



Willtons Estates Ltd

77 Bowes road,
London N13 4RU

Tel: +44 (0) 20 3794 6035

Info@willtons.co.uk

www.willtons.uk

25th April 2025

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

Re: Marketing of First Floor, 459 Finchley Road, London, NW3 6HN

To Whom It May Concern,

We write to confirm that Willtons Estates was instructed to market the above premises for commercial use since September 2023. The existing use of the space as an accountancy office.

The property comprises a first-floor office unit accessed via a shared entrance on Finchley Road. It extends to approximately 60 sqm and being marketed for continued commercial use, including office, studio, or other Class E uses.

The unit was advertised through the following means:

- Online listing on our website, approached to our client database
- Circulation to our database of registered commercial tenants.
- On-site marketing board which are now removed as per the existing tenant request.
- Direct outreach to local businesses and commercial agents.

The asking rent was set at £15,000 per annum, which reflects local market conditions and comparable premises in the vicinity.

Despite ongoing marketing activity, the unit generated no formal offers and only limited numbers of viewings. Feedback consistently cited:

- Lack of independent access;
- Dated internal layout;
- Unsuitability for modern office or client-facing uses;
- Oversupply of higher-quality office units in better-connected locations.

In our professional opinion, the unit is not attractive to the current commercial market and does not offer viable potential for alternative employment uses without significant capital investment unlikely to be recouped through rental income.

We therefore support the conclusion that the property is no longer viable for continued employment use and that alternative use, such as residential, should be considered.

Yours faithfully,

Mehdi Khosravi
Director

Willtons Estates Ltd
info@willtons.co.uk