

**From:** [robert.jackson](#)  
**To:** [Clarke Buxton](#)  
**Subject:** 9 John Street  
**Date:** 06 May 2023 07:27:42  
**Attachments:** [Brochure\\_1Bedford row \(1\) \(2\) \(1\).pdf](#)

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Hi Clarke

Thank you for showing me 9 John Street the other day. Here is our offer, please let me know if you have any questions.

Guarantor: Hyde Albion Ltd, is due to file its latest set of accounts next week.

Leaseholder: TBC

Term: 10 or 15 yrs (alternative term length possible)

Size: Whole building

Condition: As is, I will refurbish to a high standard using my own capital

Capital contribution from the landlord: None

Use: To be used as a serviced office.

Service Charge: None

Deposit: None, due to high fit-out costs

Rent: £30psf

Rent Review: Capped at a 5% increase every 5yrs

Rent-free: 1 year of rent-free for every 5-year term. (50% rent payable during the first years of term)

Start date, this can either be ASAP, or alternatively March 2024. Due to other commitments, I'm unable to begin the lease between July 2023-Feb 2024

Our Instagram - <https://www.instagram.com/officeandbear/>

I plan to refurbish 9 John Street in the same style as our latest building, 1 Bedford Row, Holborn, I've roughly matched the terms that were agreed on this property, which are £30psf with a 2yr rent free, the landlord also contributed £176,000 towards the refurbishment, I haven't requested any capital contribution for 9 John street. If my offer is of interest it would be great to meet the landlord to discuss our plans for their building, to give them idea of what to expect in terms of fitout we could meet at Bedford Row, see the brochure attached. Ive considered this project carefully in terms of; cost of fit-out, location and timescale and the above represents my best and final position.

Kind Regards  
Robert Jackson

**From:** [robert jackson](#)  
**To:** [Clarke Buxton](#)  
**Subject:** Re: FW: 9 John Street  
**Date:** 16 May 2023 10:04:46

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Hi Clarke

Sorry for the delay. Following your email yesterday I did a bit of deeper investigation into the occupancy level of Boutique workplace which is also on John rd, its much worse than i originally understood therefore i don't think il be able to proceed with my offer.

This building fronts John Rd:

<https://theboutiqueworkplace.co/properties/office-space-midtown-12-18-theobalds-road-wc1x-8sl/>

Thanks for showing me around and sorry to waste your time on this one

On Tue, May 16, 2023 at 8:59 AM Clarke Buxton <[CB@galepriggen.co.uk](mailto:CB@galepriggen.co.uk)> wrote:

Hi Robert

Are you able to come back to me on this?

Thanks

Clarke

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**From:** Clarke Buxton  
**Sent:** Monday, May 15, 2023 11:33 AM  
**To:** robert jackson <[rj@theoffice.co.uk](mailto:rj@theoffice.co.uk)>  
**Subject:** Re: 9 John Street

Hi Robert

A representative of my client would like to meet up with you at Bedford Row with a view to taking matters further. Would you be available this Weds? Or the following Weds?

Kind regards

Clarke

Sent from my iPhone

On 6 May 2023, at 07:27, robert jackson <[rj@theoffice.co.uk](mailto:rj@theoffice.co.uk)> wrote:

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