



020 7404 5043
galepriggen.co.uk

9 Northington Street

London WC1N 2NP



Report for Planning Purposes on Marketing Undertaken

January 2024

Contents

| | Page |
|--|-------------|
| Executive summary | 2 |
| The property & location | 3 |
| Market overview | 4 |
| Marketing strategy & terms | 8 |
| Marketing undertaken & enquiries received | 10 |
| Conclusions | 12 |

Appendices:

- a) **Schedule of floor areas & floor plans**
- b) **Lease comp summary report**
- c) **Transaction summary**
- d) **Lease availability report**
- e) **Original letting particulars**
- f) **Current letting particulars**
- g) **To Let boards**
- h) **Potential enquiries**
- i) **Hyde Albion correspondence**

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 9 Northington Street (“the property”) started in February 2020 when we were approached by the (then) owners of the property to provide strategic advice against the background that the tenant in occupation was due to vacate the offices later that year. GP & Co along with joint agents Castleman and Dean (C & D) were formally instructed by FLOC Ltd (Head Lessee) to market the whole of 9 Northington Street, to also include the L/G floor of 9 John Street and marketing commenced on the 1st December 2020.

Our marketing efforts on behalf of the owners continued through until December 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 for rent, which continues at the time of writing, has therefore been ongoing for a period of just over 3 years.

The property & location

9 Northington Street is a former Victorian Printworks built around 1886, arranged over lower ground, ground and two upper floors and extends to approx. 2,577 sq ft.

The property intercommunicates with 9 John Street, with the two buildings linked at lower ground, ground, first and second floor levels through a mid-twentieth century link structure. The buildings share a central service core which houses WC's passenger lift and tea point, built in the 1950s and remodelled in the 1970s.

Both buildings extend to approx 5,259 sq ft (NIA). A schedule of floor areas and layout plans are attached at **Appendix (a)**.

9 Northington Street is approached directly off the street via a narrow entrance hall and directly onto a small staircase with an inner glass lobby door at the head. Once through the lobby door you are met with a door which provides access to a small yard, an enclosed staircase which provides access to the lower ground floor with an imposing open staircase above which affords access to the upper floors.

The ground floor is configured to provide a large office/meeting room with a second room which provides two interconnecting offices. The lower ground floor is configured to provide two open plan areas. The first floor is partitioned to provide an open plan area and 2 separate offices, whilst the 2nd floor is laid out as a large open plan floor.

In total, the property affords nine separate office/working areas, arranged over four levels.

The property is centrally located, and 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 Theobalds Road/Clerkenwell Road.

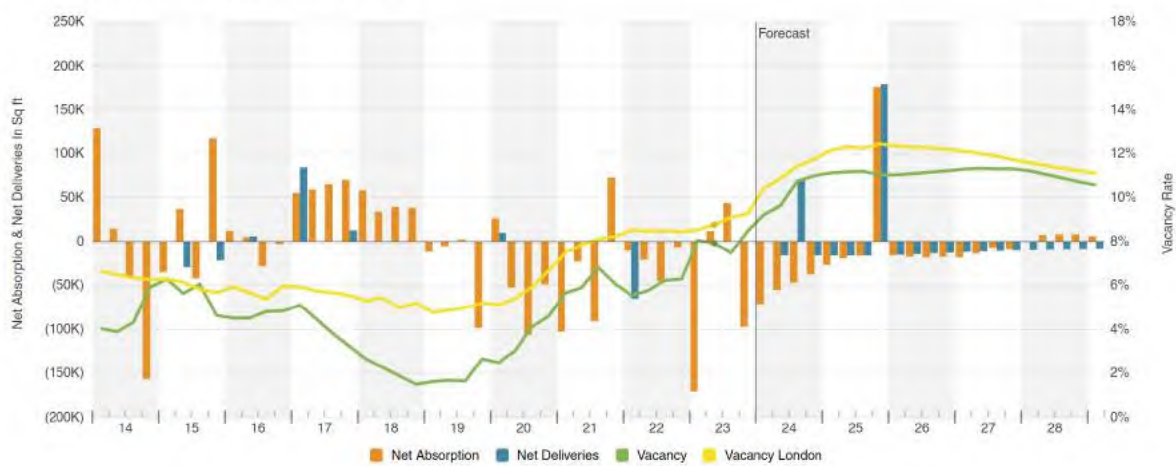
Market overview

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 Northington Street. There are only sixteen office buildings larger than 100,000 sq ft in the area.

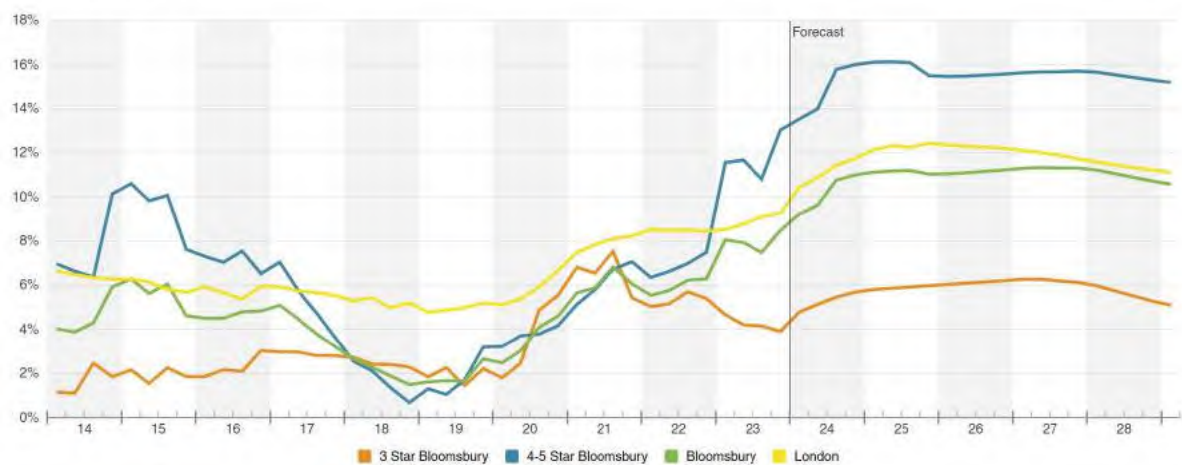
Taken from CoStar's Bloomsbury Submarket Report, Bloomsbury's vacancy rate has risen steadily over the past few years; falling demand for office space combined with an increase rise in sublease availability has seen Bloomsbury's vacancy rate climb from less than 2% in 2019 to 8.5%, which is at a near record high.

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

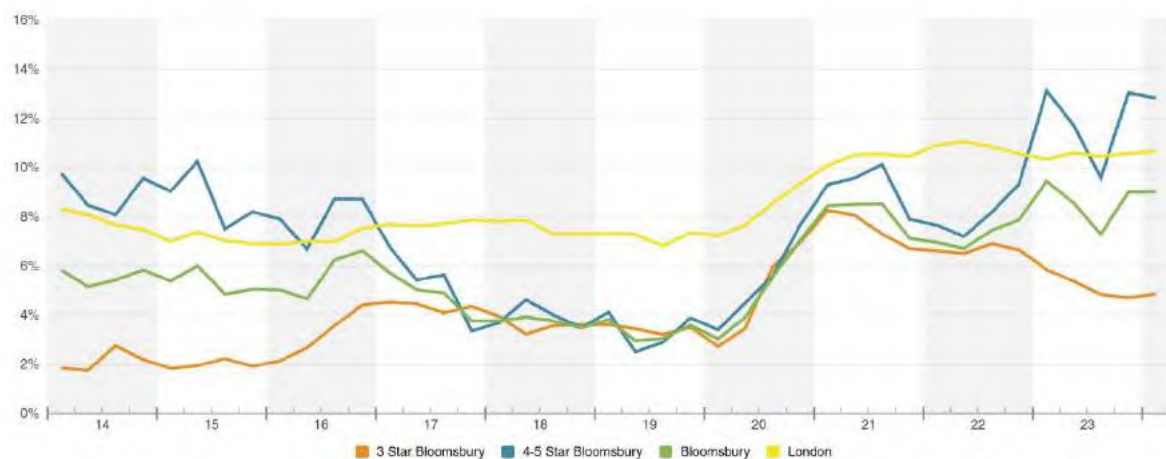
NET ABSORPTION, NET DELIVERIES & VACANCY



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 and we are through the other side of the affects of the pandemic, with no restrictions and there is now more expectation for employees to return to the office for the majority of the week.

However, this has been a slow process and we are still seeing lower occupation rates and working densities by comparison with pre-COVID levels - latest estimates suggest 35-40%.

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 property at 9 Northington Street, are struggling to attract office tenants.

The space being split over 4 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, and a cellular internal configuration – along with lack of disability access - 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/number, also represents a drawback which is not capable of satisfactory resolution.

The building is heated through a gas boiler system shared with 9 John Street, there is no comfort cooling or air conditioning in either building.

There is a mix of modern standard LED lighting throughout the building, either flat panel fittings recessed into the suspended ceiling or suspended linear version. The small power is a mixture of old and new fittings either chased into the plaster or with surface mounter mini-trunking, with no provision for data cabling.

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, 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 (from 01.01.21 to current), 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 **57 no. office leasing transactions** of between 1,500 & 3,500 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 **8** in total over this period, representing just **14% of the total transactions completed**.

Of these 8 transactions **Appendix (c)**, it should be noted that:

- No's 3 & 5 Gower Street were both let to serviced/managed workspace providers specialising in period style properties are not indicative of traditional lettings to an office end user/occupier.
- 1a Birkenhead Street was let to a therapy room provider and as such should be considered in the same bracket as a serviced/managed workspace provider.
- 19 Bloomsbury Square benefitted from an existing Use Class D1 permission and was leased to a Psychotherapy practice.
- 9 Gower Street, was fully refurbished to a high level and boasted period features as well as comfort cooling. The guiding rent was of £57.50 per sq ft. Our view is that this is not a useful comparator.
- This leaves no. 34 Bloomsbury Street, 7 Gower Street and 20 Rugby Street as a genuine *comparable* properties. No. 34 was let to an events company in Feb 2023 after being on the market for some 19 months at just £32.00 psf overall. No. 7 was leased to a medical user (Eye Clinic) and was on the market for 11 months. Finally, No. 20 was leased to a publishing company in Dec 2022 after being on the market for 31 months.

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 conflict in the Gaza 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 Northington Street, for the reasons outlined above, our prognosis for the increasing stock of older, inflexible properties is not good.

Attached at **Appendix (d)** 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**).

Marketing strategy & terms

In February 2020 Gale Priggen & Co along with Castleman and Dean were approached by the Head Leaseholders (FLOC) to report on the forthcoming vacant space at the building.

We were advised that the tenant CWA International Ltd, who held a lease on L/G to 2nd floors, had decided not to renew their lease as they had decided that the space was no longer suitable for their working practices and they had informed that they were looking to move their operations to a more modern accommodation on fewer floors with more modern facilities. Their lease officially ended on 29th March 2018, but were afforded an extension whilst they found suitable alternative accommodation. We understand that they fully vacated the premises on the 29th May 2020 and moved to the 5th & 6th floors of 42 Trinity Square EC3 a newly refurbished building which has the benefit of air conditioning, raised floors, showers and bike racks.

We think it relevant to report that at least some of the drawbacks referred to above - the desire to have accommodation arranged over a fewer floors with air conditioning and end of journey facilities - were cited by as being material considerations that could not be addressed satisfactorily at 9 Northington Street.

When it became clear the tenant was intending to vacate, the parties came to agreement that a financial settlement would be made in lieu of the tenants repair obligations and the head lessee completed a comprehensive schedule of dilapidations works once the tenants vacated.

In view of the layout of the property and arrangement of services/facilities shared between the front a back building, our recommendation was to market the building as a whole and also in floors.

We recommended quoting a rents of £47.50 psf per sq ft for the upper floors and £29.50 per sq ft for the area in the lower ground which we felt were market levels at that time for centrally heated period offices as can be backed up by the comparable evidence in **Appendix C**. We marketed on the basis of new lease/s for terms by arrangement with the view that we would be flexible in lease length given we had just emerged from the pandemic and that the confidence in the small occupier market was still very fragile. Our recommendations were agreed and instructions were confirmed accordingly.

Refurbishment works were completed in December 2020 and GP & CD were formally instructed on the 1st December 2020 to market the vacant building, to inc the L/G floor of 9 John Street. As marketing progressed and the level of enquiries was minimal, with only 1 successful letting within the building in a period of 2 years. This was a letting of the second floor office to an architects practice called Gollifer Langston which was for a term to expire 31/03/26 with mutual option at 01/04/23 to tie in with the lease granted on the front building (9 John Street). We agreed a rental level of £42.50 psf which was a reduction from the £47.50 psf quoted.

Once the tenant on the 9 John Street, Miller Sturt Kenyon Ltd (MSK) decided to operate the break option on their lease 01.04.23 (noticed served 6 months in advance of this date), a decision was made to market the whole of both 9 Northington Street and 9 John Street as a single letting, to increase the options for possible tenants (combined 5,259 sqft). MSK dealt with their dilapidations liability themselves and completed the works around the time of their lease expiry.

We understand Gollifer Langston relocated to premises in Poland Street.

The building owners were then subject to an unconditional off market approach to buy the freehold in October 2023 and completed a sale in December of the same year. We were instructed by the

new owners to continue with the marketing, but to date have had no further interest in the property.

Marketing undertaken & enquiries received

A copy of our original letting particulars is attached at **Appendix (e)**; the current pdf particulars are at **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-john-street-london>

The property was also published on our Company website, which can be found at: <https://search.galepriggen.co.uk/properties/55855-9-john-street-london>

To Let boards were ordered and affixed to both buildings in Feb '23 see **Appendix (G)**. We were subsequently e-mailed on the 23/05/23 by Jackie Bailey a Planning Site Inspector from the Camden Appeals and Enforcement Team to remove the boards as they required planning permission so the boards were immediately removed.

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: [9 John St, London WC1N 2ES - Office for Rent | LoopNet UK](#)

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 December 2020 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 78 no. office agent-led or direct tenant requirements. These are further broken down below:

Potential enquiries for whole/part of Northington Street

See Appendix (H)

Inspections:

22.07.21 – Clients of Michael Blair & Co - 3-4,000 sq ft

Dismissed. Accountancy firm based in Bedford Square. Merged with another firm and took space in Finchley.

11.01.22 – The Perimeter – 600 sq ft

Dismissed. Art Gallery based in Brownlow Mews looking for overflow space. Access for loading into the building not suitable for their requirement.

31.01.22 – Ballantyne Diamonds – 600-1,000 sq ft

Dismissed. Precious stone dealer. Ideally looking for an open plan office with a decent level of security. Took open plan space in Gough Square with manned entrance.

01.02.22 – Gordons Solicitors – 2-3,000 sq ft

Dismissed. Law firm based in a period building in Gt James Street. Acquired a single air conditioned floor in a building at 1 Chancery Lane.

17.02.22 – The London Design Festival – 1,500-2,500 sq ft

Dismissed. Events Co looking for period offices. Did not feel the building had enough character. Took space in Swedenborg House.

17.03.22 – 33 Joints – 500-1,000 sq ft

Dismissed. Shoe retailer looking for showroom/storage space. Approach to the building and lack of unloading facilities ruled the premises out.

05.05.23 – Hyde Albion Ltd – 5,000 sq ft

Dismissed. Service Office operator with holdings in nearby Bedford Row looking for additional buildings due to success rates. Made a proposal to take the whole of 9 Northington & 9 John Street 06/05/23 and subsequently pulled out of the transaction 16/05/23 citing high vacancy rates in a serviced building in the same row. Correspondence inc in **Appendix (I)**

25.09.23 – Clients of REM Roberts – 4,500-7,000 sq ft

Dismissed. E-commerce Co looking for a self-contained building. Configuration and general appearance not suitable.

Marketing Timeline

| DATE | EVENT |
|----------|--|
| 05/02/20 | Gale Priggen & Co meeting with Castleman and Dean at the building to discuss works for the forthcoming vacant space at the building. |
| 01/12/20 | Gale Priggen & Castleman Dean jointly instructed formally by FLOC LTD (Head Lessee) to market the whole of 9 Northington St, to also include the L/G floor of 9 John Street. |
| 02/12/20 | Marketing Commenced to inc <ol style="list-style-type: none"> 1) Insertion on GP & Co website https://search.galepriggen.co.uk/properties/55855-9-john-street-london 2) Building Microsite https://m.search-prop.com/9-john-street-london 3) Insertion onto Co Star/Realla/Loopnet 9 John St, London WC1N 2ES - Office for Rent LoopNet UK 4) Monthly circulations around City & W/E Agents Society 5) Regular matching to requirement circulations |
| 16/04/21 | Offer in from Architects Gollifer Langston (GL) for 2 nd floor 9 Northington St |
| 21/05/21 | Terms agreed with GL for a new lease for a term to 31/03/26 with break option 01/04/23 at a rent based upon £42.50 psf. |
| 27/07/21 | Lease completed and possession granted to GL |
| 10/22 | Options to determine operated on both MSK & GL leases (6 months notice) |
| 09/01/23 | Commenced marketing of both 9 John St & 9 Northington St as a single HQ building. |
| 02/23 | Letting Boards Erected on both buildings |
| 06/05/23 | Offer in for the whole of 9 John/Northington Street from The Office The Drayton: Serviced Office Space for Rent (theoffice.co.uk) a serviced office provider for a new 15 year lease. |
| 16/05/23 | Offer withdrawn by the Office. Following further investigation into nearby operator The Boutique Workplace offering in John St /Theobalds Rd. Vacancy rates show location not desirable to tenants. |

Conclusions

Despite commencing back in December 2020, to date our efforts to secure an office tenant for the subject property have yielded little success, with only the single letting to Gollifer Langston.

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 physical configuration of the space and the shared services core which further impacts on the ability to address such issues as lack of air conditioning, disabled access and end of journey facilities, all of which are seen as essential elements for a modern day office occupier.

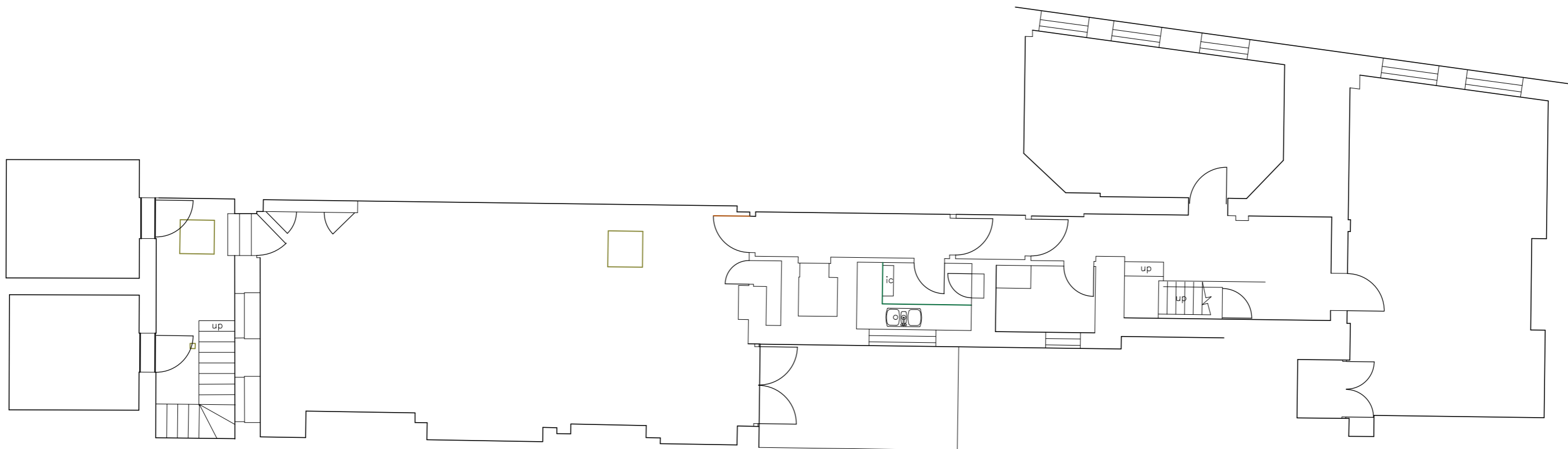
Add-in the fact that demand for this sort of property is weak and that market conditions generally remain extremely challenging and, unfortunately, the prognosis is not encouraging.

Appendices

a) Schedule of floor areas and floor plans

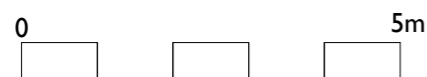
9 Northington Street Floor Areas

| FLOOR | AREA |
|-----------------------|--------------------|
| 2 nd floor | 650 sq ft |
| 1 st floor | 670 sq ft |
| Ground floor | 634 sq ft |
| Lower Ground floor | 623 sq ft |
| Total | 2,577 sq ft |



No changes are proposed to this floor.

01 EXISTING & PROPOSED LOWER GROUND FLOOR PLAN



Status: Planning
 Scale: 1:100 @ A3

Drawing: Existing & Proposed Lower Ground Floor Plan
 Dwg No: 187-D-03

Project: 9 John Street
 Address: 9 John Street, WC1

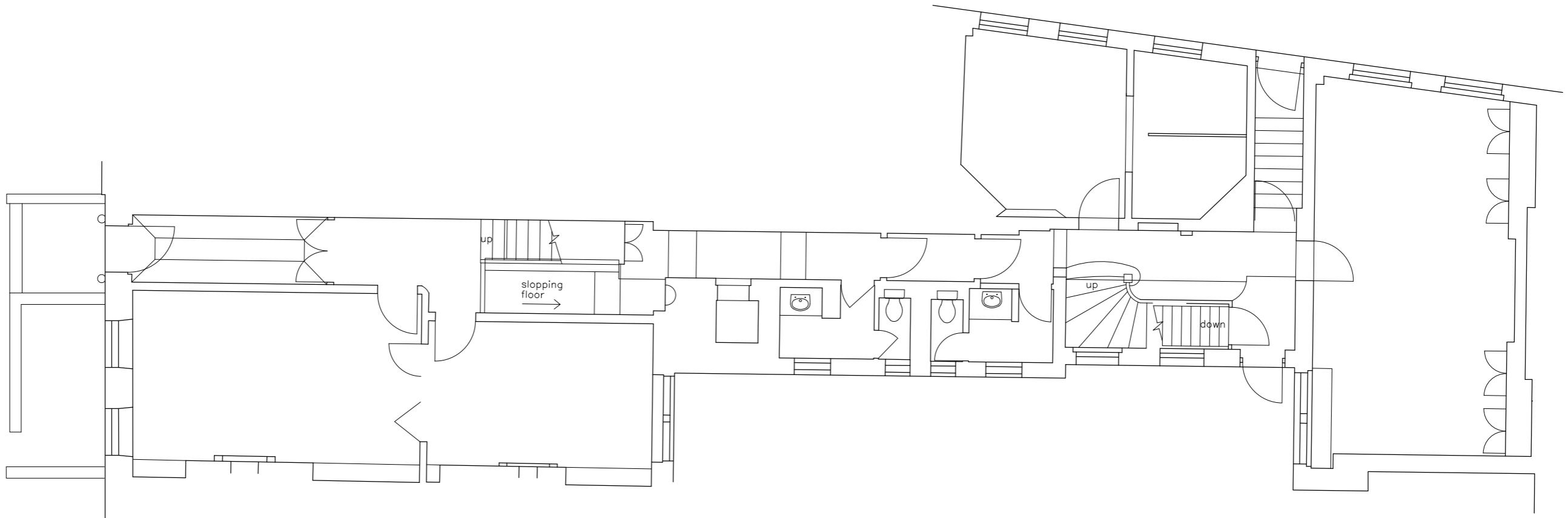
NOTE: This drawing is to be scaled for planning purposes only

Date: 31.05.2018

Client: Graham Pinner

ob
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES
 01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk



No changes are proposed to this floor.

0 | EXISTING & PROPOSED GROUND FLOOR PLAN



Status: Planning
 Scale: 1:100 @ A3

Drawing: Existing & Proposed Ground Floor Plan
 Dwg No: 187-D-04

Project: 9 John Street
 Address: 9 John Street, WC1

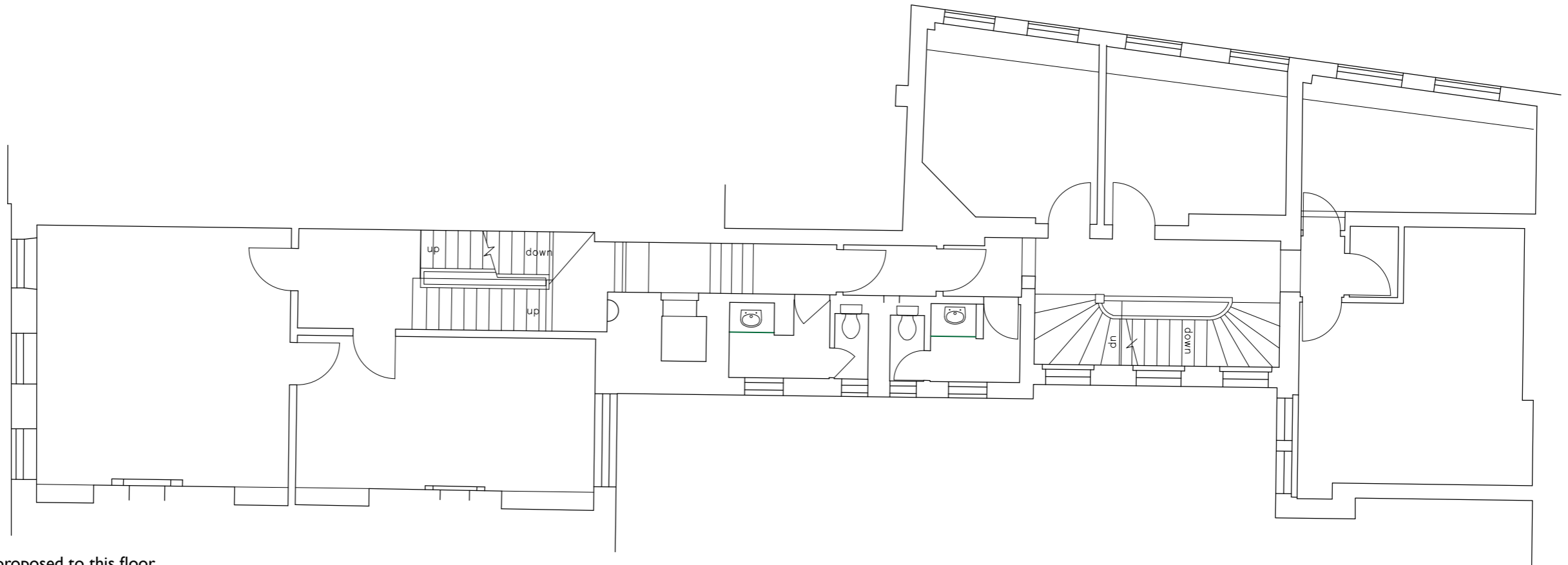
NOTE: This drawing is to be scaled for planning purposes only

Date: 31.05.2018

Client: Graham Pinner



The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES
 01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk



No changes are proposed to this floor.

01 EXISTING & PROPOSED FIRST FLOOR PLAN



Status: Planning

Scale: 1:100 @ A3

NOTE: This drawing is to be scaled for planning purposes only

Drawing: Existing & Proposed First Floor Plan

Dwg No: 187-D-05

Date: 31.05.2018

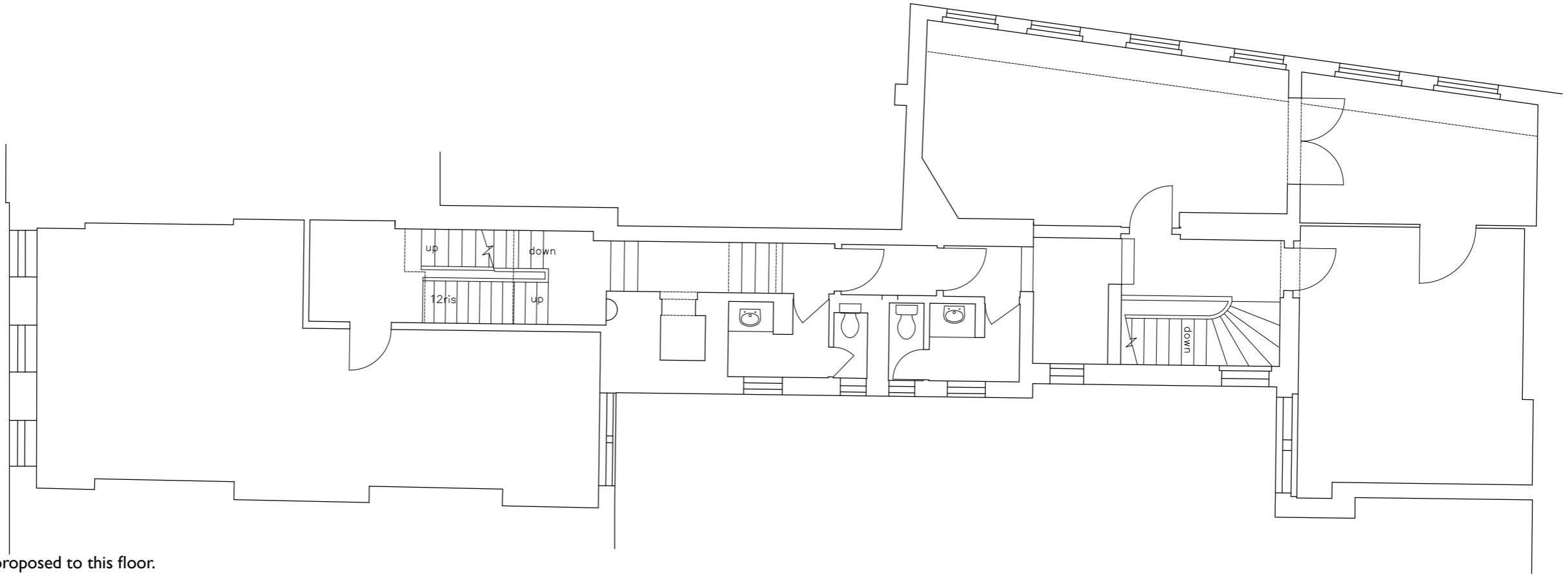
Project: 9 John Street

Address: 9 John Street, WC1

Client: Graham Pinner

ob
architecture.

The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES
01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk



No changes are proposed to this floor.

01 EXISTING & PROPOSED SECOND FLOOR PLAN



Status: Planning
 Scale: 1:100 @ A3

Drawing: Existing Second Floor Plan
 Dwg No: 187-D-06

Project: 9 John Street
 Address: 9 John Street, WC1

NOTE: This drawing is to be scaled for planning purposes only

Date: 31.05.2018








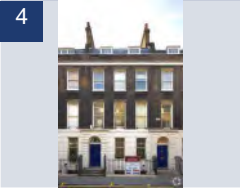




Client: Graham Pinner




The Dispensary, 5-6 The Square, Winchester, Hants SO23 9ES
 01962 865344 obarchitecture.co.uk info@obarchitecture.co.uk

b) Lease comp summary report

Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|---|---|--|---------------------|----------------------|---------------------------------|--------------------|-------------------|
|   | Lacon House 84 Theobalds Rd London, WC1X 8NL <i>Bloomsbury Submarket</i> | AI Ain Holding | 3,477 New Direct | Feb 2024 1 Year | | | |
|   | 107 Grays Inn Rd London, WC1X 8TZ <i>Bloomsbury Submarket</i> | MPA Ltd LBS Properties Limited | 2,500 New Direct | Dec 2023 10 Years | £59.50/SF £59.36/SF | £20.00/SF | |
|   | Clifton House 83-117 Euston Rd London, NW1 2RA <i>Bloomsbury Submarket</i> | Digital Catapult Aviva | 3,137 New Direct | Nov 2023 | | £21.22/SF | |
|   | 5 Gower St London, WC1E 6HA <i>Bloomsbury Submarket</i> | Hyde Albion Limited Bedford Estates | 2,119 New Direct | Sep 2023 15 Years | £47.00/SF £47.00/SF | £78.82/SF | |
|   | Norfolk House 13 Southampton Pl London, WC1A 2AL <i>Bloomsbury Submarket</i> | Match.com Tristan Capital Partners | 2,798 New Direct | Sep 2023 5 Years | £66.50/SF | £22.14/SF | |
|   | 3 Gower St London, WC1E 6HA <i>Bloomsbury Submarket</i> | Hyde Albion Bedford Estates | 2,157 New Direct | Sep 2023 15 Years | £47.00/SF | £23.63/SF | |


Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|--|---|--|-------------------------|------------------------------|---------------------------------|-----------------------------|----------------------|
|   | 4-6 Dukes Rd London <i>Bloomsbury Submarket</i> | 221 Club Limited Farcastle Ltd | 2,555 New Direct | Sep 2023 5 Years | £42.27/SF £37.47/SF | 6 Mos at Start £14.06/SF | |
|   | 171-174 Tottenham Court Rd London, W1T 7NS <i>Bloomsbury Submarket</i> | Amitra Capital Limited Derwent London | 2,552 New Direct | Aug 2023 3 Years | £67.00/SF £67.00/SF | £23.00/SF | |
|   | 171-174 Tottenham Court Rd London, W1T 7NS <i>Bloomsbury Submarket</i> | Newen Connect UK Limited Derwent London | 2,272 New Direct | Jun 2023 5 Years | £111.00/SF £110.74/SF | £22.99/SF | |
|   | 248-250 Tottenham Court Rd London, W1T 7RA <i>Bloomsbury Submarket</i> | Blacks | 3,346 New Direct | Jun 2023 2 Years | £30.00/SF | | |
|   | Russell Square House 10-12 Russell Sq London, WC1B 5EH <i>Bloomsbury Submarket</i> | ClarusONE Sourcing Services Vistra (UK) Ltd | 2,809 Renewal Direct | Sep 2026 3 Years 7 Months | | Spread Over - | Mar 2028 Mar 2028 |
|   | 43-47 Eagle London, WC1R 4FS <i>Bloomsbury Submarket</i> | Eagle Eye AFT Properties Ltd | 2,292 New Direct | Apr 2023 | £59.50/SF | £4.74/SF | |







Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|---|---|---|-----------------------|----------------------|---------------------------------|--------------------|-------------------|
|   | The Heals Building 22-24 Torrington London, WC1E 7HJ <i>Bloomsbury Submarket</i> | Anchor Kohlberg Kravis Roberts & Co. L.P. | 1,500 New Direct | | | | |
|   | 20 Midtown London, WC1V 6NX <i>Bloomsbury Submarket</i> | Hubflow Ltd Capital Eagle Ltd | 1,922 New Direct | Mar 2023 10 Years | £60.00/SF £59.86/SF | | Mar 2028 |
|   | 248-250 Tottenham Court Rd London, W1T 7RA <i>Bloomsbury Submarket</i> | Blacks | 1,686 New Direct | Mar 2023 5 Years | | | |
|   | 30-34 Bloomsbury St London, WC1B 3QJ <i>Bloomsbury Submarket</i> | Plain Jane Limited Shardel Ltd | 2,995 New Direct | Feb 2023 | | | |
|   | Rapier House 40-46 Lambs Conduit St London, WC1N 3LB <i>Bloomsbury Submarket</i> | Modus Publicity Ltd Structadene Group | 2,894 New Direct | Jan 2023 10 Years | | | |
|   | Lion Court 25 Procter St London, WC1V 6NY <i>Bloomsbury Submarket</i> | Rapid Innovation Group National Housing Federation | 2,204 New Sublease | Jan 2023 | £39.50/SF | | |

Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|----|---|--|-----------------------|---------------------|---------------------------------|--------------------|-------------------|
| 19 |  <p>Lion Court 25 Procter St London, WC1V 6NY <i>Bloomsbury Submarket</i></p> | Sonovate National Housing Federation | 3,500 New Sublease | Jan 2023 | £39.50/SF | | |
| 20 |  <p>43-47 Eagle London, WC1R 4FS <i>Bloomsbury Submarket</i></p> | Euro News Ltd AFT Properties Ltd | 2,024 New Direct | Dec 2022 5 Years | | | |
| 21 |  <p>Ruskin House 40-41 Museum St London, WC1A 1LT <i>Bloomsbury Submarket</i></p> | The Clothworkers' Company Ltd | 1,662 New Direct | Jan 2023 | | | |
| 22 |  <p>16-20 Red Lion London, WC1R 4PJ <i>Bloomsbury Submarket</i></p> | BNP Paribas Real Estate UK | 2,953 New Direct | Dec 2022 | | | |
| 23 |  <p>Buckingham House 20 Rugby St London, WC1N 3QZ <i>Bloomsbury Submarket</i></p> | | 1,906 New Direct | Dec 2022 | | | |
| 24 |  <p>26-28 Bedford Row London, WC1R 4HE <i>Bloomsbury Submarket</i></p> | Benesco Charity Limited Benesco Charity Limited | 2,745 New Direct | Nov 2022 2 Years | £50.12/SF | 6 Mos at Start | |

Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|----|---|---|-----------------------|----------------------|---------------------------------|--------------------|-------------------|
| 25 |  <p>16-20 Red Lion London, WC1R 4PJ <i>Bloomsbury Submarket</i></p> | Edison Investment Research Limit... BNP Paribas Real Estate UK | 2,113 New Direct | Nov 2022 5 Years | | | |
| 26 |  <p>21-27 Lambs Conduit St London, WC1N 3BD <i>Bloomsbury Submarket</i></p> | Children with Cancer UK | 2,875 New Direct | Dec 2022 | | | |
| 27 |  <p>Lion Court 25 Procter St London, WC1V 6NY <i>Bloomsbury Submarket</i></p> | OR Media National Housing Federation | 3,000 New Sublease | Oct 2022 3 Years | £39.50/SF | | Apr 2024 |
| 28 |  <p>8 Bloomsbury St London, WC1B 3SR <i>Bloomsbury Submarket</i></p> | The Squad Management Aviva | 1,591 New Direct | Sep 2022 10 Years | £42.50/SF £42.40/SF | | |
| 29 |  <p>275 Grays Inn Rd London, WC1X 8QB <i>Bloomsbury Submarket</i></p> | Cineflix Bywater Properties | 2,307 New Direct | | | | |
| 30 |  <p>Lynton House 7-12 Tavistock Sq London, WC1H 9LT <i>Bloomsbury Submarket</i></p> | Bedford Estates | 2,496 New Sublease | Oct 2022 | | £17.21/SF | |

Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|----|--|--|---------------------|----------------------|---------------------------------|--------------------|-------------------|
| 31 |  <p>Brownlow Yard 12 Roger St London, WC1N 2JU <i>Bloomsbury Submarket</i></p> | Faber Music The King's College Of Our Lady Of... | 3,124 New Direct | Sep 2022 10 Years | £65.00/SF £64.85/SF | | |
| 32 |  <p>Brownlow Yard 12 Roger St London, WC1N 2JU <i>Bloomsbury Submarket</i></p> | First Capital REIT The King's College Of Our Lady Of... | 3,124 New Direct | Aug 2022 | | | |
| 33 |  <p>33-34 Alfred Pl London, WC1E 7DP <i>Bloomsbury Submarket</i></p> | TINK Limited City of London | 3,142 New Direct | Aug 2022 2 Years | | | |
| 34 |  <p>16-20 Red Lion London, WC1R 4PJ <i>Bloomsbury Submarket</i></p> | Work.Life BNP Paribas Real Estate UK | 3,097 New Direct | Aug 2022 9 Years | | | |
| 35 |  <p>Brownlow Yard 12 Roger St London, WC1N 2JU <i>Bloomsbury Submarket</i></p> | Turley The King's College Of Our Lady Of... | 3,132 New Direct | Jul 2022 5 Years | £71.00/SF | | |
| 36 |  <p>Shropshire House 2-20 Capper St London, WC1E 6JA <i>Bloomsbury Submarket</i></p> | Lazari Investments | 3,450 New Direct | Jul 2022 1 Year | | £26.81/SF | |












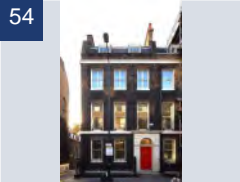
Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|---|--|---|-------------------------|---------------------|---------------------------------|--------------------|-------------------|
|   | Cupola House 15-17 Alfred Pl London, WC1E 7EB <i>Bloomsbury Submarket</i> | City of London | 2,310 New Coworking | Jun 2022 | | | |
|   | 26-28 Bedford Row London, WC1R 4HE <i>Bloomsbury Submarket</i> | Haley Guiliano Benesco Charity Limited | 2,810 Renewal Direct | Oct 2024 2 Years | £50.12/SF £50.12/SF | 0 Mos | |
|   | 248-250 Tottenham Court Rd London, W1T 7RA <i>Bloomsbury Submarket</i> | Deliciously Ella Blacks | 3,064 New Direct | Apr 2022 2 Years | | | |
|   | Tiger House Burton St London, WC1H 9BY <i>Bloomsbury Submarket</i> | BA Partnership Gleneil Ltd | 1,754 New Direct | Mar 2022 5 Years | £27.50/SF £0.00/SF | 4 Mos at Start | Mar 2025 |
|   | Montague House Wakefield St London, WC1N 1PG <i>Bloomsbury Submarket</i> | Absolutely No Nonsense Administr... Healthcare Infection Society | 2,638 New Direct | Feb 2022 3 Years | £40.00/SF £39.91/SF | | Feb 2024 |
|   | 12-14 Adeline Pl London, WC1B 3AJ <i>Bloomsbury Submarket</i> | Bedford Court Mansions Ltd | 1,548 New Direct | Jan 2022 1 Year | | | |




Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|--|--|---|---------------------|------------------------------|---------------------------------|--------------------|-------------------|
|   | 7 Gower St London, WC1E 6HA <i>Bloomsbury Submarket</i> | Optimal Vision Bedford Estates Bloomsbury Ltd | 2,583 New Direct | Jan 2022 10 Years | £45.00/SF | | |
|   | Bedford House 21A John St London, WC1N 2BF <i>Bloomsbury Submarket</i> | MUJI Europe Holdings Limited Chelsfield | 2,018 New Direct | Nov 2021 | | | |
|   | 4-6 Brownlow Mews London, WC1N 2LD <i>Bloomsbury Submarket</i> | This way next Gemma Estates Ltd | 1,593 New Direct | Nov 2021 5 Years | £25.00/SF | | |
|   | 112-116 New Oxford London, WC1A 1HH <i>Bloomsbury Submarket</i> | Elysian Development Management... MARK | 1,698 New Direct | Dec 2021 | £70.00/SF | | |
|   | 3-5 Queen Sq London, WC1N 3AR <i>Bloomsbury Submarket</i> | Thomas Pocklington Trust 3-5 Queen Square Management Ltd | 2,576 New Direct | Oct 2021 5 Years | £51.50/SF | | |
|   | Queens House 180 Tottenham Court Rd London, W1T 7PB <i>Bloomsbury Submarket</i> | Stressless Lazari Investments | 2,380 New Direct | Oct 2021 7 Years 5 Months | | | |

Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|---|---|--|-----------------------|----------------------|---------------------------------|--------------------|-------------------------|
|   | 19 Bloomsbury Sq London, WC1A 2NS <i>Bloomsbury Submarket</i> | Strachey Rooms LLP Bedford Estates Bloomsbury Ltd | 3,087 New Direct | Feb 2022 10 Years | £45.00/SF £44.89/SF | | Sep 2026 |
|   | 17-21 Emerald St London, WC1N 3QL <i>Bloomsbury Submarket</i> | Monokoto Ltd MJW | 1,849 New Direct | Oct 2021 5 Years | £43.00/SF | | |
|   | 28-30 Little Russell St London, WC1A 2HN <i>Bloomsbury Submarket</i> | Noro (Uk) Ltd | 2,450 New Direct | Sep 2021 | | | |
|   | Lacon House 84 Theobalds Rd London, WC1X 8NL <i>Bloomsbury Submarket</i> | Acaster Lloyd Al Ain Holding | 3,014 New Sublease | Aug 2021 6 Years | | | |
|   | 1A Birkenhead St London, WC1H 8BA <i>Bloomsbury Submarket</i> | A Room in Town Kusana The Mews Establishment | 1,784 New Direct | Jun 2022 15 Years | £56.05/SF | 6 Mos at Start | Jun 2032 Jun 2027... |
|   | 9 Gower St London, WC1E 6HB <i>Bloomsbury Submarket</i> | Bedford Estates | 2,289 New Direct | Apr 2021 | | | |

Lease Comparables

| | Address | Tenant Landlord | SF Leased Type | StartDate Term | Starting Rent Effective Rent | Free Rent Rates | Breaks Reviews |
|----|---|--|-------------------------|-------------------|---------------------------------|--------------------|-------------------|
| 55 |  <p>Holborn Tower 137-144 High Holborn London, WC1V 6PL <i>Bloomsbury Submarket</i></p> | Alexander Hall The Government Of National Acco... | 2,886 New Sublease | Apr 2021 | | £0.01/SF | |
| 56 |  <p>Tavistock House 13 Tavistock Sq London, WC1H 9LN <i>Bloomsbury Submarket</i></p> | BMA | 3,371 New Direct | Apr 2021 | | | |
| 57 |  <p>Holborn Tower 137-144 High Holborn London, WC1V 6PL <i>Bloomsbury Submarket</i></p> | Pinnacle The Government Of National Acco... | 3,073 New Assignment | Mar 2021 | | £0.01/SF | |

c) Transaction summary

Lease Comparables

1



2,119 SF Office Lease Signed Sep 2023 for £47.00/SF (Effective) ★ ★ ★ ★ ★

5 Gower St - Direct, Leased by Hyde Albion Limited
London, WC1E 6HA - Bloomsbury Submarket

| | | | |
|----------------------------------|-----------------------------|-------------------|-------------------------------------|
| <u>Asking Rent:</u> £57.50/SF | <u>Start Date:</u> Sep 2023 | <u>Rent Free:</u> | <u>Deal Type:</u> New Lease |
| <u>Achieved Rent:</u> £47.00/SF | <u>Term:</u> 15 Years | <u>Breaks:</u> | <u>On Market:</u> 15 Mos |
| <u>Effective Rent:</u> £47.00/SF | <u>Exp. Date:</u> Sep 2038 | <u>Reviews:</u> | <u>Build-Out:</u> Full Build-Out... |


Amenities: Air Conditioning, Central Heating, Demised WC facilities, Kitchen, Natural Light, Shower Facilities

Landlord: Bedford Estates
Tenant SIC:

Lease Notes: Hyde Albion Limited has taken space at 5 Gower Street comprising of 2,119 square feet of office accommodation on a 15 year term. The deal was confirmed by the landlord agent.

ID# 258719741

2



2,157 SF Office Lease Signed Aug 2023 for £47.00/SF (Achieved) ★ ★ ★ ★ ★

3 Gower St - Direct, Leased by Hyde Albion
London, WC1E 6HA - Bloomsbury Submarket

| | | | |
|---------------------------------|-----------------------------|-------------------|----------------------------------|
| <u>Asking Rent:</u> £55.00/SF | <u>Start Date:</u> Sep 2023 | <u>Rent Free:</u> | <u>Deal Type:</u> New Lease |
| <u>Achieved Rent:</u> £47.00/SF | <u>Term:</u> 15 Years | <u>Breaks:</u> | <u>On Market:</u> 1 Mo |
| <u>Effective Rent:</u> | <u>Exp. Date:</u> Sep 2038 | <u>Reviews:</u> | <u>Build-Out:</u> Full Build-Out |

Amenities: Air Conditioning, Central Heating, Common Parts WC Facilities, Kitchen, Natural Light

Landlord: Bedford Estates
Tenant SIC:

Lease Notes:

ID# 258837611

3



2,995 SF Office Lease Signed Jan 2023 for £32.00/SF (Asking) ★ ★ ★ ★ ★

34 Bloomsbury St - Direct, Leased by Plain Jane Limited
London, WC1B 3QJ - Bloomsbury Submarket

| | | | |
|-------------------------------|-----------------------------|-------------------|------------------------------------|
| <u>Asking Rent:</u> £32.00/SF | <u>Start Date:</u> Feb 2023 | <u>Rent Free:</u> | <u>Deal Type:</u> New Lease |
| <u>Achieved Rent:</u> | <u>Term:</u> | <u>Breaks:</u> | <u>On Market:</u> 19 Mos |
| <u>Effective Rent:</u> | <u>Exp. Date:</u> | <u>Reviews:</u> | <u>Build-Out:</u> Partial Build... |

Amenities: Natural Light, Security System

Landlord: Shardel Ltd
Tenant SIC:

Lease Notes:

22/01/2024

ID# 241489801 Page 1

Lease Comparables

4



1,906 SF Office Lease Signed Nov 2022 for £47.50/SF (Asking)

20 Rugby St - Direct
London, WC1N 3QZ - Bloomsbury Submarket

★ ★ ★ ★ ★

| | | | |
|--|-----------------------------|-------------------|--------------------------------------|
| <u>Asking Rent:</u> £47.50/SF | <u>Start Date:</u> Dec 2022 | <u>Rent Free:</u> | <u>Deal Type:</u> New Lease |
| <u>Achieved Rent:</u> | <u>Term:</u> | <u>Breaks:</u> | <u>On Market:</u> 31 Mos |
| <u>Effective Rent:</u> | <u>Exp. Date:</u> | <u>Reviews:</u> | <u>Build-Out:</u> Partial Build... |
| <u>Amenities:</u> Demised WC facilities, Hardwood Floors, Kitchen, Natural Light | | | <u>Property Type:</u> Office Class B |
| | | | <u>Building Area:</u> 2,118 SF |
| | | | <u>Rates:</u> |
| | | | <u>Landlord:</u> |
| | | | <u>Tenant SIC:</u> |

Lease Notes:

ID# 210091201

5



2,583 SF Office Lease Signed Dec 2021 for £45.00/SF (Achieved)

7 Gower St - Direct, Leased by Optimal Vision
London, WC1E 6HA - Bloomsbury Submarket


★ ★ ★ ★ ★

| | | | |
|--|-----------------------------|-------------------|---|
| <u>Asking Rent:</u> £45.00/SF | <u>Start Date:</u> Jan 2022 | <u>Rent Free:</u> | <u>Deal Type:</u> New Lease |
| <u>Achieved Rent:</u> £45.00/SF | <u>Term:</u> 10 Years | <u>Breaks:</u> | <u>On Market:</u> 11 Mos |
| <u>Effective Rent:</u> | <u>Exp. Date:</u> Jan 2032 | <u>Reviews:</u> | <u>Build-Out:</u> Full Build-Out |
| <u>Amenities:</u> Fully Carpeted, Kitchen, Natural Light | | | <u>Property Type:</u> Office Class B |
| | | | <u>Building Area:</u> 5,234 SF |
| | | | <u>Rates:</u> |
| | | | <u>Landlord:</u> Bedford Estates Bloomsbury Ltd |
| | | | <u>Tenant SIC:</u> |

Lease Notes: An undisclosed tenant has taken space at 7 Gower St, London, WC1E 6HA on undisclosed terms.

ID# 199279321

6



3,087 SF Office Lease Signed Sep 2021 for £44.89/SF (Effective)

19 Bloomsbury Sq - Direct, Leased by Strachey Rooms LLP
London, WC1A 2NS - Bloomsbury Submarket

★ ★ ★ ★ ★

| | | | |
|--|-----------------------------|-------------------------|---|
| <u>Asking Rent:</u> £55.00/SF | <u>Start Date:</u> Feb 2022 | <u>Rent Free:</u> | <u>Deal Type:</u> New Lease |
| <u>Achieved Rent:</u> £45.00/SF | <u>Term:</u> 10 Years | <u>Breaks:</u> Sep 2026 | <u>On Market:</u> 27 Mos |
| <u>Effective Rent:</u> £44.89/SF | <u>Exp. Date:</u> Feb 2032 | <u>Reviews:</u> | <u>Build-Out:</u> Full Build-Out |
| <u>Amenities:</u> Central Heating, Fully Carpeted, Natural Light | | | <u>Property Type:</u> Office Class B |
| | | | <u>Building Area:</u> 3,684 SF |
| | | | <u>Rates:</u> |
| | | | <u>Landlord:</u> Bedford Estates Bloomsbury Ltd |
| | | | <u>Tenant SIC:</u> |

Lease Notes: Strachey Rooms LLP has leased the entirety (3,087 sq ft) of 19 Bloomsbury Sq., London WC1A on a 10 lease term with a break in the fifth year for £45 psf.

22/01/2024

ID# 199307721 Page 2

Lease Comparables



7

1,784 SF Office Lease Signed Jun 2021 for £56.05/SF (Achieved)
 1A Birkenhead St - Direct, Leased by A Room in Town
 London, WC1H 8BA - Bloomsbury Submarket



| | | | | | | | | | |
|-----------------|-----------|-------------|----------|------------|----------------|------------|-----------|----------------|----------------|
| Asking Rent: | £60.00/SF | Start Date: | Jun 2022 | Rent Free: | 6 Mos at Start | Deal Type: | New Lease | Property Type: | Office Class B |
| Achieved Rent: | £56.05/SF | Term: | 15 Years | Breaks: | Jun 2032 | On Market: | 37 Mos | Building Area: | 13,144 SF |
| Effective Rent: | | Exp. Date: | May 2037 | Reviews: | Jun 2027... | Build-Out: | | Rates: | |

Amenities: Common Parts WC Facilities, Hardwood Floors, Kitchen, Perimeter Trunking, Shower Facilities

Landlord: Kusana The Mews Establishment
 Tenant SIC:

Lease Notes: A Room in Town have taken the lease of 1,784 sqft office/medical space on a 15 year term following a one year delay in lease commencement due to refurbishment. The lease is for £100,000 pa or £56.05 per sqft per annum subject to 6 months rent free, rent reviews every 5 years and a break on the 10th anniversary. Ashurst and Stiles Harold Williams represented the owner and the tenant was not represented.

ID# 188924621



8

2,289 SF Office Lease Signed Apr 2021 for £57.50/SF (Asking)
 9 Gower St - Direct
 London, WC1E 6HB - Bloomsbury Submarket



| | | | | | | | | | |
|-----------------|-----------|-------------|----------|------------|--|------------|-----------|----------------|----------------|
| Asking Rent: | £57.50/SF | Start Date: | Apr 2021 | Rent Free: | | Deal Type: | New Lease | Property Type: | Office Class B |
| Achieved Rent: | | Term: | | Breaks: | | On Market: | 20 Mos | Building Area: | 2,362 SF |
| Effective Rent: | | Exp. Date: | | Reviews: | | Build-Out: | | Rates: | |

Amenities: Air Conditioning, Demised WC facilities

Landlord: Bedford Estates
 Tenant SIC:

Lease Notes: An undisclosed tenant has taken space at 9 Gower St, London, WC1E 6HB on undisclosed terms.

ID# 189126631

Lease Comps Search Criteria

Basic Criteria

| | |
|-----------|-------------------------|
| Space Use | Office |
| SF Leased | 1500 - 3500 SF |
| Sign Date | 01/01/2021 - 22/01/2024 |

Geography Criteria

| | |
|-----------|---------------------|
| Submarket | Bloomsbury (London) |
|-----------|---------------------|

d) Lease availability report

Lease Availability Report

33 Bedford PI

London, WC1B 5JU - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Single |
| Year Built: | 1812 |
| RBA: | 3,287 SF |
| Floors: | 5 |
| Typical Floor: | 657 SF |
| Land Area: | 0.07 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 657 SF |
| Max Contig: | 3,287 SF |
| Total Available: | 3,287 SF |
| Asking Rent: | £65.00/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|--------|----------|-------------|-----------|-------|------------|------------|
| P BSMT | Office | Direct | 657 | 3,287 | £65.00/SF | | | Negotiable |
| P GRND | Office | Direct | 658 | 3,287 | £65.00/SF | | | Negotiable |
| P 1st | Office | Direct | 658 | 3,287 | £65.00/SF | | | Negotiable |
| P 2nd | Office | Direct | 657 | 3,287 | £65.00/SF | | | Negotiable |
| P 3rd | Office | Direct | 657 | 3,287 | £65.00/SF | | | Negotiable |

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Air Conditioning, Balcony, Natural Light, Security System

TRANSPORTATION

Transit/Subway: 7 minute walk to Russell Square Underground Station (Piccadilly)

Commuter Rail: 8 minute drive to London Euston Commuter Rail

Airport: 28 minute drive to London City Airport

Lease Availability Report

3-5 Bedford Row

London, WC1R 4BU - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1717 |
| RBA: | 27,198 SF |
| Floors: | 5 |
| Typical Floor: | 5,440 SF |
| Land Area: | 0.23 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 1,208 SF |
| Max Contig: | 27,198 SF |
| Total Available: | 27,198 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|--------|----------|-------------|----------|-----------|------------|------------|
| P 3rd | Office | Direct | 2,213 | 27,198 | Withheld | £22.50/SF | £14.00/SF | Negotiable |
| P 3rd | Office | Direct | 1,960 | 27,198 | Withheld | £25.40/SF | £14.00/SF | Negotiable |
| E 4th | Office | Direct | 1,208 | 27,198 | Withheld | £22.50/SF | £14.00/SF | Negotiable |

SALE

Last Sale: Sold on Apr 14, 2022 for £15,000,000 (£551.51/SF) at 4.05% Cap

BUILDING AMENITIES

Air Conditioning, Central Heating, Direct Elevator Exposure, Drop Ceiling, Energy Performance Rating - E, Perimeter Trunking, Raised Floor, Secure Storage, Security System

TRANSPORTATION

Parking: 4 Surface Spaces are available; Ratio of 0.15/1,000 SF

Transit/Subway: 3 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 2 minute drive to Farringdon Commuter Rail

Airport: 43 minute drive to London Heathrow Airport

Lease Availability Report

9 Bedford Row

London, WC1R 4AZ - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Single |
| Year Built: | 1880 |
| RBA: | 6,214 SF |
| Floors: | 5 |
| Typical Floor: | 1,243 SF |
| Land Area: | 0.08 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 737 SF |
| Max Contig: | 4,383 SF |
| Total Available: | 4,383 SF |
| Asking Rent: | £42.24/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|--------|----------|-------------|-----------|-------|------------|------------|
| P BSMT | Office | Direct | 1,122 | 4,383 | £42.24/SF | | | Negotiable |
| P GRND | Office | Direct | 821 | 4,383 | £42.24/SF | | | Negotiable |
| P 1st | Office | Direct | 737 | 4,383 | £42.24/SF | | | Negotiable |
| P 2nd | Office | Direct | 829 | 4,383 | £42.24/SF | | | Negotiable |
| P 3rd | Office | Direct | 874 | 4,383 | £42.24/SF | | | Negotiable |

SALE

Last Sale: Sold on Apr 21, 2023 for £5,500,000 (£885.10/SF)

BUILDING AMENITIES

Air Conditioning, Security System

TRANSPORTATION

Transit/Subway: 4 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 2 minute drive to Farringdon Commuter Rail

Airport: 43 minute drive to London Heathrow Airport

Lease Availability Report

26-28 Bedford Row

London, WC1R 4HE - Bloomsbury Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1906; Renov 2008 |
| RBA: | 17,435 SF |
| Floors: | 7 |
| Typical Floor: | 2,630 SF |
| Land Area: | 0.50 AC |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 2,548 SF |
| Max Contig: | 8,108 SF |
| Total Available: | 8,108 SF |
| Asking Rent: | ££49.50 - £55.00/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|--------|----------|-------------|-----------|-------|------------|------------|
| P GRND | Office | Direct | 2,548 | 8,108 | £49.50/SF | | £15.25/SF | Negotiable |
| P 1st | Office | Direct | 2,815 | 8,108 | £49.50/SF | | £15.25/SF | Negotiable |
| P 3rd | Office | Direct | 2,745 | 8,108 | £55.00/SF | | £15.21/SF | Negotiable |

SALE

Last Sale: Sold on Dec 9, 2021 for £20,600,000 (£1,181.53/SF) at 4.25% Cap

BUILDING AMENITIES

24 Hour Access, Air Conditioning, Hardwood Floors, High Ceilings, Kitchen, Raised Floor, Reception, Secure Storage, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 6 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 3 minute drive to Farringdon Commuter Rail

Airport: 27 minute drive to London City Airport

Lease Availability Report

32 Bedford Row

London, WC1R 4HE - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1753 |
| RBA: | 2,862 SF |
| Floors: | 5 |
| Typical Floor: | 572 SF |
| Land Area: | 0.02 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 34 SF |
| Max Contig: | 2,862 SF |
| Total Available: | 2,862 SF |
| Asking Rent: | £55.00/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|--------|----------|-------------|-----------|-------|------------|------------|
| P BSMT | Office | Direct | 556 | 2,862 | £55.00/SF | | | Negotiable |
| P GRND | Office | Direct | 501 | 2,862 | £55.00/SF | | | Negotiable |
| P 1st | Office | Direct | 612 | 2,862 | £55.00/SF | | | Negotiable |
| P 2nd | Office | Direct | 590 | 2,862 | £55.00/SF | | | Negotiable |
| P 3rd | Office | Direct | 569 | 2,862 | £55.00/SF | | | Negotiable |
| P 4th | Office | Direct | 34 | 2,862 | £55.00/SF | | | Negotiable |

SALE

Last Sale: Sold on Jun 27, 2014 for £2,400,000 (£838.57/SF)

BUILDING AMENITIES

Raised Floor, Security System

TRANSPORTATION

Transit/Subway: 5 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 2 minute drive to Farringdon Commuter Rail

Airport: 42 minute drive to London Heathrow Airport

Lease Availability Report

37-41 Bedford

London, WC1R 4JH - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1956 |
| RBA: | 24,648 SF |
| Floors: | 7 |
| Typical Floor: | 5,402 SF |
| Land Area: | 1.00 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 793 SF |
| Max Contig: | 4,470 SF |
| Total Available: | 4,470 SF |
| Asking Rent: | £29.50/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|--------|----------|-------------|-----------|-------|------------|------------|
| P 5th | Office | Sublet | 793 | 4,470 | £29.50/SF | | | Negotiable |

SALE

Last Sale: Sold on Jan 14, 2022 for £26,850,000 (£1,089.34/SF) at 3.84% Cap

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Air Conditioning, Conferencing Facility, Raised Floor, Recessed Lighting, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 4 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 2 minute drive to Farringdon Commuter Rail

Airport: 42 minute drive to London Heathrow Airport

Lease Availability Report

19 Bedford Sq

London, WC1B 3HH - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1828 |
| RBA: | 7,136 SF |
| Floors: | 5 |
| Typical Floor: | 1,427 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 839 SF |
| Max Contig: | 7,136 SF |
| Total Available: | 7,136 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|--------|----------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Direct | 2,099 | 7,136 | Withheld | | | Negotiable |
| P GRND | Office | Direct | 1,658 | 7,136 | Withheld | | | Negotiable |
| P 1st | Office | Direct | 1,582 | 7,136 | Withheld | | | Negotiable |
| P 2nd | Office | Direct | 958 | 7,136 | Withheld | | | Negotiable |
| P 3rd | Office | Direct | 839 | 7,136 | Withheld | | | Negotiable |

BUILDING AMENITIES

24 Hour Access, Air Conditioning, Natural Light, Storage Space

TRANSPORTATION

Transit/Subway: 6 minute walk to Tottenham Court Road Underground Station (Central, Northern)

Commuter Rail: 3 minute drive to London Euston Commuter Rail

Airport: 41 minute drive to London Heathrow Airport

Lease Availability Report

21 Bedford Sq

London, WC1B 3HH - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1849 |
| RBA: | 5,045 SF |
| Floors: | 5 |
| Typical Floor: | 1,009 SF |
| Land Area: | 0.12 AC |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 772 SF |
| Max Contig: | 5,045 SF |
| Total Available: | 5,045 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|--------|----------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Direct | 959 | 5,045 | Withheld | | | Negotiable |
| P GRND | Office | Direct | 1,717 | 5,045 | Withheld | | | Negotiable |
| P 1st | Office | Direct | 813 | 5,045 | Withheld | | | Negotiable |
| P 2nd | Office | Direct | 784 | 5,045 | Withheld | | | Negotiable |
| P 3rd | Office | Direct | 772 | 5,045 | Withheld | | | Negotiable |

BUILDING AMENITIES

Natural Light, Recessed Lighting, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 6 minute walk to Tottenham Court Road Underground Station (Central, Northern)

Commuter Rail: 10 minute drive to London Euston Commuter Rail

Airport: 29 minute drive to London City Airport

Lease Availability Report

Bloomsbury House - 2-3 Bloomsbury Sq London, WC1A 2RL - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1887 |
| RBA: | 7,051 SF |
| Floors: | 5 |
| Typical Floor: | 1,469 SF |
| Land Area: | 0.10 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 1,151 SF |
| Max Contig: | 5,521 SF |
| Total Available: | 5,521 SF |
| Asking Rent: | £33.64/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|------------|----------|-------------|-----------|-------|------------|---------------|
| P BSMT | Office | Assignment | 1,151 | 5,521 | £33.64/SF | | | Thru Sep 2031 |
| P GRND | Office | Assignment | 1,254 | 5,521 | £33.64/SF | | | Thru Sep 2031 |
| P 1st | Office | Assignment | 1,450 | 5,521 | £33.64/SF | | | Thru Sep 2031 |
| P 2nd | Office | Assignment | 1,666 | 5,521 | £33.64/SF | | | Thru Sep 2031 |

SALE

Last Sale: Portfolio of 28 Properties in London Sold on Mar 2, 2020 for £245,000,000 (£699.43/SF)

BUILDING AMENITIES

Conferencing Facility, Storage Space

TRANSPORTATION

Transit/Subway: 4 minute walk to Holborn Underground Station (Central, Piccadilly)
Commuter Rail: 3 minute drive to Farringdon Commuter Rail
Airport: 42 minute drive to London Heathrow Airport

Lease Availability Report

Cupola House - 15-17 Alfred Pl

London, WC1E 7EB - Bloomsbury Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1885; Renov 2010 |
| RBA: | 50,000 SF |
| Floors: | 6 |
| Typical Floor: | 8,333 SF |
| Land Area: | 0.28 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 100 SF |
| Max Contig: | 7,750 SF |
| Total Available: | 15,500 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|-----------|-------------|-------------|----------|-------|------------|------|
| P 1st | Office | Coworking | 100 - 7,750 | 7,750 | Withheld | | | |
| P 2nd | Office | Coworking | 100 - 7,750 | 7,750 | Withheld | | | |

BUILDING AMENITIES

Bus Line, Metro/Subway, Signage

TRANSPORTATION

| | |
|-----------------|---|
| Transit/Subway: | 1 minute walk to Goodge Street Underground Station (Northern) |
| Commuter Rail: | 3 minute drive to London Euston Commuter Rail |
| Airport: | 42 minute drive to London Heathrow Airport |

Lease Availability Report

1 Bedford

London, WC1R 4BU - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Single |
| Year Built: | 1720 |
| RBA: | 7,150 SF |
| Floors: | 5 |
| Typical Floor: | 1,430 SF |
| Land Area: | 0.10 AC |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 50 SF |
| Max Contig: | 2,199 SF |
| Total Available: | 5,453 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------|
| P GRND | Office | Coworking | 50 - 2,199 | 2,199 | Withheld | | | |
| P 1st | Office | Coworking | 50 - 2,129 | 2,129 | Withheld | | | |

SALE

Last Sale: Sold on Jul 28, 2022 for £2,531,458 (£354.05/SF)

BUILDING AMENITIES

Security System, Storage Space

TRANSPORTATION

Transit/Subway: 3 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 2 minute drive to Farringdon Commuter Rail

Airport: 42 minute drive to London Heathrow Airport

Lease Availability Report

20 Bedford Sq

London, WC1B 3HH - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1781 |
| RBA: | 4,353 SF |
| Floors: | 5 |
| Typical Floor: | 869 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 50 SF |
| Max Contig: | 4,351 SF |
| Total Available: | 4,351 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Coworking | 50 - 1,091 | 4,351 | Withheld | | | Negotiable |
| P GRND | Office | Coworking | 50 - 955 | 4,351 | Withheld | | | Negotiable |
| P 1st | Office | Coworking | 50 - 866 | 4,351 | Withheld | | | Negotiable |
| P 2nd | Office | Coworking | 50 - 780 | 4,351 | Withheld | | | Negotiable |
| P 3rd | Office | Coworking | 50 - 659 | 4,351 | Withheld | | | Negotiable |

BUILDING AMENITIES

Air Conditioning, Balcony, Controlled Access, Raised Floor, Security System, Storage Space

TRANSPORTATION

| | |
|-----------------|---|
| Transit/Subway: | 6 minute walk to Tottenham Court Road Underground Station (Central, Northern) |
| Commuter Rail: | 3 minute drive to London Euston Commuter Rail |
| Airport: | 41 minute drive to London Heathrow Airport |

Lease Availability Report

26-27 Bedford Sq

London, WC1B 3HH - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Single |
| Year Built: | 1789 |
| RBA: | 6,636 SF |
| Floors: | 5 |
| Typical Floor: | 1,327 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 200 SF |
| Max Contig: | 7,868 SF |
| Total Available: | 7,868 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|-------------|-------------|----------|-------|------------|------------|
| E BSMT | Office | Coworking | 330 - 1,640 | 7,868 | Withheld | | | Negotiable |
| E GRND | Office | Coworking | 200 - 1,828 | 7,868 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 250 - 1,450 | 7,868 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 250 - 1,450 | 7,868 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 250 - 1,500 | 7,868 | Withheld | | | Negotiable |

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Air Conditioning, Bus Line, Central Heating, Common Parts WC Facilities, Commuter Rail, Conferencing Facility, Controlled Access, Courtyard, Direct Elevator Exposure, Fireplace, Fully Carpeted, High Ceilings, Kitchen, Metro/Subway, Natural Light, Partitioned Offices, Property Manager on Site, Reception, Recessed Lighting, Security System, Shower Facilities, Wi-Fi

TRANSPORTATION

| | |
|-----------------|---|
| Transit/Subway: | 6 minute walk to Tottenham Court Road Underground Station (Central, Northern) |
| Commuter Rail: | 9 minute drive to London Euston Commuter Rail |
| Airport: | 29 minute drive to London City Airport |

Lease Availability Report

Bloomsbury - 4 Bloomsbury Sq

London, WC1A 2RP - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1890 |
| RBA: | 11,146 SF |
| Floors: | 6 |
| Typical Floor: | 1,858 SF |
| Land Area: | 0.16 AC |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 50 SF |
| Max Contig: | 9,960 SF |
| Total Available: | 9,960 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| E BSMT | Office | Coworking | 50 - 1,660 | 9,960 | Withheld | | | |
| E GRND | Office | Coworking | 50 - 1,660 | 9,960 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 50 - 1,660 | 9,960 | Withheld | | | |
| E 2nd | Office | Coworking | 50 - 1,660 | 9,960 | Withheld | | | |
| E 3rd | Office | Coworking | 50 - 1,660 | 9,960 | Withheld | | | Negotiable |
| E 4th | Office | Coworking | 50 - 1,660 | 9,960 | Withheld | | | Negotiable |

SALE

Last Sale: Portfolio of 28 Properties in London Sold on Mar 2, 2020 for £245,000,000 (£699.43/SF)

BUILDING AMENITIES

Controlled Access, Property Manager on Site

TRANSPORTATION

Transit/Subway: 5 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 5 minute drive to London Charing Cross Commuter Rail

Airport: 27 minute drive to London City Airport

Lease Availability Report

21-22 Bloomsbury Sq

London, WC1A 2NS - Bloomsbury Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1800; Renov 2011 |
| RBA: | 5,985 SF |
| Floors: | 5 |
| Typical Floor: | 2,999 SF |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 50 SF |
| Max Contig: | 5,859 SF |
| Total Available: | 5,859 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Coworking | 50 - 1,499 | 5,859 | Withheld | | | |
| E GRND | Office | Coworking | 50 - 1,043 | 5,859 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 50 - 1,139 | 5,859 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 50 - 1,109 | 5,859 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 50 - 1,069 | 5,859 | Withheld | | | |

BUILDING AMENITIES

Balcony, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 6 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 4 minute drive to London Euston Commuter Rail

Airport: 28 minute drive to London City Airport

Lease Availability Report

8-10 Bloomsbury Way

London, WC1A 2SL - Bloomsbury Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1947; Renov 2016 |
| RBA: | 166,010 SF |
| Floors: | 10 |
| Typical Floor: | 18,662 SF |
| Land Area: | 0.97 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 100 SF |
| Max Contig: | 54,998 SF |
| Total Available: | 55,938 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|-----------|--------------|-------------|----------|-------|------------|------------|
| E 1st | Office | Coworking | 100 - 17,674 | 54,998 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 100 - 18,662 | 54,998 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 100 - 18,662 | 54,998 | Withheld | | | Negotiable |

SALE

Last Sale: Sold on Jul 19, 2017 for £36,400,000 (£219.26/SF) at 2.70% Cap

BUILDING AMENITIES

Air Conditioning, Bicycle Storage, Bus Line, Controlled Access, Direct Elevator Exposure, Energy Performance Rating - C, Food Court, High Ceilings, Kitchen, Open-Plan, Partitioned Offices, Property Manager on Site, Raised Floor, Reception, Roof Terrace, Security System, Shower Facilities, Signage, Storage Space

TRANSPORTATION

| | |
|-----------------|--|
| Parking: | 11 Covered Spaces are available; Ratio of 0.06/1,000 SF |
| Transit/Subway: | 4 minute walk to Holborn Underground Station (Central, Piccadilly) |
| Commuter Rail: | 5 minute drive to London Charing Cross Commuter Rail |
| Airport: | 41 minute drive to London Heathrow Airport |

Lease Availability Report

Argyle House - 29-31 Euston Rd
 London, NW1 2SD - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1925 |
| RBA: | 15,498 SF |
| Floors: | 6 |
| Typical Floor: | 3,200 SF |

AVAILABILITY

| | |
|------------------|-------------|
| Min Divisible: | 200 SF |
| Max Contig: | 3,000 SF |
| Total Available: | 7,000 SF |
| Asking Rent: | ££214.00/SF |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|-----------|-------------|-------------|------------|-------|------------|------------|
| P 1st | Office | Direct | 3,000 | 3,000 | £214.00/SF | | | Negotiable |
| P 2nd | Office | Coworking | 200 - 2,000 | 2,000 | Withheld | | | Negotiable |
| P 3rd | Office | Coworking | 200 - 2,000 | 2,000 | Withheld | | | |

BUILDING AMENITIES

Accent Lighting, Security System

TRANSPORTATION

Transit/Subway: 1 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)

Commuter Rail: 2 minute drive to London Kings Cross Commuter Rail

Airport: 43 minute drive to London Heathrow Airport

Lease Availability Report

175-185 Grays Inn Rd

London, WC1X 8UE - Bloomsbury Submarket



BUILDING

| | |
|----------------|--------------|
| Type: | Office Condo |
| Tenancy: | Multiple |
| Year Built: | 1950 |
| RBA: | 16,200 SF |
| Floors: | 4 |
| Typical Floor: | 4,050 SF |
| Land Area: | 0.19 AC |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 100 SF |
| Max Contig: | 9,601 SF |
| Total Available: | 9,601 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|-------------|-------------|----------|-------|------------|------------|
| P GRND | Office | Coworking | 100 - 2,424 | 9,601 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 100 - 2,424 | 9,601 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 100 - 2,329 | 9,601 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 100 - 2,424 | 9,601 | Withheld | | | Negotiable |

SALE

Last Sale: Sold on Jul 14, 2014 for £6,300,000 (£388.89/SF)

BUILDING AMENITIES

Automatic Blinds, Bus Line, Energy Performance Rating - E, Security System

TRANSPORTATION

Transit/Subway: 8 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)

Commuter Rail: 1 minute drive to London Kings Cross Commuter Rail

Airport: 44 minute drive to London Heathrow Airport

Lease Availability Report

2 John St

London, WC1N 2HJ - Bloomsbury Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Office |
| Tenancy: | Single |
| Year Built: | 1754; Renov 2019 |
| RBA: | 10,109 SF |
| Floors: | 5 |
| Typical Floor: | 1,145 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 50 SF |
| Max Contig: | 10,289 SF |
| Total Available: | 10,289 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Coworking | 50 - 974 | 10,289 | Withheld | | | Negotiable |
| E GRND | Office | Coworking | 50 - 3,291 | 10,289 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 50 - 3,150 | 10,289 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 50 - 2,074 | 10,289 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 50 - 800 | 10,289 | Withheld | | | Negotiable |

SALE

Last Sale: Sold on Nov 5, 1987

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Bicycle Storage, Bus Line, Central Heating, Commuter Rail, Controlled Access, Courtyard, Fireplace, Fully Carpeted, High Ceilings, Kitchen, Natural Light, Open-Plan, Outdoor Seating, Partitioned Offices, Property Manager on Site, Reception, Shower Facilities, Wi-Fi

TRANSPORTATION

Transit/Subway: 7 minute walk to Chancery Lane Underground Station (Central)

Commuter Rail: 3 minute drive to Farringdon Commuter Rail

Airport: 27 minute drive to London City Airport

Lease Availability Report

Hamilton House - Mabledon Pl

London, WC1H 9BB - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1920 |
| RBA: | 69,953 SF |
| Floors: | 6 |
| Typical Floor: | 11,058 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 50 SF |
| Max Contig: | 25,900 SF |
| Total Available: | 25,900 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|-----------|-------------|-------------|----------|-------|------------|------|
| P 3rd | Office | Coworking | 50 - 13,200 | 25,900 | Withheld | | | |
| P 4th | Office | Coworking | 50 - 12,700 | 25,900 | Withheld | | | |

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Air Conditioning, Conferencing Facility, Controlled Access, Property Manager on Site, Raised Floor, Security System

TRANSPORTATION

| | |
|-----------------|--|
| Transit/Subway: | 5 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria) |
| Commuter Rail: | 1 minute drive to London Kings Cross Commuter Rail |
| Airport: | 44 minute drive to London Heathrow Airport |

Lease Availability Report

Summit House - 11-12 Red Lion Sq
London, WC1R 4QJ - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Year Built: | 1922 |
| RBA: | 43,972 SF |
| Floors: | 6 |
| Typical Floor: | 7,655 SF |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 50 SF |
| Max Contig: | 39,988 SF |
| Total Available: | 39,988 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Coworking | 50 - 6,910 | 39,988 | Withheld | | | Negotiable |
| P GRND | Office | Coworking | 50 - 5,457 | 39,988 | Withheld | | | Negotiable |
| P 1st | Office | Coworking | 50 - 7,739 | 39,988 | Withheld | | | Negotiable |
| P 2nd | Office | Coworking | 50 - 7,761 | 39,988 | Withheld | | | Negotiable |
| P 3rd | Office | Coworking | 50 - 7,589 | 39,988 | Withheld | | | Negotiable |
| P 4th | Office | Coworking | 50 - 4,532 | 39,988 | Withheld | | | Negotiable |

SALE

Last Sale: Sold on Jun 11, 2013 for £24,000,000 (£545.80/SF) at 6.70% Cap

BUILDING AMENITIES

Air Conditioning, Direct Elevator Exposure, Raised Floor, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 5 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 4 minute drive to Farringdon Commuter Rail

Airport: 27 minute drive to London City Airport

Lease Availability Report

16-20 Red Lion

London, WC1R 4PJ - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1998 |
| RBA: | 36,933 SF |
| Floors: | 8 |
| Typical Floor: | 4,400 SF |
| Land Area: | 0.39 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 50 SF |
| Max Contig: | 6,006 SF |
| Total Available: | 20,406 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Coworking | 50 - 3,600 | 3,600 | Withheld | | | |
| P GRND | Office | Coworking | 50 - 3,600 | 3,600 | Withheld | | | Negotiable |
| P 1st | Office | Coworking | 50 - 3,600 | 3,600 | Withheld | | | Negotiable |
| P 2nd | Office | Coworking | 50 - 3,600 | 3,600 | Withheld | | | |

SALE

Last Sale: Sold on Feb 6, 2015 for £18,930,000 (£512.55/SF) at 5.05% Cap

BUILDING AMENITIES

24 Hour Access, Accent Lighting, Air Conditioning, Common Parts WC Facilities, Conferencing Facility, Controlled Access, Direct Elevator Exposure, Energy Performance Rating - E, Kitchen, Natural Light, Open-Plan, Plug & Play, Property Manager on Site, Reception, Secure Storage, Security System, Storage Space, Wi-Fi

TRANSPORTATION

| | |
|-----------------|--|
| Parking: | 5 Surface Spaces are available; Ratio of 0.14/1,000 SF |
| Transit/Subway: | 4 minute walk to Holborn Underground Station (Central, Piccadilly) |
| Commuter Rail: | 4 minute drive to Farringdon Commuter Rail |
| Airport: | 28 minute drive to London City Airport |

Lease Availability Report

5 Southampton Pl

London, WC1A 2DA - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1789 |
| RBA: | 4,216 SF |
| Floors: | 5 |
| Typical Floor: | 803 SF |
| Land Area: | 0.04 AC |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 50 SF |
| Max Contig: | 4,216 SF |
| Total Available: | 4,216 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P BSMT | Office | Coworking | 150 - 779 | 4,216 | Withheld | | | Negotiable |
| E GRND | Office | Coworking | 50 - 1,316 | 4,216 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 50 - 750 | 4,216 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 100 - 629 | 4,216 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 100 - 742 | 4,216 | Withheld | | | Negotiable |

SALE

Last Sale: Portfolio of 28 Properties in London Sold on Mar 2, 2020 for £245,000,000 (£699.43/SF)

BUILDING AMENITIES

24 Hour Access, Controlled Access, Courtyard, Energy Performance Rating - E, Raised Floor, Security System

TRANSPORTATION

Transit/Subway: 4 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 5 minute drive to Farringdon Commuter Rail

Airport: 27 minute drive to London City Airport

Lease Availability Report

23 Southampton Pl

London, WC1A 2BP - Bloomsbury Submarket



BUILDING

| | |
|----------------|----------|
| Type: | Office |
| Tenancy: | Single |
| Year Built: | 1910 |
| RBA: | 2,451 SF |
| Floors: | 6 |
| Typical Floor: | 408 SF |
| Land Area: | 0.05 AC |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 100 SF |
| Max Contig: | 2,447 SF |
| Total Available: | 2,447 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|-----------|-------------|----------|-------|------------|------------|
| E BSMT | Office | Coworking | 100 - 357 | 2,447 | Withheld | | | Negotiable |
| E GRND | Office | Coworking | 100 - 476 | 2,447 | Withheld | | | Negotiable |
| E 1st | Office | Coworking | 100 - 474 | 2,447 | Withheld | | | Negotiable |
| E 2nd | Office | Coworking | 100 - 506 | 2,447 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 100 - 365 | 2,447 | Withheld | | | Negotiable |
| P 4th | Office | Coworking | 100 - 269 | 2,447 | Withheld | | | Negotiable |

SALE

Last Sale: Portfolio of 28 Properties in London Sold on Mar 2, 2020 for £245,000,000 (£699.43/SF)

BUILDING AMENITIES

24 Hour Access, Air Conditioning, Security System

TRANSPORTATION

Transit/Subway: 4 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 3 minute drive to Farringdon Commuter Rail

Airport: 42 minute drive to London Heathrow Airport

Lease Availability Report

Victoria House - 37-63 Southampton
London, WC1B 4DA - Bloomsbury Submarket



BUILDING

| | |
|----------------|-------------------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1932; Under Renov |
| RBA: | 300,000 SF |
| Floors: | 11 |
| Typical Floor: | 21,466 SF |
| Land Area: | 1.38 AC |

AVAILABILITY

| | |
|------------------|------------|
| Min Divisible: | 100 SF |
| Max Contig: | 100,000 SF |
| Total Available: | 200,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|-------|--------|-----------|---------------|-------------|----------|-------|------------|------|
| P 4th | Office | Coworking | 100 - 100,000 | 100,000 | Withheld | | | |
| P 6th | Office | Coworking | 100 - 100,000 | 100,000 | Withheld | | | |

SALE

Last Sale: Sold on Jan 26, 2022 for £420,000,000 (£1,400.00/SF)

BUILDING AMENITIES

Accent Lighting, Air Conditioning, Atrium, Bio-Tech/ Lab Space, Conferencing Facility, Energy Performance Rating - D, Raised Floor, Reception, Restaurant, Storage Space

TRANSPORTATION

Transit/Subway: 5 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 4 minute drive to Farringdon Commuter Rail

Airport: 41 minute drive to London Heathrow Airport

Lease Availability Report

12-18 Theobalds Rd

London, WC1X 8PL - Bloomsbury Submarket



BUILDING

| | |
|----------------|-----------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1887 |
| RBA: | 17,010 SF |
| Floors: | 5 |
| Typical Floor: | 3,149 SF |
| Land Area: | 0.07 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 50 SF |
| Max Contig: | 2,000 SF |
| Total Available: | 10,000 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------|
| P BSMT | Office | Coworking | 50 - 2,000 | 2,000 | Withheld | | | |
| P GRND | Office | Coworking | 50 - 2,000 | 2,000 | Withheld | | | |
| P 1st | Office | Coworking | 50 - 2,000 | 2,000 | Withheld | | | |
| P 2nd | Office | Coworking | 50 - 2,000 | 2,000 | Withheld | | | |
| P 3rd | Office | Coworking | 50 - 2,000 | 2,000 | Withheld | | | |

SALE

Last Sale: Portfolio of 4 Office Properties in London Sold on Apr 2, 2018

BUILDING AMENITIES

Security System

TRANSPORTATION

| | |
|-----------------|--|
| Parking: | Ratio of 0.00/1,000 SF |
| Transit/Subway: | 7 minute walk to Chancery Lane Underground Station (Central) |
| Commuter Rail: | 3 minute drive to Farringdon Commuter Rail |
| Airport: | 27 minute drive to London City Airport |

Lease Availability Report

16 Upper Woburn Pl

London, WC1H 0JN - Bloomsbury Submarket



BUILDING

| | |
|----------------|------------------|
| Type: | Office |
| Tenancy: | Multiple |
| Year Built: | 1851; Renov 2007 |
| RBA: | 63,844 SF |
| Floors: | 7 |
| Typical Floor: | 5,160 SF |
| Land Area: | 0.23 AC |

AVAILABILITY

| | |
|------------------|-----------|
| Min Divisible: | 50 SF |
| Max Contig: | 30,579 SF |
| Total Available: | 30,579 SF |
| Asking Rent: | Withheld |

SPACES

| Floor | Use | Type | SF Avail | Bldg Contig | Rent | Rates | Ser Charge | Term |
|--------|--------|-----------|------------|-------------|----------|-------|------------|------------|
| P GRND | Office | Coworking | 50 - 3,071 | 30,579 | Withheld | | | |
| P 1st | Office | Coworking | 50 - 7,007 | 30,579 | Withheld | | | |
| E 2nd | Office | Coworking | 50 - 6,277 | 30,579 | Withheld | | | Negotiable |
| E 3rd | Office | Coworking | 50 - 6,321 | 30,579 | Withheld | | | Negotiable |
| E 4th | Office | Coworking | 50 - 5,691 | 30,579 | Withheld | | | Negotiable |
| P 5th | Office | Coworking | 50 - 2,212 | 30,579 | Withheld | | | |

SALE

Last Sale: Sold on Aug 12, 2011 for £18,100,000 (£283.50/SF) at 6.35% Cap

BUILDING AMENITIES

Air Conditioning, Energy Performance Rating - D, Food Service, Raised Floor

TRANSPORTATION

Transit/Subway: 3 minute walk to Euston Underground Station (Northern, Victoria)

Commuter Rail: 1 minute drive to London Euston Commuter Rail

Airport: 41 minute drive to London Heathrow Airport

e) Original letting particulars



9 John Street

WC1N 2ES

****2nd floor now let** Newly refurbished offices to let in former printing works in Bloomsbury 623 sq ft to 2,579 sq ft**

623 to 2,579 sq ft

(57.88 to 239.60 sq m)

- Flexible lease terms available
- To be let as a whole or in floors
- Timber/Carpeted floors
- New LED lighting
- Terraces at G & L/G levels
- Gas C/H
- Perimeter trunking
- Excellent natural light
- Fantastic floor to ceiling heights
- Separate entrance off Northington Street

9 John Street, London, WC1N 2ES

Description

The available accommodation is located within two attractive interlinked period properties, a Georgian townhouse and a former Victorian printing works. The vacant space is predominantly located in the former print works in the rear building one L/G to 1st floors, but there is a further office within the lower ground floor of the front building which is also available.

Location

The building is situated on the east side of John Street close to its junction with Northington Street.

Accommodation

The accommodation comprises of the following

| Name | Sq ft | Sq m | Availability |
|----------------------|--------------|---------------|--------------|
| 2nd - Rear | 650 | 60.39 | Let |
| 1st - Rear | 670 | 62.25 | Available |
| Ground - Rear | 634 | 58.90 | Available |
| Lower Ground - Rear | 623 | 57.88 | Available |
| Lower Ground - Front | 652 | 60.57 | Available |
| Total | 3,229 | 299.99 | |

Specification

To be let as a whole or in floors

Passenger lift

Timber floors

Gas C/H

New LED lighting

Kitchenette

Terraces at G & L/G levels

Excellent floor to ceiling height

Fantastic natural light

Viewings

By prior appointment through joint agents Gale Priggen & Co or Castleman & Dean

Terms

New flexible lease/s are available for terms by arrangement.



Summary

| | |
|-----------------------|---------------------------|
| Available Size | 623 to 2,579 sq ft |
| Rent | £29.50 - £47.50 per sq ft |
| Rates Payable | £13.48 per sq ft |
| Rateable Value | £85,000 |
| Service Charge | £7.95 per sq ft |
| Estate Charge | N/A |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



Clarke Buxton

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



Tim Gale

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



Marketing text 1





f) Current letting particulars



9 John Street

London, WC1N 2ES

Period HQ Building to let in Bloomsbury 5,259 sq ft

5,259 sq ft

(488.58 sq m)

- Flexible lease terms available
- To be let as a whole
- Timber/Carpeted floors
- New LED lighting
- Terraces at G & L/G levels
- Gas C/H
- Perimeter trunking
- Excellent natural light
- Fantastic floor to ceiling heights
- Separate entrance off Northington Street

9 John Street, London, WC1N 2ES

Description

The available accommodation comprises two attractive interlinked period properties, a Georgian townhouse and a former Victorian printing works served by a central core providing passenger lift access to all floors..

Location

The building is situated on the east side of John Street close to its junction with Northington Street.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|----------------------|--------------|---------------|--------------|
| 3rd - Front | 540 | 50.17 | Available |
| 2nd - Front | 545 | 50.63 | Available |
| 2nd - Rear | 650 | 60.39 | Available |
| 1st - Front | 513 | 47.66 | Available |
| 1st - Rear | 670 | 62.25 | Available |
| Ground - Front | 432 | 40.13 | Available |
| Ground - Rear | 634 | 58.90 | Available |
| Lower Ground - Front | 652 | 60.57 | Available |
| Lower Ground - Rear | 623 | 57.88 | Available |
| Total | 5,259 | 488.58 | |

Specification

To be let as a whole
Passenger lift
Timber floors
Gas C/H
New LED lighting
Kitchenette
Terraces at G & L/G levels
Excellent floor to ceiling height
Fantastic natural light

Viewings

By prior appointment through joint agents Gale Priggen & Co or Castleman & Dean

Terms

A new flexible lease is available for terms by arrangement.



Summary

| | |
|-----------------------|--------------------|
| Available Size | 5,259 sq ft |
| Rent | £227,000 per annum |
| Rates Payable | £13.48 per sq ft |
| Rateable Value | £85,000 |
| Service Charge | £7.95 per sq ft |
| Estate Charge | N/A |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



Clarke Buxton

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



Tim Gale

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



Marketing text 1







g) To Let board



The Lady Ottoline
PUB & DINING ROOMS

Subsidised
Offices
To Let
020 7464 9543

THE LADY OTTOLINE

THE LADY OTTOLINE

KE77 VUD

From: [Jackie Bailey](#)
To: Info@GalePriggen.Co.UK
Subject: Enforcement ref: EN23/0144 - 9 Northington Street WC1N 2JF
Date: 23 May 2023 15:09:23

FAO: The Office Manager

Adoption of New Regulation 7 Direction – Estate Agent Board ban

Town and Country Planning (Control of advertisements) Regulations 2007

I am writing to request the removal of the To Let board on display at 9 Northington Street, WC1N 2JF.

As from 10th July 2020, estate agent boards cannot be displayed in conservation areas and town centres in the borough of Camden unless advertisement consent is obtained.

The above property is in the Bloomsbury conservation area where there is a Regulation 7 Direction in place.

Please make arrangements for the board to be removed within the next 7 **working days and send confirmation that this has been actioned.**

Kind regards

Jackie Bailey
Planning Site Inspector
Appeals and Enforcement team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone 020 7974 2751

Web: Camden.gov.uk

2nd Floor
5 Pancras Square
London N1C 4AG

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.



Daylight Signs

Proprietor: Limesound Ltd.

225 Alma Road
Enfield Middlesex EN3 7BB
Tel: 020-8443 4222
Fax: 020-8443 4434

Account **PRI800**

GALE PRIGGEN & CO

24 February 2023

IMPORTANT

The Insurance Cover (12 months) for all boards listed below have expired.

Can you please tick the appropriate box below
to gain a further 12 months of cover from
the date of your reply or to have the signs removed.

This is required by our insurance to
check the condition of the sign and fixings
and to make sure it is good for another 12 month period of insurance
(replacing fixings as necessary).

This applies to all signs including 6x5, 5x4, 4x3, and 3x2 commercial boards.

**PLEASE REPLY WITHIN 21 DAYS FROM THE DATE OF THIS LETTER
TO AVOID THE SIGNS BEING REMOVED AND DISPOSED OF.**

| Inspection of Signs | | | Inside M25 | Outside M25 | |
|---------------------|------------|----------------------|-----------------------------|--------------------------|--------------------------|
| Type | Installed | Address | £35 | £66 | |
| | | | Description | Inspect | Remove |
| Commercial | 08/12/2021 | 9 John Street WC1 | 4X3 SINGLE | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial | 08/12/2021 | 9 Northington Street | 4X3V | <input type="checkbox"/> | <input type="checkbox"/> |
| Commercial | 19/01/2022 | 20-21 Bloomsbury | Swedenborg House 4X3 SINGLE | <input type="checkbox"/> | <input type="checkbox"/> |

| | | |
|-------------|------------------|-------------|
| Name | Signature | Date |
|-------------|------------------|-------------|

From: [Jackie Bailey](#)
To: [Clarke Buxton](#)
Subject: RE: 9 Northington St
Date: 24 May 2023 09:26:43

Thanks Clarke

Kind regards

Jackie Bailey
Planning Site Inspector
Appeals and Enforcement team
Regeneration and Planning
Supporting Communities
London Borough of Camden

Telephone 020 7974 2751

From: Clarke Buxton <CB@GalePriggen.Co.UK>
Sent: 23 May 2023 15:46
To: Jackie Bailey <Jackie.Bailey@camden.gov.uk>
Cc: Tim Gale <TPG@GalePriggen.Co.UK>
Subject: Fwd: 9 Northington St

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

FYI

Kind regards

Clarke

Sent from my iPhone

Begin forwarded message:

From: Clarke Buxton <CB@galepriggen.co.uk>
Date: 23 May 2023 at 15:39:29 BST
To: order@daylight-signs.com, orders@daylight-signs.com
Cc: Tim Gale <TPG@galepriggen.co.uk>
Subject: 9 Northington St

Hi

Can you please remove the board at the above address. There is also a board at 9 John St behind the railings that needs to be picked up.

Thanks

Clarke

Sent from my iPhone

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

h) Potential Enquiries

9 John Street

Interest Schedule

30th January 2024



Enquiries



Interest Schedule - 30th January 2024

| Date of Requirement | Tenant / Sector | Agent | Matched Space | Summary | Comments |
|---------------------|--|---|------------------|---|--|
| 20th Nov 2023 | Unknown Other | Lonic Sam Simon | All Availability | Size: 4,000 - 5,000 sq ft Occupancy: Q1 2024 Looking for 4,000 To 5,000 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Midtown | Awaiting feedback |
| 3rd Oct 2023 | Unknown Professional | Morgan Pryce Eugene O'Sullivan | All Availability | Size: 3,000 - 9,000 sq ft Occupancy: Q1 2024 Looking for 3,000 To 9,000 sq ft of Office in Paddington, Euston, North of Marylebone Rd, King's Cross, City Fringe East, Clerkenwell & Farringdon, Tech City | Awaiting feedback |
| 2nd Oct 2023 | Unknown Charities & Associations | Cummings Commercial Alex Cummings | All Availability | Size: 5,000 - 6,000 sq ft Budget: Up to £4,500,000 Looking for 5,000 To 6,000 sq ft of Office in Hammersmith, Kensington & Chelsea, Vauxhall, Battersea, Southwark, SE1, Notting Hill, Shepherd's Bush, White City, Stratford, London - Central, City Fringe | Still searching |
| 21st Sep 2023 | Unknown Creative & Media | Office Freedom Julian Wogman | All Availability | Size: 5,000 - 10,000 sq ft Looking for 5,000 To 10,000 sq ft of Office in Kensington & Chelsea, Paddington, Knightsbridge, Mayfair, St. James's, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Shoreditch & Hoxton, Waterloo, Marylebone, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge, Notting Hill, Borough | Serviced office provider |
| 19th Sep 2023 | Unknown Banking & Finance | Pilcher London David Jackson | All Availability | Size: 4,000 - 10,000 sq ft Occupancy: Q4 2023 Budget: £6,000,000 - £1,000,000 owner occupier looking to purchase 4,000 to 10,000 sq ft of Office in Mayfair, St. James's, Covent Garden, Midtown | Preference for W/E |
| 18th Sep 2023 | Unknown Other | OFFICITY Ltd Stephen Hickey | All Availability | Size: 5,000 - 40,000 sq ft Occupancy: Q4 2023 Looking for 5,000 To 40,000 sq ft of Office in nth, sth | Service Office provider. No on location. |

| | | | | | |
|---------------|---|--|------------------|--|--|
| 15th Aug 2023 | Unknown Unknown Sector | MB&A Michael Boardman | All Availability | Size: 4,000 - 10,000 sq ft Occupancy: September 2023 Buy: £2,000,000 - £8,000,000 Rent: £45 - £80 per sq ft Looking for 4,000 To 10,000 sq ft of Office in WC1 | Still looking. |
| 19th Jul 2023 | Nammu Workplace (Ms Layla Allos) Property Company | | All Availability | Size: 2,500 to 5,000 sq ft Occupancy: Q4 2023 Budget: £20 - £60 per sq ft Looking for 2,500 to 5,000 sq ft of Office in Bloomsbury, Midtown, West End Market | Serviced office provider. Too far from tube station. |
| 15th Jun 2023 | Unknown Design & Architecture | BELCOR Adam Soning | All Availability | Size: 5,000 - 8,000 sq ft Occupancy: Q3 2023 Budget: Up to £8,000,000 Looking for 5,000 To 8,000 sq ft of Industrial/Logistics, Office, Showroom in Shoreditch & Hoxton, King's Cross, City Northern, City Eastern, City Fringe East, Clerkenwell & Farringdon, Islington, E1, N1 | Layout not suitable |
| 6th Jun 2023 | Unknown Charities & Associations | Cummings Commercial Alex Cummings | All Availability | Size: 5,000 - 6,000 sq ft Budget: Up to £5,000,000 Charity looking to buy 5,000-6,000 sq ft office in Zone 1 - budget up to £5million | Still looking |
| 1st Jun 2023 | Unknown Other | Allsop Harri Guy | All Availability | Size: 4,000 - 5,000 sq ft Occupancy: August 2023 Budget: Up to £35 per sq ft Looking for 4,000 To 5,000 sq ft of Office in City Market | Over budget |
| 31st May 2023 | Unknown Property Company | Compton Josh Ravenscroft | All Availability | Size: 5,000 - 40,000 sq ft Occupancy: Q3 2023 Serviced Office Provider (Leases) - Looking for 5,000 to 40,000 sq ft of Office space across London - Must demonstrate value! | Unknown |
| 11th May 2023 | Unknown Property Company | Prime Office Search Jamie Robotkin | All Availability | Size: 5,000 - 30,000 sq ft Occupancy: Q3 2023 Looking for 5,000 To 30,000 sq ft of Office, Serviced Office in Mayfair, St. James's, Fitzrovia, Soho, Victoria, Bloomsbury, Waterloo, Marylebone, Euston, King's Cross, City Southern, City Core, City Western, City Northern, City Eastern, Aldgate, Clerkenwell & Farringdon, Southbank & London Bridge | Serviced Office search. Not suitable. |
| 3rd May 2023 | Unknown Creative & Media | Stoneway Real Estate Shaun Heywood | All Availability | Size: 4,000 - 6,000 sq ft Looking for 4,000 To 6,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury | Space/Fit-out not suitable |

| | | | | | |
|---------------|---|--|------------------|--|---|
| 25th Apr 2023 | Unknown Creative & Media, Design & Architecture | Pilcher London James Faustino | All Availability | Size: 400 - 600 sq ft Occupancy: Q3 2023 Looking for 400 To 600 sq ft of Office in Bloomsbury, Chancery Lane, St Giles | Unknown |
| 23rd Mar 2023 | Unknown Creative & Media | Stoneway Real Estate Shaun Heywood | All Availability | Size: 4,000 - 5,500 sq ft Budget: Up to £80 per sq ft Looking for 4,000 To 5,500 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury | Space/Fit-out not suitable |
| 14th Feb 2023 | Unknown Creative & Media | Making Moves London George Marment | All Availability | Size: 4,500 - 5,500 sq ft Occupancy: August 2023 Budget: Up to £70 per sq ft Ground Floor/Loading Bay/ Self Contained: Looking for 4,500 to 5,500 sq ft of Office in Shoreditch & Hoxton, Clerkenwell & Farringdon, Islington | Configuration not suitable |
| 9th Feb 2023 | Unknown Creative & Media | Harrison Leggett Nigel Harrison | All Availability | Size: 4,000 - 5,000 sq ft Occupancy: July 2023 Budget: £40 - £65 per sq ft Looking for 4,000 To 5,000 sq ft of Office in Kensington & Chelsea, Paddington, Knightsbridge, Mayfair, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Waterloo, Marylebone, North of Marylebone Rd, Midtown, Notting Hill | Space/Fit-out not suitable |
| 24th Jan 2023 | Ms Ana Cuesta Public Sector | | All Availability | Size: 1,800 to 3,000 sq ft Occupancy: Q2 2023 Budget: £20 - £60 per sq ft Looking for 1,800 to 3,000 sq ft of Office in WC1, WC2 | Unknown |
| 31st Oct 2022 | Unknown Professional | Inreal Nick Simmonds | All Availability | Size: 1,300 - 1,800 sq ft Occupancy: Q1 2023 Budget: Up to £35 per sq ft Looking for 1,300 To 1,800 sq ft of Office in North of Marylebone Rd, City Fringe East, Islington, Tech City, City Market, West End Market, North West London, North East London | Preference for 1 floor |
| 18th Oct 2022 | BMT (Mr Rob Boyne) Technology | | All Availability | Size: 800 to 1,000 sq ft Occupancy: Q3 2023 Budget: £20 - £60 per sq ft Looking for 800 to 1,000 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon | Looking for a open plan space. Acquired a floor in A/C building in EC1. |
| 3rd Oct 2022 | Sixty Eight People (Ms | | All Availability | Size: 800 to 1,100 sq ft | Unknown |

| | | | | | |
|---------------|---|--|------------------|---|--|
| | Charlotte Kemp) Unknown Sector | | | Looking for 800 to 1,100 sq ft of Office in Within 3 miles of Swedenborg House | |
| 23rd Sep 2022 | Unknown Creative & Media | WR Consultancy David Burland | All Availability | Size: 700 - 1,000 sq ft Occupancy: Q4 2022 Looking for 700 To 1,000 sq ft of Office in Lambs Conduit Street (+ 0.4 miles) | Space/Fit-out not suitable |
| 20th Sep 2022 | Creo Clinic (Mr Alon Ben Arie) Other | | All Availability | Size: 500 to 700 sq ft Occupancy: Q4 2022 Budget: £20 - £80 per sq ft Looking for 500 to 700 sq ft of Office in Knightsbridge, Mayfair, St. James's, Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon | Acquired smaller premises in Harley Street |
| 25th Aug 2022 | Unknown Service Industry | Alexander Reece Thomson Sebastian Norman | All Availability | Size: 1,750 - 2,500 sq ft Occupancy: Q4 2022 Budget: Up to £32.50 per sq ft Looking for 1,750 To 2,500 sq ft of Office in Bloomsbury, Midtown, EC1, EC4 | Unknown |
| 25th Aug 2022 | TM Studio (Mr Johnny Tsvedos) Creative & Media | | All Availability | Size: 500 to 750 sq ft Occupancy: Q4 2022 Budget: £20 - £60 per sq ft Looking for 500 to 750 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon | Space/Fit-out unsuitable |
| 24th Aug 2022 | Fortem International (Mr Alex Robertson) Creative & Media | | All Availability | Size: 1,000 to 1,500 sq ft Occupancy: Q4 2022 Budget: £10 - £30 per sq ft Looking for 1,000 to 1,500 sq ft of Office in Bloomsbury, Shoreditch & Hoxton, City Northern, City Fringe East, Midtown, Clerkenwell & Farringdon, EC3, EC4, N1 | Preference for a single floor |
| 8th Aug 2022 | 1185 Films Ltd (Miss Milda Valiute) Unknown Sector | | All Availability | Size: 760 to 940 sq ft Looking for 760 to 940 sq ft of Office in Within 3 miles of 7 Hatton Place | Preference to be in EC1 |
| 30th Jul 2022 | Privacy Culture Limited (Mrs | | All Availability | Size: 890 to 1,100 sq ft | Want to be nearer to Blackfriars |

**Kimberley
Godley)**
Service Industry

Looking for 890 to 1,100 sq ft of Office in Within 3 miles of
150 Fleet Street

27th Jul 2022

**Sidican (Mr
Mike
Greensmith)**
Charities &
Associations

All Availability

**Size: 1,400 to 2,000 sq ft | Occupancy: Q2 2023 | Budget:
£20 - £60 per sq ft**

Looking for 1,400 to 2,000 sq ft of Office in Covent Garden,
Bloomsbury, Midtown, Clerkenwell & Farringdon

13 Dec 22 -

| | | | | | |
|---------------|---|--------------------------------------|------------------|---|--|
| 26th May 2022 | Care England (Ms SayWee Tan) Other | | All Availability | Size: 1,050 to 1,390 sq ft Looking for 1,050 to 1,390 sq ft of Office in Within 3 miles of 26 Great Queen Street | Instructed agents to continue search. |
| 17th May 2022 | Unknown 3PL | SHB Real Estate Sam Tomlin | All Availability | Size: 700 - 1,200 sq ft Occupancy: Q3 2022 Looking for 700 to 1,200 sq ft of Office in Bloomsbury | 26 Jul 22 - Automatically discounted due to the requirement being taken off the market. |
| 4th May 2022 | P M P Strategy (Ken Campbell) Technology | | All Availability | Size: 800 to 1,200 sq ft Occupancy: Q3 2022 Looking for 800 to 1,200 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon | Unknown |
| 27th Apr 2022 | Trade Finance Global (Mrs Natasha Roston) Banking & Finance | | All Availability | Size: 780 to 970 sq ft Looking for 780 to 970 sq ft of Office in Within 3 miles of 105-107 Farringdon Road | 8 Jul 22 - Automatically discounted due to the requirement being taken off the market. |
| 20th Apr 2022 | Sampson Fielding (Mr Ben Sampson) Professional | | All Availability | Size: 800 to 1,600 sq ft Occupancy: Q3 2022 Budget: £20 - £60 per sq ft Looking for 800 to 1,600 sq ft of Office in Bloomsbury, City Western, Midtown, Clerkenwell & Farringdon | Unknown |
| 13th Apr 2022 | Blackfriars Chambers (Mr Chris Moll) Professional | | All Availability | Size: 800 to 1,000 sq ft Occupancy: Q3 2022 Budget: £20 - £80 per sq ft Looking for 800 to 1,000 sq ft of Office in Bloomsbury, Midtown | Renewed at existing premises |
| 13th Apr 2022 | Unknown Property Company | Workpad Mr Edward Griffin | All Availability | Size: 1,830 to 2,250 sq ft Looking for 1,830 to 2,250 sq ft of Office in Within 3 miles of 36 Great Queen Street | Serviced Office provider. Didn't like location. |
| 7th Apr 2022 | Unknown Charities & Associations | Simon Korn Simon Korn | All Availability | Size: 750 - 1,100 sq ft Occupancy: Q3 2022 Budget: £30 - £50 per sq ft Looking for 750 to 1,100 sq ft of Office in Fitzrovia, Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon, Tech City | 8 Jul 22 - Automatically discounted due to the requirement being taken off the market. |
| 1st Apr 2022 | Unknown Professional | Fisher German Doug Gordon | All Availability | Size: 1,500 - 2,000 sq ft Occupancy: Q4 2022 | 8 Jul 22 - Automatically discounted due to the requirement being taken off the market. |

| | | | | | |
|---------------|--|---|------------------|---|--|
| | | | | Looking for 1,500 to 2,000 sq ft of Office in Covent Garden, Bloomsbury, Midtown | |
| 31st Mar 2022 | Cluttons (Miss tea humphries) Unknown Sector | | All Availability | Size: 560 to 2,840 sq ft Looking for 560 to 2,840 sq ft of Office in Within 3 miles of 9 John Street | Unknown |
| 25th Mar 2022 | Unknown Property Company | Occupa Alexander Reuben | All Availability | Size: 500 - 5,000 sq ft Occupancy: Q2 2022 Looking for 500 to 5,000 sq ft of Office in Fitzrovia, Soho, Bloomsbury, Marylebone | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 23rd Mar 2022 | Altitude Films (Sude Karadinc) Creative & Media | | All Availability | Size: 2,500 to 4,000 sq ft Occupancy: Q2 2022 Looking for 2,500 to 4,000 sq ft of Office in Fitzrovia, Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon | Spec/Fit-out not suitable |
| 21st Mar 2022 | Unknown Professional | The Workplace Company Rupert Searle | All Availability | Size: 1,500 - 2,500 sq ft Occupancy: Q2 2022 Budget: £40 - £55 per sq ft Looking for 1,500 to 2,500 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone, Midtown | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 14th Feb 2022 | Jubilee Talent (Mr Nick Taylor) Other | | All Availability | Size: 500 to 1,000 sq ft Occupancy: Q2 2022 Budget: £20 - £60 per sq ft Looking for 500 to 1,000 sq ft of Office in Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon | Preference to be closer to W1 |
| 7th Feb 2022 | Unknown Creative & Media | MB&A Michael Boardman | All Availability | Size: 2,000 - 3,500 sq ft Occupancy: Q3 2022 Budget: £50 - £65 per sq ft Looking for 2,000 to 3,500 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Midtown, Knightsbridge, Euston | 27 Sep 22 - Automatically discounted due to the requirement being taken off the market. |
| 27th Jan 2022 | Unknown Charities & Associations | BDG Sparkes Porter William Ewing | All Availability | Size: 1,750 - 3,500 sq ft Occupancy: Q2 2022 Budget: Up to £50 per sq ft Looking for 1,750 to 3,500 sq ft of Office in Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Waterloo, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 19th Jan 2022 | Cubit Technology (Mr Guy Whistler) | | All Availability | Size: 700 to 1,000 sq ft Occupancy: Q3 2022 Budget: £30 - £60 per sq ft Looking for 700 to 1,000 sq ft of Office in Midtown | Put search on hold |

| Technology | | | | | |
|---------------|--|--|------------------|--|--|
| 10th Jan 2022 | Youmna Adillama Serviced Office Provider | | All Availability | Size: 2,000 to 3,200 sq ft Occupancy: Q1 2022 Looking for 2,000 to 3,200 sq ft of Office in Soho, Covent Garden, Victoria, Bloomsbury, City Southern, City Core, City Western, City Northern, City Eastern, Midtown, Clerkenwell & Farringdon | Unknown |
| 4th Jan 2022 | Unknown Creative & Media | Morgan Pryce Fraser Williams | All Availability | Size: 2,200 - 3,000 sq ft Occupancy: Q2 2022 Looking for 2,200 to 3,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Shoreditch & Hoxton, Waterloo, City Southern, City Core, City Western, City Eastern, Aldgate, Midtown, Southbank & London Bridge, Borough | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 2nd Dec 2021 | Grey Consultants Ltd (Mr Andy Grey) Unknown Sector | | All Availability | Size: 360 to 890 sq ft Looking for 360 to 890 sq ft of Office in Within 3 miles of 147 Fleet Street | Unknown |
| 8th Nov 2021 | Unknown Banking & Finance | Occupa Alexander Reuben | All Availability | Size: 540 - 800 sq ft Occupancy: Q1 2022 Budget: Up to £90 per sq ft Looking for 540 to 800 sq ft of Office in Mayfair, St. James's, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Midtown | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 29th Oct 2021 | Unknown Charities & Associations | OFFICITY Ltd Stephen Hickey | All Availability | Size: 1,500 - 2,000 sq ft Occupancy: Q1 2022 Budget: Up to £35 per sq ft Looking for 1,500 to 2,000 sq ft of Office in Bloomsbury, Camden, Shoreditch & Hoxton, Waterloo, Clerkenwell & Farringdon, Brixton, Aldgate, City Fringe East, Southwark, Islington | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 19th Oct 2021 | F Winter & Co LLP (Hilesh Khakhria) Professional | | All Availability | Size: 1,500 to 2,000 sq ft Occupancy: Q1 2022 Looking for 1,500 to 2,000 sq ft of Office in WC1, WC2, W1B, W1D, W1F, W1T, W1W | Preference to be in the West End |

| | | | | | |
|---------------|---|--|------------------|--|--|
| 4th Oct 2021 | Naisbitt King (Ms Manuela Peltkova) Banking & Finance | | All Availability | Size: 800 to 1,000 sq ft Occupancy: Q1 2022 Budget: £20 - £70 per sq ft Looking for 800 to 1,000 sq ft of Office in Bloomsbury, City Southern, City Core, City Western, City Northern, City Eastern, Midtown, Clerkenwell & Farringdon | Unknown |
| 1st Sep 2021 | Assembly Design (Mr Jamie Smiley) Professional | | All Availability | Size: 600 to 1,000 sq ft Occupancy: Q4 2021 Budget: £20 - £70 per sq ft Looking for 600 to 1,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon | Style/Spec fit-out not suitable. |
| 27th Jul 2021 | Unknown Banking & Finance | Stoneway Real Estate Shaun Heywood | All Availability | Size: 2,000 - 3,000 sq ft Budget: Up to £65 per sq ft Looking for 2,000 to 3,000 sq ft of Office in Bloomsbury, Clerkenwell & Farringdon | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 22nd Jul 2021 | Unknown Other | Robert Irving Burns Matthew Rogosnitzky (Inactive) | All Availability | Size: 1,000 - 1,500 sq ft Occupancy: Immediately Budget: £45 - £75 per sq ft Looking for 1,000 to 1,500 sq ft of Office in Fitzrovia, Soho, Bloomsbury, Euston | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 21st Jul 2021 | Unknown Professional | Alexander Reece Thomson Sebastian Norman | All Availability | Size: 500 - 1,250 sq ft Occupancy: Immediately Budget: Up to £120,000 per annum Looking for 500 to 1,250 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone, North of Marylebone Rd | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 19th Jul 2021 | Unknown Banking & Finance | Occupa Alexander Reuben | All Availability | Size: 1,700 - 3,000 sq ft Looking for 2,400 to 4,000 sq ft of Office in Pimlico-Victoria, King's Cross, Strand-Midtown, Clerkenwell-Farringdon-Old Street | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 8th Jun 2021 | Unknown Design & Architecture | Pilcher London Simon Rinder | All Availability | Size: 1,000 - 1,500 sq ft Looking for 1,000 to 1,500 sq ft of Office in Clerkenwell & Farringdon | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 4th Jun 2021 | madina Abdusalyamova Other | | All Availability | Size: 2,500 to 3,500 sq ft Looking for 2,500 to 3,500 sq ft of Office in Bloomsbury, Waterloo, Midtown, Clerkenwell & Farringdon, Stratford, City Market | Unknown |

| | | | | | |
|---------------|---|--|------------------|---|--|
| 20th May 2021 | Unknown Unknown Sector | Pilcher London Julian Wogman (Inactive) | All Availability | Size: 500 - 1,200 sq ft Budget: Up to £45 per sq ft Architects Require 500-1,200 sq ft in listed locations | 25 May 22 - Automatically discounted due to the requirement being taken off the market. |
| 18th May 2021 | Unknown Charities & Associations | Hanover Green George Brewster | All Availability | Size: 3,000 - 4,000 sq ft Occupancy: Immediately Budget: Up to £50 per sq ft Looking for 3,000 to 4,000 sq ft of Office in Euston & Surrounds | Unknown |
| 19th Apr 2021 | Unknown Unknown Sector | Susskind. Josh Perlmutter (Inactive) | All Availability | Size: 1,000 - 2,000 sq ft Occupancy: Immediately Budget: Up to £50 per sq ft Client looking for 1000 to 2000 sq ft in Bloomsbury | Unknown |
| 4th Mar 2021 | Unknown Manufacturing | Simon Garfield Simon Garfield | All Availability | Size: 500 - 700 sq ft Budget: £80 - £200 per sq ft Looking for 500 to 700 sq.ft of Standard Fitted out Offices, Also Flexi lease/managed or Serviced Office in Fitzrovia, Covent Garden, Bloomsbury, Euston, King's Cross, City Core, Midtown, Clerkenwell & Farringdon | Looking for higher spec building |
| 4th Mar 2021 | Unknown Banking & Finance | Monmouth Dean Ray Walker | All Availability | Size: 2,500 - 3,500 sq ft Occupancy: Immediately Budget: £35 - £60 per sq ft Looking for 2,500 to 3,500 sq ft of Office in City Southern, City Core, City Western, City Northern, City Eastern, City Market | Wrong location |
| 25th Feb 2021 | Unknown Professional | MB&A Michael Boardman | All Availability | Size: 3,000 - 3,500 sq ft Occupancy: Immediately Buy: £2,000,000 - £6,000,000 Rent: £20 - £40 per sq ft Looking for 3,000 to 3,500 sq ft of Office in Fitzrovia, Bloomsbury, Camden, King's Cross, City Western, Midtown, Clerkenwell & Farringdon | On hold |
| 22nd Feb 2021 | Unknown Banking & Finance | The Workplace Company Cécile Drugeon (Inactive) | All Availability | Size: 750 - 1,000 sq ft Occupancy: Immediately Looking for 750 to 1,000 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone | Unknown |
| 16th Feb 2021 | Unknown Property Company | OFFICITY Ltd Stephen Hickey | All Availability | Size: 500 - 1,000 sq ft Occupancy: Immediately Cheap space of 500 to 1,000 sq ft of Office in King's Cross, Clerkenwell & Farringdon | Wrong location |

| | | | | | |
|---------------|------------------------------------|---|------------------|--|----------------------------|
| 15th Feb 2021 | Unknown Service Industry | Avison Young Charlie Walker | All Availability | Size: 2,000 - 3,000 sq ft Occupancy: July 2021 Looking for 2,000 to 3,000 sq ft across the West End | Wrong location |
| 14th Jan 2021 | Unknown Professional | MB&A Michael Boardman | All Availability | Size: 2,500 - 4,000 sq ft Buy: Up to £25,000,000 Rent: £35 - £65 per sq ft Looking for 2,500 to 4,000 sq ft of Office in King's Cross | Unknown |
| 18th Nov 2020 | Unknown Professional | Ashurst Real Estate David Shapiro | All Availability | Size: 700 - 1,000 sq ft Occupancy: March 2021 Budget: £40 - £80 per sq ft Looking for 700 to 1,000 sq ft of Office, Serviced Office in Bloomsbury, Midtown | Space/Fit-out not suitable |

Match Requests Sent



Interest Schedule - 30th January 2024

| Date of Requirement | Tenant / Sector | Agent | Matched Space | Summary | Comments |
|---------------------|---------------------------------|---|------------------|---|----------|
| 29th Jan 2024 | Unknown Technology | Kontor Jack Fryer | All Availability | Size: 3,500 - 6,000 sq ft Looking for 3,500 To 6,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury | |
| 19th Dec 2023 | Unknown Professional | Victor Harris Lloyd Harris | All Availability | Size: 5,000 - 15,000 sq ft Occupancy: March 2023 Looking for 5,000 To 15,000 sq ft of Office in Midtown, Clerkenwell & Farringdon, West End Market | |
| 9th Dec 2023 | Unknown Unknown Sector | Alexander Reece Thomson Sebastian Norman | All Availability | Size: 4,000 - 5,000 sq ft Occupancy: January 2023 Looking for 4,000 To 5,000 sq ft of Office in Fitzrovia, Bloomsbury, Euston, King's Cross, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge, WC1, SE1 | |
| 9th Nov 2023 | Unknown Other, Professional | Bureau Catherine Alexander | All Availability | Size: 3,000 - 8,000 sq ft Occupancy: January 2024 Looking for 3,000 to 8,000 sq ft of Office in West End Market - Medical Requirement | |
| 6th Nov 2023 | Unknown Creative & Media | REM Roberts James Askham | All Availability | Size: 4,000 - 7,000 sq ft Occupancy: Q1 2024 Looking for 4,000 To 7,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone | |
| 30th Oct 2023 | Unknown Professional | Savills Imogen Shepherd | All Availability | Size: 5,000 - 7,500 sq ft Occupancy: Q3 2024 Looking for 5,000 To 7,500 sq ft of Office in Fitzrovia, Bloomsbury, Euston, King's Cross, Clerkenwell & Farringdon | |
| 20th Oct 2023 | Unknown Other, Retail & Leisure | Lonic Greg Berg | All Availability | Size: 4,000 - 6,000 sq ft Occupancy: Q1 2024 Looking for 4,000 To 6,000 sq ft of Office, Retail in Mayfair, Fitzrovia, Bloomsbury, Marylebone | |
| 5th Oct 2023 | Unknown Retail & Leisure | Wilson McHardy | All Availability | Size: 5,000 - 15,000 sq ft Occupancy: Q1 2024 Budget: £50 - £200 per sq ft | |

| | | | | |
|---------------|----------------------------------|----------------------------------|------------------|---|
| | | Ewan McHardy | | Looking for 5,000 To 15,000 sq ft of Office in Kensington & Chelsea, Knightsbridge, Mayfair, St. James's, Fitzrovia, Soho, Covent Garden, Marylebone, Battersea, Euston, North of Marylebone Rd, King's Cross, Midtown, Clerkenwell & Farringdon, Notting Hill, SW11, West End Market |
| 25th Sep 2023 | Unknown Property Company | XIX Nick Patterson | All Availability | Size: 5,000 - 15,000 sq ft Serviced Office Provider : 5-15k : Period Property Whole Building |
| 21st Sep 2023 | Unknown Retail & Leisure | Knight Frank Toby Thomas | All Availability | Size: 4,250 - 5,250 sq ft Occupancy: Q1 2024 Looking for 4,250 To 5,250 sq ft of Office in Bloomsbury, City Southern, City Core, City Western, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge |
| 19th Sep 2023 | Unknown Charities & Associations | Farebrother Charlie Thompson | All Availability | Size: 3,000 - 5,000 sq ft Occupancy: Q2 2024 Looking for 3,000 To 5,000 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon |
| 23rd Aug 2023 | Unknown Professional | Robert Irving Burns Damien Field | All Availability | Size: 2,500 - 5,000 sq ft Occupancy: Q4 2023 Looking for 2,500 To 5,000 sq ft of Office in Paddington, Fitzrovia, Soho, Bloomsbury, Camden, Marylebone, Euston, North of Marylebone Rd, King's Cross, Midtown, Clerkenwell & Farringdon, Islington, Tech City, W2, W1C, W1D, W1F, W1G, W1H, W1T, W1U, W1W |
| 21st Aug 2023 | Unknown Banking & Finance | Savills Stuart Paterson | All Availability | Size: 5,000 - 15,000 sq ft Occupancy: Q3 2023 Looking for 5,000 To 15,000 sq ft of Office in City Southern, City Core, City Western, City Northern, City Eastern, Midtown |
| 21st Aug 2023 | Unknown Other | Lonic Ross Freedman | All Availability | Size: 3,500 - 7,000 sq ft Occupancy: Q4 2023 Looking for 3,500 To 7,000 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone |
| 16th Aug 2023 | Unknown Other | Gerald Eve Viviana Thurstan | All Availability | Size: 3,500 - 7,000 sq ft Looking for 3,500 To 7,000 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone |
| 2nd Aug 2023 | Unknown Other | Wiltshire Daniels | All Availability | Size: 3,000 - 3,500 sq ft Occupancy: Q3 2023 |

| | | | | |
|---------------|-------------------------------------|--|------------------|---|
| | | Daniel Isaacs | | Looking for 3,000 To 3,500 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone, Midtown |
| 19th Jul 2023 | Unknown Banking & Finance | JLL Abbie Smith | All Availability | Size: 5,000 - 6,000 sq ft Occupancy: Q4 2023 Looking for 5,000 To 6,000 sq ft of Office in Fitzrovia, Bloomsbury, Euston, King's Cross |
| 4th Jul 2023 | Unknown Creative & Media | Monmouth Dean Ray Walker | All Availability | Size: 5,000 - 7,000 sq ft Occupancy: January 2024 Budget: Up to £65 per sq ft Looking for 5,000 To 7,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury |
| 29th Jun 2023 | Unknown Creative & Media | Stoneway Real Estate Shaun Heywood | All Availability | Size: 4,500 - 5,500 sq ft Occupancy: September 2023 Looking for 4,500 To 5,500 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury |
| 1st Jun 2023 | Unknown E-Commerce | REM Roberts James Askham | All Availability | Size: 4,500 - 5,500 sq ft Occupancy: Q3 2023 Looking for 4,500 To 5,500 sq ft of Office in WC1, WC2, W1B, W1C, W1D, W1F, W1G, W1H, W1J, W1K, W1S, W1T, W1U, W1W |
| 24th May 2023 | Unknown Technology | JLL Rachel Meir | All Availability | Size: 5,500 - 6,500 sq ft Occupancy: Immediately Budget: Up to £700,000 per annum Looking for 5,500 - 6,500 sq ft of Office in Soho, Fitzrovia, Covent Garden, Holborn, Bloomsbury |
| 24th Apr 2023 | Unknown Professional | CBRE LTD Rebecca Headon | All Availability | Size: 5,000 - 6,000 sq ft Occupancy: Q4 2023 Budget: Up to £70 per sq ft Looking for 5,000 To 6,000 sq ft of Office in Paddington, Knightsbridge, Mayfair, St. James's, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Waterloo, Marylebone, Battersea, King's Cross, Midtown, Southbank & London Bridge |
| 19th Apr 2023 | Unknown Professional | SHB Real Estate Freddie Proctor | All Availability | Size: 4,000 - 5,500 sq ft Occupancy: Q3 2023 Budget: Up to £80 per sq ft Looking for 4,000 To 5,500 sq ft of Office in Midtown |
| 30th Mar 2023 | Unknown Banking & Finance | Cushman & Wakefield Charlie Lamb | All Availability | Size: 5,000 - 8,000 sq ft Occupancy: Q4 2023 |

Looking for 5,000 To 8,000 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, City Core, Midtown

Size: 5,000 - 7,000 sq ft | Occupancy: Q3 2023

Looking for 5,000 To 7,000 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone, Euston, King's Cross, City Southern, City Core, City Western, City Northern, City Eastern, Clerkenwell & Farringdon

Size: 500 - 5,000 sq ft | Occupancy: Q2 2023

Looking for 500 To 5,000 sq ft of Office in Kensington & Chelsea, Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Euston, King's Cross, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge, Islington, Borough

Size: 5,000 - 7,000 sq ft | Occupancy: Q2 2023

Looking for 5,000 To 7,000 sq ft of Office in Fitzrovia, Covent Garden, Bloomsbury, Waterloo, Euston, King's Cross, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge, Borough

Size: 2,000 - 5,000 sq ft | Occupancy: Q2 2023

Looking for 2,000 To 5,000 sq ft of Office in City Market, West End Market

Size: 4,500 - 5,500 sq ft | Occupancy: Q3 2023

Looking for 4,500 To 5,500 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone

Size: 4,500 - 7,500 sq ft | Occupancy: September 2023 |

Budget: £50 - £90 per sq ft

Looking for 4,500 To 7,500 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, King's Cross, Midtown

Size: 5,000 - 7,000 sq ft | Occupancy: Q1 2023 | Budget:

Up to £75 per sq ft

Looking for 5,000 To 7,000 sq ft of Office in Holborn London Underground Station (+ 2 miles)

| | | | | |
|---------------|--|---|------------------|--|
| 13th Dec 2022 | Unknown Technology | Kontor Dylan Wallis | All Availability | Size: 4,000 - 6,000 sq ft Occupancy: Q1 2023 Looking for 4,000 to 6,000 sq ft of a Fitted Office in Fitzrovia, Soho, Bloomsbury, Marylebone, King's Cross, Clerkenwell & Farringdon, Covent Garden, Shoreditch & Hoxton, City Southern, City Core, City Western, City Northern, City Eastern, Midtown, Islington |
| 22nd Nov 2022 | Unknown Professional | Colliers Dominic Hoole | All Availability | Size: 5,000 - 10,000 sq ft Occupancy: Q1 2023 Looking for 5,000 To 10,000 sq ft of Office in Bloomsbury, Euston, King's Cross |
| 7th Nov 2022 | Unknown Other | Spacepoint Mark O'Neill | All Availability | Size: 4,000 - 5,000 sq ft Budget: Up to £50 per sq ft Looking for 4,000 To 5,000 sq ft of Office in Covent Garden, Bloomsbury, City Western, Midtown, Clerkenwell & Farringdon |
| 2nd Nov 2022 | Unknown Other | Rebase Anna Horan | All Availability | Size: 800 - 1,200 sq ft Occupancy: Q1 2023 Looking for 800 To 1,200 sq ft of Office in Bloomsbury, Euston, King's Cross |
| 31st Oct 2022 | Unknown Charities & Associations | Gerald Eve Viviana Thurstan | All Availability | Size: 5,000 - 20,000 sq ft Looking for 5,000 To 20,000 sq ft of Office in Bloomsbury |
| 20th Oct 2022 | Unknown Technology | Monmouth Dean Olivia Stapleton | All Availability | Size: 500 - 750 sq ft Budget: £60 per sq ft Looking for 500 To 750 sq ft of Office in Fitzrovia, Soho, Bloomsbury, Midtown |
| 13th Oct 2022 | Unknown Professional | Anton Page Andrew Ingram (Deleted) | All Availability | Size: 800 - 1,200 sq ft Occupancy: Q1 2023 Budget: Up to £65 per sq ft Looking for 800 to 1,200 sq ft of Office in Fitzrovia, Bloomsbury, Camden, Euston, King's Cross, Clerkenwell & Farringdon, Islington |
| 13th Oct 2022 | Unknown Other | DeVono Ben Ashby (Deleted) | All Availability | Size: 5,000 - 10,000 sq ft Occupancy: Q2 2023 Educational user - 5,000 to 10,000 sq ft of F1 space - Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Midtown |
| 6th Oct 2022 | Unknown E-Commerce | Occupa Alexander Reuben | All Availability | Size: 5,500 - 7,500 sq ft Occupancy: Q1 2023 Looking for 5,500 to 7,500 sq ft of Office in Bloomsbury, Euston, King's Cross, Clerkenwell & Farringdon, Islington |

| | | | | |
|---------------|--|--|------------------|--|
| 6th Oct 2022 | Unknown Creative & Media | Robert Irving Burns Matthew Mullan | All Availability | Size: 1,000 - 2,000 sq ft Occupancy: Q1 2023 Budget: £35 - £65 per sq ft Looking for 1,000 to 2,000 sq ft of Office in Fitzrovia, Soho, Bloomsbury, Oxford Street |
| 6th Oct 2022 | Unknown Charities & Associations | Bailey Watkins Justyn Bailey | All Availability | Size: 1,000 - 1,500 sq ft Occupancy: Q4 2022 Budget: Up to £40 per sq ft Looking for 1,000 to 1,500 sq ft of Office in Paddington, St. James's, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Shoreditch & Hoxton, Waterloo, Vauxhall, Marylebone, Euston, North of Marylebone Rd, King's Cross, Midtown, Clerkenwell & Farringdon, Southbank & London Bridge, Borough |
| 30th Sep 2022 | Unknown Professional | Tupelo Spaces Adam Smith | All Availability | Size: 800 - 1,200 sq ft Occupancy: January 2022 Budget: £55 - £75 per sq ft Looking for 800 to 1,200 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Midtown |
| 20th Sep 2022 | Unknown Professional | WR Consultancy David Burland | All Availability | Size: 800 - 1,100 sq ft Occupancy: Q4 2022 Looking for 800 To 1,100 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone |
| 12th Sep 2022 | Unknown Creative & Media | CBRE LTD Rebecca Headon | All Availability | Size: 2,000 - 3,000 sq ft Occupancy: Q4 2022 Budget: Up to £65 per sq ft Looking for 2,000 To 3,000 sq ft of Office in Bloomsbury, King's Cross, Clerkenwell & Farringdon |
| 8th Sep 2022 | Unknown Other | Lonic Ross Freedman | All Availability | Size: 5,000 - 8,000 sq ft Occupancy: Q4 2022 Budget: £40 - £50 per sq ft Looking for 5,000 To 8,000 sq ft of Office in Fitzrovia, Bloomsbury, King's Cross, City Southern, City Core, City Western, Midtown |
| 26th Aug 2022 | Unknown Retail & Leisure | SHB Real Estate Sam Tomlin | All Availability | Size: 2,500 - 3,200 sq ft Occupancy: Q4 2022 Budget: Up to £35 per sq ft Looking for 2,500 To 3,200 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon |
| 15th Aug 2022 | Unknown Technology | Kontor Jack Fryer | All Availability | Size: 2,500 - 4,500 sq ft Occupancy: Q4 2022 Budget: £40 - £80 per sq ft |

Looking for 2,500 to 4,500 sq ft of Office in King's Cross, Clerkenwell & Farringdon, Tech City

| | | | | |
|---------------|------------------------------------|--------------------------------------|------------------|---|
| 28th Jul 2022 | Unknown Creative & Media | Lonic Isabella Vandermolen | All Availability | Size: 1,000 - 2,000 sq ft Occupancy: Q4 2022 Looking for 1,000 to 2,000 sq ft of Office in Soho, Bloomsbury, Clerkenwell & Farringdon |
|---------------|------------------------------------|--------------------------------------|------------------|---|

| | | | | |
|---------------|-------------------------|-------------------------------------|------------------|---|
| 26th Jul 2022 | Unknown Other | Morgan Pryce Dean Johnson | All Availability | Size: 1,750 - 2,250 sq ft Occupancy: Q4 2022 Looking for 1,750 to 2,250 sq ft of Office in Mayfair, St. James's, Fitzrovia, Covent Garden, Victoria, Bloomsbury, Marylebone |
|---------------|-------------------------|-------------------------------------|------------------|---|

i) Hyde Albion Correspondence