



**TSEGA HOUSE, 150 ROSEBERY AVENUE, LONDON HARINGEY N17 9SD**

On Behalf of The Joint Administrators

- Modern single storey factory/warehouse with self-contained offices
- 1,592.4 sq m (17,140 sq ft) GIA approx
- Secured gated yard, providing parking for approx 35 vehicles
- Popular location close to main transport links

POA

The affairs business and property of Tsega Clothing Limited (in administration) are being managed by the joint administrators Jason Godefrey and Paul Williams who act as agents for the company and without personal liability. Both are licensed by The Insolvency Practitioners Association.

For further information, please contact:

Ross Freese  
TEL 020 7487 1891  
ross.freese@colliers.com  
Joshua Pater  
TEL 020 7344 6860  
joshua.pater@colliers.com



www.colliers.com/uk



**Norfolk Mead Hotel**  
Coltishall, Norfolk

- Grade II Listed
- Freehold
- 11 bedroom hotel with two separate cottages and summer house
- Mature gardens in approximately 7.61 acres
- Extensive river frontage to the River Bure

Price on Application

**Office Space to Let**

112-116 New Oxford Street London WC1

5757 sq ft (534.8 sq m) approx NIA

Arranged over five floors with excellent natural light and passenger lift, the property is currently in shell condition and to be fitted out to client requirements to include air conditioning.

**Terms:**

The premises are available on a new single FRI lease for a term by arrangement, at a rental to be agreed, subject to fit out requirements.

For further details contact  
**Chris Protopapas on 07770 520 714 or**  
email: [chris@pmsupply.co.uk](mailto:chris@pmsupply.co.uk)

CLUTTONS

**Residential development opportunity**

**Hellingly, nr Hailsham East Sussex**

Detached Edwardian building on 1.0 acre (0.4 ha) site considered suitable for redevelopment to provide up to 5 dwellings subject to planning permission

Freehold for sale by informal tender

Offers for freehold by 15 November 2012

Jonathan Woodward  
01273 738383  
[jonathan.woodward@cluttons.com](mailto:jonathan.woodward@cluttons.com)

cluttons.com



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994776

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**bureau**

Bureau Property Consultants, PO Box 2521,  
Cardiff CF23 0GP  
[geraint@ebureau.biz](mailto:geraint@ebureau.biz)

993776

**Chris Protopapas**

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**From:** Chris Protopapas [chris@pmsupply.co.uk]  
**Sent:** 05 October 2012 13:40  
**To:** 'Colin Harron'  
**Subject:** RE: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

Colin

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

**Proposed landlord spec as follows:**

There are WC facilities at each level – to be fitted  
There are kitchen facilities at each level – to be fitted

Partitioning to suit  
Wooden or carpet tile Flooring

Regards,  
**Chris Protopapas**

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**From:** Colin Harron [<mailto:colin.harron@gmail.com>]  
**Sent:** 05 October 2012 13:28  
**To:** 'Chris Protopapas'  
**Subject:** RE: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

Thanks Chris,

Received.

What rent £psf & rent free is offered on a five year lease term please?

Kind regards

Colin

Colin A Harron

**Hamilton Barr | Property Consultants**



**Mob: 0777 550 2001**

[colin.harron@gmail.com](mailto:colin.harron@gmail.com)

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**From:** Chris Protopapas [<mailto:chris@pmsupply.co.uk>]  
**Sent:** 05 October 2012 11:29  
**To:** 'Colin Harron'  
**Subject:** RE: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

Hello Colin

Please see attached basic details.

As per advert and details, terms to be discussed depending on client requirements.

Regards,  
**Chris Protopapas**

**07770 520 714**

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**From:** Colin Harron [<mailto:colin.harron@gmail.com>]  
**Sent:** 05 October 2012 09:08  
**To:** [chris@pmsupply.co.uk](mailto:chris@pmsupply.co.uk)  
**Subject:** Re: 112-116 New Oxford Street, London WC1 - 05 Oct 2012

G-Morning Chris,

Could you kindly email details of your above office space as advertised in the EG this week.

Many thanks.

Kind regards

Colin

Colin A Harron

**Hamilton Barr | Property Consultants**

**Mob: 0777 550 2001**

[colin.harron@gmail.com](mailto:colin.harron@gmail.com)

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Version: 2012.0.2221 / Virus Database: 2441/5310 - Release Date: 10/04/12

**Chris Protopapas**

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**From:** Chris Protopapas [chris@pmsupply.co.uk]  
**Sent:** 06 October 2012 13:05  
**To:** 'Spencer Lebetkin'  
**Subject:** RE: 112-116 New Oxford Street  
**Attachments:** 112-114 New Oxford Street - Details.pdf

Colin

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted

There are kitchen facilities at each level - to be fitted

Partitioning to suit

Air Con

Wooden or carpet tile Flooring

Regards,  
Chris Protopapas

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-----Original Message-----

**From:** Spencer Lebetkin [<mailto:spencer@russellellewis.co.uk>]  
**Sent:** 06 October 2012 12:18  
**To:** [chris@pmsupply.co.uk](mailto:chris@pmsupply.co.uk)  
**Subject:** 112-116 New Oxford Street

Chris

Further to your advert in the Estates Gazette, please can you e mail me details for clients.

Thanks

Spencer Lebetkin

Partner

RUSSELL LEWIS COMMERCIAL PROPERTY CONSULTANTS

20 Fitzroy Square

London

W1T 6EJ

T: 020 8387 5432

M: 07958 516554

E: [spencer@russelldewis.co.uk](mailto:spencer@russelldewis.co.uk) <<mailto:spencer@russelldewis.co.uk>>

W: [www.russelldewis.co.uk](http://www.russelldewis.co.uk)

**Chris Protopapas**

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**From:** Chris Protopapas [chris@pmsupply.co.uk]  
**Sent:** 08 October 2012 10:39  
**To:** 'james@hardwickeandco.com'  
**Subject:** FW: 112-116 New Oxford Street  
**Attachments:** 112-114 New Oxford Street - Details.pdf

James

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted

There are kitchen facilities at each level - to be fitted

Partitioning to suit

Air Con

Wooden or carpet tile Flooring

Regards,  
Chris Protopapas  
07770 520 714

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**Chris Protopapas**

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**From:** Chris Protopapas [chris@pmsupply.co.uk]  
**Sent:** 09 October 2012 10:56  
**To:** 'Adam Noble'  
**Subject:** RE: 112-116 New Oxford Street Details  
**Attachments:** 112-114 New Oxford Street - Details.pdf

Adam

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Terms will depend on whether your client will want to fit out themselves or for landlord to fit out to clients specification and if so, what spec will they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted There are kitchen facilities at each level - to be fitted Partitioning to suit Air Con Wooden or carpet tile Flooring

Regards,  
Chris Protopapas  
07770 520 714

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-----Original Message-----

**From:** Adam Noble [<mailto:anoble@nobleharris.co.uk>]  
**Sent:** 09 October 2012 10:46  
**To:** [chris@pmsupply.co.uk](mailto:chris@pmsupply.co.uk)  
**Subject:** 112-116 New Oxford Street Details

Hi Chris,

Following our discussion over the phone a couple of minutes ago, please could you forward me details of 112-126 New Oxford Street?

Many Thanks,

Adam Noble BSc (Hons)



Graduate Surveyor

Adam Noble

3 Hanover Square  
London  
W1S 1HD

Tel: 020 7629 0811

Fax: 020 7493 0472

Email: [anoble@nobleharris.co.uk](mailto:anoble@nobleharris.co.uk) <<mailto:anoble@nobleharris.co.uk>>

Web: [www.nobleharris.co.uk](http://www.nobleharris.co.uk) <<http://www.nobleharris.co.uk>>

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**Chris Protopapas**

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**From:** Chris Protopapas [chris@pmsupply.co.uk]  
**Sent:** 12 October 2012 10:24  
**To:** 'Matthew Griffith'  
**Subject:** RE: 112-116 New Oxford Street  
**Attachments:** 112-114 New Oxford Street - Details.pdf

Matthew

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Terms will depend on whether your client wants to fit out themselves or if you want the landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted out.

There are kitchen facilities at each level - to be fitted out.

May also consider selling the entire building with an income from Starbucks of £150,000 on a lease expiring in 2015

Partitioning to suit  
Air Con  
Wooden or carpet tile Flooring

Regards,  
Chris Protopapas  
07770 520 714

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**From:** Matthew Griffith [<mailto:matthew.griffith@durlings.co.uk>]  
**Sent:** 12 October 2012 10:08  
**To:** [chris@pmsupply.co.uk](mailto:chris@pmsupply.co.uk)  
**Subject:** 112-116 New Oxford Street

Hi Chris,

If you could just send the details across for 112-116 New Oxford Street that would be excellent.

Regards,

**Matthew Griffith** BA(Hons)

e: [matthew.griffith@durlings.co.uk](mailto:matthew.griffith@durlings.co.uk)

t: 01892 552500

m: 07525791393

22 Mount Ephraim Road

Tunbridge Wells

Kent

TN1 1ED





**Chris Protopapas**

---

**From:** Chris Protopapas [chris@pmsupply.co.uk]  
**Sent:** 15 October 2012 14:01  
**To:** 'Michelle Mitchell'  
**Subject:** RE: Detail Request  
**Attachments:** 112-116 New Oxford Street - Details6.pdf

Thank you for your enquiry and attach basic details.

This property is currently in a shell condition.

Does your client want to fit out themselves or do you want landlord to fit out to clients specification and if so, what spec do they want.

Proposed landlord spec as follows:

There are WC facilities at each level - to be fitted

There are kitchen facilities at each level - to be fitted

Partitioning to suit

Air Con

Wooden or carpet tile Flooring

Regards,  
Chris Protopapas  
07770 520 714

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**From:** Michelle Mitchell [<mailto:michelle@piproperty.co.uk>]  
**Sent:** 15 October 2012 13:14  
**To:** [chris@pmsupply.co.uk](mailto:chris@pmsupply.co.uk)  
**Subject:** Detail Request

Please send details regarding the following property,

112-116 New Oxford St, WC1

--  
Regards

Michelle Mitchell

Perfect Information Property Ltd  
3rd Floor  
61 Fleet Street  
London

EC4Y 1JU

Tel: 0207 353 9597

Fax: 07092 004 314

[www.piproperty.co.uk](http://www.piproperty.co.uk)