



6th October 2023

To whom it may concern,

Having considered the potential letting of Suite 5 and Suite 4 on the first floor at Rochester Mews, we will not be proceeding with a lease.

Despite the flexibility of office sizes, the building is not in central Camden and is in a predominantly residential area.

Given our market research and the feedback of brokers we work with, who offer us insight and enquiries into the local area, there would be many challenges with this property and location.

Generally, demand in Camden for office space has fallen, but in this case specifically if we were to take on a lease we would need a building with a more central location, closer to the underground for efficiency and access to local amenities.

Thank you for your time in showing us around and being open to a significantly lower rent to accommodate us but it is not something we will be moving forward with.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Layla Allos", written over a horizontal line.

Layla Allos

Director

fps_@hotmail.co.uk

From: Michael | Stoneway <michael@stoneway-re.com>
Sent: 21 June 2024 11:34
To: sales@metSPACE.co.uk
Subject: RE: Viewing request

Hi Kieran,

Yes, they felt the location wasn't quite right for their HQ.

They weren't keen on being located by so many residential properties and as an office it felt out of place.

They've decided to focus their search on alternative location.

M

MICHAEL IASI
HEAD OF FLEXIBLE OFFICES

+44 07590 577080
michael@stoneway-re.com
stoneway-re.com

1st Floor, 47/49 Borough High Street, London, SE1 1NB

stoneway

This message, including attachments, may include confidential, legally privileged, and/or proprietary information. Except for personal use by the intended recipient, or as expressly authorised by the sender, any person who receives this information is prohibited from disclosing, copying, distributing, and/or otherwise using it. If you are not the intended recipient or have otherwise received this message in error, please promptly notify the sender by phone and/or email and do not read, act upon, print, disclose, copy, retain or redistribute this message or its contents. Nothing in this communication is intended to operate as an electronic signature under applicable law.

From: sales@metSPACE.co.uk <sales@metSPACE.co.uk>
Sent: Friday, June 21, 2024 11:32 AM
To: Michael | Stoneway <michael@stoneway-re.com>
Subject: FW: Viewing request

Hi Michael,

I'm just following up on some leads. Did you get any feedback from Event Horizon?

Thanks
Kieran

From: Adam | Stoneway <a.rayner@stoneway-re.com>
Sent: 24 October 2023 16:13
To: sales@metSPACE.co.uk
Cc: kieran.christie@metSPACE.co.uk; Michael | Stoneway <m.iasi@stoneway-re.com>
Subject: Viewing request

Afternoon

Please can I arrange a viewing for Friday 3rd of November at 2:30pm at Rochester Mews?

Clients detail below

Company Name: Event Horizon
Name: Minty Rowe
Move Date: March/April
Budget: TBC
Size: 22+ desks + 1-2 meeting rooms

Regards
Adam

ADAM RAYNER
BUSINESS DEVELOPMENT EXECUTIVE

+44 07850 492778
a.rayner@stoneway-re.com
stoneway-re.com

1st Floor, 47/49 Borough High Street, SE1 1NB

The logo for Stoneway, featuring the word "stoneway" in a bold, lowercase, sans-serif font. The letter 'o' is stylized with a circular element above it, resembling a hook or a stylized 'o'.

This message, including attachments, may include confidential, legally privileged, and/or proprietary information. Except for personal use by the intended recipient, or as expressly authorised by the sender, any person who receives this information is prohibited from disclosing, copying, distributing, and/or otherwise using it. If you are not the intended recipient or have otherwise received this message in error, please promptly notify the sender by phone and/or email and do not read, act upon, print, disclose, copy, retain or redistribute this message or its contents. Nothing in this communication is intended to operate as an electronic signature under applicable law.

fps_@hotmail.co.uk

From: sales@metSPACE.co.uk
Sent: 21 June 2024 14:41
To: kieran.christie@metSPACE.co.uk
Subject: FW: New Referral (740114). ITC Infotech for MetSPACE by Charlie Powell from CBRE
Attachments: Rochester Mews (suite 6).pdf

From: sales@metSPACE.co.uk <sales@metSPACE.co.uk>
Sent: 11 October 2023 15:10
To: Charlie.Powell1@cbre.com
Subject: RE: New Referral (740114). ITC Infotech for MetSPACE by Charlie Powell from CBRE

Hi Charlie

I hope you are well.

I believe you have spoken to Kieran re this lead.

Attached best option.

Do you have a viewing date planned?

Many thanks

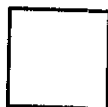
Nicki

From: VALVE System <hit-reply@valvespace.com>
Sent: Wednesday, October 11, 2023 2:43 PM
To: sales@metSPACE.co.uk
Subject: New Referral (740114). ITC Infotech for MetSPACE by Charlie Powell from CBRE



Dear Kieran Christie
You have a new referral

Hi, my client is looking for a 12-15 desk office + meeting rooms and breakout. Thanks, Charlie



Charlie Powell
Associate Director

Contact information

CBRE
<https://www.cbre.co.uk>

07876257103
Charlie.Powell1@cbre.com

Referral details

ID 44304

About company

ITC Infotech

Requirements

Locations we would like options for:

Referral ID: 740114

24-28 Oval Road

24-28 Oval Road 24-28 Oval Road, London NW1 7DJ,
United Kingdom

Company website

Charlie Powell

Associate Director

CBRE
<https://www.cbre.co.uk>

07876257103
Charlie.Powell1@cbre.com

fps_@hotmail.co.uk

From: kieran.christie@metSPACE.co.uk
Sent: 09 October 2023 10:02
To: 'Emma Campbell'
Subject: RE: New Lead: Purdy & Figg
Attachments: Rochester Mews.pdf

Hi Emma,

Did you get any feedback from these guys on Rochester Mews?

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: Emma Campbell <emma@tallyworkspace.com>

Sent: 05 October 2023 13:59

To: undisclosed-recipients:

Subject: New Lead: Purdy & Figg

Hi there,

Hope you are well!

We are currently working again with our client Purdy & Figg who are searching for a new office space. Please see lead details below plus requirements;

Registered Company Name: Purdy & Figg Ltd

Website: <https://purdyandfigg.com/>

Contact: Jack Rubin (jack@purdyandfigg.com) - this information is confidential and under no circumstances should you attempt to contact Jack or anyone from Purdy & Figg directly

Requirements;

Size: c. 30 desks + 2 meeting rooms, currently only need c.15 desks but will be growing over the next year

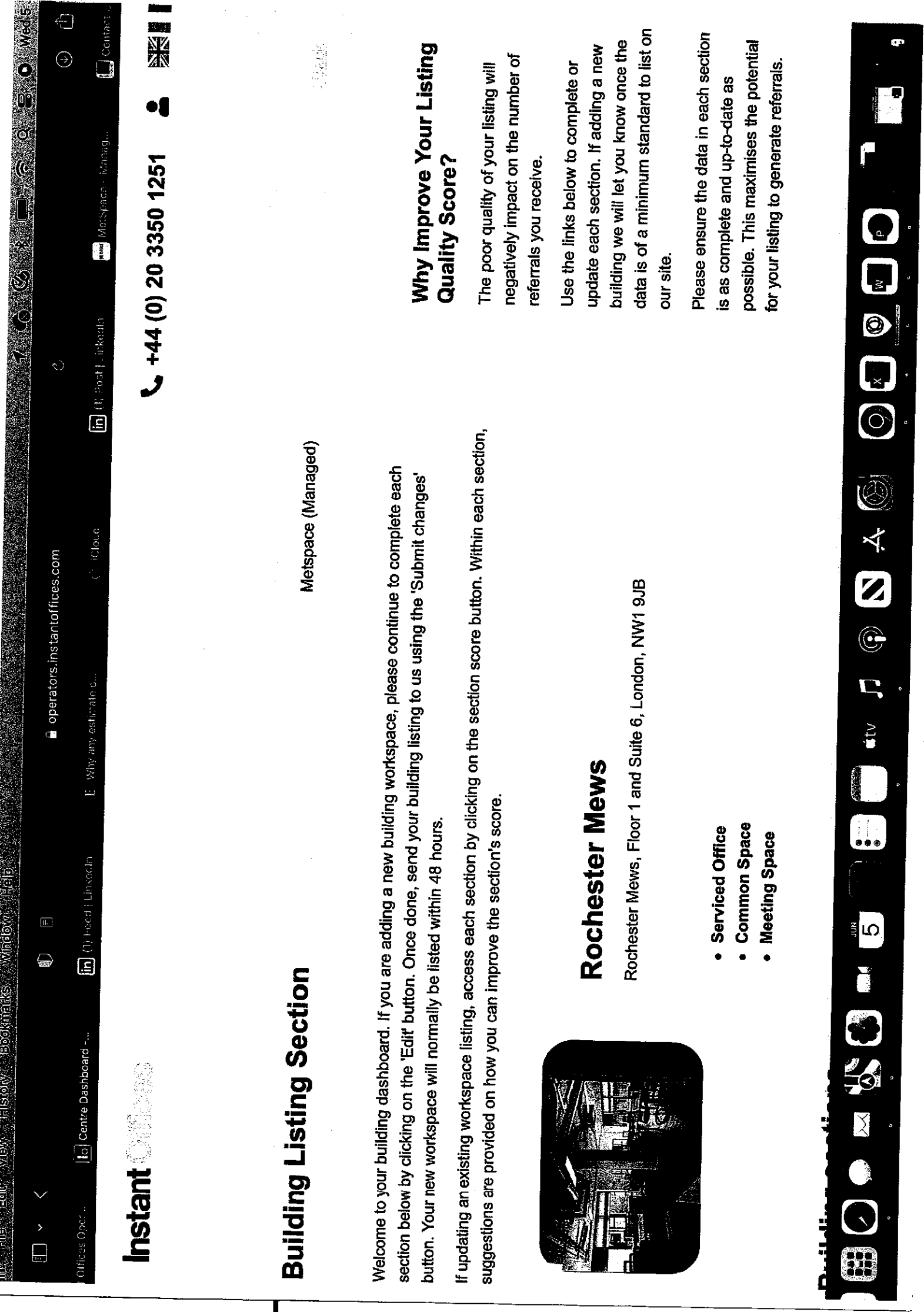
Location: Kings Cross, Camden, Euston ideally has have a factory space in Hemel Hempsted. Would also look at Farringdon etc and Holborn at a push.

Vibe: Would consider a co-working space but ideally want something that feels slightly self-contained that they can put their own spin on

Term: Ideally 12 months but would look at 24 months however would need a bigger space c. 40 desks if they did this

Budget: £20k

Please reply with confirmation of this lead plus suitable options.



Instant Offices

+44 (0) 20 3350 1251



Building Listing Section

Metspace (Managed)

Welcome to your building dashboard. If you are adding a new building workspace, please continue to complete each section below by clicking on the 'Edit' button. Once done, send your building listing to us using the 'Submit changes' button. Your new workspace will normally be listed within 48 hours.

If updating an existing workspace listing, access each section by clicking on the section score button. Within each section, suggestions are provided on how you can improve the section's score.



Rochester Mews

Rochester Mews, Floor 1 and Suite 6, London, NW1 9JB

- Serviced Office
- Common Space
- Meeting Space

Why Improve Your Listing Quality Score?

The poor quality of your listing will negatively impact on the number of referrals you receive.

Use the links below to complete or update each section. If adding a new building we will let you know once the data is of a minimum standard to list on our site.

Please ensure the data in each section is as complete and up-to-date as possible. This maximises the potential for your listing to generate referrals.

