

Subject:

FW: Fusion House, Rochester Mews

Begin forwarded message:

From: Ashley Diamond <ashley.diamond@metSPACE.co.uk>
Date: 2 July 2024 at 10:46:26 BST
To: James Demos <james@breezeHoldings.co.uk>
Subject: Fusion House, Rochester Mews

Hi James,

Suite 5, Fusion House is still live on our website although it has not generated any further interest at this stage. I will keep you updated should this change.

Best regards

Ashley Diamond

IMETSPACE™ Ashley
Diamond
020 3393 2293 /
07827813214

MetSpace, 32-34 Great Marlborough Street, London W1F 7JD



This email, the information it contains and any files attached to it is confidential and may be privileged. If you are not the intended recipient of this email, please note that you have received it in error and that any review, dissemination, distribution or copying of it is strictly prohibited. Please also notify the sender immediately by replying to this email and delete it (and any copies) from your system. If you have any doubts about the authenticity of an email purportedly sent by us, please contact us immediately. Internet communications are not secure and may contain viruses for which we accept no responsibility.

fps_@hotmail.co.uk

From: Ashley Diamond <ashley.diamond@metSPACE.co.uk>
Sent: 21 June 2024 15:40
To: James Demos
Subject: Rochester Mews
Attachments: Fwd: Rochester Mews (189 KB); FW- New Referral (740114). ITC Infotech for MetSPACE by Charlie Powell from CBRE.eml; RE: New Lead: Purdy & Figg (3.46 MB); RE: Viewing request (36.0 KB)

Hi James,

Please see below from Kieran (Head of Sales at MetSPACE). Also attached emails with various feedback. Any questions or changes just let me know. Have a great weekend

Hi Ashley,

- Event Horizon – Felt the location was too residential
- Confidential fashion – Lost on location and ended up taking space in King's Cross
- Purdy & Figg – lost on location, ended up taking space in King's Cross
- Infotech - Felt the location was too residential

After marketing the building for circa 9 months, the main resistance to clients viewing are taking space as due to location. Many of the companies who enquired did not view the office due to the proximity to the underground station. Some of the feedback from viewings was that although the building was a good quality, and the office was suitable, they felt the location was too residential and didn't offer the local amenities that other Camden offices (closer to the station, high street and markets) offered.

Kieran

IMETSPACE™ Kieran Christie
020 3393 2293 / 07837270455

MetSpace, 32-34 Great Marlborough Street, London W1F 7JD



IMETSPACE™ Ashley Diamond
020 3393 2293 / 07827813214

MetSpace, 32-34 Great Marlborough Street, London W1F 7JD



This email, the information it contains and any files attached to it is confidential and may be privileged. If you are not the intended recipient of this email, please note that you have received it in error and that any review, dissemination, distribution or copying of it is strictly prohibited. Please also notify the sender immediately by replying to this email and delete it (and any copies) from your system. If you have any doubts about the authenticity of an email purportedly sent by us, please contact us immediately. Internet communications are not secure and may contain viruses for which we accept no responsibility.

From: kieran.christie@metSPACE.co.uk
Sent: 09 October 2023 17:27
To: 'Ashley Diamond'; 'Robin Lester'
Subject: Rochester schedule of interest

Ashley/Robin,

We're marketing both units across all platforms, including VALVE, Hubble and Instant, and reaching out to over 1,000 agents every week. We've had 11 enquiries, and 4 completed viewings since we've re-marketed the 1st floor and launched unit 6. Considering the dip in the market this year and especially during summer this is encouraging. We're also waiting on two further viewings to be booked in the next week or so from CBRE and Talley Market. Unfortunately, we lost a client to our main competition in Camden, Workspace Group, who we know is a budget option but appealing in this current market.

We didn't have the September "boom" we were all expecting, with enquiries and viewings down 20% across the board, even the West End, as you know the strongest and most consistent market it has been exceptionally quiet. We're also experiencing a much longer deal cycle, 3-6 months, as opposed to 1-3 months. In general, Camden is a slower market and there is less demand, but any enquiries that do come in we will know about, and if the requirements and budgets align we will be included on the viewing schedule, it will only be a matter of time before we secure a new client.

I will continue to update on progress.

Enquiries

Company	Client Name	Agency	Broker Name	Size Sq.ft	Desk No.	Meeting Rooms	Primary Location	Sec Loc
ITC Infotech	Unknown	Colliers	Peter Mather	1500 - 2000	20-30	0	North	Car
	Emilio Arciniega Brandon	District	Georgia Gray	1500 - 2000		0	North	Car
Serac Technologies	Johnson Anshika		Perry Lewis	2500 - 3000	30-40	>5	North	Car
	Apooha Srivastav	Instant	Chris Beech	1500 - 2000	15-20	2	North	Car
About Energy Ltd	Rejina Poyo Jordan Bourke	Office Freedom	Jack Hooker	2000 - 3000	20-30	2	North	Car
	Erin Coyle	Office Freedom	Bob Toor	1500 - 2000	15-20	1	North	Car

Sam Hope	Sam Hope	Victor Harris	Asif Ismail	1000 - 1500	15-20	5	North	Car
The Junctions Group	Confidential	Office Freedom	Lee Merander	1500 - 2000	15-20	5	North	Car
Purdy & Figg Ltd	Jack Rublin	Tally Market	Emma Campbell	2000 - 3000	30-40	2	North	Kings Cross
Confidential	TBC - JLL	CBRE	Charlie Powell	2000 - 3000	30-40	3	North	Camden
IQ Capital Partners	Catherin Knott	Knight Frank	Tom Walsh	1000 - 1500	20-30	2	North	Camden

Thanks
Kieran

IMETSPACE™ Kieran Christie
020 3393 2293 / 07837270455

Metspace, 32-34 Great Marlborough Street, London W1F 7JD



This email, the information it contains and any files attached to it is confidential and may be privileged. If you are not the intended recipient of this email, please note that you have received it in error and that any review, dissemination, distribution or copying of it is strictly prohibited. Please also notify the sender immediately by replying to this email and delete it (and any copies) from your system. If you have any doubts about the authenticity of an email purportedly sent by us, please contact us immediately. Internet communications are not secure and may contain viruses for which we accept no responsibility.

fps@hotmail.co.uk

From: kieran.christie@metSPACE.co.uk
Sent: 21 September 2023 09:58
To: 'ANGLO Paul'
Subject: RE: [EXTERNAL] [MARKETING] MetSpace Availability Update

Location	Building	Floor	Size (Sq.ft)	Desks	MR's
Old St	100 Bunhill Row	G + LG (split level with internal staircase)	4,950	82	3
Farringdon	67 Clerkenwell Rd	3rd	2,577	46	1
Holborn	Adler House	Ground	666	10	1
Holborn	Adler House	Lower Ground	678	10	1
Soho	25 Poland St	1st Floor	1,450	20	1
Fitzrovia	17 Gosfield St	Lower Ground	170	2-4	0
Fitzrovia	17 Gosfield St	1st Floor	86	1	0
Fitzrovia	17 Gosfield St	1st Floor	193	2-4	0
Fitzrovia	17 Gosfield St	2nd Floor	87	1	0
Fitzrovia	17 Gosfield St	3rd Floor	85	1	0
Fitzrovia	17 Gosfield St	3rd Floor	192	2-4	0
Camden	Oval Rd	Ground Floor (Unit One)	3,675	64	2
Camden	Oval Rd	Ground floor (Unit Two)	1,550	26	2
Camden	Rochester Mews	Suite 6	1,300	22	1
Camden	Rochester Mews	1st Floor	2,400	36	4

IMETSPACE™ Kieran Christie
020 3393 2293 / 07837270455

MetSpace, 32-34 Great Marlborough Street, London W1F 7JD



This email, the information it contains and any files attached to it is confidential and may be privileged. If you are not the intended recipient of this email, please note that you have received it in error and that any review, dissemination, distribution or copying of it is strictly prohibited. Please also notify the sender immediately by replying to this email and delete it (and any copies) from your system. If you have any doubts about the authenticity of an email purportedly sent by us, please contact us immediately. Internet communications are not secure and may contain viruses for which we accept no responsibility.

From: ANGLO Paul <Paul.Anglo@realestate.bnpparibas>
Sent: 21 September 2023 09:57
To: Kieran <kieran.christie@metSPACE.co.uk>
Subject: RE: [EXTERNAL] [MARKETING] MetSpace Availability Update

Hi mate,

Do you have your availability on a pdf of excel? I can't view the availability link – our IT security blocks it.

Thanks,

Paul



Real Estate for a changing world

Paul Anglo
Head of Flexible Office Solutions
Director

BNP Paribas Real Estate UK
5 Aldermanbury Square
London EC2V 7BP
Tel : +44 (0) 207 338 4000
Mob: +44 (0) 7795 154356
realestate.bnpparibas.co.uk



This email is subject to our [disclaimer](#). Corporate details can be found [here](#).

Do not print this document unless it is necessary, consider the environment.

We help occupiers deliver future focused solutions in a rapidly changing world

Flexible Office Space • Occupier Strategy • Portfolio Management • Tenant Representation • Workplace Consultancy

From: Kieran <kieran.christie@metSPACE.co.uk>
Sent: 21 September 2023 08:34
To: ANGLO Paul <Paul.Anglo@realestate.bnpparibas>
Subject: [EXTERNAL] [MARKETING] MetSpace Availability Update

EXTERNAL SENDER - EMETTEUR EXTERNE

Be cautious before opening attachments or clicking on any links. If in doubt, use 'Report Email/ReportPhishing' button or contact your **CSIRT**.

Soyez vigilants avant d'ouvrir les pièces jointes ou de cliquer sur les liens. En cas de doute, signalez le message via le bouton 'Report Email/ReportPhishing' ou contactez votre **CSIRT**.