

# 22 Great James Street

## Interest Schedule

September 2022 – September 2024



## Summary

Matthews & Goodman LLP (now Fisher German LLP following a merger in August 2022) have acted as the sole leasing agents at 22 Great James Street since September 2022.

Despite a circa 2-year marketing campaign and the building given exposure across various channels (including their own website, Agents Society, Valve, Loopnet, and Zoopla). Fisher German have failed to attract any significant interest in the building. Fisher German have sent the property to 267 agent requirements over this period with only 7 agents presenting the building as an option to their client. As shown below Doug Gordon MRICS has followed up with all 7 agents, however the building was discounted by agents / tenants for various reasons. Primarily because of its narrow configuration, small floorplates, central staircase, no lift and the building not being DDA compliant.

Over the 2-year period, Fisher German have only carried out 3 viewings, all of these being direct enquiries through their website. 2 of these being psychotherapists and the other viewing with an embassy. However, none of the parties progressed matters following their 1<sup>st</sup> viewings. We have not had a viewing arranged with any office occupiers over the 2 year period.

# Viewing

Interest Schedule - 9th September 2024

Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Latest match comment
29th Aug 2024	Psychotherapist Service Industry		All Availability	<p><b>Size: 2,101 sq ft</b> Looking for 2,101 to 2,101 sq ft of Office in WC1N 3ES (+3 miles)</p>	<p>Searching for a new clinic in addition to their existing one in the West End. The building was well located for them and the segmented configuration of the rooms worked to an extent. However, the narrow configuration was an issue for clinic space.</p> <p>They also had an issue with the building not having a lift or being DDA compliant. The damp and condition of the building was also a concern, with the party stating that a significant refurbishment would need to be undertaken to convert the space into usable clinics.</p> <p>They had viewed several properties in the area and stated that other properties they had viewed were in a superior condition and had larger and more efficient layouts/configurations.</p>
2024	City Therapy Rooms Service Industry		All Availability	<p><b>Size: 2,101 sq ft</b> Looking for 2,101 to 2,101 sq ft of Office in WC1N 3ES (+3 miles)</p>	<p>They currently lease two other buildings, one in Chancery Lane and another in Islington. They rent separate therapy rooms within the buildings to psychotherapists and practices on a licence basis.</p> <p>The viewing was positive, and he conveyed that the rooms were well sized and configured, he did, however, have a concern about the potential noise</p>

from the pub next door. He was also concerned with the lack of a lift and the building not being DDA compliant. They are interested in leasing an entire building on a long-term basis, 10-15 years, although this is subject to them evaluating costs.

The building was eventually discounted due to no lift or DDA access.

15th Jan 2024	<b>Grenadan Embassy</b> Public Sector	All Availability	<b>Size: 2,101 sq ft</b> Looking for 2,101 to 2,101 sq ft of Office in WC1N 3ES (+3 miles)	Grenada Embassy – Looking for c. 2,000 sq ft self-contained buildings in Central London. We showed two individuals from the embassy around and they immediately discounted the building due to no DDA access. They also commented on there being no lift and a narrow staircase. They also commented on the irregular and inefficient layout of the building and felt the internal and external renovations would be too extensive.
---------------	--	------------------	---	---

# Enquiries



## Interest Schedule - 9th September 2024

Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Latest match comment
27th Dec 2023	Unknown Manufacturing	MB&A Michael Boardman	All Availability	<b>Size: 1,800 - 2,500 sq ft   Occupancy: June 2024   Budget: £45 - £75 per sq ft</b> Looking for 1,800 To 2,500 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon	DG: Spoke with Michael for an update on his client's office search. Their priority was to acquire space in Midtown/Farringdon. His client also wanted open plan space over a single floor. The building was also of a lesser quality / specification when compared with other properties submitted to his client.
3rd May 2023	Unknown E-Commerce	Clark Street Commercial Jon Franks	All Availability	<b>Size: 1,500 - 3,000 sq ft</b> Looking for 1,500 To 3,000 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone	DG: Spoke with Jon and they are looking for a building of better specification and condition, also the floorplates are too small for his client. Also, not looking to acquire a building with no lift or DDA access for patients.
3rd Apr 2023	Unknown Banking & Finance	Stirling Ackroyd	All Availability	<b>Size: 2,000 - 2,500 sq ft   Occupancy: Q3 2023</b> Looking for 2,000 To 2,500 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, City Core, City Western, Midtown, Clerkenwell & Farringdon	DG: Spoke with Lucy to follow up on the enquiry. However, the building was discounted after being reported to her client. They are looking to acquire space over a single floor. Her client is also prioritising buildings with modern amenities such as bike storage and showers.
24th Feb 2023	Unknown Property Company	Cluttons	All Availability	<b>Size: 1,000 - 30,000 sq ft   Occupancy: Q4 2023</b> Looking for 1,000 to 30,000 sq ft of Office in Central London	DG: Henry's client is looking to acquire 8,000 - 9,500 sq ft over a single floor. Matched our building in error.
1st Dec 2022	n/a Other	Farebrother Lili Devonald	All Availability	<b>Size: 2,000 to 2,500 sq ft</b> Looking for 2,000 to 2,500 sq ft of Office in WC1N 3ES (+3 miles)	DG: Spoke with Lili and the building was reported to her client. However, it was not selected for a viewing. They wanted more modern space, preferably over a single floor. Also commented on

					the lack of a lift and DDA access.
28th Nov 2022	Unknown Banking & Finance	TLG Natalie Lelliott	All Availability	<b>Size: 1,500 - 2,500 sq ft   Occupancy: Q1 2023</b> Looking for 1,500 To 2,500 sq ft of Office in Fitzrovia, Soho, Victoria, Bloomsbury, Shoreditch & Hoxton, King's Cross, City Northern, Clerkenwell & Farringdon	DG: Spoke with Natalie. The building was submitted to her client in an initial longlist. However, their priority was to occupy space over a single floor. They also wanted the space to be pre-fitted and modern. Therefore, the building was not chosen for a viewing.
23rd Jun 2022	Unknown Creative & Media	Stoneway Real Estate Stuart Simmons	All Availability	<b>Size: 1,750 - 2,500 sq ft   Occupancy: Immediately   Budget: £40 - £65 per sq ft</b> Final check Looking for 1,750 to 2,500 sq ft of Quiet Town House - Office in Temple, Soho, Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon	DG: Has spoken with Stuart and they stated the building had smaller / narrow floorplates when compared with other townhouses sent to them, it had been submitted to his client but was not chosen for a viewing. He also commented on the central staircase being a negative.  DG: Followed up by ringing Stuart for an update and was informed that they had signed a Lease at another building.

