

**PLANNING STATEMENT
INCORPORATING
TRANSPORT ASSESSMENT**

5 Southampton Place
London WC1A 2DA

ref. E13-022/PS

July 2013



Introduction

The proposals set out within this document seek to apply for the temporary change of use of no. 5 Southampton Place, London, from existing B1 Office use to Dual use D1/B1 higher education with ancillary office use for a period of 10 years. Upon the expiry of the 10 year period the use will revert back to office B1.

The intended education provider will be London School of Business and Finance (LSBF) who currently use the premise as offices.

This document should also be read in conjunction with Osel 'Heritage Assessment' July 2013

The Site

This mid terrace property was built as part of 8 houses (no.s 1-8) around 1785-63 under the direction of Henry Flitcroft. The terrace was Grade II* listed on the 24th October 1951.

The street runs on a northwest to southeast orientation

Within the London Borough of Camden and within the Bloomsbury conservation area. Planning policy map indicates the site is also within an Archeological Priority Area and the Central London Area (clear zone region) CLA.

Covering a site area of 216.9sqm (0.02169ha), and accommodation laid out over 5 floors; lower ground, ground, first, second and third floor mansard.



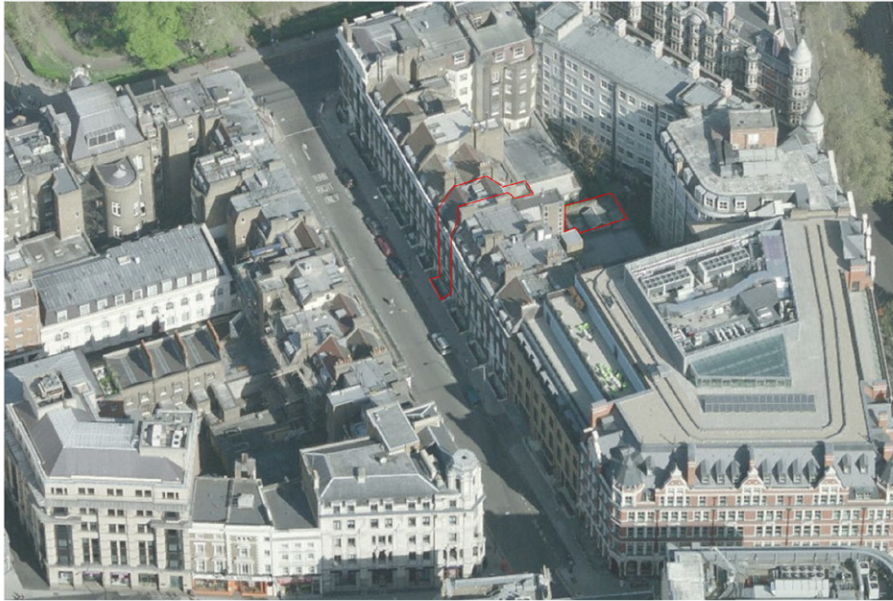
BLOCK PLAN
AREA 90m x 90m
SCALE 1:500

CENTRE COORDINATES: 530425, 181584



Supplied by Streetwise Maps Ltd
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Aerial Views



About LSBF

Founded in 2003, London School of Business & Finance offers industry-focused programmes designed to reflect global market trends. LSBF attracts the most talented and ambitious candidates from more than 150 countries worldwide, and work together with its corporate partners to develop programmes structured with an up-to-date and international perspective in mind.

LSBF have a number of strategic partnerships with leading academic institutions focusing on business and finance education, with the aim to advance a students mission and vision to professionals. LSBF continue to exemplify their position as a leader in business education through the vast portfolio of programmes that are offered to help you meet a students career objectives.

In December 2012, a report published by the Quality Assurance Agency for Higher Education (QAA) gave LSBF the highest accolade – a confidence judgement on its academic standards and on the awards offered at the school.

Most recently, on 21st April 2013, LSBF was presented with the 'Queen's Award for Enterprise' for its achievements in international trade. The Queen's Awards for Enterprise are the UK's most prestigious business awards given only to companies or individuals who are outstanding in their field.

LSBF currently have 2 campuses in London
Holborn
8/9 Holborn,
London, EC1N 2LL

New Court
48 Carey Street
London, WC2A 2JE

LSBF also have campuses nationally in Manchester and Birmingham. In February 2011, LSBF opened its first campus outside of the UK, in Toronto, Canada shortly followed by the opening of their Singapore campus a few months after.

LSBF Students

LSBF aim to provide a holistic approach to their students learning and future, offering access to many substantial advantages and a wide variety of extra curricular and social activities, including;

- networking opportunities
- career development services
- one-to-one meetings with industry experts
- guest lectures
- active social calendar

LSBF enjoys an excellent reputation for its quality of teaching, state-of-the-art study facilities and supportive environment – attracting more than 12,000 international students from over 150 countries.

Osel

architects & development consultants



Conferred by HM Queen Elizabeth II, on the advice of the Prime Minister, to organisations with outstanding performance in international trade, innovation and sustainable development.



ABS sets the agenda for business and management education in the UK. LSBF are an affiliate member of ABS.



Approved learning provider - Gold in London, Birmingham and Manchester campuses.



CIMA quality learning Partner in the London and Birmingham campuses and through their distance learning platform.



CIM Accredited study centre in the London campus

London
School of Business
& Finance



The Proposals

The intended proposal for no. 5 Southampton Place will be for the temporary change of use from B1 Office use to dual use B1 Office with D1 education use for a temporary period of 10 years.

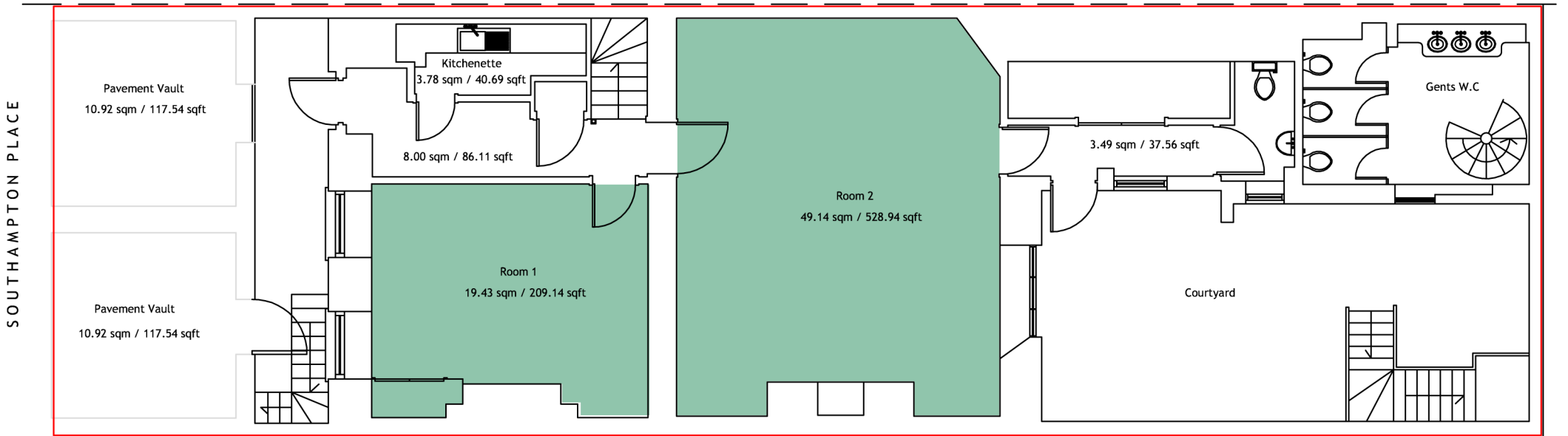
The operator LSBF will offer higher education and training facilities, with classrooms of a maximum number of 16 students, as well as one-to-one teaching, break out areas, teacher common rooms. Administration offices will also be located within no. 5 Southampton Place.

LSBF will employ 20 full-time staff and approx. 15 part-time staff within this building and will expect up to 160 students a day attending part-time courses.

As well as teaching facilities and office space, student break out spaces will be made available. There will be no change to the internal layout or decoration of the building, as it is currently in very good decorative order and the existing spaces and layout are ideally suited for LSBF's operation at this location.

The maximum operating times for the premises will be Monday - Sunday 7am to 9pm.



Lower Ground Floor

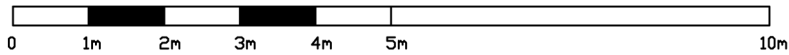


SOUTHAMPTON PLACE

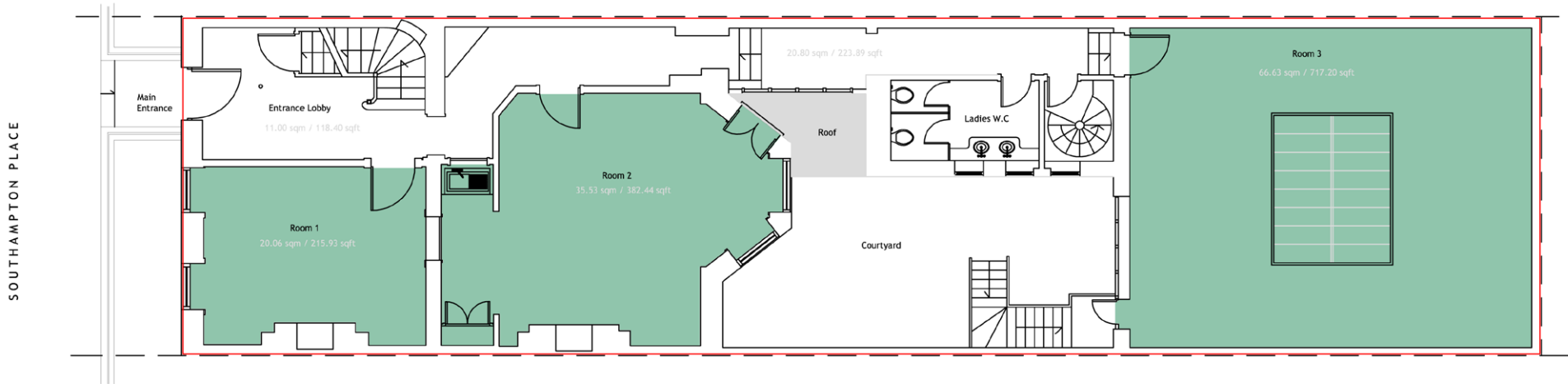
HIGH HOLBORN

Key

-  Dual Use B1 Office and D1 Education
-  D1 Education



Ground Floor



SOUTHAMPTON PLACE

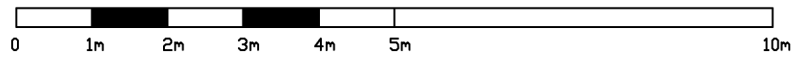
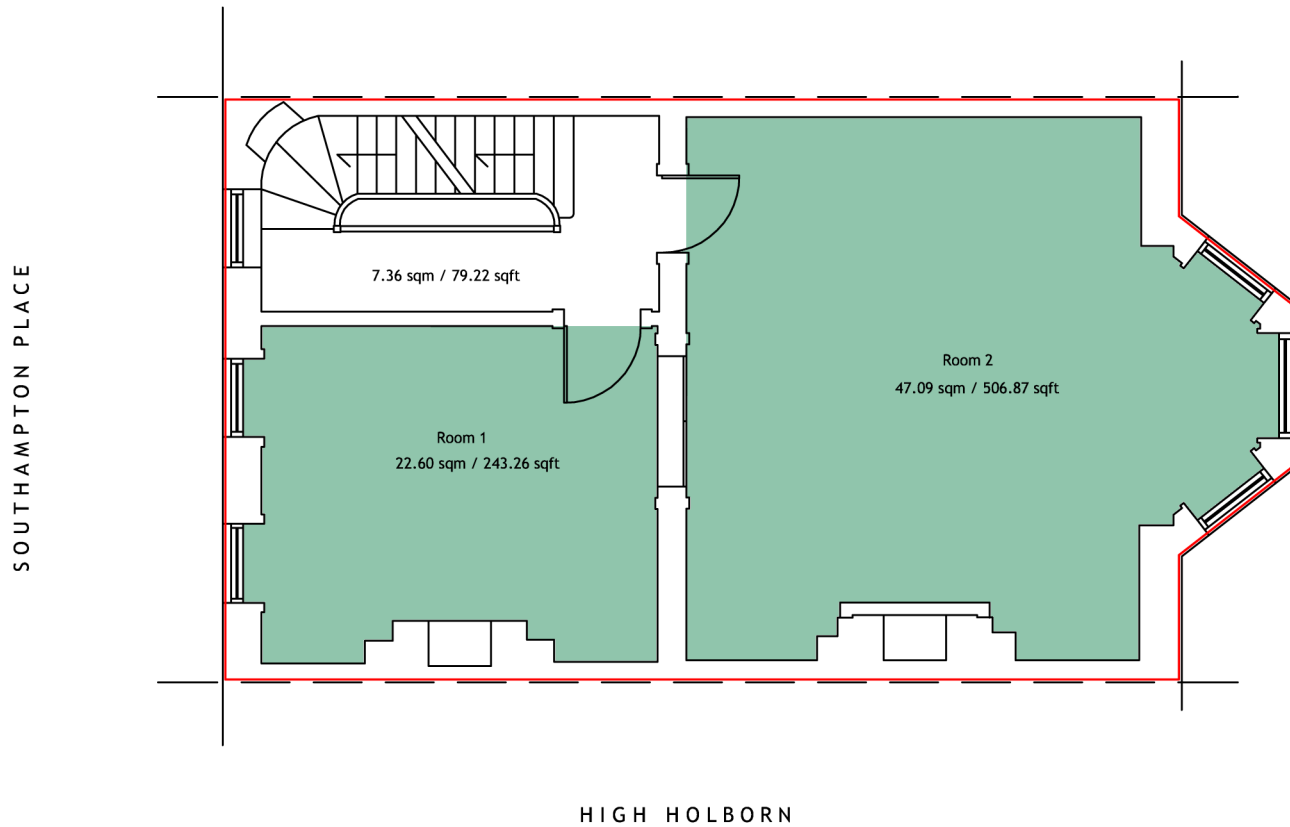
HIGH HOLBORN






Key

- Dual Use B1 Office and D1 Education
- D1 Education

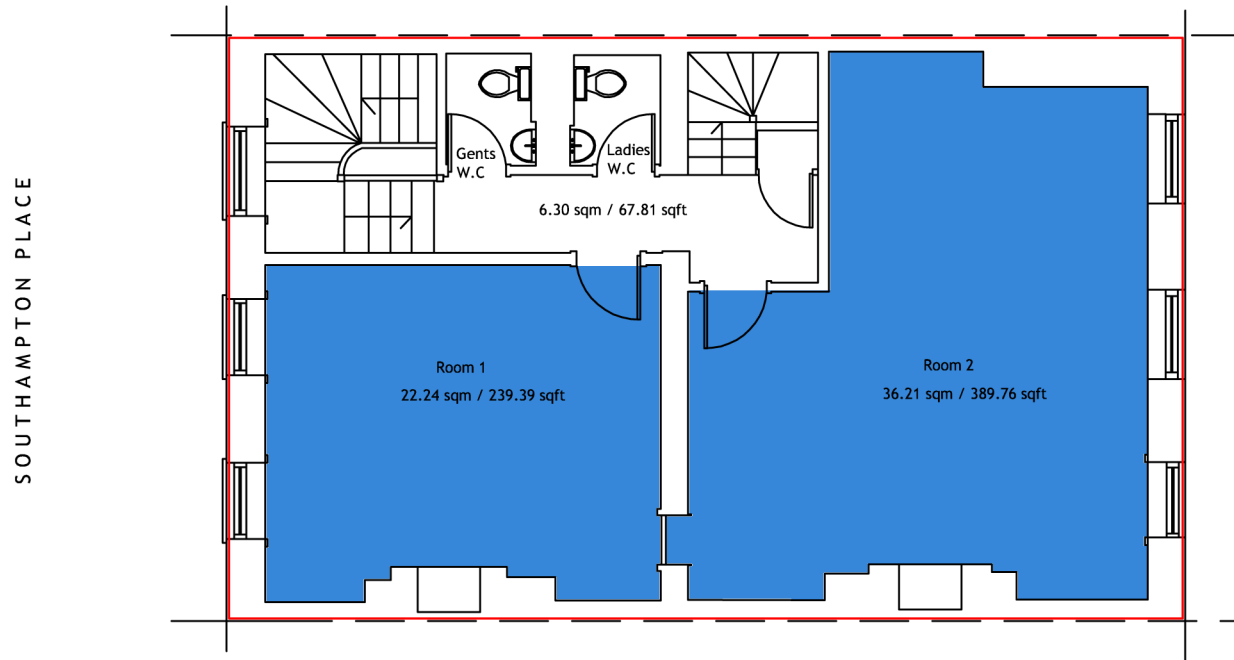
First Floor





Key

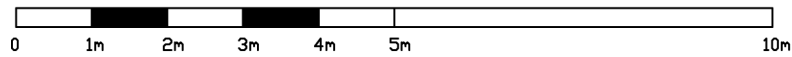
-  Dual Use B1 Office and D1 Education
-  Education
-  D1 Education

Second Floor

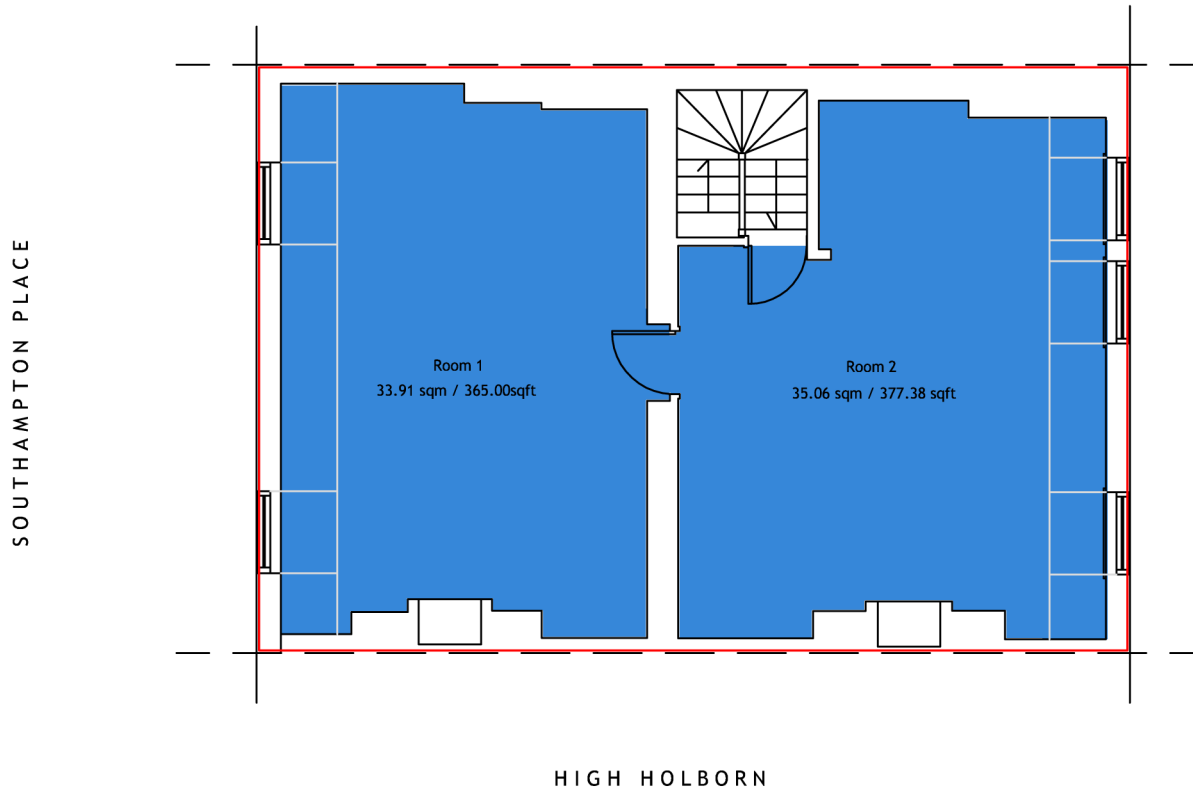


Key



-  Dual Use B1 Office and D1 Education
-  D1 Education

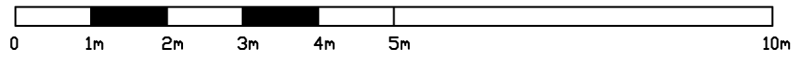


Third Floor



Key

-  Dual Use B1 Office and D1 Education
-  D1 Education



Policies

Core Strategy 2010-2025 Local Development Framework

CS8 - Promoting a successful and inclusive Camden economy

- 8.20 Providing a range of employment premises:

- 8.22 Supporting local employment training schemes and enterprise development.

CS10 - Supporting community facilities and services

- 10.7 Higher and further education

CS11 - Promoting sustainable and efficient travel

CS 14 - Promoting high quality places and conserving our heritage

Camden Development Policies - Section 2

DP13 - Employment premises and sites

DP16 - The transport implications of development

DP17 - Walking, cycling and public transport

DP18 - Parking standards and limiting the availability of car parking

DP20 - Movement of goods and materials

DP25 - Conserving Camden's Heritage

Addressing the policies and proposals:

Marketing History

The property was vacated in September 2012, GVA and Allsop began marketing the property prior to the end of the last tenancy.

Note from GVA :

*During our marketing period there was limited demand from B1 occupiers for the following reasons:
a). Occupiers prefer to be in clusters; Southampton Place is a predominantly D1 use location which would be less likely to attract B1 occupiers who may have reservations about the flow of students in the area.*

b). The building; there is very limited demand from B1 occupiers for a self-contained period building as it is totally unsuited to modern office occupiers' requirements. Today's office occupiers strongly prefer to be in a well-specified, DDA compliant building with efficient, flexible space on a single floor in a multi-let building (serviced by a lift - there is no lift at no.5), often in an open plan configuration which is convenient to fit out and alter during the term if necessary. Conversely, no. 5 Southampton Place provides c.4,000 sq ft across multiple floors which would provide inefficient and more costly office space (than being on a single floor) and its listed status means that limited alterations can be carried out, but the existing structural configuration works very well for B1 classroom configuration.

Within the vicinity of the site, there is a good supply of available office space ranging from 3,500sqft (325sqm) to 5,000sqft (425sqm), all offering good quality office space and recognised specification for office space, such as lift facilities, raised floor.

(Please also refer to appendix for full information on locally available office space).

Addressing the policies and proposals:

Policy CS8

8.20 ...we will continue to protect premises that are suitable for small businesses, particularly those under 100sqm

...as well as safeguarding existing employment sites, we will seek the provision of innovative new employment floorspace in developments that will provide a range of facilities including: flexible occupancy terms, flexible layouts, studios, workshops, networking, socialising and meeting space that will meet the needs of a range of business types and sizes.

No. 5 Southampton Place is 216.9sqm, therefore not within the category for small businesses under 100sqm. LSBF will also be providing more employment; 20 full time staff and 15 part-time staff, significantly more than the previous B1 use, who employed 15 people. The nature of the courses offered by LSBF, also mean that their students attend courses in order to enhance their employment opportunities.

LSBF will also be offering student communal space within this building, study areas, one-to-one meeting spaces, break out spaces and teacher common rooms.

8.22 Supporting local employment training schemes and enterprise development

LSBF will offer training and further adult education courses for those seeking to improve their employment opportunities, or for those on work release, undertaking training under the direction of the employers.

Addressing the policies and proposals: Transport Assessment

Site offers high/excellent public transport accessibility and has a PTAL rating of 6B.

PTAL is calculated taking in account different variables like the walking distance from any bus stop and rail station and the service level during peak times. The result is a grade from 1–6 (including sub-divisions 1a, 1b, 6a and 6b), where a PTAL of 1a indicates extremely poor access to the location by public transport, and a PTAL of 6b indicates excellent access by public transport.

The PTAL calculations indicate that the nearest underground station is Holborn, approximately 2.3minutes and 180m away from 5 Southampton Place.

London Underground:

Holborn station serves the Piccadilly line travelling north-south across London, and the Central line travelling east-west across London.

London Bus:

Route 8 - Bow Church TO Holles Street (Oxford Circus)
Route 242 - Homerton Hospital TO Tottenham Court Road
Route 1 - New Oxford Street TO Canada Water Bus station
Route 91 - Tottenham Lane YMCA TO Whitehall/Trafalgar Square
Route 168 - Royal Free Hospital TO Dunton Road (Old Kent Road)
Route 243 -Redvers Road (Wood Green) TO Waterloo Station
Route 59 - Telford Avenue (Streatham Hill) TO Kings Cross Station
Route 68 - West Norwood Station TO Euston Bus Station
Route 188 - North Greenwich TO Russell Square
Route X68 - West Croydon Station TO Russell Square
Route 171 - Newquay Road (Catford) TO Holborn Station
Route 521 - Waterloo Station TO London Bridge Station
Route 25 - Holles Street (Oxford Street) TO Hainault Street (Ilford)
Route 98 - Pound Lane/Willesden Bus Garage TO Red Lion Square
Route 19 - Finsbury Park TO Parkgate Road (Battersea)
Route 38 - Clapton Pond TO Victoria Bus Station
Route 55 - Lea Bridge Road/Bakers Arms TO Oxford Circus
Route 6 - Bertie Road (Willesden) TO Aldwych/Drury Lane
Route 13 - Golders Green Station TO Aldwych/Drury Lane
Route 87 - Wandsworth Plain TO Aldwych/Drury Lane
Route 11 - Fulham Town Hall TO Liverpool Street Station
Route 23 - Great Western Road TO Liverpool Street Station
Route 172 - Brockley Rise/Chandos TO Kind Edward Street
Route RV1 - Covent Garden TO Tower Gateway Station
Route 4 - Archway Station TO Waterloo Station
Route 15 - Blackwall Station TO Conduit Street
Route 26 - Hackney Wick TO Waterloo Station

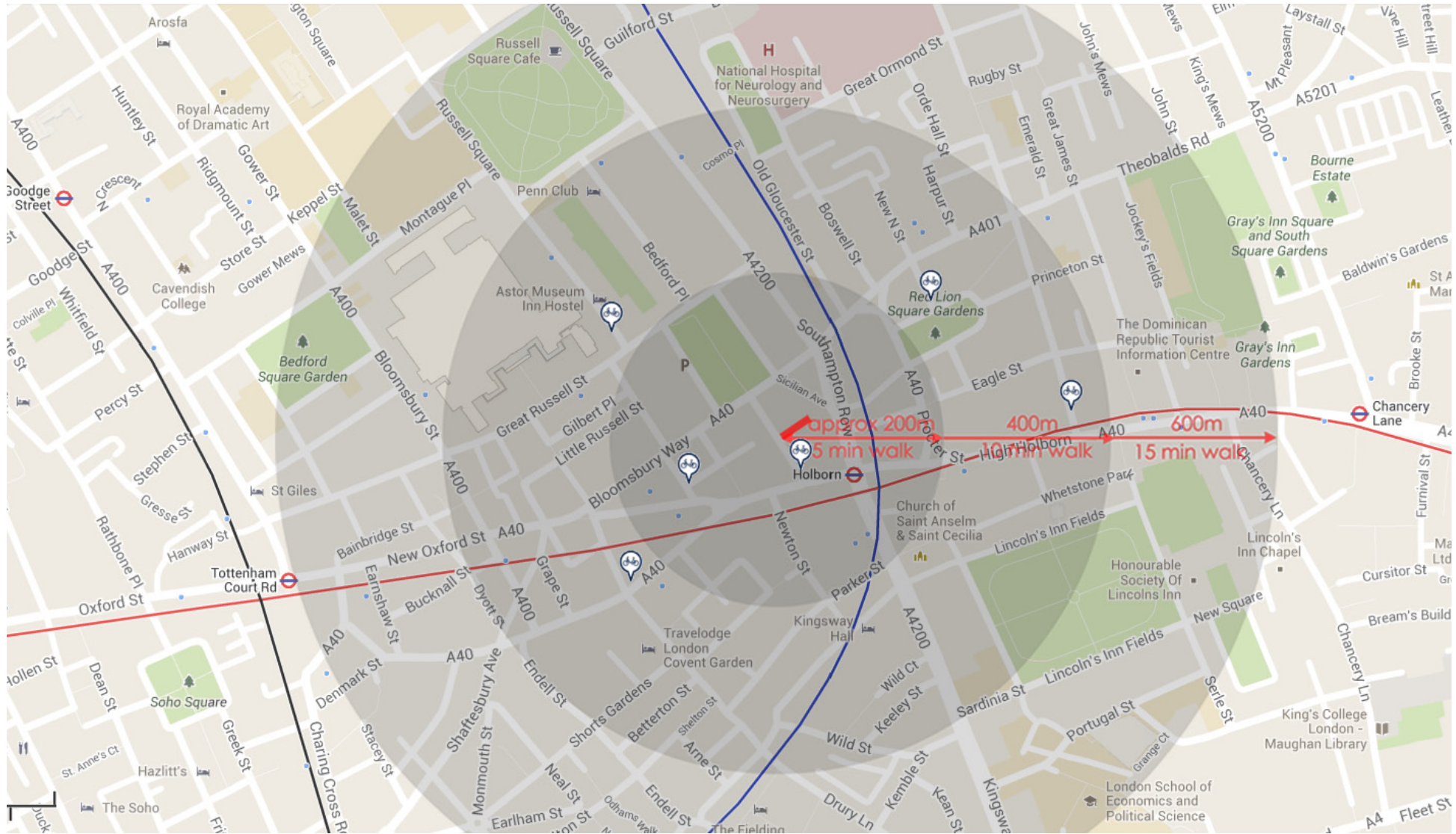
Route 76 - Seven Sisters Station TO Lower Marsh
Route 341 - Glover Drive/Ikea TO County Hall
Route 9 - Aldwych/Somerset House TO Hammersmith Bus Station
Route 17 - Archway Station TO London Bridge
Route 45 - St Pancras International Station TO Atkins Road/New Park Road (Streatham Hill)
Route 46 - Lancaster Gate Station TO St Bartholemew's Hospital

Transport Assessment (cont...)

Barclays Cycle Hire:

The closest docking station is the southern end of Southampton Place, where there are a maximum of 18 cycles available.

Just a little further away, and still within a 5 minute walk, there is a docking station at the western end of Barter Street which has a maximum of 20 cycles available.



Transport Assessment (cont...)

LSBF staff and students have always arrived to the office or classroom via public transport. This is because all their locations are in highly accessible areas, and like this site at 5 Southampton Place will have a PTAL rating of 6 or above.

As evident in the above analysis, there is an excellent bus network, a good supply of the barclays hire bicycles, close to an underground station, with access to the Piccadilly line and Central line. There is paid parking to the west side of Southampton Place. The east side is Residents Permit holder only.

Servicing to the building is minimal, with only the need for stationary deliveries and waste and recycling collections. There are existing loading bays which any servicing requirement can utilise. Waste and recycling will conform to Camdens existing collection strategy for Southampton Place.

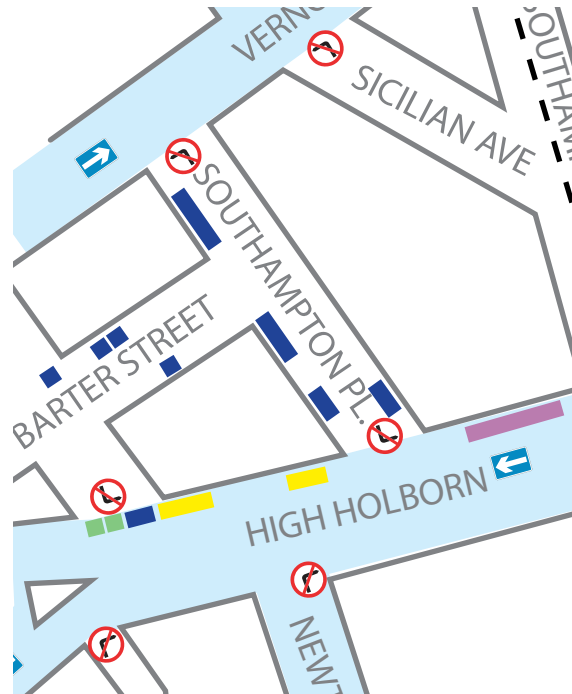
Parking is a pay by phone or pay at machine Monday - Saturday 8.30am to 6.30pm with a maximum stay of 2 hours. The loading bay is located to the north west end of Southampton Place.

The building will operate between the hours of 7am - 9pm Monday - Sunday, this will not be dissimilar to an office situation and therefore will have a minimal impact on the existing public transport network.

Key

- Pay and display bays
- Loading only
- Loading / disabled bays
- Loading / residents bays
- Disabled person's Blue Badge bays
- Disabled person's Green Badge bays
- Taxi bays
- No right turn
- No left turn
- Underground station
- One way roads

Camden Council - Holborn area -
loading and pay and display provision
map



Resident Permit holder bays to the east side of Southampton Place



Loading bay to the north west side of Southampton Place



Pay and display to most of the west side of Southampton Place

Conclusion

The proposed change of use of no. 5 Southampton Place, London, from existing B1 Office use to dual use D1/B1 higher education with ancillary office use is seen as a natural progression of the changes to this street. Southampton Place was originally built as residential terraces, and many of the properties were later converted to offices, during more recent years this street has become a hub for adult education facilities. However, the intention of this change of use will be for a temporary period of 10 years. Upon the expiry of the 10 year period the use will revert back to office B1 Office use.

LSBF will provide significantly more employment on this site; approximately 20 full time staff and 15 part-time staff, than the previous 15 employed for B1 use. Plus, the added benefit of LSBF and its courses acting as an employment catalyst for their learners.

Local agents have also advised that there is a good of supply of local office space, also seen as more attractive in terms of specification and available facilities than 5 Southampton Place, which is restricted by its historic listing protection.

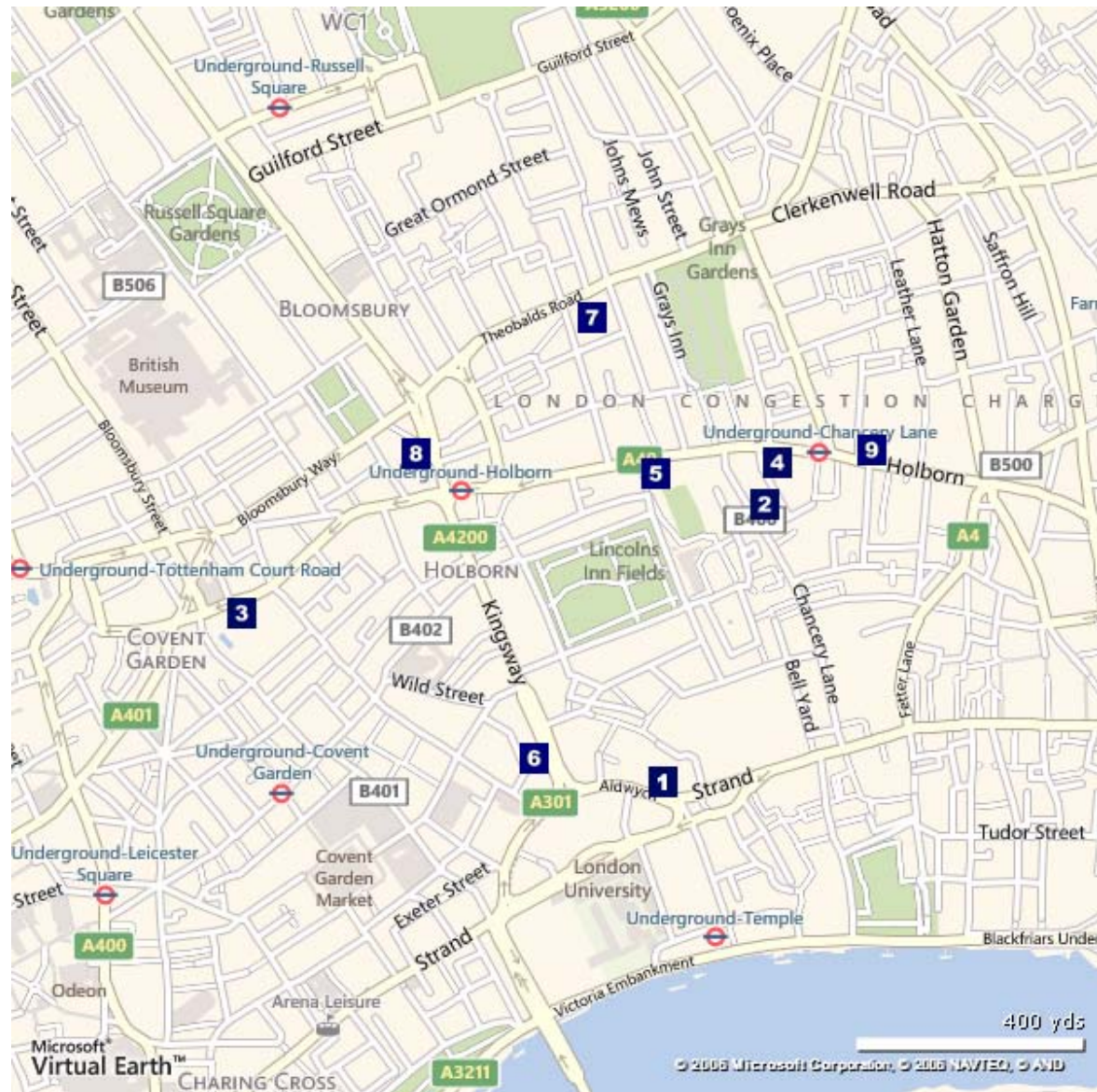
There will be no change to the historic fabric of the building internally or externally, and LSBF are keen to maintain and enjoy these features as they currently exist.




The location is ideally suited for LSBF for use as offices and education, due to its location amongst other education institutions on Southampton Place. As well as its excellent connections to the public transport network. The existing spaces offered within the building allow LSBF to utilise this space with only the introduction of moveable furniture.



In conclusion, the proposed change of use will provide an efficient and sustainable means to fully occupy the building, maximising the potential of the site, with minimal impact on the surrounding and local context.



Appendix A - Information provided by GVA on locally available B1 office space.



AVAILABLE SPACE



	Address	Floors & Charges	Terms	Description/Amenities	Agent																														
1	Astor House 95 Aldwych London WC2B 4JF 	Use Class: B1 (Business) Use: B1 Office/Business Rent: £144,847 pa (approx £39.50 psf) <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>3,667</td> <td>341</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,667</td> <td>341</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Rates: £73,340 pa (approx £20.00 psf) Service Charge: £31,243 pa (approx £8.52 psf) Total Outgoings: £68.02 psf		Sq Ft	Sq M	£psf	£psm		1st Floor	3,667	341	£39.50	£425.02	Avail	TOTAL	3,667	341				Leasehold The available space comprises first floor office space. The space is available on a new lease direct from the landlord. 01/03/2013 Vacant	<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 Grade: Second Hand Last Update: 24/05/2013	HARTNELL TAYLOR COOK LLP Mr Jonathan Gilbert 02077883817(Tel) 02074913032(Fax) jonathan.gilbert@htc.uk.com HARTNELL TAYLOR COOK LLP Ms Hayley Cox 02077883821(Tel) 02074913032(Fax) hayley.cox@htc.uk.com												
	Sq Ft	Sq M	£psf	£psm																															
1st Floor	3,667	341	£39.50	£425.02	Avail																														
TOTAL	3,667	341																																	
2	Chancery House 53 - 64 Chancery Lane London WC2A 1QX 	Use Class: B1 (Business) Use: B1 Office/Business Rent: £545,257 pa (approx £33.23 psf) <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- 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>Unit/suite- East, 5th Floor</td> <td>5,217</td> <td>485</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>Unit/suite- Lg North, Basement</td> <td>7,976</td> <td>741</td> <td>£34.00</td> <td>£365.84</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>16,409</td> <td>1,524</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Rates: £54,636 pa (approx £3.33 psf) Service Charge: £71,784 pa (approx £4.37 psf)		Sq Ft	Sq M	£psf	£psm		Unit/suite- North, 5th Floor	3,216	299	£32.50	£349.70	Avail	Unit/suite- East, 5th Floor	5,217	485	£32.50	£349.70	Avail	Unit/suite- Lg North, Basement	7,976	741	£34.00	£365.84	U/O	TOTAL	16,409	1,524				Leasehold The available space comprises office accommodation on the part 5th floor north which is available in their existing fit-out condition. Available by way of a sub-lease until 25th March 2021, to be held outside the Security of Tenure of the Landlord & Tenant Act 1954. The sub-lease(s) is subject to a rent review on 25th March 2011 and 2016. The lower ground floor rent is in the region of £15 psf, to be confirmed upon application. 01/01/2012 Vacant	<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 Grade: Second Hand Last Update: 17/07/2013	CUSHMAN & WAKEFIELD LLP Mr Kevin Darvishi 02071525871(Tel) 02071525398(Fax) kevin.darvishi@eur.cushman.com STRUTT & PARKER Mr Alasdair Gurry 02073978230(Tel) alasdair.gurry@struttandparker.com
	Sq Ft	Sq M	£psf	£psm																															
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TOTAL	16,409	1,524																																	
3	The Place 175 High Holborn London WC1V 7AA 	Use Class: B1 (Business) Use: B1 Office/Business Rent: £171,258 pa (approx £36.50 psf) <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>4,692</td> <td>436</td> <td>£36.50</td> <td>£392.74</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,692</td> <td>436</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> Rates: £112,608 pa (approx £24.00 psf) Service Charge: £37,536 pa (approx £8.00 psf) Total Outgoings: £68.50 psf		Sq Ft	Sq M	£psf	£psm		2nd Floor	4,692	436	£36.50	£392.74	Avail	TOTAL	4,692	436				Leasehold The available space comprises office accommodation entire 2nd floor and comprises 4,692 sq ft (435.9 sqm). The space is currently divided into 8 private offices, 2 open areas, boardroom (sound proofed), comms room, kitchen. An assignment until 5 September 2017 inside the 1954 Landlord and Tenant Act at rent of £216,200 per annum exclusive. A reverse premium is available by negotiation. Alternatively, a sublease is available outside the 1954 Landlord and Tenant Act at rent of £171,260 per annum exclusive. Negotiable	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Category 5 Lighting Commissionaire Raised Floors Reception Grade: Second Hand Last Update: 03/07/2013	STUART NEILS & CO Mr Neil Mason 02074930077(Tel) 02074930008(Fax) neil@stuartneils.com												
	Sq Ft	Sq M	£psf	£psm																															
2nd Floor	4,692	436	£36.50	£392.74	Avail																														
TOTAL	4,692	436																																	

<p>4</p>	<p>322 High Holborn London WC1V 7PB</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £291,431 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>7,378</td> <td>685</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>7,378</td> <td>685</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £144,830 pa (approx £19.63 psf) Service Charge: £77,321 pa (approx £10.48 psf) Total Outgoings: £69.61 psf</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	7,378	685	£39.50	£425.02	Avail	TOTAL	7,378	685				<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 Raised Floors Reception <p>Grade: Second Hand Last Update: 10/07/2013</p>	<p>EDWARD SYMMONS LLP Mr Robert Skillicorn 02079558417(Tel) 02074076423(Fax) robert.skillicorn@edwardsymmons.com</p> <p>REM ROBERTS Mr Charles Henriques 02074990700(Tel) 02074953993(Fax) charles.henriques@remroberts.com</p> <p>REM ROBERTS Mr Graeme Roberts 02074990700(Tel) 02074953993(Fax) graeme.roberts@remroberts.com</p> <p>REM ROBERTS Mr James Askham 02074990700(Tel) 02074953993(Fax) ja@remroberts.com</p>						
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7th Floor	7,378	685	£39.50	£425.02	Avail																								
TOTAL	7,378	685																											
<p>5</p>	<p>Penderel House 284 - 288 High Holborn London WC1V 7HP</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £197,400 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>8th Floor</td> <td>2,820</td> <td>262</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>7th Floor</td> <td>2,820</td> <td>262</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>5,640</td> <td>524</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £89,997 pa (approx £15.96 psf) Service Charge: £36,660 pa (approx £6.50 psf) Total Outgoings: £57.46 psf</p>		Sq Ft	Sq M	£psf	£psm		8th Floor	2,820	262	£35.00	£376.60	Avail	7th Floor	2,820	262	£35.00	£376.60	Avail	TOTAL	5,640	524				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the seventh and eighth floors. A new FRI lease available on terms to be be agreed. 01/06/2013 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: 20/06/2013</p>	<p>ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com</p> <p>ANTON PAGE LLP Mr Stephen Page 02073361313(Tel) 02076082608(Fax) stephenpage@antonpage.com</p> <p>RICHARD SUSSKIND & CO Mr Ashley Goodman 02078318311(Tel) 02078312093(Fax) ashleygoodman@richardsskind.com</p> <p>RICHARD SUSSKIND & CO Mr Jonathan Franks 02078318311(Tel) 02078312093(Fax) jonathanfranks@richardsskind.com</p>
	Sq Ft	Sq M	£psf	£psm																									
8th Floor	2,820	262	£35.00	£376.60	Avail																								
7th Floor	2,820	262	£35.00	£376.60	Avail																								
TOTAL	5,640	524																											

<p>6</p>	<p>Imperial House 15 - 19 Kingsway London WC2B 6UN</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £142,714 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>3,613</td> <td>336</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,613</td> <td>336</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £55,279 pa (approx £15.30 psf) Service Charge: £27,206 pa (approx £7.53 psf) Total Outgoings: £62.33 psf</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	3,613	336	£39.50	£425.02	Avail	TOTAL	3,613	336				<p>Leasehold</p> <p>The available space comprises office accommodation of 3,613 sq ft, arranged on the seventh floor. The property is available by way of an assignment of an existing lease running until the 18th Jan 2017 (A new lease may be available for a longer term, if required). 01/08/2012 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: 24/06/2013</p>	<p>FAREBROTHER Mr Iain Malcolm 02078553556(Tel) 02074044362(Fax) imalcolm@farebrother.com</p> <p>FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com</p> <p>FAREBROTHER Mr Tom Cazalet 02078553551(Tel) 02074044362(Fax) tcazalet@farebrother.com</p>						
	Sq Ft	Sq M	£psf	£psm																									
7th Floor	3,613	336	£39.50	£425.02	Avail																								
TOTAL	3,613	336																											
<p>7</p>	<p>Dog And Duck Yard Dog And Duck Yard Princeton Street London WC1R 4BH</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £98,775 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>2nd Floor</td> <td>1,956</td> <td>182</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>1st Floor</td> <td>1,995</td> <td>185</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>3,951</td> <td>367</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £49,743 pa (approx £12.59 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		2nd Floor	1,956	182	£25.00	£269.00	Avail	1st Floor	1,995	185	£25.00	£269.00	Avail	TOTAL	3,951	367				<p>Leasehold</p> <p>The available space comprises first and second floor office accommodation. As part of the refurbishment programme the building is undergoing a complete transformation to provide green walls and algae tubes together with vegetation throughout to provide Green fresh air and Green treated water and food from vertical farming with the aim being to upgrade the property from the current F rated EPC to an A rating using natural products and resources. As part of this, a communal landscaped courtyard will be created as well as communal meeting rooms that can be hired on a separate basis. Amenities include: <ul style="list-style-type: none"> Warehouse style office space Redecorated walls and ceilings Excellent natural light and ventilation Galvanised steel trunking Entryphone system Perimeter gas fired central heating Good ceiling heights Goods lift New entrance being installed Redecorated common parts A new effective full repairing and insuring lease is available for a term by arrangement. 01/01/2012 Vacant</p>	<ul style="list-style-type: none"> Courtyard Energy Performance Rating - E Goods Lift Security System <p>Grade: Second Hand Last Update: 16/05/2013</p>	<p>SAVOY STEWART Mr Darren Best 02074953666(Tel) 02074993192(Fax) db@savoystewart.co.uk</p> <p>SAVOY STEWART Mr David Mirelman 02074953666(Tel) 02074993192(Fax) dm@savoy.co.uk</p>
	Sq Ft	Sq M	£psf	£psm																									
2nd Floor	1,956	182	£25.00	£269.00	Avail																								
1st Floor	1,995	185	£25.00	£269.00	Avail																								
TOTAL	3,951	367																											

<p>8</p>	<p>21 Southampton Row London WC1B 5HA</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £156,100 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>5th Floor</td> <td>4,460</td> <td>414</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,460</td> <td>414</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £71,449 pa (approx £16.02 psf) Service Charge: £44,600 pa (approx £10.00 psf) Total Outgoings: £61.02 psf</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	4,460	414	£35.00	£376.60	Avail	TOTAL	4,460	414				<p>Leasehold</p> <p>The available space comprises office accommodation arranged on the fifth floor. A new sublease for a term until August 2015. The sublease will be excluded from the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended). Alternatively, the landlord has indicated that a longer lease is available. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning LG7 Lighting Raised Floors <p>Grade: Second Hand Last Update: 08/07/2013</p>	<p>GVA Mr Richard Carson 02079112864(Tel) 02079112846(Fax) richard.carson@gva.co.uk</p> <p>GVA Mr Tony Joyce 02079112861(Tel) 02079112846(Fax) tony.joyce@gva.co.uk</p>
	Sq Ft	Sq M	£psf	£psm																			
5th Floor	4,460	414	£35.00	£376.60	Avail																		
TOTAL	4,460	414																					
<p>9</p>	<p>Waterhouse Square 2 Waterhouse Square London EC1N 2TH</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £102,650 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>4,106</td> <td>381</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>4,106</td> <td>381</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £76,424 pa (approx £18.61 psf) Service Charge: £41,060 pa (approx £10.00 psf) Total Outgoings: £53.61 psf</p>		Sq Ft	Sq M	£psf	£psm		Basement	4,106	381	£25.00	£269.00	Avail	TOTAL	4,106	381				<p>Leasehold</p> <p>The available space comprises lower ground office accommodation of 4,018 sq ft with 88 sq ft of storage space. A new lease on terms to be agreed. 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 Reception Security Entry System Security System Storage Space <p>Grade: Second Hand Last Update: 11/07/2013</p>	<p>CBRE LTD Ian Mccarter 02071822171(Tel) 02071822001(Fax) ian.mccarter@cbre.com</p> <p>CBRE LTD Mr Phillip Howells 02071822648(Tel) 02071822001(Fax) phillip.howells@cbre.com</p> <p>CBRE LTD Mr Simon Conie 02071823403(Tel) 020 7182 2001(Fax) Simon.Conie@cbre.com</p> <p>DTZ Mr Chris Halliwell 02032962010(Tel) chris.halliwell@dtz.com</p> <p>DTZ Mr Jonathan Huckstep 02032962006(Tel) jonathan.huckstep@dtz.com</p>
	Sq Ft	Sq M	£psf	£psm																			
Basement	4,106	381	£25.00	£269.00	Avail																		
TOTAL	4,106	381																					

Appendix B - Existing Photos



