



ROBERT IRVING BURNS

ATT: Mr. Aris Hadjikkou
Atlas Property Letting & Services Ltd
155-157 Great Portland Street
W1W 6QP

20 July 2022

Dear Aris,

RE: 52 Tottenham Court Road, London W1T 2EH

I hope you are well.

As you are aware, we have been marketing the offices at the above address since 16/09/2020. During this time, we have conducted a total of 12 viewings with no follow up visits booked. We presently have no firm interest and no offers have been received during the marketing period.

Naturally since COVID 19 there has been great change in the demand for office space, particularly for office space which is cellular and over multiple floors.

Beyond the pandemic we have seen a flight to quality where presentable (potentially furnished) office space offering lift access, AC, breakout space, fitted kitchen, smart WCs, showers and bike storage has become the "norm" when businesses are acquiring new premises. This is, in part, an active encouragement to bring their staff back but also because public mood toward personal welfare has become a top priority.

The demand smaller office units such as those at 52 Tottenham Court Road is virtually non-existent in the current climate.

I hope this is clear for now.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'H Bacon', with a long horizontal stroke extending to the right.

Henry Bacon BSc
Commercial Leasing Team Leader