

GFZ Properties

**8 Warwick Court, London,
W1CN 2AT**

**Loss of Employment
Supporting Statement**

March 2014

5 Bolton Street
London
W1J 8BA

Tel: 020 7493 4002
Fax: 020 7312 7548

www.montagu-evans.co.uk

CONTENTS

<u>Section</u>		<u>Page No.</u>
1.0	INTRODUCTION	1
2.0	THE EXISTING BUILDING	2
4.0	RELEVANT PLANNING POLICY	4
5.0	STATUTORY CONSTRAINTS	5
6.0	SUPPLY AND DEMAND	7
7.0	CONCLUSION	9
		11

APPENDICES

1.0	Site Location Plan
2.0	List Description
3.0	Details of Available Space and Accompanying Map

1.0 INTRODUCTION

1.1 Montagu Evans has been appointed by GFZ Properties to assess the potential of the site at 8 Warwick Court London, WC1N to continue in employment use, having regard to the Council's planning policies, the condition of the building, the alternative supply of B1 employment space in the area and occupier requirements.

1.2 This report sets out:

- A description of the application site;
- The planning policy context relevant to the use of employment space for alternative uses;
- The issues arising with the existing building's ability to contribute to providing appropriate B1 employment floorspace, in the context of the requirements of modern occupiers;
- The supply of alternative B1 accommodation within the vicinity of the site, both from a quantitative and qualitative perspective;
- The likely demand for office space, in both qualitative and quantitative terms in the area, and

1.3 The report sets out the factors relevant in this case to assessment of the scheme against Policies CS8 of the Camden Core Strategy 2010 and policy DP13 of the Camden Development Policies DPD. We have also had regard to adopted Camden Planning Guidance 5 (CPG5) (Sept 13).

1.4 The report examines whether or not the loss of 8 Warwick Court as an employment site would prejudice the council's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective.

1.5 This report also aims to establish if there is sufficient supply in the area for current and forecast requirements, and whether the loss of 8 Warwick Court would prejudice opportunities for business to locate successfully in the vicinity.

2.0 THE EXISTING BUILDING

Location

2.1 Warwick Court is a pedestrian thoroughfare located off High Holborn on its northern side, directly opposite the junction with Chancery Lane. Grays Inn Gardens is located to the north, Fulwood Place to the east and Brownlow Street to the West. It is located in the London Borough of Camden.

2.2 The nearest tube station is Chancery Lane which is approximately 300m to the east.

2.3 Warwick Court is comprised of a series of three storey buildings either side of a pedestrian route through to Grays Inns Gardens, the entrance to which is oversailed by the Inns of Court Law School. No.8 Warwick Court adjoins the Inns of Court Law School. A site location plan is contained at **Appendix 1**.

The Building

2.4 No.8 Warwick Court is a Grade II listed end of terrace property located in the Bloomsbury Conservation Area. The list description is contained at **Appendix 2**.

2.5 The list description covers 7 and 8 Warwick Court and identifies the properties as follows:

2 terraced houses. 1697 with later alterations to fronts and interiors. No.7: altered C19. Yellow stock brick, stucco ground floor. Brick bands at 2nd floor and parapet levels. 3 storeys, basement and attic with re-built dormers. 4 windows. Wooden doorcase with carved consoles carrying hood. C20 radial fanlight and panelled door. Gauged red brick flat arches to almost flush-frame sashes. Parapet. INTERIOR: not inspected but noted to retain some panelling and good fireplaces. C18 ceiling in 1st floor front room. No.8: altered 1808. Brown brick with rusticated stone faced ground floor. Brick bands at 2nd floor and parapet levels. 3 storeys and basement. 3 windows. Stone pilasters and entablature with tablet inscribed "Warwick House" to ground floor. C20 timber and glass entrance with panelled door. 1st floor with stone niches in lieu of side windows and a central 3-light recessed window with segmental-headed architrave and a griffon on the keystone. To this window an iron window guard with an urn on a pedestal either side. Gauged red brick flat arches and dressings to flush frame windows on 2nd floor. Parapet with a concave cornice in decorative brick. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

(See Appendix 2)

2.6 In summary the building comprises lower ground, ground, first, second and third floors, with the third floor comprising of a mansard roof. The main entrance is taken from Warwick Court, through a wooden door with fanlight above, at ground floor level.

2.7 It appears that the building has been reconstructed behind the façade and also a closet wing introduced, although analysis of the extent and nature of this, and whether it is in fact the case is beyond the scope of this report.

2.8 A lightwell is situated to the front with iron steps down from street level to provide access to the lower ground floor. Railings are also located to the front of the building and specifically mentioned on the list description.

Internal Layout

2.9 The ground, first and second floors comprise a single room to the front of the property with two smaller rooms to the rear. At lower ground, there are two rooms to the front and one to the rear. The stair case is located to the rear of the property, with a closet wing located to beyond this.

2.10 It is unclear, whether this arrangement reflects the historic layout and positioning of these rooms. However, it provides a cellularised layout with a number of very small rooms.

2.11 The rear closet wing is accessed off the half landings at each floor. The extension appears to be a later addition from the 1950s. Toilets are located on the half landings within the closet wing. At the first half landing is a single female toilet, with a single male toilet located on the second half landing.

2.12 Some of the single glazed windows at first floor have holes within the glass from historic plastic vents.

2.13 The lower ground floor and first floor front room receive low levels of natural light.

2.14 The ground floor is raised above street level by approximately 3 steps. There is no lift. There is therefore no step free access to any part of the building.

2.15 A 1950's green melamine kitchen, is provided to the front lower ground floor.

2.16 The approximate floor to ceiling heights are set out in the following table:

Accommodation	Floor to Ceiling Height (Approx)
Lower Ground Floor	2.55m
Ground Floor	3.19m
First Floor	2.97m
Second Floor	2.4m
Third	2.5m

2.17 The building services are gas fired central heating. There is no air conditioning or comfort cooling.

2.18 There is no raised floor or suspended ceiling for services.

- 2.19 The building is lit by surface mounted track lighting which contains spot lights or fluorescent tubes.
- 2.20 The secondary means of escape is via Rescuematic – a rope system tied under the arms and one lowers themselves to ground level. Alternatively, from third floor one can access the roof via stairs. It is unclear where this leads to and is presently inoperable.
- 2.21 A significant constraint on the refurbishment of the building is the presence of asbestos throughout the building.

Areas

- 2.21 The accommodation* comprises, approximately, of the following:

Accommodation	m2	ft2
Lower Ground Floor	88.0	947
Ground Floor	83.0	893
First Floor	79.0	850
Second Floor	79.0	850
Third Floor	59.0	635
Total	388	4176

*** Gross internal areas provided by MWA Architects**

General Condition

- 2.22 The building is in a poor condition and has not been refurbished for a considerable period of time. It requires a significant overhaul and upgrade to meet the demands of office occupiers in this location.

3.0 RELEVANT PLANNING POLICY

3.1 This section sets out the local planning policy against which the loss of B1 floorspace, in this case, will be assessed.

3.2 The most relevant policies are CS8 of the Core Strategy (2010), DP13 of the Development Planning Policies document (2010) and Camden Planning Guidance 5: Town Centres, Retail and Employment (Sept 2013).

Core Strategy

3.3 Policy CS8 sets out that new office development will be directed towards Kings Cross Euston Holborn and Tottenham Court Road. 440,000 sq m of office space has already been consented at Kings Cross and is expected to be built out over the plan period.

3.4 As a consequence it is noted at paragraph 8.8 that the future supply of offices in the borough can meet the projected demand and that the Council will consider the proposals for other uses of older office premises if they involve the provision of permanent housing. The London Office Policy Review 2012 confirms that this position has not changed noting that supply is in excess of the projected demand for the period to 2031 (P136).

3.5 It is noted that the borough has a shortage of good quality premises for Industrial and Light Industrial Premises and as such B1 premises which are capable of use for these purposes are protected by Policy CS8.

3.6 The policy also highlights that there is a lack of high quality premises suitable for small businesses which are below 100 sq m and capable of adaptation as a business grows.

Development Planning Policies

3.7 Policy DP13 sets out how the Council will seek to protect existing employment uses in the borough. It advises that:

- *The Council will retain land and buildings that are suitable for continued business use and will resist a change to non- business unless a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use;*
- *When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.*

3.8 Clearly there are circumstances where it is appropriate to release office to residential use.

Camden Planning Guidance 5 (Sept 13)

- 3.9 The Camden Planning Guidance 5 - Town Centres, retail and employment provides detailed advice on the circumstances where the Council will allow the release of office accommodation to alternative uses within the Borough, at Section 7 of the document.

“Camden’s Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.

7.4 There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non-business use, specifically:

- *the criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*
- *the age of the premises. Some older premises may be more suitable to conversion;*
- *whether the premises include features required by tenants seeking modern office accommodation;*
- *the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*
- *whether there are existing tenants in the building, and whether these tenants intend to relocate;*
- *the location of the premises and evidence of demand for office space in this location; and*
- *whether the premises currently provide accommodation for small and medium businesses.*

7.5 When it would be difficult to make an assessment using the above, we may also ask for additional evidence in the form of a marketing assessment.”

- 3.10 In light of the above, policy requires the assessment as to the premises suitability for office accommodation and on the ability of 8 Warwick Court to accommodate B1 uses other than office.

4.0 RELEVANT NATIONAL GUIDANCE

- 4.1 The Government Published the National Planning Policy Framework in March 2012. This emphasises the presumption in favour of sustainable development, specifically:

“approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.”

- 4.2 The Framework also provides guidance on how local authorities should consider applications for alternative uses on employment sites i.e those in use for purposes within the ‘B’ Use Classes. At paragraph 22 the NPPF states that sites should not be protected for the long term and where vacant, alternative uses should be considered:

“22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”

- 4.3 Furthermore the Framework places emphasis on the need for residential accommodation and states:

51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.

- 4.4 In this case we are of the view there are no strong economic reasons for retaining the property in Class B1 use. **Ministerial Statement: Planning For Growth (23rd March 2011).**

- 4.5 The ministerial statement recognises the role the planning process has to play in rebuilding the economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible.

“When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;
(v) ensure that they do not impose unnecessary burdens on development. In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations.”

- 4.6 This document further emphasises the need for the delivery of growth to the economy.

5.0 ASSESSMENT AGAINST POLICY

5.1 This section assesses the proposed change of use against development plan policy and the criteria set out in Camden Planning Guidance 5. We also set out in more detail the constraints the listing imposes on the use of the building as office accommodation.

Camden Planning Guidance

5.2 We assess here the criteria set out under CPG 5

1. The criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;

5.3 As set out earlier this relates to the premises ability to be used for employment uses other than B1 (a) office accommodation.

5.4 The properties listed status and landlocked nature specifically rule out light industrial use for the following reasons;

- Modifications to the buildings façade cannot be made to accommodate vehicular access.
- The floor to ceiling heights are dictated by the front façade and therefore cannot be increased.
- The only access is only from Warwick Court – which does not accommodate vehicular traffic.

5.5 Furthermore, it has it has very narrow floor plates, which limits the range of activities that can be undertaken.

2. The age of the premises. Some older premises may be more suitable to conversion;

5.6 The premises were originally constructed in 1697. Although, they appear to have been heavily altered internally, they do not provide open plan office accommodation but instead a cellularised layout with very small rooms.

5.7 As discussed earlier, it is unclear whether the partitioning reflects the original layout and floor plan of the listed building.

5.8 Any alteration to the internal layout to suit occupier's requirements is likely to require listed building consent.

5.9 The condition and services of the property are outdated and require significant upgrading. We comment upon this further below.

3. Whether the premises include features required by tenants seeking modern office accommodation;

5.10 The property lacks the following features which are required by tenants seeking office accommodation:

- Air conditioning;
- Open plan layout;
- Level access to the building and within the building;
- Lift;
- Category 1 or 2 lighting;
- Suspended floors and ceiling to accommodate services;
- Modern heating;
- Modern Staff Kitchen;
- Double or Secondary Glazing;
- Good floor to ceiling heights; and
- Suitable means of escape.

5.11 The plant and services of the building are inefficient and out of date, comprising a single gas fired boiler. There is no cooling, which is often sought by occupants and offered by 'competitor' buildings. The services require upgrading to modern day standards in terms of energy efficiency and sustainability. Current legislation requires the building to provide an energy performance certificate and it is increasingly becoming an important issue for occupiers.

5.12 However, the building's listed status, is likely to be restrictive in terms of the type, physical size and amount of external plant that could be incorporated as part of any refurbishment and the standard it would achieve as a result is likely to be poorer than many other offices being marketed.

5.13 Suspended ceilings and raised floors are unlikely to be allowed to be incorporated into the building to accommodate the quality of lighting and services necessary as this may interfere with the relationship to the façade. Furthermore, from an occupier point of view the floor to ceiling heights would be reduced.

5.14 As can be seen from the attached schedule of accommodation at **Appendix 3** there are several offices available providing these services at reasonable rents within the vicinity. This reflects policy CS8, which projects that the borough will have sufficient office supply to meet demand in the plan period.

4. The quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;

5.15 The accommodation is not purpose built and has been adapted to provide ill conceived poor quality layout and environment for office accommodation. Local Agent's have advised that in its current condition they would struggle to achieve a

letting given the specification of competing properties and the cost of the upgrade required.

5.16 As stated at paragraph 5.9, the premises lack a number of facilities and will have difficulty in accommodating them in any upgrade, due to the constraints of the Statutory Listing. It requires a complete refurbishment for it to be marketable as office accommodation. Even with this refurbishment, it would not be able to overcome all of the issues set out above and would still provide sub-standard office accommodation.

5.17 The building has significant amounts of asbestos. The exact extent and cost of removal is an unknown quantity and adds a significant cost risk to the refurbishment of the building.

5. Whether there are existing tenants in the building, and whether these tenants intend to relocate;

5.18 The building is vacant. The previous tenants have relocated due to the poor standard of the accommodation and a full, repairing and insuring lease requires too much expense at the start of the lease period, even with a rental discount.

6. The location of the premises and evidence of demand for office space in this location; and

5.19 Local Agents Gale Priggen have advised that they would have difficulty in securing a letting on this building in its present condition. We comment on this further in section 6 of this report.

7. Whether the premises currently provide accommodation for small and medium businesses.

5.20 The premises provide small office accommodation but as set out above they do not meet the requirements of the market. The rent that would be achieved (in a refurbished condition) would not be sufficient to fund the works that would be required to upgrade the building. In their present condition, they are not marketable and small office occupiers are unlikely to have the funds to carry out the works themselves.

Listing as Statutory Constraint

5.21 The changes required both internally and externally, in order to bring the building up to modern day requirements of business users would require listed building consent. Furthermore, the flexibility of the accommodation for tenants is severely constrained by its listing as internal adaptations that would allow a business to evolve and expand require listed building consent and the changes requested would not always necessarily be forthcoming. For instance for office accommodation it would be desirable to create an open plan layout. As such the flexibility of the accommodation is limited when compared with other buildings on the market and puts the property at an immediate disadvantage.

5.22 The following paragraphs cover the main issues with the current building that would require listed building consent to bring it up to standard as office accommodation. They also cover address the buildings suitability for providing B1 uses aside from offices, such as light industrial.

Summary

5.23 Given that the property was last refurbished a significant it would require significant and costly alterations to bring it up to modern office requirements. Even with an upgrade the building would still fall short of the standards expected by modern day occupiers, due to the buildings listed status.

5.24 Most alterations that would need to be made to the building require approval from the Local Planning Authority and as such limits the flexibility of the premises for potential occupiers, who may wish to make changes during the course of their lease.

5.25 Furthermore the introduction of such specifications would be constrained by the size and location of the site, as well as the listed building constraints which we have previously outlined.

5.26 It is clear from the above points that the building is not suitable for a full range of class B1 uses.

6.0 SUPPLY AND DEMAND

Supply

- 6.1 We have undertaken a review of B1 space on the market within a 1km radius of the site. A map and schedule of accommodation are contained at **Appendix 3**.
- 6.2 The information compiled shows that there were approximately 226 properties on the market at the time the search was conducted (21 Feb 2014). It can be seen that properties in the search provide a full range of B1 premises and a total of approximately 325,225 sq m (3,511,456sq. ft) of B1 accommodation.
- 6.3 The previous section clearly demonstrates the limitations of the current building and why the premises are not suitable for B1 office use and require significant alterations to bring it up to modern day requirements B1 office use. There listed status and lack of vehicular access prevents alternative B1 uses.
- 6.4 It is clear from the schedule of accommodation contained in **Appendix 3** that there are numerous premises on the market that have been purpose-built for B1 uses and have a specification higher than that offered by 8 Warwick Court.
- 6.5 Furthermore, the quantum of accommodation on the market combined with new development in the pipeline, as set out in the Council's Core Strategy, clearly demonstrates that there is sufficient supply of various types of Class B1 accommodation to meet the objectives of the Council's policies in relation to employment and regeneration, and that the release of this particular building would thus not prejudice the aims and objectives of these policies.

Demand

- 6.6 Local Agents Gale Priggen have advised that they would not be confident of securing a letting with the building in its current state as the building does not meet occupier demand. They comment that a significant rent free period would have to be offered on five year lease with an asking rent of £27.50 sq ft and even then this would be a difficult task due to the condition of the building. Even a light refurbishment would result in the requirement for the removal of the asbestos which is a costly specialist process. Gale Priggen went onto advise that if the following were incorporated:

- level access;
- new lift;
- new lights;
- new toilets;
- new kitchen;
- new windows;
- new plant (including some form of cooling);
- new floors;
- new electrics (wiring / IT connections);

- 6.7 That an asking rent of £42.50 sq ft would be achievable on a five year lease with a lower rent free period.
- 6.8 Cost consultants Brendan Hennessey Associates, advised that a heavy refurbishment with services upgrade, structural alterations, core changes / core relocation would be somewhere in the region of £100/ft² to £120/ft², i.e such as that set out above.
- 6.9 The cost of carrying out the works listed above would be somewhere in the region of £417,600, plus professional fee and finance. This figure does not allow for the costs of asbestos removal. On this basis the costs would outweigh the return.
- 6.10 The works would require listed building consent, and not all of the alterations would necessarily be acceptable/achievable – e.g level access.
- 6.11 Therefore, even with a significant upgrade, the building would not fully meet occupier requirements and would limit the appeal in the market when compared with other properties.

7.0 CONCLUSION

- 7.1 Policy DP13 and the draft Camden Planning Guidance (CPG5) which provide details of how the Council will apply the employment policies. These advise that where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential or community uses. In such circumstances marketing information will not be required. The conversion of older office premises which are not suitable for conversion to alternative employment uses, to residential accommodation is compliant with this policy.
- 7.2 The building provides a poor standard of office accommodation and is in need of full refurbishment to bring it up to modern market standard, including an upgraded means of escape and removal of asbestos.
- 7.3 The building is severely constrained in terms of its ability to provide suitable accommodation for a full range of B1 uses and is entirely unsuited to other business uses other than office. Given the significant refurbishment works needed and the listed status of the property, this too provides significant constraints as to the standard of accommodation that could be achieved and makes prospects of a letting limited.
- 7.4 Supply in the market at the current time shows there to be a significant amount of accommodation of various grades and sizes within the area (325,225 sq m or 3,511,456sq. ft) much of which provide a higher specification of accommodation at comparable rents.
- 7.5 Having regard to the above points, due to standard of the accommodation and the site's constraints it can be seen that the building does not make a valuable contribution to the employment land within the borough and its release for alternative uses which provide alternative planning benefits, is considered to comply with Policy CS8 and DP13 and the adopted Camden Planning Guidance Policy CPG5. Therefore the release of 8 Warwick Court will not prejudice the aims and objectives of the Council's employment policies and in this case it is not necessary to demonstrate the long term vacancy of the premises through marketing.

APPENDIX 1
Site Location Plan



Site Plan :
 8 Warwick Court,
 London WC1R 5DJ



**MONTAGU
 EVANS**

CHARTERED SURVEYORS

5 Bolton Street, London W1J 8BA

Tel : 020-7493 4002

Fax : 020-7312 7548

www.montagu-evans.co.uk

Date : March 2014

Scale 1:1250@A4

North

APPENDIX 2
List Description

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 7 AND 8 AND ATTACHED RAILINGS

List Entry Number: 1379127

Location

NUMBERS 7 AND 8 AND ATTACHED RAILINGS, 7 AND 8, WARWICK COURT

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Oct-1951

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478493

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3081NE WARWICK COURT
798-1/101/1681 (East side)
24/10/51 Nos.7 AND 8
and attached railings

II

2 terraced houses. 1697 with later alterations to fronts and interiors.

No.7: altered C19. Yellow stock brick, stucco ground floor. Brick bands at 2nd floor and parapet levels. 3 storeys, basement and attic with re-built dormers. 4 windows. Wooden doorcase with carved consoles carrying hood. C20 radial fanlight and panelled door. Gauged red brick flat arches to almost flush-frame sashes. Parapet. INTERIOR: not inspected but noted to retain some panelling and good fireplaces. C18 ceiling in 1st floor front room.

No.8: altered 1808. Brown brick with rusticated stone faced ground floor. Brick bands at 2nd floor and parapet levels. 3 storeys and basement. 3 windows. Stone pilasters and entablature with tablet inscribed "Warwick House" to ground floor. C20 timber and glass entrance with panelled door. 1st floor with stone niches in lieu of side windows and a central 3-light recessed window with segmental-headed architrave and a griffon on the keystone. To this window an iron window guard with an urn on a pedestal either side. Gauged red brick flat arches and dressings to flush frame windows on 2nd floor. Parapet with a concave cornice in decorative brick. INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3094581680

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: TQ 30944 81679

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1379127.pdf](#)



© Crown Copyright and database right 2012. All rights reserved. Ordnance Survey Licence number 100019088.

© British Crown and SeaZone Solutions Limited 2011. All rights reserved. Licence number 102006.006.

This copy shows the entry on 12-Mar-2014 at 09:14:07.

APPENDIX 3
Details of Available Space and Accompanying Map

AVAILABLE SPACE – 226 Properties – within 1km

Address	Floors & Charges	Terms	Description/Amenities																								
Aldwych House 71 - 91 Aldwych London WC2B 4HN	<p> Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,390,188 pa (approx £62.50 psf) </p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 10%; text-align: right;">Sq Ft</th> <th style="width: 10%; text-align: right;">Sq M</th> <th style="width: 10%; text-align: right;">£psf</th> <th style="width: 10%; text-align: right;">£psm</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td style="text-align: right;">17,843</td> <td style="text-align: right;">1,658</td> <td style="text-align: right;">£62.50</td> <td style="text-align: right;">£672.50</td> <td style="text-align: center;">Avail</td> </tr> <tr> <td>3rd Floor</td> <td style="text-align: right;">4,400</td> <td style="text-align: right;">409</td> <td style="text-align: right;">£62.50</td> <td style="text-align: right;">£672.50</td> <td style="text-align: center;">Avail</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">22,243</td> <td style="text-align: right;">2,066</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p> Rates: £463,607 pa (approx £20.84 psf) Service Charge: £219,316 pa (approx £9.86 psf) Total Outgoings: £93.20 psf </p>		Sq Ft	Sq M	£psf	£psm		4th Floor	17,843	1,658	£62.50	£672.50	Avail	3rd Floor	4,400	409	£62.50	£672.50	Avail	TOTAL	22,243	2,066				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fourth floor. The fourth floor of Aldwych House has been comprehensively refurbished. The new reception has been transformed by Linda Morey-Smith and the building sits proudly on the North East side of The Aldwych with a 65 metre road frontage just moments away from Theatreland, Covent Garden with all the amenities that it has to offer, along with Temple and the City. Available on a new flexible lease for a term to be agreed. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 5 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space <p> Grade: Second Hand Last Update: 11/02/2014 </p>
	Sq Ft	Sq M	£psf	£psm																							
4th Floor	17,843	1,658	£62.50	£672.50	Avail																						
3rd Floor	4,400	409	£62.50	£672.50	Avail																						
TOTAL	22,243	2,066																									
Astor House 95 Aldwych London WC2B 4JF	<p> Use Class: B1 (Business) Use: B1 Office/Business Rent: £144,847 pa (approx £39.50 psf) </p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 10%; text-align: right;">Sq Ft</th> <th style="width: 10%; text-align: right;">Sq M</th> <th style="width: 10%; text-align: right;">£psf</th> <th style="width: 10%; text-align: right;">£psm</th> <th style="width: 10%;"></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td style="text-align: right;">3,667</td> <td style="text-align: right;">341</td> <td style="text-align: right;">£39.50</td> <td style="text-align: right;">£425.02</td> <td style="text-align: center;">Avail</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">3,667</td> <td style="text-align: right;">341</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p> Rates: £73,340 pa (approx £20.00 psf) Service Charge: £31,243 pa (approx £8.52 psf) Total Outgoings: £68.02 psf </p>		Sq Ft	Sq M	£psf	£psm		1st Floor	3,667	341	£39.50	£425.02	Avail	TOTAL	3,667	341				<p>Leasehold</p> <p>The available space comprises first floor office space (with basement storage space of 290 sq ft). The space is available on a new lease direct from the landlord. 01/03/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - C ▪ LG7 Lighting ▪ Raised Floors ▪ Reception <p> Grade: Second Hand Last Update: 12/02/2014 </p>						
	Sq Ft	Sq M	£psf	£psm																							
1st Floor	3,667	341	£39.50	£425.02	Avail																						
TOTAL	3,667	341																									

<p>Arundel Great Court 2 Arundel Street London WC2R 3LT</p>	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>8th Floor</td><td>25,091</td><td>2,331</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>7th Floor</td><td>41,833</td><td>3,886</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>6th Floor</td><td>47,900</td><td>4,450</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>47,900</td><td>4,450</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>4th Floor</td><td>47,900</td><td>4,450</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>47,911</td><td>4,451</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>2nd Floor</td><td>47,911</td><td>4,451</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>43,648</td><td>4,055</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Upper Ground Floor</td><td>28,525</td><td>2,650</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Lower Ground Floor</td><td>18,837</td><td>1,750</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>397,456</td><td>36,925</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: £8,902,985 (approx £22.30 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		8th Floor	25,091	2,331	NQ	NQ	Avail	7th Floor	41,833	3,886	NQ	NQ	Avail	6th Floor	47,900	4,450	NQ	NQ	Avail	5th Floor	47,900	4,450	NQ	NQ	Avail	4th Floor	47,900	4,450	NQ	NQ	Avail	3rd Floor	47,911	4,451	NQ	NQ	Avail	2nd Floor	47,911	4,451	NQ	NQ	Avail	1st Floor	43,648	4,055	NQ	NQ	Avail	Upper Ground Floor	28,525	2,650	NQ	NQ	Avail	Lower Ground Floor	18,837	1,750	NQ	NQ	Avail	TOTAL	397,456	36,925				<p>Pre-Let</p> <p>Pre-Let Construction NOT yet commenced</p>	<p>The available space comprises office accommodation.</p> <p>Grade: Site with Agents Last Update: 18/04/2012</p>
	Sq Ft	Sq M	£psf	£psm																																																																							
8th Floor	25,091	2,331	NQ	NQ	Avail																																																																						
7th Floor	41,833	3,886	NQ	NQ	Avail																																																																						
6th Floor	47,900	4,450	NQ	NQ	Avail																																																																						
5th Floor	47,900	4,450	NQ	NQ	Avail																																																																						
4th Floor	47,900	4,450	NQ	NQ	Avail																																																																						
3rd Floor	47,911	4,451	NQ	NQ	Avail																																																																						
2nd Floor	47,911	4,451	NQ	NQ	Avail																																																																						
1st Floor	43,648	4,055	NQ	NQ	Avail																																																																						
Upper Ground Floor	28,525	2,650	NQ	NQ	Avail																																																																						
Lower Ground Floor	18,837	1,750	NQ	NQ	Avail																																																																						
TOTAL	397,456	36,925																																																																									
<p>1 Aylesbury Street London EC1R 0DR</p>	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>6th Floor</td><td>3,419</td><td>318</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>4,013</td><td>373</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>4th Floor</td><td>4,820</td><td>448</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>4,820</td><td>448</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>2nd Floor</td><td>4,401</td><td>409</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>4,401</td><td>409</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Ground</td><td>2,378</td><td>221</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>28,252</td><td>2,625</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	3,419	318	NQ	NQ	Avail	5th Floor	4,013	373	NQ	NQ	Avail	4th Floor	4,820	448	NQ	NQ	Avail	3rd Floor	4,820	448	NQ	NQ	Avail	2nd Floor	4,401	409	NQ	NQ	Avail	1st Floor	4,401	409	NQ	NQ	Avail	Ground	2,378	221	NQ	NQ	Avail	TOTAL	28,252	2,625				<p>Leasehold</p> <p>The available space will comprise 28,252 sq ft of office accommodation arranged over various floors. Available on a Pre-Let basis. 01/06/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Security System ▪ Sprinkler System <p>Grade: New or Refurbished Last Update: 16/01/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																																																							
6th Floor	3,419	318	NQ	NQ	Avail																																																																						
5th Floor	4,013	373	NQ	NQ	Avail																																																																						
4th Floor	4,820	448	NQ	NQ	Avail																																																																						
3rd Floor	4,820	448	NQ	NQ	Avail																																																																						
2nd Floor	4,401	409	NQ	NQ	Avail																																																																						
1st Floor	4,401	409	NQ	NQ	Avail																																																																						
Ground	2,378	221	NQ	NQ	Avail																																																																						
TOTAL	28,252	2,625																																																																									
<p>Hatton Square 16 - 16A Baldwin Gardens London EC1N 7TE</p>	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £24,841 pa (approx £39.43 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>Unit/suite- 212, 2nd Floor</td><td>630</td><td>59</td><td>£39.43</td><td>£424.27</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>630</td><td>59</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £2,539 pa (approx £4.03 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 212, 2nd Floor	630	59	£39.43	£424.27	Avail	TOTAL	630	59				<p>Leasehold</p> <p>The available space comprises open plan office space. A new lease on flexible terms, to be agreed.. 01/05/2011 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Car Parking ▪ Goods Lift ▪ On-Site Management ▪ Reception ▪ Security Entry System ▪ Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>																																																						
	Sq Ft	Sq M	£psf	£psm																																																																							
Unit/suite- 212, 2nd Floor	630	59	£39.43	£424.27	Avail																																																																						
TOTAL	630	59																																																																									

<p>Hatton Square 16 - 16A Baldwin Gardens London EC1N 7TE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £44,631 pa (approx £22.45 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Ha.08, Basement</td> <td>1,988</td> <td>185</td> <td>£22.45</td> <td>£241.56</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,988</td> <td>185</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £8,012 pa (approx £4.03 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Ha.08, Basement	1,988	185	£22.45	£241.56	Avail	TOTAL	1,988	185				<p>Leasehold</p> <p>The available space comprises basement floor workshop space. A new lease on flexible terms, to be agreed. 01/05/2011 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Car Parking ▪ Goods Lift ▪ On-Site Management ▪ Reception ▪ Security Entry System ▪ Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
Unit/suite- Ha.08, Basement	1,988	185	£22.45	£241.56	Avail																												
TOTAL	1,988	185																															
<p>Winchester House 19 Bedford Row London WC1R 4EB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £113,953 pa (approx £36.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>1,109</td> <td>103</td> <td>£36.50</td> <td>£392.74</td> <td>U/O</td> </tr> <tr> <td>Ground</td> <td>1,012</td> <td>94</td> <td>£36.50</td> <td>£392.74</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>1,001</td> <td>93</td> <td>£36.50</td> <td>£392.74</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,122</td> <td>290</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £39,649 pa (approx £12.70 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	1,109	103	£36.50	£392.74	U/O	Ground	1,012	94	£36.50	£392.74	Avail	Basement	1,001	93	£36.50	£392.74	Avail	TOTAL	3,122	290				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the lower ground, ground and first floor. Available on a new lease (s) for a term to be agreed. 01/05/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Energy Performance Rating - C ▪ LG7 Lighting ▪ Security System <p>Grade: Second Hand Last Update: 28/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
1st Floor	1,109	103	£36.50	£392.74	U/O																												
Ground	1,012	94	£36.50	£392.74	Avail																												
Basement	1,001	93	£36.50	£392.74	Avail																												
TOTAL	3,122	290																															
<p>40 Bernard Street London WC1N 1LE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- East, Mezzanine</td> <td>3,787</td> <td>352</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, Mezzanine</td> <td>4,007</td> <td>372</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>7,794</td> <td>724</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- East, Mezzanine	3,787	352	NQ	NQ	Avail	Unit/suite- West, Mezzanine	4,007	372	NQ	NQ	Avail	TOTAL	7,794	724				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over East and West wings at mezzanine level. The space is available from 3,787 sq ft. Available on a new FRI lease for a term to be agreed. The space is available from Q2 2014. 01/04/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System <p>Grade: Second Hand Last Update: 22/01/2014</p>						
	Sq Ft	Sq M	£psf	£psm																													
Unit/suite- East, Mezzanine	3,787	352	NQ	NQ	Avail																												
Unit/suite- West, Mezzanine	4,007	372	NQ	NQ	Avail																												
TOTAL	7,794	724																															
<p>40 Bernard Street London WC1N 1LE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>14,928</td> <td>1,387</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>14,928</td> <td>1,387</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	14,928	1,387	NQ	NQ	Avail	TOTAL	14,928	1,387				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the entire third floor. Available on a new FRI lease for a term to be agreed. The space is available from Q2 2014. 01/04/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System <p>Grade: Second Hand Last Update: 22/01/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
3rd Floor	14,928	1,387	NQ	NQ	Avail																												
TOTAL	14,928	1,387																															

<p>26 Bloomsbury Street London WC1B 3QJ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £10,500 pa (approx £26.25 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>400</td> <td>37</td> <td>£26.25</td> <td>£282.45</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>400</td> <td>37</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,800 pa (approx £12.00 psf) Service Charge: £3,200 pa (approx £8.00 psf) Total Outgoings: £46.25 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	400	37	£26.25	£282.45	Avail	TOTAL	400	37				<p>Leasehold</p> <p>The available space comprises self contained suite of offices located on the third floor of this impressive period building. The suite comprises two rooms that have whitewashed walls and stripped timber floors. An assignment of a lease that is due to expire on 28 June 2015. There is also a tenant only break clause on 29 June 2014. Rent: £10,500 pa (being paid under existing lease). 01/07/2013 Vacant</p>	<ul style="list-style-type: none"> Security System <p>Grade: Second Hand Last Update: 12/02/2014</p>																																																																		
	Sq Ft	Sq M	£psf	£psm	Avail																																																																																		
3rd Floor	400	37	£26.25	£282.45	Avail																																																																																		
TOTAL	400	37																																																																																					
<p>20 Bloomsbury Street London WC1B 3JH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £49,990 pa (approx £37.53 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>666</td> <td>62</td> <td>£37.53</td> <td>£403.82</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>666</td> <td>62</td> <td>£37.53</td> <td>£403.82</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,332</td> <td>124</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £6,660 pa (approx £5.00 psf)</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	666	62	£37.53	£403.82	Avail	2nd Floor	666	62	£37.53	£403.82	Avail	TOTAL	1,332	124				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the second and third floor, measuring 1,332 sq ft in total, or an individual floor can be taken at 666 sq ft. The property is available to let by way of a new for a term to be agreed, with a commencing rent of £50,000 pa, (£25,000 pa per floor. Please contact the agent for more details. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Reception Roof Terrace Security System Storage Space <p>Grade: Second Hand Last Update: 27/01/2014</p>																																																												
	Sq Ft	Sq M	£psf	£psm	Avail																																																																																		
3rd Floor	666	62	£37.53	£403.82	Avail																																																																																		
2nd Floor	666	62	£37.53	£403.82	Avail																																																																																		
TOTAL	1,332	124																																																																																					
<p>10 Bloomsbury Way London WC1A 2SL</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>9th Floor</td> <td>7,083</td> <td>658</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>8th Floor</td> <td>15,260</td> <td>1,418</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>16,875</td> <td>1,568</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>18,639</td> <td>1,732</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>18,665</td> <td>1,734</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>18,662</td> <td>1,734</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>18,662</td> <td>1,734</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>18,662</td> <td>1,734</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>17,674</td> <td>1,642</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Unit 3, Ground</td> <td>4,596</td> <td>427</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Unit 2, Ground</td> <td>2,347</td> <td>218</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Unit 1, Ground</td> <td>2,347</td> <td>218</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>159,472</td> <td>14,815</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	9th Floor	7,083	658	NQ	NQ	Avail	8th Floor	15,260	1,418	NQ	NQ	Avail	7th Floor	16,875	1,568	NQ	NQ	Avail	6th Floor	18,639	1,732	NQ	NQ	Avail	5th Floor	18,665	1,734	NQ	NQ	Avail	4th Floor	18,662	1,734	NQ	NQ	Avail	3rd Floor	18,662	1,734	NQ	NQ	Avail	2nd Floor	18,662	1,734	NQ	NQ	Avail	1st Floor	17,674	1,642	NQ	NQ	Avail	Unit/suite- Unit 3, Ground	4,596	427	NQ	NQ	Avail	Unit/suite- Unit 2, Ground	2,347	218	NQ	NQ	Avail	Unit/suite- Unit 1, Ground	2,347	218	NQ	NQ	Avail	TOTAL	159,472	14,815				<p>Leasehold</p> <p>The available space will comprise office accommodation arranged over the first to ninth floors. A new lease on terms to be agreed. 01/09/2014 Vacant</p>	<ul style="list-style-type: none"> 5 Passenger Lift(s) Air Conditioning Disabled Facilities Garage Reception Roof Terrace <p>Grade: New or Refurbished Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																																																																																		
9th Floor	7,083	658	NQ	NQ	Avail																																																																																		
8th Floor	15,260	1,418	NQ	NQ	Avail																																																																																		
7th Floor	16,875	1,568	NQ	NQ	Avail																																																																																		
6th Floor	18,639	1,732	NQ	NQ	Avail																																																																																		
5th Floor	18,665	1,734	NQ	NQ	Avail																																																																																		
4th Floor	18,662	1,734	NQ	NQ	Avail																																																																																		
3rd Floor	18,662	1,734	NQ	NQ	Avail																																																																																		
2nd Floor	18,662	1,734	NQ	NQ	Avail																																																																																		
1st Floor	17,674	1,642	NQ	NQ	Avail																																																																																		
Unit/suite- Unit 3, Ground	4,596	427	NQ	NQ	Avail																																																																																		
Unit/suite- Unit 2, Ground	2,347	218	NQ	NQ	Avail																																																																																		
Unit/suite- Unit 1, Ground	2,347	218	NQ	NQ	Avail																																																																																		
TOTAL	159,472	14,815																																																																																					

<p>1 - 2 Bolt Court London EC4A 3DQ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £44,038 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>1,355</td> <td>126</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,355</td> <td>126</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £1,269 pa (approx £0.94 psf) Service Charge: £8,577 pa (approx £6.33 psf) Total Outgoings: £39.77 psf</p>		Sq Ft	Sq M	£psf	£psm		Ground	1,355	126	£32.50	£349.70	Avail	TOTAL	1,355	126				<p>Leasehold</p> <p>The available space comprises office accommodation arranged on the ground floor. - Prestigious entrance hall - Comfort cooling - Auto passenger lift - Carpeted - Suspended ceiling - Entry phone - Kitchen - Shower A new full repairing and insuring lease direct from the freeholder for a term to expire August 2018, subject to a landlord's option to determine in August 2016. The lease will be contracted out of Landlord and Tenant Act 1954, sections 24-28 part II as amended. 01/12/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Reception <p>Grade: Second Hand Last Update: 05/02/2014</p>																																										
	Sq Ft	Sq M	£psf	£psm																																																											
Ground	1,355	126	£32.50	£349.70	Avail																																																										
TOTAL	1,355	126																																																													
<p>Tudor Court 6 - 8 Bouverie Street London EC4Y 8DD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>5,385</td> <td>500</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>6,396</td> <td>594</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>7,193</td> <td>668</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>7,171</td> <td>666</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>7,139</td> <td>663</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>5,334</td> <td>496</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>2,357</td> <td>219</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>6,353</td> <td>590</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>47,328</td> <td>4,397</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £709,920 pa (approx £15.00 psf) Service Charge: £449,616 pa (approx £9.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	5,385	500	NQ	NQ	Avail	4th Floor	6,396	594	NQ	NQ	Avail	3rd Floor	7,193	668	NQ	NQ	Avail	2nd Floor	7,171	666	NQ	NQ	Avail	1st Floor	7,139	663	NQ	NQ	Avail	Ground	5,334	496	NQ	NQ	Avail	Basement	2,357	219	NQ	NQ	Avail	Lower Level	6,353	590	NQ	NQ	Avail	TOTAL	47,328	4,397				<p>Leasehold</p> <p>The available space comprises flexible open plan office accommodation arranged over various floors of a self-contained office building. Available on a new lease by arrangement or freehold. Rent on application. 01/11/2013 Vacant</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Balcony Energy Performance Rating - D Raised Floors Reception Street Only Parking <p>Grade: New or Refurbished Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																											
5th Floor	5,385	500	NQ	NQ	Avail																																																										
4th Floor	6,396	594	NQ	NQ	Avail																																																										
3rd Floor	7,193	668	NQ	NQ	Avail																																																										
2nd Floor	7,171	666	NQ	NQ	Avail																																																										
1st Floor	7,139	663	NQ	NQ	Avail																																																										
Ground	5,334	496	NQ	NQ	Avail																																																										
Basement	2,357	219	NQ	NQ	Avail																																																										
Lower Level	6,353	590	NQ	NQ	Avail																																																										
TOTAL	47,328	4,397																																																													
<p>East 16 - 17 Bowling Green Lane London EC1R 0QH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £31,095 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Mezzanine</td> <td>200</td> <td>19</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>491</td> <td>46</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>691</td> <td>64</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,245 pa (approx £6.14 psf) Service Charge: £4,146 pa (approx £6.00 psf) Total Outgoings: £57.14 psf</p>		Sq Ft	Sq M	£psf	£psm		Mezzanine	200	19	£45.00	£484.20	Avail	Ground	491	46	£45.00	£484.20	Avail	TOTAL	691	64				<p>Leasehold</p> <p>The available space comprises ground and mezzanine level space is self-contained with its own separate entrance. This section of the building extends to 691 sq ft net internal. The space has potential for a coffee bar/café over ground and mezzanine levels, subject to planning. A new lease(s) available for terms to be agreed, rent in excess of £40.00 per sq ft. Contact the agent for more information. 01/06/2014 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Passenger Lift(s) Reception Roof Terrace <p>Grade: New or Refurbished Last Update: 18/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																											
Mezzanine	200	19	£45.00	£484.20	Avail																																																										
Ground	491	46	£45.00	£484.20	Avail																																																										
TOTAL	691	64																																																													

<p>16 - 17 Bowling Green Lane London EC1R 0QB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £324,675 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>1,661</td> <td>154</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>1,702</td> <td>158</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>Mezzanine</td> <td>273</td> <td>25</td> <td>£45.00</td> <td>£484.20</td> <td>U/O</td> </tr> <tr> <td>2nd Floor</td> <td>1,626</td> <td>151</td> <td>£45.00</td> <td>£484.20</td> <td>U/O</td> </tr> <tr> <td>1st Floor</td> <td>1,570</td> <td>146</td> <td>£45.00</td> <td>£484.20</td> <td>U/O</td> </tr> <tr> <td>Ground</td> <td>383</td> <td>36</td> <td>£45.00</td> <td>£484.20</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>7,215</td> <td>670</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £60,286 pa (approx £8.36 psf) Service Charge: £43,290 pa (approx £6.00 psf) Total Outgoings: £59.36 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,661	154	£45.00	£484.20	Avail	3rd Floor	1,702	158	£45.00	£484.20	Avail	Mezzanine	273	25	£45.00	£484.20	U/O	2nd Floor	1,626	151	£45.00	£484.20	U/O	1st Floor	1,570	146	£45.00	£484.20	U/O	Ground	383	36	£45.00	£484.20	U/O	TOTAL	7,215	670				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over part, ground, mezzanine and first floors, and the entirety of the second third and fourth floors. A new lease(s) available for terms to be agreed, rent in excess of £40.00 per sq ft. Contact the agent for more information. 01/06/2014 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Passenger Lift(s) Reception Roof Terrace <p>Grade: New or Refurbished</p> <p>Last Update: 18/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																															
4th Floor	1,661	154	£45.00	£484.20	Avail																																														
3rd Floor	1,702	158	£45.00	£484.20	Avail																																														
Mezzanine	273	25	£45.00	£484.20	U/O																																														
2nd Floor	1,626	151	£45.00	£484.20	U/O																																														
1st Floor	1,570	146	£45.00	£484.20	U/O																																														
Ground	383	36	£45.00	£484.20	U/O																																														
TOTAL	7,215	670																																																	
<p>Chichester Rents 81 Chancery Lane London WC2A 1EG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>6,066</td> <td>564</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>11,104</td> <td>1,032</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>10,645</td> <td>989</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>10,107</td> <td>939</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>9,569</td> <td>889</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>1,671</td> <td>155</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>49,162</td> <td>4,567</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	6,066	564	NQ	NQ	Avail	4th Floor	11,104	1,032	NQ	NQ	Avail	3rd Floor	10,645	989	NQ	NQ	Avail	2nd Floor	10,107	939	NQ	NQ	Avail	1st Floor	9,569	889	NQ	NQ	Avail	Ground	1,671	155	NQ	NQ	Avail	TOTAL	49,162	4,567				<p>Leasehold</p> <p>The available space comprises office accommodation which is arranged five floors with a reception area on the ground floor. The space is available for lease on terms to be agreed. 01/01/2015 Vacant</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Disabled Facilities Raised Floors Reception <p>Grade: New or Refurbished</p> <p>Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																															
5th Floor	6,066	564	NQ	NQ	Avail																																														
4th Floor	11,104	1,032	NQ	NQ	Avail																																														
3rd Floor	10,645	989	NQ	NQ	Avail																																														
2nd Floor	10,107	939	NQ	NQ	Avail																																														
1st Floor	9,569	889	NQ	NQ	Avail																																														
Ground	1,671	155	NQ	NQ	Avail																																														
TOTAL	49,162	4,567																																																	
<p>90 Chancery Lane London WC2A 1EU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £502,170 pa (approx £47.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- West, 3rd Floor</td> <td>4,400</td> <td>409</td> <td>£47.50</td> <td>£511.10</td> <td>U/O</td> </tr> <tr> <td>Unit/suite- East, 3rd Floor</td> <td>1,447</td> <td>134</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>4,725</td> <td>439</td> <td>£47.50</td> <td>£511.10</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>10,572</td> <td>982</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £148,386 pa (approx £14.04 psf) Service Charge: £89,862 pa (approx £8.50 psf) Total Outgoings: £70.04 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- West, 3rd Floor	4,400	409	£47.50	£511.10	U/O	Unit/suite- East, 3rd Floor	1,447	134	£47.50	£511.10	Avail	2nd Floor	4,725	439	£47.50	£511.10	U/O	TOTAL	10,572	982				<p>Leasehold</p> <p>The available space comprises newly refurbished office accommodation arranged over three floors. A lease on terms to be agreed. 01/04/2012 Vacant</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Disabled Facilities Energy Performance Rating - D LG7 Lighting Raised Floors Reception Storage Space <p>Grade: New or Refurbished</p> <p>Last Update: 17/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																															
Unit/suite- West, 3rd Floor	4,400	409	£47.50	£511.10	U/O																																														
Unit/suite- East, 3rd Floor	1,447	134	£47.50	£511.10	Avail																																														
2nd Floor	4,725	439	£47.50	£511.10	U/O																																														
TOTAL	10,572	982																																																	

<p>70 Chancery Lane London WC2A 1AF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £195,300 pa (approx £46.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>4,200</td> <td>390</td> <td>£46.50</td> <td>£500.34</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,200</td> <td>390</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £76,902 pa (approx £18.31 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	4,200	390	£46.50	£500.34	Avail	TOTAL	4,200	390				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fifth floor. The space can be taken from 1,696 sq ft up to 4,200 sq ft. Â· 4 pipe fan coil air conditioning Â· Double glazing Â· Raised floor Â· Suspended ceilings Â· Recessed lighting Â· 3 passenger lifts Â· Manned reception with turnstile security Â· Cycle storage Â· Showers Â· Separate good access A new Sublease is available for a term until 28th July 2016. The Sublease will be contracted outside ss 24/28 Landlord & Tenant Act 1954 Part II (as amended). Negotiable</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Car Parking ▪ Disabled Facilities ▪ Energy Performance Rating - C ▪ Garage ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 08/01/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
5th Floor	4,200	390	£46.50	£500.34	Avail																						
TOTAL	4,200	390																									
<p>Chancery House 53 - 64 Chancery Lane London WC2A 1QX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £274,073 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- East, 5th Floor</td> <td>5,217</td> <td>485</td> <td>£32.50</td> <td>£349.70</td> <td>U/O</td> </tr> <tr> <td>Unit/suite- North, 5th Floor</td> <td>3,216</td> <td>299</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>8,433</td> <td>783</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £118,905 pa (approx £14.10 psf) Service Charge: £63,753 pa (approx £7.56 psf) Total Outgoings: £54.16 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- East, 5th Floor	5,217	485	£32.50	£349.70	U/O	Unit/suite- North, 5th Floor	3,216	299	£32.50	£349.70	Avail	TOTAL	8,433	783				<p>Leasehold</p> <p>The available space comprises office accommodation on the fifth floor. The East wing has been refurbished to open plan category A condition. The North wing is offered in existing fitted out condition. Available by way of a sublease until 25th March 2021. 01/01/2012 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 5 Car Parking Spaces ▪ 6 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Disabled Facilities ▪ Energy Performance Rating - D ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 30/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
Unit/suite- East, 5th Floor	5,217	485	£32.50	£349.70	U/O																						
Unit/suite- North, 5th Floor	3,216	299	£32.50	£349.70	Avail																						
TOTAL	8,433	783																									
<p>5 Chancery Lane London WC2A 1LG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>2,000</td> <td>186</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,000</td> <td>186</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	2,000	186	NQ	NQ	Avail	TOTAL	2,000	186				<p>Leasehold</p> <p>The available accommodation comprises serviced office space from 160 sq ft (14.86 sq m) up to 2,000 sq ft (185.8 sq m). In 30 Days</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - E ▪ Goods Lift ▪ Reception ▪ Restaurant ▪ Storage Space <p>Grade: Second Hand Last Update: 20/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
5th Floor	2,000	186	NQ	NQ	Avail																						
TOTAL	2,000	186																									

<p>5 Chancery Lane London WC2A 1LG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>11,838</td> <td>1,100</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>11,838</td> <td>1,100</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	11,838	1,100	NQ	NQ	Avail	TOTAL	11,838	1,100				<p>Leasehold</p> <p>The available accommodation comprises 11, 838 sq ft (1,010 sq m) of serviced office space. Rent - Upon application. In 30 Days</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Energy Performance Rating - E Goods Lift Reception Restaurant Storage Space <p>Grade: Second Hand Last Update: 20/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
4th Floor	11,838	1,100	NQ	NQ	Avail																						
TOTAL	11,838	1,100																									
<p>116 - 118 Chancery Lane London WC2A 1PP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £19,533 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>601</td> <td>56</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>601</td> <td>56</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £13,895 pa (approx £23.12 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	601	56	£32.50	£349.70	Avail	TOTAL	601	56				<p>Leasehold</p> <p>The available space comprises fourth-floor office accommodation. The current specification provides: - Passenger Lift - Air Conditioning - Wood flooring - Perimeter trunking - Good natural light - Phone entry system Available by way of a new lease direct from the Landlord. Subject to a landlords rolling break in June 2015. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Security System Storage Space <p>Grade: Second Hand Last Update: 11/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
4th Floor	601	56	£32.50	£349.70	Avail																						
TOTAL	601	56																									
<p>124 Chancery Lane London WC2A 1PT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £310,075 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>6,238</td> <td>580</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>6,165</td> <td>573</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>12,403</td> <td>1,152</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £188,850 pa (approx £15.23 psf) Service Charge: £136,433 pa (approx £11.00 psf) Total Outgoings: £51.23 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	6,238	580	£25.00	£269.00	Avail	1st Floor	6,165	573	£25.00	£269.00	Avail	TOTAL	12,403	1,152				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground to fifth floors. A sub-lease or assignment available until October 2015. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Atrium Goods Lift Raised Floors Storage Space <p>Grade: Second Hand Last Update: 23/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
3rd Floor	6,238	580	£25.00	£269.00	Avail																						
1st Floor	6,165	573	£25.00	£269.00	Avail																						
TOTAL	12,403	1,152																									
<p>95 Chancery Lane London WC2A 1DT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £181,440 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>4,032</td> <td>375</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,032</td> <td>375</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £71,689 pa (approx £17.78 psf) Service Charge: £38,304 pa (approx £9.50 psf) Total Outgoings: £72.28 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	4,032	375	£45.00	£484.20	Avail	TOTAL	4,032	375				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the second floor. Available on a new lease for a term to be agreed. 01/04/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Atrium Balcony Disabled Facilities Energy Performance Rating - G Passenger Lift(s) Reception Security System Street Only Parking <p>Grade: Second Hand Last Update: 13/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
2nd Floor	4,032	375	£45.00	£484.20	Avail																						
TOTAL	4,032	375																									

<p>Proposed Development 25 Chancery Lane London WC2A 1LS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>7th Floor</td><td>5,758</td><td>535</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>6th Floor</td><td>8,987</td><td>835</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>8,987</td><td>835</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>4th Floor</td><td>14,692</td><td>1,365</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>15,941</td><td>1,481</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>2nd Floor</td><td>16,339</td><td>1,518</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>16,339</td><td>1,518</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Ground</td><td>6,210</td><td>577</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Basement</td><td>5,446</td><td>506</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>98,699</td><td>9,169</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	5,758	535	NQ	NQ	Avail	6th Floor	8,987	835	NQ	NQ	Avail	5th Floor	8,987	835	NQ	NQ	Avail	4th Floor	14,692	1,365	NQ	NQ	Avail	3rd Floor	15,941	1,481	NQ	NQ	Avail	2nd Floor	16,339	1,518	NQ	NQ	Avail	1st Floor	16,339	1,518	NQ	NQ	Avail	Ground	6,210	577	NQ	NQ	Avail	Basement	5,446	506	NQ	NQ	Avail	TOTAL	98,699	9,169				<p>Leasehold</p> <p>The available space will comprise 91,925 sq ft of office accommodation behind a retained faced. Planning permission in place. Construction not yet started. The premises are to available leasehold. 01/10/2015 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Commissionaire Goods Lift Security System <p>Grade: New or Refurbished Last Update: 12/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																																																																							
7th Floor	5,758	535	NQ	NQ	Avail																																																																						
6th Floor	8,987	835	NQ	NQ	Avail																																																																						
5th Floor	8,987	835	NQ	NQ	Avail																																																																						
4th Floor	14,692	1,365	NQ	NQ	Avail																																																																						
3rd Floor	15,941	1,481	NQ	NQ	Avail																																																																						
2nd Floor	16,339	1,518	NQ	NQ	Avail																																																																						
1st Floor	16,339	1,518	NQ	NQ	Avail																																																																						
Ground	6,210	577	NQ	NQ	Avail																																																																						
Basement	5,446	506	NQ	NQ	Avail																																																																						
TOTAL	98,699	9,169																																																																									
<p>91 - 93 Charterhouse Street London EC1M 6HL</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>6th Floor</td><td>1,850</td><td>172</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>4,500</td><td>418</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>4,158</td><td>386</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>4,743</td><td>441</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>15,251</td><td>1,417</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: £209,168 pa (approx £13.72 psf) Service Charge: £144,884 pa (approx £9.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	1,850	172	NQ	NQ	Avail	5th Floor	4,500	418	NQ	NQ	Avail	3rd Floor	4,158	386	NQ	NQ	Avail	1st Floor	4,743	441	NQ	NQ	Avail	TOTAL	15,251	1,417				<p>Leasehold</p> <p>The available space comprises office accommodation on the first, third, fifth and sixth floors which are in the process of being refurbished to provide open plan office space. In addition the entrance, common parts and WC's have all been refurbished. The space is available to lease on terms to be agreed upon. 01/04/2014 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Air Conditioning Category 2 Lighting Category 5 Lighting Commissionaire Raised Floors Reception Security System Skylight Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 04/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																																							
6th Floor	1,850	172	NQ	NQ	Avail																																																																						
5th Floor	4,500	418	NQ	NQ	Avail																																																																						
3rd Floor	4,158	386	NQ	NQ	Avail																																																																						
1st Floor	4,743	441	NQ	NQ	Avail																																																																						
TOTAL	15,251	1,417																																																																									
<p>Charterhouse Place Charterhouse Street London EC1M 3HN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>9th Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>8th Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>7th Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>6th Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>4th Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>2nd Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Ground</td><td>16,500</td><td>1,533</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>165,000</td><td>15,329</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		9th Floor	16,500	1,533	NQ	NQ	Avail	8th Floor	16,500	1,533	NQ	NQ	Avail	7th Floor	16,500	1,533	NQ	NQ	Avail	6th Floor	16,500	1,533	NQ	NQ	Avail	5th Floor	16,500	1,533	NQ	NQ	Avail	4th Floor	16,500	1,533	NQ	NQ	Avail	3rd Floor	16,500	1,533	NQ	NQ	Avail	2nd Floor	16,500	1,533	NQ	NQ	Avail	1st Floor	16,500	1,533	NQ	NQ	Avail	Ground	16,500	1,533	NQ	NQ	Avail	TOTAL	165,000	15,329				<p>Leasehold</p> <p>The available space comprises a new office development which shall provide office accommodation throughout. The property is available on a new FRI lease for a term to be agreed. Available on a Pre-Let basis. Negotiable</p>	<p>Grade: New or Refurbished Last Update: 23/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																							
9th Floor	16,500	1,533	NQ	NQ	Avail																																																																						
8th Floor	16,500	1,533	NQ	NQ	Avail																																																																						
7th Floor	16,500	1,533	NQ	NQ	Avail																																																																						
6th Floor	16,500	1,533	NQ	NQ	Avail																																																																						
5th Floor	16,500	1,533	NQ	NQ	Avail																																																																						
4th Floor	16,500	1,533	NQ	NQ	Avail																																																																						
3rd Floor	16,500	1,533	NQ	NQ	Avail																																																																						
2nd Floor	16,500	1,533	NQ	NQ	Avail																																																																						
1st Floor	16,500	1,533	NQ	NQ	Avail																																																																						
Ground	16,500	1,533	NQ	NQ	Avail																																																																						
TOTAL	165,000	15,329																																																																									

<p>Clerkenwell Workshops 27 - 31 Clerkenwell Close London EC1R 0AT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £60,234 pa (approx £79.15 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Cs.109, 1st Floor</td> <td>619</td> <td>58</td> <td>£78.70</td> <td>£846.81</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Cs.205, 2nd Floor</td> <td>142</td> <td>13</td> <td>£81.12</td> <td>£872.85</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>761</td> <td>71</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Cs.109, 1st Floor	619	58	£78.70	£846.81	Avail	Unit/suite- Cs.205, 2nd Floor	142	13	£81.12	£872.85	Avail	TOTAL	761	71				<p>Leasehold</p> <p>The available space comprises a large open plan studio benefiting from high ceilings and excellent natural light. Located on the first floor. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Conference Facilities ▪ Courtyard ▪ On-Site Management ▪ Reception ▪ Restaurant ▪ Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
Unit/suite- Cs.109, 1st Floor	619	58	£78.70	£846.81	Avail																						
Unit/suite- Cs.205, 2nd Floor	142	13	£81.12	£872.85	Avail																						
TOTAL	761	71																									
<p>Buckley Building 49 Clerkenwell Grn London EC1R 0EP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £308,000 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>5,600</td> <td>520</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,600</td> <td>520</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £72,800 pa (approx £13.00 psf) Service Charge: £49,280 pa (approx £8.80 psf) Total Outgoings: £76.80 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	5,600	520	£55.00	£591.80	Avail	TOTAL	5,600	520				<p>Leasehold</p> <p>The available space comprises second floor office accommodation. A sublease is available for up to five years. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Energy Performance Rating - B ▪ Raised Floors ▪ Restaurant <p>Grade: Second Hand Last Update: 03/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
2nd Floor	5,600	520	£55.00	£591.80	Avail																						
TOTAL	5,600	520																									
<p>The Smithfield Building 12 Cock Lane London EC1A 9BU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £79,770 pa (approx £30.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>2,659</td> <td>247</td> <td>£30.00</td> <td>£322.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,659</td> <td>247</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £32,014 pa (approx £12.04 psf) Service Charge: £19,942 pa (approx £7.50 psf) Total Outgoings: £49.54 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	2,659	247	£30.00	£322.80	Avail	TOTAL	2,659	247				<p>Leasehold</p> <p>The available space comprises office accommodation on the fourth floor. A new lease on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> ▪ 2 Car Parking Spaces ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Commissionaire ▪ Reception <p>Grade: Second Hand Last Update: 10/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
4th Floor	2,659	247	£30.00	£322.80	Avail																						
TOTAL	2,659	247																									
<p>The Smithfield Building 12 Cock Lane London EC1A 9BU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £116,250 pa (approx £30.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>3,875</td> <td>360</td> <td>£30.00</td> <td>£322.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,875</td> <td>360</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £46,655 pa (approx £12.04 psf) Service Charge: £29,062 pa (approx £7.50 psf) Total Outgoings: £49.54 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	3,875	360	£30.00	£322.80	Avail	TOTAL	3,875	360				<p>Leasehold</p> <p>The available space comprises office accommodation on the first floor. A new lease on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> ▪ 2 Car Parking Spaces ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Commissionaire ▪ Reception <p>Grade: Second Hand Last Update: 10/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
1st Floor	3,875	360	£30.00	£322.80	Avail																						
TOTAL	3,875	360																									

<p>27 - 29 Cursitor Street London EC4A 1LT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £69,913 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>1,645</td> <td>153</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,645</td> <td>153</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £14,854 pa (approx £9.03 psf) Service Charge: £12,831 pa (approx £7.80 psf) Total Outgoings: £59.33 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,645	153	£42.50	£457.30	Avail	TOTAL	1,645	153				<p>Leasehold</p> <p>The available space comprises an open plan office arranged over the entire third and fourth floors. The space is available for lease on terms to be agreed upon. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Disabled Facilities Energy Performance Rating - C LG7 Lighting Reception Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
4th Floor	1,645	153	£42.50	£457.30	Avail																						
TOTAL	1,645	153																									
<p>160 Drury Lane London WC2B 5PN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>1,984</td> <td>184</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,984</td> <td>184</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £39,680 pa (approx £20.00 psf) Service Charge: £24,879 pa (approx £12.54 psf)</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,984	184	NQ	NQ	Avail	TOTAL	1,984	184				<p>Leasehold</p> <p>The available space comprises fourth floor office accommodation. A new lease is available direct from the landlord. 01/11/2013 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Commissionaire Disabled Facilities Energy Performance Rating - C Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 05/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
4th Floor	1,984	184	NQ	NQ	Avail																						
TOTAL	1,984	184																									
<p>8 Eagle Court London EC1M 5QD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £94,981 pa (approx £33.06 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>1,449</td> <td>135</td> <td>£33.06</td> <td>£355.73</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>1,424</td> <td>132</td> <td>£33.06</td> <td>£355.73</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,873</td> <td>267</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	1,449	135	£33.06	£355.73	Avail	Basement	1,424	132	£33.06	£355.73	Avail	TOTAL	2,873	267				<p>Leasehold</p> <p>The available space comprises a self-contained office suite arranged over ground floor and basement. The unit was recently refurbished and will appeal to Media, Technology and showroom occupiers alike due to the many character features such as; real wood flooring and galvanized steel cable management. The unit also benefits from shared use of a landscaped courtyard. A new lease is available directly from the landlord on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Courtyard Energy Performance Rating - G <p>Grade: Second Hand Last Update: 30/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
Ground	1,449	135	£33.06	£355.73	Avail																						
Basement	1,424	132	£33.06	£355.73	Avail																						
TOTAL	2,873	267																									
<p>71 Endell Street London WC2H 9AJ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £14,995 pa (approx £12.58 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>596</td> <td>55</td> <td>£12.58</td> <td>£135.36</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>596</td> <td>55</td> <td>£12.58</td> <td>£135.36</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,192</td> <td>111</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	596	55	£12.58	£135.36	Avail	Basement	596	55	£12.58	£135.36	Avail	TOTAL	1,192	111				<p>Leasehold</p> <p>The available space comprises office accommodation of 1,192 sq ft, arranged over the ground and basement floors. A new short term lease available for a term to be agreed at a commencing rental of £15,000 pa. 01/04/2013 Vacant</p>	<ul style="list-style-type: none"> Courtyard Energy Performance Rating - G Reception Security System Storage Space <p>Grade: Second Hand Last Update: 22/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
Ground	596	55	£12.58	£135.36	Avail																						
Basement	596	55	£12.58	£135.36	Avail																						
TOTAL	1,192	111																									

<p>Signet House 49 - 51 Farringdon Road London EC1M 3JP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £35,430 pa (approx £30.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- 51, 3rd Floor</td> <td>376</td> <td>35</td> <td>£30.00</td> <td>£322.80</td> <td>U/O</td> </tr> <tr> <td>Unit/suite- 49, 3rd Floor</td> <td>805</td> <td>75</td> <td>£30.00</td> <td>£322.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,181</td> <td>110</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £5,078 pa (approx £4.30 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 51, 3rd Floor	376	35	£30.00	£322.80	U/O	Unit/suite- 49, 3rd Floor	805	75	£30.00	£322.80	Avail	TOTAL	1,181	110				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the second, third and fourth floors. Available on a new FRI lease for a term to be agreed. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Courtyard ▪ Reception ▪ Security System <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
Unit/suite- 51, 3rd Floor	376	35	£30.00	£322.80	U/O																						
Unit/suite- 49, 3rd Floor	805	75	£30.00	£322.80	Avail																						
TOTAL	1,181	110																									
<p>The Corner 91 - 93 Farringdon Road London EC1M 3LN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>2,669</td> <td>248</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,223</td> <td>207</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,892</td> <td>454</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £83,164 pa (approx £17.00 psf) Service Charge: £39,136 pa (approx £8.00 psf)</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	2,669	248	NQ	NQ	Avail	1st Floor	2,223	207	NQ	NQ	Avail	TOTAL	4,892	454				<p>Leasehold</p> <p>The available space comprises first and second floor office accommodation. Available on a new lease direct from the landlord. 01/11/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Restaurant ▪ Security System <p>Grade: Second Hand Last Update: 10/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
2nd Floor	2,669	248	NQ	NQ	Avail																						
1st Floor	2,223	207	NQ	NQ	Avail																						
TOTAL	4,892	454																									
<p>The Corner 91 - 93 Farringdon Road London EC1M 3LN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>2,498</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,498</td> <td>232</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £42,466 pa (approx £17.00 psf) Service Charge: £19,984 pa (approx £8.00 psf)</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	2,498	232	NQ	NQ	Avail	TOTAL	2,498	232				<p>Leasehold</p> <p>The available space comprises sixth floor office accommodation. Available on a new lease direct from the landlord. 01/02/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Restaurant ▪ Security System <p>Grade: Second Hand Last Update: 10/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
6th Floor	2,498	232	NQ	NQ	Avail																						
TOTAL	2,498	232																									
<p>Farringdon Place 20 Farringdon Road London EC1M 3HE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £305,570 pa (approx £10.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>30,557</td> <td>2,839</td> <td>£10.00</td> <td>£107.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>30,557</td> <td>2,839</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £365,156 pa (approx £11.95 psf) Service Charge: £287,541 pa (approx £9.41 psf) Total Outgoings: £31.36 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	30,557	2,839	£10.00	£107.60	Avail	TOTAL	30,557	2,839				<p>Leasehold</p> <p>The available space comprises office accommodation on the third floor. New lease available until June 2015. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 6 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - D ▪ Escalator ▪ Garage ▪ Raised Floors ▪ Reception ▪ Restaurant ▪ Security System <p>Grade: Second Hand Last Update: 17/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
3rd Floor	30,557	2,839	£10.00	£107.60	Avail																						
TOTAL	30,557	2,839																									

<p>Farringdon Place 20 Farringdon Road London EC1M 3HE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £52,090 pa (approx £10.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>5,209</td> <td>484</td> <td>£10.00</td> <td>£107.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,209</td> <td>484</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £62,248 pa (approx £11.95 psf) Service Charge: £49,017 pa (approx £9.41 psf) Total Outgoings: £31.36 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	Basement	5,209	484	£10.00	£107.60	Avail	TOTAL	5,209	484				<p>Leasehold</p> <p>The available space comprises office accommodation on the basement. New lease available until June 2015. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> 6 Passenger Lift(s) Air Conditioning Commissionaire Energy Performance Rating - D Escalator Garage Raised Floors Reception Restaurant Security System <p>Grade: Second Hand Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
Basement	5,209	484	£10.00	£107.60	Avail																
TOTAL	5,209	484																			
<p>75 Farringdon Road London EC1M 3JY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £55,770 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>2,028</td> <td>188</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,028</td> <td>188</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £26,364 pa (approx £13.00 psf) Service Charge: £19,915 pa (approx £9.82 psf) Total Outgoings: £50.32 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	Ground	2,028	188	£27.50	£295.90	Avail	TOTAL	2,028	188				<p>Leasehold</p> <p>The available space comprises ground floor office accommodation of 2,028 sq ft, benefitting from return frontage, raised floors and air-conditioning. A new lease direct from the landlord by arrangement. 01/02/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Energy Performance Rating - E Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 17/01/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
Ground	2,028	188	£27.50	£295.90	Avail																
TOTAL	2,028	188																			
<p>99 Farringdon Road London EC1R 3BN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £19,994 pa (approx £19.64 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>1,018</td> <td>95</td> <td>£19.64</td> <td>£211.33</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,018</td> <td>95</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £9,284 pa (approx £9.12 psf) Service Charge: £3,563 pa (approx £3.50 psf) Total Outgoings: £32.26 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	1,018	95	£19.64	£211.33	Avail	TOTAL	1,018	95				<p>Leasehold</p> <p>The available space comprises third floor office accommodation. Available on a new lease two year lease for terms to be agreed. The lease is to be granted outside the Landlord & Tenant Act 1954. Rent £20,000 pa. Negotiable</p>	<ul style="list-style-type: none"> Energy Performance Rating - D Security System <p>Grade: Second Hand Last Update: 07/10/2013</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
3rd Floor	1,018	95	£19.64	£211.33	Avail																
TOTAL	1,018	95																			
<p>Zeppelin Building 59 - 61 Farringdon Road London EC1M 3JB</p>	<p>Use Class: B1 Office/Business Use: Not Quoting Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Total Size</td> <td>10,237</td> <td>951</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>10,237</td> <td>951</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: £4,150,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	Total Size	10,237	951	NQ	NQ	Avail	TOTAL	10,237	951				<p>Long Leasehold Investment</p> <p>The available investment comprises an office building arranged over six floors including the basement. Long Leasehold for a term to expire on 18th December 1984. Offers in excess of £4,150,000 (£426.03 psf). A purchase at this level will reflect a net initial yield of 4.61% (assuming purchasers' costs of 5.80%).</p>	<ul style="list-style-type: none"> Entire Building Reception Security System <p>Grade: New or Refurbished Last Update: 30/01/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
Total Size	10,237	951	NQ	NQ	Avail																
TOTAL	10,237	951																			

<p>21 Farringdon Road London EC1M 3HA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £159,520 pa (approx £40.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>3,988</td> <td>370</td> <td>£40.00</td> <td>£430.40</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,988</td> <td>371</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £58,903 pa (approx £14.77 psf) Service Charge: £33,898 pa (approx £8.50 psf) Total Outgoings: £63.27 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	3,988	370	£40.00	£430.40	Avail	TOTAL	3,988	371				<p>Leasehold</p> <p>The available space comprises third floor office accommodation. The space is available by way of a sub lease until 25 March 2017 at £159,520 per annum exclusive of outgoings. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Energy Performance Rating - C Passenger Lift(s) Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 16/01/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
3rd Floor	3,988	370	£40.00	£430.40	Avail																						
TOTAL	3,988	371																									
<p>99 Farringdon Road London EC1R 3BN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £55,010 pa (approx £25.05 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>1,136</td> <td>106</td> <td>£25.05</td> <td>£269.54</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>1,060</td> <td>98</td> <td>£25.05</td> <td>£269.54</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,196</td> <td>204</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £19,764 pa (approx £9.00 psf) Service Charge: £7,686 pa (approx £3.50 psf) Total Outgoings: £37.55 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	1,136	106	£25.05	£269.54	Avail	1st Floor	1,060	98	£25.05	£269.54	Avail	TOTAL	2,196	204				<p>Leasehold</p> <p>The available space comprises third floor office accommodation. Available on a new lease two year lease for terms to be agreed. The lease is to be granted outside the Landlord & Tenant Act 1954. Rent £20,000 pa. Negotiable</p>	<ul style="list-style-type: none"> Energy Performance Rating - D Security System <p>Grade: Second Hand Last Update: 07/10/2013</p>
	Sq Ft	Sq M	£psf	£psm																							
2nd Floor	1,136	106	£25.05	£269.54	Avail																						
1st Floor	1,060	98	£25.05	£269.54	Avail																						
TOTAL	2,196	204																									
<p>1 Farringdon Street London EC4M 7LG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £150,750 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>3,350</td> <td>311</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,350</td> <td>311</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £46,900 pa (approx £14.00 psf) Service Charge: £41,875 pa (approx £12.50 psf) Total Outgoings: £71.50 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	3,350	311	£45.00	£484.20	Avail	TOTAL	3,350	311				<p>Leasehold</p> <p>The available space comprises first floor office accommodation. A lease is available on terms to be agreed. 01/08/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Conference Facilities Energy Performance Rating - C Reception <p>Grade: Second Hand Last Update: 12/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
1st Floor	3,350	311	£45.00	£484.20	Avail																						
TOTAL	3,350	311																									

<p>98 - 100 Fetter Lane London EC4A 1BN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £3,423,475 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>3,215</td> <td>299</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>4,370</td> <td>406</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>6,590</td> <td>612</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>7,300</td> <td>678</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>8,545</td> <td>794</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>8,545</td> <td>794</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>8,545</td> <td>794</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>8,125</td> <td>755</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>7,010</td> <td>651</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>62,245</td> <td>5,783</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	3,215	299	£55.00	£591.80	Avail	6th Floor	4,370	406	£55.00	£591.80	Avail	5th Floor	6,590	612	£55.00	£591.80	Avail	4th Floor	7,300	678	£55.00	£591.80	Avail	3rd Floor	8,545	794	£55.00	£591.80	Avail	2nd Floor	8,545	794	£55.00	£591.80	Avail	1st Floor	8,545	794	£55.00	£591.80	Avail	Lower Level	8,125	755	£55.00	£591.80	Avail	Ground	7,010	651	£55.00	£591.80	Avail	TOTAL	62,245	5,783				<p>Leasehold</p> <p>The available space comprises office accommodation arranged from lower ground to seventh floor. The property is undergoing a major refurbishment. The property is available on a new FRI lease. Available 15 months from commencement of works . Planning consent sought 01/10/2015 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Goods Lift Security System <p>Grade: Second Hand Last Update: 18/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																	
7th Floor	3,215	299	£55.00	£591.80	Avail																																																																
6th Floor	4,370	406	£55.00	£591.80	Avail																																																																
5th Floor	6,590	612	£55.00	£591.80	Avail																																																																
4th Floor	7,300	678	£55.00	£591.80	Avail																																																																
3rd Floor	8,545	794	£55.00	£591.80	Avail																																																																
2nd Floor	8,545	794	£55.00	£591.80	Avail																																																																
1st Floor	8,545	794	£55.00	£591.80	Avail																																																																
Lower Level	8,125	755	£55.00	£591.80	Avail																																																																
Ground	7,010	651	£55.00	£591.80	Avail																																																																
TOTAL	62,245	5,783																																																																			
<p>138 Fetter Lane London EC4A 1BY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,419,957 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>7,535</td> <td>700</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>7,104</td> <td>660</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>7,481</td> <td>695</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>6,566</td> <td>610</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>28,686</td> <td>2,665</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £516,348 pa (approx £18.00 psf) Service Charge: £215,145 pa (approx £7.50 psf) Total Outgoings: £75.00 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	7,535	700	£49.50	£532.62	Avail	1st Floor	7,104	660	£49.50	£532.62	Avail	Ground	7,481	695	£49.50	£532.62	Avail	Lower Level	6,566	610	£49.50	£532.62	Avail	TOTAL	28,686	2,665				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the lower level to 2nd floor, measuring 28,686 sq ft in total. The property is available to let by way of a new lease on a term to be agreed. Please contact the agent for more details. 01/05/2014 Vacant</p>	<p>Grade: New or Refurbished Last Update: 17/02/2014</p>																														
	Sq Ft	Sq M	£psf	£psm																																																																	
2nd Floor	7,535	700	£49.50	£532.62	Avail																																																																
1st Floor	7,104	660	£49.50	£532.62	Avail																																																																
Ground	7,481	695	£49.50	£532.62	Avail																																																																
Lower Level	6,566	610	£49.50	£532.62	Avail																																																																
TOTAL	28,686	2,665																																																																			
<p>Barnards Inn 86 Fetter Lane London EC4A 1EN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,112,580 pa (approx £35.32 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>14,939</td> <td>1,388</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>3,825</td> <td>355</td> <td>£38.00</td> <td>£408.88</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>935</td> <td>87</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>11,799</td> <td>1,096</td> <td>£25.00</td> <td>£269.00</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>31,498</td> <td>2,926</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £261,433 pa (approx £8.30 psf) Service Charge: £382,386 pa (approx £12.14 psf)</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	14,939	1,388	£45.00	£484.20	Avail	Ground	3,825	355	£38.00	£408.88	Avail	Basement	935	87	NQ	NQ	Avail	Lower Level	11,799	1,096	£25.00	£269.00	U/O	TOTAL	31,498	2,926				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the four floors. Available on a new lease for a term to be agreed. 01/04/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Car Parking Commissionaire Courtyard Reception Security System <p>Grade: Second Hand Last Update: 12/02/2014</p>																														
	Sq Ft	Sq M	£psf	£psm																																																																	
1st Floor	14,939	1,388	£45.00	£484.20	Avail																																																																
Ground	3,825	355	£38.00	£408.88	Avail																																																																
Basement	935	87	NQ	NQ	Avail																																																																
Lower Level	11,799	1,096	£25.00	£269.00	U/O																																																																
TOTAL	31,498	2,926																																																																			

<p>147 Fleet Street London EC4A 2BU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £11,000 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>400</td> <td>37</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>400</td> <td>37</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,367 pa (approx £10.92 psf) Service Charge: £3,000 pa (approx £7.50 psf) Total Outgoings: £45.92 psf</p>		Sq Ft	Sq M	£psf	£psm		Basement	400	37	£27.50	£295.90	Avail	TOTAL	400	37				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the basement. A new lease is available with terms to be agreed. 01/05/2011 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Energy Performance Rating - E Security System <p>Grade: Second Hand Last Update: 10/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
Basement	400	37	£27.50	£295.90	Avail																												
TOTAL	400	37																															
<p>147 Fleet Street London EC4A 2BU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £11,000 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>400</td> <td>37</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>400</td> <td>37</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,334 pa (approx £10.84 psf) Service Charge: £3,000 pa (approx £7.50 psf) Total Outgoings: £45.84 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	400	37	£27.50	£295.90	Avail	TOTAL	400	37				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fourth floor. A lease for the landlords standard form for a term be arrangement, subject to being contracted out of rights of renewal and compensation under the Landlords and Tenants Act 1954, sections 24-28 part II as amended. 01/05/2011 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Security System <p>Grade: Second Hand Last Update: 10/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
4th Floor	400	37	£27.50	£295.90	Avail																												
TOTAL	400	37																															
<p>85 Fleet Street London EC4Y 1AE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,327,530 pa (approx £47.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>7,112</td> <td>661</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>10,089</td> <td>937</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>10,747</td> <td>998</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>27,948</td> <td>2,596</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £447,168 pa (approx £16.00 psf) Service Charge: £300,441 pa (approx £10.75 psf) Total Outgoings: £74.25 psf</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	7,112	661	£47.50	£511.10	Avail	6th Floor	10,089	937	£47.50	£511.10	Avail	5th Floor	10,747	998	£47.50	£511.10	Avail	TOTAL	27,948	2,596				<p>Leasehold</p> <p>The available space comprises office accommodation over three floors. Available as a whole by way of assignment until July 2027 with option to determine in September 2023 or sublease until September 2023. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> 6 Passenger Lift(s) Air Conditioning Commissionaire Goods Lift Restaurant Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
7th Floor	7,112	661	£47.50	£511.10	Avail																												
6th Floor	10,089	937	£47.50	£511.10	Avail																												
5th Floor	10,747	998	£47.50	£511.10	Avail																												
TOTAL	27,948	2,596																															
<p>55 Fleet Street London EC4Y 1JU</p>	<p>Use Class: B1 Office/Business Use: B1 Office/Business Rent: N/A</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Total Size</td> <td>1,980</td> <td>184</td> <td>N/A</td> <td>N/A</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,980</td> <td>184</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: Not Quoting Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Total Size	1,980	184	N/A	N/A	Avail	TOTAL	1,980	184				<p>Freehold</p> <p>The available space comprises retail accommodation on the basement and ground floors and office space on the upper floors. There is no lift. Freehold with full vacant possession. Negotiable</p>	<ul style="list-style-type: none"> Entire Building Security System Storage Space <p>Grade: Second Hand Last Update: 21/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
Total Size	1,980	184	N/A	N/A	Avail																												
TOTAL	1,980	184																															

<p>Chronicle House 72 - 78 Fleet Street London EC4Y 1HY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £120,188 pa (approx £37.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>3,205</td> <td>298</td> <td>£37.50</td> <td>£403.50</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,205</td> <td>298</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £43,568 pa (approx £13.59 psf) Service Charge: £24,038 pa (approx £7.50 psf) Total Outgoings: £58.59 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	3,205	298	£37.50	£403.50	Avail	TOTAL	3,205	298				<p>Leasehold</p> <p>The available space comprises third floor office accommodation arranged in a predominantly open plan format, benefitting from a director's office, two meeting rooms and a kitchenette. The available space benefits from excellent natural light throughout and would suit a range of occupiers including professional and media lead businesses. The lease is available by way of an assignment of the existing lease for a term expiring in April 2017 at a passing rent of £86,570.00 per annum exclusive. Premium offers are sought for the benefit of the lease. Alternatively, a sub-lease is available for a term expiring April 2017, to be contracted outside the Landlord & Tenant Act 1954. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Conference Facilities Raised Floors <p>Grade: Second Hand</p> <p>Last Update: 04/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																					
3rd Floor	3,205	298	£37.50	£403.50	Avail																																																				
TOTAL	3,205	298																																																							
<p>Ludgate House 107 - 111 Fleet Street London EC4A 2AB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>50</td> <td>5</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>2,500</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>2,500</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>2,500</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>2,500</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>2,500</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,500</td> <td>232</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>15,050</td> <td>1,398</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £26,770 (approx £1.78 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	50	5	NQ	NQ	Avail	6th Floor	2,500	232	NQ	NQ	Avail	5th Floor	2,500	232	NQ	NQ	Avail	4th Floor	2,500	232	NQ	NQ	Avail	3rd Floor	2,500	232	NQ	NQ	Avail	2nd Floor	2,500	232	NQ	NQ	Avail	1st Floor	2,500	232	NQ	NQ	Avail	TOTAL	15,050	1,398				<p>Leasehold</p> <p>The available space comprises office accommodation over each floor within the building. The premises are available in a variety of suites/sizes by way of new flexible leases on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Air Conditioning Conference Facilities Reception <p>Grade: Second Hand</p> <p>Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																					
1st Floor	50	5	NQ	NQ	Avail																																																				
6th Floor	2,500	232	NQ	NQ	Avail																																																				
5th Floor	2,500	232	NQ	NQ	Avail																																																				
4th Floor	2,500	232	NQ	NQ	Avail																																																				
3rd Floor	2,500	232	NQ	NQ	Avail																																																				
2nd Floor	2,500	232	NQ	NQ	Avail																																																				
1st Floor	2,500	232	NQ	NQ	Avail																																																				
TOTAL	15,050	1,398																																																							
<p>167 Fleet Street London EC4A 2EA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £110,482 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>2,797</td> <td>260</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,797</td> <td>260</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £37,116 pa (approx £13.27 psf) Service Charge: £26,572 pa (approx £9.50 psf) Total Outgoings: £62.27 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	2,797	260	£39.50	£425.02	Avail	TOTAL	2,797	260				<p>Leasehold</p> <p>The available space comprises office space over the first floor. A new FRI lease is available direct from the landlord. 01/03/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Energy Performance Rating - C Raised Floors Reception <p>Grade: New or Refurbished</p> <p>Last Update: 13/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																					
1st Floor	2,797	260	£39.50	£425.02	Avail																																																				
TOTAL	2,797	260																																																							

<p>Finlaison House 15 - 17 Furnival Street London EC4A 1JE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £430,875 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>3,894</td> <td>362</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>5,681</td> <td>528</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>9,575</td> <td>890</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £143,050 pa (approx £14.94 psf) Service Charge: £105,325 pa (approx £11.00 psf) Total Outgoings: £70.94 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	3,894	362	£45.00	£484.20	Avail	3rd Floor	5,681	528	£45.00	£484.20	Avail	TOTAL	9,575	890				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the third and fourth floors which is due for delivery December 2014. Available leasehold. Rent guiding mid £40's. Rates estimated £14.94 psf. Service charge estimated £11 psf. 01/12/2014 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Disabled Facilities Raised Floors <p>Grade: New or Refurbished</p> <p>Last Update: 12/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																									
4th Floor	3,894	362	£45.00	£484.20	Avail																																								
3rd Floor	5,681	528	£45.00	£484.20	Avail																																								
TOTAL	9,575	890																																											
<p>10 Gate Street London WC2A 3HP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £57,525 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>487</td> <td>45</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>487</td> <td>45</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>488</td> <td>45</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>488</td> <td>45</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,950</td> <td>181</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	487	45	£29.50	£317.42	Avail	4th Floor	487	45	£29.50	£317.42	Avail	3rd Floor	488	45	£29.50	£317.42	Avail	2nd Floor	488	45	£29.50	£317.42	Avail	TOTAL	1,950	181				<p>Leasehold</p> <p>The office accommodation is arranged over the second to fifth floors and benefits from a separate entrance on Gate Street. Terms to be agreed by arrangement. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Restaurant Security System <p>Grade: Second Hand</p> <p>Last Update: 13/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																																									
5th Floor	487	45	£29.50	£317.42	Avail																																								
4th Floor	487	45	£29.50	£317.42	Avail																																								
3rd Floor	488	45	£29.50	£317.42	Avail																																								
2nd Floor	488	45	£29.50	£317.42	Avail																																								
TOTAL	1,950	181																																											
<p>4 - 5 Gough Square London EC4A 3DE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £96,367 pa (approx £29.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>638</td> <td>59</td> <td>£29.00</td> <td>£312.04</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>555</td> <td>52</td> <td>£29.00</td> <td>£312.04</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>541</td> <td>50</td> <td>£29.00</td> <td>£312.04</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>638</td> <td>59</td> <td>£29.00</td> <td>£312.04</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>951</td> <td>88</td> <td>£29.00</td> <td>£312.04</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,323</td> <td>309</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	638	59	£29.00	£312.04	Avail	2nd Floor	555	52	£29.00	£312.04	Avail	1st Floor	541	50	£29.00	£312.04	Avail	Ground	638	59	£29.00	£312.04	Avail	Lower Level	951	88	£29.00	£312.04	Avail	TOTAL	3,323	309				<p>Leasehold</p> <p>The available space comprises office space arranged over five floors; the property is for lease as a whole. A lease is available on terms to be agreed. 01/06/2014 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Security System Storage Space <p>Grade: Second Hand</p> <p>Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																									
3rd Floor	638	59	£29.00	£312.04	Avail																																								
2nd Floor	555	52	£29.00	£312.04	Avail																																								
1st Floor	541	50	£29.00	£312.04	Avail																																								
Ground	638	59	£29.00	£312.04	Avail																																								
Lower Level	951	88	£29.00	£312.04	Avail																																								
TOTAL	3,323	309																																											
<p>12 Gough Square London EC4A 3DW</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £145,763 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>4,485</td> <td>417</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,485</td> <td>417</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £55,928 pa (approx £12.47 psf) Service Charge: £38,122 pa (approx £8.50 psf) Total Outgoings: £53.47 psf</p>		Sq Ft	Sq M	£psf	£psm		Ground	4,485	417	£32.50	£349.70	Avail	TOTAL	4,485	417				<p>Leasehold</p> <p>The available space comprises ground floor office accommodation currently fitted out to provide four offices and a large boardroom. Available to let on a new lease direct from the landlord. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Disabled Facilities Raised Floors Reception Storage Space <p>Grade: Second Hand</p> <p>Last Update: 04/02/2014</p>																								
	Sq Ft	Sq M	£psf	£psm																																									
Ground	4,485	417	£32.50	£349.70	Avail																																								
TOTAL	4,485	417																																											

<p>100 Gray's Inn Road London WC1X 8AL</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £193,700 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>5,960</td> <td>554</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,960</td> <td>554</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £104,538 pa (approx £17.54 psf) Service Charge: £44,402 pa (approx £7.45 psf) Total Outgoings: £57.49 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	5,960	554	£32.50	£349.70	Avail	TOTAL	5,960	554				<p>Leasehold</p> <p>The available space comprises second floor office accommodation. There is an assignment available until 26th May 2014. Alternatively there may be a new lease available directly from the landlord. 01/05/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Garage ▪ Raised Floors ▪ Reception <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	5,960	554	£32.50	£349.70	Avail																
TOTAL	5,960	554																			
<p>200 Grays Inn Road London WC1X 8XZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £953,510 pa (approx £48.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>19,660</td> <td>1,826</td> <td>£48.50</td> <td>£521.86</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>19,660</td> <td>1,826</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £452,180 pa (approx £23.00 psf) Service Charge: £206,430 pa (approx £10.50 psf) Total Outgoings: £82.00 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	19,660	1,826	£48.50	£521.86	Avail	TOTAL	19,660	1,826				<p>Leasehold</p> <p>The available space comprises office accommodation on the first floor. New effective FRI leases are available direct from the landlord. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 10 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Garage ▪ Goods Lift ▪ On-Site Management ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
1st Floor	19,660	1,826	£48.50	£521.86	Avail																
TOTAL	19,660	1,826																			
<p>200 Grays Inn Road London WC1X 8XZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £212,995 pa (approx £43.98 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Front, 6th Floor</td> <td>4,843</td> <td>450</td> <td>£43.98</td> <td>£473.22</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,843</td> <td>450</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £110,275 pa (approx £22.77 psf) Service Charge: £62,959 pa (approx £13.00 psf) Total Outgoings: £79.75 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Front, 6th Floor	4,843	450	£43.98	£473.22	Avail	TOTAL	4,843	450				<p>Leasehold</p> <p>The available accommodation is on the part 6th floor at the front of the building and benefits from an expansive west-facing terrace. The building is owned by Great Portland Estates and BP Pension Fund who have recently undertaken an extensive modernisation of the common parts and available office floors. The accommodation is available by sublease or assignment for a term to March 2023. Negotiable</p>	<ul style="list-style-type: none"> ▪ 10 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Garage ▪ Goods Lift ▪ On-Site Management ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- Front, 6th Floor	4,843	450	£43.98	£473.22	Avail																
TOTAL	4,843	450																			

<p>222 Grays Inn Road London WC1X 8HB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £253,314 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>6,413</td> <td>596</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>6,413</td> <td>596</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £99,402 pa (approx £15.50 psf) Service Charge: £55,344 pa (approx £8.63 psf) Total Outgoings: £63.63 psf</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	6,413	596	£39.50	£425.02	Avail	TOTAL	6,413	596				<p>Leasehold</p> <p>The available space comprises 6,413 sq ft of quality air conditioned accommodation which is currently fitted out. The offices are mainly open plan with a kitchen and various offices / meeting rooms of various sizes. An assignment of the current lease until March 2018, or a new sublease outside the Landlord and Tenant Act 1954 (as amended). 01/02/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 7 Passenger Lift(s) Air Conditioning Commissionaire Garage Raised Floors <p>Grade: Second Hand</p> <p>Last Update: 17/02/2014</p>																								
	Sq Ft	Sq M	£psf	£psm																																									
7th Floor	6,413	596	£39.50	£425.02	Avail																																								
TOTAL	6,413	596																																											
<p>41 - 44 Great Queen Street London WC2B 5AD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £124,080 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>2,256</td> <td>210</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,256</td> <td>210</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £45,120 pa (approx £20.00 psf) Service Charge: £27,072 pa (approx £12.00 psf) Total Outgoings: £87.00 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	2,256	210	£55.00	£591.80	Avail	TOTAL	2,256	210				<p>Leasehold</p> <p>The available space comprises a fifth floor office space, to be refurbished, with air conditioning and raised floors. The space is available on a new FRI lease direct from the landlord Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Raised Floors Reception Security Entry System Security System <p>Grade: Second Hand</p> <p>Last Update: 27/01/2014</p>																								
	Sq Ft	Sq M	£psf	£psm																																									
5th Floor	2,256	210	£55.00	£591.80	Avail																																								
TOTAL	2,256	210																																											
<p>Congress House 23 - 28 Great Russell Street London WC1B 3LS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £47,739 pa (approx £37.59 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>1,270</td> <td>118</td> <td>£37.59</td> <td>£404.47</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,270</td> <td>118</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £19,723 pa (approx £15.53 psf) Service Charge: £12,700 pa (approx £10.00 psf) Total Outgoings: £63.12 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	1,270	118	£37.59	£404.47	Avail	TOTAL	1,270	118				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over part of the second floor. Available on a lease for a term to be agreed. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Food Court Garage Raised Floors Reception Storage Space <p>Grade: Second Hand</p> <p>Last Update: 08/01/2014</p>																								
	Sq Ft	Sq M	£psf	£psm																																									
2nd Floor	1,270	118	£37.59	£404.47	Avail																																								
TOTAL	1,270	118																																											
<p>27 Greville Street London EC1N 8TN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £147,015 pa (approx £22.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>1,264</td> <td>117</td> <td>£22.50</td> <td>£242.10</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>1,129</td> <td>105</td> <td>£22.50</td> <td>£242.10</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>1,097</td> <td>102</td> <td>£22.50</td> <td>£242.10</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>1,296</td> <td>120</td> <td>£22.50</td> <td>£242.10</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>1,748</td> <td>162</td> <td>£22.50</td> <td>£242.10</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>6,534</td> <td>607</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,264	117	£22.50	£242.10	Avail	2nd Floor	1,129	105	£22.50	£242.10	Avail	1st Floor	1,097	102	£22.50	£242.10	Avail	Ground	1,296	120	£22.50	£242.10	Avail	Basement	1,748	162	£22.50	£242.10	Avail	TOTAL	6,534	607				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the lower ground, ground, first, second and fourth floors. A new FRI lease available from the landlord for a term expiring December 25th 2014. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Security System Skylight <p>Grade: Second Hand</p> <p>Last Update: 06/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																									
4th Floor	1,264	117	£22.50	£242.10	Avail																																								
2nd Floor	1,129	105	£22.50	£242.10	Avail																																								
1st Floor	1,097	102	£22.50	£242.10	Avail																																								
Ground	1,296	120	£22.50	£242.10	Avail																																								
Basement	1,748	162	£22.50	£242.10	Avail																																								
TOTAL	6,534	607																																											

<p>36 Greville Street London EC1N 8TB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £11,995 pa (approx £22.42 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>535</td> <td>50</td> <td>£22.42</td> <td>£241.24</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>535</td> <td>50</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,192 pa (approx £7.84 psf) Service Charge: £1,958 pa (approx £3.66 psf) Total Outgoings: £33.92 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	535	50	£22.42	£241.24	Avail	TOTAL	535	50				<p>Leasehold</p> <p>The available space comprises third floor office accommodation arranged on an open plan basis and benefits from a small self-contained kitchenette. A new FRI lease directly from the landlord on terms to be agreed. The space can have small business rates relief. 01/08/2013 Vacant</p>	<ul style="list-style-type: none"> Energy Performance Rating - D Security System Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 09/09/2013</p>
	Sq Ft	Sq M	£psf	£psm																	
3rd Floor	535	50	£22.42	£241.24	Avail																
TOTAL	535	50																			
<p>Marriner House 32 - 34 Greville Street London EC1N 8TB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £19,290 pa (approx £30.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>643</td> <td>60</td> <td>£30.00</td> <td>£322.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>643</td> <td>60</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £5,736 pa (approx £8.92 psf) Service Charge: £2,250 pa (approx £3.50 psf) Total Outgoings: £42.42 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	643	60	£30.00	£322.80	Avail	TOTAL	643	60				<p>Leasehold</p> <p>The available space comprises media-style office accommodation arranged over part of the second floor. Available on a new FRI lease for a term to be agreed. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Security System Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 31/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	643	60	£30.00	£322.80	Avail																
TOTAL	643	60																			
<p>58G Hatton Garden London EC1N 8LX</p>	<p>Use Class: B1 Office/Business Use: B1 Office/Business Rent: N/A</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Total Size</td> <td>2,324</td> <td>216</td> <td>N/A</td> <td>N/A</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,324</td> <td>216</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: £1,500,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Total Size	2,324	216	N/A	N/A	Avail	TOTAL	2,324	216				<p>Freehold</p> <p>The available space comprises a self-contained building providing retail space on the lower ground and ground and office space on the ground to third floors. Available Freehold with full vacant possession. Negotiable</p>	<ul style="list-style-type: none"> Entire Building Security System Storage Space <p>Grade: New or Refurbished Last Update: 09/12/2013</p>
	Sq Ft	Sq M	£psf	£psm																	
Total Size	2,324	216	N/A	N/A	Avail																
TOTAL	2,324	216																			
<p>88 - 90 Hatton Garden London EC1N 8PN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £11,251 pa (approx £35.27 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>319</td> <td>30</td> <td>£35.27</td> <td>£379.51</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>319</td> <td>30</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,528 pa (approx £14.19 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	319	30	£35.27	£379.51	Avail	TOTAL	319	30				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over first and fifth floor levels. The space is available to let. The rental figure excludes business rates and service charges. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Category 2 Lighting Reception Security System <p>Grade: Second Hand Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
5th Floor	319	30	£35.27	£379.51	Avail																
TOTAL	319	30																			

<p>70 Hatton Garden London EC1N 8JT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £11,999 pa (approx £25.53 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>470</td> <td>44</td> <td>£25.53</td> <td>£274.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>470</td> <td>44</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,241 pa (approx £9.02 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	2nd Floor	470	44	£25.53	£274.70	Avail	TOTAL	470	44				<p>Leasehold</p> <p>Second floor offices to let within this small well located period office building. The space covers the entire second floor and is divided into one main/larger office and a further two rooms which would be ideal for meeting rooms. The building is well located on Hatton Garden at the junction with St Cross Street which leads through to Leather Lane. Hatton Garden is the heart of London's jewellery district and consists of predominantly commercial office buildings and retail outlets. Hatton Garden is conveniently situated near to Farringdon and Chancery Lane underground stations. Negotiable</p>	<ul style="list-style-type: none"> Security System <p>Grade: Second Hand Last Update: 07/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm	Avail																												
2nd Floor	470	44	£25.53	£274.70	Avail																												
TOTAL	470	44																															
<p>6 - 7 Hatton Garden London EC1N 8AD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £35,708 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>904</td> <td>84</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>904</td> <td>84</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £11,182 pa (approx £12.37 psf) Service Charge: £4,520 pa (approx £5.00 psf) Total Outgoings: £56.87 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	904	84	£39.50	£425.02	Avail	TOTAL	904	84				<p>Leasehold</p> <p>The available space comprises 904 sq ft of third floor office accommodation. The premises are available on a new FRI lease for a term to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Security System <p>Grade: Second Hand Last Update: 20/01/2014</p>												
	Sq Ft	Sq M	£psf	£psm	Avail																												
3rd Floor	904	84	£39.50	£425.02	Avail																												
TOTAL	904	84																															
<p>100 Hatton Garden London EC1N 8NX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £69,090 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Unit/suite- 211, 2nd Floor</td> <td>550</td> <td>51</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- 221, 2nd Floor</td> <td>734</td> <td>68</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- 127, 1st Floor</td> <td>690</td> <td>64</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,974</td> <td>183</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £21,714 pa (approx £11.00 psf) Service Charge: £19,740 pa (approx £10.00 psf) Total Outgoings: £56.00 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	Unit/suite- 211, 2nd Floor	550	51	£35.00	£376.60	Avail	Unit/suite- 221, 2nd Floor	734	68	£35.00	£376.60	Avail	Unit/suite- 127, 1st Floor	690	64	£35.00	£376.60	Avail	TOTAL	1,974	183				<p>Leasehold</p> <p>The available space comprises office accommodation on the second floor. The property is available on a new FRI lease on terms to be agreed. 01/03/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Security System Storage Space <p>Grade: Second Hand Last Update: 11/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																												
Unit/suite- 211, 2nd Floor	550	51	£35.00	£376.60	Avail																												
Unit/suite- 221, 2nd Floor	734	68	£35.00	£376.60	Avail																												
Unit/suite- 127, 1st Floor	690	64	£35.00	£376.60	Avail																												
TOTAL	1,974	183																															

<p>County House 14 - 15 Hatton Garden London EC1N 8AT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £18,149 pa (approx £29.51 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>615</td> <td>57</td> <td>£29.51</td> <td>£317.53</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>615</td> <td>57</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £7,328 pa (approx £11.92 psf) Service Charge: £6,125 pa (approx £9.96 psf) Total Outgoings: £51.38 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	5th Floor	615	57	£29.51	£317.53	Avail	TOTAL	615	57				<p>Leasehold</p> <p>The available space comprises office space on the fifth floor. A new lease is available. In 30 Days</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Security System <p>Grade: New or Refurbished</p> <p>Last Update: 05/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm	Avail																																		
5th Floor	615	57	£29.51	£317.53	Avail																																		
TOTAL	615	57																																					
<p>16 - 18 Hatton Garden London EC1N 8AT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £64,175 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>1,510</td> <td>140</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,510</td> <td>140</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £23,550 pa (approx £15.60 psf) Service Charge: £8,682 pa (approx £5.75 psf) Total Outgoings: £63.85 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	1st Floor	1,510	140	£42.50	£457.30	Avail	TOTAL	1,510	140				<p>Leasehold</p> <p>The available space comprises first floor office accommodation. New flexible lease terms available for a term by arrangement. 01/02/2014 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Roof Terrace <p>Grade: Second Hand</p> <p>Last Update: 13/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm	Avail																																		
1st Floor	1,510	140	£42.50	£457.30	Avail																																		
TOTAL	1,510	140																																					
<p>31 Hatton Garden London EC1N 8DH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £24,000 pa (approx £30.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>800</td> <td>74</td> <td>£30.00</td> <td>£322.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>800</td> <td>74</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £6,300 pa (approx £7.88 psf) Service Charge: £2,000 pa (approx £2.50 psf) Total Outgoings: £40.38 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	Ground	800	74	£30.00	£322.80	Avail	TOTAL	800	74				<p>Leasehold</p> <p>The available space comprises office accommodation on the ground floor. A new IRI lease on terms to be agreed. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> Security System Storage Space <p>Grade: Second Hand</p> <p>Last Update: 20/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm	Avail																																		
Ground	800	74	£30.00	£322.80	Avail																																		
TOTAL	800	74																																					
<p>34 - 35 Hatton Garden London EC1N 8DX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £64,818 pa (approx £18.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Unit/suite- 31, 3rd Floor</td> <td>1,200</td> <td>111</td> <td>£18.00</td> <td>£193.68</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- 35, 5th Floor</td> <td>2,000</td> <td>186</td> <td>£18.00</td> <td>£193.68</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- 16-17, 3rd Floor</td> <td>272</td> <td>25</td> <td>£18.00</td> <td>£193.68</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- 15, 3rd Floor</td> <td>129</td> <td>12</td> <td>£18.00</td> <td>£193.68</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,601</td> <td>335</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,397 (approx £1.22 psf) Service Charge: £18,005 pa (approx £5.00 psf) Total Outgoings: £24.22 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	Unit/suite- 31, 3rd Floor	1,200	111	£18.00	£193.68	Avail	Unit/suite- 35, 5th Floor	2,000	186	£18.00	£193.68	Avail	Unit/suite- 16-17, 3rd Floor	272	25	£18.00	£193.68	Avail	Unit/suite- 15, 3rd Floor	129	12	£18.00	£193.68	Avail	TOTAL	3,601	335				<p>Leasehold</p> <p>The available space comprises various office suites located throughout the building. A new flexible lease on terms to be agreed. 22/08/2008 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Courtyard Security System <p>Grade: Second Hand</p> <p>Last Update: 10/01/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																																		
Unit/suite- 31, 3rd Floor	1,200	111	£18.00	£193.68	Avail																																		
Unit/suite- 35, 5th Floor	2,000	186	£18.00	£193.68	Avail																																		
Unit/suite- 16-17, 3rd Floor	272	25	£18.00	£193.68	Avail																																		
Unit/suite- 15, 3rd Floor	129	12	£18.00	£193.68	Avail																																		
TOTAL	3,601	335																																					

<p>New House 67 - 68 Hatton Garden London EC1N 8JY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £10,248 pa (approx £29.79 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>344</td> <td>32</td> <td>£29.79</td> <td>£320.54</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>344</td> <td>32</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	344	32	£29.79	£320.54	Avail	TOTAL	344	32				<p>Leasehold</p> <p>Small central London office to rent on the fifth floor of this seven story multi-let building. The office space consists of one open plan room, and would be ideal for a small business with up to 4 people. The property benefits from having central heating throughout the building, a smart entrance hall, two passenger lifts and a concierge on site. The building is well located on Hatton Garden near to the junction with St Cross Street which leads through to Leather Lane. Hatton Garden is the heart of London's jewellery district and consists of predominantly commercial office buildings and retail outlets. Hatton Garden is conveniently situated near to Farringdon and Chancery Lane tube stations. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Category 2 Lighting Security System <p>Grade: Second Hand Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
5th Floor	344	32	£29.79	£320.54	Avail																
TOTAL	344	32																			
<p>New House 67 - 68 Hatton Garden London EC1N 8JY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £8,999 pa (approx £30.82 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- 25/26, 2nd Floor</td> <td>292</td> <td>27</td> <td>£30.82</td> <td>£331.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>292</td> <td>27</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £3,562 pa (approx £12.20 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 25/26, 2nd Floor	292	27	£30.82	£331.62	Avail	TOTAL	292	27				<p>Leasehold</p> <p>Two small adjoining office suites available to let on the second floor of this multi-let building. The accommodation comprises of two adjoining offices each of 146 sq ft and the property benefits from having central heating, a smart entrance hall, two passenger lifts and a concierge on site. The building is well located on Hatton Garden near to the junction with St Cross Street which leads through to Leather Lane. Hatton Garden is the heart of London's jewellery district and consists of predominantly commercial office buildings and retail outlets. Hatton Garden is conveniently situated near to Farringdon and Chancery Lane underground stations. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Security System <p>Grade: Second Hand Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- 25/26, 2nd Floor	292	27	£30.82	£331.62	Avail																
TOTAL	292	27																			

<p>25 Hatton Garden London EC1N 8BQ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £68,985 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Rear, 2nd Floor</td> <td>473</td> <td>44</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Front, 2nd Floor</td> <td>410</td> <td>38</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Mid, 2nd Floor</td> <td>288</td> <td>27</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>800</td> <td>74</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,971</td> <td>183</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Rear, 2nd Floor	473	44	£35.00	£376.60	Avail	Unit/suite- Front, 2nd Floor	410	38	£35.00	£376.60	Avail	Unit/suite- Mid, 2nd Floor	288	27	£35.00	£376.60	Avail	1st Floor	800	74	£35.00	£376.60	Avail	TOTAL	1,971	183				<p>Leasehold</p> <p>The available space comprises office accommodation on the first and second floors. The office units have recently been refurbished and access via a communal entrance with stairs leading to all floors and benefit from being newly redecorated, featuring suspended LG 7 Lighting, new flooring and new toilet facilities. The premises are available by way of a new full repairing and insuring lease for a term by arrangement at a rent of £35.00 per square foot per annum exclusive. 01/12/2012 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Security System Street Only Parking <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																			
Unit/suite- Rear, 2nd Floor	473	44	£35.00	£376.60	Avail																																		
Unit/suite- Front, 2nd Floor	410	38	£35.00	£376.60	Avail																																		
Unit/suite- Mid, 2nd Floor	288	27	£35.00	£376.60	Avail																																		
1st Floor	800	74	£35.00	£376.60	Avail																																		
TOTAL	1,971	183																																					
<p>63 - 66 Hatton Garden London EC1N 8LE</p>	<p>Use Class: B2 (General Industrial) Use: B1 Office/Business Rent: £1,269 pa (approx £6.97 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Bf, Basement</td> <td>182</td> <td>17</td> <td>£6.97</td> <td>£75.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>182</td> <td>17</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Bf, Basement	182	17	£6.97	£75.00	Avail	TOTAL	182	17				<p>Leasehold</p> <p>The available space comprises storage accommodation arranged over basement level. The property is well maintained and benefits from having smart common parts. The space is available to let. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Disabled Facilities Garage Reception Security System Storage Space <p>Grade: Second Hand Last Update: 07/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
Unit/suite- Bf, Basement	182	17	£6.97	£75.00	Avail																																		
TOTAL	182	17																																					
<p>88 - 90 Hatton Garden London EC1N 8PN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £6,500 pa (approx £37.14 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- 16, 2nd Floor</td> <td>175</td> <td>16</td> <td>£37.14</td> <td>£399.63</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>175</td> <td>16</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £2,563 pa (approx £14.65 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 16, 2nd Floor	175	16	£37.14	£399.63	Avail	TOTAL	175	16				<p>Leasehold</p> <p>Office suite to rent within this well maintained building. The space is on the second floor and the building benefits from having a marble lined entrance hall and smart common parts. The property is located on the west side of Hatton Garden, at its junction with Greville Street. Chancery Lane (Central line) and Farringdon Metropolitan, Circle, Hammersmith & City lines and Thameslink) stations are close by. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Category 2 Lighting Reception Security System <p>Grade: Second Hand Last Update: 07/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
Unit/suite- 16, 2nd Floor	175	16	£37.14	£399.63	Avail																																		
TOTAL	175	16																																					

86 Hatton Garden London EC1N 8QQ	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £63,240 pa (approx £31.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>2,040</td> <td>190</td> <td>£31.00</td> <td>£333.56</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,040</td> <td>190</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £25,551 pa (approx £12.53 psf) Service Charge: £10,200 pa (approx £5.00 psf) Total Outgoings: £48.53 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	2,040	190	£31.00	£333.56	Avail	TOTAL	2,040	190				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the 1st floor, measuring 2,040 sq ft in total. The property is available to let by way of a new lease for a minimum term of 3 years at a commencing rent of £63,250 per annum. Please contact the agent for more details. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Passenger Lift(s) Security System Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 10/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
1st Floor	2,040	190	£31.00	£333.56	Avail																
TOTAL	2,040	190																			
54 Hatton Garden London EC1N 8HN	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £42,300 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>940</td> <td>87</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>940</td> <td>87</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £14,250 pa (approx £15.16 psf) Service Charge: £7,454 pa (approx £7.93 psf) Total Outgoings: £68.09 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	940	87	£45.00	£484.20	Avail	TOTAL	940	87				<p>Leasehold</p> <p>The available space comprises fifth floor office accommodation which benefits from the following specification:- • Fitted out accommodation. • VAV air conditioning. • Exposed ceilings with ETAP lighting system. • Fully accessible raised floor. • Kitchenette. • 8 person passenger lift. A new lease is available, for a term by arrangement. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Passenger Lift(s) Raised Floors Reception Security Entry System Security System Storage Space <p>Grade: Second Hand Last Update: 19/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
5th Floor	940	87	£45.00	£484.20	Avail																
TOTAL	940	87																			
Suite 35 33 Hatton Gdn London EC1N 8DL	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £6,125 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Suite 35, 3rd Floor</td> <td>175</td> <td>16</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>175</td> <td>16</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £1,595 pa (approx £9.11 psf) Service Charge: £525 pa (approx £3.00 psf) Total Outgoings: £47.11 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Suite 35, 3rd Floor	175	16	£35.00	£376.60	Avail	TOTAL	175	16				<p>Leasehold</p> <p>The available space comprises office accommodation in Suite 22. A new FRI lease for a period of six months is available. 01/12/2013 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Security System <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- Suite 35, 3rd Floor	175	16	£35.00	£376.60	Avail																
TOTAL	175	16																			

<p>Chapel House 18 Hatton Place London EC1N 8RU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £30,800 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>1,120</td> <td>104</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,120</td> <td>104</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £10,864 pa (approx £9.70 psf) Service Charge: £7,000 pa (approx £6.25 psf) Total Outgoings: £43.45 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	1,120	104	£27.50	£295.90	Avail	TOTAL	1,120	104				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fourth floor. The space is available leasehold for a term to be agreed. 01/11/2012 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Air Conditioning Car Parking Energy Performance Rating - E <p>Grade: Second Hand Last Update: 09/09/2013</p>												
	Sq Ft	Sq M	£psf	£psm																													
3rd Floor	1,120	104	£27.50	£295.90	Avail																												
TOTAL	1,120	104																															
<p>14 Hatton Wall London EC1N 8JH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £23,993 pa (approx £22.55 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>532</td> <td>49</td> <td>£22.55</td> <td>£242.64</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>532</td> <td>49</td> <td>£22.55</td> <td>£242.64</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,064</td> <td>99</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	532	49	£22.55	£242.64	Avail	1st Floor	532	49	£22.55	£242.64	Avail	TOTAL	1,064	99				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over first and second floors. A new lease is available by arrangement at £24,000 pa. 01/01/2012 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Security System <p>Grade: Second Hand Last Update: 19/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																													
2nd Floor	532	49	£22.55	£242.64	Avail																												
1st Floor	532	49	£22.55	£242.64	Avail																												
TOTAL	1,064	99																															
<p>Midcity Place 71 High Holborn London WC1V 6TD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £386,063 pa (approx £62.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>6,177</td> <td>574</td> <td>£62.50</td> <td>£672.50</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>6,177</td> <td>574</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £41,170 pa (approx £6.67 psf) Service Charge: £60,535 pa (approx £9.80 psf) Total Outgoings: £78.97 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	6,177	574	£62.50	£672.50	Avail	TOTAL	6,177	574				<p>Leasehold</p> <p>The available space comprises office accommodation on part of the third floor. A new lease direct from the landlord. 01/01/2013 Vacant</p>	<ul style="list-style-type: none"> 8 Passenger Lift(s) Air Conditioning Atrium Garage Goods Lift LG7 Lighting Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 20/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
3rd Floor	6,177	574	£62.50	£672.50	Avail																												
TOTAL	6,177	574																															
<p>Hogarth House 133 - 136 High Holborn London WC1V 6PX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £546,600 pa (approx £60.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>2,870</td> <td>267</td> <td>£60.00</td> <td>£645.60</td> <td>U/O</td> </tr> <tr> <td>4th Floor</td> <td>3,120</td> <td>290</td> <td>£60.00</td> <td>£645.60</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>3,120</td> <td>290</td> <td>£60.00</td> <td>£645.60</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>9,110</td> <td>846</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	2,870	267	£60.00	£645.60	U/O	4th Floor	3,120	290	£60.00	£645.60	Avail	1st Floor	3,120	290	£60.00	£645.60	U/O	TOTAL	9,110	846				<p>Leasehold</p> <p>The available space comprises approximately 9,110 sq ft of office accommodation arranged over three floors. Available as a whole or on a floor by floor basis. Available by way of a sublease expiring in April 2016 with an all-inclusive rent of £60 psf. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> Energy Performance Rating - G Reception Storage Space <p>Grade: Second Hand Last Update: 30/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
5th Floor	2,870	267	£60.00	£645.60	U/O																												
4th Floor	3,120	290	£60.00	£645.60	Avail																												
1st Floor	3,120	290	£60.00	£645.60	U/O																												
TOTAL	9,110	846																															

<p>Napier House 24 - 28 High Holborn London WC1V 6AZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £10,045 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>287</td> <td>27</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>287</td> <td>27</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £5,396 pa (approx £18.80 psf) Service Charge: £3,016 pa (approx £10.51 psf) Total Outgoings: £64.31 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	Basement	287	27	£35.00	£376.60	Avail	TOTAL	287	27				<p>Leasehold</p> <p>The available space comprises basement floor office accommodation. A new lease(s) by arrangement. 01/12/2011 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Courtyard Energy Performance Rating - C Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 13/11/2013</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
Basement	287	27	£35.00	£376.60	Avail																
TOTAL	287	27																			
<p>Holborn Gate 326 - 330 High Holborn London WC1V 7PP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £760,568 pa (approx £52.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>8th Floor</td> <td>14,487</td> <td>1,346</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>14,487</td> <td>1,346</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £246,279 pa (approx £17.00 psf) Service Charge: £143,132 pa (approx £9.88 psf) Total Outgoings: £79.38 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	8th Floor	14,487	1,346	£52.50	£564.90	Avail	TOTAL	14,487	1,346				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the 2nd floor, measuring 16,745 sq ft in total. The property is available to let by way of a new lease on a term to be agreed. Please contact the agent for more details. Guiding rent range £47.50 psf - £52.50, to be confirmed on application. 01/10/2014 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 3 Passenger Lift(s) Air Conditioning Commissionaire Disabled Facilities Garage Goods Lift Reception Roof Terrace Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
8th Floor	14,487	1,346	£52.50	£564.90	Avail																
TOTAL	14,487	1,346																			
<p>Berkshire House 168 - 173 High Holborn London WC1V 7AA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £283,470 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>8th Floor</td> <td>5,154</td> <td>479</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,154</td> <td>479</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £105,798 pa (approx £20.53 psf) Service Charge: £36,593 pa (approx £7.10 psf) Total Outgoings: £82.63 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	8th Floor	5,154	479	£55.00	£591.80	Avail	TOTAL	5,154	479				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the eighth floor and benefits from the following specification:- • Car parking and bike facilities • 3 x 10 person lifts • Exceptional views across London • New LG7 lighting • Raised floor • VRV air conditioning A new lease is available on terms to be agreed. 01/04/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 3 Passenger Lift(s) Air Conditioning Commissionaire LG7 Lighting Raised Floors Roof Terrace <p>Grade: Second Hand Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
8th Floor	5,154	479	£55.00	£591.80	Avail																
TOTAL	5,154	479																			

<p>The Place 175 High Holborn London WC1V 7AA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £53,786 pa (approx £73.68 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>730</td> <td>68</td> <td>£73.68</td> <td>£792.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>730</td> <td>68</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	4th Floor	730	68	£73.68	£792.80	Avail	TOTAL	730	68				<p>Leasehold</p> <p>The available space comprises a small media led office suite created from a larger self contained floor within a modern office building. The contemporary accommodation includes a full window frontage along High Holborn with views to the North of London. Shared facilities includes board and meeting rooms, a secure reception area and an extensive kitchen. This property will be disposed by way of a licence agreement. Licence fee: £42,000 pa, inclusive of business rates and service charges. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Reception <p>Grade: Second Hand Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
4th Floor	730	68	£73.68	£792.80	Avail																
TOTAL	730	68																			
<p>322 High Holborn London WC1V 7PB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £130,943 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>3,315</td> <td>308</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,315</td> <td>308</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £144,830 pa (approx £43.69 psf) Service Charge: £34,741 pa (approx £10.48 psf) Total Outgoings: £93.67 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	7th Floor	3,315	308	£39.50	£425.02	Avail	TOTAL	3,315	308				<p>Leasehold</p> <p>The available space comprises office space located on the full 7th floor of the building. Parking is available and also available with a plug and play option. The space can be split form 3,500 sq ft. new sublease to expire in January 2018. 01/07/2012 Vacant</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Reception ▪ Roller Shutters <p>Grade: Second Hand Last Update: 10/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
7th Floor	3,315	308	£39.50	£425.02	Avail																
TOTAL	3,315	308																			
<p>Penderel House 284 - 288 High Holborn London WC1V 7HP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £99,710 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>3,380</td> <td>314</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,380</td> <td>314</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £50,868 pa (approx £15.05 psf) Service Charge: £21,970 pa (approx £6.50 psf) Total Outgoings: £51.05 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	4th Floor	3,380	314	£29.50	£317.42	Avail	TOTAL	3,380	314				<p>Leasehold</p> <p>The available space comprises fourth floor office accommodation. A new full repairing and insuring lease is available for a term by arrangement. The floor will become vacant in the summer, be refurbished and ready for occupation in August 2014. The building itself benefits from having a manned reception as well as 24 hour security. 01/08/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Security System <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
4th Floor	3,380	314	£29.50	£317.42	Avail																
TOTAL	3,380	314																			

<p>Bracton House 35 High Holborn London WC1V 6AE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £860,948 pa (approx £52.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>1,237</td> <td>115</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>2,171</td> <td>202</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>3,073</td> <td>285</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>3,447</td> <td>320</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>3,542</td> <td>329</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,929</td> <td>272</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>16,399</td> <td>1,524</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £278,783 pa (approx £17.00 psf) Service Charge: £147,591 pa (approx £9.00 psf) Total Outgoings: £78.50 psf</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	1,237	115	£52.50	£564.90	Avail	5th Floor	2,171	202	£52.50	£564.90	Avail	4th Floor	3,073	285	£52.50	£564.90	Avail	3rd Floor	3,447	320	£52.50	£564.90	Avail	2nd Floor	3,542	329	£52.50	£564.90	Avail	1st Floor	2,929	272	£52.50	£564.90	Avail	TOTAL	16,399	1,524				<p>Leasehold</p> <p>The available space comprises open plan office accommodation which will be available in its entirety, in chunks or on a floor by floor basis. The space is available for lease on terms to be agreed upon. In 60 Days</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Raised Floors Reception Roof Terrace Security System <p>Grade: New or Refurbished</p> <p>Last Update: 06/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																															
6th Floor	1,237	115	£52.50	£564.90	Avail																																														
5th Floor	2,171	202	£52.50	£564.90	Avail																																														
4th Floor	3,073	285	£52.50	£564.90	Avail																																														
3rd Floor	3,447	320	£52.50	£564.90	Avail																																														
2nd Floor	3,542	329	£52.50	£564.90	Avail																																														
1st Floor	2,929	272	£52.50	£564.90	Avail																																														
TOTAL	16,399	1,524																																																	
<p>16 High Holborn London WC1V 6BX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>5,431</td> <td>505</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>3,891</td> <td>361</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>5,499</td> <td>511</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>5,429</td> <td>504</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>20,250</td> <td>1,881</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	5,431	505	NQ	NQ	Avail	5th Floor	3,891	361	NQ	NQ	Avail	4th Floor	5,499	511	NQ	NQ	Avail	2nd Floor	5,429	504	NQ	NQ	Avail	TOTAL	20,250	1,881				<p>Leasehold</p> <p>The available space comprises serviced office accommodation, up to 20,250sqft. Amenities:- BREEAM rating "very good" Individually air-conditioned offices 6 floors of serviced offices 2 passenger lifts Showers 3 meeting rooms for 16 people 24-hour CCTV security and access 100Mb high-speed IT services Staffed reception with postal service Admin equipment and secretarial support on hand Business lounge area with satellite TV and daily newspapers Fully equipped kitchens on all floors Daily office cleaning service In 30 Days</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Reception Security System <p>Grade: Second Hand</p> <p>Last Update: 20/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																																															
1st Floor	5,431	505	NQ	NQ	Avail																																														
5th Floor	3,891	361	NQ	NQ	Avail																																														
4th Floor	5,499	511	NQ	NQ	Avail																																														
2nd Floor	5,429	504	NQ	NQ	Avail																																														
TOTAL	20,250	1,881																																																	

<p>16 High Holborn London WC1V 6BX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>3,114</td> <td>289</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,114</td> <td>289</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	3,114	289	NQ	NQ	Avail	TOTAL	3,114	289				<p>Leasehold</p> <p>The available space comprises serviced office accommodation, up to 20,250sqft. Amenities:- BREEAM rating "very good" Individually air-conditioned offices 6 floors of serviced offices 2 passenger lifts Showers 3 meeting rooms for 16 people 24-hour CCTV security and access 100Mb high-speed IT services Staffed reception with postal service Admin equipment and secretarial support on hand Business lounge area with satellite TV and daily newspapers Fully equipped kitchens on all floors Daily office cleaning service In 30 Days</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System <p>Grade: Second Hand</p> <p>Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
6th Floor	3,114	289	NQ	NQ	Avail																
TOTAL	3,114	289																			
<p>16 High Holborn London WC1V 6BX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>3,114</td> <td>289</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,114</td> <td>289</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	3,114	289	NQ	NQ	Avail	TOTAL	3,114	289				<p>Leasehold</p> <p>The available space comprises serviced office accommodation, up to 20,250sqft. Amenities:- BREEAM rating "very good" Individually air-conditioned offices 6 floors of serviced offices 2 passenger lifts Showers 3 meeting rooms for 16 people 24-hour CCTV security and access 100Mb high-speed IT services Staffed reception with postal service Admin equipment and secretarial support on hand Business lounge area with satellite TV and daily newspapers Fully equipped kitchens on all floors Daily office cleaning service In 30 Days</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System <p>Grade: Second Hand</p> <p>Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
7th Floor	3,114	289	NQ	NQ	Avail																
TOTAL	3,114	289																			

<p>Caroline House 55 - 57 High Holborn London WC1V 6DT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>1,593</td> <td>148</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>1,744</td> <td>162</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>1,744</td> <td>162</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>1,744</td> <td>162</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>1,755</td> <td>163</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>2,680</td> <td>249</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,669</td> <td>248</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>247</td> <td>23</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>14,176</td> <td>1,317</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	1,593	148	NQ	NQ	Avail	6th Floor	1,744	162	NQ	NQ	Avail	5th Floor	1,744	162	NQ	NQ	Avail	4th Floor	1,744	162	NQ	NQ	Avail	3rd Floor	1,755	163	NQ	NQ	Avail	2nd Floor	2,680	249	NQ	NQ	Avail	1st Floor	2,669	248	NQ	NQ	Avail	Ground	247	23	NQ	NQ	Avail	TOTAL	14,176	1,317				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground to 7th floor measuring 14,176 sq ft in total. The property is available to let by way a new lease for a term to be agreed. Please contact the agent for more details. 01/06/2014 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Commissionaire Reception Restaurant Security System <p>Grade: New or Refurbished</p> <p>Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																											
7th Floor	1,593	148	NQ	NQ	Avail																																																										
6th Floor	1,744	162	NQ	NQ	Avail																																																										
5th Floor	1,744	162	NQ	NQ	Avail																																																										
4th Floor	1,744	162	NQ	NQ	Avail																																																										
3rd Floor	1,755	163	NQ	NQ	Avail																																																										
2nd Floor	2,680	249	NQ	NQ	Avail																																																										
1st Floor	2,669	248	NQ	NQ	Avail																																																										
Ground	247	23	NQ	NQ	Avail																																																										
TOTAL	14,176	1,317																																																													
<p>Northumberland House 303 - 306 High Holborn London WC1V 7JZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £55,548 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>1,307</td> <td>121</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,307</td> <td>121</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £22,487 pa (approx £17.21 psf) Service Charge: £16,338 pa (approx £12.50 psf) Total Outgoings: £72.21 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	1,307	121	£42.50	£457.30	Avail	TOTAL	1,307	121				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first and fourth floors. The fourth floor benefits from a private roof terrace. Available on a new lease, terms to be agreed. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Disabled Facilities Reception Roof Terrace Security System Storage Space <p>Grade: Second Hand</p> <p>Last Update: 13/02/2014</p>																																										
	Sq Ft	Sq M	£psf	£psm																																																											
1st Floor	1,307	121	£42.50	£457.30	Avail																																																										
TOTAL	1,307	121																																																													
<p>High Holborn House 52 - 54 High Holborn London WC1V 6RL</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £439,679 pa (approx £41.20 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>2,979</td> <td>277</td> <td>£42.50</td> <td>£457.30</td> <td>U/O</td> </tr> <tr> <td>5th Floor</td> <td>1,503</td> <td>140</td> <td>£39.50</td> <td>£425.02</td> <td>U/O</td> </tr> <tr> <td>4th Floor</td> <td>3,079</td> <td>286</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>3,110</td> <td>289</td> <td>£39.50</td> <td>£425.02</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>10,671</td> <td>991</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £149,394 pa (approx £14.00 psf) Service Charge: £101,374 pa (approx £9.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	2,979	277	£42.50	£457.30	U/O	5th Floor	1,503	140	£39.50	£425.02	U/O	4th Floor	3,079	286	£42.50	£457.30	Avail	2nd Floor	3,110	289	£39.50	£425.02	U/O	TOTAL	10,671	991				<p>Leasehold</p> <p>The available space comprises 2,979 sq ft of sixth floor office space. The space is available on a new lease from the freeholder, for a term to be agreed. Rent on application. The building is newly refurbished and benefits from a modern reception area, commissionaire, two passenger lifts, raised floors, air cooling and 24 hour access and security. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 3 Passenger Lift(s) Air Conditioning Commissionaire Energy Performance Rating - G Raised Floors Reception Roof Terrace Security System Skylight Storage Space <p>Grade: Second Hand</p> <p>Last Update: 13/02/2014</p>																								
	Sq Ft	Sq M	£psf	£psm																																																											
6th Floor	2,979	277	£42.50	£457.30	U/O																																																										
5th Floor	1,503	140	£39.50	£425.02	U/O																																																										
4th Floor	3,079	286	£42.50	£457.30	Avail																																																										
2nd Floor	3,110	289	£39.50	£425.02	U/O																																																										
TOTAL	10,671	991																																																													

<p>280 High Holborn London WC1V 7ER</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,689,422 pa (approx £58.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>9,074</td> <td>843</td> <td>£58.50</td> <td>£629.46</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>9,074</td> <td>843</td> <td>£58.50</td> <td>£629.46</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>9,386</td> <td>872</td> <td>£58.50</td> <td>£629.46</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>1,345</td> <td>125</td> <td>£58.50</td> <td>£629.46</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>28,879</td> <td>2,683</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £635,338 pa (approx £22.00 psf) Service Charge: £264,243 pa (approx £9.15 psf) Total Outgoings: £89.65 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	9,074	843	£58.50	£629.46	Avail	4th Floor	9,074	843	£58.50	£629.46	Avail	3rd Floor	9,386	872	£58.50	£629.46	Avail	Ground	1,345	125	£58.50	£629.46	Avail	TOTAL	28,879	2,683				<p>Leasehold</p> <p>The available space will comprise a development to provide approximately 63,154 sq ft of office space arranged over the basement, ground and seven upper floors. New lease(s) for a term by arrangement. 01/10/2012 Vacant</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Goods Lift LG7 Lighting Raised Floors Reception Storage Space <p>Grade: New or Refurbished Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																			
5th Floor	9,074	843	£58.50	£629.46	Avail																																		
4th Floor	9,074	843	£58.50	£629.46	Avail																																		
3rd Floor	9,386	872	£58.50	£629.46	Avail																																		
Ground	1,345	125	£58.50	£629.46	Avail																																		
TOTAL	28,879	2,683																																					
<p>Alliance House 29 - 30 High Holborn London WC1V 6AZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £109,200 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>780</td> <td>72</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>780</td> <td>72</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>780</td> <td>72</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>780</td> <td>72</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,120</td> <td>290</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £34,195 pa (approx £10.96 psf) Service Charge: £18,938 pa (approx £6.07 psf) Total Outgoings: £52.03 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	780	72	£35.00	£376.60	Avail	3rd Floor	780	72	£35.00	£376.60	Avail	2nd Floor	780	72	£35.00	£376.60	Avail	1st Floor	780	72	£35.00	£376.60	Avail	TOTAL	3,120	290				<p>Leasehold</p> <p>The available space comprises office accommodation arranged from the first to the fifth floor. Available as a whole or on a floor-by-floor basis. A new lease is available for a term by arrangement direct from the landlord. 01/04/2014 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Passenger Lift(s) Security System Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																			
4th Floor	780	72	£35.00	£376.60	Avail																																		
3rd Floor	780	72	£35.00	£376.60	Avail																																		
2nd Floor	780	72	£35.00	£376.60	Avail																																		
1st Floor	780	72	£35.00	£376.60	Avail																																		
TOTAL	3,120	290																																					
<p>Lincoln House 296 - 302 High Holborn London WC1V 7JH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £172,200 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>4,920</td> <td>457</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,920</td> <td>457</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £87,991 pa (approx £17.88 psf) Service Charge: £44,280 pa (approx £9.00 psf) Total Outgoings: £61.88 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	4,920	457	£35.00	£376.60	Avail	TOTAL	4,920	457				<p>Leasehold</p> <p>The available space comprises second floor office accommodation. An assignment of the lease to expire 25th June 2021 subject to a rent review 25th June 2016 and a tenants option to determine subject to 6 months prior written notice. Alternatively a new sublease until 25th June 2016 outside the Landlord & Tenant Act 1954 at a rent to be agreed. In 30 Days</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Balcony Commissionaire Reception <p>Grade: Second Hand Last Update: 13/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
2nd Floor	4,920	457	£35.00	£376.60	Avail																																		
TOTAL	4,920	457																																					

<p>Holborn Gate 326 - 330 High Holborn London WC1V 7PP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £448,770 pa (approx £52.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>8,548</td> <td>794</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>8,548</td> <td>794</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £145,316 pa (approx £17.00 psf) Service Charge: £84,454 pa (approx £9.88 psf) Total Outgoings: £79.38 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	8,548	794	£52.50	£564.90	Avail	TOTAL	8,548	794				<p>Leasehold</p> <p>The available space comprises part fourth floor office accommodation. Available on a new lease on terms to be agreed. 01/12/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Garage ▪ Goods Lift ▪ Reception ▪ Roof Terrace ▪ Security System <p>Grade: Second Hand Last Update: 24/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
4th Floor	8,548	794	£52.50	£564.90	Avail																
TOTAL	8,548	794																			
<p>Holborn Gate 326 - 330 High Holborn London WC1V 7PP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £214,725 pa (approx £52.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>4,090</td> <td>380</td> <td>£52.50</td> <td>£564.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,090</td> <td>380</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £69,530 pa (approx £17.00 psf) Service Charge: £40,409 pa (approx £9.88 psf) Total Outgoings: £79.38 psf</p>		Sq Ft	Sq M	£psf	£psm		Ground	4,090	380	£52.50	£564.90	Avail	TOTAL	4,090	380				<p>Leasehold</p> <p>The available space comprises office accommodation on the part fourth floor. A new lease is available on terms to be agreed. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Garage ▪ Goods Lift ▪ Reception ▪ Roof Terrace ▪ Security System <p>Grade: Second Hand Last Update: 24/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Ground	4,090	380	£52.50	£564.90	Avail																
TOTAL	4,090	380																			
<p>Holborn Gate 326 - 330 High Holborn London WC1V 7PP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>16,745</td> <td>1,556</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>16,745</td> <td>1,556</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	16,745	1,556	NQ	NQ	Avail	TOTAL	16,745	1,556				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the 2nd floor, measuring 16,745 sq ft in total. The property is available to let by way of a new lease on a term to be agreed. Please contact the agent for more details. 01/10/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Garage ▪ Goods Lift ▪ Reception ▪ Roof Terrace ▪ Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	16,745	1,556	NQ	NQ	Avail																
TOTAL	16,745	1,556																			

<p>Holborn Place 33 Holborn London EC1N 2HT</p>	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Total Size</td> <td>328,198</td> <td>30,490</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>328,198</td> <td>30,491</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: £297,500,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Total Size	328,198	30,490	NQ	NQ	Avail	TOTAL	328,198	30,491				<p>Long Leasehold Investment</p> <p>The investment opportunity comprises an office shaped quadrant-shaped building arranged over 11 floors. Fully let to Sainsbury 's Supermarkets Ltd (guaranteed by J Sainsbury Plc) on a full repairing and insuring lease, with circa 13 years unexpired. Long Leasehold with 137.9 years unexpired at a 5% gearing subject to a minimum rent. The current ground rent is £827,850 per annum. Total current rent passing at £16,557,000 per annum exclusive, equating to £543.42 (£50.49 per sq ft) overall, providing a net rental income of £15,729,150 per annum. Rents subject to five yearly upward only market reviews, the next being due on 20th March 2016. Available on a long leasehold at £297,500,000.</p>	<ul style="list-style-type: none"> ▪ Air Conditioning ▪ Atrium ▪ Entire Building ▪ Garage ▪ Gymnasium ▪ Reception ▪ Roof Terrace ▪ Staff Canteen <p>Grade: Second Hand Last Update: 03/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																					
Total Size	328,198	30,490	NQ	NQ	Avail																																																				
TOTAL	328,198	30,491																																																							
<p>120 Holborn London EC1N 2TD</p>	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>8th Floor</td> <td>11,622</td> <td>1,080</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>11,326</td> <td>1,052</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>18,975</td> <td>1,763</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>18,975</td> <td>1,763</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>18,975</td> <td>1,763</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>18,975</td> <td>1,763</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>18,975</td> <td>1,763</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>117,823</td> <td>10,946</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		8th Floor	11,622	1,080	NQ	NQ	Avail	7th Floor	11,326	1,052	NQ	NQ	Avail	5th Floor	18,975	1,763	NQ	NQ	Avail	4th Floor	18,975	1,763	NQ	NQ	Avail	3rd Floor	18,975	1,763	NQ	NQ	Avail	2nd Floor	18,975	1,763	NQ	NQ	Avail	1st Floor	18,975	1,763	NQ	NQ	Avail	TOTAL	117,823	10,946				<p>Leasehold</p> <p>The available space comprises office accommodation on the first to fifth and seventh and eighth floors. A new lease on terms to be agreed. 01/10/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 29 Car Parking Spaces ▪ 6 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																					
8th Floor	11,622	1,080	NQ	NQ	Avail																																																				
7th Floor	11,326	1,052	NQ	NQ	Avail																																																				
5th Floor	18,975	1,763	NQ	NQ	Avail																																																				
4th Floor	18,975	1,763	NQ	NQ	Avail																																																				
3rd Floor	18,975	1,763	NQ	NQ	Avail																																																				
2nd Floor	18,975	1,763	NQ	NQ	Avail																																																				
1st Floor	18,975	1,763	NQ	NQ	Avail																																																				
TOTAL	117,823	10,946																																																							

<p>Marlborough Court 14 - 18 Holborn London EC1N 2LE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,034,055 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>1,528</td> <td>142</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>2,863</td> <td>266</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>3,520</td> <td>327</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>4,380</td> <td>407</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>4,477</td> <td>416</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>301</td> <td>28</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>1,732</td> <td>161</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>18,801</td> <td>1,747</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £159,808 pa (approx £8.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	1,528	142	£55.00	£591.80	Avail	4th Floor	2,863	266	£55.00	£591.80	Avail	3rd Floor	3,520	327	£55.00	£591.80	Avail	2nd Floor	4,380	407	£55.00	£591.80	Avail	1st Floor	4,477	416	£55.00	£591.80	Avail	Ground	301	28	£55.00	£591.80	Avail	Basement	1,732	161	£55.00	£591.80	Avail	TOTAL	18,801	1,747				<p>Leasehold</p> <p>The available space comprises flexible office accommodation arranged from lower ground to fifth floor. The space is currently under renovation with a completion date of summer 2013. The space is available on terms to be agreed. 01/04/2014 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Energy Performance Rating - D Raised Floors Storage Space <p>Grade: New or Refurbished Last Update: 12/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																																																											
5th Floor	1,528	142	£55.00	£591.80	Avail																																																										
4th Floor	2,863	266	£55.00	£591.80	Avail																																																										
3rd Floor	3,520	327	£55.00	£591.80	Avail																																																										
2nd Floor	4,380	407	£55.00	£591.80	Avail																																																										
1st Floor	4,477	416	£55.00	£591.80	Avail																																																										
Ground	301	28	£55.00	£591.80	Avail																																																										
Basement	1,732	161	£55.00	£591.80	Avail																																																										
TOTAL	18,801	1,747																																																													
<p>150 Holborn London EC1N 2NS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>6,728</td> <td>625</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>9,720</td> <td>903</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>10,387</td> <td>965</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>13,315</td> <td>1,237</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>13,315</td> <td>1,237</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>13,315</td> <td>1,237</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>5,393</td> <td>501</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>2,390</td> <td>222</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>74,563</td> <td>6,927</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	6,728	625	NQ	NQ	Avail	6th Floor	9,720	903	NQ	NQ	Avail	5th Floor	10,387	965	NQ	NQ	Avail	4th Floor	13,315	1,237	NQ	NQ	Avail	3rd Floor	13,315	1,237	NQ	NQ	Avail	2nd Floor	13,315	1,237	NQ	NQ	Avail	1st Floor	5,393	501	NQ	NQ	Avail	Ground	2,390	222	NQ	NQ	Avail	TOTAL	74,563	6,927				<p>Leasehold</p> <p>The available space comprises will comprise 74,563 sq ft of office accommodation arranged over the ground to seventh floors. Planning permission is in place. 01/01/2015 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 3 Passenger Lift(s) 4 Car Parking Spaces Air Conditioning Commissionaire Conference Facilities Reception Security System Storage Space <p>Grade: New or Refurbished Last Update: 19/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																											
7th Floor	6,728	625	NQ	NQ	Avail																																																										
6th Floor	9,720	903	NQ	NQ	Avail																																																										
5th Floor	10,387	965	NQ	NQ	Avail																																																										
4th Floor	13,315	1,237	NQ	NQ	Avail																																																										
3rd Floor	13,315	1,237	NQ	NQ	Avail																																																										
2nd Floor	13,315	1,237	NQ	NQ	Avail																																																										
1st Floor	5,393	501	NQ	NQ	Avail																																																										
Ground	2,390	222	NQ	NQ	Avail																																																										
TOTAL	74,563	6,927																																																													
<p>Kean House 6 Kean Street London WC2B 4AS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £256,608 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>2,180</td> <td>203</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>3,004</td> <td>279</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,184</td> <td>482</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £123,483 pa (approx £23.82 psf) Service Charge: £42,612 pa (approx £8.22 psf) Total Outgoings: £81.54 psf</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	2,180	203	£49.50	£532.62	Avail	5th Floor	3,004	279	£49.50	£532.62	Avail	TOTAL	5,184	482				<p>Leasehold</p> <p>The available space comprises refurbished office accommodation arranged over the seventh floor. A new lease is available direct from the landlord. 01/03/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Disabled Facilities LG7 Lighting Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 05/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																											
7th Floor	2,180	203	£49.50	£532.62	Avail																																																										
5th Floor	3,004	279	£49.50	£532.62	Avail																																																										
TOTAL	5,184	482																																																													

<p>15 Kean Street London WC2B 4AZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £143,316 pa (approx £36.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>2,228</td> <td>207</td> <td>£36.00</td> <td>£387.36</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>1,753</td> <td>163</td> <td>£36.00</td> <td>£387.36</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,981</td> <td>370</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £137,480 pa (approx £34.53 psf) Service Charge: £11,943 pa (approx £3.00 psf) Total Outgoings: £73.53 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	2,228	207	£36.00	£387.36	Avail	Ground	1,753	163	£36.00	£387.36	Avail	TOTAL	3,981	370				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground and first floor. The unit is held by way of a lease expiring November 2014 within the Landlord and Tenant Act 1954 (as amended). The passing rent is £36.00 per sq ft per annum exclusive AND the building is VAT elected. The lease is to be assigned and a premium of £50,000 is sought. A NEW LEASE MAY ALSO BE AVAILABLE. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Roof Terrace Security System <p>Grade: Second Hand Last Update: 18/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
1st Floor	2,228	207	£36.00	£387.36	Avail																						
Ground	1,753	163	£36.00	£387.36	Avail																						
TOTAL	3,981	370																									
<p>Ingersoll House 9 Kingsway London WC2B 6XF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £439,920 pa</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>3,705</td> <td>344</td> <td>£58.50</td> <td>£629.46</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>3,815</td> <td>354</td> <td>£58.50</td> <td>£629.46</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>7,520</td> <td>699</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £101,746 pa (approx £13.53 psf) Service Charge: £72,418 pa (approx £9.63 psf) Total Outgoings: £81.66 psf</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	3,705	344	£58.50	£629.46	Avail	4th Floor	3,815	354	£58.50	£629.46	U/O	TOTAL	7,520	699				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fourth floor. Available on a new lease for a term to be agreed. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Energy Performance Rating - C Raised Floors Reception <p>Grade: Second Hand Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
6th Floor	3,705	344	£58.50	£629.46	Avail																						
4th Floor	3,815	354	£58.50	£629.46	U/O																						
TOTAL	7,520	699																									
<p>1 Kingsway London WC2B 6XD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £954,930 pa (approx £69.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>13,740</td> <td>1,276</td> <td>£69.50</td> <td>£747.82</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>13,740</td> <td>1,276</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £345,424 pa (approx £25.14 psf) Service Charge: £116,515 pa (approx £8.48 psf) Total Outgoings: £103.12 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	13,740	1,276	£69.50	£747.82	Avail	TOTAL	13,740	1,276				<p>Leasehold</p> <p>The available space comprises office accommodation over the third, fourth, fifth and sixth floors. A new lease is available on terms to be agreed. 01/10/2011 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Commissionaire LG7 Lighting Raised Floors Reception Security System Street Only Parking <p>Grade: Second Hand Last Update: 20/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
3rd Floor	13,740	1,276	£69.50	£747.82	Avail																						
TOTAL	13,740	1,276																									

<p>1 Kingsway London WC2B 6XD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £22.50 £933,385 pa (approx £69.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>13,430</td> <td>1,248</td> <td>£69.50</td> <td>£747.82</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>13,430</td> <td>1,248</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £302,175 pa (approx £22.50 psf) Service Charge: £113,886 pa (approx £8.48 psf) Total Outgoings: £100.48 psf</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	13,430	1,248	£69.50	£747.82	Avail	TOTAL	13,430	1,248				<p>Leasehold</p> <p>The available space comprises office accommodation over the third, fourth, fifth and sixth floors. A new lease is available on terms to be agreed. 01/10/2011 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Commissionaire LG7 Lighting Raised Floors Reception Security System Street Only Parking <p>Grade: Second Hand Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
6th Floor	13,430	1,248	£69.50	£747.82	Avail																
TOTAL	13,430	1,248																			
<p>1 Kingsway London WC2B 6AN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £589,188 pa (approx £62.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>9,427</td> <td>876</td> <td>£62.50</td> <td>£672.50</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>9,427</td> <td>876</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £236,995 pa (approx £25.14 psf) Service Charge: £80,130 pa (approx £8.50 psf) Total Outgoings: £96.14 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	9,427	876	£62.50	£672.50	Avail	TOTAL	9,427	876				<p>Leasehold</p> <p>The available space comprises second floor office accommodation. The second floor is fully fitted, predominantly in an 'open plan' format, supported by various private offices and meeting rooms. Cabling and power provisions are already in situ, providing an incoming tenant the ability to move in with minimal works or modifications. Available on a sublease or assignment for a term to expire 3/11/2026. 01/07/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Commissionaire Energy Performance Rating - C Reception Security System Street Only Parking <p>Grade: Second Hand Last Update: 06/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	9,427	876	£62.50	£672.50	Avail																
TOTAL	9,427	876																			
<p>Imperial House 15 - 19 Kingsway London WC2B 6UN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>1,250</td> <td>116</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,250</td> <td>116</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	1,250	116	NQ	NQ	Avail	TOTAL	1,250	116				<p>Leasehold</p> <p>The available space comprises ground floor office accommodation of approximately 1,250 sq ft plus storage. A new sub-lease is available for a term to be agreed. 01/09/2012 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Reception Security System Storage Space <p>Grade: Second Hand Last Update: 19/09/2013</p>
	Sq Ft	Sq M	£psf	£psm																	
Ground	1,250	116	NQ	NQ	Avail																
TOTAL	1,250	116																			
<p>Imperial House 15 - 19 Kingsway London WC2B 6UN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £129,913 pa (approx £47.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Front, 5th Floor</td> <td>2,735</td> <td>254</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,735</td> <td>254</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £41,250 pa (approx £15.08 psf) Service Charge: £14,496 pa (approx £5.30 psf) Total Outgoings: £67.88 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Front, 5th Floor	2,735	254	£47.50	£511.10	Avail	TOTAL	2,735	254				<p>Leasehold</p> <p>The available space comprises the part sixth and entire fifth floor office accommodation. A new full repairing and insuring lease/s is available direct from the freeholder for a term by arrangement. 01/08/2011 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Raised Floors Reception Security System Storage Space <p>Grade: Second Hand Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- Front, 5th Floor	2,735	254	£47.50	£511.10	Avail																
TOTAL	2,735	254																			

<p>Imperial House 15 - 19 Kingsway London WC2B 6UN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £27,887 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>7th Floor</td> <td>706</td> <td>66</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>706</td> <td>66</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £5,316 pa (approx £7.53 psf)</p>		Sq Ft	Sq M	£psf	£psm	Avail	7th Floor	706	66	£39.50	£425.02	Avail	TOTAL	706	66				<p>Leasehold</p> <p>The available space comprises office accommodation of 706 sq ft, arranged on the seventh floor. The property is available by way a sublease. 01/08/2012 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
7th Floor	706	66	£39.50	£425.02	Avail																
TOTAL	706	66																			
<p>Imperial House 15 - 19 Kingsway London WC2B 6UN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £108,625 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>2,750</td> <td>255</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,750</td> <td>255</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £44,110 pa (approx £16.04 psf) Service Charge: £20,708 pa (approx £7.53 psf) Total Outgoings: £63.07 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	2,750	255	£39.50	£425.02	Avail	TOTAL	2,750	255				<p>Leasehold</p> <p>The available space comprises office accommodation arranged on the third floor. The property is available by way of a sublease until the 18th Jan 2017. Negotiable</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
3rd Floor	2,750	255	£39.50	£425.02	Avail																
TOTAL	2,750	255																			
<p>Alexandra House 33 Kingsway London WC2B 6UF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £376,970 pa (approx £57.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>6,556</td> <td>609</td> <td>£57.50</td> <td>£618.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>6,556</td> <td>609</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £137,550 pa (approx £20.98 psf) Service Charge: £53,431 pa (approx £8.15 psf) Total Outgoings: £86.63 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	6th Floor	6,556	609	£57.50	£618.70	Avail	TOTAL	6,556	609				<p>Leasehold</p> <p>The available space comprises office accommodation which benefits from the following:-</p> <ul style="list-style-type: none"> • Newly refurbished • Stunning reception • Full height atrium • Air conditioning • Suspend metal tile ceiling • Full access raised floor • 3 passenger lifts • 24 hours access and security • Showers • 46 bicycle facilities • 44 integrated lockers <p>Available on terms to be agreed (ten year certain term). 01/03/2012 Vacant</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Balcony ▪ Disabled Facilities ▪ Energy Performance Rating - C ▪ Garage ▪ Goods Lift ▪ Reception ▪ Security System <p>Grade: Second Hand Last Update: 11/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
6th Floor	6,556	609	£57.50	£618.70	Avail																
TOTAL	6,556	609																			

<p>Craven House 121 Kingsway London WC2B 6PA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £264,479 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>2,700</td> <td>251</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,643</td> <td>246</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,343</td> <td>496</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £97,510 pa (approx £18.25 psf) Service Charge: £49,423 pa (approx £9.25 psf) Total Outgoings: £77.00 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	2,700	251	£49.50	£532.62	Avail	1st Floor	2,643	246	£49.50	£532.62	Avail	TOTAL	5,343	496				<p>Leasehold</p> <p>The available space comprises newly refurbished office accommodation over the first to sixth floors. New leases available on terms to be agreed. 01/04/2012 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Commissionaire Conference Facilities Energy Performance Rating - B Raised Floors Reception <p>Grade: Second Hand Last Update: 11/02/2014</p>																																																
	Sq Ft	Sq M	£psf	£psm																																																																							
2nd Floor	2,700	251	£49.50	£532.62	Avail																																																																						
1st Floor	2,643	246	£49.50	£532.62	Avail																																																																						
TOTAL	5,343	496																																																																									
<p>Africa House 70 Kingsway London WC2B 6AH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £7,037,363 pa (approx £59.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>6,028</td> <td>560</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>8th Floor</td> <td>7,998</td> <td>743</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>9,989</td> <td>928</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>10,624</td> <td>987</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>13,509</td> <td>1,255</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>15,016</td> <td>1,395</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>15,963</td> <td>1,483</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>16,307</td> <td>1,515</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>15,425</td> <td>1,433</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>7,416</td> <td>689</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>118,275</td> <td>10,988</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £2,635,041 pa (approx £22.28 psf) Service Charge: £1,005,338 pa (approx £8.50 psf) Total Outgoings: £90.28 psf</p>		Sq Ft	Sq M	£psf	£psm		Ground	6,028	560	£59.50	£640.22	Avail	8th Floor	7,998	743	£59.50	£640.22	Avail	7th Floor	9,989	928	£59.50	£640.22	Avail	6th Floor	10,624	987	£59.50	£640.22	Avail	5th Floor	13,509	1,255	£59.50	£640.22	Avail	4th Floor	15,016	1,395	£59.50	£640.22	Avail	3rd Floor	15,963	1,483	£59.50	£640.22	Avail	2nd Floor	16,307	1,515	£59.50	£640.22	Avail	1st Floor	15,425	1,433	£59.50	£640.22	Avail	Basement	7,416	689	£59.50	£640.22	Avail	TOTAL	118,275	10,988				<p>Leasehold</p> <p>The available space will comprise 120,000 sq ft of refurbished office accommodation. Terms to be agreed. Guide rent in the region of £60 psf. Due for completion Q2 2013. 01/08/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Atrium Balcony Commissionaire Disabled Facilities Goods Lift On-Site Management Reception Roof Terrace Security System Storage Space <p>Grade: New or Refurbished Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																							
Ground	6,028	560	£59.50	£640.22	Avail																																																																						
8th Floor	7,998	743	£59.50	£640.22	Avail																																																																						
7th Floor	9,989	928	£59.50	£640.22	Avail																																																																						
6th Floor	10,624	987	£59.50	£640.22	Avail																																																																						
5th Floor	13,509	1,255	£59.50	£640.22	Avail																																																																						
4th Floor	15,016	1,395	£59.50	£640.22	Avail																																																																						
3rd Floor	15,963	1,483	£59.50	£640.22	Avail																																																																						
2nd Floor	16,307	1,515	£59.50	£640.22	Avail																																																																						
1st Floor	15,425	1,433	£59.50	£640.22	Avail																																																																						
Basement	7,416	689	£59.50	£640.22	Avail																																																																						
TOTAL	118,275	10,988																																																																									
<p>Kingsway House 103 Kingsway London WC2B 6QX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £20,175 pa (approx £37.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>538</td> <td>50</td> <td>£37.50</td> <td>£403.50</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>538</td> <td>50</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £6,725 pa (approx £12.50 psf) Service Charge: £4,573 pa (approx £8.50 psf) Total Outgoings: £58.50 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	538	50	£37.50	£403.50	Avail	TOTAL	538	50				<p>Leasehold</p> <p>The available space comprises office accommodation on the second floor. New lease available on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Security System Street Only Parking <p>Grade: Second Hand Last Update: 11/02/2014</p>																																																						
	Sq Ft	Sq M	£psf	£psm																																																																							
2nd Floor	538	50	£37.50	£403.50	Avail																																																																						
TOTAL	538	50																																																																									

<p>Kingsway Place 48 Kingsway Place London EC1R 0LU</p>	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Unit 48, Lower Level</td> <td>1,646</td> <td>153</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,646</td> <td>153</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: £600,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Unit 48, Lower Level	1,646	153	NQ	NQ	Avail	TOTAL	1,646	153				<p>Long Leasehold</p> <p>The available space comprises office accommodation arranged over the lower ground floor. Available to purchase the virtual freehold. Approx 986 years remaining. Offers invited in the region of £600,000. Service charge £5 psf. Negotiable</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Courtyard ▪ Disabled Facilities ▪ Entire Building ▪ Reception ▪ Secure Yard Area ▪ Security System ▪ Storage Space <p>Last Update: 19/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- Unit 48, Lower Level	1,646	153	NQ	NQ	Avail																
TOTAL	1,646	153																			
<p>Kingsway Place 48 Kingsway Place London EC1R 0LU</p>	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>1,500</td> <td>139</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,500</td> <td>139</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: £495,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Basement	1,500	139	NQ	NQ	Avail	TOTAL	1,500	139				<p>Long Leasehold Investment</p> <p>The available space comprises office accommodation arranged over the basement floor, measuring 1,500 sq ft in total. The property is for sale with a price of £495,000 for the freehold interest. There is a service charge applicable at £8.00 psf. Please contact the agent for more information.</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Courtyard ▪ Disabled Facilities ▪ Entire Building ▪ Reception ▪ Secure Yard Area ▪ Security System ▪ Storage Space <p>Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Basement	1,500	139	NQ	NQ	Avail																
TOTAL	1,500	139																			
<p>Brettenham House 2 - 19 Lancaster Place London WC2E 7EB</p>	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £739,728 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>14,944</td> <td>1,388</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>14,944</td> <td>1,388</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £264,806 pa (approx £17.72 psf) Service Charge: £142,715 pa (approx £9.55 psf) Total Outgoings: £76.77 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	14,944	1,388	£49.50	£532.62	Avail	TOTAL	14,944	1,388				<p>Leasehold</p> <p>The available space comprises third floor office space. The space is available on terms to be agreed. Can be taken from 8,000 sq ft upwards. 01/01/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space <p>Grade: Second Hand</p> <p>Last Update: 03/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
3rd Floor	14,944	1,388	£49.50	£532.62	Avail																
TOTAL	14,944	1,388																			
<p>City House 72 - 80 Leather Lane London EC1N 7TR</p>	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £17,253 pa (approx £20.37 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>847</td> <td>79</td> <td>£20.37</td> <td>£219.18</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>847</td> <td>79</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £7,969 pa (approx £9.41 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	847	79	£20.37	£219.18	Avail	TOTAL	847	79				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over fourth floor level. The accommodation is self-contained, with a WC, bathroom and kitchen and benefits from having original industrial features and laminate wooden flooring. The space is available to let at £19,500 pa (excluding service charge). Negotiable</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ Security System ▪ Storage Space ▪ Street Only Parking <p>Grade: Second Hand</p> <p>Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
4th Floor	847	79	£20.37	£219.18	Avail																
TOTAL	847	79																			

<p>Queens House 55 - 56 Lincolns Inn Fields London WC2A 3BH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £106,160 pa (approx £40.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>2,654</td> <td>247</td> <td>£40.00</td> <td>£430.40</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,654</td> <td>247</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £40,075 pa (approx £15.10 psf) Service Charge: £15,659 pa (approx £5.90 psf) Total Outgoings: £61.00 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	4th Floor	2,654	247	£40.00	£430.40	Avail	TOTAL	2,654	247				<p>Leasehold</p> <p>The available space comprises recently fitted-out office space is located on the fourth floor. One enters the building via a manned reception which leads to 2 lifts. The space is largely open plan with large windows providing plenty of natural light and making the most out of the square. The area includes 2 meeting rooms and a kitchen area. The office has just been refitted to a Grade A level. The space comes with high speed internet The space is available on an assignment of an existing lease with 10 year left on the lease. There is three months ' rent free periods agreed from September to December in 2013, 2014 and 2015. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Conference Facilities ▪ Garage ▪ On-Site Management ▪ Reception ▪ Storage Space <p>Grade: Second Hand Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
4th Floor	2,654	247	£40.00	£430.40	Avail																
TOTAL	2,654	247																			
<p>64 Lincolns Inn Fields London WC2A 3JX</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>3,100</td> <td>288</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,100</td> <td>288</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	Basement	3,100	288	NQ	NQ	Avail	TOTAL	3,100	288				<p>Leasehold</p> <p>The available space comprises office accommodation. Available on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 5 Car Parking Spaces ▪ Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
Basement	3,100	288	NQ	NQ	Avail																
TOTAL	3,100	288																			
<p>Queens House 55 - 56 Lincolns Inn Fields London WC2A 3BH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £312,840 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>6,320</td> <td>587</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>6,320</td> <td>587</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £94,671 pa (approx £14.98 psf) Service Charge: £37,288 pa (approx £5.90 psf) Total Outgoings: £70.38 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	6,320	587	£49.50	£532.62	Avail	TOTAL	6,320	587				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the third floor. Consideration will be given to dividing the floor to provide two separate suites, comprising approx 2,600 sq ft & 3,700 sq ft. Amenities: - VRV air conditioning - 2 passenger lifts - Metal tile suspended ceilings - LG7 compliant lighting - Perimeter trunking - Building commissionaire - Bike racks/shower - Car parking (by separate agreement) - Resident building manager A new FRI lease is available for a term by arrangement. 01/12/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Conference Facilities ▪ Garage ▪ LG7 Lighting ▪ On-Site Management ▪ Reception ▪ Storage Space <p>Grade: Second Hand Last Update: 10/02/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																
3rd Floor	6,320	587	£49.50	£532.62	Avail																
TOTAL	6,320	587																			

<p>90 Long Acre London WC2E 9RA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Unit 3, 1st Floor</td> <td>5,349</td> <td>497</td> <td>NQ</td> <td>NQ</td> <td>U/O</td> </tr> <tr> <td>Unit/suite- Unit 2, 1st Floor</td> <td>5,282</td> <td>491</td> <td>NQ</td> <td>NQ</td> <td>U/O</td> </tr> <tr> <td>Unit/suite- Unit 1, 1st Floor</td> <td>15,405</td> <td>1,431</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>26,036</td> <td>2,419</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rates:</td> <td colspan="5">£598,828 pa (approx £23.00 psf)</td> </tr> <tr> <td>Service Charge:</td> <td colspan="5">£312,432 pa (approx £12.00 psf)</td> </tr> </tbody> </table>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Unit 3, 1st Floor	5,349	497	NQ	NQ	U/O	Unit/suite- Unit 2, 1st Floor	5,282	491	NQ	NQ	U/O	Unit/suite- Unit 1, 1st Floor	15,405	1,431	NQ	NQ	Avail	TOTAL	26,036	2,419				Rates:	£598,828 pa (approx £23.00 psf)					Service Charge:	£312,432 pa (approx £12.00 psf)					<p>Leasehold</p> <p>The available space comprises office accommodation. A new lease is available for a term of five years or until May 2019. 01/11/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Conference Facilities ▪ Disabled Facilities ▪ Garage ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space <p>Grade: Second Hand</p> <p>Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																									
Unit/suite- Unit 3, 1st Floor	5,349	497	NQ	NQ	U/O																																								
Unit/suite- Unit 2, 1st Floor	5,282	491	NQ	NQ	U/O																																								
Unit/suite- Unit 1, 1st Floor	15,405	1,431	NQ	NQ	Avail																																								
TOTAL	26,036	2,419																																											
Rates:	£598,828 pa (approx £23.00 psf)																																												
Service Charge:	£312,432 pa (approx £12.00 psf)																																												
<p>90 Long Acre London WC2E 9RA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Suite B, Ground</td> <td>1,443</td> <td>134</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Suite A, Ground</td> <td>1,062</td> <td>99</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,505</td> <td>233</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rates:</td> <td colspan="5">Not Quoting</td> </tr> <tr> <td>Service Charge:</td> <td colspan="5">Not Quoting</td> </tr> </tbody> </table>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Suite B, Ground	1,443	134	NQ	NQ	Avail	Unit/suite- Suite A, Ground	1,062	99	NQ	NQ	Avail	TOTAL	2,505	233				Rates:	Not Quoting					Service Charge:	Not Quoting					<p>Leasehold</p> <p>The available spaces comprise a plug and play fully managed office space arranged across two suites, available together or can be split. The building benefits from a grand, modern, double height reception with security and commissionaires. The office has been furnished to a high standard. The office has a mixture of both open plan and cellular offices. The space is fitted out and ready to move into complete with furniture, phones and data, and could be occupied within 48 hours. A flexible lease is available from three months or for longer terms. For the entire space (Suites A and B) a monthly all inclusive licence fee of £36,952 plus VAT is sought. Negotiable</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Conference Facilities ▪ Disabled Facilities ▪ Garage ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space <p>Grade: Second Hand</p> <p>Last Update: 24/01/2014</p>						
	Sq Ft	Sq M	£psf	£psm																																									
Unit/suite- Suite B, Ground	1,443	134	NQ	NQ	Avail																																								
Unit/suite- Suite A, Ground	1,062	99	NQ	NQ	Avail																																								
TOTAL	2,505	233																																											
Rates:	Not Quoting																																												
Service Charge:	Not Quoting																																												

<p>57 - 59 Long Acre London WC2E 9JL</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>934</td> <td>87</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>2,513</td> <td>233</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>2,386</td> <td>222</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,833</td> <td>542</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £93,328 pa (approx £16.00 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	934	87	NQ	NQ	Avail	3rd Floor	2,513	233	NQ	NQ	Avail	2nd Floor	2,386	222	NQ	NQ	Avail	TOTAL	5,833	542				<p>Leasehold</p> <p>The available space comprises self-contained office accommodation arranged over first, second, third and fourth floors. The space comprises contemporary offices with a feature atrium and interconnecting walkways. They provide a combination of open plan and cellular offices. The space is available on a new lease direct from the landlord for a term to be agreed, alternatively sub leases available until July 2015. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Atrium Raised Floors Roof Terrace Security System <p>Grade: Second Hand Last Update: 24/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
4th Floor	934	87	NQ	NQ	Avail																												
3rd Floor	2,513	233	NQ	NQ	Avail																												
2nd Floor	2,386	222	NQ	NQ	Avail																												
TOTAL	5,833	542																															
<p>116 Long Acre London WC2E 9PA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £30,000 pa (approx £31.25 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>960</td> <td>89</td> <td>£31.25</td> <td>£336.25</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>960</td> <td>89</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £15,307 pa (approx £15.94 psf) Service Charge: £7,997 pa (approx £8.33 psf) Total Outgoings: £55.53 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	960	89	£31.25	£336.25	Avail	TOTAL	960	89				<p>Leasehold</p> <p>The available space comprises first floor office accommodation of 960 sq ft. Available on a lease until January 2018 at £30,000 pa. There is a rolling mutual break clause anytime from 24 March 2016 by giving a minimum six months notice in writing. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Security System <p>Grade: Second Hand Last Update: 05/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
1st Floor	960	89	£31.25	£336.25	Avail																												
TOTAL	960	89																															
<p>90 Long Acre London WC2E 9RA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>8th Floor</td> <td>3,994</td> <td>371</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,994</td> <td>371</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £91,862 pa (approx £23.00 psf) Service Charge: £47,928 pa (approx £12.00 psf)</p>		Sq Ft	Sq M	£psf	£psm		8th Floor	3,994	371	NQ	NQ	Avail	TOTAL	3,994	371				<p>Leasehold</p> <p>The available space comprises office accommodation within a multi-tenant building offering high quality services including 24 hour security and access with car parking and cycle facilities. A new lease is available for a term of five years until May 2019. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access 8 Passenger Lift(s) Air Conditioning Atrium Commissionaire Conference Facilities Disabled Facilities Garage Raised Floors Reception Roof Terrace Security System Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
8th Floor	3,994	371	NQ	NQ	Avail																												
TOTAL	3,994	371																															

<p>One New Ludgate 60 Ludgate Hill London EC4M 7HS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>9th Floor</td> <td>13,162</td> <td>1,223</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>8th Floor</td> <td>12,652</td> <td>1,175</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>12,652</td> <td>1,175</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>13,162</td> <td>1,223</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>13,162</td> <td>1,223</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>22,525</td> <td>2,093</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>22,525</td> <td>2,093</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>22,525</td> <td>2,093</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>21,117</td> <td>1,962</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>153,482</td> <td>14,259</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		9th Floor	13,162	1,223	NQ	NQ	Avail	8th Floor	12,652	1,175	NQ	NQ	Avail	7th Floor	12,652	1,175	NQ	NQ	Avail	6th Floor	13,162	1,223	NQ	NQ	Avail	5th Floor	13,162	1,223	NQ	NQ	Avail	4th Floor	22,525	2,093	NQ	NQ	Avail	3rd Floor	22,525	2,093	NQ	NQ	Avail	2nd Floor	22,525	2,093	NQ	NQ	Avail	1st Floor	21,117	1,962	NQ	NQ	Avail	TOTAL	153,482	14,259				<p>Leasehold</p> <p>The available space comprises office accommodation over the first to ninth floors. New leases available, on terms to be agreed. 01/05/2015 Vacant</p>	<ul style="list-style-type: none"> ▪ 7 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Courtyard ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System <p>Grade: New or Refurbished</p> <p>Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																	
9th Floor	13,162	1,223	NQ	NQ	Avail																																																																
8th Floor	12,652	1,175	NQ	NQ	Avail																																																																
7th Floor	12,652	1,175	NQ	NQ	Avail																																																																
6th Floor	13,162	1,223	NQ	NQ	Avail																																																																
5th Floor	13,162	1,223	NQ	NQ	Avail																																																																
4th Floor	22,525	2,093	NQ	NQ	Avail																																																																
3rd Floor	22,525	2,093	NQ	NQ	Avail																																																																
2nd Floor	22,525	2,093	NQ	NQ	Avail																																																																
1st Floor	21,117	1,962	NQ	NQ	Avail																																																																
TOTAL	153,482	14,259																																																																			
<p>Procession House 55 - 65 Ludgate Hill London EC4M 7JW</p>	<p>Use Class: B1 Office/Business Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unknown Floor</td> <td>105,204</td> <td>9,773</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>105,204</td> <td>9,774</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Sale Price: £71,500,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unknown Floor	105,204	9,773	NQ	NQ	Avail	TOTAL	105,204	9,774				<p>Long Leasehold Investment</p> <p>The investment opportunity comprises a mixed use building, offering retail accommodation arranged over basement, ground and upper ground floor. The office space within the building is arranged over basement, lower ground, upper ground and five floors above. The current rent passing in respect of the office accommodation is £4,008,785 per annum, reflecting a rent of only £40.80 per sq ft overall, and is subject to an upward only review on 29 September 2014. Rental levels in excess of £60.00 per sq ft are now being achieved in the local area with further strong rental growth expected during the course of this year. The retail accommodation is currently let to three tenants for an AWULT in excess of 10 years, providing an income of £435,000 per annum. The property is held long leasehold from the Mayor and Commonalty and Citizens of London for an unexpired term of more than 135 years. The head rent is effectively geared to 5.00% of rents receivable from the occupational tenants. The total net income, after deducting the head rent, will be £4,221,596 per annum.</p>	<ul style="list-style-type: none"> ▪ 5 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Entire Building ▪ Garage ▪ Reception ▪ Restaurant <p>Last Update: 05/02/2014</p>																																																
	Sq Ft	Sq M	£psf	£psm																																																																	
Unknown Floor	105,204	9,773	NQ	NQ	Avail																																																																
TOTAL	105,204	9,774																																																																			

<p>14 Macklin Street London WC2B 5NF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £175,050 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>3,890</td> <td>361</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,890</td> <td>361</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £29,175 pa (approx £7.50 psf) Service Charge: £11,670 pa (approx £3.00 psf) Total Outgoings: £55.50 psf</p>		Sq Ft	Sq M	£psf	£psm		Ground	3,890	361	£45.00	£484.20	Avail	TOTAL	3,890	361				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground floor with air conditioning, perimeter and under floor trunking. A new lease is available. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Security System Storage Space <p>Grade: Second Hand Last Update: 24/01/2014</p>																														
	Sq Ft	Sq M	£psf	£psm																																															
Ground	3,890	361	£45.00	£484.20	Avail																																														
TOTAL	3,890	361																																																	
<p>49 Mount Pleasant London WC1X 0AE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £84,965 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>432</td> <td>40</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>300</td> <td>28</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>410</td> <td>38</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>254</td> <td>24</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>508</td> <td>47</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>247</td> <td>23</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,151</td> <td>200</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £18,413 pa (approx £8.56 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	432	40	£39.50	£425.02	Avail	2nd Floor	300	28	£39.50	£425.02	Avail	1st Floor	410	38	£39.50	£425.02	Avail	Ground	254	24	£39.50	£425.02	Avail	Basement	508	47	£39.50	£425.02	Avail	Lower Level	247	23	£39.50	£425.02	Avail	TOTAL	2,151	200				<p>Leasehold</p> <p>The available space comprises self contained office accommodation arranged over the basement, ground, first, second and third floors. A new lease available for a term to be agreed. 01/06/2013 Vacant</p>	<ul style="list-style-type: none"> Security System <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																															
3rd Floor	432	40	£39.50	£425.02	Avail																																														
2nd Floor	300	28	£39.50	£425.02	Avail																																														
1st Floor	410	38	£39.50	£425.02	Avail																																														
Ground	254	24	£39.50	£425.02	Avail																																														
Basement	508	47	£39.50	£425.02	Avail																																														
Lower Level	247	23	£39.50	£425.02	Avail																																														
TOTAL	2,151	200																																																	
<p>18 Museum Street London WC1A 1JN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £439,375 pa (approx £47.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>2,955</td> <td>275</td> <td>£47.50</td> <td>£511.10</td> <td>U/O</td> </tr> <tr> <td>2nd Floor</td> <td>2,890</td> <td>268</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,945</td> <td>274</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>460</td> <td>43</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>9,250</td> <td>859</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £157,250 pa (approx £17.00 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	2,955	275	£47.50	£511.10	U/O	2nd Floor	2,890	268	£47.50	£511.10	Avail	1st Floor	2,945	274	£47.50	£511.10	Avail	Ground	460	43	£47.50	£511.10	Avail	TOTAL	9,250	859				<p>Leasehold</p> <p>The available space comprises office accommodation arranged from ground to third floor. The whole building has been comprehensively refurbished and offers air conditioning, raised floors, toilets, showers, bike racks, 3,000 sq ft of landscaped gardens, excellent natural light and a passenger lift. A new lease is available on the whole building for a term by arrangement direct from the landlord. 01/10/2012 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Passenger Lift(s) Raised Floors Security System <p>Grade: Second Hand Last Update: 17/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																																															
3rd Floor	2,955	275	£47.50	£511.10	U/O																																														
2nd Floor	2,890	268	£47.50	£511.10	Avail																																														
1st Floor	2,945	274	£47.50	£511.10	Avail																																														
Ground	460	43	£47.50	£511.10	Avail																																														
TOTAL	9,250	859																																																	

<p>6 New Bridge Street London EC4V 6AB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Storage, Basement</td> <td>759</td> <td>71</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>759</td> <td>71</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rates:</td> <td colspan="5">£9,411 pa (approx £12.40 psf)</td> </tr> <tr> <td>Service Charge:</td> <td colspan="5">£5,692 pa (approx £7.50 psf)</td> </tr> </tbody> </table>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Storage, Basement	759	71	NQ	NQ	Avail	TOTAL	759	71				Rates:	£9,411 pa (approx £12.40 psf)					Service Charge:	£5,692 pa (approx £7.50 psf)					<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the lower ground to the fifth floor. A new lease for a term by arrangement is available. Guiding £45.00 psf. 01/04/2012 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Energy Performance Rating - C Reception Roof Terrace Security System Storage Space <p>Grade: Second Hand</p> <p>Last Update: 07/02/2014</p>																																																																														
	Sq Ft	Sq M	£psf	£psm																																																																																																											
Unit/suite- Storage, Basement	759	71	NQ	NQ	Avail																																																																																																										
TOTAL	759	71																																																																																																													
Rates:	£9,411 pa (approx £12.40 psf)																																																																																																														
Service Charge:	£5,692 pa (approx £7.50 psf)																																																																																																														
<p>6 New Bridge Street London EC4V 6AB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £528,615 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>3,602</td> <td>335</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>3,597</td> <td>334</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>4,548</td> <td>423</td> <td>£45.00</td> <td>£484.20</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>11,747</td> <td>1,091</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rates:</td> <td colspan="5">£145,661 pa (approx £12.40 psf)</td> </tr> <tr> <td>Service Charge:</td> <td colspan="5">£88,102 pa (approx £7.50 psf)</td> </tr> <tr> <td>Total Outgoings:</td> <td colspan="5">£64.90 psf</td> </tr> </tbody> </table>		Sq Ft	Sq M	£psf	£psm		3rd Floor	3,602	335	£45.00	£484.20	Avail	2nd Floor	3,597	334	£45.00	£484.20	Avail	1st Floor	4,548	423	£45.00	£484.20	U/O	TOTAL	11,747	1,091				Rates:	£145,661 pa (approx £12.40 psf)					Service Charge:	£88,102 pa (approx £7.50 psf)					Total Outgoings:	£64.90 psf					<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the lower ground to the fifth floor. A new lease for a term by arrangement is available. 01/04/2012 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Energy Performance Rating - C Raised Floors Reception Roof Terrace Security System Storage Space <p>Grade: Second Hand</p> <p>Last Update: 07/02/2014</p>																																																												
	Sq Ft	Sq M	£psf	£psm																																																																																																											
3rd Floor	3,602	335	£45.00	£484.20	Avail																																																																																																										
2nd Floor	3,597	334	£45.00	£484.20	Avail																																																																																																										
1st Floor	4,548	423	£45.00	£484.20	U/O																																																																																																										
TOTAL	11,747	1,091																																																																																																													
Rates:	£145,661 pa (approx £12.40 psf)																																																																																																														
Service Charge:	£88,102 pa (approx £7.50 psf)																																																																																																														
Total Outgoings:	£64.90 psf																																																																																																														
<p>New Fetter Place East & West 8 - 10 New Fetter Lane London EC4A 1AP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- East, 11th Floor</td> <td>6,204</td> <td>576</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 10th Floor</td> <td>6,161</td> <td>572</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 9th Floor</td> <td>6,159</td> <td>572</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 8th Floor</td> <td>6,135</td> <td>570</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 7th Floor</td> <td>6,140</td> <td>570</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 6th Floor</td> <td>6,139</td> <td>570</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 5th Floor</td> <td>6,154</td> <td>572</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 4th Floor</td> <td>6,160</td> <td>572</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 3rd Floor</td> <td>6,131</td> <td>570</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 2nd Floor</td> <td>6,144</td> <td>571</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, Basement</td> <td>3,281</td> <td>305</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, Lower Level</td> <td>2,894</td> <td>269</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, 1st Floor</td> <td>4,703</td> <td>437</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- East, Ground</td> <td>3,872</td> <td>360</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>76,277</td> <td>7,086</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Rates:</td> <td colspan="5">Not Quoting</td> </tr> <tr> <td>Service Charge:</td> <td colspan="5">£648,354 pa (approx £8.50 psf)</td> </tr> </tbody> </table>		Sq Ft	Sq M	£psf	£psm		Unit/suite- East, 11th Floor	6,204	576	NQ	NQ	Avail	Unit/suite- East, 10th Floor	6,161	572	NQ	NQ	Avail	Unit/suite- East, 9th Floor	6,159	572	NQ	NQ	Avail	Unit/suite- East, 8th Floor	6,135	570	NQ	NQ	Avail	Unit/suite- East, 7th Floor	6,140	570	NQ	NQ	Avail	Unit/suite- East, 6th Floor	6,139	570	NQ	NQ	Avail	Unit/suite- East, 5th Floor	6,154	572	NQ	NQ	Avail	Unit/suite- East, 4th Floor	6,160	572	NQ	NQ	Avail	Unit/suite- East, 3rd Floor	6,131	570	NQ	NQ	Avail	Unit/suite- East, 2nd Floor	6,144	571	NQ	NQ	Avail	Unit/suite- East, Basement	3,281	305	NQ	NQ	Avail	Unit/suite- East, Lower Level	2,894	269	NQ	NQ	Avail	Unit/suite- East, 1st Floor	4,703	437	NQ	NQ	Avail	Unit/suite- East, Ground	3,872	360	NQ	NQ	Avail	TOTAL	76,277	7,086				Rates:	Not Quoting					Service Charge:	£648,354 pa (approx £8.50 psf)					<p>Leasehold</p> <p>The available space comprises office accommodation throughout two inter-connected sides of the building, New Fetter Place East and New Fetter Place West. East- Office accommodation from the basement, lower ground, ground and first to 11th floors. West- Office accommodation from the basement, ground and first to fifth floors. Currently under renovation, a pre-let is sought. Due for completion in Q1 2014. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> 5 Passenger Lift(s) Air Conditioning Courtyard Goods Lift Reception Security System Storage Space <p>Grade: New or Refurbished</p> <p>Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																																																											
Unit/suite- East, 11th Floor	6,204	576	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 10th Floor	6,161	572	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 9th Floor	6,159	572	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 8th Floor	6,135	570	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 7th Floor	6,140	570	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 6th Floor	6,139	570	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 5th Floor	6,154	572	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 4th Floor	6,160	572	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 3rd Floor	6,131	570	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 2nd Floor	6,144	571	NQ	NQ	Avail																																																																																																										
Unit/suite- East, Basement	3,281	305	NQ	NQ	Avail																																																																																																										
Unit/suite- East, Lower Level	2,894	269	NQ	NQ	Avail																																																																																																										
Unit/suite- East, 1st Floor	4,703	437	NQ	NQ	Avail																																																																																																										
Unit/suite- East, Ground	3,872	360	NQ	NQ	Avail																																																																																																										
TOTAL	76,277	7,086																																																																																																													
Rates:	Not Quoting																																																																																																														
Service Charge:	£648,354 pa (approx £8.50 psf)																																																																																																														

<p>New Fetter Place East & West 8 - 10 New Fetter Lane London EC4A 1AP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- West, 1st Floor</td> <td>1,862</td> <td>173</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, 5th Floor</td> <td>3,027</td> <td>281</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, 4th Floor</td> <td>3,165</td> <td>294</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, 3rd Floor</td> <td>3,165</td> <td>294</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, 2nd Floor</td> <td>3,165</td> <td>294</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, Ground</td> <td>549</td> <td>51</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- West, Basement</td> <td>807</td> <td>75</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>15,740</td> <td>1,462</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £133,790 pa (approx £8.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- West, 1st Floor	1,862	173	NQ	NQ	Avail	Unit/suite- West, 5th Floor	3,027	281	NQ	NQ	Avail	Unit/suite- West, 4th Floor	3,165	294	NQ	NQ	Avail	Unit/suite- West, 3rd Floor	3,165	294	NQ	NQ	Avail	Unit/suite- West, 2nd Floor	3,165	294	NQ	NQ	Avail	Unit/suite- West, Ground	549	51	NQ	NQ	Avail	Unit/suite- West, Basement	807	75	NQ	NQ	Avail	TOTAL	15,740	1,462				<p>Leasehold</p> <p>The available space comprises office accommodation throughout two inter-connected sides of the building, New Fetter Place East and New Fetter Place West. East:- Office accommodation from the basement, lower ground, ground and first to 11th floors. West:- Office accommodation from the basement, ground and first to fifth floors. Currently under renovation, a pre-let is sought. Due for completion in Q1 2014. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> 5 Passenger Lift(s) Air Conditioning Courtyard Goods Lift Reception Security System Storage Space <p>Grade: New or Refurbished Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																					
Unit/suite- West, 1st Floor	1,862	173	NQ	NQ	Avail																																																				
Unit/suite- West, 5th Floor	3,027	281	NQ	NQ	Avail																																																				
Unit/suite- West, 4th Floor	3,165	294	NQ	NQ	Avail																																																				
Unit/suite- West, 3rd Floor	3,165	294	NQ	NQ	Avail																																																				
Unit/suite- West, 2nd Floor	3,165	294	NQ	NQ	Avail																																																				
Unit/suite- West, Ground	549	51	NQ	NQ	Avail																																																				
Unit/suite- West, Basement	807	75	NQ	NQ	Avail																																																				
TOTAL	15,740	1,462																																																							
<p>80 - 110 New Oxford Street London WC1A 1HB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £178,500 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>4,200</td> <td>390</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,200</td> <td>390</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £77,070 pa (approx £18.35 psf) Service Charge: £45,192 pa (approx £10.76 psf) Total Outgoings: £71.61 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	4,200	390	£42.50	£457.30	Avail	TOTAL	4,200	390				<p>Leasehold</p> <p>The available space comprises part second floor office accommodation. A new sublease until September 2014 is available. 01/09/2012 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Conference Facilities Energy Performance Rating - D Raised Floors Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																					
3rd Floor	4,200	390	£42.50	£457.30	Avail																																																				
TOTAL	4,200	390																																																							
<p>Castlewood House 77 - 91 New Oxford Street London WC1A 1DT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £132,760 pa (approx £40.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- South, 2nd Floor</td> <td>3,319</td> <td>308</td> <td>£40.00</td> <td>£430.40</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,319</td> <td>308</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £75,673 pa (approx £22.80 psf) Service Charge: £31,862 pa (approx £9.60 psf) Total Outgoings: £72.40 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- South, 2nd Floor	3,319	308	£40.00	£430.40	Avail	TOTAL	3,319	308				<p>Leasehold</p> <p>The available space comprises office accommodation on the second floor. A sub-lease to 6th June 2018 or a new lease direct from the landlord. Negotiable</p>	<ul style="list-style-type: none"> 4 Passenger Lift(s) Air Conditioning Commissionaire Courtyard Energy Performance Rating - D Raised Floors Reception Security System Storage Space <p>Grade: Second Hand Last Update: 11/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																					
Unit/suite- South, 2nd Floor	3,319	308	£40.00	£430.40	Avail																																																				
TOTAL	3,319	308																																																							

<p>Isis House 64 - 76 New Oxford Street London WC1A 1EU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,083,188 pa (approx £62.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>3,606</td> <td>335</td> <td>£62.50</td> <td>£672.50</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>4,575</td> <td>425</td> <td>£62.50</td> <td>£672.50</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>4,575</td> <td>425</td> <td>£62.50</td> <td>£672.50</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>4,575</td> <td>425</td> <td>£62.50</td> <td>£672.50</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>17,331</td> <td>1,610</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £415,944 pa (approx £24.00 psf) Service Charge: £163,778 pa (approx £9.45 psf) Total Outgoings: £95.95 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	3,606	335	£62.50	£672.50	Avail	3rd Floor	4,575	425	£62.50	£672.50	Avail	2nd Floor	4,575	425	£62.50	£672.50	Avail	1st Floor	4,575	425	£62.50	£672.50	Avail	TOTAL	17,331	1,610				<p>Leasehold</p> <p>The available space comprises refurbished office accommodation arranged from ground to fourth floor. The space is available on terms to be agreed. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Car Parking Garage LG7 Lighting Raised Floors Reception Roof Terrace Security System Storage Space <p>Grade: New or Refurbished Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																			
4th Floor	3,606	335	£62.50	£672.50	Avail																																		
3rd Floor	4,575	425	£62.50	£672.50	Avail																																		
2nd Floor	4,575	425	£62.50	£672.50	Avail																																		
1st Floor	4,575	425	£62.50	£672.50	Avail																																		
TOTAL	17,331	1,610																																					
<p>100 New Oxford Street London WC1A 1HB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £823,030 pa (approx £65.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>12,662</td> <td>1,176</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>12,662</td> <td>1,176</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £246,620 pa (approx £19.48 psf) Service Charge: £113,958 pa (approx £9.00 psf) Total Outgoings: £93.48 psf</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	12,662	1,176	£65.00	£699.40	Avail	TOTAL	12,662	1,176				<p>Leasehold</p> <p>The available space comprises offices over the third, fourth, fifth and sixth floors. The space is available leasehold on terms to be agreed. 01/03/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Conference Facilities Security System <p>Grade: New or Refurbished Last Update: 07/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
6th Floor	12,662	1,176	£65.00	£699.40	Avail																																		
TOTAL	12,662	1,176																																					
<p>100 New Oxford Street London WC1A 1HB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>6,080</td> <td>565</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>6,080</td> <td>565</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £145,920 pa (approx £24.00 psf) Service Charge: £51,680 pa (approx £8.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	6,080	565	NQ	NQ	Avail	TOTAL	6,080	565				<p>Leasehold</p> <p>The available space comprises part fourth floor office accommodation of 6,080 sq ft. Available on terms to be agreed. The property will benefit from a tailored fit out for the incoming tenant to include fitting-out works, furniture and IT/data cabling to the value of c £300,000. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Conference Facilities Energy Performance Rating - C Raised Floors Security System <p>Grade: Second Hand Last Update: 20/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
4th Floor	6,080	565	NQ	NQ	Avail																																		
TOTAL	6,080	565																																					
<p>2 - 3 North Mews London WC1N 2JP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £14,232 pa (approx £17.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>1,186</td> <td>110</td> <td>£12.00</td> <td>£129.12</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,186</td> <td>110</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £7,412 pa (approx £6.25 psf)</p>		Sq Ft	Sq M	£psf	£psm		Ground	1,186	110	£12.00	£129.12	Avail	TOTAL	1,186	110				<p>Leasehold</p> <p>The available space comprises ground floor office accommodation benefiting from kitchenettes and suspended ceilings. In addition, basement storage space of 1,193 sq ft is available as a whole or in part. The lower ground floor is available from May 2011. The property is available on a new lease for a term by arrangement. 01/09/2012 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Category 2 Lighting Raised Floors Security System Storage Space <p>Grade: Second Hand Last Update: 24/01/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
Ground	1,186	110	£12.00	£129.12	Avail																																		
TOTAL	1,186	110																																					

<p>Two New Ludgate 30 Old Bailey London EC4M 7HS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>9th Floor</td> <td>11,466</td> <td>1,065</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>8th Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>22,727</td> <td>2,111</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>19,875</td> <td>1,846</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>2,519</td> <td>234</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>192,949</td> <td>17,926</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		9th Floor	11,466	1,065	NQ	NQ	Avail	8th Floor	22,727	2,111	NQ	NQ	Avail	7th Floor	22,727	2,111	NQ	NQ	Avail	6th Floor	22,727	2,111	NQ	NQ	Avail	5th Floor	22,727	2,111	NQ	NQ	Avail	4th Floor	22,727	2,111	NQ	NQ	Avail	3rd Floor	22,727	2,111	NQ	NQ	Avail	2nd Floor	22,727	2,111	NQ	NQ	Avail	1st Floor	19,875	1,846	NQ	NQ	Avail	Ground	2,519	234	NQ	NQ	Avail	TOTAL	192,949	17,926				<p>Leasehold</p> <p>The available space will comprise office accommodation over ground to ninth floors. New leases available, on terms to be agreed. 01/04/2015 Vacant</p>	<ul style="list-style-type: none"> 8 Passenger Lift(s) Air Conditioning Courtyard Goods Lift Raised Floors Reception Roller Shutters Roof Terrace Security System <p>Grade: New or Refurbished Last Update: 17/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																							
9th Floor	11,466	1,065	NQ	NQ	Avail																																																																						
8th Floor	22,727	2,111	NQ	NQ	Avail																																																																						
7th Floor	22,727	2,111	NQ	NQ	Avail																																																																						
6th Floor	22,727	2,111	NQ	NQ	Avail																																																																						
5th Floor	22,727	2,111	NQ	NQ	Avail																																																																						
4th Floor	22,727	2,111	NQ	NQ	Avail																																																																						
3rd Floor	22,727	2,111	NQ	NQ	Avail																																																																						
2nd Floor	22,727	2,111	NQ	NQ	Avail																																																																						
1st Floor	19,875	1,846	NQ	NQ	Avail																																																																						
Ground	2,519	234	NQ	NQ	Avail																																																																						
TOTAL	192,949	17,926																																																																									
<p>5 Old Bailey London EC4M 7BA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £427,631 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>8,639</td> <td>803</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>8,639</td> <td>803</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £101,249 pa (approx £11.72 psf) Service Charge: £73,432 pa (approx £8.50 psf) Total Outgoings: £69.72 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	8,639	803	£49.50	£532.62	Avail	TOTAL	8,639	803				<p>Leasehold</p> <p>The available space comprises fifth floor office accommodation. A new lease for a term by arrangement, direct from the landlord, outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, Part II (as amended). 01/12/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Energy Performance Rating - E Raised Floors Reception <p>Grade: Second Hand Last Update: 18/02/2014</p>																																																						
	Sq Ft	Sq M	£psf	£psm																																																																							
5th Floor	8,639	803	£49.50	£532.62	Avail																																																																						
TOTAL	8,639	803																																																																									
<p>10 Old Bailey London EC4M 7NG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £442,687 pa (approx £42.33 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>10,458</td> <td>972</td> <td>£42.33</td> <td>£455.47</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>10,458</td> <td>972</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £162,099 pa (approx £15.50 psf) Service Charge: £86,278 pa (approx £8.25 psf) Total Outgoings: £66.08 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	10,458	972	£42.33	£455.47	Avail	TOTAL	10,458	972				<p>Leasehold</p> <p>The available space comprises fourth floor office accommodation. The floor is available by way of an assignment of the existing the lease, for a term expiring March 2020, subject to an upwards only rent review in March 2015. EPC Rating: C Negotiable</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Atrium Energy Performance Rating - C Goods Lift Raised Floors Reception <p>Grade: Second Hand Last Update: 24/01/2014</p>																																																						
	Sq Ft	Sq M	£psf	£psm																																																																							
4th Floor	10,458	972	£42.33	£455.47	Avail																																																																						
TOTAL	10,458	972																																																																									

<p>10 Old Bailey London EC4M 7NG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £528,010 pa (approx £47.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>11,116</td> <td>1,033</td> <td>£47.50</td> <td>£511.10</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>11,116</td> <td>1,033</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £174,410 pa (approx £15.69 psf) Service Charge: £78,479 pa (approx £7.06 psf) Total Outgoings: £70.25 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	11,116	1,033	£47.50	£511.10	Avail	TOTAL	11,116	1,033				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first and the sixth floors. The property is available new lease on a term to be agreed. 6th floor rent in the region of £52.50 - to be confirmed upon application. 01/10/2002 Vacant</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Atrium Energy Performance Rating - C Goods Lift Raised Floors Reception <p>Grade: New or Refurbished Last Update: 12/02/2014</p>																																																																																				
	Sq Ft	Sq M	£psf	£psm																																																																																																					
1st Floor	11,116	1,033	£47.50	£511.10	Avail																																																																																																				
TOTAL	11,116	1,033																																																																																																							
<p>Parker Tower 43 - 49 Parker Street London WC2B 5PS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>13th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>12th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>11th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>10th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>9th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>7th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>8th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>6th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>4th Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>2nd Floor</td><td>3,600</td><td>334</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>6,000</td><td>557</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Ground</td><td>7,000</td><td>650</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Basement</td><td>5,000</td><td>465</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr> <td>TOTAL</td> <td>61,200</td> <td>5,686</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		13th Floor	3,600	334	NQ	NQ	Avail	12th Floor	3,600	334	NQ	NQ	Avail	11th Floor	3,600	334	NQ	NQ	Avail	10th Floor	3,600	334	NQ	NQ	Avail	9th Floor	3,600	334	NQ	NQ	Avail	7th Floor	3,600	334	NQ	NQ	Avail	8th Floor	3,600	334	NQ	NQ	Avail	6th Floor	3,600	334	NQ	NQ	Avail	5th Floor	3,600	334	NQ	NQ	Avail	4th Floor	3,600	334	NQ	NQ	Avail	3rd Floor	3,600	334	NQ	NQ	Avail	2nd Floor	3,600	334	NQ	NQ	Avail	1st Floor	6,000	557	NQ	NQ	Avail	Ground	7,000	650	NQ	NQ	Avail	Basement	5,000	465	NQ	NQ	Avail	TOTAL	61,200	5,686				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over various floors within Parker Tower. Negotiable</p>	<ul style="list-style-type: none"> Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 24/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																																																					
13th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
12th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
11th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
10th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
9th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
7th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
8th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
6th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
5th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
4th Floor	3,600	334	NQ	NQ	Avail																																																																																																				
3rd Floor	3,600	334	NQ	NQ	Avail																																																																																																				
2nd Floor	3,600	334	NQ	NQ	Avail																																																																																																				
1st Floor	6,000	557	NQ	NQ	Avail																																																																																																				
Ground	7,000	650	NQ	NQ	Avail																																																																																																				
Basement	5,000	465	NQ	NQ	Avail																																																																																																				
TOTAL	61,200	5,686																																																																																																							
<p>Exmouth House 3 - 11 Pine Street London EC1R 0JH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £268,235 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>2,595</td> <td>241</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Unit 120, 1st Floor</td> <td>2,282</td> <td>212</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,877</td> <td>453</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £22,372 pa (approx £4.59 psf) Service Charge: £29,164 pa (approx £5.98 psf) Total Outgoings: £65.57 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	2,595	241	£55.00	£591.80	Avail	Unit/suite- Unit 120, 1st Floor	2,282	212	£55.00	£591.80	Avail	TOTAL	4,877	453				<p>Leasehold</p> <p>The available space comprises office accommodation on the first floor in Units 120 and second floor in Unit 170. A new lease is available for a term to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Commissionaire Courtyard Goods Lift Passenger Lift(s) Restaurant Security System Storage Space <p>Grade: Second Hand Last Update: 27/01/2014</p>																																																																														
	Sq Ft	Sq M	£psf	£psm																																																																																																					
2nd Floor	2,595	241	£55.00	£591.80	Avail																																																																																																				
Unit/suite- Unit 120, 1st Floor	2,282	212	£55.00	£591.80	Avail																																																																																																				
TOTAL	4,877	453																																																																																																							

<p>Exmouth House 3 - 11 Pine Street London EC1R 0JH</p>	<p>Use Class: B2 (General Industrial) Use: B1 Office/Business Rent: £8,760 pa (approx £8.76 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>1,000</td> <td>93</td> <td>£8.76</td> <td>£94.26</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,000</td> <td>93</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Basement	1,000	93	£8.76	£94.26	Avail	TOTAL	1,000	93				<p>Leasehold</p> <p>The available space comprises basement storage space. On terms to be agreed. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Goods Lift ▪ Passenger Lift(s) ▪ Restaurant ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 04/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
Basement	1,000	93	£8.76	£94.26	Avail																												
TOTAL	1,000	93																															
<p>Proctor House 25 Procter Street London WC1V 6JS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £765,000 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>6,000</td> <td>557</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>6,000</td> <td>557</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>6,000</td> <td>557</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>18,000</td> <td>1,672</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	6,000	557	£42.50	£457.30	Avail	2nd Floor	6,000	557	£42.50	£457.30	Avail	1st Floor	6,000	557	£42.50	£457.30	Avail	TOTAL	18,000	1,672				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first, second and third floors. Available to let on a new lease for a term to be agreed. 01/02/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Reception <p>Grade: Second Hand Last Update: 09/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
3rd Floor	6,000	557	£42.50	£457.30	Avail																												
2nd Floor	6,000	557	£42.50	£457.30	Avail																												
1st Floor	6,000	557	£42.50	£457.30	Avail																												
TOTAL	18,000	1,672																															
<p>Central St Martins College Of Art And Design 25 Procter Street London WC1V 6NY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £765,000 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>6,000</td> <td>557</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>6,000</td> <td>557</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>6,000</td> <td>557</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>18,000</td> <td>1,672</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	6,000	557	£42.50	£457.30	Avail	2nd Floor	6,000	557	£42.50	£457.30	Avail	1st Floor	6,000	557	£42.50	£457.30	Avail	TOTAL	18,000	1,672				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first, second and third floors. Available to let on a new lease for a term to be agreed. Negotiable</p>	<p>Grade: Second Hand Last Update: 09/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
3rd Floor	6,000	557	£42.50	£457.30	Avail																												
2nd Floor	6,000	557	£42.50	£457.30	Avail																												
1st Floor	6,000	557	£42.50	£457.30	Avail																												
TOTAL	18,000	1,672																															

<p>3 - 7 Ray Street London EC1R 3DJ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £448,458 pa (approx £24.60 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>2,650</td> <td>246</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>2,650</td> <td>246</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>2,685</td> <td>249</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>2,655</td> <td>247</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>2,585</td> <td>240</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>2,630</td> <td>244</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>2,375</td> <td>221</td> <td>£24.60</td> <td>£264.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>18,230</td> <td>1,694</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £146,934 pa (approx £8.06 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	2,650	246	£24.60	£264.70	Avail	4th Floor	2,650	246	£24.60	£264.70	Avail	3rd Floor	2,685	249	£24.60	£264.70	Avail	2nd Floor	2,655	247	£24.60	£264.70	Avail	1st Floor	2,585	240	£24.60	£264.70	Avail	Ground	2,630	244	£24.60	£264.70	Avail	Basement	2,375	221	£24.60	£264.70	Avail	TOTAL	18,230	1,694				<p>Leasehold</p> <p>The available space comprises self-contained media style office accommodation arranged over the basement (including 260 sq ft of vaults), ground floor (including reception area) and the first to the fifth floors. Available by way of a sub-lease or assignment expiring April 2020. Negotiable</p>	<ul style="list-style-type: none"> 4 Car Parking Spaces Air Conditioning Energy Performance Rating - G Reception <p>Grade: Second Hand Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																					
5th Floor	2,650	246	£24.60	£264.70	Avail																																																				
4th Floor	2,650	246	£24.60	£264.70	Avail																																																				
3rd Floor	2,685	249	£24.60	£264.70	Avail																																																				
2nd Floor	2,655	247	£24.60	£264.70	Avail																																																				
1st Floor	2,585	240	£24.60	£264.70	Avail																																																				
Ground	2,630	244	£24.60	£264.70	Avail																																																				
Basement	2,375	221	£24.60	£264.70	Avail																																																				
TOTAL	18,230	1,694																																																							
<p>Gensurco House 52 - 54 Rosebery Avenue London EC1R 4RP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £104,609 pa (approx £36.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>1,120</td> <td>104</td> <td>£36.50</td> <td>£392.74</td> <td>U/O</td> </tr> <tr> <td>1st Floor</td> <td>1,746</td> <td>162</td> <td>£36.50</td> <td>£392.74</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,866</td> <td>266</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £30,492 pa (approx £10.64 psf) Service Charge: £11,741 pa (approx £4.10 psf) Total Outgoings: £51.24 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	1,120	104	£36.50	£392.74	U/O	1st Floor	1,746	162	£36.50	£392.74	Avail	TOTAL	2,866	266				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first floor. Available on a new FRI lease for a term by arrangement. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Energy Performance Rating - B Food Court Restaurant Security System Storage Space <p>Grade: Second Hand Last Update: 17/01/2014</p>																														
	Sq Ft	Sq M	£psf	£psm																																																					
1st Floor	1,120	104	£36.50	£392.74	U/O																																																				
1st Floor	1,746	162	£36.50	£392.74	Avail																																																				
TOTAL	2,866	266																																																							
<p>48 - 49 Russell Square London WC1B 4JP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £19,500 pa (approx £60.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>325</td> <td>30</td> <td>£60.00</td> <td>£645.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>325</td> <td>30</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	325	30	£60.00	£645.60	Avail	TOTAL	325	30				<p>Leasehold</p> <p>The available space comprises a ground floor office suite. The space is available on terms to be agreed. Rent is inclusive of rates and service charge. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Air Conditioning Courtyard Reception Storage Space <p>Grade: Second Hand Last Update: 12/02/2014</p>																																				
	Sq Ft	Sq M	£psf	£psm																																																					
Ground	325	30	£60.00	£645.60	Avail																																																				
TOTAL	325	30																																																							

<p>55 - 56 Russell Square London WC1B 4HP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £204,660 pa (approx £45.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>1,665</td> <td>155</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>1,492</td> <td>139</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>1,391</td> <td>129</td> <td>£45.00</td> <td>£484.20</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,548</td> <td>423</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £66,856 pa (approx £14.70 psf) Service Charge: £40,932 pa (approx £9.00 psf) Total Outgoings: £68.70 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	1,665	155	£45.00	£484.20	Avail	1st Floor	1,492	139	£45.00	£484.20	Avail	Ground	1,391	129	£45.00	£484.20	Avail	TOTAL	4,548	423				<p>Leasehold</p> <p>The available space comprises office accommodation recently refurbished, with air conditioning and period features. A new lease is available for a term to be agreed. Negotiable</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Courtyard ▪ Reception ▪ Security System <p>Grade: Second Hand Last Update: 12/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																																			
2nd Floor	1,665	155	£45.00	£484.20	Avail																																		
1st Floor	1,492	139	£45.00	£484.20	Avail																																		
Ground	1,391	129	£45.00	£484.20	Avail																																		
TOTAL	4,548	423																																					
<p>Russell Square House 10 - 12 Russell Square London WC2B 5HZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>7,700</td> <td>715</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>7,700</td> <td>715</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	7,700	715	NQ	NQ	Avail	TOTAL	7,700	715				<p>Leasehold</p> <p>The available space comprises a ground floor office accommodation currently under refurbishment. The space is available as a potential pre-let on completion of the refurbishment. 01/12/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Storage Space <p>Grade: Second Hand Last Update: 24/01/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
Ground	7,700	715	NQ	NQ	Avail																																		
TOTAL	7,700	715																																					
<p>94 Saffron Hill London EC1N 8QP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £408,553 pa (approx £36.81 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>2,666</td> <td>248</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>3,840</td> <td>357</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>Mezzanine</td> <td>323</td> <td>30</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>4,271</td> <td>397</td> <td>£32.50</td> <td>£349.70</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>11,100</td> <td>1,031</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £166,491 pa (approx £15.00 psf) Service Charge: £87,690 pa (approx £7.90 psf)</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	2,666	248	£39.50	£425.02	Avail	2nd Floor	3,840	357	£39.50	£425.02	Avail	Mezzanine	323	30	£39.50	£425.02	Avail	1st Floor	4,271	397	£32.50	£349.70	U/O	TOTAL	11,100	1,031				<p>Leasehold</p> <p>The premises provides contemporary office space arranged over first to third floors. The top two floors must be let together and have several unique design features, including superb vaulted ceiling and a double height area. Available on a new lease for a term to be agreed. 01/11/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Passenger Lift(s) ▪ 14 Car Parking Spaces ▪ Air Conditioning ▪ Disabled Facilities ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Storage Space <p>Grade: Second Hand Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																			
3rd Floor	2,666	248	£39.50	£425.02	Avail																																		
2nd Floor	3,840	357	£39.50	£425.02	Avail																																		
Mezzanine	323	30	£39.50	£425.02	Avail																																		
1st Floor	4,271	397	£32.50	£349.70	U/O																																		
TOTAL	11,100	1,031																																					
<p>Sekforde House 1 Sans Walk London EC1R 0LT</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £28,000 pa (approx £50.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>560</td> <td>52</td> <td>£50.00</td> <td>£538.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>560</td> <td>52</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £5,181 pa (approx £9.25 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	560	52	£50.00	£538.00	Avail	TOTAL	560	52				<p>Leasehold</p> <p>The available space comprises ground floor office accommodation. A new full repairing and insuring tenancy available for a term by arrangement is available. The rent is inclusive of the service charge. Negotiable</p>	<p>Grade: Second Hand Last Update: 27/01/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																			
Ground	560	52	£50.00	£538.00	Avail																																		
TOTAL	560	52																																					

<p>Brettenham House 9 Savoy Street London WC2R 0BA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £89,270 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>2,260</td> <td>210</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,260</td> <td>210</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £40,680 pa (approx £18.00 psf) Service Charge: £19,210 pa (approx £8.50 psf) Total Outgoings: £66.00 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	2,260	210	£39.50	£425.02	Avail	TOTAL	2,260	210				<p>Leasehold</p> <p>The available space comprises part first floor office accommodation. The space provides a bright well maintained suite with views over towards the Savoy Chapel. A new sublease until March 2016 is available. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access 4 Passenger Lift(s) Air Conditioning Car Parking Commissionaire Raised Floors Reception Security System Storage Space <p>Grade: Second Hand Last Update: 24/01/2014</p>																																																
	Sq Ft	Sq M	£psf	£psm																																																																	
1st Floor	2,260	210	£39.50	£425.02	Avail																																																																
TOTAL	2,260	210																																																																			
<p>Clerkenwell 1 Sekforde Street London EC1R 0BE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>1,075</td> <td>100</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Mezzanine</td> <td>2,210</td> <td>205</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>4,360</td> <td>405</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>5,170</td> <td>480</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>4,950</td> <td>460</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>5,600</td> <td>520</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>23,365</td> <td>2,171</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	1,075	100	NQ	NQ	Avail	Mezzanine	2,210	205	NQ	NQ	Avail	2nd Floor	4,360	405	NQ	NQ	Avail	1st Floor	5,170	480	NQ	NQ	Avail	Ground	4,950	460	NQ	NQ	Avail	Lower Level	5,600	520	NQ	NQ	Avail	TOTAL	23,365	2,171				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the lower ground, ground, mezzanine and three upper floors. Available on a new FRI lease for a term to be agreed. In 30 Days</p>	<ul style="list-style-type: none"> Air Conditioning Car Parking Passenger Lift(s) Raised Floors Reception Security System <p>Grade: Second Hand Last Update: 08/11/2013</p>																		
	Sq Ft	Sq M	£psf	£psm																																																																	
3rd Floor	1,075	100	NQ	NQ	Avail																																																																
Mezzanine	2,210	205	NQ	NQ	Avail																																																																
2nd Floor	4,360	405	NQ	NQ	Avail																																																																
1st Floor	5,170	480	NQ	NQ	Avail																																																																
Ground	4,950	460	NQ	NQ	Avail																																																																
Lower Level	5,600	520	NQ	NQ	Avail																																																																
TOTAL	23,365	2,171																																																																			
<p>Manfield House 1 Southampton Street London WC2R 0LR</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £1,729,325 pa (approx £65.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>8th Floor</td> <td>2,889</td> <td>268</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>3,100</td> <td>288</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>3,438</td> <td>319</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>5th Floor</td> <td>3,437</td> <td>319</td> <td>£65.00</td> <td>£699.40</td> <td>U/O</td> </tr> <tr> <td>4th Floor</td> <td>3,428</td> <td>318</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>3,415</td> <td>317</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>3,401</td> <td>316</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>3,430</td> <td>319</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>67</td> <td>6</td> <td>£65.00</td> <td>£699.40</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>26,605</td> <td>2,472</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £598,612 pa (approx £22.50 psf) Service Charge: £248,225 pa (approx £9.33 psf) Total Outgoings: £96.83 psf</p>		Sq Ft	Sq M	£psf	£psm		8th Floor	2,889	268	£65.00	£699.40	Avail	7th Floor	3,100	288	£65.00	£699.40	Avail	6th Floor	3,438	319	£65.00	£699.40	Avail	5th Floor	3,437	319	£65.00	£699.40	U/O	4th Floor	3,428	318	£65.00	£699.40	Avail	3rd Floor	3,415	317	£65.00	£699.40	Avail	2nd Floor	3,401	316	£65.00	£699.40	Avail	1st Floor	3,430	319	£65.00	£699.40	Avail	Ground	67	6	£65.00	£699.40	Avail	TOTAL	26,605	2,472				<p>Leasehold</p> <p>The available space comprises office accommodation on the seventh floor. New lease available on terms to be agreed. 01/08/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Raised Floors Storage Space <p>Grade: New or Refurbished Last Update: 06/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																	
8th Floor	2,889	268	£65.00	£699.40	Avail																																																																
7th Floor	3,100	288	£65.00	£699.40	Avail																																																																
6th Floor	3,438	319	£65.00	£699.40	Avail																																																																
5th Floor	3,437	319	£65.00	£699.40	U/O																																																																
4th Floor	3,428	318	£65.00	£699.40	Avail																																																																
3rd Floor	3,415	317	£65.00	£699.40	Avail																																																																
2nd Floor	3,401	316	£65.00	£699.40	Avail																																																																
1st Floor	3,430	319	£65.00	£699.40	Avail																																																																
Ground	67	6	£65.00	£699.40	Avail																																																																
TOTAL	26,605	2,472																																																																			

<p>Tower House Southampton Street London WC2E 7HA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>6th Floor</td> <td>5,119</td> <td>476</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,119</td> <td>476</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £119,273 pa (approx £23.30 psf) Service Charge: £52,419 pa (approx £10.24 psf)</p>		Sq Ft	Sq M	£psf	£psm		6th Floor	5,119	476	NQ	NQ	Avail	TOTAL	5,119	476				<p>Leasehold</p> <p>The available space comprises sixth-floor office accommodation. The offices benefit from being fully fitted out with a number of meeting rooms and private offices, comms room and a private roof terrace. A sub-lease expiring October 2017 or a new lease for a term by arrangement directly from the landlord. Negotiable</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Balcony ▪ Commissionaire ▪ Disabled Facilities ▪ Raised Floors ▪ Reception <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
6th Floor	5,119	476	NQ	NQ	Avail																
TOTAL	5,119	476																			
<p>Tower House Southampton Street London WC2E 7HA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £399,278 pa (approx £69.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>5,745</td> <td>534</td> <td>£69.50</td> <td>£747.82</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,745</td> <td>534</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £132,135 pa (approx £23.00 psf) Service Charge: £62,448 pa (approx £10.87 psf) Total Outgoings: £103.37 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	5,745	534	£69.50	£747.82	Avail	TOTAL	5,745	534				<p>Leasehold</p> <p>The available space comprises office accommodation on the fifth floor. New lease available on terms to be agreed. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Balcony ▪ Commissionaire ▪ Disabled Facilities ▪ Energy Performance Rating - C ▪ Raised Floors ▪ Reception <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
5th Floor	5,745	534	£69.50	£747.82	Avail																
TOTAL	5,745	534																			
<p>Dudley House 34 - 38 Southampton Street London WC2E 7HF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- South, 2nd Floor</td> <td>590</td> <td>55</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>590</td> <td>55</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £11,623 pa (approx £19.70 psf) Service Charge: £3,835 pa (approx £6.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- South, 2nd Floor	590	55	NQ	NQ	Avail	TOTAL	590	55				<p>Leasehold</p> <p>The available space comprises second floor accommodation which benefits from the following:- · Wood effect flooring. · Good natural light. · Passenger lift. · Perimeter trunking. A new lease is available direct from the landlord until September 2014. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 24 Hour Access ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Passenger Lift(s) ▪ Reception ▪ Security System <p>Grade: Second Hand Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- South, 2nd Floor	590	55	NQ	NQ	Avail																
TOTAL	590	55																			

<p>St Andrews House 18 - 20 St Andrew Street London EC4A 3AY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>9th Floor</td><td>3,875</td><td>360</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>8th Floor</td><td>4,895</td><td>455</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>7th Floor</td><td>5,299</td><td>492</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>6th Floor</td><td>5,704</td><td>530</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>5th Floor</td><td>5,894</td><td>548</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>4th Floor</td><td>5,875</td><td>546</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>3rd Floor</td><td>5,873</td><td>546</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>2nd Floor</td><td>5,881</td><td>546</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>1st Floor</td><td>4,690</td><td>436</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Ground</td><td>4,553</td><td>423</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>Basement</td><td>2,167</td><td>201</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>54,706</td><td>5,082</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		9th Floor	3,875	360	NQ	NQ	Avail	8th Floor	4,895	455	NQ	NQ	Avail	7th Floor	5,299	492	NQ	NQ	Avail	6th Floor	5,704	530	NQ	NQ	Avail	5th Floor	5,894	548	NQ	NQ	Avail	4th Floor	5,875	546	NQ	NQ	Avail	3rd Floor	5,873	546	NQ	NQ	Avail	2nd Floor	5,881	546	NQ	NQ	Avail	1st Floor	4,690	436	NQ	NQ	Avail	Ground	4,553	423	NQ	NQ	Avail	Basement	2,167	201	NQ	NQ	Avail	TOTAL	54,706	5,082				<p>Leasehold</p> <p>The available space will comprises refurbished office accommodation on the basement, ground and nine upper floors. Will be available as a pre-let. A new lease on terms to be agreed. 01/09/2014 Vacant</p>	<ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Commissionaire Reception Storage Space <p>Grade: New or Refurbished</p> <p>Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																																													
9th Floor	3,875	360	NQ	NQ	Avail																																																																												
8th Floor	4,895	455	NQ	NQ	Avail																																																																												
7th Floor	5,299	492	NQ	NQ	Avail																																																																												
6th Floor	5,704	530	NQ	NQ	Avail																																																																												
5th Floor	5,894	548	NQ	NQ	Avail																																																																												
4th Floor	5,875	546	NQ	NQ	Avail																																																																												
3rd Floor	5,873	546	NQ	NQ	Avail																																																																												
2nd Floor	5,881	546	NQ	NQ	Avail																																																																												
1st Floor	4,690	436	NQ	NQ	Avail																																																																												
Ground	4,553	423	NQ	NQ	Avail																																																																												
Basement	2,167	201	NQ	NQ	Avail																																																																												
TOTAL	54,706	5,082																																																																															
<p>Baird House 15 - 17 St Cross Street London EC1N 8UW</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £123,565 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>Unit/suite- South-east, 3rd Floor</td><td>1,152</td><td>107</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr> <tr><td>Unit/suite- North-east, 3rd Floor</td><td>1,696</td><td>158</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr> <tr><td>Unit/suite- North-west, 3rd Floor</td><td>954</td><td>89</td><td>£32.50</td><td>£349.70</td><td>U/O</td></tr> <tr><td>TOTAL</td><td>3,802</td><td>353</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: £40,797 pa (approx £10.73 psf) Service Charge: £28,515 pa (approx £7.50 psf) Total Outgoings: £50.73 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- South-east, 3rd Floor	1,152	107	£32.50	£349.70	Avail	Unit/suite- North-east, 3rd Floor	1,696	158	£32.50	£349.70	Avail	Unit/suite- North-west, 3rd Floor	954	89	£32.50	£349.70	U/O	TOTAL	3,802	353				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the third floor. Available on a new FRI lease for a term to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Commissionaire Goods Lift Reception <p>Grade: Second Hand</p> <p>Last Update: 22/01/2014</p>																																																
	Sq Ft	Sq M	£psf	£psm																																																																													
Unit/suite- South-east, 3rd Floor	1,152	107	£32.50	£349.70	Avail																																																																												
Unit/suite- North-east, 3rd Floor	1,696	158	£32.50	£349.70	Avail																																																																												
Unit/suite- North-west, 3rd Floor	954	89	£32.50	£349.70	U/O																																																																												
TOTAL	3,802	353																																																																															
<p>Baird House 15 - 17 St Cross Street London EC1N 8UW</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £33,638 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr><td>2nd Floor</td><td>1,035</td><td>96</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>1,035</td><td>96</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: £12,006 pa (approx £11.60 psf) Service Charge: £7,762 pa (approx £7.50 psf) Total Outgoings: £51.60 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	1,035	96	£32.50	£349.70	Avail	TOTAL	1,035	96				<p>Leasehold</p> <p>The available accommodation comprises offices on the Part 2nd floor totalling 1,035 sq ft and benefits from a fit out to include a private office and a meeting room. Available by way of a Sub-lease until March 2015 outside the LTA 1954 Assignment until March 2017. Passing rent of £27,500 per annum (26.57 per sq ft) as of March 2014, subject to a tenants only break in March 2015. Alternatively a new FRI lease may be available direct from the Landlord. 01/11/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Commissionaire Goods Lift Reception <p>Grade: Second Hand</p> <p>Last Update: 12/02/2014</p>																																																												
	Sq Ft	Sq M	£psf	£psm																																																																													
2nd Floor	1,035	96	£32.50	£349.70	Avail																																																																												
TOTAL	1,035	96																																																																															

<p>Smokehouse Yard 44 - 46 St John Street London EC1M 4DF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £19,902 pa (approx £37.41 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>532</td> <td>49</td> <td>£37.41</td> <td>£402.53</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>532</td> <td>49</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	1st Floor	532	49	£37.41	£402.53	Avail	TOTAL	532	49				<p>Leasehold</p> <p>The available space comprises ground, first and second floor office accommodation. Available on a new lease, for a term to be arranged at £55,000 pa. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Security System <p>Grade: Second Hand Last Update: 20/02/2014</p>																														
	Sq Ft	Sq M	£psf	£psm	Avail																																														
1st Floor	532	49	£37.41	£402.53	Avail																																														
TOTAL	532	49																																																	
<p>213 St John Street London EC1V 4LY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £15,002 pa (approx £41.10 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>365</td> <td>34</td> <td>£41.10</td> <td>£442.24</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>365</td> <td>34</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £1,105 pa (approx £3.03 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	3rd Floor	365	34	£41.10	£442.24	Avail	TOTAL	365	34				<p>Leasehold</p> <p>The available space comprises office accommodation on the third floor. A new lease on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> Reception Security System <p>Grade: Second Hand Last Update: 05/02/2014</p>																														
	Sq Ft	Sq M	£psf	£psm	Avail																																														
3rd Floor	365	34	£41.10	£442.24	Avail																																														
TOTAL	365	34																																																	
<p>24 St John Street London EC1M 4AY</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £194,285 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>742</td> <td>69</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>674</td> <td>63</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>1,260</td> <td>117</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>1,183</td> <td>110</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>717</td> <td>67</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>975</td> <td>91</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,551</td> <td>516</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £37,358 pa (approx £6.73 psf) Service Charge: £27,699 pa (approx £4.99 psf) Total Outgoings: £46.72 psf</p>		Sq Ft	Sq M	£psf	£psm	Avail	4th Floor	742	69	£35.00	£376.60	Avail	3rd Floor	674	63	£35.00	£376.60	Avail	2nd Floor	1,260	117	£35.00	£376.60	Avail	1st Floor	1,183	110	£35.00	£376.60	Avail	Ground	717	67	£35.00	£376.60	Avail	Basement	975	91	£35.00	£376.60	Avail	TOTAL	5,551	516				<p>Leasehold</p> <p>The available space comprises self contained office accommodation arranged over the lower ground, ground and four upper floors. Available on a new FRI lease for a term to be agreed. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Balcony Goods Lift Skylight <p>Grade: Second Hand Last Update: 17/01/2014</p>
	Sq Ft	Sq M	£psf	£psm	Avail																																														
4th Floor	742	69	£35.00	£376.60	Avail																																														
3rd Floor	674	63	£35.00	£376.60	Avail																																														
2nd Floor	1,260	117	£35.00	£376.60	Avail																																														
1st Floor	1,183	110	£35.00	£376.60	Avail																																														
Ground	717	67	£35.00	£376.60	Avail																																														
Basement	975	91	£35.00	£376.60	Avail																																														
TOTAL	5,551	516																																																	
<p>Smokehouse Yard 44 - 46 St John Street London EC1M 4DF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £15,301 pa (approx £37.41 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>409</td> <td>38</td> <td>£37.41</td> <td>£402.53</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>409</td> <td>38</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm	Avail	Ground	409	38	£37.41	£402.53	Avail	TOTAL	409	38				<p>Leasehold</p> <p>The available space comprises ground, first and second floor office accommodation. Available on a new lease, for a term to be arranged at £55,000 pa. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Security System <p>Grade: Second Hand Last Update: 20/02/2014</p>																														
	Sq Ft	Sq M	£psf	£psm	Avail																																														
Ground	409	38	£37.41	£402.53	Avail																																														
TOTAL	409	38																																																	

<p>Smokehouse Yard 44 - 46 St John Street London EC1M 4DF</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £24,653 pa (approx £37.41 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>659</td> <td>61</td> <td>£37.41</td> <td>£402.53</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>659</td> <td>61</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	659	61	£37.41	£402.53	Avail	TOTAL	659	61				<p>Leasehold</p> <p>The available space comprises ground, first and second floor office accommodation. Available on a new lease, for a term to be arranged at £55,000 pa. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Security System <p>Grade: Second Hand Last Update: 20/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
2nd Floor	659	61	£37.41	£402.53	Avail																						
TOTAL	659	61																									
<p>140 - 142 St John Street London EC1V 4UB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>855</td> <td>79</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>855</td> <td>79</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £9,054 pa (approx £10.59 psf) Service Charge: £4,275 pa (approx £5.00 psf)</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	855	79	NQ	NQ	Avail	TOTAL	855	79				<p>Leasehold</p> <p>** COMING SOON IN SPRING 2014 ** The available space comprises office accommodation arranged over the first floor. Available on a new FRI lease for a term to be agreed. Rent on application (space due to be refurbished). 01/05/2014 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Energy Performance Rating - D Reception Roof Terrace Security System <p>Grade: Second Hand Last Update: 13/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
1st Floor	855	79	NQ	NQ	Avail																						
TOTAL	855	79																									
<p>58 St Johns Square London EC1V 4JG</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £135,001 pa (approx £31.33 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>2,212</td> <td>205</td> <td>£31.33</td> <td>£337.11</td> <td>Avail</td> </tr> <tr> <td>Lower Level</td> <td>2,097</td> <td>195</td> <td>£31.33</td> <td>£337.11</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,309</td> <td>400</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £35,250 pa (approx £8.18 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	2,212	205	£31.33	£337.11	Avail	Lower Level	2,097	195	£31.33	£337.11	Avail	TOTAL	4,309	400				<p>Leasehold</p> <p>The available space comprises ground floor office space with additional office space on the lower ground floor with storage space. The space is suitable for A1/A2 and B1 use. Available on a new lease for terms to be agreed. Rent £135,000 pa. Negotiable</p>	<ul style="list-style-type: none"> Air Conditioning Energy Performance Rating - E <p>Grade: Second Hand Last Update: 05/09/2013</p>
	Sq Ft	Sq M	£psf	£psm																							
Ground	2,212	205	£31.33	£337.11	Avail																						
Lower Level	2,097	195	£31.33	£337.11	Avail																						
TOTAL	4,309	400																									
<p>4 - 6 Staple Inn London WC1V 7PZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £13,293 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- C, 1st Floor</td> <td>409</td> <td>38</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>409</td> <td>38</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £3,579 pa (approx £8.75 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- C, 1st Floor	409	38	£32.50	£349.70	Avail	TOTAL	409	38				<p>Leasehold</p> <p>The available space comprises contemporary office accommodation arranged in various suites on the first, second and third floors. New standardised short form leases are available direct from the landlord for terms by arrangement. Separate basement storage units are available by separate agreement. 01/02/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Category 5 Lighting Commissionaire Courtyard On-Site Management Security System Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
Unit/suite- C, 1st Floor	409	38	£32.50	£349.70	Avail																						
TOTAL	409	38																									

<p>4 - 6 Staple Inn London WC1V 7PZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £22,685 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- B, 2nd Floor</td> <td>698</td> <td>65</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>698</td> <td>65</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,488 pa (approx £6.43 psf) Service Charge: £6,108 pa (approx £8.75 psf) Total Outgoings: £47.68 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- B, 2nd Floor	698	65	£32.50	£349.70	Avail	TOTAL	698	65				<p>Leasehold</p> <p>The available space comprises contemporary office accommodation arranged in various suites on the first, second and third floors. New standardised short form leases are available direct from the landlord for terms by arrangement. 01/02/2008 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Category 5 Lighting ▪ Commissionaire ▪ Courtyard ▪ On-Site Management ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- B, 2nd Floor	698	65	£32.50	£349.70	Avail																
TOTAL	698	65																			
<p>5 Staple Inn London WC1V 7QH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £13,000 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>400</td> <td>37</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>400</td> <td>37</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £4,474 pa (approx £11.19 psf) Service Charge: £3,500 pa (approx £8.75 psf) Total Outgoings: £52.44 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	400	37	£32.50	£349.70	Avail	TOTAL	400	37				<p>Leasehold</p> <p>The available space comprises office accommodation arranged on the first floor. A new lease is available for a term by arrangement. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Commissionaire ▪ Courtyard ▪ On-Site Management ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
1st Floor	400	37	£32.50	£349.70	Avail																
TOTAL	400	37																			
<p>9 - 10 Staple Inn London WC1V 7QH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £30,355 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>934</td> <td>87</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>934</td> <td>87</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £10,009 pa (approx £10.72 psf) Service Charge: £8,172 pa (approx £8.75 psf) Total Outgoings: £51.97 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	934	87	£32.50	£349.70	Avail	TOTAL	934	87				<p>Leasehold</p> <p>The available space comprises office accommodation situated on the second and third floors, totalling 1,540 sq ft. The accommodation is to be refurbished and currently arranged to provide a large open plan area and a separate office/meeting room. A new lease is available for a term by arrangement. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Commissionaire ▪ Courtyard ▪ On-Site Management ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	934	87	£32.50	£349.70	Avail																
TOTAL	934	87																			
<p>3 Stedham Place London WC1A 1HU</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £8,931 pa (approx £17.65 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>506</td> <td>47</td> <td>£17.65</td> <td>£189.91</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>506</td> <td>47</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £5,950 pa (approx £11.76 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	506	47	£17.65	£189.91	Avail	TOTAL	506	47				<p>Leasehold</p> <p>The available space comprises two office suites located on the first floor, each suite can accommodate 3/4 desks. Available to let on a new FRI lease for a term to be agreed. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> ▪ Air Conditioning ▪ Reception <p>Grade: Second Hand Last Update: 21/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
1st Floor	506	47	£17.65	£189.91	Avail																
TOTAL	506	47																			

<p>Somerset House Strand London WC2R 0RN</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £805,750 pa (approx £55.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- New Wing, 2nd Floor</td> <td>15,569</td> <td>1,446</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- New Wing, 1st Floor</td> <td>14,650</td> <td>1,361</td> <td>£55.00</td> <td>£591.80</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>30,219</td> <td>2,807</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £533,063 pa (approx £17.64 psf) Service Charge: £211,533 pa (approx £7.00 psf) Total Outgoings: £79.64 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- New Wing, 2nd Floor	15,569	1,446	NQ	NQ	Avail	Unit/suite- New Wing, 1st Floor	14,650	1,361	£55.00	£591.80	Avail	TOTAL	30,219	2,807				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first, second and third floors of the New Wing. Available on a new lease for a term to be agreed. Rent on application. 01/04/2013 Vacant</p>	<p>Grade: Second Hand Last Update: 13/12/2013</p>						
	Sq Ft	Sq M	£psf	£psm																													
Unit/suite- New Wing, 2nd Floor	15,569	1,446	NQ	NQ	Avail																												
Unit/suite- New Wing, 1st Floor	14,650	1,361	£55.00	£591.80	Avail																												
TOTAL	30,219	2,807																															
<p>Burleigh House 355 - 359 Strand London WC2R 0HS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £146,372 pa (approx £49.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>2,957</td> <td>275</td> <td>£49.50</td> <td>£532.62</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,957</td> <td>275</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £54,704 pa (approx £18.50 psf) Service Charge: £24,395 pa (approx £8.25 psf) Total Outgoings: £76.25 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	2,957	275	£49.50	£532.62	Avail	TOTAL	2,957	275				<p>Leasehold</p> <p>The available space comprises recently refurbished office accommodation arranged on the fourth floor. The premises is on offer by way of a sublease until June 2017. A new lease direct from the landlord may also be available. In 60 Days</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire LG7 Lighting Raised Floors Reception <p>Grade: Second Hand Last Update: 12/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
4th Floor	2,957	275	£49.50	£532.62	Avail																												
TOTAL	2,957	275																															
<p>Norman House Norman House 107 - 109 Strand London WC2R 0AA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £129,500 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>3,700</td> <td>344</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,700</td> <td>344</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £51,000 pa (approx £13.78 psf) Service Charge: £259,740 pa (approx £70.20 psf) Total Outgoings: £118.98 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	3,700	344	£35.00	£376.60	Avail	TOTAL	3,700	344				<p>Leasehold</p> <p>The available space comprises a self-contained office on the fourth floor divided to form a large open plan area, with two smaller open plan areas. A full repairing under lease for a term to expire December 2018. The lease will be contracted outside of rights of renewal and compensation under the landlord and tenant act 1954. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Commissionaire Storage Space <p>Grade: Second Hand Last Update: 05/02/2014</p>												
	Sq Ft	Sq M	£psf	£psm																													
4th Floor	3,700	344	£35.00	£376.60	Avail																												
TOTAL	3,700	344																															
<p>Covent Garden 227 - 228 Strand London WC2R 1BE</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £56,000 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>345</td> <td>32</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>375</td> <td>35</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>1,520</td> <td>141</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,240</td> <td>208</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	345	32	£25.00	£269.00	Avail	2nd Floor	375	35	£25.00	£269.00	Avail	1st Floor	1,520	141	£25.00	£269.00	Avail	TOTAL	2,240	208				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over first to third floor levels. The space benefits from an entry phone system, good natural light, central heating and a passenger lift. The space is available to let at £56,000 per annum. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Energy Performance Rating - E Security System <p>Grade: Second Hand Last Update: 07/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																													
3rd Floor	345	32	£25.00	£269.00	Avail																												
2nd Floor	375	35	£25.00	£269.00	Avail																												
1st Floor	1,520	141	£25.00	£269.00	Avail																												
TOTAL	2,240	208																															

<p>Thanet House 231 - 232 Strand London WC2R 1DA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £896,384 pa (approx £32.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>2,400</td> <td>223</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>4th Floor</td> <td>4,000</td> <td>372</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>4,919</td> <td>457</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>4,951</td> <td>460</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>5,167</td> <td>480</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>Ground</td> <td>2,799</td> <td>260</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>Basement</td> <td>3,776</td> <td>351</td> <td>£32.00</td> <td>£344.32</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>28,012</td> <td>2,602</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £224,096 pa (approx £8.00 psf)</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	2,400	223	£32.00	£344.32	Avail	4th Floor	4,000	372	£32.00	£344.32	Avail	3rd Floor	4,919	457	£32.00	£344.32	Avail	2nd Floor	4,951	460	£32.00	£344.32	Avail	1st Floor	5,167	480	£32.00	£344.32	Avail	Ground	2,799	260	£32.00	£344.32	Avail	Basement	3,776	351	£32.00	£344.32	Avail	TOTAL	28,012	2,602				<p>Leasehold</p> <p>The available space comprises office accommodation over the basement level to fifth floor. Lease terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Reception Security System Storage Space Street Only Parking <p>Grade: Second Hand</p> <p>Last Update: 12/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																																																					
5th Floor	2,400	223	£32.00	£344.32	Avail																																																				
4th Floor	4,000	372	£32.00	£344.32	Avail																																																				
3rd Floor	4,919	457	£32.00	£344.32	Avail																																																				
2nd Floor	4,951	460	£32.00	£344.32	Avail																																																				
1st Floor	5,167	480	£32.00	£344.32	Avail																																																				
Ground	2,799	260	£32.00	£344.32	Avail																																																				
Basement	3,776	351	£32.00	£344.32	Avail																																																				
TOTAL	28,012	2,602																																																							
<p>212 Strand London WC2R 1AP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £21,830 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>175</td> <td>16</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>198</td> <td>18</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>2nd Floor</td> <td>203</td> <td>19</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>164</td> <td>15</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>740</td> <td>69</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £12,136 pa (approx £16.40 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	175	16	£29.50	£317.42	Avail	3rd Floor	198	18	£29.50	£317.42	Avail	2nd Floor	203	19	£29.50	£317.42	Avail	1st Floor	164	15	£29.50	£317.42	Avail	TOTAL	740	69				<p>Leasehold</p> <p>The available space comprises self-contained office accommodation arranged over first, second, third and fourth floors. *Newly decorated/carpeted *Fully self-contained *Central heating * Entry phone system * Excellent natural light * WC 's A new lease is available for a term by arrangement. Rent £21,830 per annum exclusive. 01/07/2012 Vacant</p>	<ul style="list-style-type: none"> Security System <p>Grade: Second Hand</p> <p>Last Update: 05/02/2014</p>																		
	Sq Ft	Sq M	£psf	£psm																																																					
4th Floor	175	16	£29.50	£317.42	Avail																																																				
3rd Floor	198	18	£29.50	£317.42	Avail																																																				
2nd Floor	203	19	£29.50	£317.42	Avail																																																				
1st Floor	164	15	£29.50	£317.42	Avail																																																				
TOTAL	740	69																																																							
<p>218 Strand London WC2R 1AP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £121,678 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>4th Floor</td> <td>1,029</td> <td>96</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>3rd Floor</td> <td>1,834</td> <td>170</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,863</td> <td>266</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £52,479 pa (approx £18.33 psf) Service Charge: £15,746 pa (approx £5.50 psf) Total Outgoings: £66.33 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,029	96	£42.50	£457.30	Avail	3rd Floor	1,834	170	£42.50	£457.30	Avail	TOTAL	2,863	266				<p>Leasehold</p> <p>The available space comprises a self-contained office unit arranged over the third and fourth floors, consisting of seven offices of the third floor and six offices on the fourth floor. - Central Heating - Passenger lift - Perimeter 3 compartment trunking - Entry phone - 24 hour access - Kitchen A new full repairing and insuring lease is available to expire December 2017. The lease will be contracted outside of rights of renewal and compensation under the Landlord and Tenant Act 1954 sections 24-28 part II as amended. 01/01/2014 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Air Conditioning Security System Storage Space <p>Grade: Second Hand</p> <p>Last Update: 05/02/2014</p>																														
	Sq Ft	Sq M	£psf	£psm																																																					
4th Floor	1,029	96	£42.50	£457.30	Avail																																																				
3rd Floor	1,834	170	£42.50	£457.30	Avail																																																				
TOTAL	2,863	266																																																							

<p>Hudson House Tavistock Street London WC2E 7PB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: Not Quoting</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>1,500</td> <td>139</td> <td>NQ</td> <td>NQ</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,500</td> <td>139</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	1,500	139	NQ	NQ	Avail	TOTAL	1,500	139				<p>Leasehold</p> <p>High quality, flexible serviced office accommodation available to suit a range of occupier requirements from 200 sq ft to 1500 sq ft. All office suites can be tailored to suit occupiers' bespoke needs. 49 serviced office suites all with natural daylight 3 meeting rooms Over 7 floors Fully furnished Open 24/7 with access outside office hours Disabled access and facilities Lifts Air conditioning throughout Kitchen facilities Secretarial support Resilient bandwidth and Cisco IP telephones included in monthly fee Highly trained, professional uniformed receptionist and support personnel No flags or signs anywhere on the building Flexible options available. Please contact the marketing agent for further information. In 30 Days</p>	<ul style="list-style-type: none"> • 24 Hour Access • Air Conditioning • Commissionaire • Disabled Facilities • Reception <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
5th Floor	1,500	139	NQ	NQ	Avail																
TOTAL	1,500	139																			
<p>28 Tavistock Street London WC2E 7PB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £43,450 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>1,100</td> <td>102</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,100</td> <td>102</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £33,966 pa (approx £30.88 psf) Service Charge: £13,200 pa (approx £12.00 psf) Total Outgoings: £82.38 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	1,100	102	£39.50	£425.02	Avail	TOTAL	1,100	102				<p>Leasehold</p> <p>The available space comprises refurbished first floor office accommodation. New Lease direct from the landlord with a rolling mutual break on or after the 5th March 2016. In 30 Days</p>	<ul style="list-style-type: none"> • Air Conditioning • Balcony • Passenger Lift(s) <p>Grade: Second Hand Last Update: 11/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
1st Floor	1,100	102	£39.50	£425.02	Avail																
TOTAL	1,100	102																			

<p>17 Tavistock Street London WC2E 7PA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £16,985 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>430</td> <td>40</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>430</td> <td>40</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £6,932 pa (approx £16.12 psf) Service Charge: £3,784 pa (approx £8.80 psf) Total Outgoings: £64.42 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	430	40	£39.50	£425.02	Avail	TOTAL	430	40				<p>Leasehold</p> <p>The available space comprises second floor office accommodation. Available on a new lease on terms to be agreed. 01/10/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Energy Performance Rating - D Storage Space <p>Grade: Second Hand Last Update: 11/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	430	40	£39.50	£425.02	Avail																
TOTAL	430	40																			
<p>Temple Chambers 3 - 7 Temple Avenue London EC4Y 0HP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £32,368 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- 236-240, 4th Floor</td> <td>1,177</td> <td>109</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,177</td> <td>109</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £12,064 pa (approx £10.25 psf) Service Charge: £8,239 pa (approx £7.00 psf) Total Outgoings: £44.75 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 236-240, 4th Floor	1,177	109	£27.50	£295.90	Avail	TOTAL	1,177	109				<p>Leasehold</p> <p>The available space comprises office accommodation arranged on the fourth floor. Available on a lease for a term to be agreed. 01/12/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Courtyard Reception Security System <p>Grade: Second Hand Last Update: 13/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- 236-240, 4th Floor	1,177	109	£27.50	£295.90	Avail																
TOTAL	1,177	109																			
<p>Telephone House 2 - 4 Temple Avenue London EC4Y 0HB</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £74,525 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Lower Level</td> <td>2,710</td> <td>252</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,710</td> <td>252</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £24,661 pa (approx £9.10 psf) Service Charge: £21,680 pa (approx £8.00 psf) Total Outgoings: £44.60 psf</p>		Sq Ft	Sq M	£psf	£psm		Lower Level	2,710	252	£27.50	£295.90	Avail	TOTAL	2,710	252				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over part of the lower ground floor. The property is available on a new FRI lease, terms to be agreed. 01/01/2009 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning Energy Performance Rating - C Goods Lift Security System Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 28/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Lower Level	2,710	252	£27.50	£295.90	Avail																
TOTAL	2,710	252																			
<p>Lacon House 84 Theobalds Road London WC1X 8WA</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £466,020 pa (approx £18.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>25,890</td> <td>2,405</td> <td>£18.00</td> <td>£193.68</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>25,890</td> <td>2,405</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £476,894 pa (approx £18.42 psf) Service Charge: £203,236 pa (approx £7.85 psf) Total Outgoings: £44.27 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	25,890	2,405	£18.00	£193.68	Avail	TOTAL	25,890	2,405				<p>Leasehold</p> <p>The available space comprises office accommodation of 25,890 sq ft which can be divided into suites from 6,000 sq ft. The accommodation benefits from air conditioning and 24 hour access. A sublease available until October 2014. In 30 Days</p>	<ul style="list-style-type: none"> 24 Hour Access 6 Passenger Lift(s) Air Conditioning Atrium Commissionaire Raised Floors Security System <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
5th Floor	25,890	2,405	£18.00	£193.68	Avail																
TOTAL	25,890	2,405																			

<p>31 Theobalds Road London WC1X 8SP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £6,775 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>1st Floor</td> <td>271</td> <td>25</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>271</td> <td>25</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £2,147 pa (approx £7.92 psf) Service Charge: £948 pa (approx £3.50 psf) Total Outgoings: £36.42 psf</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	271	25	£25.00	£269.00	Avail	TOTAL	271	25				<p>Leasehold</p> <p>The available space comprises newly redecorated and refurbished basic specification offices. Facilities include 24 hour access and excellent natural light from the front and rear elevations. The property is available to be let on a new FRI lease of the whole upper parts directly from the landlord for a term of up to two years outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. The landlord may consider letting individual floors. 01/01/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Security System Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
1st Floor	271	25	£25.00	£269.00	Avail																
TOTAL	271	25																			
<p>31 Theobalds Road London WC1X 8SP</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £6,925 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>277</td> <td>26</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>277</td> <td>26</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £2,194 pa (approx £7.92 psf) Service Charge: £970 pa (approx £3.50 psf) Total Outgoings: £36.42 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	277	26	£25.00	£269.00	Avail	TOTAL	277	26				<p>Leasehold</p> <p>The available space comprises newly redecorated and refurbished basic specification offices. Facilities include 24 hour access and excellent natural light from the front and rear elevations. The property is available to be let on a new FRI lease of the whole upper parts directly from the landlord for a term of up to two years outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. The landlord may consider letting individual floors. 01/01/2013 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Security System Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 04/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
2nd Floor	277	26	£25.00	£269.00	Avail																
TOTAL	277	26																			
<p>Imex House 42 Theobalds Road London WC1X 8NW</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £6,799 pa (approx £15.96 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Unit/suite- Rear, Basement</td> <td>426</td> <td>40</td> <td>£15.96</td> <td>£171.73</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>426</td> <td>40</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £1,178 pa (approx £2.77 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Rear, Basement	426	40	£15.96	£171.73	Avail	TOTAL	426	40				<p>Leasehold</p> <p>The available space comprises office accommodation with storage arranged on the basement floor. New lease available outside of the Landlord & Tenant Act 1954, Pt II, as amended with Landlord break clause at any time with 6 months notice. 01/05/2012 Vacant</p>	<ul style="list-style-type: none"> Storage Space Street Only Parking <p>Grade: Second Hand Last Update: 10/01/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Unit/suite- Rear, Basement	426	40	£15.96	£171.73	Avail																
TOTAL	426	40																			

<p>1 Tudor Street London EC4Y 0AH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £445,984 pa (approx £44.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>10,136</td> <td>942</td> <td>£44.00</td> <td>£473.44</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>10,136</td> <td>942</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £163,291 pa (approx £16.11 psf) Service Charge: £80,074 pa (approx £7.90 psf) Total Outgoings: £68.01 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	10,136	942	£44.00	£473.44	Avail	TOTAL	10,136	942				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fifth floor. Available on a lease to expire 18th May 2020 either by way of assignment or sub-lease. Lease contracted outside the landlord and tenants act 1954. Negotiable</p>	<ul style="list-style-type: none"> ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Reception ▪ Security System <p>Grade: Second Hand Last Update: 08/01/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
5th Floor	10,136	942	£44.00	£473.44	Avail																						
TOTAL	10,136	942																									
<p>Carmelite Riverside 50 Victoria Embankment London EC4Y 0LS</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £2,325,498 pa (approx £59.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>2nd Floor</td> <td>19,913</td> <td>1,850</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>19,171</td> <td>1,781</td> <td>£59.50</td> <td>£640.22</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>39,084</td> <td>3,631</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £67,678 pa (approx £1.73 psf) Service Charge: £390,840 pa (approx £10.00 psf) Total Outgoings: £71.23 psf</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	19,913	1,850	£59.50	£640.22	Avail	1st Floor	19,171	1,781	£59.50	£640.22	Avail	TOTAL	39,084	3,631				<p>Leasehold</p> <p>The available accommodation comprises the first and second floors. A sublease is available from Hachette UK for a term of 15 years In 120 Days</p>	<ul style="list-style-type: none"> ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Garage ▪ Goods Lift ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Roof Terrace <p>Grade: Second Hand Last Update: 20/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																							
2nd Floor	19,913	1,850	£59.50	£640.22	Avail																						
1st Floor	19,171	1,781	£59.50	£640.22	Avail																						
TOTAL	39,084	3,631																									
<p>Waterhouse Square 2 Waterhouse Square London EC1N 2TH</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £80,125 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>3,205</td> <td>298</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,205</td> <td>298</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £135,716 pa (approx £42.35 psf) Service Charge: £27,242 pa (approx £8.50 psf) Total Outgoings: £75.84 psf</p>		Sq Ft	Sq M	£psf	£psm		Basement	3,205	298	£25.00	£269.00	Avail	TOTAL	3,205	298				<p>Leasehold</p> <p>The available space comprises lower ground office accommodation with storage. 01/10/2012 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Car Parking Spaces ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Courtyard ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security Entry System ▪ Security System ▪ Storage Space <p>Grade: Second Hand Last Update: 14/10/2013</p>						
	Sq Ft	Sq M	£psf	£psm																							
Basement	3,205	298	£25.00	£269.00	Avail																						
TOTAL	3,205	298																									

<p>Waterhouse Square 1 Waterhouse Square London EC1N 2ST</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £262,275 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Basement</td> <td>10,491</td> <td>975</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>10,491</td> <td>975</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: £162,610 pa (approx £15.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		Basement	10,491	975	£25.00	£269.00	Avail	TOTAL	10,491	975				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over lower ground, fifth and sixth floors. The accommodation is available by way of a new lease by arrangement. 01/12/2011 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Car Parking Spaces ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Courtyard ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security Entry System ▪ Security System ▪ Storage Space <p>Grade: New or Refurbished Last Update: 14/10/2013</p>						
	Sq Ft	Sq M	£psf	£psm																							
Basement	10,491	975	£25.00	£269.00	Avail																						
TOTAL	10,491	975																									
<p>Waterhouse Square 1 Waterhouse Square London EC1N 2ST</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £48,425 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>5th Floor</td> <td>910</td> <td>85</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>6th Floor</td> <td>1,027</td> <td>95</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>1,937</td> <td>180</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £27,118 pa (approx £14.00 psf) Service Charge: £30,024 pa (approx £15.50 psf) Total Outgoings: £54.50 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	910	85	£25.00	£269.00	Avail	6th Floor	1,027	95	£25.00	£269.00	Avail	TOTAL	1,937	180				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over lower ground, fifth and sixth floors. The accommodation is available by way of a new lease by arrangement. Guiding mid-upper £20s. 01/12/2011 Vacant</p>	<ul style="list-style-type: none"> ▪ 1 Car Parking Spaces ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Courtyard ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security Entry System ▪ Security System ▪ Storage Space <p>Grade: New or Refurbished Last Update: 14/10/2013</p>
	Sq Ft	Sq M	£psf	£psm																							
5th Floor	910	85	£25.00	£269.00	Avail																						
6th Floor	1,027	95	£25.00	£269.00	Avail																						
TOTAL	1,937	180																									
<p>30 Wellington Street London WC2E 7BD</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £15,400 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>3rd Floor</td> <td>440</td> <td>41</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>440</td> <td>41</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £6,600 pa (approx £15.00 psf) Service Charge: £3,498 pa (approx £7.95 psf) Total Outgoings: £57.95 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	440	41	£35.00	£376.60	Avail	TOTAL	440	41				<p>Leasehold</p> <p>The available space comprises office accommodation located on the third floor of this period building and benefits from a fully fitted kitchen and wooden floors. The building is ideally positioned within the heart of Covent Garden providing easy access to all the leisure and retail facilities that the area has to offer. A new lease is available direct from the landlord subject to a mutual break date in December 2014. 01/09/2013 Vacant</p>	<ul style="list-style-type: none"> ▪ Energy Performance Rating - C ▪ Security System ▪ Street Only Parking <p>Grade: Second Hand Last Update: 11/02/2014</p>						
	Sq Ft	Sq M	£psf	£psm																							
3rd Floor	440	41	£35.00	£376.60	Avail																						
TOTAL	440	41																									

<p>Russell Court Woburn Place London WC1H 0LL</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £59,623 pa (approx £17.50 psf)</p> <table border="1"> <thead> <tr> <th></th> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th></th> </tr> </thead> <tbody> <tr> <td>Lower Level</td> <td>3,407</td> <td>317</td> <td>£17.50</td> <td>£188.30</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,407</td> <td>317</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Lower Level	3,407	317	£17.50	£188.30	Avail	TOTAL	3,407	317				<p>Leasehold</p> <p>The available space comprises newly refurbished lower ground floor office accommodation with its own self contained entrance at the ground floor level in Coram Street. Available on a new lease, term by arrangement. 01/08/2013 Vacant</p>	<p>Grade: Second Hand Last Update: 11/02/2014</p>
	Sq Ft	Sq M	£psf	£psm																	
Lower Level	3,407	317	£17.50	£188.30	Avail																
TOTAL	3,407	317																			

