

From: frixos kyriacou <frixos@fps-planning.com>
Sent: 06 August 2024 16:39
To: fps_@hotmail.co.uk
Subject: FW: Marketing for Rochester Mews Office Suites.

From: Mark Phillips <MPhillips@edwardcharles.co.uk>
Date: 6 August 2024 at 09:01:55 BST
To: James Demos <james@breezeholdings.co.uk>
Cc: Mike Demos <mike@breezeholdings.co.uk>
Subject: RE: Marketing for Rochester Mews Office Suites.

James,

We spoke back in early October 2023 when you asked if Edward Charles & Partners would take on the letting of your vacant space in Rochester Place and St Pancras Way. I declined on the grounds that we already had a number of existing buildings to let in Camden which currently stands at 165,000 sq ft.

To put this into some perspective I attach several schedules setting out deal activity for your consideration.

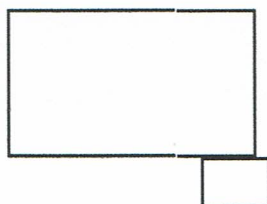
More specifically in the last 12 months there have been:

Total deals – 15
Edward Charles & Partners deals – 10
Total sq ft Let – 68,243 sq ft
ECP total let – 60,898 sq ft

Camden is one of the weakest performing sub markets for leasing offices with quoting rentals being reduced to levels not seen for over 10 years, and still, demand remains weak.

The spaces we have let have been in the most central Camden locations and for units that have been refurbished to a CAT A or CAT A+ condition. Anything short of this in our opinion may remain available for a considerable period of time. Further, with so much stock on our books already for longstanding clients, we would not want to take on further instructions if we cannot provide the service.

Regards
Mark



M. 07768 857003
T. 020 7009 2305
E. mphillips@edwardcharles.co.uk