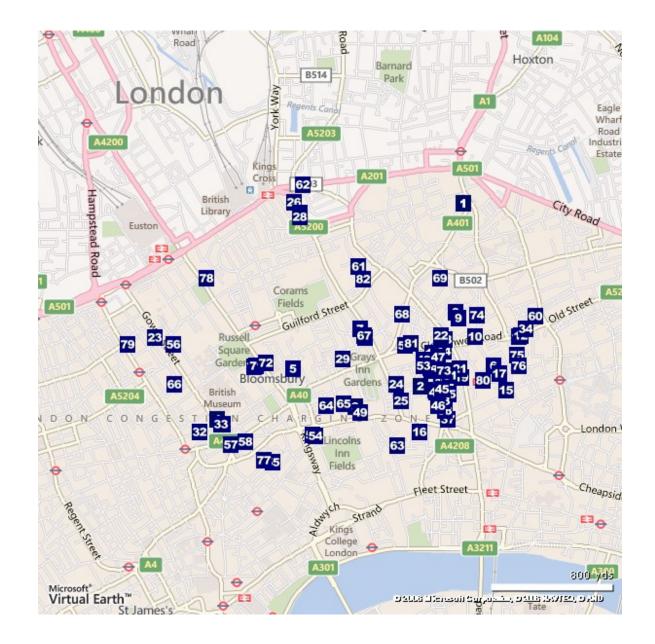
## A SCHEDULE OF AVAILABLE OFFICE AND STORAGE SPACE BETWEEN 500 & 1,500 SQ FT AVAILABLE IN WC1



	Address		Floors & Charg	jes			Terms	Descr	iption/Amenities
1	22A Arlington Way London EC1R 1UY	Use Class: Use: Rent: Ground 1st Floor TOTAL Rates: Service Charge:	B1 Office/Busines           £65,008 pa (appro           Sq Ft         Sq M           1,170         109           430         40           1,600         149           £14,720 pa (appro           Not Quoting	ox £40.63 psf) <b>£psf</b> £40.63 £40.63	<b>£psm</b> £437.18 £437.18	Avail Avail	Leasehold The available space comprises self contained office accommodation arranged over the ground and first floor. The premises benefit from 1,000 sq ft of outdoor space.A new FRI lease available, term to be agreed. 30 Days	Category 5 Ligh Courtyard Security System Grade: Last Update:	5
2	Hatton Square 16 - 16A Baldwin Gardens London EC1N 7TE	Use Class: Use: Rent: Unit/suite- Ha.210, Basement TOTAL Rates: Service Charge:	B1 Office/Busines           £19,195 pa (appro           Sq Ft         Sq M           650         60           650         60           Not Quoting         £2,620 pa (approx	ox £29.53 psf) <b>£psf</b> £29.53	<b>£psm</b> £317.74	Avail	Leasehold The available space comprises open plan office space. Unit HA.309B is available from June 2012.A new lease on flexible terms, to be agreed, available from June 2010. Negotiable	24 Hour Access     Goods Lift     Reception     Security Entry S     Security System Grade: Last Update:	ystem
3	46 Bedford Row London WC1R 4LR	Use Class: Use: Rent: Lower Ground Floor 1st TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Busines           £17,400           Sq Ft         Sq M           585         54           575         53           1,160         108           Rates Payable £1         £6,960 (approx £           £31.00 psf         51	<b>£psf</b> £15.00 £15.00	<b>£psm</b> £161.40 £161.40 um (approx	Avail U/O £10.00 psf)	Leasehold A new five year leases is available. This willincorporate a rolling Landlords option to determineafter December 2012 on giving 6 months prior notice. Vacant	The available space of accommodation arran first floor. Period Building Prime Position Grade: Last Update:	comprises office aged over the lower ground and Second Hand 16/05/2012
4	30 Bloomsbury Street London WC1B 3QJ	Use Class: Use: Rent: 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office/Busines           £38,002 pa (appro           Sq Ft         Sq M           416         39           308         29           454         42           1,178         109           Not Quoting           Not Quoting		<b>£psm</b> £347.12 £347.12 £347.12	Avail Avail Avail	Leasehold The available space comprises office accommodation arranged over first, second and third floor levels. The space is available to let at £38,000 pa (excluding service charge). Negotiable	Security System Grade: Last Update:	Second Hand 06/08/2012

5	Ormond House 26 - 27 Boswell Street London WC1N 3JZ	Use Class: Use: Rent: Basement, Storage Basement, Offices Basement, Storage TOTAL Rates: Service Charge:	B1 Office/E £21,795 <b>Sq Ft</b> 216 1,019 120 98 <b>1,453</b> Rates diffe Service ch	<b>Sq M</b> 20 95 11 9 <b>135</b> or for each	£psf £15.00 £15.00 £15.00 £15.00	£psm £161.40 £161.40 £161.40 £161.40	Avail Avail Avail Avail	Leasehold A new lease available direct from the Landlord - Rent on application. Service Charges based on the year ending 31st March 2010 for the Ground Floor unit were £7.97 per sqft. Business Rates for 2010/11 are as follows.Ground Floor Offices å€" Rates liability - £28,900 per annum (Estimated) Basement Offices à€" Rates liability - £6,831 per annum (Estimated) Basement Storage å€" Rates liability â€" TBC but estimated to be in the region of £1,300pa. Sub basement storage 1 å€" Rates liability - £347.76 per annum (Estimated) Sub basement storage 4 å€" Rates liability- £838.35 per annum (Estimated) 01/10/2011 Vacant	The available space accommodation local storage space. Category 2 Ligh Comfort Cooling Kitchen Facilitie Perimeter Trunk Grade: Last Update:	ted on the basement level, with ting s
6	46 - 47 Britton Street London EC1M 5NA	Use Class: Use: Rent: 2nd Floor TOTAL Rates: Service Charge: Total Outgoings:	Not Specifi B1 Office/E £36,480 pa <b>Sq Ft</b> 1,280 <b>1,280</b> £11,434 pa £3,840 pa £40,43 psf	Business a (approx £ <b>Sq M</b> 119 <b>119</b> a (approx £ (approx £3	<b>£psf</b> £28.50	<b>£psm</b> £306.66	Avail	Leasehold The available space comprises media style office accommodation arranged over the second floor. The floor benefits from very good natural light, partitioned meeting room, kitchen, demised toilets and wooden flooring in situ.Available on a new FRI lease, terms to be agreed. Negotiable	• Goods Lift Grade: Last Update:	Second Hand 13/08/2012
7	4 - 6 Brownlow Mews London WC1N 2LD	Use Class: Use: Rent: Ground TOTAL Sale Price: Rates: Service Charge:	B1 Office/E Not Quotin <b>Sq Ft</b> 1,400 <b>1,400</b> £750,000 ( Not Quotin Not Quotin	g Sq M 130 <b>130</b> Guide Price g	<b>£psf</b> NQ e	<b>£psm</b> NQ	Avail	Long Leasehold The available space comprises a ground floor office unit.Available for sale by way of a c.999 years lease at price of £750,000 (Seven Hundred & Fifty Thousand Pounds). Alternatively available by way of a new lease for a term by arrangement at a rental of £30 per sq ft per annum exclusive. Negotiable	<ul> <li>Disabled Faciliti</li> <li>Entire Building</li> <li>Grade:</li> <li>Last Update:</li> </ul>	es New or Refurbished 02/08/2012

8	Clerkenwell Workshops 27 - 31 Clerkenwell Close London EC1R 0AT	Use Class: Use: Rent: G07, Ground Floor, Studio Unit 101 Unit 104 Unit 513 Unit 504 TOTAL Rates: Service Charge:			for rents <b>£psf</b> £69.69 £67.52 £67.57 £69.55 £69.67	<b>£psm</b> £749.86 £726.52 £727.05 £748.36 £749.65	Avail Avail Avail Avail Avail	Leasehold A new lease for a term to be agreed.	The available space of accommodation arran throughout the buildin from July, August and Reception Grade: Last Update:	ged in various suites g. The units will be available
9	44 Clerkenwell Close London EC1R 0AT	Use Class: Use: Rent: Ground TOTAL Rates: Service Charge: Total Outgoings:	£19,239 Sq Ft 726 726 £11,366	Sq M 67 67 (approx £1: approx £4.5		5.50 psf) <b>£psm</b> £285.23	Avail	Leasehold A new FRI lease is available for a term by arrangement	The available space of accommodation arran Air Conditioning Car Parking Carpeting Category 2 Light Central Heating Entryphone Excellent Natura Meeting Room(s Proximity to Und WC's Grade: Last Update:	ged over the ground floor. ing I Light )
10	15 Clerkenwell Green London EC1R ODP	Use Class: Use: Rent: 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	£43,533 <b>Sq Ft</b> 501 541 541 <b>1,583</b>	Sq M 47 50 50 147 5 pa (approv	£27.50 psf) <b>£psf</b> £27.50 £27.50 £27.50 £27.50 £27.50	<b>£psm</b> £295.90 £295.90 £295.90	Avail Avail Avail	Leasehold The available space comprises office accommodation on the first, second and third floors.A new lease(s) available direct from the landlord by arrangement Negotiable	<ul> <li>Roof Terrace</li> <li>Security System</li> <li>Skylight</li> <li>Storage Space</li> <li>Grade:</li> <li>Last Update:</li> </ul>	Second Hand 14/07/2012

11	64 Clerkenwell Road London EC1M 5PX	Use Class: Use: Rent: Ground 3rd Floor 2nd Floor 1st Floor Basement TOTAL Rates: Service Charge:	£89,996 p Sq Ft 435 682 724 709 600 3,150	/Business pa (approx 8 <b>Sq M</b> 40 63 67 66 56 <b>293</b> pa (approx 8	<b>£psf</b> £28.57 £28.57 £28.57 £28.57 £28.57 £28.57	<b>£psm</b> £307.41 £307.41 £307.41 £307.41 £307.41	Avail Avail Avail Avail Avail	Leasehold The available space comprises office accommodation arranged over the lower ground, ground and first to third floors. The ground floor benefits from window frontage.A new lease available for a term to be agreed. A nominal service charge is payable. 01/11/2011 Vacant	Energy Perform: Grade: Last Update:	ance Rating - D Second Hand 13/08/2012
12	56-58 Clerkenwell Road London EC1M 5PX	Use Class: Use: Rent: 3rd Floor 1st Floor TOTAL Rates: Service Charge:	£58,989 g Sq Ft 890 890 1,780 £16,362 g	ified /Business pa (approx & <b>Sq M</b> 83 83 <b>165</b> pa (approx & a (approx £2	£psf £33.70 £32.58 £9.19 psf)	<b>£psm</b> £362.61 £350.56	Avail U/O	Leasehold The available space comprises office accommodation arranged over the third floor. The space benefits from excellent natural daylight and original wooden floors.Available on a new FRI lease, terms to be agreed. Rent £30,000 pa. Negotiable	Courtyard     Security System     Storage Space Grade: Last Update:	Second Hand 13/08/2012
13	79 Clerkenwell Road London EC1R 5AR	Use Class: Use: Rent: 5th Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£76,340 g Sq Ft 1,388 1,388 2,776 £36,171 g	/Business pa (approx 8 Sq M 129 129 258 pa (approx 8 pa (approx 8 sf	£psf £27.50 £27.50	<b>£psm</b> £295.90 £295.90	Avail U/O	Leasehold The available space comprises office accommodation on the third and fifth floors.A new lease available. Terms to be agreed. Negotiable	Raised Floors Grade: Last Update:	Second Hand 26/07/2012
13	79 Clerkenwell Road London EC1R 5AR	Use Class: Use: Rent: Lower Level Ground TOTAL Rates: Service Charge:	B1 Office Not Quot <b>Sq Ft</b> 1,260 1,115 <b>2,375</b> Not Quot	Sq M 117 104 221 ing	<b>£psf</b> NQ NQ	<b>£psm</b> NQ NQ	Avail Avail	Leasehold The available space comprises high spec office accommodation arranged over the ground and lower ground floors.NEW FULL REPAIRING & INSURING LEASE FOR A TERM BY ARRANGEMENT. Negotiable	Raised Floors Grade: Last Update:	Second Hand 26/07/2012

14	Clerkenwell House 67 Clerkenwell Road London EC1R 5BH	Use Class: Use: Rent: Unit/suite- East, Ground Unit/suite- East, 1st Floor Unit/suite- East, Lower Level Unit/suite- West, Lower Level Unit/suite- West, Ground TOTAL Rates:	£264,404 Sq Ft 1,357 1,357 1,742 2,712 2,475 9,643 Not Quol	<ul> <li>Business</li> <li>pa (approx</li> <li>Sq M</li> <li>126</li> <li>126</li> <li>162</li> <li>252</li> <li>230</li> <li>896</li> <li>xing</li> </ul>	x £27.42 psf <b>£psf</b> £32.50 £32.50 £21.50 £21.50 £32.50	<b>£psm</b> £349.70 £331.34 £231.34 £231.34 £349.70	Avail Avail Avail Avail Avail	Leasehold The available space comprises media style office space arranged over the lower ground, ground and first floors.A new FRI lease (s) available. Terms to be agreed. Negotiable	2 Passenger Lif     24 Hour Access     Commissionaire     Reception     Security System Grade: Last Update:	2
15	Greenhill House 90 - 93 Cowcross Street London EC1M 6BH	Service Charge: Use Class: Use: Rent: 4th Floor, West Wing 4th Floor, East Wing 3rd Floor, West Wing 2nd Floor, West Wing TOTAL Rates: Service Charge: Total Outgoings:	B1 Office £27,088 <b>Sq Ft</b> 985 1,263 1,101 1,114 <b>4,463</b> £40,585	Sq M 92 117 102 103 <b>415</b> Payable pa gion of £21,	£9.21 psf) (approx £27 <b>£psf</b> £27.50 £27.50 £27.50 £27.50 (estimated) 779 (approx	£295.99 £295.99 £295.99 £295.99 £295.99	Avail Avail Avail Avail 09 psf)	Leasehold A new lease for a term by arrangement. 01/08/2011 Vacant		econd, third and fourth floors. e is currently undergoing al Light
16	6 Dyers London EC1N 2JT	Use Class: Use: Rent: 3rd Floor Basement TOTAL Rates: Service Charge:		Sq M 51 72 123	£17.94 psf) <b>£psf</b> £25.00 £12.90	<b>£psm</b> £269.00 £138.80	Avail Avail	Leasehold Offices to let covering part of the basement of this attractive period building. The space comprises of an area of 775 sq ft and both the office accommodation and the entire building have been refurbished to a high standard throughout. Dyer's buildings is a pretty pedestrianised, paved, quiet mews/courtyard, situated on the south side of Holborn. Chancery Lane tube is within a few minutes walk. Negotiable	1 Passenger Lif     24 Hour Access Grade: Last Update:	

17	10 Eagle Court London EC1M 5QD	Use Class: Use: Rent: Ground TOTAL Rates: Service Charge:			£37.31 psf) <b>£psf</b> £37.31	<b>£psm</b> £401.46	Avail	Leasehold The available space comprises self-contained ground floor premises constructed three years ago, providing an open plan area divided into a general office area/ showroom with two private offices/boardrooms.The premises are available on a new lease for a term of 5+ years fully fitted and equipped. 01/10/2010 Vacant	Courtyard     Security System Grade: Last Update:	Second Hand 17/07/2012
18	105 - 107 Farringdon Road London EC1R 3BU	Use Class: Use: Rent: 4th Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£66,300 p Sq Ft 1,020 1,020 2,040 £15,826 p	/Business ba (approx £ <b>Sq M</b> 95 95 <b>190</b> ba (approx £ 5f	<b>£psf</b> £32.50 £32.50	<b>£psm</b> £349.70 £349.70	Avail Avail	Leasehold The available space comprises office accommodation arranged over the third and fourth floors.New FRI lease (s) available, terms to be agreed. 01/02/2012 Vacant	24 Hour Access     Category 5 Light     Passenger Lift(s     Security System Grade: Last Update:	)
19	55 Farringdon Road London EC1M 3JB	Use Class: Use: Rent: Basement TOTAL Rates: Service Charge:	£14,500 p Sq Ft 1,000 1,000 Not Quoti	/Business ba (approx £ <b>Sq M</b> 93 <b>93</b> ing a (approx £3	<b>£psf</b> £14.50	<b>£psm</b> £156.02	Avail	Leasehold The available space comprises open plan office accommodation arranged over the lower ground floor. Available on a new FRI lease, terms to be agreed. Negotiable	<ul> <li>24 Hour Access</li> <li>Security System</li> <li>Grade:</li> <li>Last Update:</li> </ul>	Second Hand 06/08/2012
20	Prince Consort House 109 - 111 Farringdon Road London EC1R 3BT	Use Class: Use: Rent: Ground Unit/suite- Rear, 1st Floor Unit/suite- Front, 1st Floor Unit/suite- Front, 2nd Floor 4th Floor TOTAL Rates: Service Charge:	B1 Office. Not Quoti Sq Ft 8,800 2,077 1,100 1,100 712 13,789 Not Quoti Not Quoti	Sq M 818 193 102 102 66 <b>1,281</b> ing	<b>£psf</b> NQ NQ NQ NQ NQ	<b>£psm</b> NQ NQ NQ NQ NQ	Avail Avail Avail Avail Avail	Leasehold The available space comprises office accommodation arranged over various floors throughout the building. Available on a new FRI lease (s). Terms to be agreed. Negotiable	On-Site Manage     Passenger Lift(s     Reception Grade: Last Update:	

21	73 Farringdon Road London EC1M 3JQ	Use Class: Use: Rent: 1st Floor TOTAL Rates: Service Charge: Total Outgoings:	£12,686 p Sq Ft 607 607 £6,070 pa	Sq M 56 56 a (approx £ a (approx £		<b>£psm</b> £224.88	Avail	Leasehold The available space comprises open plan office accommodation arranged over the entire first and second floors.A new lease available for a term to be agreed. 30 Days	1 Passenger Lit     24 Hour Access     Category 2 Ligh     Security System Grade: Last Update:	sting
22	113 - 117 Farringdon Road London EC1R 3BX	Use Class: Use: Rent: Unit/suite- Suite 5, 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£31,360 p Sq Ft 980 980 £9,310 pa	Sq M 91 91 a (approx £ a (approx £		<b>£psm</b> £344.32	Avail	Leasehold The available space comprises office accommodation arranged on part of the third floor.A new FRI lease available for a term to be agreed. 30 Days	1 Passenger Lif     24 Hour Access     Category 5 Ligh     Goods Lift     Security System Grade: Last Update:	sting
23	99 Gower Street London WC1E 6AA	Use Class: Use: Rent: Ground Ground 4th Floor 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office Not Quot <b>Sq Ft</b> 1,243 624 105 522 1,257 1,359 <b>5,110</b> Not Quot	Sq M 115 58 10 48 117 126 475 ing	<b>£psf</b> NQ NQ NQ NQ NQ NQ	<b>£psm</b> NQ NQ NQ NQ NQ NQ	Avail Avail Avail Avail Avail Avail	Leasehold The available space comprises office accommodation arranged over the lower ground, ground and four upper floors. In addition, there is a three storey extension to the rear of the building offering open plan space of approximately 800 sq ft on each floor.Freehold or a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews. 01/04/2012 Vacant	Energy Perform Grade: Last Update:	ance Rating - C New or Refurbished 19/07/2012

25	30-32 Grays Inn Road London WC1X 8HR	Use Class: Use: Rent: Ground 6th Floor 5th Floor 5th Floor 3rd Floor 2nd Floor 1st Floor Basement TOTAL Rates: Service Charge:	Not Spec B1 Office Not Quot <b>Sq Ft</b> 1,313 1,023 1,184 1,249 1,249 1,249 1,249 1,249 1,248 1,238 <b>9,743</b> Not Quot	/Business ing Sq M 122 95 110 116 116 116 115 115 905 ing	<b>£psf</b> NQ NQ NQ NQ NQ NQ NQ	<b>£psm</b> NQ NQ NQ NQ NQ NQ NQ	Avail Avail Avail Avail Avail Avail Avail Avail	Leasehold The available space comprises office accommodation located throughout the lower ground, ground and upper six floors. The space is in shell condition.A new lease available, terms to be agreed. The rent is on application. 01/05/2008 Vacant	Grade: Last Update:	New or Refurbished 10/08/2012
26	311 Grays Inn Road London WC1X 8PX	Use Class: Use: Rent: 2nd Floor 3rd Floor TOTAL Rates: Service Charge:	B1 Office	/Business pa (approx Sq M 30 25 56 ing	£31.61 psf) <b>£psf</b> £31.61 £31.61	<b>£psm</b> £340.12 £340.12	Avail Avail	Leasehold The available space comprises self contained office accommodation arranged on the second and third floors.New sublease for a term to be agreed at £27.50 per sq.Ft. per annum, fully inclusive of rent, rates, service charge ,building insurance, repairs etc, but exclusive of VAT (if applicable). 01/10/2010 Vacant	Grade: Last Update:	Second Hand 02/08/2012
27	285 - 287 Grays Inn Road London WC1X 8QD	Use Class: Use: Rent: 3rd Floor TOTAL Rates: Service Charge:	£12,584 <b>Sq Ft</b> 517 <b>517</b>	Sq M 48 48 48 a (approx £	£24.34 psf) <b>£psf</b> £24.34 (11.68 psf)	<b>£psm</b> £261.90	Avail	Leasehold The available space comprises the second and third floors of the property, with the space currently divided in to well proportioned rooms.A new sub lease for a term to be agreed. 30 Days	Energy Perfor     Reception     Staff Canteen Grade: Last Update:	mance Rating - E Second Hand 18/07/2012

28	277A Grays Inn Road London WC1X 8QF	Use Class: Use: Rent: Ground Ground 1st Floor Basement TOTAL Rates: Service Charge: Use Class: Use: Rent: Basement, Offices TOTAL Rates:	Sq Ft 25,338 2,137 1,451 2,593 31,519 Not Quot Not Quot B1 Office £14,543 I Sq Ft 831 831	sing 3 pa (approx <b>Sq M</b> 2,354 199 135 241 <b>2,928</b> ing ing //Business Per Annum <b>Sq M</b> 77 <b>77</b>	(£8.60 psf) <b>£psf</b> £8.60 £8.60 £8.60 £8.60 £8.60 £8.60 £8.60 £8.70 £8.70 £8.70 £17.50 50 50 50 50 50 50 50 50 50	<b>£psm</b> £188.36	Avail Avail Avail Avail	Leasehold The available space comprises industrial accommodation arranged as a workshop. The ground floor offers workshop (25,338 sq ft) and parts (714 sq ft), office and reception space (2,137 sq ft) and the property also has a first floor mezzanine and canteen (1,451 sq fdt) and basement space (2,593 sq ft).Assignment of a lease expiring in July 2017. The next rent review is July 2012. An incentive of up to 9 months rent free is available subject to covenant status and length of lease taken. Leasehold A new lease for a term by arrangement (outside the act).	<ul> <li>6 Car Parking Sp</li> <li>6.1 metres Eave</li> <li>Reception</li> <li>Security System</li> <li>Sprinkler System</li> <li>Storage Space</li> </ul> Grade: Last Update: The available space of accommodation on th <ul> <li>Carpeting</li> <li>Good Natural Lig</li> <li>Kitchen Facilities</li> <li>Period Building</li> <li>WC's</li> </ul>	s Height New or Refurbished 13/08/2012 comprises office e basement.
30	90 Great Russell Street London WC1B 3PS	Service Charge: Total Outgoings: Use Class: Use: Rent: 3rd Floor 2nd Floor 1st Floor Ground Ground TOTAL Rates: Service Charge:	£26.34 ps B1 Office Not Quot <b>Sq Ft</b> 437 608 675 675 775 491 <b>2,986</b>	/Business ing <b>Sq M</b> 41 56 63 72 46 <b>277</b> pa (approx 5	<b>£psf</b> NQ NQ NQ NQ NQ	<b>£psm</b> NQ NQ NQ NQ NQ NQ	Avail Avail Avail Avail Avail	Leasehold The available space comprises office accommodation arranged over the basement to third floor.A new lease is available with terms to be agreed. Negotiable	<ul> <li>Security System</li> <li>Skylight</li> <li>Grade:</li> <li>Last Update:</li> </ul>	30/04/2012 Second Hand 09/07/2012

31	91 Great Russell Street London WC1B 3PS	Use Class: Use: Rent: 1st Floor TOTAL Rates: Service Charge:	£21,503   <b>Sq Ft</b> 776 <b>776</b>	Sq M 72 72 72 pa (approx	£27.71 psf) £psf £27.71 £14.73 psf)	<b>£psm</b> £298.16	Avail	Leasehold The available space comprises office accommodation arranged over first floor level The space is available to let at £21,500 per annum (excluding service charge).	Security System     Storage Space Grade: Last Update:	Second Hand 06/08/2012
32	108 Great Russell Street London WC1B 3NA	Use Class: Use: Rent: 4th Floor 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	£63,998   Sq Ft 430 320 430 430 430 <b>1,610</b>	Sq M 40 30 40 40 150 pa (approx	£39.75 psf) <b>£psf</b> £39.75 £39.75 £39.75 £39.75 £39.75 £12.66 psf)	<b>£psm</b> £427.71 £427.71 £427.71 £427.71	Avail Avail Avail Avail	Leasehold The available space comprises refurbished to a high standard (149.57 sq m) AMENITIES Â. Comfort Cooling / Heating Â. Shower Â. Capped off services Â. Male and Female WC's Â. Entry phone system Â. Alarm A new lease is available on a full repairing and insuring basis for a term by arrangement, RENT £64,000 per annum exclusive of rates and service charge. 01/07/2012 Vacant	Grade: Last Update:	New or Refurbished 18/07/2012
33	92 - 93 Great Russell Street London WC1B 3PS	Use Class: Use: Rent: 2nd Floor TOTAL Rates: Service Charge:	£16,752   <b>Sq Ft</b> 698 <b>698</b>	<b>Sq M</b> 65 <b>65</b> a (approx £	£24.00 psf) <b>£psf</b> £24.00 11.79 psf)	<b>£psm</b> £258.24	Avail	Leasehold The available space comprises office accommodation arranged over the second floor.A new lease is available with terms to be agreed. Negotiable	24 Hour Access     Security System     Storage Space Grade: Last Update:	Second Hand 09/07/2012
34	19 - 20 Great Sutton Street London EC1V ODN	Use Class: Use: Rent: 4th Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£88,920 r <b>Sq Ft</b> 1,464 1,500 <b>2,964</b> £25,639 r	Sq M 136 139 275 pa (approx £		<b>£psm</b> £322.80 £322.80	Avail Avail	Leasehold The available space comprises media style office. The space is earmarked for refurbishment and will include natural daylight, exposed brickwork, industrial lighting, good ceiling height, 23 hour access, kitchenette, comfort cooling, entryphone, wooden flooring and an open plan layout.Available on a new FRI lease on terms to be agreed. 01/07/2012 Vacant	Energy Performa     Heating     Security System Grade: Last Update:	ance Rating - E Second Hand 30/07/2012

35	32 - 34 Greville Street London EC1N 8TB	Use Class: Use: Rent: 1st TOTAL Rates: Service Charge:		Sq M 60 <b>60</b> ng	(approx £19 <b>£psf</b> £19.50	9.50 psf) <b>£psm</b> £209.89	Avail	Leasehold A new full repairing and insuring lease for a term by arrangement.	The available space of accommodation.  Air Conditioning Entryphone Excellent Natura Kitchen Facilitie Security Entry S Suspended Ceil Grade: Last Update:	al Light s ystem
36	84 Hatton Garden London EC1N 8JR	Use Class: Use: Rent: 4th Floor Lower Ground Floor Ground Floor, Rear TOTAL Rates: Service Charge:	B1 Office, £34,999 <b>Sq Ft</b> 732 1,292 1,098 <b>3,122</b> To be ass To be ass		<b>£psf</b> £13.66 £10.46 £10.46	<b>£psm</b> £146.98 £112.55 £112.55	Avail Avail Avail	Leasehold The property is available on a new FRI lease terms to be agreed. Construction NOT yet commenced	The available space of accommodation local part of the ground flo fourth floor. ON HOL Open Plan Layo Grade: Last Update:	ed on the lower ground floor, or to the rear and also the D
37	6 - 7 Hatton Garden London EC1N 8AD	Use Class: Use: Rent: 4th Floor TOTAL Rates: Service Charge: Total Outgoings:	£15,630 p Sq Ft 521 521 £5,210 pa	/Business ba (approx £ <b>Sq M</b> 48 48 a (approx £1 a (approx £5	<b>£psf</b> £30.00	<b>£psm</b> £322.80	Avail	Leasehold The available space comprises office accommodation located on the third and fourth floors.New Full Repairing & Insuring Lease Direct From The Freeholder. 01/01/2010 Vacant	<ul> <li>1 Passenger Lif</li> <li>Security System</li> <li>Grade:</li> <li>Last Update:</li> </ul>	
38	County House 14 - 15 Hatton Garden London EC1N 8AT	Use Class: Use: Rent: 5th Floor Basement TOTAL Rates: Service Charge:	£35,146 p Sq Ft 615 1,165 <b>1,780</b> £16,637 p	/Business ba 57 108 165 ba (approx £ ba (approx £		<b>£psm</b> £317.53 £156.99	Avail Avail	Leasehold The available space comprises office space on the fifth floor.A new lease is available. 30 Days	Category 2 Ligh     Security System Grade: Last Update:	

39	34 - 35 Hatton Garden London EC1N 8DX	Use Class: Use: Rent: Unit/suite- 1, Basement TOTAL Rates: Service Charge:	£19,800 p Sq Ft 1,100 1,100 Not Quot	/Business pa (approx £ <b>Sq M</b> 102 <b>102</b> ing a (approx £§	<b>£psf</b> £18.00	<b>£psm</b> £193.68	Avail	Leasehold The available space comprises various office suites located throughout the building.A new flexible lease on terms to be agreed. Negotiable	24 Hour Access     Courtyard Grade: Last Update:	Second Hand 28/06/2012
39	34 - 35 Hatton Garden London EC1N 8DX	Use Class: Use: Rent: Unit/suite- 31 TOTAL Rates: Service Charge:	£21,600 p Sq Ft 1,200 1,200 Not Quot	/Business pa (approx £ <b>Sq M</b> 111 <b>111</b> ing a (approx £5	<b>£psf</b> £18.00	<b>£psm</b> £193.68	Avail	Leasehold The available space comprises various office suites located throughout the building.A new flexible lease on terms to be agreed. Negotiable	24 Hour Access     Courtyard Grade: Last Update:	Second Hand 29/08/2007
40	Rayner House 39 Hatton Garden London EC1N 8EH	Use Class: Use: Rent: 2nd Floor TOTAL Rates: Service Charge: Total Outgoings:	£19,997 <b>;</b> <b>Sq Ft</b> 770 <b>770</b> £8,227 pa	/Business pa (approx £ <b>Sq M</b> 72 <b>72</b> a (approx £ <sup>2</sup> a (approx £ <sup>2</sup>	£psf £25.97 11.57 psf)	<b>£psm</b> £279.44	Avail	Leasehold The available space comprises office accommodation arranged over the second floor.A new FRI lease available for a term by arrangement. Rent £20,000 pa. Negotiable	24 Hour Access     Reception     Security System     Skylight Grade: Last Update:	Second Hand 13/08/2012
41	New House 67 - 68 Hatton Garden London EC1N 8JY	Use Class: Use: Rent: Unit/suite- 49, 7th Floor Unit/suite- 64-66, 6th Floor Unit/suite- 42-44, 4th Floor Unit/suite- 56-58, 5th Floor 4th Floor Basement TOTAL Rates: Service Charge:	£78,532 g Sq Ft 138 646 471 657 490 2,350 4,752	/Business pa (approx £ <b>Sq M</b> 13 60 44 61 46 218 <b>441</b> approx £0.3 ing	<b>£psf</b> £32.61 £20.59 £24.42 £22.07 £28.00 £8.94	<b>£psm</b> £350.88 £221.55 £262.76 £237.47 £301.28 £96.19	Avail Avail Avail Avail Avail Avail	Leasehold The available space comprises office accommodation arranged in various suites throughout the building.The space is available on a new lease on terms to be agreed. Negotiable	2 Passenger Lift(     24 Hour Access     Category 2 Lighti     Security System Grade: Last Update:	,

41	New House 67 - 68 Hatton Garden London EC1N 8JY	Use Class: Use: Rent: 6th Floor TOTAL Rates: Service Charge:	Sq Ft Sq 1,104 103 1,104 103	oprox £24.00 psf) <b>M £psf</b> 3 £24.00	<b>£psm</b> £258.24	Avail	Leasehold The available space comprises office accommodation arranged on the sixth floor.Available on a leasehold basis, terms to be agreed. Negotiable	2 Passenger Lift     24 Hour Access     Security System Grade: Last Update:	
42	85 Hatton Garden London EC1N 8JR	Use Class: Use: Rent: 4th Floor TOTAL Rates: Service Charge:	B1 Office/Busin £12,375 pa (ap <b>Sq Ft Sq</b> 550 51 <b>550 51</b> Not Quoting Not Quoting	pprox £22.50 psf)	<b>£psm</b> £242.10	Avail	Leasehold The available space comprises studio office accommodation arranged over the fourth floor.Available on a leasehold basis, terms to be agreed. Negotiable	1 Passenger Lift     24 Hour Access     Security System Grade: Last Update:	. ,
43	24 Hatton Garden London EC1N 8BQ	Use Class: Use: Rent: Basement TOTAL Rates: Service Charge:	B1 Office/Busin           £12,495 pa         (ap)           Sq Ft         Sq           700         65           700         65           £1,500 pa         (app)           Not Quoting         (app)	pprox £17.85 psf) <b>M £psf</b> £17.85	<b>£psm</b> £192.07	Avail	Leasehold The available space comprises a lower ground floor or basement unit which is suited to office or retail accommodation. The space has been newly refurbished to offer quality space. The property is available leasehold. The rent is requested at £10,000 per annum. 01/11/2008 Vacant	Grade: Last Update:	New or Refurbished 23/07/2012
44	63 - 66 Hatton Garden London EC1N 8SR	Use Class: Use: Rent: 7th Floor 5th Floor 2nd Floor TOTAL Rates: Service Charge:	Sq Ft         Sq           520         48           385         36           375         35           1,280         115	pprox £29.30 psf) M £psf £27.88 £30.52 £30.00 P pprox £11.96 psf)	<b>£psm</b> £299.99 £328.40 £322.80	Avail Avail Avail	Leasehold The available space comprises office accommodation arranged over second, fifth and seventh floor levels. The space is available on a new lease on terms to be agreed. Negotiable	24 Hour Access     Category 2 Ligh     Disabled Faciliti     Reception     Security System     Storage Space Grade: Last Update:	ting es

45	33 Hatton Garden London EC1N 8DL	Use Class: Use: Rent: Unit/suite- 31-32, 2nd Floor Unit/suite- 10, 2nd Floor Unit/suite- 10, 2nd Floor Unit/suite- 01, 2nd Floor 2nd Floor TOTAL Rates: Service Charge:	£90,161 <b>Sq Ft</b> 275 200 1,340 200 <b>2,015</b> Not Quot	Sq M 26 19 124 19 <b>187</b>	<b>£psf</b> £154.84 £32.00 £27.00 £25.00 £25.00	<b>£psm</b> £1,666.08 £344.32 £290.52 £269.00	U/O Avail Avail Avail	Leasehold The available space comprises two office suites totalling 2,225 sq ft.A new FRI lease on terms to be agreed. Negotiable	1 Passenger Lift     Security System Grade: Last Update:	
46	100 Hatton Garden London EC1N 8NX	Use Class: Use: Rent: Unit/suite- 126 TOTAL Rates: Service Charge: Total Outgoings:	£20,213 <b>Sq Ft</b> 735 <b>735</b> £12,490	Sq M 68 68 pa (approx £	£27.50 psf) £psf £27.50 £16.99 psf) 13.00 psf)	<b>£psm</b> £295.90	Avail	Leasehold The available space comprises office accommodation located within various self contained suites on the first floor.The property is available on a new FRI lease on terms to be agreed. Negotiable	24 Hour Access     Security System     Storage Space Grade: Last Update:	Second Hand 24/07/2012
47	11 - 13 Hatton Wall London EC1N 8HX	Use Class: Use: Rent: Basement TOTAL Rates: Service Charge:	<b>Sq Ft</b> 537 <b>537</b> Not Quot	er Annum ( Sq M 50 50	(approx £5.00 <b>£psf</b> £5.00 75 psf)	) psf) <b>£psm</b> £53.82	Avail	Leasehold A new lease is available for a term by arrangement directly from the freeholders. Vacant	The available space of space. Grade: Last Update:	comprises basement storage Second Hand 10/05/2012

48	Blackbull Yard 24 - 28 Hatton Wall London EC1N 8JH	Use Class: Use: Rent: Unit/suite- B1, Basement TOTAL Rates: Service Charge: Total Outgoings:	<b>Sq Ft</b> 1,240 <b>1,240</b> £6,756 pa	Sq M Sq M 115 115 a (approx £3 a (approx £3		<b>£psm</b> £188.30	Avail	Leasehold The available space comprises the lower ground floor office accommodation within the converted warehouse building, and is arranged to provide open plan studio space.Amenities:Telephone entry system, Own WC, Good natural light, 24 hour access, Covered bike racks, Parking (by separate negotiation), Storage units also available in the building.A new lease is	<ul> <li>24 Hour Access</li> <li>Reception</li> <li>Security System</li> <li>Storage Space</li> <li>Grade:</li> <li>Last Update:</li> </ul>	Second Hand 18/07/2012
49	High Holborn House 52 - 54 High Holborn London WC1V 6RL	Use Class: Use: Rent:	B1 Office £21,245 p <b>Sq Ft</b>		£17.50 psf) <b>£psf</b>	£psm		available for a term by arrangement. 01/07/2012 Vacant Leasehold The available space comprises office accommodation	<ul> <li>24 Hour Access</li> <li>3 Passenger Lift</li> <li>Commissionaire</li> <li>Raised Floors</li> </ul>	
		1st Floor TOTAL Rates: Service Charge: Total Outgoings:	1,214 <b>1,214</b> £6,980 pa	113 <b>113</b> a (approx £ ba (approx £	£17.50 5.75 psf)	£188.30	Avail	arranged over part of the first and sixth floors.The property is available on a new lease with terms to be agreed. 01/08/2007 Vacant	<ul> <li>Reception</li> <li>Security System</li> <li>Skylight</li> <li>Storage Space</li> <li>Grade:</li> <li>Last Update:</li> </ul>	New or Refurbished 14/06/2012
50	232 - 233 High Holborn London WC1V 7EG	Use Class: Use: Rent: Basement TOTAL Rates: Service Charge:	Self-Stora £4,995 <b>Sq Ft</b> 666 <b>666</b> To be ass £3,330 (a	Sq M 62 62	<b>£psf</b> £7.50 00 psf)	<b>£psm</b> £80.70	Avail	Leasehold A new lease is available on terms to be agreed.Rates not listed 01/07/2009 Vacant	The available space c space totalling 666 sq • Basement Storag Grade: Last Update:	
49	High Holborn House 52 - 54 High Holborn London WC1V 6RL	Use Class: Use: Rent: 6th Floor TOTAL Rates: Service Charge: Total Outgoings:	£21,245 p Sq Ft 1,214 <b>1,214</b> £6,980 pa	Sq M 113 113 a (approx £ ba (approx £		<b>£psm</b> £188.30	Avail	Leasehold The available space comprises office accommodation arranged over part of the first and sixth floors. The property is available on a new lease with terms to be agreed. 01/08/2007 Vacant	2 Passenger Lift     24 Hour Access     Commissionaire     Raised Floors     Reception     Security System     Skylight     Storage Space Grade: Last Update:	

51	Eurowed House 20 - 24 Kirby Street London EC1N 8TS	Use Class: Use: Rent: Unit/suite- North, 1st Floor Unit/suite- South, 1st Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£90,650 Sq Ft 2,800 1,225 875 4,900 £48,608	Sq M 260 114 81 455 pa (approx pa (approx pa (approx		<b>£psm</b> £199.06 £199.06 £199.06	Avail Avail Avail	Leasehold The available space comprises open plan office accommodation arranged over two parts of the first floor and part of the third floor.Available on a new FRI lease, terms to be agreed. Negotiable	1 Passenger Lift     24 Hour Access     Commissionaire     Raised Floors     Security System Grade: Last Update:	
51	Eurowed House 20 - 24 Kirby Street London EC1N 8TS	Use Class: Use: Rent: Unit B, Ground Floor TOTAL Rates: Service Charge:			e agents <b>£psf</b> NQ	£psm NQ	Avail	Leasehold A new FRI lease available on flexible terms.	The available space of accommodation meas Carpeting Comfort Cooling Entryphone Good Natural Ling Raised Floors WC's Grade: Last Update:	
52	12 - 16 Laystall Street London EC1R 4PF	Use Class: Use: Rent: 1st Floor Basement TOTAL Rates: Service Charge:	£168,010 <b>Sq Ft</b> 4,180 290 <b>4,470</b> £51,498	Sq M 388 27 415	<b>£psf</b> £39.50 £10.00 £11.52 psf) £5.00 psf)	<b>£psm</b> £425.02 £107.60	Avail Avail	Leasehold The available space comprises loft style office accommodation arranged over the first floor with basement storage space also available.A new FRI lease available for a term to be agreed. 01/04/2012 Vacant	<ul> <li>24 Hour Access</li> <li>Atrium</li> <li>Commissionaire</li> <li>Disabled Faciliti</li> <li>Raised Floors</li> <li>Reception</li> <li>Security System</li> <li>Grade:</li> <li>Last Update:</li> </ul>	es

53	City House 72 - 80 Leather Lane London EC1N 7TR	Use Class: Use: Rent: 4th Floor TOTAL Rates: Service Charge:	£17,253 Sq Ft 847 847	e/Business pa (approx <b>Sq M</b> 79 <b>79</b> a (approx £ ing	<b>£psf</b> £20.37	<b>£psm</b> £219.18	Avail	Leasehold 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	1 Passenger Lift(s)     Security System  Grade: Second Hand Last Update: 06/08/2012
54	7 - 8 Little Turnstile London WC1V 7DX	Use Class: Use: Rent: 3rd Floor Basement TOTAL		e/Business a (approx £ Sq M 26 32 57	13.01 psf) <b>£psf</b> £29.09 £13.01	<b>£psm</b> £313.01 £140.01	Avail Avail	Leasehold The available space comprises office accommodation arranged over basement and third floor levels. The space is available on a new lease on terms to be agreed. Negotiable	Security System Grade: Second Hand Last Update: 07/08/2012
55	Lupus House 11 - 13 Macklin Street London WC2B 5NH	Use Class: Use: Rent: 3rd Floor Unit/suite- 2a, 2nd Floor TOTAL Rates: Service Charge: Total Outgoings:	£38,633 Sq Ft 545 1,172 1,717 £21,076	a (approx £	<b>£psf</b> £22.50 £22.50 £12.27 psf)	<b>£psm</b> £242.10 £242.10	Avail Avail	Leasehold The available space comprises 1,717 sq ft of office space arranged over second and third floors. Negotiable	<ul> <li>24 Hour Access</li> <li>Energy Performance Rating - C</li> <li>Goods Lift</li> <li>Reception</li> <li>Security System</li> </ul> Grade: Second Hand Last Update: 08/08/2012
56	Dilke House 1 Malet Street London WC1E 7JN	Use Class: Use: Rent: 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£18,816 Sq Ft 768 768 £11,366	e/Business pa (approx <b>Sq M</b> 71 <b>71</b> pa (approx £ sf	£psf £24.50 £14.80 psf)	<b>£psm</b> £263.62	Avail	Leasehold The available space comprises office accommodation located on the third floor. The space has undergone refurbishment to offer quality accommodation. The property is available on a new FRI lease outside of the Landlord and Tenant Act 1954. 01/01/2008 Vacant	24 Hour Access     Category 2 Lighting     Energy Performance Rating - D     Security Entry System     Security System Grade: New or Refurbished Last Update: 27/06/2012

57	53 New Oxford Street London WC1A 1BL	Use Class: Use: Rent: 2nd Floor 1st Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	£49,480 p Sq Ft 383 1,026 1,065 2,474 £21,400 p	/Business ba (approx & <b>Sq M</b> 36 95 99 <b>230</b> ba (approx & oa (approx & sf	<b>£psf</b> £20.00 £20.00 £20.00	<b>£psm</b> £215.20 £215.20 £215.20	Avail Avail Avail	Leasehold The available space comprises office accommodation on the first, second, third and fourth floors.A new flexible FRI lease direct from the freeholder for a term by negotiation. 01/03/2009 Vacant	Energy Performance Rating - C     Energy Performance Rating - D     Security System  Grade: Second Hand Last Update: 01/08/2012
58	39 - 41 New Oxford Street London WC1A 1BH	Use Class: Use: Rent: 3rd Floor TOTAL Rates: Service Charge:	£16,675 p <b>Sq Ft</b> 667 <b>667</b>	/Business ba (approx £ <b>Sq M</b> 62 62 a (approx £ <sup>2</sup> ing	<b>£psf</b> £25.00	<b>£psm</b> £269.00	Avail	Leasehold The available space comprises office accommodation arranged over third floor level. The space is available on a new lease directly from the landlord for a term by arrangement. Negotiable	Energy Performance Rating - G     Security System  Grade: Second Hand Last Update: 01/08/2012
59	2 - 3 North Mews London WC1N 2JP	Use Class: Use: Rent: Lower Ground Floor TOTAL Rates: Service Charge:	See indiv Sq Ft 1,186 1,186 Rates diff	/Business idual floors <b>Sq M</b> 110 <b>110</b> fer for each approx £6.2	£psf £12.00 floor / unit	<b>£psm</b> £129.12	Avail	Leasehold The property is available on a new lease for a term by arrangement.3rd floor rates - £9.93 psf per annumlower ground rates - £4.97 psf per annum	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. Basement Storage Category 2 Lighting Central Heating Entryphone Kitchen Facilities Passenger Lift(s) Raised Floors Suspended Ceilings Grade: New or Refurbished Last Update: 16/05/2012
60	9 - 11 Northburgh Street London EC1V 0AH	Use Class: Use: Rent: Ground Basement Basement Ground TOTAL Rates: Service Charge:	£175,280 Sq Ft 2,246 1,320 2,296 1,911 7,773 Not Quot	/Business pa (approx Sq M 209 123 213 178 722	£22.55 psf) <b>£psf</b> £19.00 £16.00 £26.50 £26.50 £26.50 £26.50	<b>£psm</b> £204.44 £172.16 £285.14 £285.14	Avail Avail Avail Avail	Leasehold New full repairing and insuring lease/s available for a term until May 2016.Rates: 9 Ground £8,358 pa / £4.40 per sq ft.9 Lower G £2,656 pa / £2.04 per sq ft.11 Ground £19,759 pa/ £8.51 per sq ft.11 Lower G £7,328 pa / £3.19 per sq ft. Negotiable	1 Passenger Lift(s)     Courtyard     Disabled Facilities     Security Entry System     Security System Grade: New or Refurbished Last Update: 13/08/2012

61	Unit 4 22 Pakenham Street London WC1X 0LN	Use Class: Use: Rent: Mezzanine Ground TOTAL Rates: Service Charge:	Sq Ft 326 866 1,192	Per Annum Sq M 30 80 111 Value £19,	(approx £14 <b>£psf</b> £14.26 £14.26 250	1.26 psf) <b>£psm</b> £153.50 £153.50	Avail Avail	Leasehold A new lease is available for a term to be agreed. 01/09/2011 Vacant		
62	260 Pentonville Road London N1 9JY	Use Class: Use: Rent: Ground 3rd Floor 2nd Floor 1st Floor Basement TOTAL Rates: Service Charge:		Sq M 53 27 28 37 32 178 ing	£16.50 psf) <b>£psf</b> £16.50 £16.50 £16.50 £16.50 £16.50	<b>£psm</b> £177.54 £177.54 £177.54 £177.54 £177.54	U/O Avail Avail Avail U/O	Leasehold The available space comprises D1 accommodation arranged over the basement level to the third floor with A1/A3/B1 usage potential. term to be agreed. Alternatively the assignment of the existing lease (until 2017) is also available. The demise can be let as awhole or in part. Rent: £16.50 per sq ft exclusive of service charges, business rates, buildings insurance and VAT (where applicable). This is based on the current usage (D1) and is therefore subject to amendment for alternative uses (assuggested above). 01/03/2011 Vacant	Roof Terrace Grade: Last Update:	Second Hand 26/07/2012
63	Quality House 6 - 9 Quality Court London WC2A 1HP	Use Class: Use: Rent: Unit/suite- W, 2nd Floor TOTAL Rates: Service Charge: Total Outgoings:	£30,983 <b>Sq Ft</b> 1,377 <b>1,377</b> £17,639	/Business ba (approx : <b>Sq M</b> 128 <b>128</b> <b>128</b> ba (approx : sf	£psf £22.50 £12.81 psf)	<b>£psm</b> £242.10	Avail	Leasehold The available space comprises office accommodation arranged over the second and fifth floors. The property is available on a new flexible lease for a term by arrangement. 01/08/2006 Vacant	2 Passenger Lif     24 Hour Access     Atrium     Courtyard     Raised Floors     Reception     Security System Grade: Last Update:	

64	Brampton House 16 Red Lion Square London WC1R 4QH	Use Class: Use: Rent: Unit/suite- A, Basement Unit/suite- D, Basement Unit/suite- C, Basement Unit/suite- B, Basement TOTAL	General I £6,131 pa <b>Sq Ft</b> 125 770 296 139 <b>1,330</b>	ndustrial a (approx £ <b>Sq M</b> 12 72 28 13 13 <b>124</b>	4.61 psf) <b>£psf</b> £4.61 £4.61 £4.61 £4.61 £4.61	<b>£psm</b> £49.60 £49.60 £49.60 £49.60	U/O Avail Avail U/O	Leasehold The available space comprises storage space in the basement of the building, divided into five units - A, B, C, D, and F - all to be taken together.New lease available. 01/12/2009 Vacant	Storage Space Grade: Last Update:	Second Hand 04/07/2012
		Rates: Service Charge:	Not Quot Not Quot	ing						
65	20 Red Lion Street London WC1R 4PS	Use Class: Use: Rent: Basement TOTAL Rates: Service Charge:	£14,620 p Sq Ft 1,462 1,462 Not Quot	/Business ba (approx ± <b>Sq M</b> 136 <b>136</b> ing a (approx £0	<b>£psf</b> £10.00	<b>£psm</b> £107.60	Avail	Leasehold The available space comprises 1,462 sq ft of lower ground office accommodation. A new FRI lease is now available direct from the landlord on terms by arrangement. 01/08/2012 Vacant	Conference Fac     Energy Perform Grade: Last Update:	silities ance Rating - E Second Hand 08/08/2012
66	7 Ridgmount Street London WC1E 7AB	Use Class: Use: Rent: 1st Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office Not Quot <b>Sq Ft</b> 710 660 1370 Not Quot Not Quot	Sq M 66 61 66 ing	<b>£psf</b> NQ NQ	<b>£psm</b> NQ NQ		Leasehold Flexible terms from 12 months.Rents fully inclusive.Suites fully inclusive.Offices 5,6,7, and 8 can be available as one space of 880 sq ft at £3,750 per month fully inclusive. Negotiable	• Reception Grade: Last Update:	Second Hand 09/08/2012
67	14 Roger Street London WC1N 2JR	Use Class: Use: Rent: Ground Basement 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:			£22.50 psf) £psf £22.50 £22.50 £22.50 £22.50 £22.50	<b>£psm</b> £242.10 £242.10 £242.10 £242.10 £242.10	Avail Avail Avail Avail Avail	Leasehold The available space comprises 3,503 sq ft of office accommodation located on basement, ground to third floors. Space available from 570 sq ft.A new lease is available for term by arrangement.Freehold - Offers in excess of £1.75m. Negotiable	Grade: Last Update:	Second Hand 31/07/2012

68	19 Rosebery Avenue London EC1R 4SP	Use Class: Use: Rent: 2nd Floor 1st Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business           £37,929 pa (approx           Sq Ft         Sq M           813         76           801         74           1,614         150           £19,224 pa         £6,456 pa (approx £           £39.41 psf	<b>£psf</b> £23.50 £23.50	<b>£psm</b> £252.86 £252.86	Avail Avail	Leasehold The available space comprises office space on the first and second floor.A new effective lease is available for a term by arrangement. 01/04/2012 Vacant	Roof Terrace Grade: Last Update:	Second Hand 11/07/2012
69	1 Rosoman Place London EC1R 0JY	Use Class: Use: Rent: Upper Ground Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business           £35,000 Per Annum           Sq Ft         Sq M           1,150         107           1,150         107           £8,768 Payable pa (         £1,150 (approx £1.0)           £39.06 psf         539.06 psf	£psf £30.43 estimated) (a	<b>£psm</b> £327.58	Avail 2 psf)	Leasehold A new FRI lease is available outside the Landlord & Tenant Act 1954.	The available space office suite. Good Ceiling H- Kitchen Facilitie Open Plan Layc Storage Space WC's Grade: Last Update:	es
70	55 - 56 Russell Square London WC1B 4HP	Use Class: Use: Rent: 4th Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business           £45,500 pa (approx           Sq Ft         Sq M           1,400         130           1,400         130           £18,326 pa (approx £12,600 pa (approx £54.59 psf	£psf £32.50 £13.09 psf)	<b>£psm</b> £349.70	Avail	Leasehold The available space comprises fourth floor office accommodation of a predominantly open plan layout.A new lease for a term to be agreed. Negotiable	1 Passenger Lif     24 Hour Access     Courtyard     Reception     Security System Grade: Last Update:	5
71	58 Russell Square London WC1B 4HP	Use Class: Use: Rent: Part 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £17,350 Per Annum <b>Sq Ft Sq M</b> 694 64 <b>694 64</b> £8,467 Payable pa ( £6,635 (approx £9.5 £46.76 psf	£psf £25.00 estimated) (a	<b>£psm</b> £269.09	Avail 20 psf)	Leasehold New lease direct from the landlord.	The available space office suite. Conference Fac Passenger Lift(s Perimeter Trunk Period Features Reception Grade: Last Update:	s) king

72	Premier House 150 Southampton Row London WC1B 5AL	Use Class: Use: Rent: 7th Floor 1st Floor 5th Floor 5th Floor 2nd Floor TOTAL		<ul> <li>Business</li> <li>pa (approx</li> <li>Sq M</li> <li>150</li> <li>202</li> <li>122</li> <li>165</li> <li>91</li> <li>730</li> </ul>	£22.51 psf) £psf £23.53 £22.03 £22.09 £23.14 £21.36	<b>£psm</b> £253.18 £237.04 £237.69 £248.99 £229.83	Avail Avail Avail Avail Avail	Leasehold Smart and prestigious offices to let covering part of the top floor of this attractiveseven storey period building. The accommodation consists of a spacious open plan office and benefits from having great natural light. Negotiable	8 Passenger Lift     Balcony     Category 2 Light     Raised Floors     Reception     Security System Grade: Last Update:	
73	Baird House 15 - 17 St Cross Street London EC1N 8UN	Use Class: Use: Rent: Unit/suite- N/e & N/w, Ground Unit/suite- N/w, 2nd Floor Unit/suite- S/e, Ground TOTAL Rates: Service Charge:		<ul> <li>Business</li> <li>pa (approx</li> <li>Sq M</li> <li>204</li> <li>89</li> <li>56</li> <li>349</li> <li>ting</li> </ul>	£32.50 psf) £ <b>psf</b> £32.50 £32.50 £32.50 £32.50	<b>£psm</b> £349.70 £349.70 £349.70	Avail Avail Avail	Leasehold The available space comprises open plan media style office accommodation arranged over part of the second floor. Available on a leasehold basis. Negotiable	24 Hour Access     Commissionaire     Goods Lift     Reception Grade: Last Update:	Second Hand 10/08/2012
75	Abbey House 74 - 76 St John Street London EC1M 4DZ	Use Class: Use: Rent: Ground 6th Floor 5th Floor 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge: Total Outgoings:	£201,533 Sq Ft 2,280 1,065 1,065 1,065 1,065 7,605 £53,615	Sq M 212 99 99 99 99 99 99 707 pa (approx 5 pa (approx 5		<b>£psm</b> £285.14 £285.14 £285.14 £285.14 £285.14 £285.14	Avail Avail Avail U/O U/O U/O	Leasehold The available space comprises office accommodation located throughout the ground, first and second floors.A new lease available. Terms to be agreed. Negotiable	Raised Floors     Security System Grade: Last Update:	Second Hand 16/07/2012
76	48 - 50 St John Street London EC1M 4DG	Use Class: Use: Rent: Basement TOTAL Rates: Service Charge:			£17.50 psf) <b>£psf</b> £17.50	<b>£psm</b> £188.30	Avail	Leasehold There is an attractive entrance lobby and the common parts are to be refurbished.A new effective full repairing and insuring lease will be granted for a flexible term by arrangement. The lease will be direct from the freeholder. 01/02/2012 Vacant	Atrium     Roof Terrace     Security System Grade: Last Update:	Second Hand 30/07/2012

77	3 Stukeley Street London WC2B 5LT	Use Class: Use: Rent: Basement Basement TOTAL Rates: Service Charge:	£26,999 p Sq Ft 698 725 1,423	/Business ba (approx £ <b>Sq M</b> 65 67 <b>132</b> ba (approx £ ing	<b>£psf</b> £19.34 £18.62	<b>£psm</b> £208.10 £200.35	Avail Avail	Leasehold The two units are located on the lower ground and can be taken as one or together.A nwe FRI lease on terms to be agreed.185 Drury Lane - £13,500 per annum.5 Stukeley Street - £13,500 per annum. Negotiable	24 Hour Access     Energy Performance Rating - E Grade: Second Hand Last Update: 12/07/2012
78	Tavistock House Tavistock Square London WC1H 9TW	Use Class: Use: Rent: Unit/suite- A, 4th Floor 690 5th Floor Unit/suite- D, 2nd Floor TOTAL Rates: Service Charge:	Not Quot Sq Ft 64 570 800 2,060 £24,720 p	/Business ng Sq M NQ 53 74 191 oa (approx £ ca (approx £		<b>£psm</b> Avail NQ NQ	Avail Avail	Leasehold The property has undergone refurbishment to offer quality space with excellent levels of natural light. leases are available by rrangement.Rents are exclusive of rates and service charge. There is NO election for VAT.FURTHER SUITES MAY BE AVAILABLE IN 2011. (inclusive of insurance). Negotiable	2 Car Parking Spaces     24 Hour Access     Commissionaire     Conference Facilities     Courtyard     Disabled Facilities     Security System     Storage Space Grade: New or Refurbished Last Update: 04/07/2012
79	175 - 176 Tottenham Court Road London W1T 7NX	Use Class: Use: Rent: 4th Floor TOTAL Rates: Service Charge: Total Outgoings:	£30,450 g Sq Ft 1,015 1,015 £16,717 g	/Business ba (approx & <b>Sq M</b> 94 94 94 94 ba (approx & a (approx £4 sf	£psf £30.00	<b>£psm</b> £322.80	Avail	Leasehold The available space comprises 1,015 sq ft of refurbished economical office space set over the entire 2nd floor, having been recently refurbished offering open plan space with good natural light and air conditioning.A new lease direct from the Landlord for a term to be agreed 01/07/2012 Vacant	1 Passenger Lift(s)     24 Hour Access     Security System  Grade: New or Refurbished  Last Update: 30/07/2012
80	99 - 100 Turnmill Street London EC1M 5QP	Use Class: Use: Rent: 1st Floor Rates: Service Charge: Total Outgoings:	£22,000 I <b>Sq Ft</b> 1,080 Rates Pa	<b>Sq M</b> 100 yable £10,8 approx £1.8	(approx £20 <b>£psf</b> £20.37 25 per annu 5 psf)	<b>£psm</b> £219.25	Avail C10.02 psf)	Leasehold A new effective FRI lease for a term to be agreed.	Air Conditioning     Category 5 Cabling     Entryphone     Kitchen Facilities     Meeting Room(s)     Suspended Ceilings     WC's     Wooden Floors Grade: Second Hand Last Update: 27/04/2012

81	8 - 14 Vine HI London ECIR 5DX	Use Class: Use: Rent: 3rd Floor 2nd Floor TOTAL Rates: Service Charge:	£154,445 <b>Sq Ft</b> 2,950 960 <b>3,910</b> Not Quot	Sq M 274 89 363	< £39.50 psf) <b>£psf</b> £39.50 £39.50 £7.40 psf)	) <b>£psm</b> £425.02 £425.02	Avail Avail	Leasehold The available space comprises comprises open plan office accommodation arranged over the third floor and part of the second floor. A new FR I lease (s) available on terms to be agreed. Rates third floor £14.32 psf. Rates part second floor £ 13.94 psf. 30 Days	24 Hour Access     8 Passenger Li     Category 2 Ligt     Raised Floors     Security Syster Grade: Last Update:	ft(s) hting
82	Unit 15 21 Wren Street London WC1X 0HF	Use Class: Use: Rent: Unit 15, 2nd Floor TOTAL Rates: Service Charge:	<b>Sq Ft</b> 1,280 <b>1,280</b>	Per Annum <b>Sq M</b> 119 <b>119</b> Value £19,	(approx £17 <b>£psf</b> £17.58 500	2.58 psf) <b>£psm</b> £189.20	Avail	Leasehold new lease 01/02/2010 Vacant		comprises office/workshop ted on the second floor. Second Hand 15/03/2012

