



Our Ref: PWM/HG

22 May 2024

London Borough Camden
Planning Department
5 Pancras Square
London
N1C 4AG

**Sanderson
Weatherall**

4th Floor
87-88 Bartholomew Close
London
EC1A 7BL

Phone: 0207 851 2100

To whom it may concern

Dear Sir / Madam:

53-54 TOTTENHAM COURT ROAD, LONDON, W1T 2EJ

We have been marketing the first-floor office accommodation at 53-54 Tottenham Court Road since September 2021.

Marketing

The property was marketed via agency platforms including the following:

- Sanderson Weatherall website
- Agents Society
- EACH
- Perfect Information Property
- Zoopla
- Rightmove

Whilst we have leased the ground floor and basement to Rudys Pizzas during this period we have not received any expressions of interest in the self-contained first floor office.

We attribute this to the access to the first floor which is via a staircase and common parts shared with the residential units on the 2nd and 3rd floors.

In our opinion the first floor is better suited to residential accommodation than an office.

Kind regards

Yours sincerely

**For and on behalf of
Sanderson Weatherall LLP**

Paul Moody

Partner - Agency

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