

Name	sq ft	sq m	Availability
3rd	856	79.53	Available
2nd	807	74.97	Available
1st	729	67.73	Available
Ground	825	76.65	Available
Lower Ground	1,026	95.32	Available
Lower Ground - Storage	138	12.82	Available
<b>Total</b>	<b>4,381</b>	<b>407.02</b>	

## Specification

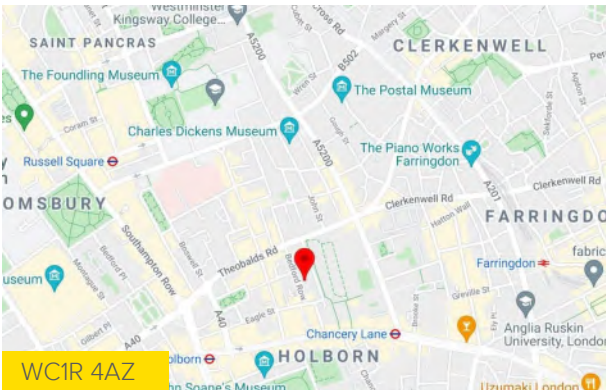
- \* Self-contained period building
- \* Grade II Listed
- \* Central heating
- \* Part comfort-cooled
- \* Fitted kitchen, break-out area and meeting rooms

## Terms

A new lease is available, direct from the freeholder, for a term by arrangement.

## \*\*\*Further space available\*\*\*

The property could be taken in conjunction with 9 Jockey's Fields, which adjoins to the rear and intercommunicates directly, thereby affording a s/c building of just over 6,000 sq ft. Further details on request.



## Summary

Available Size	4,381 to 6,000 sq ft
Rent	Rent on Application
Rates Payable	£15.54 per sq ft
Rateable Value	£133,000
Service Charge	N/A
EPC Rating	Upon Enquiry

## Viewing & Further Information



**Tim Gale**  
020 7404 5043 | 07713 482351  
tpg@galepriggen.co.uk



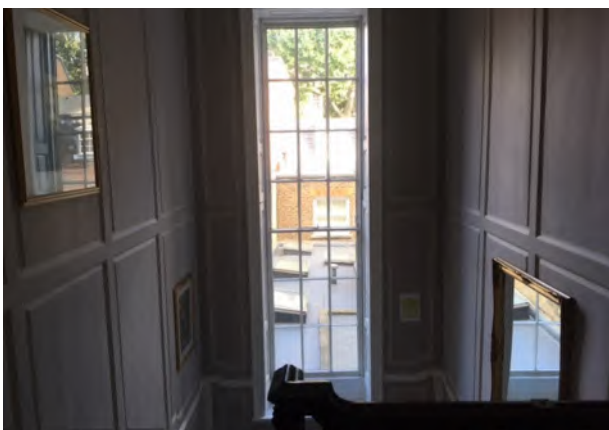
**Clarke Buxton**  
020 7404 5043 | 07816 663468  
cb@galepriggen.co.uk



## Marketing text 1







**e) Current letting particulars**



## 9 Bedford Row & 9 Jockey's Fields

9 Bedford Row, London, WC1R 4AZ

**Attractive, s/c building,  
retaining some classic  
period features, in one of  
Holborn's premiere  
thoroughfares.**

**6,214 sq ft**

(577.30 sq m)

- Two separate, intercommunicating fully s/c properties, each with separate entrance
- Period features (9 Bedford Row - Grade II\* Listed)
- Central heating
- Comfort cooling (9 B R & to part only)
- Central garden/patio area



# 9 Bedford Row & 9 Jockey's Fields, 9 Bedford Row, London, WC1R 4AZ

## Description

The property comprises of two separate buildings, which intercommunicate at gnd floor level, with a private central patio/courtyard area.

9 Bedford Row is a fine Grade II\* Listed building, arranged over lower ground, ground and three upper floors; 9 Jockey's Fields (immediately to the rear) is arranged over gnd, 1st & 2nd floors.

9 Bedford Row is approached via an impressive entrance hall, from which an imposing staircase affords access to the upper floors and a mix of different sized private offices, with excellent natural from both front and rear, together with an impressive boardroom at first floor level, overlooking Bedford Row.

The ground floor front has been opened-up to provide a large office/meeting room, with comfort cooling, whilst the lower ground floor has been re-fitted to provide an open plan area, break-out space and fitted kitchen to the rear, together with a separate meeting room at the front, plus ancillary storage space.

9 Jockey's Fields comprises of a small entrance hall, with double doors leading into a reception/meeting room, together with 10 further private offices/meeting rooms, kitchenette, wc & shower facilities.

## Location

Bedford Row is an attractive, tree-lined thoroughfare in the heart of Holborn, flanked by a magnificent array of restored and refurbished (mostly) period properties. It has long been a favoured location for a range professional occupiers and, in particular, Barristers Chambers.

Near equidistant from Holborn and Chancery Lane underground stations, and within walking distance of the new Elizabeth line at Farringdon & Tottenham Court Road, it is a convenient central location, whilst enjoying a tranquil environment, set back from the main east-west thoroughfare of High Holborn.

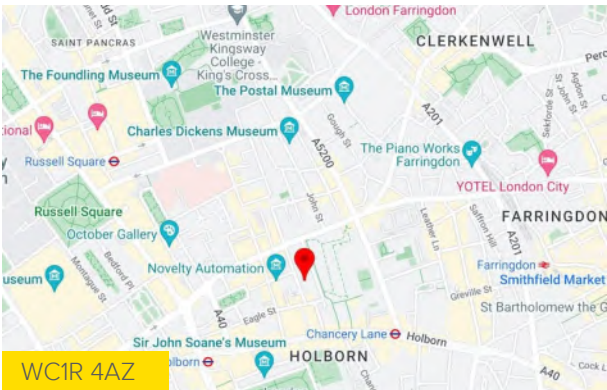
## Accommodation

The property comprises of two intercommunicating buildings, linked at gnd floor level, with the following total net internal areas:

Name	sq ft	sq m	Availability
3rd - B R	874	81.20	Available
2nd - B R	829	77.02	Available
2nd - J F	489	45.43	Available
1st - B R	737	68.47	Available
1st - J F	731	67.91	Available
Ground - B R	821	76.27	Available
Ground - J F	611	56.76	Available
Lower Ground - B R	1,022	94.95	Available
Lower Ground - B R - Storage	100	9.29	Available
<b>Total</b>	<b>6,214</b>	<b>577.30</b>	

## Specification

- \* Self-contained buildings, interlinking at gnd floor level
- \* Grade II\* Listed (9 B R)
- \* Central heating
- \* Part comfort-cooled (9 B R)



## Summary

Available Size	6,214 sq ft
Rent	£262,500 per annum
Rates Payable	£17.63 per sq ft
Rateable Value	£214,000
Service Charge	N/A
EPC Rating	C

## Viewing & Further Information



**Tim Gale**  
020 7404 5043 | 07713 482351  
tpg@galepriggen.co.uk



**Clarke Buxton**  
020 7404 5043 | 07816 663468  
cb@galepriggen.co.uk



Marketing text 1

\* Central patio/courtyard area

Terms

The property is available as a whole on a new lease for a term by arrangement..

Viewings

Strictly by prior appointment through landlord's sole agents:

Gale Priggen & Co 020 7404 5043

Tim Gale 07713 482351

Clarke Buxton 07816 663468

EPC's

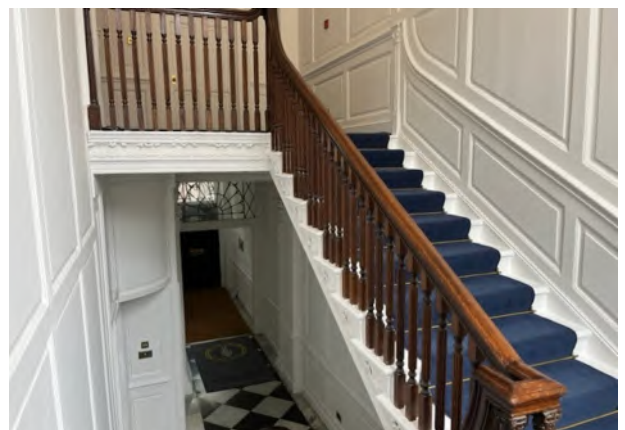
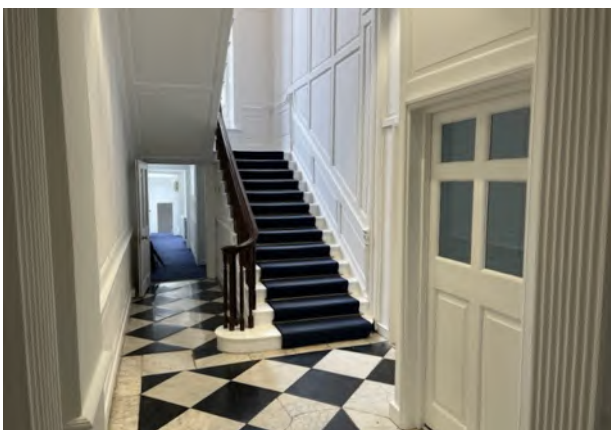
Both building have been assessed and rated C; links below to Gov site:

9 Bedford Row

<https://find-energy-certificate.service.gov.uk/energy-certificate/2289-0317-6298-9369-1181>

9 Jockey Fields

<https://find-energy-certificate.service.gov.uk/energy-certificate/7428-5995-6692-1901-6593>













**f) Joint sales particulars**



**BEDFORD ROW & JOCKEY'S FIELDS, WC1R**  
OFFERS IN EXCESS OF £5,450,000



**WILFORDS**  
LONDON

6 Holland Street, W8 4LT  
info@wilfords.com

+44 (0)20 7361 0400

**wilfords.com**





## BEDFORD ROW & JOCKEY'S FIELDS, WC1R

OFFERS IN EXCESS OF £5,450,000

9450 SQ FT / 877.93 SQ M | FREEHOLD

The property comprises two attractive interconnecting Grade II Listed brick-built Georgian houses constructed in circa 1700.

Currently used as offices the two properties together, this stunning property measures approx. 9,450 sq ft and is arranged over five floors, with many features, which include bay windows, period panelling and Corinthian pilasters.

The buildings lie within the London Borough of Camden. They are situated in the Bloomsbury Conservation Area and are Grade II\* Listed with Historical Architectural Importance.

Subject to acquiring the relevant planning consent and permissions, the properties would make a splendid residence once reinstated to its former glory. The buildings lie within the London Borough of Camden and are situated in the Bloomsbury Conservation Area.

Situated in a sought after tree lined road, just moments from the green space of Gray's Inn Gardens, this property is equal distance from Chancery Lane and Holborn stations and also benefits from multiple transport links to the multitude of theatres, shops and restaurants London has to offer.





Approximate Gross Internal Area  
 Bedford Row = 642.9 sq m / 6920 sq ft  
 Jockeys Fields = 235 sq m / 2530 sq ft  
 Total = 877.9 sq m / 9450 sq ft



## BEDFORD ROW-JOCKEYS FIELDS, WC1R

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID876339)

Viewing: Strictly by appointment with Wilfords London +44 (0)20 7361 0400

APPROX. GROSS INTERNAL FLOOR AREA 9450 SQ FT / 877.93 SQ M

Floor plan for identification purposes only - not to scale

### IMPORTANT NOTICE:

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



**WILFORDS**  
 LONDON

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**g) To Let boards**



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