

## Chun Qing Li

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**From:** Josh Perlmutter | Compton <[REDACTED]>  
**Sent:** 19 November 2024 11:31  
**To:** Chun Qing Li; Shaun Simons | Compton; Andy Gilbert | Compton  
**Cc:** Helena Hu  
**Subject:** RE: Request for Marketing Records for 47 Mount Pleasant, London WC1X 0AE  
**Attachments:** 47 Mount Pleasant - Marketing Details.pdf

Hi Chun,

Thanks for your email. Please see below:

- Copies of marketing materials (e.g., brochures, listings, online advertisements).
- **Attached are our in-house marketing details we used. We listed on our website, Kato, Rightmove, Zoopla, LoopNet and EG but as we withdrew the property from the market, we are unable to share these old web pages.**
- Records or summaries of viewings conducted and parties expressing interest.
- **We held 4 viewings in total with a variety of creative/tech occupiers, and were negotiating with a company called We Are Flying Objects but unfortunately this did not end up leading to a successful letting. [@Andy Gilbert | Compton](#) can share more on this if you need.**
- Any reports or correspondence documenting marketing activities and their outcomes.
- **Similar to the above, we are unable to share this due to the property being withdrawn from the market. If there is something more specific you need then I'm sure we can assist.**

Kind regards,

Josh

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Josh Perlmutter | Compton  
Director

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[REDACTED]

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47 St John's Square, Clerkenwell,  
London EC1V 4JJ

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## Chun Qing Li

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**From:** Andy Gilbert | Compton <A[REDACTED]>  
**Sent:** 19 November 2024 11:45  
**To:** Chun Qing Li; Josh Perlmutter | Compton; Shaun Simons | Compton  
**Cc:** Helena Hu  
**Subject:** RE: Request for Marketing Records for 47 Mount Pleasant, London WC1X 0AE

Hi Chun,

We had two abortive negotiations, one was with Too Good, a design firm and the other with Fount London and flexible workspace company.

TooGood we were quite a long way down the line and we were about to instruct solicitors but after many many design meetings the tenants could not make the building work due to high refurbishment costs.

We were granting a significant amount of rent free but in the end they felt the project would be too much work to take on.

With Fount London, it was a similar story and the fact the building was a touch too small for what they were looking for and also the fact the property was in a bit more of a residential part of Clerkenwell / Farringdon. With all these factors combined they pulled out of negotiations as well.

Hope that helps.

Best,

Andy

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**Andy Gilbert | Compton**  
Senior Advisor



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47 St John's Square, Clerkenwell,  
London EC1V 4JJ



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# Compton

## Kings Cross

47 Mount Pleasant  
WC1X 0AE

Self-contained building available to  
rent at only £25.00 Per Sq Ft

## For Rent

2,687 ft<sup>2</sup>

020 7101 2020  
compton.london





# Compton

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## Kings Cross

47 Mount Pleasant  
WC1X 0AE

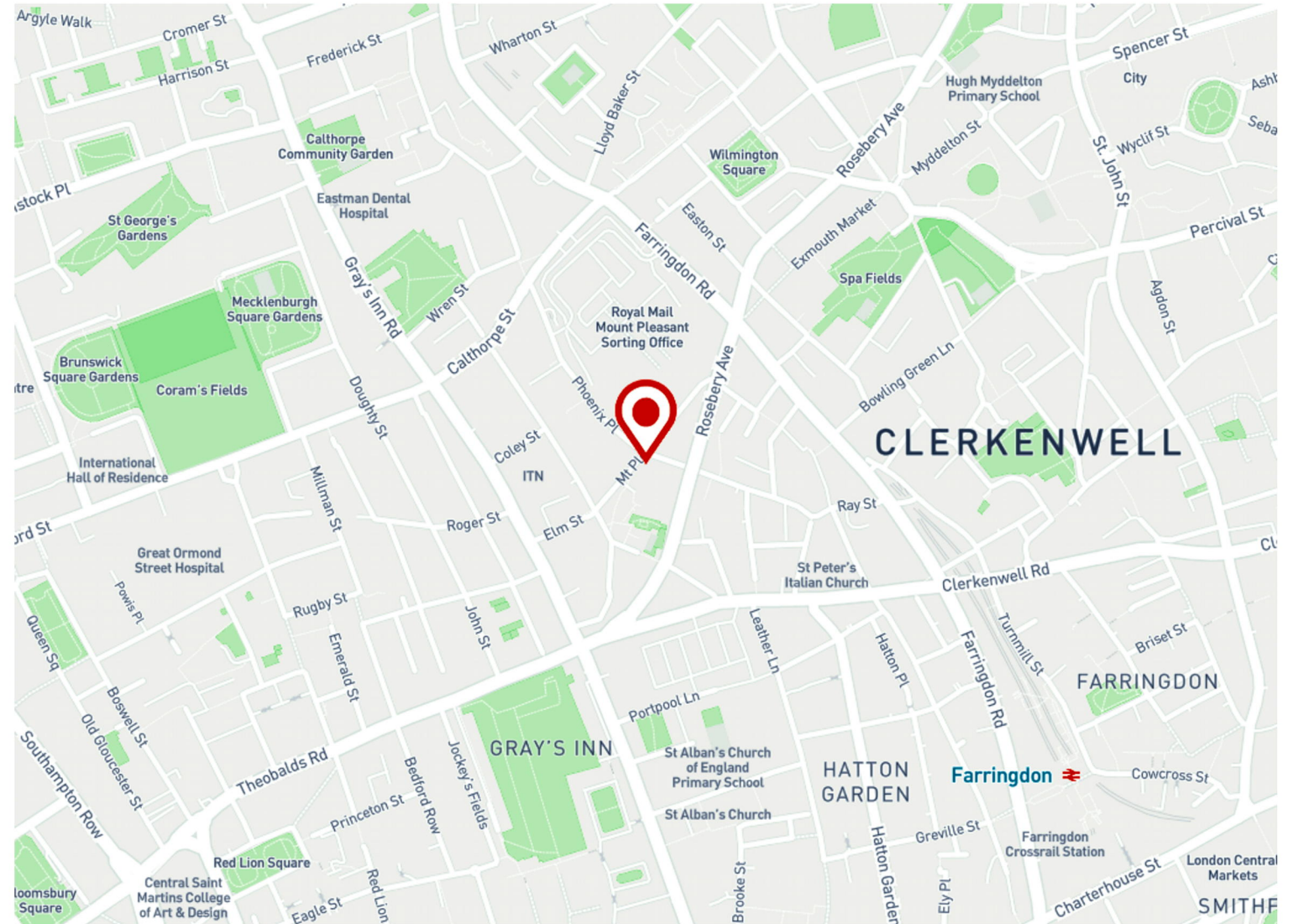
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Self-contained building available to  
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## For Rent

2,687 ft<sup>2</sup>



## Location

The building is centrally located and just a short walk to Chancery Lane and Farringdon underground stations which is perfect for commuters. It is also on the doorstep of a number of trendy bars, restaurants and market stalls.

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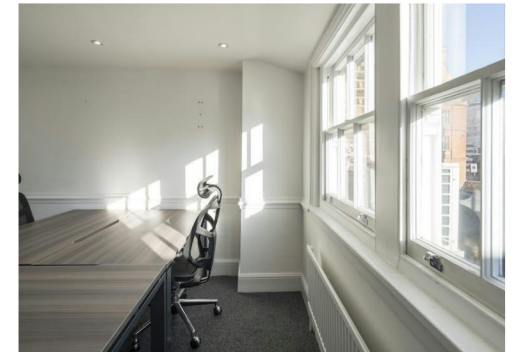
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## Amenities

- Self-contained building
- Modern finishes
- Fully fitted and furnished
- Fantastic natural light
- Air conditioning
- Large kitchen area
- Multiple rooms to provide for private meeting spaces
- WC's and Shower facilities
- 24/7 Access

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## Description

This self-contained building oozes history, dating back to the 18th century. Today, the building offers a contemporary feel whilst holding onto its history with period features and retro furniture in the breakout areas.

The offices are light and spacious with on-site shower facilities, meeting and breakout amenities.



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## Content

View on Website



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## Viewings

Via Sole Agents only

## Terms

New full repairing & insuring lease available for a term by arrangement  
direct from the Landlord

## VAT

The property is elected for VAT

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## Floor Areas & Outgoings

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The accommodation comprises of the following

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /year
3rd	309	£25	£15	£1.50	£12,823.50
2nd - Front	330	£25	£15	£1.50	£13,695
2nd - Rear	279	£25	£15	£1.50	£11,578.50
1st	532	£25	£15	£1.50	£22,078
Ground	527	£25	£15	£1.50	£21,870.50
Lower Ground	710	£25	£15	£1.50	£29,465
Total	2,687	£25	£15	£1.50	£111,510.50



# Compton

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## Contact Us

All appointments to view must  
be arranged via sole agents,  
Compton, through —

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07519377562



020 7101 2020  
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