

**fps\_@hotmail.co.uk**

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**From:** Giles Moulder <giles.moulder@f3architects.com>  
**Sent:** 31 May 2024 10:49  
**To:** Mike Demos  
**Cc:** James Rochester Landlord  
**Subject:** F3 offices - Rochester Mews.

Dear Mike and James

Thank you for your time the other day.

As discussed please accept this email as notice of option to break the lease (leaving date to be confirmed subject to lease dates).

It is with huge regret but with all the space we have (and number of desks and meeting rooms) c.4500ft we cannot justify the cost. It is impossible to motivate people back to working from the office, you will have seen most days we have 5/10 people!

We have tried to support the office use with other companies taking space (as agreed with you) but that company has since left (bar 3 people) and we have struggled to replace them. The last 3 leave in about 8 weeks.

Clearly this has been an issue with the opposite office as no one seems to be there too.

Let's get together soon to discuss our exit.

I want to thank you for all your support since 2015/16.

With kind regards

Giles

Sent from my iPhone

**frixos kyriacou**

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**Subject:** FW: Air Con

## ARCHITECTS

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**From:** Sally Lewis <[sally.lewis@stitcharchitects.co.uk](mailto:sally.lewis@stitcharchitects.co.uk)>  
**Date:** Tuesday, 10 January 2023 at 09:38  
**To:** James Demos <[james@breezeholdings.co.uk](mailto:james@breezeholdings.co.uk)>  
**Subject:** Re: Air Con

Hi James

I hope you're well. We are considering other options for our office going forward as our team has reduced in size and it is difficult to justify the cost of the excess space now that large meetings are also a thing of the past.

If we leave at the end of March when our lease ends would you want us to repair the aircon beforehand, or deduct the costs from our deposit?

Regards  
Sally

**Sally Lewis**  
Director

**Stitch**  
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**From:** James Demos <[james@breezeholdings.co.uk](mailto:james@breezeholdings.co.uk)>  
**Date:** Wednesday, 7 December 2022 at 19:43  
**To:** Sally Lewis <[sally.lewis@stitcharchitects.co.uk](mailto:sally.lewis@stitcharchitects.co.uk)>  
**Cc:** Dafni Nitu <[dafni.nitu@stitcharchitects.co.uk](mailto:dafni.nitu@stitcharchitects.co.uk)>  
**Subject:** Re: Air Con

Hi Sally

We will need to assess these at the end of the year. We are currently at £4.50/sqft we will need to review this with accounts in the new year and come back to you in January. We endeavour to keep levels as low as possible but with price increases across the board we may need to move the cap out slightly to make sure cost are covered.

Kind Regards  
**James Demos**

**Breeze Holdings Ltd**  
Suite 3, 28 Rochester Place  
London  
NW1 9DF

Tel: 0207 383 2277  
Mob: 07939 230724

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**From:** Sally Lewis <[sally.lewis@stitcharchitects.co.uk](mailto:sally.lewis@stitcharchitects.co.uk)>  
**Date:** Friday, 2 December 2022 at 11:06  
**To:** James Demos <[james@breezeholdings.co.uk](mailto:james@breezeholdings.co.uk)>  
**Cc:** Dafni Nitu <[dafni.nitu@stitcharchitects.co.uk](mailto:dafni.nitu@stitcharchitects.co.uk)>  
**Subject:** Re: Air Con

Hi James

Thanks for the info. We will look to have the repairs done in January as cash flow is not good at the moment.

Please let me know what the new service charge would be so that we can assess our options for taking on a new lease.

Kind regards

Sally

**Sally Lewis**  
**Director**

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