

MARKETING REPORT

1.0 Introduction

I have been appointed by the freeholder of this property, Holbud Investments Limited, to prepare a marketing appraisal for 30 -32 Gray's Inn Road summarising marketing activity since 2008 together with commentary on the office market generally in the vicinity of Chancery Lane WC1. The report is required in connection with a proposed planning application to be submitted to the London Borough of Camden local planning authority.

I would summarise the proposed development as follows:-

Proposed addition of a new sixth floor for C3 residential use and conversion of part ground floor and upper floors 1-5 from existing office use within Class B1a of the Town & Country (Use Classes) Order 1987 (as amended) to Class C3 residential use comprising 13 self-contained flats being a mixture of studio and 1, 2 & 3 bedroom units with a self-contained entrance at ground floor level. On the remainder of the ground floor and basement Class B1a/A1 uses are proposed so that the building retains an element of commercially active frontage onto Grays Inn Road. Cycle store and refuse arrangements will be positioned at basement level and there is no car parking provision, presently or proposed, due to the constraints of the site.

This report will provide:-

- A brief description of the locality and the property
- Detailed history of the marketing of the current office scheme since 2008
- A note of the attributes and drawbacks of the existing office space together with commentary on the appeal of the accommodation to notional tenants in the market
- Profile of demand for similar sized office units in the Grays Inn Road and WC1 area
- Summary of the existing supply of similar competing office premises in the locality

2.0 Background and Experience

I am a Director of Chapman Bates and Fellow of the Royal Institution of Chartered Surveyors with over 40 years experience of commercial property in the Greater London area. I am based at our office in Salisbury House, London Wall, London EC2 and undertake commercial agency, professional, and investment/development work, advising a variety of clients ranging from Institutional and private investors/developers to office and retail occupiers. The majority of my advice is given in respect of the development of, and investment in, commercial office premises in London from large scale schemes such as Juxon House, Paternoster Square EC4 (165,000 sq ft net B1/A1), representing the Church Commissioners for England, to properties of similar size to the subject premises. Chapman Bates specialises in providing property agency and professional consultancy services in the commercial property market of Central London.

3.0 Site Location

Grays Inn Road borders the area occupied by the Honourable Society of Grays Inn, the smallest of the four Inns of Court, which lies to the west of the road and contains many Barristers Chambers and solicitor practices. The east side of this busy road is however not the preferred location for use by this fraternity in view of the physical separation from the Inns of Court and volume of traffic. As a result the uses are very mixed and mainly comprise other commercial office based businesses, cafes, shops and residential uses. As one goes north away from the Chancery Lane station the retail continuity becomes increasingly broken and therefore values and usability tail off fairly rapidly. The best demand and values for office premises are for the larger units with floor plates in excess of 4,000 sq ft i.e. more than three times larger than the subject premises. The smaller office and retail occupiers tend to require lower cost premises and produce a higher risk yield than larger occupiers thereby negatively affecting the viability of smaller commercial schemes.

4.0 Marketing History

A 'Letting/All Enquiries' board was erected on 19 August 2008.

Preliminary letting particulars were also prepared by Chapman Bates for issue in response to any enquiries received (copies attached in **Appendix 1**) and a pre-let of the whole or part(s) was sought. Details were also circulated to all relevant agents' enquiries for offices in the area and also to any owner occupier enquiries received. The property was also posted on our website, chapmanbates.com, and internet portals/property databases, including each.co.uk and Focus/Costar, the latter being subscribed to by the majority of agents in Central London. It is however now removed from these sites in view of the proposed application for change of use.

It became clear over the ensuing 4 years that with the onset of the recession following the 2008 global financial crisis, demand and rental values were falling and the commercial scheme was becoming economically unviable. The number of floors in the building, their small size individually, the large number of competing offices in the vicinity where you can obtain units of between 1,000 and 10,000 sq ft on two or three floors maximum, and restricted floor to ceiling height, were all factors which adversely affected rental value, yield and suitability for continued business use. The building is also too small to be economically viable as a serviced office/business centre as these operations usually require buildings in excess of 15,000 sq ft net to obtain the economies of scale necessary to support the level of services offered.

Even with the benefit of the consent for the additional floor granted in October 2008 we were unable to buck these market trends.

Although various parties have since shown tentative interest in leasing the ground floor and ground plus basement for retail purposes, there have been no parties prepared to take a lease of one or more upper floors at a viable rental.

However, a number of parties are now showing interest in developing the property for residential use on the upper floors with commercial use on the ground and basement and this appears to be the only viable development under market conditions at this point in time. We have therefore advised our clients to pursue a change of use accordingly so that this asset can now be successfully developed.

5.0 Analysis of the Existing Premises

30-32 Grays Inn Road is a modern seven storey (including basement) terraced office building with small floor plates and a defunct automatic passenger lift. Ceiling heights are limited and adversely affected by downstand concrete beams which preclude the option of inserting a suspended ceiling. The floors are formed of hollow claypot construction between concrete beams and screed depths do not allow for the insertion of raised access floors which many office tenants require today. These three factors do not match the requirements of many prospective commercial tenants. The windows are non compliant single glazed metal framed casements. When purchased the property was centrally heated with assorted individual air-cooling units scattered throughout with external condensers at the rear. The accommodation has the following net internal floor areas:

Floor	Net Internal Area	m2	ft2
Fifth		109	1,178
Fourth		116	1,249
Third		115	1,241
Second		116	1,244
First		114	1,229
Ground		127	1,370
Basement		132	1,421
Total		830	8,932

A set of existing floor plans is attached in **Appendix 2**.

The building was purchased by Holbud Investments Limited, on Friday 28 September 2007. The tenant of the property subsequently vacated in Spring 2008. After the property was vacated the owners consulted with their advisers for some months during which time various schemes were considered and appraised and it was then decided to strip the building in readiness for reconstruction/refurbishment for commercial use and the addition of a sixth floor, subject to planning.

Planning consent was granted in October 2008 for the redevelopment of the building and the addition of a new sixth floor, for commercial B1a use with dual B1/A1 use at ground and basement level. *This consent for additional floor space still did not attract tenants and the owners funders would not be prepared to fund 'speculative office development' even if, which is not the case, it was likely to substantially improve demand from potential occupiers.*

6. The Property Market Demand and Supply

I attach, as **Appendix 3**, a Schedule of Competing Offices showing 46 units from which it is evident that there are many buildings within close range of the subject property where an occupier could obtain a reasonably priced unit of between 1,000 and 10,000 sq ft. As is evident from the entry dates shown on the

schedule many of these units have been available for some considerable time, reflecting the difficult letting market for non-prime units under 10,000 sq ft net usable area. Most occupiers today want to reduce the number of floors they occupy for purposes of better management and efficiency of layout and space usage. The subject building is therefore only likely to let in individual floors increasing management costs, void risks, and reducing likely covenant strength of tenants. This results in a rise in the investment risk yield and lower commercial end values. Although demand for offices in Midtown is better for larger and high specification units, there is less demand from smaller occupiers of circa 1,000 sq ft, i.e. suitable for floors of this building, particularly at rental levels which would justify the current cost of refurbishment. These smaller occupiers tend to have weaker covenants and be more budget driven. It is difficult also to provide a good contemporary office specification including air-conditioning, suspended ceilings, and raised access floors within the physical constraints of this property.

7.0 Conclusions

Bearing in mind the constraints of the building for commercial use, including its many small sized floors, it is my considered opinion that the property in existing use is nearing the end of its economic life. The costs of rebuilding and refurbishing, compared to end rental and capital values obtainable, make commercial development unviable.

The proposed change of use to residential will not only add much needed accommodation to the limited supply in this location, including a family sized unit, but will help to satisfy the growing demand from professional couples and small families requiring accommodation closer to their workplace, including of course the legal fraternity of Grays Inn itself.

The retention of commercial uses at ground and basement levels will however maintain the service and employment provided by these businesses in this vibrant area.



Oliver J Bates FRICS
Director
Chapman Bates
020 7148 6700

16 May 2013

Chapman Bates

Chartered Surveyors & Property Consultants

Warnford Court : 29 Throgmorton Street : London EC2N 2AT

Telephone: 020 7920 0404

Facsimile: 020 7920 0606 Website: www.chapmanbates.com

30/32 Grays Inn Road WC1

Self Contained Office Building to be Fully Refurbished

Location

The property is situated on the east side of Grays Inn Road, just north of the junction with Holborn.

Chancery Lane (Central Line) and Holborn (Piccadilly Line) underground stations are within just a few minutes walk. Kings Cross mainline and underground station is readily accessible.

Accommodation

The building when refurbishment is completed will be as shown and available as a whole or in floors providing the following approximate floor areas:-

Floor	Square Feet
6th	1,023 sq ft
5th	1,184 sq ft
4th	1,249 sq ft
3rd	1,249 sq ft
2nd	1,249 sq ft
1st	1,238 sq ft
Ground	1,238 sq ft
Lower Ground	1,313 sq ft
TOTAL	9,743 sq ft

Terms

New flexible full repairing and insuring leases are available for terms by arrangement

Rent

On application



Amenities

The building will benefit from the following amenities:

- Air Conditioning
- Metal Tiled Suspended Ceilings
- LG7 compliant Lighting
- Fully Accessible Raised Floors
- New Automatic Passenger Lift
- New Ground Floor entrance/façade

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Rates

To be confirmed.

Service Charge

To be confirmed.

VAT

This building is elected for the payment of VAT

Legal Costs

Each party is to be responsible for their own costs incurred in the transaction.

Viewing

Chapman Bates

T: 020 7920 0404

Oliver Bates

ojb@chapmanbates.com

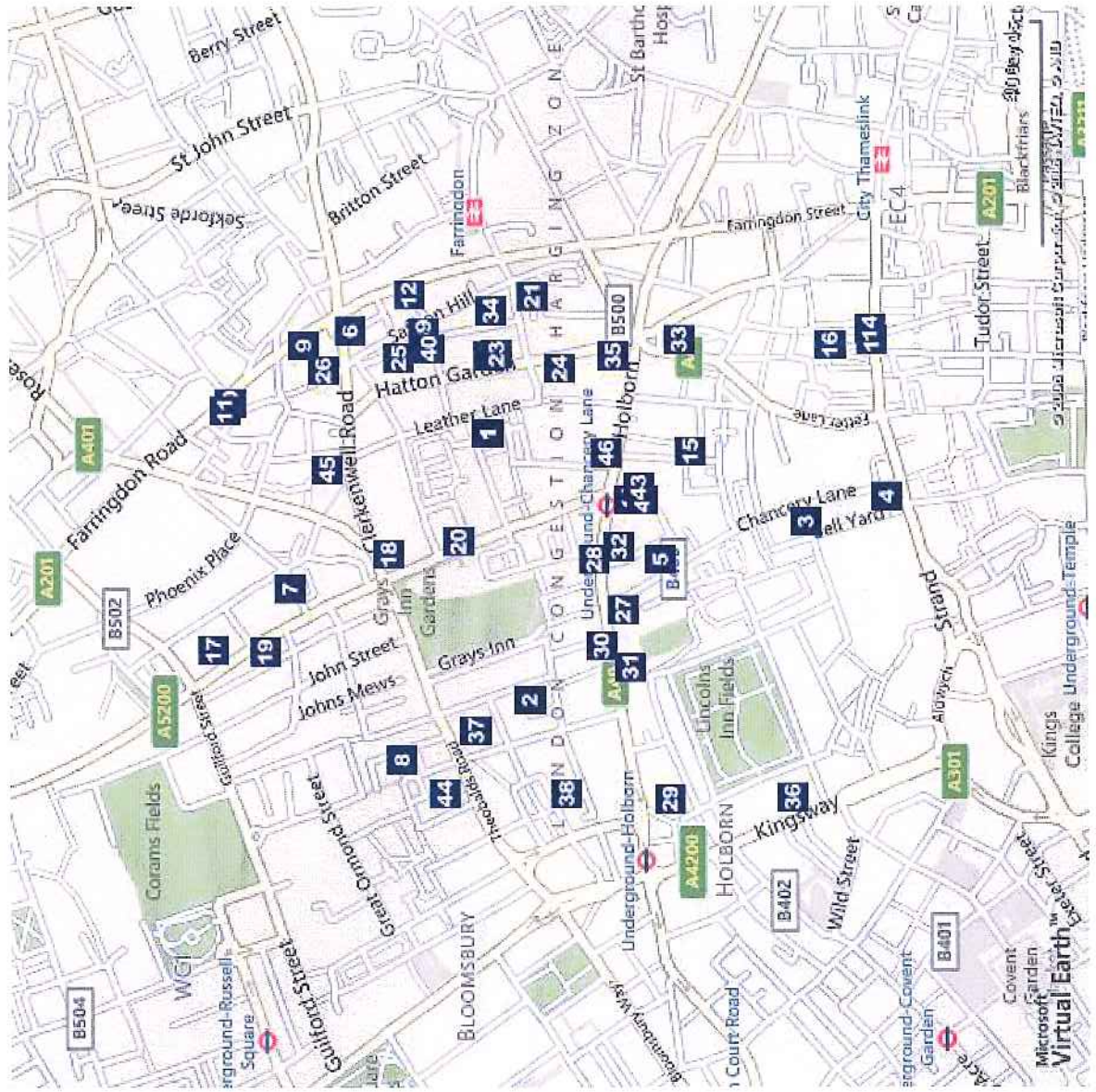
Ed Moore


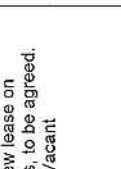
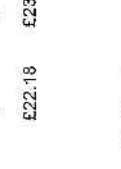
ejwm@chapmanbates.com




Stephen Foster

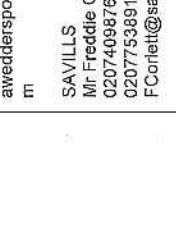
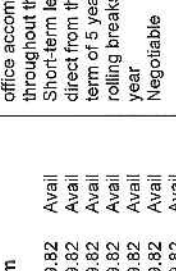
sf@chapmanbates.com


**Competing Offices Schedule – 30-32 Grays Inn Road WC1
1,000 – 10,000 sq ft 13.05.13**

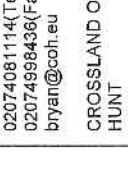
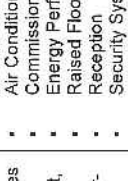
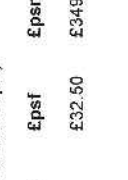


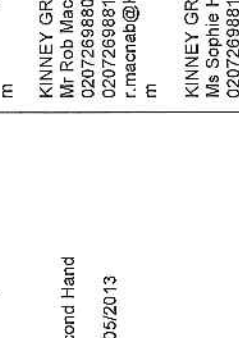
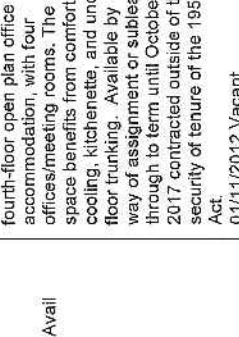

Address	Floors & Charges	Terms	Description/Amenities	Agent															
<p>1</p> <p>Hatton Square 16 - 16A Baldwin Gardens London EC1N 7TE</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £81,512 pa (approx £22.18 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3,675</td> <td>341</td> <td>£22.18</td> <td>£238.66</td> <td></td> </tr> <tr> <td>3,675</td> <td>341</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Unit/suite- Ha.08, Basement</p> <p>TOTAL</p> <p>Rates: Service Charge:</p> <p>Not Quoting £14,810 pa (approx £4.03 psf)</p>	Sq Ft	Sq M	£psf	£psm	Avail	3,675	341	£22.18	£238.66		3,675	341				<p>Leasehold</p> <p>The available space comprises basement floor workshop space. A new lease on flexible terms, to be agreed. 17/05/2011 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Car Parking Goods Lift On-Site Management Reception Security Entry System Security System <p>Grade: Second Hand Last Update: 05/04/2013</p>	<p>WORKSPACE GROUP PLC Mr Robert Ferguson 02073692280(Tel) 02072470157(Fax) Robert.Ferguson@workspacegroup.co.uk</p> <p>WORKSPACE GROUP PLC Ms Milena Ferrari 02073692368(Tel) 02072470157(Fax) Milena.Ferrari@workspacegroup.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail															
3,675	341	£22.18	£238.66																
3,675	341																		
<p>2</p> <p>37 - 41 Bedford Row London WC1R 4JH</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £78,618 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,665</td> <td>248</td> <td>£29.50</td> <td>£317.42</td> <td></td> </tr> <tr> <td>2,665</td> <td>248</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>2nd Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p> <p>£38,642 pa (approx £14.50 psf) £17,322 pa (approx £6.50 psf) £50.50 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,665	248	£29.50	£317.42		2,665	248				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over part of the second floor. A new sublease is available for a term by arrangement subject to a mutual option to determine at September 2015 on 6 months prior written notice. 01/01/2013 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Car Parking Conference Facilities Energy Performance Rating - D Reception Security System Storage Space <p>Grade: Second Hand Last Update: 13/04/2013</p>	<p>ALLSOP Mr James Proctor 02075884433(Tel) 02073748212(Fax) james.proctor@allsop.co.uk</p> <p>ALLSOP LLP Mr Ben Hodge 02074376977(Tel) 02074378984(Fax) ben.hodge@allsop.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail															
2,665	248	£29.50	£317.42																
2,665	248																		
<p>3</p> <p>95 Chancery Lane London WC2A 1DT</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £171,360 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>4,032</td> <td>375</td> <td>£42.50</td> <td>£457.30</td> <td></td> </tr> <tr> <td>4,032</td> <td>375</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>2nd Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p> <p>£71,689 pa (approx £17.78 psf) £38,304 pa (approx £9.50 psf) £69.78 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	4,032	375	£42.50	£457.30		4,032	375				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the second floor. Available on a new lease for a term to be agreed. 01/04/2013 Vacant</p>	<ul style="list-style-type: none"> Air Conditioning Atrium Balcony Disabled Facilities Passenger Lift(s) Reception Security System Street Only Parking <p>Grade: Second Hand Last Update: 03/05/2013</p>	<p>FAREBROTHER Mr Iain Malcolim 02078553556(Tel) 02074044362(Fax) imalcolim@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	Avail															
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<p>4</p> <p>124 Chancery Lane London WC2A 1PT</p> 	<p>Use Class: Use: Rent:</p> <p>4th Floor 3rd Floor 2nd Floor 1st Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £915,800 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>5,968</td> <td>554</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>6,238</td> <td>580</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>6,261</td> <td>582</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>6,165</td> <td>573</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>24,632</td> <td>2,283</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£375,050 pa (approx £15.23 psf) £270,952 pa (approx £11.00 psf) £51.23 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	5,968	554	£25.00	£269.00	Avail	6,238	580	£25.00	£269.00	Avail	6,261	582	£25.00	£269.00	Avail	6,165	573	£25.00	£269.00	Avail	24,632	2,283				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground to fifth floors. A sub-lease or assignment available until October 2015. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) Air Conditioning Atrium Goods Lift Raised Floors Storage Space <p>Grade: Second Hand Last Update: 12/04/2013</p>	<p>KNIGHT FRANK LLP Mr Dan Gaunt 02078611314(Tel) 02076065502(Fax) dan.gaunt@knightfrank.co.uk</p> <p>KNIGHT FRANK LLP Mr Rory Paton 02078611335(Tel) Rory.Paton@knightfrank.co.uk</p>
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<p>5</p> <p>Chancery House 53 - 64 Chancery Lane London WC2A 10X</p> 	<p>Use Class: Use: Rent:</p> <p>Unit/suite- North, 5th Floor Unit/suite- East, 5th Floor Unit/suite- Lg North, Basement</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £557,906 pa (approx £34.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3,216</td> <td>299</td> <td>£34.00</td> <td>£365.84</td> <td>Avail</td> </tr> <tr> <td>5,217</td> <td>485</td> <td>£34.00</td> <td>£365.84</td> <td>Avail</td> </tr> <tr> <td>7,976</td> <td>741</td> <td>£34.00</td> <td>£365.84</td> <td>Avail</td> </tr> <tr> <td>16,409</td> <td>1,524</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£164,518 pa (approx £10.03 psf) £147,661 pa (approx £9.00 psf) £53.03 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	3,216	299	£34.00	£365.84	Avail	5,217	485	£34.00	£365.84	Avail	7,976	741	£34.00	£365.84	Avail	16,409	1,524				<p>Leasehold</p> <p>The available space comprises office accommodation on the fifth floor (East) which has been newly refurbished. Available by way of a sublease 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 2016. 01/01/2012 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access 5 Car Parking Spaces 6 Passenger Lift(s) Air Conditioning Commissionaire Courtyard Disabled Facilities Raised Floors Reception Security System Storage Space <p>Grade: Second Hand Last Update: 07/05/2013</p>	<p>CUSHMAN & WAKEFIELD LLP Mr Hugo Pickford 02071525197(Tel) hugo.pickford@eur.cushman.com</p>					
Sq Ft	Sq M	£psf	£psm	Avail																															
3,216	299	£34.00	£365.84	Avail																															
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<p>6</p> <p>65 Clerkenwell Road London EC1R 5BL</p> 	<p>Use Class: Use: Rent:</p> <p>Ground Basement</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £135,975 pa (approx £37.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,983</td> <td>184</td> <td>£37.50</td> <td>£403.50</td> <td>Avail</td> </tr> <tr> <td>1,643</td> <td>153</td> <td>£37.50</td> <td>£403.50</td> <td>Avail</td> </tr> <tr> <td>3,626</td> <td>337</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£27,485 pa (approx £7.58 psf) £16,571 pa (approx £4.57 psf) £49.65 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,983	184	£37.50	£403.50	Avail	1,643	153	£37.50	£403.50	Avail	3,626	337				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground and the lower ground floor. The floors are to be let together. Available on a new FRI lease. Term to be agreed. 01/03/2013 Vacant</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Air Conditioning Energy Performance Rating - D Security System <p>Grade: New or Refurbished Last Update: 25/04/2013</p>	<p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk</p>										
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1,983	184	£37.50	£403.50	Avail																															
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3,626	337																																		




<p>7</p> <p>Elm House 10 - 16 Elm Street London WC1X 0BJ</p> 	<p>Use Class: B1 (Business) Use: Office/Business Rent: £961,175 pa (approx £19.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr><td>1,413</td><td>131</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,908</td><td>363</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,911</td><td>363</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,911</td><td>363</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,904</td><td>363</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,904</td><td>363</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,902</td><td>363</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,897</td><td>362</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>3,897</td><td>362</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>5,144</td><td>478</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>7,603</td><td>706</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>49,291</td><td></td><td>4,579</td><td></td></tr> </tbody> </table> <p>Rates: £1,140,450 pa (approx £23.14 psf) Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,413	131	£19.50	£209.82	Avail	3,908	363	£19.50	£209.82	Avail	3,911	363	£19.50	£209.82	Avail	3,911	363	£19.50	£209.82	Avail	3,904	363	£19.50	£209.82	Avail	3,904	363	£19.50	£209.82	Avail	3,902	363	£19.50	£209.82	Avail	3,897	362	£19.50	£209.82	Avail	3,897	362	£19.50	£209.82	Avail	5,144	478	£19.50	£209.82	Avail	7,603	706	£19.50	£209.82	Avail	TOTAL	49,291		4,579		<p>Leasehold</p> <p>The available space comprises office accommodation throughout the entire building. Short-term leases available direct from the landlord for a term of 5 years with mutual rolling breaks after the 2nd year</p> <p>Negotiable</p>	<p>Category 2 Lighting Energy Performance Rating - E</p> <p>Grade: Second Hand Last Update: 10/05/2013</p>	<p>SAVILLS Mr Andrew Wedderspoon 02074098706(Tel) 02074950596(Fax) awedderspoon@savills.com</p> <p>SAVILLS Mr Freddie Corlett 02074098764(Tel) 02077538917(Fax) FCorlett@savills.com</p>
Sq Ft	Sq M	£psf	£psm	Avail																																																																	
1,413	131	£19.50	£209.82	Avail																																																																	
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TOTAL	49,291		4,579																																																																		
<p>8</p> <p>17 - 21 Emerald Street London WC1N 3QL</p> 	<p>Use Class: B1 (Business) Use: Office/Business Rent: £33,670 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr><td>1,036</td><td>96</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr> <tr><td>TOTAL</td><td>1,036</td><td></td><td></td><td></td></tr> </tbody> </table> <p>Rates: £8,951 pa (approx £8.64 psf) Service Charge: £1,989 pa (approx £1.92 psf) Total Outgoings: £43.06 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,036	96	£32.50	£349.70	Avail	TOTAL	1,036				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the third floor. Available on a new FRI lease for a term to be agreed.</p> <p>Negotiable</p>	<p>24 Hour Access Air Conditioning Security System Skylight Storage Space</p> <p>Grade: Second Hand Last Update: 02/05/2013</p>	<p>HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Oliver Jay 02071012020(Tel) ojay@hattonrealestate.co.uk</p>																																																		
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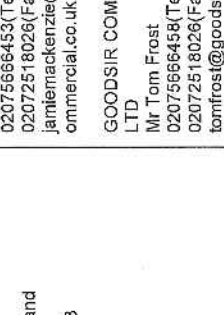
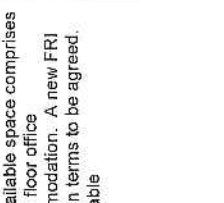
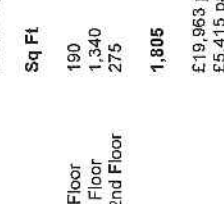
<p>9</p> <p>Prince Consort House 109 - 111 Farringdon Road London EC1R 3BT</p> 	<p>Use Class: Use: Rent:</p> <p>4th Floor Ground Basement</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £352,000 pa (approx £37.01 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>712</td> <td>66</td> <td>£37.01</td> <td>£398.31</td> </tr> <tr> <td>3,743</td> <td>348</td> <td>£40.00</td> <td>£430.40</td> </tr> <tr> <td>5,057</td> <td>470</td> <td>£40.00</td> <td>£430.40</td> </tr> <tr> <td>9,512</td> <td>884</td> <td></td> <td></td> </tr> </tbody> </table> <p>£52,192 pa (approx £5.49 psf) £48,400 pa (approx £5.09 psf) £50.58 psf</p>	Sq Ft	Sq M	£psf	£psm	712	66	£37.01	£398.31	3,743	348	£40.00	£430.40	5,057	470	£40.00	£430.40	9,512	884			<p>Leasehold</p> <p>The available space comprises office accommodation arranged over various floors throughout the building. The space over the lower ground and ground floors available as one unit. Available on a new FRI lease (£). Terms to be agreed. 01/07/2012 Vacant</p>	<ul style="list-style-type: none"> 24 Hour Access Air Conditioning On-Site Management Passenger Lift(s) Reception Roof Terrace Security System <p>Grade: Second Hand Last Update: 25/04/2013</p> <p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk</p>	<p>CROSSLAND OTTER HUNT Mr Nick Sinclair 02073992733(Tel) 02073992733(Fax) nick@coh.eu</p> <p>CROSSLAND OTTER HUNT Mr Peter Dewar 02074081114(Tel) 02074998436(Fax) peter@coh.eu</p>
Sq Ft	Sq M	£psf	£psm																						
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<p>10</p> <p>Clover House 147 - 149 Farringdon Road London EC1R 3HN</p> 	<p>Use Class: Use: Rent:</p> <p>5th Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £95,753 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>2,253</td> <td>209</td> <td>£42.50</td> <td>£457.30</td> </tr> <tr> <td>2,253</td> <td>209</td> <td></td> <td></td> </tr> </tbody> </table> <p>£23,341 pa (approx £10.36 psf) £9,755 pa (approx £4.33 psf) £57.19 psf</p>	Sq Ft	Sq M	£psf	£psm	2,253	209	£42.50	£457.30	2,253	209			<p>Leasehold</p> <p>The available space comprises open plan office accommodation arranged over the fifth floor. Available on a new FRI lease for a term to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) Energy Performance Rating - C Reception Security System Storage Space <p>Grade: Second Hand Last Update: 25/04/2013</p> <p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk</p>	<p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p>								
Sq Ft	Sq M	£psf	£psm																						
2,253	209	£42.50	£457.30																						
2,253	209																								
<p>11</p> <p>Lector Court 151 - 153 Farringdon Road London EC1R 3AF</p> 	<p>Use Class: Use: Rent:</p> <p>4th Floor Unit/suite- North, 1st Floor</p> <p>TOTAL</p> <p>Rates: Service Charge:</p>	<p>B1 (Business) B1 Office/Business £46,578 pa (approx £16.60 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>1,421</td> <td>132</td> <td>£5.00</td> <td>£53.80</td> </tr> <tr> <td>1,395</td> <td>129</td> <td>£28.50</td> <td>£306.66</td> </tr> <tr> <td>2,806</td> <td>261</td> <td></td> <td></td> </tr> </tbody> </table> <p>£26,712 pa (approx £9.52 psf) £15,609 pa (approx £5.56 psf)</p>	Sq Ft	Sq M	£psf	£psm	1,421	132	£5.00	£53.80	1,395	129	£28.50	£306.66	2,806	261			<p>Leasehold</p> <p>The available space comprises office accommodation arranged over part of the fourth floor. Available on a short term FRI lease from the freeholder for a term until 4th September 2013. Negotiable</p>	<ul style="list-style-type: none"> 1 Passenger Lift(s) 24 Hour Access Energy Performance Rating - C Security System <p>Grade: Second Hand Last Update: 25/04/2013</p> <p>HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) esstern@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk</p>	<p>HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) esstern@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk</p>				
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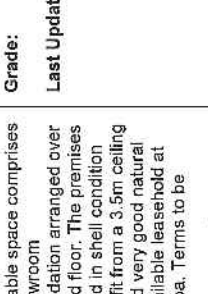
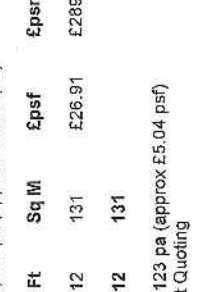
<p>12</p> <p>75 Farringdon Road London EC1M 3JY</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £65,910 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,028</td> <td>188</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>2,028</td> <td>188</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Service Charge: Total Outgoings:</p> <p>£26,364 pa (approx £13.00 psf) £19,915 pa (approx £9.82 psf) £55.32 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,028	188	£32.50	£349.70	Avail	2,028	188				<p>Leasehold</p> <p>The available space comprises ground floor office accommodation of 2,028 sq ft, benefiting from return frontage, raised floors and air-conditioning. A new lease direct from the landlord by arrangement. Negotiable</p>	<p>2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Energy Performance Rating - E Raised Floors Reception Security System</p> <p>Grade: Second Hand Last Update: 08/04/2013</p>	<p>CROSSLAND OTTER HUNT Mr Bryan Pontifex 0207408114(Tel) 02074998436(Fax) bryan@coh.eu</p> <p>CROSSLAND OTTER HUNT Mr Phil Frenay 0207408114(Tel) 02074998436(Fax) phil@coh.eu</p>										
Sq Ft	Sq M	£psf	£psm	Avail																									
2,028	188	£32.50	£349.70	Avail																									
2,028	188																												
<p>13</p> <p>150 Fleet Street London EC4A 2DQ</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £94,575 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>995</td> <td>92</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>970</td> <td>90</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>945</td> <td>88</td> <td>£32.50</td> <td>£349.70</td> <td>U/O</td> </tr> <tr> <td>2,910</td> <td>270</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Service Charge: Total Outgoings:</p> <p>£33,756 pa (approx £11.60 psf) £27,645 pa (approx £9.50 psf) £53.60 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	995	92	£32.50	£349.70	Avail	970	90	£32.50	£349.70	Avail	945	88	£32.50	£349.70	U/O	2,910	270				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first, second and third floors. Amenities: *Comfort cooling *Auto passenger lift *Marble lined entrance hall *Carpeted *Suspended ceiling *Entry phone A new full repairing and insuring lease in the landlord's standard form for a term by arrangement. The lease will be contracted out of Landlord and Tenant Act 1954 sections 24-28 (part II) as amended. 01/04/2013 Vacant</p>	<p>1 Passenger Lift(s) Air Conditioning Security System</p> <p>Grade: Second Hand Last Update: 10/05/2013</p>	<p>GALE PRIGGEN & COMPANY Mr Nick Priggen 02074045043(Tel) np@galepriggen.co.uk</p> <p>GALE PRIGGEN & COMPANY Mr Tony Priggen 02074045043(Tel) 02074045808(Fax) acp@galepriggen.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail																									
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970	90	£32.50	£349.70	Avail																									
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2,910	270																												
<p>14</p> <p>147 Fleet Street London EC4A 2BU</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £27,708 pa (approx £23.09 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>400</td> <td>37</td> <td>£23.09</td> <td>£248.45</td> <td>Avail</td> </tr> <tr> <td>400</td> <td>37</td> <td>£23.09</td> <td>£248.45</td> <td>U/O</td> </tr> <tr> <td>400</td> <td>37</td> <td>£23.09</td> <td>£248.45</td> <td>Avail</td> </tr> <tr> <td>1,200</td> <td>111</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Service Charge: Total Outgoings:</p> <p>£13,013 pa (approx £10.84 psf) £9,000 pa (approx £7.50 psf) £41.43 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	400	37	£23.09	£248.45	Avail	400	37	£23.09	£248.45	U/O	400	37	£23.09	£248.45	Avail	1,200	111				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the basement. A new lease is available with terms to be agreed. 01/05/2011 Vacant</p>	<p>1 Passenger Lift(s) Air Conditioning Security System</p> <p>Grade: Second Hand Last Update: 10/05/2013</p>	<p>GALE PRIGGEN & COMPANY Mr Nick Priggen 02074045043(Tel) np@galepriggen.co.uk</p> <p>GALE PRIGGEN & COMPANY Mr Tony Priggen 02074045043(Tel) 02074045808(Fax) acp@galepriggen.co.uk</p>
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1,200	111																												




<p>15</p>	<p>Furnival Chambers 30 Furnival Street London EC4A 1JE</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £47,950 pa (approx £35.00 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>1,370 127 £35.00 £376.60 Avail</p> <p>1,370 127</p> <p>£15,591 pa (approx £11.38 psf) £12,604 pa (approx £9.20 psf) £55.58 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises fourth-floor open plan office accommodation, with four offices/meeting rooms. The space benefits from comfort cooling, kitchenette, and under floor trunking. Available by way of assignment or sublease through to term until October 2017 contracted outside of the security of tenure of the 1954 Act. 01/11/2012 Vacant</p>	<p>1 Passenger Lift(s)</p> <ul style="list-style-type: none"> Air Conditioning Energy Performance Rating - D Raised Floors Security System <p>Grade: Second Hand Last Update: 09/05/2013</p>	<p>DOWD & CO Mr Kevin Dowd 020 7636 7411(Tel) kevindow@dowdandco.com</p> <p>KINNEY GREEN Mr Rob Macnab 02072698804(Tel) 02072698811(Fax) r.macnab@kinneygreen.com</p> <p>KINNEY GREEN Ms Sophie Higgins 02072698814(Tel) 02072698811(Fax) s.higgins@kinneygreen.com</p>
<p>15</p>	<p>Furnival Chambers 30 - 31 Furnival Street London EC4A 1JQ</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £67,340 pa (approx £35.00 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>1,924 179 £35.00 £376.60 Avail</p> <p>1,924 179</p> <p>£23,549 pa (approx £12.24 psf) £17,701 pa (approx £9.20 psf) £56.44 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises office space arranged over the first and second floors. New lease(s) are available direct from the Landlord for a term by arrangement. 30 Days</p>	<p>10 Passenger Lift(s)</p> <ul style="list-style-type: none"> Air Conditioning Energy Performance Rating - E Security System <p>Grade: Second Hand Last Update: 13/05/2013</p>	<p>FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rooney@farebrother.com</p> <p>FAREBROTHER Ms Alice Blackall 02078553596(Tel) 02074044362(Fax) ablackall@farebrother.com</p> <p>GALE PRIGGEN & COMPANY Mr Clarke Buxton 02074045043(Tel) 02074045808(Fax) cb@galepriggen.co.uk</p> <p>GALE PRIGGEN & COMPANY Mr Tim Gale 02074045043(Tel) 02074045808(Fax) tpg@galepriggen.co.uk</p>
<p>16</p>	<p>12 Gough Square London EC4A 3DW</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £145,763 pa (approx £32.50 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>4,485 417 £32.50 £349.70 Avail</p> <p>4,485 417</p> <p>£52,519 pa (approx £11.71 psf) £38,122 pa (approx £8.50 psf) £52.71 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises ground floor office accommodation currently fitted out to provide 4 offices and a large boardroom. Available to let on a new lease direct from the landlord. Negotiable</p>	<p>2 Passenger Lift(s)</p> <ul style="list-style-type: none"> Air Conditioning Disabled Facilities Raised Floors Reception Storage Space <p>Grade: Second Hand Last Update: 03/05/2013</p>	<p>FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com</p> <p>FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com</p>

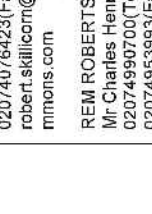
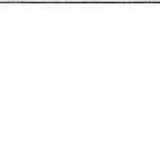

17	<p>222 Grays Inn Road London WC1X 8HB</p> 	<p>Use Class: Use: Rent:</p> <p>7th Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £221,249 pa (approx £34.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>6,413</td> <td>596</td> <td>£34.50</td> <td>£371.22</td> <td></td> </tr> <tr> <td>6,413</td> <td>596</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£99,402 pa (approx £15.50 psf) £55,344 pa (approx £8.63 psf) £58.63 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	6,413	596	£34.50	£371.22		6,413	596				<p>Leasehold</p> <p>The available space comprises 6,413 sq ft of quality air conditioned accommodation which is currently fitted out. The offices are mainly open plan with a kitchen and various offices / meeting rooms of various sizes. An assignment of the current lease until March 2018, or a new sublease outside the Landlord and Tenant Act 1954 (as amended), Negotiable.</p>	<ul style="list-style-type: none"> 24 Hour Access 7 Passenger Lift(s) Air Conditioning Commissionaire Garage Raised Floors <p>Grade: Second Hand Last Update: 06/04/2013</p>	<p>CROSSLAND OTTER HUNT Mr Phil Frenay 02074081114(Tel) 02074998436(Fax) phil@coh.eu</p> <p>CROSSLAND OTTER HUNT Mr Richard Lockhart 02074081114(Tel) 02074998436(Fax) richard@coh.eu</p>										
Sq Ft	Sq M	£psf	£psm	Avail																											
6,413	596	£34.50	£371.22																												
6,413	596																														
18	<p>100 Grays Inn Road London WC1X 8AL</p> 	<p>Use Class: Use: Rent:</p> <p>5th Floor 4th Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £324,500 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>5,500</td> <td>511</td> <td>£29.50</td> <td>£317.42</td> <td></td> </tr> <tr> <td>5,500</td> <td>511</td> <td>£29.50</td> <td>£317.42</td> <td></td> </tr> <tr> <td>11,000</td> <td>1,022</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£192,940 pa (approx £17.54 psf) £81,950 pa (approx £7.45 psf) £54.49 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	5,500	511	£29.50	£317.42		5,500	511	£29.50	£317.42		11,000	1,022				<p>Leasehold</p> <p>The available space comprises fourth, fifth and seventh floor office accommodation. New full repairing and insuring leases available for a term by arrangement. Parking is available by separate arrangement. 01/09/2011 Vacant</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Air Conditioning Car Parking Commissionaire Garage Raised Floors Reception <p>Grade: Second Hand Last Update: 03/05/2013</p>	<p>ANTON PAGE LLP Mr Chris Antoniou 020739361313(Tel) 02076092808(Fax) chrisantoniou@antonpage.com</p> <p>FAREBROTHER Mr Charles Thompson 02078565554(Tel) 02074044362(Fax) cthompson@farebrother.com</p>					
Sq Ft	Sq M	£psf	£psm	Avail																											
5,500	511	£29.50	£317.42																												
5,500	511	£29.50	£317.42																												
11,000	1,022																														
19	<p>Fanz House 99 Grays Inn Road London WC1X 8TY</p> 	<p>Use Class: Use: Rent:</p> <p>4th Floor 3rd Floor 2nd Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £106,405 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>954</td> <td>89</td> <td>£32.50</td> <td>£349.70</td> <td></td> </tr> <tr> <td>1,165</td> <td>108</td> <td>£32.50</td> <td>£349.70</td> <td></td> </tr> <tr> <td>1,155</td> <td>107</td> <td>£32.50</td> <td>£349.70</td> <td></td> </tr> <tr> <td>3,274</td> <td>304</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£49,503 pa (approx £15.12 psf) £14,864 pa (approx £4.54 psf) £52.16 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	954	89	£32.50	£349.70		1,165	108	£32.50	£349.70		1,155	107	£32.50	£349.70		3,274	304				<p>Leasehold</p> <p>The available space comprises air conditioned office accommodation arranged from the second to the fourth floor. A new lease is available direct from the Landlord for a term by arrangement. 01/10/2012 Vacant</p>	<ul style="list-style-type: none"> 2 Car Parking Spaces 2 Passenger Lift(s) 24 Hour Access Air Conditioning Energy Performance Rating - E LG7 Lighting Security System <p>Grade: Second Hand Last Update: 09/05/2013</p>	<p>FRESSON & TEE LTD Mr George McCullough 02073917100(Tel) 02073917121(Fax) george.mccullough@fandt.com</p> <p>KINNEY GREEN Mr Rob Macnab 02072698804(Tel) 02072698811(Fax) r.macnab@kinneygreen.com</p> <p>KINNEY GREEN Ms Sophie Higgins 02072698814(Tel) 02072698811(Fax) s.higgins@kinneygreen.com</p>
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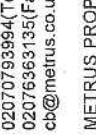
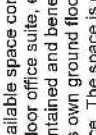
<p>20</p>	<p>Verulam Gardens 70 Grays Inn Road London WC1X 8NB</p> 	<p>Use Class: Use: Rent:</p> <p>4th Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £230,733 pa (approx £42.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>5,429</td> <td>504</td> <td>£42.50</td> <td>£457.30</td> <td>Avail</td> </tr> <tr> <td>5,429</td> <td>504</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£89,850 pa (approx £16.55 psf) £48,861 pa (approx £9.00 psf) £68.05 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	5,429	504	£42.50	£457.30	Avail	5,429	504				<p>Leasehold</p> <p>The available space comprises 5,429 sq ft of office accommodation on the 4th floor. The accommodation is available by way of a new lease for a term to be agreed. 01/04/2013 Vacant</p>	<ul style="list-style-type: none"> • 2 Passenger Lift(s) • Air Conditioning • Commissionaire • Garage • Reception • Security System • Storage Space <p>Grade: Second Hand Last Update: 06/04/2013</p>	<p>DELOITTE Mr Cathal Diamond 02078967831(Tel) 02078967901(Fax) cadiamond@deloitte.co.uk</p> <p>DELOITTE Mrs Sophie Dickens 02073033315(Tel) 02078968001(Fax) sdickens@deloitte.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail																	
5,429	504	£42.50	£457.30	Avail																	
5,429	504																				
<p>21</p>	<p>20 - 23 Greville Street London EC1N 8RR</p> 	<p>Use Class: Use: Rent:</p> <p>1st Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £123,270 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>3,522</td> <td>327</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>3,522</td> <td>327</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£39,270 pa (approx £11.15 psf) £17,786 pa (approx £5.05 psf) £51.20 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	3,522	327	£35.00	£376.60	Avail	3,522	327				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first floor. Available on a new FRI lease for a term to be agreed. 01/12/2012 Vacant</p>	<ul style="list-style-type: none"> • 1 Car Parking Spaces • 1 Passenger Lift(s) • 24 Hour Access • Air Conditioning • Raised Floors • Security System <p>Grade: New or Refurbished Last Update: 25/04/2013</p>	<p>HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail																	
3,522	327	£35.00	£376.60	Avail																	
3,522	327																				
<p>22</p>	<p>34 - 35 Hatton Garden London EC1N 8DX</p> 	<p>Use Class: Use: Rent:</p> <p>Unit/suite- 31, 3rd Floor</p> <p>TOTAL</p> <p>Rates: Service Charge:</p>	<p>B1 (Business) B1 Office/Business £21,600 pa (approx £18.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,200</td> <td>111</td> <td>£18.00</td> <td>£193.68</td> <td>Avail</td> </tr> <tr> <td>1,200</td> <td>111</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Not Quoting £6,000 pa (approx £5.00 psf)</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,200	111	£18.00	£193.68	Avail	1,200	111				<p>Leasehold</p> <p>The available space comprises various office suites located throughout the building. A new flexible lease on terms to be agreed. 22/08/2008 Vacant</p>	<ul style="list-style-type: none"> • 24 Hour Access • Air Conditioning • Courtyard <p>Grade: Second Hand Last Update: 04/04/2013</p>	<p>PALL MALL INVESTMENTS LTD Mr Maurice Kennedy 02039867221(Tel) 020398654971(Fax) mkennedy@pallmallinvestments.demon.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail																	
1,200	111	£18.00	£193.68	Avail																	
1,200	111																				


<p>23</p>	<p>33 Hatton Garden London EC1N 8DL</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £43,779 pa (approx £24.25 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>190</td> <td>18</td> <td>£28.94</td> <td>£311.39</td> <td>Avail</td> </tr> <tr> <td>1,340</td> <td>124</td> <td>£22.00</td> <td>£236.72</td> <td>Avail</td> </tr> <tr> <td>275</td> <td>26</td> <td>£32.00</td> <td>£344.32</td> <td>U/O</td> </tr> <tr> <td>TOTAL</td> <td>1,805</td> <td>168</td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £19,963 pa (approx £11.06 psf) Service Charge: £5,415 pa (approx £3.00 psf)</p>	Sq Ft	Sq M	£psf	£psm	Avail	190	18	£28.94	£311.39	Avail	1,340	124	£22.00	£236.72	Avail	275	26	£32.00	£344.32	U/O	TOTAL	1,805	168			<p>Leasehold</p> <p>The available space comprises second floor office accommodation. A new FRI lease on terms to be agreed. Negotiable</p>	<p>1 Passenger Lift(s) Security System</p> <p>Grade: Second Hand Last Update: 13/05/2013</p>	<p>GOODSIR COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsircommercial.co.uk</p> <p>GOODSIR COMMERCIAL LTD Mr Tom Frost 02075666458(Tel) 02072518026(Fax) tomfrost@goodsircommercial.co.uk</p> <p>MARCUS KING & CO Mr Daniel Taylor 020 8458 4234(Tel) dantel@marcusking.co.uk</p>										
Sq Ft	Sq M	£psf	£psm	Avail																																				
190	18	£28.94	£311.39	Avail																																				
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TOTAL	1,805	168																																						
<p>24</p>	<p>100 Hatton Garden London EC1N 8NX</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £79,202 pa (approx £28.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>735</td> <td>68</td> <td>£28.50</td> <td>£306.66</td> <td>U/O</td> </tr> <tr> <td>734</td> <td>68</td> <td>£28.50</td> <td>£306.66</td> <td>Avail</td> </tr> <tr> <td>320</td> <td>30</td> <td>£28.50</td> <td>£306.66</td> <td>U/O</td> </tr> <tr> <td>500</td> <td>28</td> <td>£28.50</td> <td>£306.66</td> <td>Avail</td> </tr> <tr> <td>690</td> <td>64</td> <td>£28.50</td> <td>£306.66</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,779</td> <td>258</td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £30,569 pa (approx £11.00 psf) Service Charge: £27,790 pa (approx £10.00 psf) Total Outgoings: £49.50 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	735	68	£28.50	£306.66	U/O	734	68	£28.50	£306.66	Avail	320	30	£28.50	£306.66	U/O	500	28	£28.50	£306.66	Avail	690	64	£28.50	£306.66	Avail	TOTAL	2,779	258			<p>Leasehold</p> <p>The available space comprises office accommodation on the first floor. The property is available on a new FRI lease on terms to be agreed. 01/03/2013 Vacant</p>	<p>24 Hour Access Air Conditioning Security System Storage Space</p> <p>Grade: Second Hand Last Update: 09/05/2013</p>	<p>METRUS PROPERTY ADVISORS LTD Mr Colin Becker 02070793994(Tel) 02076363135(Fax) cb@metrus.co.uk</p> <p>METRUS PROPERTY ADVISORS LTD Mr Gregory Meller 02070793961(Tel) 02076363135(Fax) gm@metrus.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail																																				
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TOTAL	2,779	258																																						
<p>25</p>	<p>Chapel House 18 Hatton Place London EC1N 8RU</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £61,600 pa (approx £27.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,120</td> <td>104</td> <td>£27.50</td> <td>£295.90</td> <td>U/O</td> </tr> <tr> <td>1,120</td> <td>104</td> <td>£27.50</td> <td>£295.90</td> <td>Avail</td> </tr> <tr> <td>TOTAL</td> <td>2,240</td> <td>208</td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £21,728 pa (approx £9.70 psf) Service Charge: £14,000 pa (approx £6.25 psf) Total Outgoings: £43.45 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,120	104	£27.50	£295.90	U/O	1,120	104	£27.50	£295.90	Avail	TOTAL	2,240	208			<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fourth floor. The space is available leasehold for a term to be agreed. 01/11/2012 Vacant</p>	<p>1 Passenger Lift(s) 2 Car Parking Spaces 24 Hour Access Air Conditioning Energy Performance Rating - E</p> <p>Grade: Second Hand Last Update: 24/04/2013</p>	<p>HILLER & PARTNERS Mr David Wylie 02074302394(Tel) 02074300960(Fax) david_wylie@btconnect.com</p>															
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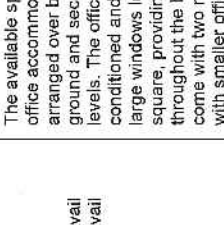
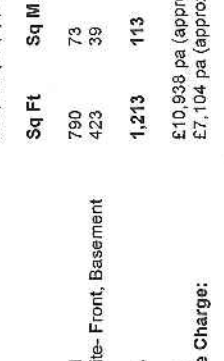
<p>26</p> <p>8 Herbal Hill London EC1R 5EJ</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £37,997 pa (approx £26.91 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>1,412 131 £26.91 £289.55 Avail</p> <p>1,412 131</p> <p>£7,123 pa (approx £5.04 psf) Not Quoting</p> <p>Rates: Service Charge:</p>	<p>Leasehold</p> <p>The available space comprises office/showroom accommodation arranged over the ground floor. The premises are offered in shell condition and benefit from a 3.5m ceiling height and very good natural light. Available leasehold at £38,000 pa. Terms to be agreed. 01/07/2012 Vacant</p>	<p>Grade: Last Update:</p> <p>Storage Space Second Hand 10/05/2013</p> <p>JARVIS KELLER STEPHENS LTD Ms Lucy Stephens 02072519226(Tel) 02072537480(Fax) lucy@jarviskellerstephens.co.uk</p>
<p>27</p> <p>The Dutch House Holborn London WC1V 7LL</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £60,000 pa (approx £34.97 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>747 69 £40.16 £432.12 Avail 969 90 £30.96 £333.13 U/O</p> <p>1,716 159</p> <p>£18,434 pa (approx £10.74 psf) £12,870 pa (approx £7.50 psf)</p> <p>Rates: Service Charge:</p>	<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first, sixth, seventh and eighth floors. The floors provide wooden parquet flooring, good natural light and comfort cooling on the first and sixth floors. Available on new leases direct from the landlord. Rent £30,000 pa per floor. Negotiable</p>	<p>Grade: Last Update:</p> <p>1 Passenger Lift(s) 24 Hour Access Reception Security System Second Hand 03/05/2013</p> <p>FAREBROTHER Mr Julian Hind 02078553558(Tel) 02074044362(Fax) jhind@farebrother.com</p> <p>FAREBROTHER Mr Tom Cazalet 02078553551(Tel) 02074044362(Fax) tcazalet@farebrother.com</p> <p>FAREBROTHER Ms Alice Blackall 02078553596(Tel) 02074044362(Fax) ablackall@farebrother.com</p>
<p>28</p> <p>Napier House 24 - 28 High Holborn London WC1V 6AZ</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £319,970 pa (approx £35.00 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>2,385 222 £35.00 £376.60 U/O 3,058 284 £35.00 £376.60 U/O 3,412 317 £35.00 £376.60 U/O 287 27 £35.00 £376.60 Avail</p> <p>9,142 849</p> <p>£171,870 pa (approx £18.80 psf) £96,082 pa (approx £10.51 psf) £64,311 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises basement, ground and first through to fifth floor office accommodation. A new lease(s) by arrangement. 01/12/2011 Vacant</p>	<p>Grade: Last Update:</p> <p>2 Passenger Lift(s) Air Conditioning Commissionaire Courtyard Energy Performance Rating - C Raised Floors Reception Second Hand 03/05/2013</p> <p>FAREBROTHER Mr Iain Malcolm 02078553556(Tel) 02074044362(Fax) imalcolm@farebrother.com</p> <p>FAREBROTHER Mr Julian Hind 02078553558(Tel) 02074044362(Fax) jhind@farebrother.com</p> <p>FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com</p>

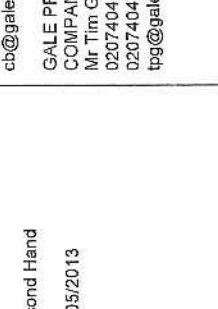
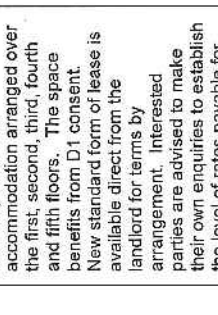

<p>29</p>	<p>Weston House 246 High Holborn London WC1V 7EX</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £325,215 pa (approx £22.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>5,806</td> <td>539</td> <td>£22.50</td> <td>£242.10</td> </tr> <tr> <td>8,648</td> <td>803</td> <td>£22.50</td> <td>£242.10</td> </tr> <tr> <td>14,454</td> <td>1,343</td> <td></td> <td></td> </tr> </tbody> </table> <p>6th Floor U/O 5th Floor Avail</p> <p>TOTAL</p> <p>Rates: Service Charge: £216,810 pa (approx £15.00 psf) Total Outgoings: £130,086 pa (approx £9.00 psf) £46.50 psf</p>	Sq Ft	Sq M	£psf	£psm	5,806	539	£22.50	£242.10	8,648	803	£22.50	£242.10	14,454	1,343			<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fifth and sixth floors, both fully fitted to incorporate a number of partitioned office/meeting rooms. The reception and common parts of the building have recently undergone a thorough refurbishment. New FRI lease(s) are available direct from the landlord for a term to be agreed.</p> <p>30 Days</p>	<p>2 Passenger Lift(s) 24 Hour Access Disabled Facilities Garage Reception Restaurant Roof Terrace Storage Space Swimming Pool</p> <p>Grade: Second Hand Last Update: 03/05/2013</p> <p>FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com</p> <p>MONMOUTH DEAN LLP Mr Rhys Evans 02070251393(Tel) revans@monmouthdean.com</p> <p>MONMOUTH DEAN LLP Ms Elena Kosseva 02070251397(Tel) ekosseva@monmouthdean.com</p>
Sq Ft	Sq M	£psf	£psm																	
5,806	539	£22.50	£242.10																	
8,648	803	£22.50	£242.10																	
14,454	1,343																			
<p>30</p>	<p>Brownlow House 50 - 51 High Holborn London WC1V 6ER</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £95,433 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>1,375</td> <td>128</td> <td>£29.50</td> <td>£317.42</td> </tr> <tr> <td>1,860</td> <td>173</td> <td>£29.50</td> <td>£317.42</td> </tr> <tr> <td>3,235</td> <td>301</td> <td></td> <td></td> </tr> </tbody> </table> <p>4th Floor Avail 2nd Floor Avail</p> <p>TOTAL</p> <p>Rates: Service Charge: £50,142 pa (approx £15.50 psf) Total Outgoings: £30,732 pa (approx £9.50 psf) £54.50 psf</p>	Sq Ft	Sq M	£psf	£psm	1,375	128	£29.50	£317.42	1,860	173	£29.50	£317.42	3,235	301			<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the second and fourth floors. Available on a new flexible lease for a term to be agreed.</p> <p>01/01/2013 Vacant</p>	<p>1 Passenger Lift(s) Air Conditioning Energy Performance Rating - F</p> <p>Grade: Second Hand Last Update: 03/05/2013</p> <p>ALLSOP Mr James Proctor 02075884433(Tel) 02073748212(Fax) james.proctor@allsop.co.uk</p> <p>ALLSOP Mr James Strawson 02075884433(Tel) james.strawson@allsop.co.uk</p> <p>FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com</p> <p>FAREBROTHER Mr Julian Hind 02078553558(Tel) 02074044362(Fax) jhind@farebrother.com</p>
Sq Ft	Sq M	£psf	£psm																	
1,375	128	£29.50	£317.42																	
1,860	173	£29.50	£317.42																	
3,235	301																			
<p>31</p>	<p>Penderel House 284 - 288 High Holborn London WC1V 7HP</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £197,400 pa (approx £35.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>2,820</td> <td>262</td> <td>£35.00</td> <td>£376.60</td> </tr> <tr> <td>2,820</td> <td>262</td> <td>£35.00</td> <td>£376.60</td> </tr> <tr> <td>5,640</td> <td>524</td> <td></td> <td></td> </tr> </tbody> </table> <p>8th Floor Avail 7th Floor Avail</p> <p>TOTAL</p> <p>Rates: Service Charge: £89,987 pa (approx £15.96 psf) Total Outgoings: £36,660 pa (approx £6.50 psf) £57.46 psf</p>	Sq Ft	Sq M	£psf	£psm	2,820	262	£35.00	£376.60	2,820	262	£35.00	£376.60	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.</p> <p>01/06/2013 Vacant</p>	<p>2 Passenger Lift(s) Air Conditioning Commissionaire Raised Floors Security System</p> <p>Grade: Second Hand Last Update: 10/05/2013</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 Daniel Cohen 02078318311(Tel) 02078312093(Fax) danielcohen@richardsusskind.com</p>
Sq Ft	Sq M	£psf	£psm																	
2,820	262	£35.00	£376.60																	
2,820	262	£35.00	£376.60																	
5,640	524																			


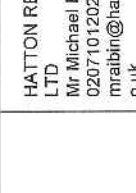
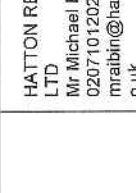
<p>32</p> <p>322 High Holborn London WC1V 7PB</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £291,431 pa (approx £39.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>7,378</td> <td>685</td> <td>£39.50</td> <td>£425.02</td> <td>Avail</td> </tr> <tr> <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) £85,806 pa (approx £11.63 psf) Total Outgoings: £70.76 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	7,378	685	£39.50	£425.02	Avail	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 from 3,500 sq ft. new sublease to expire in January 2018. 01/07/2012 Vacant</p>	<p>3 Passenger Lift(s)</p> <ul style="list-style-type: none"> Air Conditioning Commissionaire Energy Performance Rating - E Raised Floors Reception <p>Grade: Second Hand Last Update: 29/04/2013</p>	<p>EDWARD SYMONDS & PARTNERS Mr Robert Skillicom 02079556417(Tel) 02074076423(Fax) robert.skillicom@edwardsymons.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>																									
Sq Ft	Sq M	£psf	£psm	Avail																																								
7,378	685	£39.50	£425.02	Avail																																								
7,378	685																																											
<p>33</p> <p>Thavies Inn House 3-4 5 Holborn Circus London EC1N 2HB</p> 	<p>Use Class: D1 (Non residential institutions) Use: B1 Office/Business Rent: £187,650 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,003</td> <td>93</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>1,099</td> <td>102</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>1,146</td> <td>106</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>1,131</td> <td>105</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>1,015</td> <td>94</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>967</td> <td>90</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>6,361</td> <td>591</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,003	93	£29.50	£317.42	Avail	1,099	102	£29.50	£317.42	Avail	1,146	106	£29.50	£317.42	Avail	1,131	105	£29.50	£317.42	Avail	1,015	94	£29.50	£317.42	Avail	967	90	£29.50	£317.42	Avail	6,361	591				<p>Leasehold</p> <p>The available space comprises D1 educational accommodation arranged over the lower ground and five upper floors. The property is to be refurbished. A new lease available for a term to be agreed. Negotiable</p>	<p>2 Passenger Lift(s)</p> <ul style="list-style-type: none"> 24 Hour Access Air Conditioning Commissionaire Reception Security System Storage Space <p>Grade: Second Hand Last Update: 03/05/2013</p>	<p>FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com</p> <p>FAREBROTHER Mr Patrick Phillips 02078553549(Tel) 02074044362(Fax) pphillips@farebrother.com</p>
Sq Ft	Sq M	£psf	£psm	Avail																																								
1,003	93	£29.50	£317.42	Avail																																								
1,099	102	£29.50	£317.42	Avail																																								
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967	90	£29.50	£317.42	Avail																																								
6,361	591																																											
<p>34</p> <p>Saffron House 6 - 10 Kirby Street London EC1N 8TS</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £67,850 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,300</td> <td>214</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>2,300</td> <td>214</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,300	214	£29.50	£317.42	Avail	2,300	214				<p>Leasehold</p> <p>The available space comprises third floor office accommodation. A lease is available on terms to be agreed. 01/02/2013 Vacant</p>	<p>24 Hour Access</p> <ul style="list-style-type: none"> 3 Passenger Lift(s) Air Conditioning Commissionaire Disabled Facilities Reception Security System Street Only Parking <p>Grade: Second Hand Last Update: 17/04/2013</p>	<p>BNP PARIBAS REAL ESTATE UK Ms Lisa Moran 02073384355(Tel) lisa.moran@bnpparibas.com</p>																									
Sq Ft	Sq M	£psf	£psm	Avail																																								
2,300	214	£29.50	£317.42	Avail																																								
2,300	214																																											

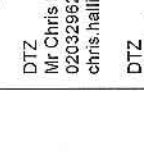
<p>35</p>	<p>2 Leather Lane London EC1N 7ST</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £98,586 pa (approx £36.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,427</td> <td>225</td> <td>£36.50</td> <td>£392.74</td> <td>Avail</td> </tr> <tr> <td>2,427</td> <td>225</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>1st Floor TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p> <p>£18,518 pa (approx £7.63 psf) £16,455 pa (approx £6.78 psf) £50.91 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,427	225	£36.50	£392.74	Avail	2,427	225				<p>Leasehold</p> <p>The available space comprises a first floor office suite, entirely self-contained and benefits from its own ground floor entrance. The space is open plan, with good natural light, perimeter trunking and a kitchenette. It has been recently fully refurbished. A new FRI lease is available to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II as amended. 01/09/2012 Vacant</p>	<p>24 Hour Access 29 Car Parking Spaces 6 Passenger Lift(s) Air Conditioning Commissionaire Energy Performance Rating - D Reception Security System</p> <p>Grade: Second Hand Last Update: 09/05/2013</p> <p>METRUS PROPERTY ADVISORS LTD Mr Colin Becker 02070793994(Tel) 02076363135(Fax) cb@metrus.co.uk</p> <p>METRUS PROPERTY ADVISORS LTD Mr Gregory Mieller 02070793961(Tel) 02076363135(Fax) gm@metrus.co.uk</p> <p>METRUS PROPERTY ADVISORS LTD Mr Robin Lester 02070792494(Tel) 02076363135(Fax) rl@metrus.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail															
2,427	225	£36.50	£392.74	Avail															
2,427	225																		
<p>36</p>	<p>Queens House 55 - 56 Lincolns Inn Fields London WC2A 3LJ</p> 	<p>Use Class: Use: Rent:</p> <p>B1 (Business) B1 Office/Business £102,179 pa (approx £38.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,654</td> <td>247</td> <td>£38.50</td> <td>£414.26</td> <td>Avail</td> </tr> <tr> <td>2,654</td> <td>247</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>4th Floor TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p> <p>£40,075 pa (approx £15.10 psf) £15,659 pa (approx £5.90 psf) £59.50 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,654	247	£38.50	£414.26	Avail	2,654	247				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over fourth floor level. Entry is through a manned reception, which leads to two passenger lifts. The space is largely open plan, with large windows providing plenty of natural light and making the most of the square. The area includes two meeting rooms and a kitchen area. The office has just been refitted to Grade A level. The space comes with high speed internet and air conditioning. The space is available as a sub-lease or as shared office space. The rental is £35.50 psf for the former or £500 per desk, per month (ten maximum) if the latter option is taken. Negotiable</p>	<p>2 Passenger Lift(s) 24 Hour Access Air Conditioning Commissionaire Conference Facilities Garage Reception</p> <p>Grade: Second Hand Last Update: 01/05/2013</p> <p>BARCLAY FOX Mr Fraser Williams 02072922025(Tel) fraser.williams@barclayfox.co.uk</p> <p>BARCLAY FOX Mr John Eden 02072922026(Tel) john.eden@barclayfox.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail															
2,654	247	£38.50	£414.26	Avail															
2,654	247																		

<p>37</p>	<p>Dog And Duck Yard 2 - 10 Princeson Street London WC1R 4BH</p> 	<p>Use Class: Use: Rent:</p> <p>2nd Floor 1st Floor TOTAL</p> <p>Rates: Service Charge:</p>	<p>B1 (Business) B1 Office/Business £98,775 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,956</td> <td>182</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>1,995</td> <td>185</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>3,951</td> <td>367</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£49,743 pa (approx £12.59 psf) Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,956	182	£25.00	£269.00	Avail	1,995	185	£25.00	£269.00	Avail	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: A- Warehouse style office space A- Redecorated walls and ceilings A- Excellent natural light and ventilation A- Galvanised steel trunking A- Entryphone system A- Perimeter gas fired central heating A- Good ceiling heights A- Goods lift A- New entrance being installed. A- 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: 06/04/2013</p>	<p>SAVOY STEWART Mr Darren Best 02074993666(Tel) 02074993192(Fax) db@savoystewart.co.uk</p> <p>SAVOY STEWART Mr David Mirelman 02074993666(Tel) 02074993192(Fax) dm@savoy.co.uk</p>
Sq Ft	Sq M	£psf	£psm	Avail																						
1,956	182	£25.00	£269.00	Avail																						
1,995	185	£25.00	£269.00	Avail																						
3,951	367																									

<p>38</p> <p>14 Red Lion Square London WC1R 4QH</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £39,777 pa (approx £32.79 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>790</td> <td>73</td> <td>£37.50</td> <td>£403.50</td> <td>Avail</td> </tr> <tr> <td>423</td> <td>39</td> <td>£24.00</td> <td>£258.24</td> <td>Avail</td> </tr> <tr> <td>1,213</td> <td>113</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £10,938 pa (approx £9.02 psf) Service Charge: £7,104 pa (approx £5.86 psf)</p> <p>Use Class: Ground Use: Unit/suite- Front, Basement TOTAL</p> <p>Rates: £10,938 pa (approx £9.02 psf) Service Charge: £7,104 pa (approx £5.86 psf)</p>	Sq Ft	Sq M	£psf	£psm	Avail	790	73	£37.50	£403.50	Avail	423	39	£24.00	£258.24	Avail	1,213	113				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over basement, ground and second floor levels. The offices are fully air conditioned and come with large windows looking over the square, providing natural light throughout the building. Floors come with two main offices with smaller offices behind. Kitchens are on each floor and showers are on the lower ground floor. The space is available on new leases from the landlord. Please note the rates and service charge figures are typical sums and these may vary depending on how much space is taken. Negotiable</p>	<ul style="list-style-type: none"> • Air Conditioning • Reception • Security System • Storage Space • Street Only Parking <p>Grade: Second Hand Last Update: 19/05/2013</p>	<p>BARCLAY FOX Mr Fraser Williams 02072922025(Tel) fraser.williams@barclayfox.co.uk</p> <p>BARCLAY FOX Mr John Eden 02072922026(Tel) john.eden@barclayfox.co.uk</p>					
Sq Ft	Sq M	£psf	£psm	Avail																									
790	73	£37.50	£403.50	Avail																									
423	39	£24.00	£258.24	Avail																									
1,213	113																												
<p>39</p> <p>14A St Cross Street London EC1N 8XA</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £67,850 pa (approx £29.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,300</td> <td>214</td> <td>£29.50</td> <td>£317.42</td> <td>Avail</td> </tr> <tr> <td>2,300</td> <td>214</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £26,565 pa (approx £11.55 psf) Service Charge: £8,487 pa (approx £3.69 psf) Total Outgoings: £44.74 psf</p> <p>Use Class: 4th Floor TOTAL</p> <p>Rates: £26,565 pa (approx £11.55 psf) Service Charge: £8,487 pa (approx £3.69 psf) Total Outgoings: £44.74 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,300	214	£29.50	£317.42	Avail	2,300	214				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the fourth floor. Available on a new lease at £29.50 psf. Negotiable</p>	<ul style="list-style-type: none"> • 1 Passenger Lift(s) • Air Conditioning • Energy Performance Rating - D • Raised Floors • Security System <p>Grade: Second Hand Last Update: 08/05/2013</p>	<p>BBG REAL ESTATE ADVISERS Ms Pippa Thorne 02076236622(Tel) pippa.thorne@bbgreal.com</p>										
Sq Ft	Sq M	£psf	£psm	Avail																									
2,300	214	£29.50	£317.42	Avail																									
2,300	214																												
<p>40</p> <p>Baird House 15 - 17 St Cross Street London EC1N 8UW</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £122,005 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>954</td> <td>89</td> <td>£32.50</td> <td>£349.70</td> <td>Avail</td> </tr> <tr> <td>2,196</td> <td>204</td> <td>£32.50</td> <td>£349.70</td> <td>U/O</td> </tr> <tr> <td>604</td> <td>56</td> <td>£32.50</td> <td>£349.70</td> <td>U/O</td> </tr> <tr> <td>3,754</td> <td>349</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Not Quoting Service Charge: Not Quoting</p> <p>Use Class: Unit/suite- N/W, 2nd Floor Use: Unit/suite- N/E & N/W, Ground Unit/suite- S/E, Ground TOTAL</p> <p>Rates: Not Quoting Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	954	89	£32.50	£349.70	Avail	2,196	204	£32.50	£349.70	U/O	604	56	£32.50	£349.70	U/O	3,754	349				<p>Leasehold</p> <p>The available space comprises open plan media style office accommodation arranged over part of the ground floor. Available on a leasehold basis. Negotiable</p>	<ul style="list-style-type: none"> • 24 Hour Access • Air Conditioning • Commissionaire • Goods Lift • Reception <p>Grade: Second Hand Last Update: 23/03/2013</p>	<p>RICHARD SUSSKIND & CO Mr Daniel Cohen 02078318311(Tel) 02078312093(Fax) danielcohen@richardsusskind.com</p>
Sq Ft	Sq M	£psf	£psm	Avail																									
954	89	£32.50	£349.70	Avail																									
2,196	204	£32.50	£349.70	U/O																									
604	56	£32.50	£349.70	U/O																									
3,754	349																												

<p>41</p> <p>Staple Inn Buildings, North 20 - 21 Staple Inn London WC1V 7QE</p> 	<p>Use Class: Use: Rent:</p> <p>5th Floor 4th Floor 3rd Floor 2nd Floor 1st Floor</p> <p>TOTAL</p> <p>Rates: Service Charge:</p>	<p>D1 (Non residential institutions) B1 Office/Business £95,778 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>227</td> <td>21</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>680</td> <td>63</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>680</td> <td>63</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>680</td> <td>63</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>2,947</td> <td>274</td> <td></td> <td></td> </tr> </tbody> </table> <p>Not Quoting £14,735 pa (approx £5.00 psf)</p>	Sq Ft	Sq M	£psf	£psm	227	21	£32.50	£349.70	680	63	£32.50	£349.70	680	63	£32.50	£349.70	680	63	£32.50	£349.70	2,947	274			<p>Leasehold</p> <p>The available space comprises 2,947 sq ft of office accommodation arranged over the first, second, third, fourth and fifth floors. The space benefits from D1 consent. New standard form of lease is available direct from the landlord for terms by arrangement. Interested parties are advised to make their own enquiries to establish the level of rates payable for the accommodation.</p>	<ul style="list-style-type: none"> • Air Conditioning • Courtyard • Security System • Storage Space <p>Grade: Second Hand Last Update: 10/05/2013</p>	<p>GALE PRIGGEN & COMPANY Mr Clarke Buxton 02074045043(Tel) 02074045808(Fax) cb@galepriggen.co.uk</p> <p>GALE PRIGGEN & COMPANY Mr Tim Gale 02074045043(Tel) 02074045808(Fax) tpg@galepriggen.co.uk</p>				
Sq Ft	Sq M	£psf	£psm																														
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680	63	£32.50	£349.70																														
680	63	£32.50	£349.70																														
2,947	274																																
<p>42</p> <p>South Buildings 20 - 21 Staple Inn London WC1V 7PZ</p> 	<p>Use Class: Use: Rent:</p> <p>4th Floor Unit/suite- North, 3rd Floor Unit/suite- South, 3rd Floor 2nd Floor 1st Floor</p> <p>TOTAL</p> <p>Rates: Service Charge:</p>	<p>B1 (Business) B1 Office/Business £108,947 pa (approx £32.48 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>531</td> <td>49</td> <td>£32.48</td> <td>£349.48</td> </tr> <tr> <td>895</td> <td>83</td> <td>£32.40</td> <td>£348.62</td> </tr> <tr> <td>490</td> <td>46</td> <td>£32.55</td> <td>£350.24</td> </tr> <tr> <td>530</td> <td>49</td> <td>£32.55</td> <td>£350.24</td> </tr> <tr> <td>908</td> <td>84</td> <td>£32.49</td> <td>£349.59</td> </tr> <tr> <td>3,354</td> <td>312</td> <td></td> <td></td> </tr> </tbody> </table> <p>Not Quoting £23,163 pa (approx £6.91 psf)</p>	Sq Ft	Sq M	£psf	£psm	531	49	£32.48	£349.48	895	83	£32.40	£348.62	490	46	£32.55	£350.24	530	49	£32.55	£350.24	908	84	£32.49	£349.59	3,354	312			<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the first, second, third and fourth floors. New standardised short form leases are available direct from the landlord for terms by arrangement. Separate basement storage units are available by separate agreement.</p>	<ul style="list-style-type: none"> • Air Conditioning • Security System • Storage Space • Street Only Parking <p>Grade: Second Hand Last Update: 10/05/2013</p>	<p>GALE PRIGGEN & COMPANY Mr Clarke Buxton 02074045043(Tel) 02074045808(Fax) cb@galepriggen.co.uk</p> <p>GALE PRIGGEN & COMPANY Mr Tim Gale 02074045043(Tel) 02074045808(Fax) tpg@galepriggen.co.uk</p>
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3,354	312																																
<p>43</p> <p>4 - 6 Staple Inn London WC1V 7PZ</p> 	<p>Use Class: Use: Rent:</p> <p>Unit/suite- B, 2nd Floor 2nd Floor 1st Floor 1st Floor Unit/suite- C, 1st Floor</p> <p>TOTAL</p> <p>Rates: Service Charge:</p>	<p>B1 (Business) B1 Office/Business £105,958 pa (approx £32.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>698</td> <td>65</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>867</td> <td>81</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>439</td> <td>41</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>847</td> <td>79</td> <td>£32.50</td> <td>£349.70</td> </tr> <tr> <td>409</td> <td>38</td> <td>£32.52</td> <td>£349.92</td> </tr> <tr> <td>3,260</td> <td>303</td> <td></td> <td></td> </tr> </tbody> </table> <p>£9,457 (approx £2.90 psf) £28,525 pa (approx £8.75 psf)</p>	Sq Ft	Sq M	£psf	£psm	698	65	£32.50	£349.70	867	81	£32.50	£349.70	439	41	£32.50	£349.70	847	79	£32.50	£349.70	409	38	£32.52	£349.92	3,260	303			<p>Leasehold</p> <p>The available space comprises contemporary office accommodation arranged in various suites on the first, second and third floors. New standardised short form leases are available direct from the landlord for terms by arrangement. Separate basement storage units are available by separate agreement.</p>	<ul style="list-style-type: none"> • 2 Passenger Lift(s) • 24 Hour Access • Category 5 Lighting • Commissionaire • Courtyard • On-Site Management • Security System • Storage Space <p>Grade: Second Hand Last Update: 10/05/2013</p>	<p>GALE PRIGGEN & COMPANY Mr Clarke Buxton 02074045043(Tel) 02074045808(Fax) cb@galepriggen.co.uk</p> <p>GALE PRIGGEN & COMPANY Mr Tim Gale 02074045043(Tel) 02074045808(Fax) tpg@galepriggen.co.uk</p>
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3,260	303																																

<p>44</p> <p>Lacon House 84 Theobalds Road London WC1X 8WA</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £582,525 pa (approx £22.50 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>25,890 2,405 £22.50 £242.10 Avail</p> <p>25,890 2,405</p> <p>£476,894 pa (approx £18.42 psf) £203,236 pa (approx £7.85 psf) £48.77 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises office accommodation of 25,890 sq ft which can be divided into suites from 6,000 sq ft. The accommodation benefits from air conditioning and 24 hour access. A sublease available until October 2014. 30 Days</p>	<p>24 Hour Access 6 Passenger Lift(s) Air Conditioning Atrium Commissionaire Raised Floors Security System</p> <p>Grade: Second Hand Last Update: 03/05/2013</p>	<p>FAREBROTHER Mr Julian Hind 02078553588(Tel) 02074044362(Fax) jhind@farebrother.com</p> <p>FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com</p>
<p>45</p> <p>8 - 14 Vine Hill London EC1R 5DX</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £116,525 pa (approx £39.50 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>2,950 274 £39.50 £425.02 Avail</p> <p>2,950 274</p> <p>£40,736 pa (approx £13.81 psf) £21,918 pa (approx £7.43 psf) £90.74 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises open plan office accommodation arranged over the third floor. The space benefits from a modern entrance lobby, original London stock exposed brickwork, superb natural light, wood finish raised floors, air conditioning, passenger lift, contemporary lighting and dial access from the core. A new FRI lease is available on terms to be agreed. 30 Days</p>	<p>1 Passenger Lift(s) 24 Hour Access Air Conditioning Category 2 Lighting Energy Performance Rating - C Raised Floors Security System</p> <p>Grade: Second Hand Last Update: 25/04/2013</p>	<p>HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk</p> <p>HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk</p>
<p>46</p> <p>Waterhouse Square 3 Waterhouse Square London EC1N 2ST</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £252,910 pa (approx £35.00 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>7,226 671 £35.00 £376.60 Avail</p> <p>7,226 671</p> <p>£97,985 pa (approx £13.56 psf) £86,712 pa (approx £12.00 psf) £60.56 psf</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>Leasehold</p> <p>The available space comprises ground floor office space located in the south side of the property. A new sublease is available for a term by agreement. 01/02/2012 Vacant</p>	<p>1 Car Parking Spaces 24 Hour Access 4 Passenger Lift(s) Air Conditioning Atrium Commissionaire Court yard Energy Performance Rating - D Goods Lift Raised Floors Reception Security Entry System Security System Storage Space</p> <p>Grade: Second Hand Last Update: 12/04/2013</p>	<p>KNIGHT FRANK LLP Mr Peter Gray 02078611304(Tel) 02076065502(Fax) peter.gray@knightfrank.com</p> <p>KNIGHT FRANK LLP Ms Abby Smart 02078611306(Tel) 02076065502(Fax) abby.smart@knightfrank.com</p> <p>MCCALMONT-WOODS LTD Mr Nick Mccalmon-Woods 02071010666(Tel) nick@mccalmon-woods.com</p>

<p>46</p> <p>Waterhouse Square 1 Waterhouse Square London EC1N 2ST</p> 	<p>Use Class: Use: Rent:</p> <p>5th Floor 6th Floor</p> <p>TOTAL</p> <p>Rates: Service Charge: Total Outgoings:</p>	<p>B1 (Business) B1 Office/Business £48,425 pa (approx £25.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>910</td> <td>85</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>1,027</td> <td>95</td> <td>£25.00</td> <td>£269.00</td> <td>Avail</td> </tr> <tr> <td>1,937</td> <td>180</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>£27,116 pa (approx £14.00 psf) £30,024 pa (approx £15.50 psf) £54.50 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	910	85	£25.00	£269.00	Avail	1,027	95	£25.00	£269.00	Avail	1,937	180				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over lower ground, fifth and sixth floors. The accommodation is available by way of a new lease by arrangement. Guiding mid-upper £20s. 01/12/2011 Vacant</p>	<ul style="list-style-type: none"> • 1 Car Parking Spaces • 24 Hour Access • 4 Passenger Lift(s) • Air Conditioning • Atrium • Commissionaire • Courtyard • Goods Lift • Raised Floors • Reception • Security Entry System • Security System • Storage Space <p>Grade: New or Refurbished Last Update: 02/05/2013</p>	<p>DTZ Mr Alex Kemp 0203 296 4627(Tel) 01937587639(Fax) alex.kemp@dtz.com</p> <p>DTZ Mr Chris Halliwell 02032962010(Tel) chris.halliwell@dtz.com</p> <p>DTZ Mr Craig Norton 02032964620(Tel) 02032964600(Fax) craig.norton@dtz.com</p> <p>DTZ Mr Jonathan Huckstep 02032962006(Tel) Jonathan.huckstep@dtz.com</p> <p>DTZ Ms Naomi Charlton 020 3296 4623(Tel) 020 7643 8000(Fax) naomi.charlton@dtz.com</p>
Sq Ft	Sq M	£psf	£psm	Avail																					
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