MONTAGU EVANS

14 ROGER STREET, LONDON, WC1N 2JU

APPLICATION FOR PLANNING PERMISSION & CONSERVATION AREA CONSENT

OFFICE MARKET REPORT

DECEMBER 2012

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1.0 EXECUTIVE SUMMARY

1.1 Montagu Evans LLP (ME) has prepared this report to consider the potential for reuse of this building as offices and to outline the attempts that have been made to do so over the almost 6 years, since the last tenant vacated in May 2007 (**Section 2**).

1.2 The report works through the tests that need to be met to prove that the loss of No. 14 Roger Street as an employment site would not prejudice LBC's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective (**Section 2**).

1.3 No.14 Roger Street is located 25 m to the west of Gray's Inn Road, approximately 150 m north of the Gray's Inn Road junction with Theobalds Road. It is approximately 600 metres walk from Chancery Lane Tube Station (Central Line). The building comprises 6 storeys (B, G + 4 upper floors) and contains 435 sqm of B1 accommodation (Gross Internal Area (GIA)) (**Section 3**).

1.4 This section sets out the planning policy against which the loss of B1 floorspace, in this case, will be assessed. The most relevant planning policies are the LBC Core Strategy, Policy CS8 the LBC Development Policies DPD, Policy DP13 (**Section 4**).

1.5 The Government published the National Planning Policy Framework in March 2012. This emphasises the presumption in favour of sustainable development (**Section 5**).

1.6 Given the existing site constraints on the existing building, it is not well suited to meeting the needs of modern businesses and does not benefit from specifications that would suit alternative employment uses. We set these out in more detail in **Section 6**.

1.7 **Section 7** (and Appendix 1) sets out the marketing activity that has been carried out in relation to the property in trying to secure a letting.

1.8 In the circumstances, we have undertaken a review of B1 space on the market within a 1.5km radius of the site. We consider the supply and demand for this **Section 8**.

1.9 Supply in the market at the current time shows there to be a significant amount of accommodation of various grades and sizes within the Roger Street area (approximately 656,666 sqm (7,068,457 sqft), which provides a higher specification of accommodation at comparable rents (**Section 9**).

1.10 Having regard to the above points, due to standard of the accommodation and the site's constraints it can be seen that the building does not make, and for some years has not made, a valuable contribution to the employment land within the borough and its release for alternative uses which provide alternative planning benefits, is considered to comply with Policy CS8 and DP13, and Camden Planning Guidance Policy CPG5. Therefore the release of 14 Roger Street will not prejudice the aims and objectives of the Council's employment policies (**Section 9**).

2.0 INTRODUCTION

2.1 Montagu Evans LLP (ME) has prepared this report to consider the potential for reuse of this building as offices and to outline the attempts that have been made to do so over the almost 6 years, since the last tenant vacated in May 2007.

2.2 ME has also considered the potential for this building to continue in employment use, having regard to the planning policies of London Borough of Camden (LBC), the condition of the building, the alternative supply in the area and occupier requirements.

2.3 This note sets out:

- A description of the application site;
- The planning policy context relevant to the loss of employment space;
- Relevant Central Government guidance; and
- The issues arising with the existing building's ability to contribute to providing appropriate B1 employment floorspace, in the context of the requirements of modern occupiers.

2.4 The report sets out the factors relevant in this case to assessment of the scheme against London Borough of Camden (LBC) Core Strategy, Policy CS8 and LBC Development Policies DPD, Policy DP13.

2.5 The report works through the tests that need to be met to prove that the loss of No. 14 Roger Street as an employment site would not prejudice LBC's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective.

3.0 THE EXISTING BUILDING

Location

3.1 No.14 Roger Street is located 25 m to the west of Gray's Inn Road, approximately 150 m north of the Gray's Inn Road junction with Theobalds Road.

3.2 It is approximately 600 metres walk from Chancery Lane Tube Station (Central Line).

The Building

3.3 The building comprises 6 storeys (B, G + 4 upper floors) and contains 435 sqm of B1 accommodation (Gross Internal Area (GIA)).

4.0 RELEVANT LOCAL PLANNING POLICY AND GUIDANCE

4.1 This section sets out the planning policy against which the loss of B1 floorspace, in this case, will be assessed. The most relevant planning policies are the LBC Core Strategy, Policy CS8 and the LBC Development Policies DPD, Policy DP13.

4.2 Policy CS8 (Promoting a successful and inclusive Camden economy) emphasises the need to support Camden's industries by:

> *"safeguarding existing employment sites and premises in the borough that meet the needs of modern industry and other employers."*

4.3 Policy DP 13 (Employment premises and sites) makes clear that LBC will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless.

> *"a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and*
>
> *b) there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.*
>
> *When it can be demonstrated that a site is not suitable for any business use other than B1 (a) offices, the Council may allow a change to permanent residential uses…"*

5.0 RELEVANT CENTRAL GOVERNMENT GUIDANCE

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

> *"approving development proposals that accord with the development plan without delay; and*
>
> *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
>
> - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
> - *specific policies in this Framework indicate development should be restricted."*

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

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

5.3 It therefore follows that marketing evidence is also a relevant consideration in the determination of this application. Furthermore the Framework places emphasis on the need for residential accommodation and states:

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

5.4 In this case we are of the view there are no strong economic reasons for retaining the property in Class B1 use.

Ministerial Statement: Planning For Growth (23 March 2011)

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

> *"When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:*
>
> *(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;*
>
> *(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;*
>
> *(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);*
>
> *(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;*
>
> *(v) ensure that they do not impose unnecessary burdens on development. In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations."*

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

6.0 BUILDING CONSTRAINTS

6.1 Given the existing site constraints on the existing building, it is not well suited to meeting the needs of modern businesses and does not benefit from specifications that would suit alternative employment uses.

Servicing

6.2 The building does not have any dedicated off street servicing yard capable of adaptation to achieve satisfactory servicing requirements.

Compliance With Disability Legislation

6.3 The building is accessed via a set of approximately 3 steps, from pavement level, to ground floor level.

6.4 In terms of non-vehicular access, the existing building does not provide level access from any entrance point. This is unattractive to modern occupiers and would also require upgrading under building regulations if the building were to be refurbished.

Building Services

6.5 Given the age of the building, the plant and services of the building are past the end of their economic life, out of date and in need of a complete overhaul.

6.6 Current legislation requires buildings to provide an energy performance certificate and this is increasingly becoming an important issue for occupiers and investors. Any reuse of this building would require the wholesale replacement of all the existing, outmoded building services equipment which has reached the end of their economic life.

Summary

6.7 The property would require significant and costly alterations to bring it up to modern requirements for office accommodation. Even with this upgrade, the building would still to fall short of the standards expected by many modern day occupiers.

6.8 The building has been vacant for nearly 6 years, despite active marketing, which we detail in the next section.

7.0 MARKETING

7.1 This section sets out the marketing activity that has been carried out in relation to the property in trying to secure a letting.

7.2 Details of these marketing efforts and the responses received are provided at **Appendix 1**.

7.3 In summary the details were circulated to almost 500 leading London and local agents. A board was also erected at the premises.

8.0 SUPPLY AND DEMAND

Supply

8.1 In the circumstances, we have undertaken a review of B1 space on the market within a 1.5km radius of the site.

8.2 The information compiled shows that there were approximately 465 properties on the market at the current time. It can be seen that properties in the search provide a full range of B1 premises and a total of over 656,666 sqm (7,068,457 sqft) of B1 accommodation.

8.3 It is apparent from the schedule of accommodation contained in **Appendix 2** that there are numerous premises on the market that have been purpose built for B1 uses and have a specification higher than that offered by Roger Street, although we understand these are at comparable rents.

8.4 Furthermore, the quantum of accommodation on the market combined with new development in the pipeline, as set out in the Council's Core Strategy, clearly demonstrates that there is sufficient supply of various types of Class B1 accommodation to meet the needs of the Council's policies in relation to employment and regeneration, and that the release of the building would not prejudice the aims and objectives of these policies.

Demand

8.5 The building has a total floor area of approximately 435 sqm (4,682 sqft) (GIA), spread over 6 floors. This is unpopular with tenants who, for this quantity of space, would strongly prefer to be on a single floor, which is much more efficient for business purposes.

8.6 In its current condition, and even with a refurbishment or reconfiguration, it is unlikely to be attractive to a prospective tenant for the reasons outlined in the previous section and is likely to rule out securing both large or small occupiers of the whole building or single floors.

9.0 CONCLUSION

9.1 Policy DP13 and the Camden Supplementary Planning Guidance (CPG5) which provides further details of how the Council apply the employment policies advise that where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential or community uses. In such circumstances marketing information will not be required. The conversion of older office premises which are not suitable for conversion to alternative employment uses, to residential accommodation is compliant with this policy. In this case the building is a Category 3 building as set out in CPG5.

9.2 Despite this guidance we have nevertheless attached the marketing which has been carried out with respect to the property and the rationale as to why it has not been successful.

9.3 The building has been vacant since May 2007 (early 2009 since active marketing) and despite 4 years active marketing an occupier has not been found for the a B1 user. This demonstrates that there is no demand for the premises for class B1 use.

9.4 The building is severely constrained in terms of its ability to provide suitable accommodation for a full range of B1 uses and is unsuited to other business uses other than office and requires refurbishment works. The accommodation is not easily adapted to provide different configurations of office space due to its constrained access arrangements, its internal configuration and the nature of the accommodation provided.

9.5 Supply in the market at the current time shows there to be a significant amount of accommodation of various grades and sizes within the Roger Street area (approximately 656,666 sqm (7,068,457 sqft), which provides a higher specification of accommodation at comparable rents.

9.6 Having regard to the above points, due to standard of the accommodation and the site's constraints it can be seen that the building does not make, and for some years has not made, a valuable contribution to the employment land within the borough and its release for alternative uses which provide alternative planning benefits, is considered to comply with Policy CS8 and DP13, and Camden Planning Guidance Policy CPG5. Therefore the release of 14 Roger Street will not prejudice the aims and objectives of the Council's employment policies.

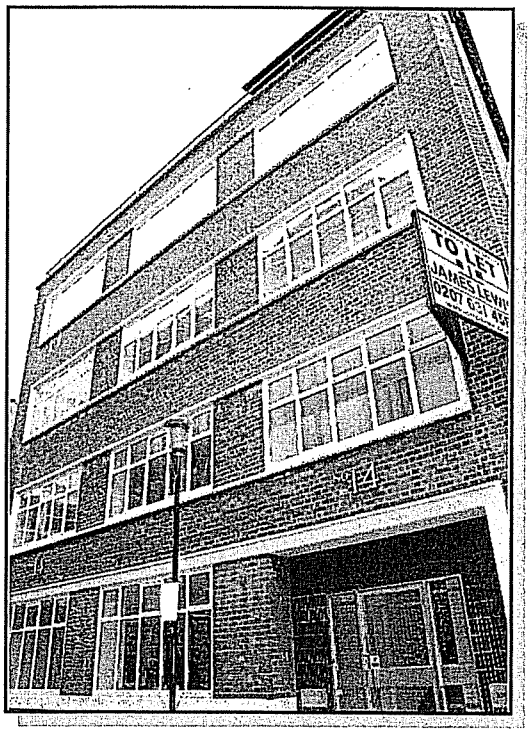
APPENDIX 1

DETAILS OF MARKETING EFFORTS

30 Years 1972 - 2002

Fully Refurbished Offices approx 3,500 sq.ft (325m²)

James Lewis and Company
James House, 76 Cleveland Street,
London W1T 6NB
Tel: 020 7631 4565 Fax: 020 7323 4627
www.jameslewis.co.uk



Surveyors, Valuers and Estate Agents
Brian L. Saidman F.I.B.A.

14 Roger Street London WC1

LOCATION

14 Roger Street is situated on the south side of the thoroughfare in a prominent corner location with **North Mews.** The principal thoroughfare of **Grays Inn Road** is a matter of yards away with **Theobalds Road** and **Guilford Street** close by. **Chancery Lane Underground Station** *(Central line)* is within ready walking distance.

A SELF CONTAINED BUILDING

Providing approximately

325m²/3,503 sq ft

of excellent Office Accommodation

at only £27.50 per sq.ft overall

Basement	:	**570 sq.ft**	**52.95 m²**
Grd Floor	:	**726 sq.ft**	**67.44 m²**
1st Floor	:	**726 sq.ft**	**67.44 m²**
2nd Floor	:	**726 sq.ft**	**67.44 m²**
3rd Floor	:	**755 sq.ft**	**70.14 m²**

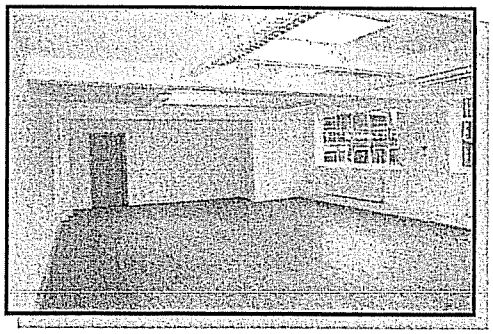
in open plan floor plates

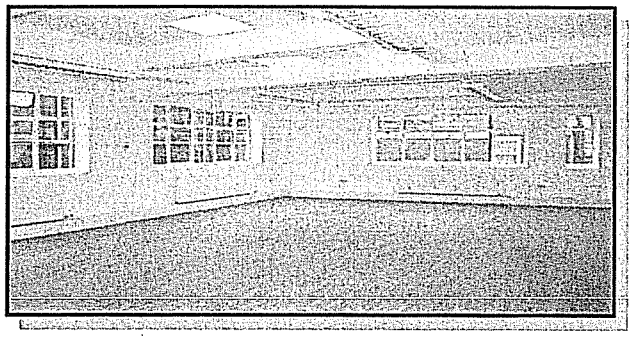
AMENITIES:

- **SELF CONTAINED BUILDING**
- **Fully Refurbished throughout**
- **Automatic passenger lift**
- **Full Central Heating**
- **Unit air conditioning**
- **Double glazed**
- **Fitted kitchenette**
- **Male/Female Cloakrooms**

LEASE: A new lease is available for a term by arrangement

RENT: **£96,250 p.a. excl.**





IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations. in particulars or elsewhere. All matters remain Subject to Contract and availability.

MARKETING HISTORY

26 Nov 1997 to 25 Nov 2006	Building leased to Reuter Brooks Limited for use as a control centre for a courier business and/or as offices.
26 Nov 2006 to 25 May 2007	Lease to RBL extended for 6 months
29 May 2007	Building vacated – RBL seeking larger premises and building in need of refurbishment
During 2008	Internal and part external refurbishment works undertaken by Khald Life (principal contractor) over a 3 month period
Early 2009	Erection of “To Let” board
Quarterly 2009-2011	Full circulation of particulars to 485 central London agents via E.A.C.H.
Mid 2009	Full marketing details posted on James Lewis and Company website
July 2009	Firm interest expressed by Educational User, interested in purchasing freehold. Negotiations were not concluded
October 2009 to January 2010	Offer received from a national charity providing support services for those whose lives are affected by substance misuse and antisocial behaviour. Offer was subject to planning and a change of use planning application was submitted 6 October 2009 (LBC 2009/4805/P). Local opposition lead to charity withdrawing application & therefore bid for site.
2010	Generally a poor commercial market, enquiries maintained at a steady level but no negotiations concluded. Website was refreshed and circulation continued on E.A.C.H.
2010 to date	Property details posted on Focus
August 2011	Offer received from a business school. Negotiations were not concluded.
October 2011 to March 2012	Offer received from a Barristers Chambers, who then decided to purchase their existing building.
Summary	A constant marketing campaign has been carried out for over 4 years. Approximately 48 enquiries were received and 23 viewings attended. Lengthy negotiations with 3 different parties spanned over 10 months in total but none concluded.

APPENDIX 2
DETAILS OF AVAILABLE SPACE

AVAILABLE SPACE

Address	Floors & Charges	Terms	Description/Amenities	Agent
200 Aldersgate Street London EC1A 4HD 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £753,750 pa (approx £50.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 9th Floor 15,075 1,400 £50.00 £538.00 Avail **TOTAL** **15,075** **1,401** **Rates:** £249,793 pa (approx £16.57 psf) **Service Charge:** £143,212 pa (approx £9.50 psf) **Total Outgoings:** £76.07 psf	Leasehold The available space comprises office accommodation on the lower ground and upper ground floors, the first through to the seventh floors, the ninth and the 15th floor. The property is available on a new FRI Lease, terms to be agreed. Rates will be £10.50 if the whole building is let. Rent:- Level 15 - in the region of £55 psf Level 9 - in the region of £50 psf Levels 2 to 7 - in the region of £45 psf Remaining floors, rent by arrangement. 01/08/2006 Vacant	▪ 0.360Kn/SqFt Floor Loading ▪ 14 Passenger Lift(s) ▪ 24 Hour Access ▪ 45 Car Parking Spaces ▪ Air Conditioning ▪ Balcony ▪ Commissionaire ▪ Food Court ▪ Goods Lift ▪ Gymnasium ▪ LG7 Lighting ▪ On-Site Management ▪ Raised Floors ▪ Reception ▪ Restaurant ▪ Roof Terrace ▪ Security Entry System ▪ Security System **Grade:** New or Refurbished **Last Update:** 02/01/2013	CBRE LTD Mark Slim 02071823788(Tel) 020 7182 2001(Fax) mark.slim@cbre.com CBRE LTD Mr Oliver Knight 02071823796(Tel) 020 7182 2001(Fax) oliver.knight@cbre.com CBRE LTD Mr Simon Conie 02071823403(Tel) Simon.Conie@cbre.com SAVILLS Mr Josh Lamb 020 7409 8891(Tel) jlamb@savills.com SAVILLS Mr Peter Thursfield 02074098928(Tel) pthursfield@savills.com SAVILLS Mr Stuart Lawson 02074998644(Tel) 02075887323(Fax) slawson@savills.com
Whittington House 19 - 30 Alfred Place London WC1E 7EA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £340,000 pa (approx £42.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 8,000 743 £42.50 £457.30 Avail **TOTAL** **8,000** **743** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation on the ground floor. A new sublease is available for a term expiring in August 2017 outside the Landlord & Tenant Act. 01/12/2012 Vacant	▪ 14 Car Parking Spaces ▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Garage ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 21/12/2012	HB SURVEYORS & VALUERS LTD Mr Malcolm Grahame 020 7907 4500(Tel) 020 7907 4501(Fax) malcolm.grahame@hbsv.com

2 - 10 Balfe Street London N1 9BU 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £907,290 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 3,020 / 281 / £42.50 / £457.30 / Avail 1st Floor: 4,946 / 459 / £42.50 / £457.30 / Avail Ground: 6,287 / 584 / £42.50 / £457.30 / Avail Lower Level: 7,095 / 659 / £42.50 / £457.30 / Avail **TOTAL** **21,348** **1,983** **Rates:** £268,343 pa (approx £12.57 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises media style office accommodation arranged over four floors with fantastic natural light throughout. There is a gym, two large roof terraces and high quality tenant fit out which can remain if of interest. The space can be taken as a whole or on a floor by floor basis. Terms on application. 01/11/2012 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Gymnasium ▪ Roof Terrace **Grade:** Second Hand **Last Update:** 09/01/2013	DTZ Mr Richard Howard 02032964616(Tel) 02076436500(Fax) richard.howard@dtz.com DTZ Mr Tom Wildash 020 3296 4619(Tel) 01937587639(Fax) tom.wildash@dtz.com SAVILLS Miss Roseanna Jaggard 02074098812(Tel) RJaggard@savills.com SAVILLS Mr Freddie Corlett 02074098764(Tel) 02077538917(Fax) FCorlett@savills.com
8 Baltic Street London EC1Y 0UP 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £53,400 pa (approx £12.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 800 / 74 / £12.50 / £134.50 / Avail 1st Floor: 1,275 / 118 / £12.50 / £134.50 / Avail Basement: 1,480 / 137 / £12.50 / £134.50 / Avail Ground: 717 / 67 / £12.50 / £134.50 / Avail **TOTAL** **4,272** **397** **Rates:** £28,138 pa (approx £6.40 psf) **Service Charge:** £29,904 pa (approx £7.00 psf) **Total Outgoings:** £25.90 psf	Leasehold The available space comprises 5,464 sq ft office accommodation arranged over the lower ground, ground, first, second and fifth floors. Assignment of an FRI lease for a term of 10 years at a passing rent of £132,500 pax (equating to £16.47 per sq ft overall) . Would also consider subletting on one or more floors at £12.50 psf. 01/07/2010 Vacant	▪ 1 Passenger Lift(s) ▪ Car Parking ▪ Energy Performance Rating - E ▪ Garage **Grade:** New or Refurbished **Last Update:** 13/11/2012	COLLIERS INTERNATIONAL Mr Nick Pentecost 02073446772(Tel) nick.pentecost@colliers.com
46 Bedford Row London WC1R 4LR 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £8,775 pa (approx £15.00 psf) **Sq Ft / Sq M / £psf / £psm** Lower Level: 585 / 54 / £15.00 / £161.40 / Avail **TOTAL** **585** **54** **Rates:** £5,850 pa (approx £10.00 psf) **Service Charge:** £3,510 pa (approx £6.00 psf) **Total Outgoings:** £31.00 psf	Leasehold The available space comprises office accommodation arranged over the lower ground floor. Available on a leasehold basis, terms to be agreed. 01/12/2012 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 08/01/2013	ALLSOP Ms Rachel James 02075884433(Tel) rachel.james@allsop.co.uk

37 - 41 Bedford Row London WC1R 4JH 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £78,618 pa (approx £29.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 2,665 / 248 / £29.50 / £317.42 / Avail **TOTAL: 2,665 / 248** **Rates:** £38,642 pa (approx £14.50 psf) **Service Charge:** £17,322 pa (approx £6.50 psf) **Total Outgoings:** £50.50 psf	Leasehold 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	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Conference Facilities ▪ Energy Performance Rating - D ▪ Reception ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 08/01/2013	ALLSOP Mr James Proctor 02075884433(Tel) 02073748212(Fax) james.proctor@allsop.co.uk ALLSOP LLP Mr Ben Hodge 02074376977(Tel) 02074378984(Fax) ben.hodge@allsop.co.uk
1 Bell Yard London WC2A 2JP 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £22,505 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** Mezzanine: 643 / 60 / £35.00 / £376.60 / Avail **TOTAL: 643 / 60** **Rates:** £7,986 pa (approx £12.42 psf) **Service Charge:** £5,183 pa (approx £8.06 psf) **Total Outgoings:** £55.48 psf	Leasehold The available space comprises fully refurbished office accommodation arranged over the mezzanine floor. New lease are available direct from the Landlord for a term by arrangement. 01/08/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 2 Car Parking Spaces ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Security System **Grade:** Second Hand **Last Update:** 17/12/2012	KINNEY GREEN Mr Rob Macnab 02072698804(Tel) 02072698811(Fax) r.macnab@kinneygreen.com KINNEY GREEN Ms Sophie Higgins 02072698814(Tel) 02072698811(Fax) s.higgins@kinneygreen.com
Harmsworth House 13 - 15 Bouverie Street London EC4Y 8AH 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £13,373 pa (approx £21.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 622 / 58 / £21.50 / £231.34 / Avail **TOTAL: 622 / 58** **Rates:** £19,008 pa (approx £30.56 psf) **Service Charge:** £4,354 pa (approx £7.00 psf) **Total Outgoings:** £59.06 psf	Leasehold The available space comprises ground-floor office accommodation, which benefits from air conditioning and is in an open plan format. This comprises a small office area just off the main reception, with window frontage on to Bouverie Street. There is also storage space available in the basement. A new flexible lease to be granted for terms by arrangement. 30/01/2010 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/12/2012	FAREBROTHER Mr Iain Malcolm 02078553556(Tel) 02074044362(Fax) imalcolm@farebrother.com FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com

Bridewell Gate 9 Bridewell Place London EC4V 6AW 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £305,400 pa (approx £40.00 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 2,915 / 271 / £40.00 / £430.40 / Avail 1st Floor: 4,720 / 438 / £40.00 / £430.40 / U/O **TOTAL: 7,635 / 709** **Rates:** £87,802 pa (approx £11.50 psf) **Service Charge:** £70,242 pa (approx £9.20 psf) **Total Outgoings:** £60.70 psf	Leasehold The available space comprises office accommodation arranged on the first, second and fifth floors with storage space of 627 sq ft. The property is available on a new lease, terms to be agreed. 01/07/2008 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Disabled Facilities ▪ Energy Performance Rating - D ▪ Garage ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 08/01/2013	CHRISTOPHER KEMP ESTATE AGENTS MATTHEWS & GOODMAN LLP Mr Edward Burdell 02073675534(Tel) 02073675535(Fax) eburdell@matthews-goodman.co.uk MATTHEWS & GOODMAN LLP Mr Richard Clarke 02073675530(Tel) 02073675535(Fax) rclarke@matthews-goodman.co.uk
Clerkenwell East Unit 5a 30A Central Street London EC1V 3PA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Unit/suite- 5a, Ground: 1,850 / 172 / NQ / NQ / Avail Basement: 1,667 / 155 / NQ / NQ / Avail **TOTAL: 3,517 / 327** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises an office unit arranged over the ground and basement floors. Available by way of a new FRI lease for terms by arrangement. Alternatively for sale with long leasehold interests. 01/11/2012 Vacant	▪ Air Conditioning ▪ Courtyard ▪ Raised Floors ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 08/01/2013	ANTON PAGE LLP Mr Stephen Page 02073361313(Tel) 02076082608(Fax) stephenpage@antonpage.com CHASE & PARTNERS LLP Mr Mark Paynter 02073899494(Tel) 02073899456(Fax) rmp@chaseandpartners.co.uk CHASE & PARTNERS LLP Ms Catherine Tilley 020 7389 9463(Tel) ct@chaseandpartners.co.uk
124 Chancery Lane London WC2A 1PT 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £615,800 pa (approx £25.00 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 5,968 / 554 / £25.00 / £269.00 / Avail 3rd Floor: 6,238 / 580 / £25.00 / £269.00 / Avail 2nd Floor: 6,261 / 582 / £25.00 / £269.00 / Avail 1st Floor: 6,165 / 573 / £25.00 / £269.00 / Avail **TOTAL: 24,632 / 2,288** **Rates:** £375,050 pa (approx £15.23 psf) **Service Charge:** £270,952 pa (approx £11.00 psf) **Total Outgoings:** £51.23 psf	Leasehold The available space comprises office accommodation arranged over the ground to fifth floors. A sub-lease or assignment available until October 2015. Negotiable	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Goods Lift ▪ Raised Floors ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 30/11/2012	KNIGHT FRANK LLP Mr Dan Gaunt 02078611314(Tel) 02076065502(Fax) dan.gaunt@knightfrank.com KNIGHT FRANK LLP Mr Jack Measom 0207 606 0606(Tel) jack.measom@knightfrank.com KNIGHT FRANK LLP Mr Rory Paton 020 7861 1335(Tel) Rory.Paton@knightFrank.com

25 Chancery Lane London WC2A 1NF 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 7th Floor 5,758 535 NQ NQ Avail 6th Floor 8,987 835 NQ NQ Avail 5th Floor 8,987 835 NQ NQ Avail 4th Floor 14,692 1,365 NQ NQ Avail 3rd Floor 15,941 1,481 NQ NQ Avail 2nd Floor 16,339 1,518 NQ NQ Avail 1st Floor 16,339 1,518 NQ NQ Avail Ground 6,210 577 NQ NQ Avail Basement 5,446 506 NQ NQ Avail **TOTAL** **98,699** **9,169** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space will comprise 91,925 sq ft of office accommodation behind a retained faced. Planning permission in place. Construction not yet started. Leasehold. 01/04/2015 Vacant	▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Goods Lift ▪ Security System **Grade:** New or Refurbished **Last Update:** 18/12/2012	CBRE LTD Mr Dan Hanmer 02071823646(Tel) 02071822001(Fax) dan.hanmer@cbre.com CUSHMAN & WAKEFIELD LLP Mr Bill Peach 02071525373(Tel) 02071525398(Fax) bill.peach@eur.cushwake.com CUSHMAN & WAKEFIELD LLP Mr Rex Conyers-Silverthorn 02071525301(Tel) 02071525398(Fax) rex.conyers-silverthorn@eur.cushwake.com
24 Charlotte Street London W1T 2ND 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £15,002 pa (approx £25.60 psf) **Sq Ft / Sq M / £psf / £psm** Basement 586 54 £25.60 £275.46 Avail **TOTAL** **586** **54** **Rates:** £3,142 pa (approx £5.36 psf) **Service Charge:** Not Quoting	Leasehold Lower ground floor offices to let within this attractive mid terraced period building. The space consists of two rooms and benefits from having its own private entrance. Charlotte Street is situated within the area just north of Oxford Street known as Noho. The property is located on the eastern side of Charlotte Street, between Windmill Street and Goodge Street. Charlotte Street runs parallel to Tottenham Court Road and perpendicular to Oxford Street. Goodge Street, Tottenham Court Road and OxfordCircus London underground stations are located within walking distance from the property. Negotiable	▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 17/12/2012	PEARL & COUTTS LTD Miss Leanne Bradley 02078439157(Tel) 02078433799(Fax) leanneb@pearl-coutts.co.uk

Florin Court 6 - 9 Charterhouse Square London EC1M 6ET 	**Use Class:** **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Total Size 3,650 339 NQ NQ Avail **TOTAL** **3,650** **339** **Sale Price:** £1,650,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Long Leasehold Investment The available space comprises office accommodation on the ground and first floors. Virtual freehold, the property is held on a 125 year lease from April 1988 therefore having some 102 years unexpired at a ground rent of £100 per annum. Vacant	▪ Entire Building **Grade:** New or Refurbished **Last Update:** 14/12/2012	JARVIS KELLER STEPHENS LTD Mr John Keller 02072519226(Tel) 02072537480(Fax) john@jarviskellerstephens.co.uk
87 Charterhouse Street London EC1M 6HJ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £60,300 pa (approx £30.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 691 64 £30.00 £322.80 Avail 2nd Floor 656 61 £30.00 £322.80 Avail 1st Floor 663 62 £30.00 £322.80 Avail **TOTAL** **2,010** **187** **Rates:** £19,420 pa (approx £9.66 psf) **Service Charge:** £2,312 pa (approx £1.15 psf) **Total Outgoings:** £40.81 psf	Leasehold The available space comprises office accommodation on the first, second and third floors. Available to let on a new lease, direct from the landlord. Negotiable	**Grade:** Second Hand **Last Update:** 12/12/2012	FAREBROTHER Mr Iain Malcolm 02078553556(Tel) 02074044362(Fax) imalcolm@farebrother.com FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com FAREBROTHER Mr Tom Cazalet 02078553551(Tel) 02074044362(Fax) tcazalet@farebrother.com
111 Charterhouse Street London EC1M 6AW 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £23,100 pa (approx £16.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** Basement 1,400 130 £16.50 £177.54 Avail **TOTAL** **1,400** **130** **Rates:** Not Quoting **Service Charge:** £7,000 pa (approx £5.00 psf)	Leasehold The available space comprises partitioned office accommodation arranged over the lower ground floor. Available on a new FRI lease. Terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Conference Facilities ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 21/12/2012	HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk

Charterhouse Place Charterhouse Street London EC1M 3HN	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business Not Quoting					Leasehold The available space comprises a new office development which shall provide office accommodation throughout. The property is available on a new FRI lease for a term to be agreed. Available on a Pre-Let basis. Negotiable	**Grade:** New or Refurbished **Last Update:** 11/12/2012	KNIGHT FRANK LLP Mr Rory Paton 020 7861 1335(Tel) Rory.Paton@knightFrank.com KNIGHT FRANK LLP Mr William Beardmore-Gray 02078611308(Tel) william.beardmore-gray@knightfrank.com
		Sq Ft	**Sq M**	**£psf**	**£psm**				
	9th Floor	20,000	1,858	NQ	NQ	Avail			
	8th Floor	20,000	1,858	NQ	NQ	Avail			
	7th Floor	20,000	1,858	NQ	NQ	Avail			
	6th Floor	20,000	1,858	NQ	NQ	Avail			
	5th Floor	20,000	1,858	NQ	NQ	Avail			
	4th Floor	20,000	1,858	NQ	NQ	Avail			
	3rd Floor	20,000	1,858	NQ	NQ	Avail			
	2nd Floor	20,000	1,858	NQ	NQ	Avail			
	1st Floor	20,000	1,858	NQ	NQ	Avail			
	Ground	15,000	1,394	NQ	NQ	Avail			
	TOTAL	**195,000**	**18,116**						
	Rates: **Service Charge:**	Not Quoting Not Quoting							
City Forum Unit 7 250 City Road London EC1V 2NA 	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £47,300 pa (approx £12.50 psf)					Leasehold The available space comprises office accommodation arranged over ground and first floor levels. The accommodation is predominantly open plan, with several private offices and a meeting room. The space benefits from fully accessible raised floors, metal tile suspended ceilings and good natural light throughout. There are five on-site car parking spaces and underground car parking is available by separate negotiation. The space is available on a new full repairing and insuring lease for an initial term up to January 2014 upon terms to be agreed. Rent upon application. Negotiable	▪ Air Conditioning ▪ Car Parking ▪ Courtyard ▪ Energy Performance Rating - D ▪ Security System **Grade:** Second Hand **Last Update:** 21/12/2012	ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com ANTON PAGE LLP Mr Stephen Page 02073361313(Tel) 02076082608(Fax) stephenpage@antonpage.com CURRELL COMMERCIAL Mr Jon Morrell 02073545050(Tel) 02073545658(Fax) j.morell@currell.com CURRELL COMMERCIAL Ms Beverley Hedge 020 7704 7514(Tel) 020 7354 5658(Fax) b.hedge@currell.com
		Sq Ft	**Sq M**	**£psf**	**£psm**				
	1st Floor	1,996	185	£12.50	£134.50	Avail			
	Ground	1,788	166	£12.50	£134.50	Avail			
	TOTAL	**3,784**	**352**						
	Rates: **Service Charge:** **Total Outgoings:**	£37,651 pa (approx £9.95 psf) £10,330 pa (approx £2.73 psf) £25.18 psf							

Observatory 40 Clerkenwell Close London EC1R 0AW 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £386,760 pa (approx £35.16 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 580 / 54 / £35.16 / £378.32 / Avail 3rd Floor: 2,650 / 246 / £35.16 / £378.32 / Avail 2nd Floor: 2,710 / 252 / £35.16 / £378.32 / Avail 1st Floor: 2,710 / 252 / £35.16 / £378.32 / Avail Ground: 2,350 / 218 / £35.16 / £378.32 / Avail **TOTAL** **11,000** **1,022** **Rates:** £126,280 pa (approx £11.48 psf) **Service Charge:** £71,500 pa (approx £6.50 psf) **Total Outgoings:** £53.14 psf	Leasehold The available space comprises office accommodation arranged over the ground and four upper floors. Available on an assignment of a lease expiring June 2017. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - E ▪ Raised Floors ▪ Reception **Grade:** New or Refurbished **Last Update:** 12/12/2012	FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com
Clerkenwell Workshops 27 - 31 Clerkenwell Close London EC1R 0AT 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £22,078 pa (approx £75.87 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- Cs.g07, Ground: 291 / 27 / £75.87 / £816.36 / Avail **TOTAL** **291** **27** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises an open plan studio on the ground floor. Negotiable	▪ 24 Hour Access ▪ Car Parking ▪ Conference Facilities ▪ Courtyard ▪ On-Site Management ▪ Passenger Lift(s) ▪ Reception ▪ Restaurant ▪ Security System **Grade:** Second Hand **Last Update:** 28/09/2012	WORKSPACE GROUP PLC Mr Charlie Fraser 020 7369 2252(Tel) 02072470157(Fax) Charlie.Fraser@workspacegroup.co.uk
78 Cromer Street London WC1H 8DR 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £9,500 pa (approx £26.10 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 364 / 34 / £26.10 / £280.84 / Avail **TOTAL** **364** **34** **Rates:** £3,940 pa (approx £10.82 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises ground floor office accommodation that may be suitable for A1 retail subject to the appropriate consent. A new lease is available for a term to be agreed. 01/02/2011 Vacant	▪ Roller Shutters **Grade:** Second Hand **Last Update:** 12/09/2012	LONDON BOROUGH OF CAMDEN Mrs Sharon Wallace 020 7974 7870(Tel) sharon.wallace@camden.gov.uk

27 - 29 Cursitor Street London EC4A 1LT 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £45,598 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 1,403 / 130 / £32.50 / £349.70 / Avail **TOTAL: 1,403 / 130** **Rates:** £12,669 pa (approx £9.03 psf) **Service Charge:** £9,120 pa (approx £6.50 psf) **Total Outgoings:** £48.03 psf	Leasehold The available space comprises office accommodation arranged over the ground floor. Available on a new lease, terms to be agreed. 01/10/2012 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Energy Performance Rating - C ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 12/12/2012	FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com
33 - 41 Dallington Street London EC1V 0BQ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £125,825 pa (approx £17.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- East, 2nd Floor: 2,210 / 205 / £17.50 / £188.30 / Avail Unit/suite- West, 2nd Floor: 4,980 / 463 / £17.50 / £188.30 / Avail **TOTAL: 7,190 / 668** **Rates:** £58,670 pa (approx £8.16 psf) **Service Charge:** £21,570 pa (approx £3.00 psf) **Total Outgoings:** £28.66 psf	Leasehold The available space comprises office accommodation arranged over two parts of the second floor. New full repairing and insuring leases available for a term to expire December 2014. 01/06/2012 Vacant	▪ 1 Car Parking Spaces ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Goods Lift ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 20/12/2012	ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com FEINER DE SMITH Mr Richard De Smith 02072552020(Tel) richardds@feiner-desmith.co.uk
19 Denmark Street London WC2H 8NA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 547 / 51 / NQ / NQ / Avail 2nd Floor: 547 / 51 / NQ / NQ / Avail 1st Floor: 368 / 34 / NQ / NQ / Avail **TOTAL: 1,462 / 136** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the first, second and third floor. First floor Rent - £12,000 per annum, Service Charge, 6.55% of building outgoings, Business Rates Estimated £2,640 p. A. , Insurance Estimated £452 p. A. Second floor Rent £18,000 per annum, service charge 11.6% of building outgoings, Business Rates approx. £4,675 p. A., Insurance approx. £800p. A. Third floor Rent £18,000 per annum, service charge 11.6% of building outgoings, Business Rates approx. £4,675 p. A., Insurance approx. £800p. A. 30 Days	▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 09/01/2013	OUTLET PROPERTY SERVICES Mr Javier Lauret 020 7287 4244(Tel) javier@outlet.co.uk

New London House 172 Drury Lane London WC2B 5QR 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £201,500 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 6,200 / 576 / £32.50 / £349.70 / Avail **TOTAL: 6,200 / 576** **Rates:** £94,860 pa (approx £15.30 psf) **Service Charge:** £58,900 pa (approx £9.50 psf) **Total Outgoings:** £57.30 psf	Leasehold The available space comprises approximately 6,200 sq ft of office accommodation on the first floor. A new lease is available for a term by arrangement. 01/07/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Disabled Facilities ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 17/12/2012	EDWARD CHARLES & PARTNERS LLP Mr Andrew Okin 02070092300(Tel) aokin@edwardcharles.co.uk
11 - 15 Emerald Street London WC1N 3QL 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 1st Floor: 773 / 72 / NQ / NQ / Avail Ground: 3,175 / 295 / NQ / NQ / Avail Basement: 1,955 / 182 / NQ / NQ / Avail **TOTAL: 5,903 / 548** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the lower ground, ground and first floor. Available by way of a pre-let. Terms on application. 01/01/2013 Vacant	▪ 24 Hour Access ▪ Security System **Grade:** New or Refurbished **Last Update:** 21/12/2012	HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Ricky Blair 02071012020(Tel) rblair@hattonrealestate.co.uk

1 Eversholt Street London NW1 2DN 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £225,150 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** 9th Floor: 5,700 / 530 / £39.50 / £425.02 / Avail **TOTAL: 5,700 / 530** **Rates:** £102,600 pa (approx £18.00 psf) **Service Charge:** £62,700 pa (approx £11.00 psf) **Total Outgoings:** £68.50 psf	Leasehold The available space comprises office accommodation on the ninth floor which is currently fitted out to a good standard and provides meeting rooms, private offices and an open plan area. The space benefits from superb views and excellent natural light as well as air conditioning, under floor perimeter trunking, suspended ceilings, LG compliant lighting, manned reception, passenger lifts, goods lifts, 24 hour security and access, showers and bike racks. The space is available by way of an assignment for a term to expire in June 2020, subject to a tenant only break option in June 2015. In the event that the break option is not exercised an additional three month rent free period will be granted to the tenant. Alternatively, consideration will be given to a sub-lease up to the break in June 2015. In addition, there is a landlord break option any time after the 1st of December 2016, subject to securing planning permission to redevelop. Negotiable	▪ 24 Hour Access ▪ 5 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Goods Lift ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 11/12/2012	JONES LANG LASALLE Mr James Haigh-Lumby 02073995825(Tel) james.haigh-lumby@eu.jll.com JONES LANG LASALLE Mr Nigel Wallnofer 02073995264(Tel) 02074080220(Fax) nigel.wallnofer@eu.jll.com
62 - 66 Farringdon Road London EC1R 3GB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £122,045 pa (approx £27.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 2,259 / 210 / £27.50 / £295.90 / Avail Lower Level: 2,179 / 202 / £27.50 / £295.90 / Avail **TOTAL: 4,438 / 412** **Rates:** £34,572 pa (approx £7.79 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises self contained office accommodation arranged over the lower and upper ground floors. Suitable for B1/D1 uses. Available on a new FRI lease for a term to be agreed. 01/12/2012 Vacant	▪ Air Conditioning ▪ Raised Floors **Grade:** New or Refurbished **Last Update:** 21/12/2012	HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Ricky Blair 02071012020(Tel) rblair@hattonrealestate.co.uk

98 - 100 Fetter Lane London EC4A 1BN 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 7th Floor: 3,215 / 299 / NQ / NQ / Avail 6th Floor: 4,370 / 406 / NQ / NQ / Avail 5th Floor: 6,590 / 612 / NQ / NQ / Avail 4th Floor: 7,300 / 678 / NQ / NQ / Avail 3rd Floor: 8,545 / 794 / NQ / NQ / Avail 2nd Floor: 8,545 / 794 / NQ / NQ / Avail 1st Floor: 8,545 / 794 / NQ / NQ / Avail Lower Level: 8,125 / 755 / NQ / NQ / Avail Ground: 7,010 / 651 / NQ / NQ / Avail **TOTAL** **62,245** **5,783** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged from lower ground to seventh floor. The property is undergoing a major refurbishment. The property is available on a new FRI lease. Available 15 months from commencement of works . Planning consent sought Negotiable	▪ Air Conditioning ▪ Goods Lift ▪ Security System **Grade:** Second Hand **Last Update:** 09/01/2013	DTZ Mr Alistair Brown 02032962007(Tel) 02032963100(Fax) alistair.brown@dtz.com DTZ Mr Craig Norton 02032964620(Tel) 02032964600(Fax) craig.norton@dtz.com DTZ Mr Jonathan Huckstep 02032962006(Tel) jonathan.huckstep@dtz.com
3 Fleet Street London EC4Y 1AU 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £33,998 pa (approx £21.45 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 165 / 15 / £21.45 / £230.80 / Avail 4th Floor: 150 / 14 / £21.45 / £230.80 / Avail 3rd Floor: 430 / 40 / £21.45 / £230.80 / Avail 2nd Floor: 420 / 39 / £21.45 / £230.80 / Avail 1st Floor: 420 / 39 / £21.45 / £230.80 / Avail **TOTAL** **1,585** **147** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over first through to fifth floor level. The space is available to let at £34,000 pa (excluding service charge). 01/10/2012 Vacant	▪ Air Conditioning ▪ Storage Space **Grade:** Second Hand **Last Update:** 17/12/2012	PEARL & COUTTS LTD Mr David Walker 02078433771(Tel) 02078433799(Fax) david.w@pearl-coutts.co.uk
61 Fleet Street London EC4Y 1JU 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £16,000 pa (approx £25.60 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 625 / 58 / £25.60 / £275.46 / Avail **TOTAL** **625** **58** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the first and third floors. A new lease is available with terms to be agreed. First Floor Office - Service Charge £2,000-3,000 per annum. Third Floor Office - Service Charge £1,000 - £2,000 per annum. 23/07/2011 Vacant	▪ 24 Hour Access ▪ Energy Performance Rating - F ▪ Security System **Grade:** Second Hand **Last Update:** 06/12/2012	JON CHRISTOPHER Mr Jon Pishiri 020 8444 0055(Tel) jon@jonchristopher.com

61 Fleet Street London EC4Y 1JU 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £8,001 pa (approx £26.67 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 300 28 £26.67 £286.97 Avail **TOTAL** **300** **28** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the first and third floors. A new lease is available with terms to be agreed. First Floor Office - Service Charge £2,000-3,000 per annum. Third Floor Office - Service Charge £1,000 - £2,000 per annum. 23/07/2011 Vacant	▪ 24 Hour Access ▪ Security System **Grade:** Second Hand **Last Update:** 06/12/2012	JON CHRISTOPHER Mr Jon Pishiri 020 8444 0055(Tel) jon@jonchristopher.com
Ludgate House 107 - 111 Fleet Street London EC4A 2AB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 50 5 NQ NQ Avail 6th Floor 2,500 232 NQ NQ Avail 5th Floor 2,500 232 NQ NQ Avail 4th Floor 2,500 232 NQ NQ Avail 3rd Floor 2,500 232 NQ NQ Avail 2nd Floor 2,500 232 NQ NQ Avail 1st Floor 2,500 232 NQ NQ Avail **TOTAL** **15,050** **1,398** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation over each floor within the building. The premises are available in a variety of suites/sizes by way of new flexible leases on terms to be agreed. 30 Days	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Conference Facilities ▪ Reception **Grade:** New or Refurbished **Last Update:** 04/01/2013	MWB BUSINESS EXCHANGE CENTRES LTD Ssg Sales Support Group 08081001800(Tel) SQUARE MILE OFFICES Mr Victor Pardis 02036576614(Tel) victor@squaremileoffices.co.uk
Finlaison House 15 - 17 Furnival Street London EC4A 1JE 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 3,894 362 NQ NQ Avail 3rd Floor 5,681 528 NQ NQ Avail **TOTAL** **9,575** **890** **Rates:** £114,900 pa (approx £12.00 psf) **Service Charge:** £95,750 pa (approx £10.00 psf)	Leasehold The available space comprises office accommodation arranged over the third and fourth floors which is due for delivery December 2013. Available leasehold. Rates estimated £12 psf. Service charge estimated £10 psf. 01/12/2013 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Raised Floors **Grade:** Second Hand **Last Update:** 06/12/2012	DRIVERS JONAS DELOITTE Mr Matthew Causer 02073033488(Tel) 02075831198(Fax) mcauser@djdeloitte.co.uk

Pegasus House 116 - 120 Golden Lane London EC1Y 0TF 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £411,380 pa (approx £33.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 925 / 86 / £33.50 / £360.46 / Avail 4th Floor: 1,320 / 123 / £33.50 / £360.46 / Avail 3rd Floor: 1,905 / 177 / £33.50 / £360.46 / Avail 2nd Floor: 2,045 / 190 / £33.50 / £360.46 / Avail 1st Floor: 2,045 / 190 / £33.50 / £360.46 / Avail Ground: 1,880 / 175 / £33.50 / £360.46 / Avail Basement: 2,160 / 201 / £33.50 / £360.46 / Avail **TOTAL** **12,280** **1,141** **Rates:** £147,360 pa (approx £12.00 psf) **Service Charge:** £73,680 pa (approx £6.00 psf) **Total Outgoings:** £51.50 psf	Leasehold The available space comprises comprehensively refurbished office accommodation throughouth the building. New FRI lease available. Terms on application. 01/09/2012 Vacant	▪ Air Conditioning ▪ Balcony ▪ Energy Performance Rating - C ▪ Energy Performance Rating - D ▪ Passenger Lift(s) ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 18/12/2012	EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) bf@eashaw.com EA SHAW & PARTNERS Mr Simon Smith 020 7420 3015(Tel) 020 7831 1012(Fax) scs@eashaw.com
23 Goodge Street London W1T 2PL 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £11,000 pa (approx £45.08 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 244 / 23 / £45.08 / £485.06 / Avail **TOTAL** **244** **23** **Rates:** £1,534 pa (approx £6.29 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged on the first floor. The accommodation totals 244 sq ft. £11,000 pa. A new FRI lease for a term to be agreed. 30 Days	▪ Security System **Grade:** Second Hand **Last Update:** 02/11/2012	BLACK STANNILAND Mr Jamie Stirling-Aird 020 7526 2010(Tel) 020 7526 2011(Fax) jstirlingaird@blackstanniland.com BLACK STANNILAND Mr Martin Black 020 7526 2010(Tel) 020 7526 2011(Fax) mblack@blackstanniland.com
12 Gough Square London EC4A 3DW 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £145,763 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 4,485 / 417 / £32.50 / £349.70 / Avail **TOTAL** **4,485** **417** **Rates:** £52,519 pa (approx £11.71 psf) **Service Charge:** £38,122 pa (approx £8.50 psf) **Total Outgoings:** £52.71 psf	Leasehold 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	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/12/2012	FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com

60 Grays Inn Road London WC1X 8AQ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £171,059 pa (approx £24.50 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 5,617 / 522 / £24.50 / £263.62 / Avail Ground: 1,365 / 127 / £24.50 / £263.62 / Avail **TOTAL: 6,982 / 649** **Rates:** £101,448 pa (approx £14.53 psf) **Service Charge:** £62,838 pa (approx £9.00 psf) **Total Outgoings:** £48.03 psf	Leasehold The available space comprises ground floor office accommodation. All the floors have been redecorated and provide a majority open plan layout but with an element of existing fit out. The floors benefit from air conditioning, perimeter trunking, suspended ceiling and very good natural light. A new lease is available by arrangement direct from the freeholder 01/08/2011 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Storage Space **Grade:** Second Hand **Last Update:** 18/12/2012	FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com FAREBROTHER Mr Patrick Philips 02078553549(Tel) 02074044362(Fax) pphillips@farebrother.com JONES LANG LASALLE Mr Matthew Mycock 02073995862(Tel) matthew.mycock@eu.jll.com
84 Hatton Garden London EC1N 8JR 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £24,999 pa (approx £10.46 psf) **Sq Ft / Sq M / £psf / £psm** Basement: 1,292 / 120 / £10.46 / £112.55 / Avail Ground: 1,098 / 102 / £10.46 / £112.55 / Avail **TOTAL: 2,390 / 222** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation located on the lower ground floor, part of the ground floor to the rear and also the fourth floor. ON HOLDThe property is available on a new FRI lease terms to be agreed. 10/08/2010 Vacant	▪ 1 Passenger Lift(s) ▪ Car Parking ▪ Garage ▪ Security System **Grade:** Second Hand **Last Update:** 30/10/2012	COPPING JOYCE Mr John Giblin 020 7749 1041(Tel) 0207 749 1042(Fax) jgiblin@cjllp.co.uk
22 Hatton Garden London EC1N 8BA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 209 / 19 / NQ / NQ / Avail **TOTAL: 209 / 19** **Rates:** £168 pa (approx £0.80 psf) **Service Charge:** £165 pa (approx £0.79 psf)	Leasehold The available space comprises office accommodation located on the third floor. The property is available on a leasehold basis, terms to be agreed. The rooms are available at £6,500 pa each. For further information contact the agent directly. 07/08/2010 Vacant	▪ Car Parking ▪ Garage **Grade:** Second Hand **Last Update:** 01/11/2012	HATTON DIAMONDS Mr Jacob Gertner 020 7405 6749(Tel) noemail@noemail.com

Wren House 43 Hatton Garden London EC1N 8EL 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £231,498 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 2,005 / 186 / £42.50 / £457.30 / Avail 3rd Floor: 3,442 / 320 / £42.50 / £457.30 / Avail **TOTAL: 5,447 / 506** **Rates:** £84,265 pa (approx £15.47 psf) **Service Charge:** £38,565 pa (approx £7.08 psf) **Total Outgoings:** £65.05 psf	Leasehold The available space comprises office accommodation arranged over the third and fourth floors. Available on a new FRI lease for a term to be agreed. 01/12/2012 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Category 2 Lighting ▪ Passenger Lift(s) ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Skylight **Grade:** Second Hand **Last Update:** 18/12/2012	HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk
16 High Holborn London WC1V 6BX 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 7th Floor: 3,114 / 289 / NQ / NQ / Avail **TOTAL: 3,114 / 289** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises serviced office accommodation, up to 20,250sqft. Amenities:- BREEAM rating "very good" Individually air-conditioned offices 6 floors of serviced offices 2 passenger lifts Showers 3 meeting rooms for 16 people 24-hour CCTV security and access 100Mb high-speed IT services Staffed reception with postal service Admin equipment and secretarial support on hand Business lounge area with satellite TV and daily newspapers Fully equipped kitchens on all floors Daily office cleaning service Negotiable	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 07/01/2013	GVA GRIMLEY LIMITED Mrs Diane Hewitt 01216098447(Tel) 01216098314(Fax) diane.hewitt@gva.co.uk OREGA LIMITED Miss Jess Cox 0800 977 8000(Tel) jcox@orega.com OREGA LIMITED Ms Mandy Holton 0800 977 8000(Tel) nso@orega.com

Holborn Hall 193 - 197 High Holborn London WC1V 7BD 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 5th Floor: 995 / 92 / NQ / NQ / Avail Unit/suite- Rear, 4th Floor: 820 / 76 / NQ / NQ / U/O Unit/suite- Front, 4th Floor: 2,489 / 231 / NQ / NQ / Avail 2nd Floor: 2,650 / 246 / NQ / NQ / Avail **TOTAL** **6,954** **646** **Rates:** £80,241 pa (approx £11.54 psf) **Service Charge:** £56,536 pa (approx £8.13 psf)	Leasehold The available space comprises office accommodation arranged in suites over the second, fourth and fifth floors. New FRI leases are now available direct from the landlord on terms by arrangement. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Disabled Facilities ▪ Energy Performance Rating - E ▪ On-Site Management ▪ Reception **Grade:** Second Hand **Last Update:** 18/12/2012	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) bd@eashaw.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) sl@eashaw.com HANOVER GREEN LLP Mr Alex Jordan 02031306411(Tel) 02031306429(Fax) ajordan@hanovergreen.co.uk HANOVER GREEN LLP Ms Sarah Porter 02031306405(Tel) 02031306429(Fax) sporter@hanovergreen.co.uk
Weston House 246 High Holborn London WC1V 7EX 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £325,215 pa (approx £22.50 psf) **Sq Ft / Sq M / £psf / £psm** 6th Floor: 5,806 / 539 / £22.50 / £242.10 / Avail 5th Floor: 8,648 / 803 / £22.50 / £242.10 / Avail **TOTAL** **14,454** **1,343** **Rates:** £216,810 pa (approx £15.00 psf) **Service Charge:** £130,086 pa (approx £9.00 psf) **Total Outgoings:** £46.50 psf	Leasehold 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. 30 Days	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Disabled Facilities ▪ Garage ▪ Reception ▪ Restaurant ▪ Roof Terrace ▪ Storage Space ▪ Swimming Pool **Grade:** Second Hand **Last Update:** 14/12/2012	FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com MONMOUTH DEAN LLP Mr Rhys Evans 02070251393(Tel) revans@monmouthdean.com MONMOUTH DEAN LLP Ms Elena Kosseva 02070251397(Tel) ekosseva@monmouthdean.com
Heron House 322 High Holborn London WC1V 7PB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £313,565 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 7,378 / 685 / £42.50 / £457.30 / Avail **TOTAL** **7,378** **685** **Rates:** £140,920 pa (approx £19.10 psf) **Service Charge:** £85,806 pa (approx £11.63 psf) **Total Outgoings:** £73.23 psf	Leasehold 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. 01/07/2012 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception **Grade:** New or Refurbished **Last Update:** 07/12/2012	REM ROBERTS Mr Charles Henriques 0207 499 0700(Tel) 020 7495 3993(Fax) charles.henriques@remroberts.com REM ROBERTS Mr Graeme Roberts 020 7499 0700(Tel) 020 7495 3993(Fax) graeme.roberts@remroberts.com REM ROBERTS Mr James Askham 020 7499 0700(Tel) 020 7495 3993(Fax) ja@remroberts.com

16 High Holborn London WC1V 6BX 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 6th Floor: 3,114 / 289 / NQ / NQ / Avail **TOTAL: 3,114 / 289** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises serviced office accommodation, up to 20,250sqft. Amenities:- BREEAM rating "very good" Individually air-conditioned offices 6 floors of serviced offices 2 passenger lifts Showers 3 meeting rooms for 16 people 24-hour CCTV security and access 100Mb high-speed IT services Staffed reception with postal service Admin equipment and secretarial support on hand Business lounge area with satellite TV and daily newspapers Fully equipped kitchens on all floors Daily office cleaning service Negotiable	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 07/01/2013	GVA GRIMLEY LIMITED Mrs Diane Hewitt 01216098447(Tel) 01216098314(Fax) diane.hewitt@gva.co.uk OREGA LIMITED Miss Jess Cox 0800 977 8000(Tel) jcox@orega.com OREGA LIMITED Ms Mandy Holton 0800 977 8000(Tel) nso@orega.com
Noble House 3 - 5 Islington High Street London N1 9LQ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £62,007 pa (approx £26.33 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 2,355 / 219 / £26.33 / £283.31 / Avail **TOTAL: 2,355 / 219** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the first floor. The space currently provides a series of partitioned offices off a central core but could be opened up to provide a more open plan environment. A new full repairing and insuring lease for a term to be agreed. Negotiable	▪ Air Conditioning ▪ Category 5 Lighting ▪ Security System **Grade:** Second Hand **Last Update:** 21/12/2012	CURRELL COMMERCIAL Mr Jon Morrell 02073545050(Tel) 02073545658(Fax) j.morell@currell.com CURRELL COMMERCIAL Ms Beverley Hedge 020 7704 7514(Tel) 020 7354 5658(Fax) b.hedge@currell.com
Atrium Court 15 Jockeys Fields London WC1R 4QR 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £337,050 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 2,025 / 188 / £35.00 / £376.60 / Avail 2nd Floor: 3,420 / 318 / £35.00 / £376.60 / Avail 1st Floor: 3,670 / 341 / £35.00 / £376.60 / Avail Basement: 515 / 48 / £35.00 / £376.60 / Avail **TOTAL: 9,630 / 895** **Rates:** £143,294 pa (approx £14.88 psf) **Service Charge:** £102,656 pa (approx £10.66 psf) **Total Outgoings:** £60.54 psf	Leasehold The available space comprises office accommodation arranged over the basement, ground, first, second and third floors. New lease available on terms to be agreed. Negotiable	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Atrium ▪ Car Parking ▪ Commissionaire ▪ Disabled Facilities ▪ Garage ▪ Roof Terrace **Grade:** Second Hand **Last Update:** 18/09/2012	FAREBROTHER Mr Iain Malcolm 02078553556(Tel) 02074044362(Fax) imalcolm@farebrother.com FAREBROTHER Mr Tom Cazalet 02078553551(Tel) 02074044362(Fax) tcazalet@farebrother.com

77 Kingsway London WC2B 6SR 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £248,710 pa (approx £47.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 5,236 486 £47.50 £511.10 Avail **TOTAL** **5,236** **486** **Rates:** £96,552 pa (approx £18.44 psf) **Service Charge:** £57,596 pa (approx £11.00 psf) **Total Outgoings:** £76.94 psf	Leasehold The available space comprises newly refurbished first floor office accommodation. Lease terms to be agreed. 01/09/2011 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - E ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 18/12/2012	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) bd@eashaw.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) sl@eashaw.com KINNEY GREEN Mr Neil Warwick 02072698806(Tel) 02072698811(Fax) n.warwick@kinneygreen.com KINNEY GREEN Mr Rob Macnab 02072698804(Tel) 02072698811(Fax) r.macnab@kinneygreen.com KINNEY GREEN Ms Sophie Higgins 02072698814(Tel) 02072698811(Fax) s.higgins@kinneygreen.com
Kingsway House 103 Kingsway London WC2B 6QX 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £52,538 pa (approx £37.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** Unit/suite- South, 3rd Floor 1,401 130 £37.50 £403.50 Avail **TOTAL** **1,401** **130** **Rates:** £17,512 pa (approx £12.50 psf) **Service Charge:** £11,908 pa (approx £8.50 psf) **Total Outgoings:** £58.50 psf	Leasehold The available space comprises office accommodation on the third floor (south). A new lease on terms to be agreed. 11/08/2012 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 08/01/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) bd@eashaw.com EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) bf@eashaw.com JONES LANG LASALLE Mr Adam Cosgrove 020 7087 5766(Tel) 02070875555(Fax) adam.cosgrove@eu.jll.com JONES LANG LASALLE Mr Alex Browning 02074934933(Tel) 02070875555(Fax) alex.browning@eu.jll.com JONES LANG LASALLE Mr Joe Fuller 02070875778(Tel) 02074954215(Fax) joe.fuller@eu.jll.com

Ingersoll House 7 - 9 Kingsway London WC2B 6XF 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £50,506 pa (approx £41.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 1,217 / 113 / £41.50 / £446.54 / Avail **TOTAL: 1,217 / 113** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation on the 5th floor. New sub-lease available on terms to be agreed. Negotiable	**Grade:** New or Refurbished **Last Update:** 08/01/2013	JONES LANG LASALLE Mr Alex Browning 02074934933(Tel) 02070875555(Fax) alex.browning@eu.jll.com JONES LANG LASALLE Ms Philippa Lambert 02074936040(Tel) 02074951339(Fax) philippa.lambert@eu.jll.com
York House 23 Kingsway London WC2B 6UJ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £133,448 pa (approx £22.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 5,931 / 551 / £22.50 / £242.10 / Avail **TOTAL: 5,931 / 551** **Rates:** £126,686 pa (approx £21.36 psf) **Service Charge:** £54,387 pa (approx £9.17 psf) **Total Outgoings:** £53.03 psf	Leasehold The available space comprises office accommodation arranged on the second floor measuring 5,931 sq ft. The suite benefits from air conditioning and 24 hour security. The Lease is held on a full repairing and insuring basis for a term expiring 25 November 2019 with a rent review and Tenant only option to break in November 2014. Negotiable	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Garage ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 09/01/2013	STUDLEY (UK) LTD Mr Stuart Melrose 020 7612 1602(Tel) smelrose@studley.com
Alexandra House 33 Kingsway London WC2B 6UF 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £2,567,318 pa (approx £57.50 psf) **Sq Ft / Sq M / £psf / £psm** 6th Floor: 6,550 / 609 / £57.50 / £618.70 / Avail 5th Floor: 6,582 / 611 / £57.50 / £618.70 / Avail 4th Floor: 6,693 / 622 / £57.50 / £618.70 / Avail 3rd Floor: 6,679 / 620 / £57.50 / £618.70 / Avail 2nd Floor: 6,635 / 616 / £57.50 / £618.70 / Avail 1st Floor: 6,508 / 605 / £57.50 / £618.70 / Avail Ground: 2,173 / 202 / £57.50 / £618.70 / Avail Lower Level: 2,829 / 263 / £57.50 / £618.70 / Avail **TOTAL: 44,649 / 4,148** **Rates:** Not Quoting **Service Charge:** £357,192 pa (approx £8.00 psf)	Leasehold The available space comprises 56,000 sq ft of office space arranged over the ground to eighth floor. Due for completion in Quarter two 2012. A new lease on terms to be agreed. 01/03/2012 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Balcony ▪ Disabled Facilities ▪ Garage ▪ Goods Lift ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 09/01/2013	CBRE LTD Ian Mccarter 02071822171(Tel) 02071822001(Fax) ian.mccarter@cbre.com CBRE LTD Mr Richard Smart 02071822577(Tel) 02071822060(Fax) richard.smart@cbre.com CBRE LTD Mr Simon Conie 02071823403(Tel) Simon.Conie@cbre.com KNIGHT FRANK LLP Mr Julian Woolgar 020 7861 1008(Tel) 02075910572(Fax) julian.woolgar@knightfrank.com KNIGHT FRANK LLP Mr Philip Hobley 02076298171(Tel) philip.hobley@knightfrank.com

Imperial House 15 - 19 Kingsway London WC2B 6UN 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £142,714 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 3,613 / 336 / £39.50 / £425.02 / Avail **TOTAL: 3,613 / 336** **Rates:** £55,279 pa (approx £15.30 psf) **Service Charge:** £27,206 pa (approx £7.53 psf) **Total Outgoings:** £62.33 psf	Leasehold The available space comprises office accommodation of 3,613 sq ft, arranged on the seventh floor. The property is available by way of an assignment of an existing lease running until the 18th Jan 2017 (A new lease may be available for a longer term, if required). 01/08/2012 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 12/12/2012	FAREBROTHER Mr Iain Malcolm 02078553556(Tel) 02074044362(Fax) imalcolm@farebrother.com FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com FAREBROTHER Mr Tom Cazalet 02078553551(Tel) 02074044362(Fax) tcazalet@farebrother.com
Saffron House 6 - 10 Kirby Street London EC1N 8TS 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £180,910 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 4,580 / 425 / £39.50 / £425.02 / Avail **TOTAL: 4,580 / 426** **Rates:** £73,051 pa (approx £15.95 psf) **Service Charge:** £32,060 pa (approx £7.00 psf) **Total Outgoings:** £62.45 psf	Leasehold The available space comprises office accommodation arranged over the fifth floor/penthouse. The office benefits from full air conditioning, excellent natural light and views over Clerkenwell and the City, decked roof terraces and a manned building reception. By way of a new sub lease or assignment (please request terms) or alternatively a new lease direct from the landlord (on separate terms). 01/10/2012 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Energy Performance Rating - D ▪ Reception ▪ Security System ▪ Street Only Parking **Grade:** New or Refurbished **Last Update:** 12/12/2012	FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com FAREBROTHER Mr Mark Anstey 02078553552(Tel) 02074044362(Fax) manstey@farebrother.com
Eurowed House 20 - 24 Kirby Street London EC1N 8TS 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £90,650 pa (approx £14.80 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- South, 3rd Floor: 875 / 81 / £18.50 / £199.06 / Avail Unit/suite- North, 1st Floor: 2,800 / 260 / £18.50 / £199.06 / Avail Unit/suite- South, 1st Floor: 1,225 / 114 / £18.50 / £199.06 / Avail Unit/suite- B , Ground: 1,225 / 114 / £14.80 / £159.30 / Avail **TOTAL: 6,125 / 569** **Rates:** £48,608 pa (approx £7.94 psf) **Service Charge:** £26,803 pa (approx £4.38 psf)	Leasehold The available space comprises open plan office accommodation arranged over the third floor. Available on a new FRI lease, terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Security System **Grade:** Second Hand **Last Update:** 23/11/2012	RICHARD SUSSKIND & CO Mr Ashley Goodman 02078318311(Tel) 02078312093(Fax) ashleygoodman@richardsusskind.com RICHARD SUSSKIND & CO Mr George Wise 02078318311(Tel) 02078312093(Fax) georgewise@richardsusskind.com

Clerkenwell East Unit 2 Lever Street London EC1V 8AL 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Unit/suite- 2, Ground: 4,101 / 381 / NQ / NQ / Avail Unit/suite- 2, Basement: 1,054 / 98 / NQ / NQ / Avail **TOTAL: 5,155 / 479** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises a self contained office unit providing open plan accommodation. The space will be completed ready for occupation in November 2012. Each premises is offered for sale with new 150 year long leasehold interests. To rent, new full repairing and insuring leases available for terms by arrangement. 01/11/2012 Vacant	▪ Air Conditioning ▪ Raised Floors **Grade:** New or Refurbished **Last Update:** 05/01/2013	ANTON PAGE LLP Mr Chris Antoniou 02073361313(Tel) 02076082608(Fax) chrisantoniou@antonpage.com ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr Stephen Page 02073361313(Tel) 02076082608(Fax) stephenpage@antonpage.com
Clerkenwell East Unit 1 Lever Street London EC1V 8AL 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Unit/suite- 1, Ground: 6,533 / 607 / NQ / NQ / Avail Unit/suite- 1, Basement: 737 / 68 / NQ / NQ / Avail **TOTAL: 7,270 / 675** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises a self contained office unit providing open plan accommodation. The space will be completed ready for occupation in November 2012. Each premises is offered for sale with new 150 year long leasehold interests. To rent, new full repairing and insuring leases available for terms by arrangement. 01/11/2012 Vacant	▪ Air Conditioning ▪ Raised Floors **Grade:** New or Refurbished **Last Update:** 05/01/2013	ANTON PAGE LLP Mr Chris Antoniou 02073361313(Tel) 02076082608(Fax) chrisantoniou@antonpage.com ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr Stephen Page 02073361313(Tel) 02076082608(Fax) stephenpage@antonpage.com
7 - 8 Little Turnstile London WC1V 7DX 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £6,001 pa (approx £17.65 psf) **Sq Ft / Sq M / £psf / £psm** Basement: 340 / 32 / £17.65 / £189.91 / Avail **TOTAL: 340 / 32** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over basement and third floor levels. The space is available on a new lease on terms to be agreed. 21/07/2010 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 17/12/2012	PEARL & COUTTS LTD Miss Leanne Bradley 02078439157(Tel) 02078433799(Fax) leanneb@pearl-coutts.co.uk

1 London Wall London EC2Y 5EA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £789,070 pa (approx £47.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 5th Floor 16,612 1,543 £47.50 £511.10 Avail **TOTAL** **16,612** **1,543** **Rates:** £11,359 pa (approx £0.68 psf) **Service Charge:** £151,003 pa (approx £9.09 psf) **Total Outgoings:** £57.27 psf	Leasehold The available space comprises office accommodation arranged on the third floor and part of the fifth floor. A new FRI lease for a term by arrangement is available direct from the Landlord Negotiable	▪ 24 Hour Access ▪ 6 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ On-Site Management ▪ Reception ▪ Security Entry System ▪ Security System **Grade:** Second Hand **Last Update:** 11/12/2012	JONES LANG LASALLE Mr Matthew Mycock 02073995862(Tel) matthew.mycock@eu.jll.com
86 Long Lane London EC1A 9ET 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £24,997 pa (approx £33.78 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 130 12 £33.78 £363.47 Avail 2nd Floor 205 19 £33.78 £363.47 Avail 1st Floor 190 18 £33.78 £363.47 Avail Ground 215 20 £33.78 £363.47 Avail **TOTAL** **740** **69** **Rates:** £6,404 pa (approx £8.65 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the ground and three upper floors. New full repairing and insuring lease for terms by arrangement. 30 Days	▪ Category 5 Lighting ▪ Security System **Grade:** Second Hand **Last Update:** 20/12/2012	ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com
Creed Court 1 5 Ludgate Hill London EC4M 7AA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £47,280 pa (approx £15.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 1,576 146 £15.00 £161.40 Avail 1st Floor 1,576 146 £15.00 £161.40 Avail **TOTAL** **3,152** **293** **Rates:** £34,672 pa (approx £11.00 psf) **Service Charge:** £34,672 pa (approx £11.00 psf) **Total Outgoings:** £37.00 psf	Leasehold The available space comprises ground and first floor office accommodation within 1 Creed Court. New effective FRI leases are available on a flexible basis for a term to be arranged, subject to a mutual rolling break option from 31st December 2013, on three months prior written notice. 01/11/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Balcony ▪ Category 2 Lighting ▪ Courtyard ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Restaurant ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 26/11/2012	DANIEL WATNEY Mr Ben Ashby 02030773400(Tel) bashby@danielwatney.co.uk DANIEL WATNEY Mr Richard Garner 02030773400(Tel)

1 Mabledon Place London WC1H 9AX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation over twelve floors. The space is due for completion in Q1 2014 A lease on terms to be agreed with the rent in the guiding mid £40's and for the top floors it's in the mid £50's. 01/01/2014 Vacant	**Grade:** Under Refurbishment **Last Update:** 04/12/2012	DRIVERS JONAS DELOITTE Mr Cathal Diamond 02078967831(Tel) 02078967901(Fax) cadiamond@djdeloitte.co.uk DRIVERS JONAS DELOITTE Ms Sophie Daw 02073033839(Tel) 02075831198(Fax) sdaw@djdeloitte.co.uk

	Sq Ft	Sq M	£psf	£psm	
10th Floor	5,274	490	NQ	NQ	Avail
9th Floor	5,231	486	NQ	NQ	Avail
8th Floor	5,231	486	NQ	NQ	Avail
7th Floor	5,231	486	NQ	NQ	Avail
6th Floor	5,231	486	NQ	NQ	Avail
5th Floor	7,449	692	NQ	NQ	Avail
4th Floor	8,041	747	NQ	NQ	Avail
3rd Floor	8,041	747	NQ	NQ	Avail
2nd Floor	10,850	1,008	NQ	NQ	Avail
1st Floor	10,882	1,011	NQ	NQ	Avail
Ground	5,737	533	NQ	NQ	Avail
Unit/suite- 1, Basement	2,002	186	NQ	NQ	Avail
Unit/suite- 2, Basement	4,058	377	NQ	NQ	Avail
Unit/suite- 3, Basement	4,037	375	NQ	NQ	Avail
TOTAL	**87,295**	**8,110**			

69 - 71 Monmouth Street London WC2H 9JW 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £165,495 pa (approx £29.50 psf) **Rates:** £93,598 pa (approx £16.68 psf) **Service Charge:** £47,685 pa (approx £8.50 psf) **Total Outgoings:** £54.68 psf	Leasehold The available space comprises office accommodation situated on the first, second, third and fourth floors totalling approximately 9,470 sq ft. A lease on terms to be agreed. 01/03/2011 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Raised Floors ▪ Reception ▪ Storage Space ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 23/11/2012	CFK LLP Mr Ian Kitchener 020 7484 9260(Tel) ian.kitchener@cfkllp.co.uk

	Sq Ft	Sq M	£psf	£psm	
2nd Floor	2,805	261	£29.50	£317.42	Avail
1st Floor	2,805	261	£29.50	£317.42	Avail
TOTAL	**5,610**	**521**			

Seatem House 39 Moreland Street London EC1V 8BB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £240,319 pa (approx £27.06 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 1,690 / 157 / £27.22 / £292.89 / Avail 1st Floor: 2,017 / 187 / £26.77 / £288.05 / Avail Ground: 2,617 / 243 / £26.75 / £287.83 / Avail Basement: 2,557 / 238 / £27.50 / £295.90 / U/O **TOTAL** **8,881** **825** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the first and second floors. The premises are available on a new FRI lease, terms to be agreed. Alternatively the long leaseholder would consider selling the unit on 125 years long leasehold at a ground rent of £200 per annum. Negotiable	▪ Raised Floors ▪ Storage Space ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 21/12/2012	CURRELL COMMERCIAL Mr Jon Morrell 02073545050(Tel) 02073545658(Fax) j.morell@currell.com CURRELL COMMERCIAL Ms Beverley Hedge 020 7704 7514(Tel) 020 7354 5658(Fax) b.hedge@currell.com GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk GOODSIR GRAHAM COMMERCIAL LTD Mr Robert Graham 02075666452(Tel) 02077962796(Fax) robertgraham@goodsirgraham.co.uk
Seatem House 39 Moreland Street London EC1V 8BB 	**Use Class:** **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 1st Floor: 2,017 / 187 / NQ / NQ / Avail **TOTAL** **2,017** **187** **Sale Price:** £894,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Long Leasehold The available space comprises a first floor office unit. The premises are available to rent on a new FRI lease for a term by arrangement. Alternatively long leaseholder will consider selling the units on 125 years Long Leaseholds, at a ground rent of £200 per annum. 01/10/2012 Vacant	▪ Entire Building ▪ Storage Space ▪ Street Only Parking **Grade:** New or Refurbished **Last Update:** 21/12/2012	CURRELL COMMERCIAL Mr Jon Morrell 02073545050(Tel) 02073545658(Fax) j.morell@currell.com CURRELL COMMERCIAL Ms Beverley Hedge 020 7704 7514(Tel) 020 7354 5658(Fax) b.hedge@currell.com GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk GOODSIR GRAHAM COMMERCIAL LTD Mr Robert Graham 02075666452(Tel) 02077962796(Fax) robertgraham@goodsirgraham.co.uk

Seatem House 39 Moreland Street London EC1V 8BB 	**Use Class:** **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 1,690 / 157 / NQ / NQ / Avail **TOTAL: 1,690 / 157** **Sale Price:** £710,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Long Leasehold The available space comprises a second floor office unit. The premises are available to rent on a new FRI lease for a term by arrangement. Alternatively long leaseholder will consider selling the units on 125 years Long Leaseholds, at a ground rent of £200 per annum. 01/10/2012 Vacant	▪ Entire Building ▪ Storage Space ▪ Street Only Parking **Grade:** New or Refurbished **Last Update:** 21/12/2012	CURRELL COMMERCIAL Mr Jon Morrell 02073545050(Tel) 02073545658(Fax) j.morell@currell.com CURRELL COMMERCIAL Ms Beverley Hedge 020 7704 7514(Tel) 020 7354 5658(Fax) b.hedge@currell.com GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk GOODSIR GRAHAM COMMERCIAL LTD Mr Robert Graham 02075666452(Tel) 02077962796(Fax) robertgraham@goodsirgraham.co.uk
6 New Bridge Street London EC4V 6AB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £945,855 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 1,678 / 156 / £45.00 / £484.20 / Avail 4th Floor: 1,637 / 152 / £45.00 / £484.20 / Avail 3rd Floor: 3,602 / 335 / £45.00 / £484.20 / Avail 2nd Floor: 3,597 / 334 / £45.00 / £484.20 / Avail 1st Floor: 4,548 / 423 / £45.00 / £484.20 / Avail Ground: 3,825 / 355 / £45.00 / £484.20 / Avail Basement: 2,132 / 198 / £45.00 / £484.20 / Avail **TOTAL: 21,019 / 1,953** **Rates:** £260,632 pa (approx £12.40 psf) **Service Charge:** £157,642 pa (approx £7.50 psf) **Total Outgoings:** £64.90 psf	Leasehold The available space comprises office accommodation arranged over the lower ground to the fifth floor. A new lease for a term by arrangement is available. 01/04/2012 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 08/01/2013	DTZ Mr Alistair Brown 02032962007(Tel) 02032963100(Fax) alistair.brown@dtz.com DTZ Mr Chris Halliwell 0203 296 2010(Tel) chris.halliwell@dtz.com GALE PRIGGEN & COMPANY Mr Tim Gale 020 7404 5043(Tel) 020 7404 5808(Fax) tpg@galepriggen.co.uk GALE PRIGGEN & COMPANY Mr Tony Priggen 020 7404 5043(Tel) 020 7404 5808(Fax) acp@galepriggen.co.uk

Commonwealth House 1 - 19 New Oxford Street London WC1A 1BA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £367,840 pa (approx £27.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- North, 3rd Floor: 2,568 / 239 / £27.50 / £295.90 / Avail Unit/suite- South, 3rd Floor: 7,644 / 710 / £27.50 / £295.90 / Avail Unit/suite- South, 2nd Floor: 3,164 / 294 / £27.50 / £295.90 / Avail **TOTAL** **13,376** **1,243** **Rates:** £226,054 pa (approx £16.90 psf) **Service Charge:** £87,479 pa (approx £6.54 psf) **Total Outgoings:** £50.94 psf	Leasehold The available space comprises part second floor office accommodation. New lease(s) are available for a term to expire in June 2017. The lease(s) will incorporate rolling mutual Option(s) to Determine from June 2015 subject to 6 months written notice. Lease(s) are to be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended. Negotiable	▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 08/01/2013	HUTCHINSON MORRISON CHILDS Mr Andy Morrison 02074391500(Tel) 02074391501(Fax) a.morrison@hmc.gb.com HUTCHINSON MORRISON CHILDS Mr Graham Rossall 02074391500(Tel) 02074391501(Fax) g.rossall@hmc.gb.com JONES LANG LASALLE Mr Adam Cosgrove 020 7087 5766(Tel) 02070875555(Fax) adam.cosgrove@eu.jll.com JONES LANG LASALLE Mr Joe Fuller 02070875778(Tel) 02074954215(Fax) joe.fuller@eu.jll.com
80 - 110 New Oxford Street London WC1A 1HB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £300,433 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 7,069 / 657 / £42.50 / £457.30 / Avail **TOTAL** **7,069** **657** **Rates:** £129,716 pa (approx £18.35 psf) **Service Charge:** £76,062 pa (approx £10.76 psf) **Total Outgoings:** £71.61 psf	Leasehold The available space comprises part second floor office accommodation. A new sublease until September 2014 is available. 01/09/2012 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Conference Facilities ▪ Energy Performance Rating - D ▪ Raised Floors ▪ Security System **Grade:** New or Refurbished **Last Update:** 17/12/2012	BNP PARIBAS REAL ESTATE UK Mr Mark Hickmott 02073384234(Tel) mark.hickmott@bnpparibas.com BNP PARIBAS REAL ESTATE UK Mr Michael Maddox 02073384356(Tel) 02078312564(Fax) michael.maddox@bnpparibas.com
Medius House 63 - 69 New Oxford Street London WC1A 1EA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £270,773 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 2,020 / 188 / £39.50 / £425.02 / Avail 4th Floor: 2,430 / 226 / £39.50 / £425.02 / Avail 3rd Floor: 2,405 / 223 / £39.50 / £425.02 / U/O **TOTAL** **6,855** **637** **Rates:** £74,841 pa (approx £10.92 psf) **Service Charge:** £51,892 pa (approx £7.57 psf) **Total Outgoings:** £57.99 psf	Leasehold The available space comprises office accommodation on the 3rd, 4th and 5th floors. Available to let on a new lease until June 2018 Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Energy Performance Rating - E ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 19/12/2012	HANOVER GREEN LLP Mr Alex Jordan 02031306411(Tel) 02031306429(Fax) ajordan@hanovergreen.co.uk HANOVER GREEN LLP Mr Neil Proctor 02031306406(Tel) 02031306429(Fax) nproctor@hanovergreen.co.uk HANOVER GREEN LLP Ms Sarah Porter 02031306405(Tel) 02031306429(Fax) sporter@hanovergreen.co.uk

Northdown House 11 - 21 Northdown Street London N1 9BN 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £280,840 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 2,260 / 210 / £42.50 / £457.30 / Avail 1st Floor: 2,260 / 210 / £42.50 / £457.30 / Avail Ground: 2,088 / 194 / £42.50 / £457.30 / U/O **TOTAL: 6,608 / 614** **Rates:** Not Quoting **Service Charge:** £56,168 pa (approx £8.50 psf)	Leasehold The available space comprises office accommodation over four floors which are currently undergoing refurbishment. A lease on terms to be agreed. At a guide rent of between £40 - £45 psf. 01/03/2012 Vacant	▪ 1 Passenger Lift(s) ▪ Security System **Grade:** Second Hand **Last Update:** 13/12/2012	SAVILLS Mr Freddie Corlett 02074098764(Tel) 02077538917(Fax) FCorlett@savills.com SAVILLS Mr Tracy Collins 0207 409 8778(Tel) 02072215256(Fax) tcollins@savills.com
10 Old Bailey London EC4M 7NG 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £845,320 pa **Sq Ft / Sq M / £psf / £psm** 6th Floor: 6,902 / 641 / £50.00 / £538.00 / U/O 1st Floor: 11,116 / 1,033 / £45.00 / £484.20 / Avail **TOTAL: 18,018 / 1,674** **Rates:** £295,449 pa (approx £16.40 psf) **Service Charge:** £127,207 pa (approx £7.06 psf)	Leasehold The available space comprises office accommodation arranged over the first and the sixth floors. The property is available new lease on a term to be agreed. 6th floor rent in the region of £52.50 - to be confirmed upon application. 01/10/2002 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Goods Lift ▪ Raised Floors ▪ Reception **Grade:** New or Refurbished **Last Update:** 17/12/2012	BNP PARIBAS REAL ESTATE UK Mr Chris Valentine 02073384322(Tel) chris.valentine@bnpparibas.com BNP PARIBAS REAL ESTATE UK Mr Chris Williams-Ellis 02073384442(Tel) chris.williams-ellis@bnpparibas.com BNP PARIBAS REAL ESTATE UK Ms Lisa Moran 02073384435(Tel) lisa.moran@bnpparibas.com CHRISTOPHER KEMP ESTATE AGENTS KNIGHT FRANK LLP Mr Rory Paton 020 7861 1335(Tel) Rory.Paton@knightFrank.com
Barbican House 26 - 34 Old Street London EC1V 9AB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Ground: 866 / 80 / NQ / NQ / Avail **TOTAL: 866 / 80** **Rates:** £7,101 pa (approx £8.20 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office/showroom accommodation arranged over the basement and ground floor. A new FRI Lease available for a term to be agreed. Negotiable	▪ Car Parking ▪ Garage **Grade:** Second Hand **Last Update:** 15/11/2012	GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk

Morelands 5 - 23 Old Street London EC1V 9HL 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 1,463 136 NQ NQ Avail **TOTAL** **1,463** **136** **Rates:** £15,566 pa (approx £10.64 psf) **Service Charge:** £7,388 pa (approx £5.05 psf)	Leasehold The available space comprises office accommodation arranged over part of the first floor. A sub-lease available from September 2012 until June 2015. Rent guiding £32.50 psf. 01/09/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Energy Performance Rating - C ▪ Goods Lift ▪ Reception ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 06/12/2012	DRON & WRIGHT Mr Richard Chapman 02078912306(Tel) 02078912300(Fax) richardchapman@dronwright.co.uk DRON & WRIGHT Ms Joanna Gospage 02078912346(Tel) 02078912300(Fax) joannagospage@dronwright.co.uk
Building B4 Kings Cross Central 4 Pancras Square London NW1 2TB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Ground 9,025 838 NQ NQ Avail **TOTAL** **9,025** **838** **Rates:** £172,440 pa (approx £19.11 psf) **Service Charge:** £72,200 pa (approx £8.00 psf)	Leasehold The available space will comprise office accommodation over nine floors. The space will be available from Q2 2014. Lease terms to be agreed. 01/10/2014 Vacant	▪ Roof Terrace **Grade:** Under Construction **Last Update:** 09/01/2013	DTZ Mr John Forrester 02032962002(Tel) john.forrester@dtz.com DTZ Mr Richard Howard 02032964616(Tel) 02076436500(Fax) richard.howard@dtz.com DTZ Mr Tim Plumbe 02032962005(Tel) tim.plumbe@dtz.com SAVILLS Mr David Williams 02074998644(Tel) 02072215256(Fax) dwilliams@savills.com SAVILLS Mr Mark Gilbart-Smith 020 7409 5925(Tel) 02072215256(Fax) mgsmith@savills.com SAVILLS Mr Stuart Lawson 02074998644(Tel) 02075887323(Fax) slawson@savills.com SAVILLS Mr Tracy Collins 0207 409 8778(Tel) 02072215256(Fax) tcollins@savills.com

Plot B2 Kings Cross Central 1 Pancras Square London NW1 2TB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 8th Floor 5,175 481 NQ NQ Avail 7th Floor 7,300 678 NQ NQ Avail 6th Floor 7,300 678 NQ NQ Avail 5th Floor 7,300 678 NQ NQ Avail 4th Floor 7,300 678 NQ NQ Avail 3rd Floor 7,300 678 NQ NQ Avail 2nd Floor 7,300 678 NQ NQ Avail 1st Floor 7,300 678 NQ NQ Avail **TOTAL** **56,275** **5,228** **Rates:** £677,184 pa (approx £12.03 psf) **Service Charge:** £450,200 pa (approx £8.00 psf)	Leasehold The available space will comprise office accommodation over eight floors. The property will be available around Q4 2013. Lease terms to be agreed. 01/12/2013 Vacant	**Grade:** Under Construction **Last Update:** 09/01/2013	DTZ Mr John Forrester 02032962002(Tel) john.forrester@dtz.com DTZ Mr Richard Howard 02032964616(Tel) 02076436500(Fax) richard.howard@dtz.com DTZ Mr Tim Plumbe 02032962005(Tel) tim.plumbe@dtz.com SAVILLS Mr David Williams 02074998644(Tel) 02072215256(Fax) dwilliams@savills.com SAVILLS Mr Mark Gilbart-Smith 020 7409 5925(Tel) 02072215256(Fax) mgsmith@savills.com SAVILLS Mr Stuart Lawson 02074998644(Tel) 02075887323(Fax) slawson@savills.com SAVILLS Mr Tracy Collins 0207 409 8778(Tel) 02072215256(Fax) tcollins@savills.com
Quality House 6 - 9 Quality Court London WC2A 1HP 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £30,983 pa (approx £22.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- W, 2nd Floor 1,377 128 £22.50 £242.10 Avail **TOTAL** **1,377** **128** **Rates:** £17,639 pa (approx £12.81 psf) **Service Charge:** £14,458 pa (approx £10.50 psf) **Total Outgoings:** £45.81 psf	Leasehold The available space comprises office accommodation arranged over the second floor. The property is available on a new flexible lease for a term by arrangement. 01/08/2006 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Courtyard ▪ Disabled Facilities ▪ On-Site Management ▪ Raised Floors ▪ Reception ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 18/12/2012	EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) bf@eashaw.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) sl@eashaw.com

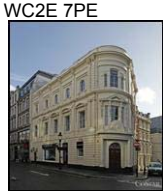
48 - 49 Russell Square London WC1B 4JP 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 450 42 NQ NQ Avail **TOTAL** **450** **42** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises third floor office accommodation measuring 450 sq ft. The space benefits from being fully furnished, having shower and kitchen facilities as well as a manned reception and air conditioning. Available leasehold, contact the agent for more information. 30 Days	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Courtyard ▪ Reception **Grade:** Second Hand **Last Update:** 04/01/2013	CLUTTONS FLEXIBLE SPACE Mr Adrian Goldney 02076477130(Tel) adrian.goldney@cluttons.com
Sovereign House 212 - 224 Shaftesbury Avenue London WC2H 8EB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £21,063 pa (approx £29.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 714 66 £29.50 £317.42 Avail **TOTAL** **714** **66** **Rates:** £10,831 pa (approx £15.17 psf) **Service Charge:** £5,698 pa (approx £7.98 psf) **Total Outgoings:** £52.65 psf	Leasehold The available space comprises office accommodation arranged over the fourth floor. The suites are a mixture of open plan space and partitioned offices. A new lease is available direct from the freeholder. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Balcony ▪ Commissionaire ▪ Reception ▪ Storage Space ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 18/12/2012	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) bd@eashaw.com EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) bf@eashaw.com FAREBROTHER Mr Patrick Philips 02078553549(Tel) 02074044362(Fax) pphillips@farebrother.com FAREBROTHER Mr Tom Cazalet 02078553551(Tel) 02074044362(Fax) tcazalet@farebrother.com FAREBROTHER Ms Alice Blackall 02078553596(Tel) 02074044362(Fax) ablackall@farebrother.com
4 Snow Hill London EC1A 2DJ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Ground 1,547 144 NQ NQ Avail Lower Level 1,721 160 NQ NQ Avail **TOTAL** **3,268** **304** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises self contained office accommodation arranged over the lower ground, ground and second floors. A new lease is available with terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Balcony ▪ Raised Floors **Grade:** Second Hand **Last Update:** 17/12/2012	HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk

1A Snow Hill Court London EC1A 2EJ 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 1st Floor: 684 / 64 / NQ / NQ / Avail Ground: 561 / 52 / NQ / NQ / Avail **TOTAL: 1,245 / 116** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation located on the ground and first floor. The space could be utilised for a number of purposes subject to obtaining the necessary planning consent. The property includes some garden land to the front. The property is available to be let on new flexible lease terms to be agreed. 30 Days	▪ Car Parking ▪ Garage **Grade:** Second Hand **Last Update:** 07/11/2012	KEMSLEY LLP Mr Mike Lawrence 02074226350(Tel) 02074226351(Fax) mjlawrence@kwf.co.uk
25 Soho Square London W1D 4NS 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £2,164,050 pa (approx £67.50 psf) **Sq Ft / Sq M / £psf / £psm** 8th Floor: 1,457 / 135 / £67.50 / £726.30 / Avail 7th Floor: 1,879 / 175 / £67.50 / £726.30 / Avail 6th Floor: 3,427 / 318 / £67.50 / £726.30 / Avail 5th Floor: 4,264 / 396 / £67.50 / £726.30 / Avail 4th Floor: 5,107 / 474 / £67.50 / £726.30 / Avail 3rd Floor: 5,074 / 471 / £67.50 / £726.30 / Avail 2nd Floor: 5,696 / 529 / £67.50 / £726.30 / Avail 1st Floor: 5,156 / 479 / £67.50 / £726.30 / Avail **TOTAL: 32,060 / 2,978** **Rates:** £548,794 pa (approx £17.12 psf) **Service Charge:** £294,952 pa (approx £9.20 psf) **Total Outgoings:** £93.82 psf	Leasehold The available space comprises office space arranged over the lower ground, ground and eight upper floors. Currently under refurbishment ready Q1 2012. A FRI sublease for a duration of 20 years expiring in 31/07/2020. Subject to a rent review on: 31/07/2010. There is a guiding rent of £45 psf. 01/05/2012 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - B ▪ Raised Floors ▪ Roof Terrace ▪ Staff Canteen **Grade:** New or Refurbished **Last Update:** 12/12/2012	H2SO LLP Mr Ed Betts 02077888956(Tel) 02077888951(Fax) ed.betts@h2so.com H2SO LLP Mr Paul Smith 02077888955(Tel) 02077888951(Fax) paul.smith@h2so.com JONES LANG LASALLE Mr Chris Watkin 02070875784(Tel) 02070875796(Fax) chris.watkin@eu.jll.com JONES LANG LASALLE Mr Joe Fuller 02070875778(Tel) 02074954215(Fax) joe.fuller@eu.jll.com
5 Southampton Place London WC1A 2DA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £120,390 pa (approx £30.00 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 708 / 66 / £30.00 / £322.80 / Avail 2nd Floor: 639 / 59 / £30.00 / £322.80 / Avail 1st Floor: 741 / 69 / £30.00 / £322.80 / Avail Ground: 1,305 / 121 / £30.00 / £322.80 / Avail Basement: 620 / 58 / £30.00 / £322.80 / Avail **TOTAL: 4,013 / 373** **Rates:** £250,812 pa (approx £62.50 psf) **Service Charge:** £6,019,500 pa (approx £1,500.00 psf) **Total Outgoings:** £1,592.50 psf	Leasehold The available space comprises office accommodation over third floor level. Rent guiding eary £30's. New leases available direct from the Freeholder. 01/09/2012 Vacant	**Grade:** Second Hand **Last Update:** 26/11/2012	GVA GRIMLEY LIMITED Mr Richard Carson 02079112864(Tel) 02079112846(Fax) richard.carson@gva.co.uk GVA GRIMLEY LIMITED Mr Tony Joyce 020 7911 2861(Tel) 02079112846(Fax) tony.joyce@gva.co.uk

Deltec House 195 St John Street London EC1V 4LS 	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft** **Sq M** **£psf** **£psm** Total Size 20,000 1,858 N/A N/A Avail **TOTAL** **20,000** **1,858** **Sale Price:** £3,200,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold The available space comprises 20,000 sq ft of commercial accommodation which can be used for a variety of uses. Available freehold/leasehold. Asking Price £3,200,000. 01/11/2012 Vacant	▪ Entire Building **Grade:** Second Hand **Last Update:** 19/11/2012	STIRLING ACKROYD LTD Mr Brett Sullings 020 7549 0634(Tel) bretts@stirlingackroyd.com STIRLING ACKROYD LTD Mr Mark O'Neill 020 7749 3821(Tel) marko@stirlingackroyd.com
140 - 142 St John Street London EC1V 4JT 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £78,323 pa (approx £29.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 1,800 167 £29.50 £317.42 Avail Unit/suite- Rear, 1st Floor 855 79 £29.50 £317.42 Avail **TOTAL** **2,655** **247** **Rates:** £28,116 pa (approx £10.59 psf) **Service Charge:** £13,275 pa (approx £5.00 psf) **Total Outgoings:** £45.09 psf	Leasehold The available space comprises office space arranged over first floor rear and third floor levels. The office floors in this building are about to undergo a programme of refurbishment by the landlord. The floors will be offered open plan, with replacement ceilings, new suspended up and down lighters, three compartment perimeter trunking and new carpets/decorations. The landlord is also prepared to consider any specific fit-out requirements of the incoming tenant. The space also benefits from comfort cooling, central heating, passenger lift, tea point, good natural light and perimeter trunking. The space is available on a new effectively full repairing and insuring leases, available directly from the landlord on a term to be agreed. The leases shall be contracted outside the security of tenure provisions of the Landlord and Tenant Act 1954. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Reception ▪ Restaurant ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 20/12/2012	STRETTONS Mr James Clark 02074220982(Tel) 02073751010(Fax) james.clark@strettons.co.uk STRETTONS Mr Jon Cuthbert 02074220981(Tel) 02073751010(Fax) jon.cuthbert@strettons.co.uk

4 Staple Inn London WC1V 7QH 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £133,705 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- South, 3rd Floor: 606 / 56 / £32.50 / £349.70 / Avail Unit/suite- C, 3rd Floor: 657 / 61 / £32.50 / £349.70 / U/O 2nd Floor: 867 / 81 / £32.50 / £349.70 / U/O Unit/suite- B, 2nd Floor: 698 / 65 / £32.50 / £349.70 / Avail 1st Floor: 847 / 79 / £32.50 / £349.70 / Avail 1st Floor: 439 / 41 / £32.50 / £349.70 / Avail **TOTAL** **4,114** **382** **Rates:** £16,695 (approx £4.06 psf) **Service Charge:** £27,770 pa (approx £6.75 psf) **Total Outgoings:** £43.31 psf	Leasehold The available space comprises contemporary office accommodation arranged in various suites on the first, second and third floors. A new Lease for a term of years to be agreed. 01/02/2008 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Category 5 Lighting ▪ Commissionaire ▪ Courtyard ▪ Storage Space **Grade:** Second Hand **Last Update:** 08/01/2013	GALE PRIGGEN & COMPANY Mr Clarke Buxton 020 7404 5043(Tel) 020 7404 5808(Fax) cb@galepriggen.co.uk GALE PRIGGEN & COMPANY Mr Tim Gale 020 7404 5043(Tel) 020 7404 5808(Fax) tpg@galepriggen.co.uk
Central Cross 2 Stephen Street London W1T 1AL 	**Use Class:** Not Specified **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 12,099 / 1,124 / NQ / NQ / Avail 4th Floor: 5,931 / 551 / NQ / NQ / Avail 3rd Floor: 11,550 / 1,073 / NQ / NQ / Avail 1st Floor: 12,249 / 1,138 / NQ / NQ / Avail **TOTAL** **41,829** **3,886** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation throughout five studios. Lease terms to be agreed. Available 2013. 01/08/2013 Vacant	▪ 24 Hour Access ▪ 6 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Garage ▪ Goods Lift ▪ Security System **Grade:** New or Refurbished **Last Update:** 09/01/2013	DTZ Mr Craig Norton 02032964620(Tel) 02032964600(Fax) craig.norton@dtz.com DTZ Mr Richard Howard 02032964616(Tel) 02076436500(Fax) richard.howard@dtz.com
226 Strand London WC2R 1BA 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £8,820 pa (approx £24.92 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 180 / 17 / £24.00 / £258.24 / Avail 2nd Floor: 174 / 16 / £25.86 / £278.25 / Avail **TOTAL** **354** **33** **Rates:** £5,082 pa (approx £14.36 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over second floor level. The space benefits from impressive views overlooking the High Courts and Strand. The space is open plan. The space is available to let. 30 Days	▪ Security System **Grade:** Second Hand **Last Update:** 09/01/2013	PEARL & COUTTS LTD Miss Leanne Bradley 02078439157(Tel) 02078433799(Fax) leanneb@pearl-coutts.co.uk

Centric House 390 Strand London WC2R 0LT 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £130,500 pa (approx £37.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 1,045 / 97 / £37.50 / £403.50 / Avail 2nd Floor: 1,045 / 97 / £37.50 / £403.50 / Avail 1st Floor: 1,390 / 129 / £37.50 / £403.50 / Avail **TOTAL** **3,480** **323** **Rates:** £59,160 pa (approx £17.00 psf) **Service Charge:** £35,496 pa (approx £10.20 psf) **Total Outgoings:** £64.70 psf	Leasehold The available space comprises fully refurbished office accommodation located on first floor. A new lease available for a term to be agreed. 01/09/2011 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 18/12/2012	EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) bf@eashaw.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) sl@eashaw.com HANOVER GREEN LLP Mr Alex Jordan 02031306411(Tel) 02031306429(Fax) ajordan@hanovergreen.co.uk HANOVER GREEN LLP Ms Sarah Porter 02031306405(Tel) 02031306429(Fax) sporter@hanovergreen.co.uk
Tavis House 1 - 6 Tavistock Square London WC1H 9HE 	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft / Sq M / £psf / £psm** Total Size: 57,402 / 5,333 / N/A / N/A / Avail **TOTAL** **57,402** **5,333** **Sale Price:** £19,500,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The available freehold comprsies office accommodation arranged over ten floors. The space is to be found on a freehold basis. Vacant	▪ 12 Car Parking Spaces ▪ Entire Building ▪ Passenger Lift(s) ▪ Reception **Grade:** Second Hand **Last Update:** 07/01/2013	MICHAEL ELLIOTT LLP Mr Mark Shipman 02075295708(Tel) markshipman@michaelelliott.co.uk
Tavistock House Tavistock Square London WC1H 9TW 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £77,250 pa (approx £37.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- A, 5th Floor: 570 / 53 / £37.50 / £403.50 / Avail Unit/suite- A, 4th Floor: 690 / 64 / £37.50 / £403.50 / Avail Unit/suite- D, 2nd Floor: 800 / 74 / £37.50 / £403.50 / Avail **TOTAL** **2,060** **191** **Rates:** £24,720 pa (approx £12.00 psf) **Service Charge:** £14,935 pa (approx £7.25 psf) **Total Outgoings:** £56.75 psf	Leasehold The available space comprises office suite accommodation on part second, fourth and part fifth floors. The property has undergone refurbishment to offer quality space with excellent levels of natural light. New, full repairing and insuring leases are available by arrangement. Rents are exclusive of rates and service charge. There is NO election for VAT. FURTHER SUITES MAY BE AVAILABLE IN 2011. Rates estimated to be between £11 and £12 psf. Service charge estimated to be between £7 and 7.25 (inclusive of insurance). 01/11/2008 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Conference Facilities ▪ Courtyard ▪ Disabled Facilities ▪ Passenger Lift(s) ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 10/12/2012	THOMPSON YATES Mr Colin Povey 02076266060(Tel) 02076267700(Fax) cpovey@thompsonyates.co.uk

28 Tavistock Street London WC2E 7PE 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £51,765 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 1,479 / 137 / £35.00 / £376.60 / Avail **TOTAL: 1,479 / 137** **Rates:** £20,292 pa (approx £13.72 psf) **Service Charge:** £17,171 pa (approx £11.61 psf) **Total Outgoings:** £60.33 psf	Leasehold The available space comprises office accommodation on the first and third floors. The first and third floors comprise of well-presented column free space. The third floor benefits from a balcony with excellent views across the Covent Garden Piazza. Available on a new sub-lease(s) until November 2013. Negotiable	▪ Air Conditioning ▪ Balcony ▪ Passenger Lift(s) ▪ Raised Floors **Grade:** New or Refurbished **Last Update:** 07/01/2013	JONES LANG LASALLE Mr Charles Wade 02073995919(Tel) charlie.wade@eu.jll.com JONES LANG LASALLE Mr Tom Curry 02074936040(Tel) 02074080220(Fax) tom.curry@eu.jll.com
Plot A2 Kings Cross Central The Boulevard London NW1 2TB 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 10th Floor: 14,100 / 1,310 / NQ / NQ / Avail Ground: 2,100 / 195 / NQ / NQ / Avail 9th Floor: 14,100 / 1,310 / NQ / NQ / Avail 8th Floor: 14,100 / 1,310 / NQ / NQ / Avail 7th Floor: 14,100 / 1,310 / NQ / NQ / Avail 6th Floor: 14,100 / 1,310 / NQ / NQ / Avail 5th Floor: 14,100 / 1,310 / NQ / NQ / Avail 4th Floor: 14,100 / 1,310 / NQ / NQ / Avail 3rd Floor: 14,100 / 1,310 / NQ / NQ / Avail 2nd Floor: 14,100 / 1,310 / NQ / NQ / Avail 1st Floor: 14,100 / 1,310 / NQ / NQ / Avail **TOTAL: 143,100 / 13,294** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space will comprise office accommodation arranged over ten floors, with floor plates measuring approximately 14,100 sq ft. Lease terms to be agreed. Negotiable	**Grade:** New or Refurbished **Last Update:** 12/12/2012	DTZ Mr John Forrester 02032962002(Tel) john.forrester@dtz.com DTZ Mr Richard Howard 02032964616(Tel) 02076436500(Fax) richard.howard@dtz.com DTZ Mr Tim Plumbe 02032962005(Tel) tim.plumbe@dtz.com SAVILLS Mr David Williams 02074998644(Tel) 02072215256(Fax) dwilliams@savills.com SAVILLS Mr Mark Gilbart-Smith 020 7409 5925(Tel) 02072215256(Fax) mgsmith@savills.com SAVILLS Mr Stuart Lawson 02074998644(Tel) 02075887323(Fax) slawson@savills.com SAVILLS Mr Tracy Collins 0207 409 8778(Tel) 02072215256(Fax) tcollins@savills.com

175 - 176 Tottenham Court Road London W1T 7NX 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £35,525 pa (approx £35.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 1,015 94 £35.00 £376.60 Avail **TOTAL** **1,015** **94** **Rates:** £16,717 pa (approx £16.47 psf) **Service Charge:** £4,060 pa (approx £4.00 psf) **Total Outgoings:** £55.47 psf	Leasehold The available space comprises 1,015 sq ft of refurbished office space set over the entire 4th floor. The suite has been recently refurbished and offers open plan space with good natural light. A new lease direct from the Landlord for a term to be agreed. 01/07/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Security System **Grade:** New or Refurbished **Last Update:** 11/12/2012	THE LORENZ CONSULTANCY Mr Andrew Knights 020 7647 4043(Tel) 0207 629 6655(Fax) ak@thelorenzconsultancy.co.uk THE LORENZ CONSULTANCY Mr Anthony Epenetos 02076299898(Tel) 02076296655(Fax) ae@thelorenzconsultancy.co.uk
9 White Lion Street London N1 9PD 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £84,997 pa (approx £22.06 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 3,853 358 £22.06 £237.37 Avail **TOTAL** **3,853** **358** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over first floor level. The space is a mixture of open plan space, with some partitioned offices. However, the space could be opened up to provide one open plan space throughout. The space benefits from excellent natural light throughout, good ceiling height, gas central heating, carpeting, kitchen, passenger lift and entryphone system. The space is available on a new full repairing and insuring lease for a term to be agreed. The annual rental is £85,000 per annum. 30 Days	▪ 24 Hour Access ▪ Air Conditioning ▪ Security System **Grade:** Second Hand **Last Update:** 21/12/2012	CURRELL COMMERCIAL Mr Jon Morrell 02073545050(Tel) 02073545658(Fax) j.morell@currell.com CURRELL COMMERCIAL Ms Beverley Hedge 020 7704 7514(Tel) 020 7354 5658(Fax) b.hedge@currell.com
66 York Way London N1 9AG 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £127,680 pa (approx £52.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** Lower Level 2,432 226 £52.50 £564.90 Avail **TOTAL** **2,432** **226** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged from the lower ground floor to the fifth floor. Available on a Pre-Let, terms to be agreed. Negotiable	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Energy Performance Rating - B ▪ Raised Floors ▪ Roof Terrace **Grade:** New or Refurbished **Last Update:** 19/12/2012	NCRE CONSULTING LTD Mr Nick Ridley 07747 488 437(Tel) nick@ncreconsulting.com

66 York Way London N1 9AG 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £124,320 pa (approx £52.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** Lower Level 2,368 220 £52.50 £564.90 Avail **TOTAL** **2,368** **220** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises lower ground floor retail accommodation. Available on a Pre-Let, terms to be agreed. Negotiable	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Roof Terrace **Grade:** New or Refurbished **Last Update:** 19/12/2012	NCRE CONSULTING LTD Mr Nick Ridley 07747 488 437(Tel) nick@ncreconsulting.com
66 York Way London N1 9AG 	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £706,965 pa (approx £52.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 13,466 1,251 £52.50 £564.90 Avail **TOTAL** **13,466** **1,251** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged from the lower ground floor to the fifth floor. Available on a Pre-Let, terms to be agreed. Negotiable	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Energy Performance Rating - B ▪ Raised Floors ▪ Roof Terrace **Grade:** New or Refurbished **Last Update:** 19/12/2012	NCRE CONSULTING LTD Mr Nick Ridley 07747 488 437(Tel) nick@ncreconsulting.com