MONTAGU EVANS

GFZ Developments

20 John Street, London, W1CN 2DR

Loss of Employment Supporting Statement

March 2013

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1.0 INTRODUCTION

1.1 Montagu Evans has been appointed by GFZ Developments to assess the potential of the site at 20 John Street, Clerkenwell, WC1N 2AT to continue in employment use, having regard to the Council's planning policies, the condition of the building, the alternative supply of B1 employment space in the area and occupier requirements.

1.2 This report sets out:

- A description of the application site;
- The planning policy context relevant to the use of employment space for alternative uses;
- 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;
- The supply of alternative B1 accommodation within the vicinity of the site, both from a quantative and qualitative perspective;
- The likely demand for office space, in both qualitative and quantitative terms in the area, and

1.3 The report sets out the factors relevant in this case to assessment of the scheme against Policies CS8 of the Camden Core Strategy 2010 and policy DP13 of the Camden Development Policies DPD. We have also had regard to adopted Camden Planning Guidance 5 (CPG5).

1.4 The report examines whether or not the loss of 20 John Street as an employment site would prejudice the council's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective.

1.5 This report also aims to establish if there is sufficient supply in the area for current and forecast requirements, and whether the loss of 20 John Street would prejudice opportunities for business to locate successfully in the vicinity.

2.0 THE EXISTING BUILDING

Location

2.1 John Street is located opposite Gray's Inn Fields, to the north of Theobald's Road, in the London Borough of Camden and runs parallel with Grays Inn Road. 20 John Street is situated on the eastern side of the road, on the southern side of the Junction with Roger Street.

2.2 The nearest tube stations are Russell Square, Chancery Lane and Farringdon all of which are approximately half a mile away.

The Building

2.3 The building is a Grade II listed end of terrace property located in the Bloomsbury Conservation Area. It forms part of a terrace of 11 houses that are group listed. The list description is appended.

2.4 The list description identifies the property as follows:

> *1799-1824. No.20, facade rebuilt in facsimile c1950. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick. No.20, 3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. …..No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices."*

(See **Appendix 1**)

2.5 In summary the building comprises lower ground, ground, first, second and third floors, with the third floor comprising of a mansard roof. The main entrance is taken from Roger Street, through a set of panelled wooden double doors with fanlight above, located from a projecting portico at ground floor level.

2.6 A two storey rear extension fronts Roger Street.

2.7 A lightwell is situated to the front with stone steps down from street level to provide access to the lower ground floor.

Internal Layout

2.8 The property has an irregular floorplan, with each floor typically comprising 3 rooms. The layout and positioning of these rooms appears to be the original floorplan at each level, providing two front rooms and a single rear room.

2.9 A number of the rooms in the main building retain their original cornicing, which is a significant feature.

2.10 The entrance hall appears to contain an original stone staircase and banister. The plan form of this part of the building appears relatively unaltered, save for access to the rear extension and the introduction of a stair to the mansard roof.

2.11 The rear extension is accessed off a half landing at first floor, while being accessed of a single stair at ground floor in a somewhat unusual adapted layout. The extension appears to be a later addition from the 1950s.

2.12 The ground floor is raised above street level by approximately 8 steps. There is therefore no step free access to any part of the building.

2.13 Two toilets are located at basement level. At first floor, a single toilet is located in the original building and another in the extension. There are no toilets at second floor. A single toilet is located at third floor.

2.14 Small kitchenettes are located at lower ground and first floors.

2.15 The approximate floor to ceiling heights are set out in the following table:

Accommodation	Floor to Ceiling Height (Approx)
Lower Ground Floor	2.55m
Ground Floor	3.19m
First Floor	2.97m
Second Floor	2.4m
Third	2.5m

2.16 The building services are gas fired central heating. There is no air conditioning or comfort cooling.

2.17 There is no raised floor or suspended ceiling for services.

2.18 The building is lit by track lighting which contains spot lights.

Areas

2.19 The accommodation* comprises, approximately, of the following:

Accommodation	m2	ft2
Lower Ground Floor	120	1,291
Ground Floor	127.8	1,375
First Floor	126.4	1,360
Second Floor	81	871
Third Floor	65	699
Total	520.2	5,999

*** Net internal areas**

3.0 RELEVANT PLANNING POLICY

3.1 This section sets out the local planning policy against which the loss of B1 floorspace, in this case, will be assessed.

3.2 The most relevant policies are CS8 of the Core Strategy, DP13 of the Development Planning Policies document and CPG5 - Camden Planning Guidance.

Core Strategy

3.3 Policy CS8 sets out that new office development will be directed towards Kings Cross Euston Holborn and Tottenham Court Road. 440,000 sq m of office space has already been consented at Kings Cross and is expected to be built out over the plan period.

3.4 As a consequence it is noted at paragraph 8.8 that the future supply of offices in the borough can meet the projected demand and that the Council will consider the proposals for other uses of older office premises if they involve the provision of permanent housing. The London Office Policy Review 2012 confirms that this position has not changed noting that supply is in excess of the projected demand for the period to 2031 (P136).

3.5 It is noted that the borough has a shortage of good quality premises for Industrial and Light Industrial Premises and as such B1 premises which are capable of use for these purposes are protected by Policy CS8.

3.6 The policy also highlights that there is a lack of high quality premises suitable for small businesses which are below 100 sq m and capable of adaptation as a business grows.

Development Planning Policies

3.7 Policy DP13 sets out how the Council will seek to protect existing employment uses in the borough. It advises that:

- *The Council 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;*
- *When it can be demonstrated <u>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</u> or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.*

3.8 Clearly there are circumstances where it is appropriate to release office to residential use.

Camden Planning Guidance 5

3.9 The Camden Planning Guidance 5 - Town Centres, retail and employment provides detailed advice on the interpretation of policy at Section 6 of the document. It states at Paragraph 6.3 that *'where it can be demonstrated that a site is not suitable for anything other than B1(a) offices, the Council may allow a change to residential or community uses. This approach will not be applied universally across the Borough but will depend on the characteristic of each individual case.'*

3.10 At paragraph 6.4 it advises that '*As noted above, some office stock is not suitable for conversion to alternative employment uses. We will use the criteria in paragraph 13.3 of the supporting text to Policy DP13 to determine whether conversion is appropriate.* The guidance also goes on to advise that there are 3 types of accommodation*:*

"Category 1
Sites in this category provide the highest quality accommodation. Typically, they provide:

- *purpose built accommodation;*
- *predominantly single storey premises;*
- *clear, high ceiling heights;*
- *high loading bays and doors (min 5.5m or 18ft high);*
- *access for large delivery and servicing vehicles both into and around the site;*
- *24 hour operation with unrestricted loading access; and*
- *minimal risk that the 24-hour operation will adversely harm the amenity of neighbouring properties..*

Category 2
The majority of Camden's industrial stock falls into Category 2. They usually have a selection of the following characteristics:

- *good access for servicing and delivery;*
- *slightly more restricted hours of operation than Category 1 sites;*
- *roller shutter doors;*
- *clear, high floor to ceiling heights (3-5m);*
- *lots of natural light;*
- *level access – normally ground floor;*
- *flexible neighbouring uses;*
- *limited number of upper floors with goods lift access; and*
- *some off street parking.*

Category 3

- *small, isolated premises;*
- *poor access - narrow streets, small doors, steps;*
- *no goods lifts;*
- *little or no space for servicing;*
- *incompatible neighbouring uses (most often residential); and*
- *lower ground or basement level"*

3.11 The Guidance goes on to advise that normally sites within category 1 and 2 will be protected and sites within category 3 can be released. In our view 20 John Street falls within Category 3 and cannot be used for anything other than low grade office accommodation.

3.12 In addition it advises at Paragraph 6.5 that '*There may be some circumstances e.g. where it is clear that the site is only suitable for office use, when we will not require marketing evidence to justify the change of use for older office premises.'*

3.13 In light of the above analysis, policy requires the assessment to focus on the ability of 20 John Street to accommodate B1 uses, other than general B1(a) office use.

4.0 RELEVANT NATIONAL GUIDANCE

4.1 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."*

4.2 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."*

4.3 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.*

4.4 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 (23rd March 2011).**

4.5 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."

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

5.0 STATUTORY AND OTHER CONSTRAINTS

5.1 Given the existing site constraints imposed by the Grade II listed nature of the property, the property is not well suited to meeting the needs of modern businesses and does not benefit from specifications that would suit alternative employment uses.

Listing

5.2 The changes required both internally and externally, in order to bring the building up to modern day requirements of business users would require listed building consent. Furthermore, the flexibility of the accommodation for tenants is severely constrained by its listing as internal adaptations that would allow a business to evolve and expand require listed building consent and the changes requested would not always necessarily be forthcoming. For instance for office accommodation it would be desirable to create an open plan layout. As such the flexibility of the accommodation is limited when compared with other buildings on the market and puts the property at an immediate disadvantage.

5.3 The following paragraphs cover the main issues with the current building that would require listed building consent to bring it up to standard as office accommodation. They also cover address the buildings suitability for providing B1 uses aside from offices, such as light industrial.

Physical Characteristics

5.4 The current floor to ceiling heights are below those that a modern occupier would expect and they can not easily be altered to meet modern day requirements (3m floor to ceiling) due to the constraints of the front façade and the internal features such as the stair case, cornicing, layout among others. It would also be financially prohibitive. While the list description identifies that the façade was reconstructed in the 1950s, it was done as a facsimile of the original and is still a part of the character and special interest of the terrace of listed properties.

5.5 The building was originally design as a residential property. The type and age of the floor loadings will have been designed for domestic use. The British Council For Offices specifies much greater floor loadings to ensure premises can accommodate heavier items associated with office use such as photocopiers, files storage and equipment storage. The premises are therefore also deficient in this regard.

5.6 This restriction on floor to ceiling heights specifically rules out the properties suitability for light industrial accommodation. The rear extension is arguably less sensitive in this regard, however it is an irregular shape, with narrow floor plates and has no ability to accommodate off street servicing.

Compliance With Disability Legislation

5.7 Internally the premises do not provide of toilets at each level and male and female share the same cubicle at upper floors. Furthermore disabled toilets are not provided and further upgrading and adaptation would be required to incorporate these.

5.8 In terms of non vehicular access, the existing building does not and cannot 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.

5.9 Additionally there is no lift and listed building consent is unlikely to be forthcoming to incorporate one due to impacts upon the building's layout, fabric and remaining decorative features.

5.10 It is therefore physically impossible to upgrade the building with the statutory constraints to resolve this issue.

Building Services

5.11 The plant and services of the building are inefficient and out of date, comprising two gas fired boilers. There is no cooling, which is often sought by occupants and offered by 'competitor' buildings. The services require upgrading to modern day standards in terms of energy efficiency and sustainability. Current legislation requires the building to provide an energy performance certificate and it is increasingly becoming an important issue for occupiers.

5.12 However, the building's listed status, is likely to be restrictive in terms of the type, physical size and amount of external plant that could be incorporated as part of any refurbishment and the standard it would achieve as a result is likely to be poorer that many other offices being marketed.

5.13 The specification of lighting and other services is below that expected of modern offices and would require refitting. However, suspended ceilings and raised floors are unlikely to be allowed to be incorporated into the building to accommodate the quality of lighting and services necessary, as this would involve the removal /adjustment/replacement of door frames, skirting, stairs etc. From an occupier point of view the floor to ceiling heights would be reduced further.

Servicing Arrangements

5.14 The property currently has no off street parking / servicing arrangements.

Amenity

5.15 The building is situated in a predominantly residential area, with the number of residential buildings nearby. The nature and frequency of deliveries associated with light industrial uses (if they could be accommodated in the building) would be likely to cause noise and disturbance to residential occupiers, especially if operated on a 24hr basis. This further outlines the sites unsuitability for light industrial uses.

Summary

5.16 Given that the property was last refurbished approximately 20 years ago, it would require significant and costly alterations to bring it up to modern office requirements. Even with an upgrade the building would still fall short of the standards expected by modern day occupiers, due to the buildings listed status.

5.17 Most alterations that would need to be made to the building require approval from the Local Planning Authority and as such limits the flexibility of the premises for potential occupiers, who may wish to make changes during the course of their lease.

5.18 Furthermore the introduction of such specifications would be constrained by the size and location of the site, as well as the listed building constraints which we have previously outlined.

5.20 It is clear from the above points that the building is not suitable for a full range of class B1 uses. In particular, in relation to CPG 5 we note that the building is a small isolated premises with:

- *with poor access from narrow streets, small doors, steps;*
- *No goods lifts;*
- *No space for servicing;*
- *Incompatible residential uses in the immediate vicinity; and*
- *lower ground or basement level.*

6.0 SUPPLY AND DEMAND

Supply

6.1 We have undertaken a review of B1 space on the market within a 1km radius of the site. A map and schedule of accommodation are contained at appendix 2.

6.2 The information compiled shows that there were approximately 229 properties on the market at the time the search was conducted (21 Feb 2013). It can be seen that properties in the search provide a full range of B1 premises and a total of over 136,581 958 sq m (1,470,145sq. ft) of B1 accommodation.

6.3 The previous section clearly demonstrates the limitations of the current building and why the premises are not suitable for light industrial use and require significant alterations to bring it up to modern day requirements for other B1 uses.

6.4 It is clear from the schedule of accommodation contained in appendix 1 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 20 John Street.

6.5 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 objectives of the Council's policies in relation to employment and regeneration, and that the release of the building would thus not prejudice the aims and objectives of these policies.

Demand

6.6 The area around John Street, is not a strong office market. Compared to other central London locations it is a reasonable distance from a tube or rail connection and is less attractive to office occupiers for this reason.

6.7 The area also has a lack of amenities in terms of additional shops and supporting services that are typically found in more traditional office areas such as the City and the West End. The demand is normally therefore from businesses looking for low cost second hand accommodation in Clerkenwell or Holborn.

6.8 Smaller occupiers and business start ups tend to look for more vibrant parts of London such as Camden Town, which have comparable rents but greater accessibility and associated amenities. As such the area around John Street has no specific market or type of occupier.

6.10 In the current climate returns on office buildings are minimal and refurbishment of the building to bring it up to modern day standards is likely to make such a proposition unviable. In its current condition the building is unlikely to be attractive to a prospective tenant for the reasons outlined in the previous section and this is likely to rule out securing interest from both large and small occupiers.

7.0 CONCLUSION

7.1 Policy DP13 and the draft Camden 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.

7.2 The building provides a poor standard of office accommodation and is in need of full refurbishment to bring it up to modern market standard.

7.3 The building is severely constrained in terms of its ability to provide suitable accommodation for a full range of B1 uses and is entirely unsuited to other business uses other than office. Given the significant refurbishment works needed and the listed status of the property, this too provides significant constraints as to the standard of accommodation that could be achieved and makes prospects of a letting limited.

7.4 The accommodation is not easily adapted to provide smaller units of office space for small and medium enterprises due to its constrained access arrangements, its internal configuration and the nature of the accommodation provided which is fully detailed in Section 6.

7.5 Supply in the market at the current time shows there to be a significant amount of accommodation of various grades and sizes within the John Street area (approximately 136,581 958 sq m (1,470,145sq. ft) much of which provide a higher specification of accommodation at comparable rents.

7.6 The area around John Street is not a strong office market and there is not a ‘typical’ occupier for premises of this nature. The area is some distance to tube and rail interchanges compared with other stronger traditional office locations in London and also suffers from a lack of supporting amenities. Occupiers therefore tend to consider other locations in preference to the John Street area. For smaller occupiers there are buildings offering better floor plates and office accommodation in other areas which have more suitable amenities and transport connections.

7.7 Having regard to the above points, due to standard of the accommodation (Category 3 in line with policy) and the site’s constraints it can be seen that the building does not make 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 the adopted Camden Planning Guidance Policy CPG5. Therefore the release of 20 John Street will not prejudice the aims and objectives of the Council’s employment policies and in this case it is not necessary to demonstrate the long term vacancy of the premises through marketing.

APPENDIX 1
LIST DESCRIPTION

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 10 TO 20 AND ATTACHED RAILINGS

List Entry Number: 1379156

Location

NUMBERS 10 TO 20 AND ATTACHED RAILINGS, 10 TO 20, JOHN STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority
District: Camden
District Type: London Borough
Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Oct-1951

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 478523

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3082SE JOHN STREET
798-1/96/943 (East side)
24/10/51 Nos.10-20 (Consecutive)
and attached railings

GV II

11 terraced houses. 1799-1824. No.20, facade rebuilt in facsimile c1950. Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick. 4 storeys and basements. 3 windows each; No.10 with 3-window (blind) return to Northington Street. No.20, 3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars. Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes.
No.10: round-arched doorway with mutule cornice-head, sidelights, radial fanlight and panelled door. Moulded cornice to parapet. INTERIOR with stick baluster stair in entrance hall with modillion cornice.
No.11: round-arched doorway with fanlight and C20 door. INTERIOR: altered but noted to retain wooden fireplace with dentil cornice on ground floor, marble fireplace on the 1st floor. Stairs with shaped balusters and shaped ends in hallway with cornice formed of paired modillions.
No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs.
No.13: similar doorway to No.12. INTERIOR: noted to retain marble fireplaces ground floor front and 1st floor front and rear rooms. Stairs with square balusters and shaped ends in hallway whose cornice has guttae decoration. End wall with

round-headed niches each side of landing window. Some added partitions.
No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae cornice decoration. Round-headed niches each side of landing window.
No.15: slightly projecting. Round-arched doorway with wooden, attached Greek Doric columns carrying cornice-head; fanlight and panelled door. 1st floor windows in shallow round-arched recesses linked by moulded impost bands. INTERIOR: noted to retain marble fireplaces to ground and 1st floor. Stairs with square balusters.
No.16: similar doorway to No.12. INTERIOR: noted to have additions but to retain marble fireplace in ground floor front room and stairs with square balusters.
No.17: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters. Marble fireplace, with contemporary iron centre, ground floor rear room. Marble fireplace with sculptured leafwork, 1st floor front room. Contemporary china bell pulls and door plates.
No.18: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain marble fireplaces with sculptured leafwork, 1st floor rooms.
No.19: round-arched doorway with sidelights, fanlight and panelled door. INTERIOR: noted to retain good marble fireplaces in ground and 1st floor rooms.
No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices.
SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3083982094

Selected Sources

Legacy Record - This information may be included in the List Entry Details.

Map

National Grid Reference: TQ 30847 82077

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1379156.pdf

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APPENDIX 2

DETAILS OF AVAILABLE SPACE AND ACCOMPANYING MAP

AVAILABLE SPACE

Address	Floors & Charges	Terms	Description/Amenities	Agent
Aldwych House 71 - 91 Aldwych London WC2B 4HN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £1,538,050 pa (approx £50.00 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 16,861 / 1,566 / £50.00 / £538.00 / Avail 3rd Floor: 4,400 / 409 / £50.00 / £538.00 / Avail 2nd Floor: 9,500 / 883 / £50.00 / £538.00 / Avail **TOTAL** **30,761** **2,858** **Rates:** £641,059 pa (approx £20.84 psf) **Service Charge:** £303,303 pa (approx £9.86 psf) **Total Outgoings:** £80.70 psf	Leasehold The available space comprises office accommodation arranged over part of the second and third floors. The space is largely open plan but have the added benefit of being fitted out to provide private offices and meeting rooms. Available on a new flexible lease from the landlord, terms to be agreed. Negotiable	▪ 24 Hour Access ▪ 5 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Goods Lift ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 14/02/2013	FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com FAREBROTHER Mr Jack Knivett 02078553559(Tel) 02074044362(Fax) jknivett@farebrother.com FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com

The Buckley Building 30 Aylesbury Street London EC1R 0EP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 4th Floor: 11,184 / 1,039 / NQ / NQ / Avail 3rd Floor: 15,166 / 1,409 / NQ / NQ / Avail 2nd Floor: 18,866 / 1,753 / NQ / NQ / Avail 1st Floor: 16,523 / 1,535 / NQ / NQ / Avail **TOTAL** **61,739** **5,736** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation on the lower ground, ground and four upper floors. A new lease on terms to be agreed. Late £40s psf. 01/02/2013 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning **Grade:** New or Refurbished **Last Update:** 19/02/2013	CUSHMAN & WAKEFIELD LLP Mr Andrew Gibson 02079355000(Tel) andrew.gibson@eur.cushwake.com CUSHMAN & WAKEFIELD LLP Mr Andy Tyler 02079355000(Tel) andy.tyler@eur.cushwake.com CUSHMAN & WAKEFIELD LLP Mr James Young 02071525113(Tel) 02071525398(Fax) james.young@eur.cushwake.com HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk SAVILLS Mr Nick Pearce 020 7409 8740(Tel) njpearce@savills.com SAVILLS Mr Philip Pearce 020 7409 8917(Tel) ppearce@savills.com SAVILLS Mr Tracy Collins 0207 409 8778(Tel) tcollins@savills.com
1 Aylesbury Street London EC1R 0DR	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 6th Floor: 3,419 / 318 / NQ / NQ / Avail 5th Floor: 4,013 / 373 / NQ / NQ / Avail 4th Floor: 4,820 / 448 / NQ / NQ / Avail 3rd Floor: 4,820 / 448 / NQ / NQ / Avail 2nd Floor: 4,401 / 409 / NQ / NQ / Avail 1st Floor: 4,401 / 409 / NQ / NQ / Avail Ground: 2,378 / 221 / NQ / NQ / Avail **TOTAL** **28,252** **2,625** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space will comprise 28,252 sq ft of office accommodation arranged over various floors. Available on a Pre-Let basis. 01/02/2013 Vacant	▪ 0.280Kn/SqFt Floor Loading ▪ 3 Passenger Lift(s) ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Security System ▪ Sprinkler System **Grade:** New or Refurbished **Last Update:** 20/02/2013	BRAHAM GOOD LLP Mr Andrew Rosen 02074879797(Tel) 02074875053(Fax) arosen@brahamgood.co.uk BRAHAM GOOD LLP Mr Paul Gold 02074879790(Tel) pgold@brahamgood.co.uk GVA Mr Tony Joyce 020 7911 2861(Tel) 02079112846(Fax) tony.joyce@gva.co.uk

Hatton Square 16 - 16A Baldwin Gardens London EC1N 7TE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £13,920 pa (approx £30.26 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 309b, Basement: 460 / 43 / £30.26 / £325.60 / Avail **TOTAL: 460 / 43** **Rates:** Not Quoting **Service Charge:** £1,854 pa (approx £4.03 psf)	Leasehold The available space comprises open plan office space. Unit HA.309B is available from June 2012. A new lease on flexible terms, to be agreed, available from June 2010. 17/05/2011 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Car Parking ▪ Garage ▪ Goods Lift ▪ On-Site Management ▪ Reception ▪ Security Entry System ▪ Security System **Grade:** Second Hand **Last Update:** 07/11/2012	WORKSPACE GROUP PLC Mr Robert Ferguson 02073692280(Tel) 02072470157(Fax) Robert.Ferguson@workspacegroup.co.uk WORKSPACE GROUP PLC Ms Milena Ferrari 02073692368(Tel) 02072470157(Fax) Milena.Ferrari@workspacegroup.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:** 15/01/2013	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
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:** 15/01/2013	ALLSOP Ms Rachel James 02075884433(Tel) rachel.james@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:** 23/01/2013	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

1 Benjamin Street London EC1M 5QG	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £48,477 pa (approx £19.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 2,486 / 231 / £19.50 / £209.82 / Avail **TOTAL: 2,486 / 231** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the entire fourth floor. Available on a leasehold basis. Terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Restaurant **Grade:** Second Hand **Last Update:** 11/01/2013	DANIEL WATNEY Mr Ben Ashby 02030773400(Tel) bashby@danielwatney.co.uk
Chancery House 53 - 64 Chancery Lane London WC2A 1QX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £557,906 pa (approx £34.00 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- North, 5th Floor: 3,216 / 299 / £34.00 / £365.84 / Avail Unit/suite- East, 5th Floor: 5,217 / 485 / £34.00 / £365.84 / Avail Unit/suite- Lg North, Basement: 7,976 / 741 / £34.00 / £365.84 / Avail **TOTAL: 16,409 / 1,524** **Rates:** £164,518 pa (approx £10.03 psf) **Service Charge:** £147,681 pa (approx £9.00 psf) **Total Outgoings:** £53.03 psf	Leasehold The available space comprises office accommodation on the fifth floor (East) which has been newly refurbished. Available by way of a sublease until 25th March 2021, to be held outside the Security of Tenure of the Landlord & Tenant Act 1954. The sub-lease(s) is subject to a rent review on 25th March 2016. 01/01/2012 Vacant	▪ 24 Hour Access ▪ 5 Car Parking Spaces ▪ 6 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Disabled Facilities ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 15/02/2013	CUSHMAN & WAKEFIELD LLP Mr Edward Gibbon 02071525112(Tel) 02071525398(Fax) edward.gibbon@eur.cushwake.com CUSHMAN & WAKEFIELD LLP Mr Hugo Pickford 02071525197(Tel) hugo.pickford@eur.cushwake.com
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:** Second Hand **Last Update:** 20/02/2013	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 02078611335(Tel) Rory.Paton@knightFrank.com

Currently Being Demolished. 40 - 43 Chancery Lane London WC2A 1JQ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 6th Floor 4,650 432 NQ NQ Avail 5th Floor 10,732 997 NQ NQ Avail 4th Floor 16,673 1,549 NQ NQ Avail 3rd Floor 16,760 1,557 NQ NQ Avail 2nd Floor 16,760 1,557 NQ NQ Avail 1st Floor 14,123 1,312 NQ NQ Avail Ground 8,331 774 NQ NQ Avail Basement 8,428 783 NQ NQ Avail **TOTAL** **96,457** **8,961** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation over eight floors. New leasze are available directly from the landlord. Negotiable	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Garage ▪ Raised Floors ▪ Roller Shutters ▪ Security System **Grade:** Second Hand **Last Update:** 04/02/2013	INGLEBY TRICE Mr Jake Halstead 02070293610(Tel) 02077262578(Fax) j.halstead@inglebytrice.co.uk INGLEBY TRICE Mr Malcolm Trice 02070293610(Tel) 02077262578(Fax) m.trice@inglebytrice.co.uk
90 Chancery Lane London WC2A 1EU	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £1,318,743 pa (approx £47.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor 5,925 550 £47.50 £511.10 Avail 2nd Floor 6,193 575 £47.50 £511.10 Avail 1st Floor 6,153 572 £47.50 £511.10 Avail Basement 4,890 454 £47.50 £511.10 Avail Ground 4,602 428 £47.50 £511.10 Avail **TOTAL** **27,763** **2,579** **Rates:** £386,461 pa (approx £13.92 psf) **Service Charge:** £235,986 pa (approx £8.50 psf) **Total Outgoings:** £69.92 psf	Leasehold The available space comprises newly refurbished office accommodation arranged over six floors. A lease on terms to be agreed. 01/04/2012 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Energy Performance Rating - D ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 07/02/2013	FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com SAVILLS Mr Brian Allen 020 7409 8778(Tel) bmallen@savills.com SAVILLS Mr James Gillett 0207409 8961(Tel) 020 7588 7323(Fax) jgillett@savills.com SAVILLS Mr Paul Bennett 020 7409 8946(Tel) 020 7588 7323(Fax) pjbennett@savills.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:** 15/02/2013	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
91 - 93 Charterhouse Street London EC1M 6DL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £10,863 pa (approx £27.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 395 / 37 / £27.50 / £295.90 / Avail **TOTAL** **395** **37** **Rates:** £3,685 pa (approx £9.33 psf) **Service Charge:** £3,752 pa (approx £9.50 psf) **Total Outgoings:** £46.33 psf	Leasehold The available space comprises office accommodation located over part of the fourth floor. The space benefits from central heating, good natural light and an open plan layout. The office is to be refurbished and the specification is to be agreed. The property itself is well maintained with a commissionaire and a refurbished passenger lift. The office is available on a new lease, on terms to be agreed. 24/03/2010 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System ▪ Skylight ▪ Storage Space ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 11/02/2013	FAREBROTHER Mr Mark Anstey 02078553552(Tel) 02074044362(Fax) manstey@farebrother.com FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com
Charterhouse Place Charterhouse Street London EC1M 3HN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **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:** Not Quoting **Service Charge:** 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:** 31/01/2013	KNIGHT FRANK LLP Mr Rory Paton 02078611335(Tel) Rory.Paton@knightFrank.com KNIGHT FRANK LLP Mr William Beardmore-Gray 02078611308(Tel) william.beardmore-gray@knightfrank.com

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
Clerkenwell Workshops 27 - 31 Clerkenwell Close London EC1R 0AT	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £124,796 pa (approx £60.61 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- Cs.111, 1st Floor: 2,059 / 191 / £60.61 / £652.16 / Avail **TOTAL: 2,059 / 191** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises a large open plan studio benefiting from high ceilings and excellent natural light. Located on the first 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@workspace group.co.uk
34 Clerkenwell Close London EC1R 0AU	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £78,997 pa (approx £28.81 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 776 / 72 / £28.81 / £310.00 / Avail 1st Floor: 637 / 59 / £28.81 / £310.00 / Avail Ground: 696 / 65 / £28.81 / £310.00 / Avail Basement: 633 / 59 / £28.81 / £310.00 / Avail **TOTAL: 2,742 / 255** **Rates:** £21,936 pa (approx £8.00 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises self contained office accommodation arranged over the basement, ground, first and second floors. Available on a new lease for a term to be agreed. Rent £79,000 pa. 01/01/2013 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 08/02/2013	JARVIS KELLER STEPHENS LTD Mr John Keller 02072519226(Tel) 02072537480(Fax) john@jarviskellerstephens.co.uk JARVIS KELLER STEPHENS LTD Ms Lucy Stephens 020 7251 9226(Tel) 020 7253-7480(Fax) lucy@jarviskellerstephens.co.uk

Observatory 40 Clerkenwell Close London EC1R 0AW	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £393,101 pa (approx £35.74 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 / £37.50 / £403.50 / 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)	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:** 23/01/2013	ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com 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
2 - 7 Clerkenwell Green London EC1R 0DE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 5th Floor: 1,850 / 172 / NQ / NQ / Avail 4th Floor: 3,300 / 307 / NQ / NQ / Avail 3rd Floor: 3,800 / 353 / NQ / NQ / Avail 2nd Floor: 4,500 / 418 / NQ / NQ / Avail 1st Floor: 4,500 / 418 / NQ / NQ / Avail Ground: 3,000 / 279 / NQ / NQ / Avail **TOTAL** **20,950** **1,946** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the ground and five upper floors. The space is due to be refurbished. Available on a new FRI lease, terms to be agreed. Rent upon application. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Reception ▪ Restaurant **Grade:** Second Hand **Last Update:** 11/01/2013	RICHARD SUSSKIND & CO Mr Ashley Goodman 02078318311(Tel) 02078312093(Fax) ashleygoodman@richardsusskind.com RICHARD SUSSKIND & CO Mr Jonathan Franks 02078318311(Tel) 02078312093(Fax) jonathanfranks@richardsusskind.com

Grays Inn House 127 Clerkenwell Road London EC1R 5DB	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft** **Sq M** **£psf** **£psm** Total Size 18,084 1,680 N/A N/A Avail **TOTAL** **18,084** **1,680** **Sale Price:** £7,150,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The investment comprises an office building arranged over eight floors which is occupied by three office tenants on six separate occupational leases. The current rent is £483,940 per annum exclusive, which equates to £26.76 per sq ft overall. The second floor rent review with VC Net and Fourth, Fifth and Sixth floor rent reviews with Met Office are outstanding, creating the opportunity to increase the total rental income. Offers in excess of £7,150,000 (Seven Million, One Hundred, and Fifty Thousand Pounds), subject to contract and exclusive of VAT for the freehold interest. A purchase at this level reflects a net initial yield of 6.4% after full purchaser 's costs of 5.8%, and a capital value of £395 per square foot. Vacant	▪ 2 Passenger Lift(s) ▪ Car Parking ▪ Commissionaire ▪ Entire Building ▪ Garage ▪ Reception ▪ Restaurant **Grade:** Second Hand **Last Update:** 12/11/2012	FAREBROTHER Mr Alistair Subba Row 02078553555(Tel) 02074044362(Fax) asubbarow@farebrother.com
79 Clerkenwell Road London EC1R 5AR	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Ground 1,115 104 NQ NQ Avail Lower Level 1,260 117 NQ NQ Avail **TOTAL** **2,375** **221** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation. A new lease available. Terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Raised Floors **Grade:** Second Hand **Last Update:** 11/01/2013	RICHARD SUSSKIND & CO Mr Ashley Goodman 02078318311(Tel) 02078312093(Fax) ashleygoodman@richardsusskind.com RICHARD SUSSKIND & CO Mr Jonathan Franks 02078318311(Tel) 02078312093(Fax) jonathanfranks@richardsusskind.com

Spitfire Studios 61 - 71 Collier Street London N1 9BE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £119,206 pa (approx £38.00 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 102, 1st Floor: 172 / 16 / £38.00 / £408.88 / Avail Unit/suite- 202, 2nd Floor: 462 / 43 / £38.00 / £408.88 / Avail Unit/suite- 111, 1st Floor: 462 / 43 / £38.00 / £408.88 / Avail Unit/suite- 205, 2nd Floor: 380 / 35 / £38.00 / £408.88 / Avail Unit/suite- 201, 2nd Floor: 462 / 43 / £38.00 / £408.88 / Avail Unit/suite- 101, 1st Floor: 306 / 28 / £38.00 / £408.88 / Avail Unit/suite- 009, Ground: 178 / 17 / £38.00 / £408.88 / Avail Unit/suite- 002, Ground: 387 / 36 / £38.00 / £408.88 / Avail Unit/suite- 007, Ground: 328 / 30 / £38.00 / £408.88 / Avail **TOTAL** **3,137** **291** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises individual office units within Spitfire Studios on various floors. Flexible terms available. 01/02/2010 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 29/10/2012	BRUCE COMMERCIAL ESTATE AGENT Mr Laurence Bruce 020 7267 6772(Tel) 020 7267 0660(Fax) lkb@brucecommercial.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
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:** £48,050 pa (approx £7.75 psf) **Total Outgoings:** £55.55 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:** 19/01/2013	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:** £203,654 pa (approx £34.50 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 773 / 72 / £34.50 / £371.22 / Avail Ground: 3,175 / 295 / £34.50 / £371.22 / Avail Basement: 1,955 / 182 / £34.50 / £371.22 / 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:** 16/02/2013	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
Signet House 49 - 51 Farringdon Road London EC1M 3JB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £22,994 pa (approx £26.43 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 435 / 40 / £26.43 / £284.39 / Avail 2nd Floor: 435 / 40 / £26.43 / £284.39 / Avail **TOTAL** **870** **81** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the second and third floors. Available by way of a new effective FRI lease for a term to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Courtyard ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 15/02/2013	GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk
75 Farringdon Road London EC1M 3JY	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft / Sq M / £psf / £psm** Total Size: 23,008 / 2,137 / N/A / N/A / Avail **TOTAL** **23,008** **2,138** **Sale Price:** £8,000,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The investment comprises high quality office accommodation arranged over lower ground, ground and six upper floors. The total floor net internal area of the building equates to 23,008 sq ft (2,137.40 sq m). The property is multi let to 7 different tenants with the ground floor currently vacant producing a total rent of £523,982.05 per annum which provides a low average rental of £22.77. Subject to carrying out refurbishment works, the building is now considered highly reversionary. Available freehold for offers in excess of £8,000,000 providing a net initial yield of 6.19% (assuming purchasers ' costs of 5.80%). Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Entire Building ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 16/01/2013	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

161 - 165 Farringdon Road London EC1R 3AL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 1,958 / 182 / NQ / NQ / Avail 2nd Floor: 2,020 / 188 / NQ / NQ / Avail 1st Floor: 2,020 / 188 / NQ / NQ / Avail Ground: 1,872 / 174 / NQ / NQ / Avail Basement: 2,212 / 205 / NQ / NQ / Avail **TOTAL** **10,082** **937** **Rates:** £106,395 pa (approx £10.55 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over basement through to third floors. The space is available to let, rental and terms on application. The freehold is also available. Negotiable	▪ 2 Car Parking Spaces ▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Category 2 Lighting **Grade:** Second Hand **Last Update:** 23/01/2013	PEARL & COUTTS LTD Mr David Walker 02078433771(Tel) 02078433799(Fax) david.w@pearl-coutts.co.uk
Prince Consort House 109 - 111 Farringdon Road London EC1R 3BT	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £352,000 pa (approx £37.01 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 712 / 66 / £37.01 / £398.31 / U/O Ground: 3,743 / 348 / £40.00 / £430.40 / Avail Basement: 5,057 / 470 / £40.00 / £430.40 / Avail **TOTAL** **9,512** **884** **Rates:** Not Quoting **Service Charge:** £48,400 pa (approx £5.09 psf)	Leasehold The available space comprises office accommodation arranged over various floors throughout the building. The space over the lower ground and ground floors available as one unit. Available on a new FRI lease (s). Terms to be agreed. 01/07/2012 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ On-Site Management ▪ Passenger Lift(s) ▪ Reception ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 11/02/2013	CROSSLAND OTTER HUNT Mr Nick Sinclair 02073992733(Tel) 02073992733(Fax) nick@coh.eu CROSSLAND OTTER HUNT Mr Peter Dewar 02073992734(Tel) 02074998436(Fax) peter@coh.eu HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk
62 - 66 Farringdon Road London EC1R 3GB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £110,950 pa (approx £25.00 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 2,259 / 210 / £25.00 / £269.00 / Avail Lower Level: 2,179 / 202 / £25.00 / £269.00 / 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:** 16/02/2013	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

47 Farringdon Road London EC1M 3JB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £27,780 pa (approx £30.00 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 926 / 86 / £30.00 / £322.80 / Avail **TOTAL: 926 / 86** **Rates:** £6,482 pa (approx £7.00 psf) **Service Charge:** £1,389 pa (approx £1.50 psf) **Total Outgoings:** £38.50 psf	Leasehold The available space comprises office space on the second floor. A new lease available on terms to be agreed. 01/11/2012 Vacant	▪ Security System ▪ Skylight **Grade:** Second Hand **Last Update:** 07/02/2013	JARVIS KELLER STEPHENS LTD Mr John Keller 02072519226(Tel) 02072537480(Fax) john@jarviskellerstephens.co.uk JARVIS KELLER STEPHENS LTD Ms Lucy Stephens 020 7251 9226(Tel) 020 7253-7480(Fax) lucy@jarviskellerstephens.co.uk
Lector Court 151 - 153 Farringdon Road London EC1R 3AF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £46,578 pa (approx £16.60 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 1,421 / 132 / £5.00 / £53.80 / Avail Unit/suite- North, 1st Floor: 1,385 / 129 / £28.50 / £306.66 / Avail **TOTAL: 2,806 / 261** **Rates:** £26,712 pa (approx £9.52 psf) **Service Charge:** £15,609 pa (approx £5.56 psf)	Leasehold The available space comprises office accommodation arranged over part of the fourth floor. Available on a short term FRI lease from the freeholder for a term until 4th September 2013. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Energy Performance Rating - C ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2013	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 Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk
90 Fetter Lane London EC4A 1EQ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 6th Floor: 6,036 / 561 / NQ / NQ / Avail 5th Floor: 7,523 / 699 / NQ / NQ / U/O **TOTAL: 13,559 / 1,260** **Rates:** Not Quoting **Service Charge:** £192,673 pa (approx £14.21 psf)	Leasehold The available space comprises office accommodation on the fifth and sixth floors. The space and main reception are to be refurbished to Category A standard. New leases direct from the Landlord for a term by arrangement. Negotiable	▪ Air Conditioning ▪ Passenger Lift(s) ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 12/02/2013	DTZ Mr Chris Halliwell 0203 296 2010(Tel) chris.halliwell@dtz.com DTZ Mr Jonathan Huckstep 02032962006(Tel) jonathan.huckstep@dtz.com

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:** 12/02/2013	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
Chancery Exchange 10 Furnival Street London EC4A 1AB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £531,433 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- South, 3rd Floor 5,539 515 £39.50 £425.02 Avail Unit/suite- North, 3rd Floor 7,915 735 £39.50 £425.02 Avail **TOTAL** **13,454** **1,250** **Rates:** £196,428 pa (approx £14.60 psf) **Service Charge:** £118,261 pa (approx £8.79 psf) **Total Outgoings:** £62.89 psf	Leasehold The available space comprises office accommodation arranged over two suites on the third floor. The space can be taken together or saparately. Available leasehold on terms to be agreed. Negotiable	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Disabled Facilities ▪ Energy Performance Rating - E ▪ Garage ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 20/02/2013	ALLSOP Mr Barney Lewis 02075436742(Tel) 020 7437 8984(Fax) barney.lewis@allsop.co.uk ALLSOP Mr James Neville 02075884433(Tel) james.neville@allsop.co.uk ALLSOP Mr James Proctor 02075884433(Tel) 02073748212(Fax) james.proctor@allsop.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:** 28/01/2013	DELOITTE REAL ESTATE Mr Matthew Causer 02073033488(Tel) 02075831198(Fax) mcauser@deloitte.co.uk

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 first 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:** 12/01/2013	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
366 Grays Inn Road London WC1X 8BE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £79,976 pa (approx £27.54 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 968 / 90 / £27.54 / £296.33 / Avail 2nd Floor: 968 / 90 / £27.54 / £296.33 / Avail 1st Floor: 968 / 90 / £27.54 / £296.33 / Avail **TOTAL: 2,904 / 270** **Rates:** £53,586 pa (approx £18.45 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the ground, first and second floors with basement and rear courtyard storage. A ten year lease contracted out of the security of tenure and compensation provisions of the Landlord and Tenant Act is to be granted with a rent review at the end of the fifth year and a six month rolling break in the Landlords favour only. 01/02/2012 Vacant	▪ Courtyard ▪ Storage Space **Grade:** Second Hand **Last Update:** 18/12/2012	TRANSPORT FOR LONDON Miss Joanna Daly 0203 054 5837(Tel) joanna.daly@gpf.org.uk

200 Grays Inn Road London WC1X 8HF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £330,775 pa (approx £36.17 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- Front, 4th Floor: 9,145 / 850 / £36.17 / £389.19 / Avail **TOTAL** **9,145** **850** **Rates:** £193,325 pa (approx £21.14 psf) **Service Charge:** £125,652 pa (approx £13.74 psf) **Total Outgoings:** £71.05 psf	Leasehold The available space comprises sixth floor office accommodation. Assignment of a lease expiring in December 2023 with the benefit of a tenant break in June 2016 Negotiable	▪ 10 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Garage ▪ Goods Lift ▪ Raised Floors ▪ Reception **Grade:** Second Hand **Last Update:** 12/02/2013	SAVILLS Mr Freddie Corlett 02074098764(Tel) 02077538917(Fax) FCorlett@savills.com SAVILLS Mr Jim Harper 020 74998644(Tel) jrharper@savills.com SAVILLS Mr Josh Lamb 020 7409 8891(Tel) jlamb@savills.com SAVILLS Mr Tim Wadhams 020 7409 8803(Tel) 020 7495 3773(Fax) twadhams@savills.com
21 - 22 Great Sutton Street London EC1V 0DY	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £79,200 pa (approx £33.00 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 960 / 89 / £33.00 / £355.08 / Avail 3rd Floor: 1,440 / 134 / £33.00 / £355.08 / Avail **TOTAL** **2,400** **223** **Rates:** Not Quoting **Service Charge:** £16,800 pa (approx £7.00 psf)	Leasehold The available space comprises office accommodation arranged over the third and fifth floors. The premises are earmarked for future refurbishment. Available on a new FRI lease, terms to be agreed. 01/01/2013 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Goods Lift ▪ Reception ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 16/02/2013	GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk
31 Great Sutton Street London EC1V 0NA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £69,375 pa (approx £37.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 1,850 / 172 / £37.50 / £403.50 / Avail **TOTAL** **1,850** **172** **Rates:** £16,487 pa (approx £8.91 psf) **Service Charge:** £6,660 pa (approx £3.60 psf) **Total Outgoings:** £50.01 psf	Leasehold The available space comprises the third floor of a converted warehouse building now providing office accommodation. A new full repairing and insuring lease for a term by arrangement. Negotiable	▪ 24 Hour Access ▪ Restaurant ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 08/02/2013	ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com
32 - 34 Greville Street London EC1N 8TB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £12,539 pa (approx £19.50 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 643 / 60 / £19.50 / £209.82 / Avail **TOTAL** **643** **60** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises first floor office accommodation. A new full repairing and insuring lease for a term by arrangement. 27/09/2011 Vacant	▪ Air Conditioning ▪ Security System **Grade:** Second Hand **Last Update:** 15/02/2013	RICHARD SUSSKIND & CO Mr Jonathan Franks 02078318311(Tel) 02078312093(Fax) jonathanfranks@richardsusskind.com

63 - 66 Hatton Garden London EC1N 8LE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £14,498 pa (approx £27.88 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 520 / 48 / £27.88 / £299.99 / Avail **TOTAL** **520** **48** **Rates:** £6,870 pa (approx £13.21 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the seventh floor. The space is available on a new lease on terms to be agreed. 30 Days	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Category 2 Lighting ▪ Disabled Facilities ▪ Garage ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/01/2013	PEARL & COUTTS LTD Mr David Guttentag 020 7843 3793(Tel) 02078433799(Fax) david.g@pearl-coutts.co.uk
33 Hatton Garden London EC1N 8DL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £48,079 pa (approx £23.98 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 35, 3rd Floor: 190 / 18 / £28.94 / £311.39 / Avail Unit/suite- 01, 2nd Floor: 1,340 / 124 / £27.00 / £290.52 / Avail Unit/suite- 10, 2nd Floor: 200 / 19 / £32.00 / £344.32 / Avail Unit/suite- 31-32, 2nd Floor: 275 / 26 / £23.98 / £258.10 / U/O **TOTAL** **2,005** **186** **Rates:** Not Quoting **Service Charge:** £6,015 pa (approx £3.00 psf)	Leasehold The available space comprises second floor office accommodation. A new FRI lease on terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ Security System **Grade:** Second Hand **Last Update:** 15/02/2013	GOODSIR GRAHAM COMMERCIAL LTD Mr Jamie Mackenzie 02075666453(Tel) 02072518026(Fax) jamiemackenzie@goodsirgraham.co.uk GOODSIR GRAHAM COMMERCIAL LTD Mr Tom Frost 02075666458(Tel) 02072518026(Fax) tomfrost@goodsirgraham.co.uk MARCUS KING & CO Mr Daniel Taylor 020 8458 4234(Tel) daniel@marcusking.co.uk
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) ▪ Air Conditioning ▪ Security System **Grade:** Second Hand **Last Update:** 15/01/2013	COPPING JOYCE Mr John Giblin 020 7749 1041(Tel) 0207 749 1042(Fax) jgiblin@cjllp.co.uk
New House 67 - 68 Hatton Garden London EC1N 8JY	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £37,006 pa (approx £12.32 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 64-66, 6th Floor: 654 / 61 / £24.46 / £263.19 / Avail Basement: 2,350 / 218 / £8.94 / £96.19 / Avail **TOTAL** **3,004** **279** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the basement, fourth and sixth floors. A lease on terms to be agreed. 01/03/2008 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Category 2 Lighting ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2013	PEARL & COUTTS LTD Mr David Guttentag 020 7843 3793(Tel) 02078433799(Fax) david.g@pearl-coutts.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:** 16/02/2013	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
11 - 13 Hatton Wall London EC1N 8HX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £2,685 pa (approx £5.00 psf) **Sq Ft / Sq M / £psf / £psm** Basement: 537 / 50 / £5.00 / £53.80 / Avail **TOTAL: 537 / 50** **Rates:** Not Quoting **Service Charge:** £1,477 pa (approx £2.75 psf)	Leasehold The available space comprises basement storage space. A new lease is available for a term by arrangement. 01/02/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 06/02/2013	GALE PRIGGEN & COMPANY Mr Clarke Buxton 020 7404 5043(Tel) 020 7404 5808(Fax) cb@galepriggen.co.uk
Black Bull Yard 24 - 28 Hatton Wall London EC1N 8JH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £39,165 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 110, 1st Floor: 1,119 / 104 / £35.00 / £376.60 / Avail **TOTAL: 1,119 / 104** **Rates:** Not Quoting **Service Charge:** £4,476 pa (approx £4.00 psf)	Leasehold The available space comprises open plan office accommodation on the first floor of the converted warehouse building. Amenities include wooden floors, telephone entry system, communal kitchen area, excellent natural light, covered bike racks, parking (by separate negotiation), storage units also available in the building. A new flexible lease is available for a term by arrangement. 01/10/2012 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Garage ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 06/02/2013	GALE PRIGGEN & COMPANY Mr Clarke Buxton 020 7404 5043(Tel) 020 7404 5808(Fax) cb@galepriggen.co.uk GALE PRIGGEN & COMPANY Mr Nick Priggen 020 7404 5043(Tel) 020 7404 5808(Fax) np@galepriggen.co.uk

The Place 175 High Holborn London WC1V 7AA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £218,120 pa (approx £47.50 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 4,592 / 427 / £47.50 / £511.10 / Avail **TOTAL: 4,592 / 427** **Rates:** £101,024 pa (approx £22.00 psf) **Service Charge:** £36,736 pa (approx £8.00 psf) **Total Outgoings:** £77.50 psf	Leasehold The available space comprises office accommodation across the entire seventh floor. The accommodation totals 4,592 sq ft and benefits from air conditioning and LG7 lighting. Available to let on a new lease for a term to be agreed. Negotiable	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - C ▪ LG7 Lighting ▪ Raised Floors ▪ Reception **Grade:** Second Hand **Last Update:** 08/02/2013	HANOVER GREEN LLP Ms Sarah Porter 02031306405(Tel) 02031306429(Fax) sporter@hanovergreen.co.uk
233 High Holborn London WC1V 7DN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 5th Floor: 2,630 / 244 / NQ / NQ / Avail 3rd Floor: 4,340 / 403 / NQ / NQ / Avail **TOTAL: 6,970 / 648** **Rates:** £102,598 pa (approx £14.72 psf) **Service Charge:** £54,575 pa (approx £7.83 psf)	Leasehold The available space comprises office accommodation arranged over the third and fifth floor and is accessed by two passenger lifts. The space benefits from good natural light, comfort cooling and 24hr access. New lease(s) are available direct from the landlord on terms by arrangement. 01/12/2012 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Raised Floors ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 04/02/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) ben.deacon@cbre.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) simon.lee@cbre.com
Holborn Hall 193 - 197 High Holborn London WC1V 7BD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £182,011 pa (approx £28.79 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 364 / 34 / £28.50 / £306.66 / Avail Unit/suite- Rear, 4th Floor: 820 / 76 / £28.79 / £309.83 / U/O Unit/suite- Front, 4th Floor: 2,489 / 231 / £28.50 / £306.66 / Avail 2nd Floor: 2,650 / 246 / £38.00 / £408.88 / Avail **TOTAL: 6,323 / 587** **Rates:** £80,241 pa (approx £12.69 psf) **Service Charge:** £51,406 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:** 08/02/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) ben.deacon@cbre.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) simon.lee@cbre.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:** 18/01/2013	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
322 High Holborn London WC1V 7PB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £291,431 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 7,378 / 685 / £39.50 / £425.02 / Avail **TOTAL: 7,378 / 685** **Rates:** £140,920 pa (approx £19.10 psf) **Service Charge:** £85,806 pa (approx £11.63 psf) **Total Outgoings:** £70.23 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:** Second Hand **Last Update:** 19/02/2013	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
Midcity Place 71 High Holborn London WC1V 6TD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £1,108,433 pa (approx £52.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 21,113 / 1,961 / £52.50 / £564.90 / Avail **TOTAL: 21,113 / 1,961** **Rates:** £41,170 pa (approx £1.95 psf) **Service Charge:** £174,393 pa (approx £8.26 psf) **Total Outgoings:** £62.71 psf	Leasehold The available space comprises office accommodation on part of the third floor. A new lease direct from the landlord. 01/01/2013 Vacant	▪ 8 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Garage ▪ Goods Lift ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 14/02/2013	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 Angus Goswell 02073995508(Tel) 02074080220(Fax) angus.goswell@eu.jll.com JONES LANG LASALLE Mr Christopher Thompson 020 7493-6040(Tel) 0207 408 0220(Fax) christopher.thompson@eu.jll.com

Kingsway House 103 Kingsway London WC2B 6QX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £51,413 pa (approx £37.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- North, 5th Floor: 1,371 / 127 / £37.50 / £403.50 / Avail **TOTAL** **1,371** **127** **Rates:** £17,512 pa (approx £12.77 psf) **Service Charge:** £11,654 pa (approx £8.50 psf) **Total Outgoings:** £58.77 psf	Leasehold The available space comprises office accommodation on the third floor (south). A new lease on terms to be agreed. 01/01/2013 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 04/02/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) ben.deacon@cbre.com EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) Benjamin.fisher@cbre.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 9 Kingsway London WC2B 6XF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £66,935 pa (approx £13.75 psf) **Sq Ft / Sq M / £psf / £psm** 6th Floor: 3,651 / 339 / £13.75 / £148.00 / Avail 5th Floor: 1,217 / 113 / £55.00 / £591.80 / Avail **TOTAL** **4,868** **452** **Rates:** £16,466 (approx £3.38 psf) **Service Charge:** £11,720 (approx £2.41 psf) **Total Outgoings:** £60.79 psf	Leasehold The available space comprises office accommodation on the 5th floor. New lease available on terms to be agreed. Guiding rent mid £50's. Negotiable	▪ Raised Floors **Grade:** Second Hand **Last Update:** 13/02/2013	FAREBROTHER Mr Charles Thompson 02078553554(Tel) 02074044362(Fax) cthompson@farebrother.com FAREBROTHER Mr Rob Rooney 02078553550(Tel) 02074044362(Fax) rrooney@farebrother.com JONES LANG LASALLE Mr Alex Browning 02074934933(Tel) 02070875555(Fax) alex.browning@eu.jll.com JONES LANG LASALLE Mr Christopher Thompson 020 7493-6040(Tel) 0207 408 0220(Fax) christopher.thompson@eu.jll.com JONES LANG LASALLE Ms Philippa Lambert 02074936040(Tel) 02074951339(Fax) philippa.lambert@eu.jll.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. 01/08/2012 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 04/02/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) ben.deacon@cbre.com EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) Benjamin.fisher@cbre.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
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. The space can be divided to provide accommodation of 1,887 sq ft and 3,349 sq ft. 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:** 04/02/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) ben.deacon@cbre.com EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) simon.lee@cbre.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

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:** 07/02/2013	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:** £1,905,493 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 **TOTAL: 33,139 / 3,079** **Rates:** Not Quoting **Service Charge:** £265,112 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:** Second Hand **Last Update:** 15/02/2013	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) 020 7182 2001(Fax) 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:** 14/02/2013	RICHARD SUSSKIND & CO Mr Ashley Goodman 02078318311(Tel) 02078312093(Fax) ashleygoodman@richardsusskind.com
21 - 27 Lambs Conduit Street London WC1N 3BD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £225,478 pa (approx £38.44 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 2,990 / 278 / £38.43 / £413.51 / U/O 3rd Floor: 2,875 / 267 / £38.46 / £413.83 / Avail **TOTAL: 5,865 / 545** **Rates:** £79,178 pa (approx £13.50 psf) **Service Charge:** £49,852 pa (approx £8.50 psf)	Leasehold The available space comprises office accommodation on the first and third floor. New leases are available direct from the Freeholder for a term to be agreed incorporating five yearly upwards only rent reviews and excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended). £115,000 per annum for the first floor and £110,500 for the third. 01/05/2012 Vacant	▪ 1 Car Parking Spaces ▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Food Court ▪ Raised Floors ▪ Reception ▪ Restaurant **Grade:** Second Hand **Last Update:** 17/01/2013	GLINSMAN WELLER Mr Paul Glinsman 020 7495 2728(Tel) 02076293346(Fax) paul@glinsmanweller.co.uk GLINSMAN WELLER Mr Richard Weller 020 7495 2732(Tel) 02076293346(Fax) richard@glinsmanweller.co.uk

12 - 16 Laystall Street London EC1R 4PF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £145,950 pa (approx £35.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 4,170 387 £35.00 £376.60 Avail **TOTAL** **4,170** **387** **Rates:** £51,539 pa (approx £12.36 psf) **Service Charge:** £21,684 pa (approx £5.20 psf) **Total Outgoings:** £52.56 psf	Leasehold The available space comprises loft style office accommodation arranged over the first floor with basement storage space also available. A new FRI lease available for a term to be agreed. 01/04/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Disabled Facilities ▪ Energy Performance Rating - C ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 11/02/2013	EA SHAW & PARTNERS Mr Simon Lee 02074203067(Tel) 02078311012(Fax) simon.lee@cbre.com EA SHAW & PARTNERS Mr Simon Smith 02074203015(Tel) 02078311012(Fax) simon.smith@cbre.com HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk
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:** 23/01/2013	PEARL & COUTTS LTD Miss Leanne Bradley 02078439157(Tel) 02078433799(Fax) leanneb@pearl-coutts.co.uk

1 Mabledon Place London WC1H 9AX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **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** **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. 01/06/2014 Vacant	▪ Passenger Lift(s) **Grade:** Under Refurbishment **Last Update:** 08/02/2013	DELOITTE REAL ESTATE Mr Cathal Diamond 02078967831(Tel) 02078967901(Fax) cadiamond@deloitte.co.uk DELOITTE REAL ESTATE Ms Sophie Daw 02073033839(Tel) 02075831198(Fax) sdaw@deloitte.co.uk KNIGHT FRANK LLP Mr Ben Lewis 02078611197(Tel) ben.lewis@knightfrank.com KNIGHT FRANK LLP Mr Philip Hobley 02076298171(Tel) philip.hobley@knightfrank.com
28 Museum Street London WC1A 1LH	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft / Sq M / £psf / £psm** Total Size 2,021 188 N/A N/A Avail **TOTAL** **2,021** **188** **Sale Price:** £1,300,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The available investment opportunity comprises ground floor & basement retail accommodation with approximately 1,200 sq ft of vacant offices arranged over the three upper floors. Offers in excess of £1.3m (ONE MILLION, THREE HUNDRED THOUSAND POUNDS) subject to contract. The ground floor & basement are let to S & LJ Baron on a term commencing 25th March 1990 for 25 years. The passing rent is £21,000 per annum exclusive although it has been advised that the March 2010 Rent Review has now been verbally agreed at £22,000 per annum exclusive. Vacant	▪ 24 Hour Access ▪ Entire Building ▪ Security System **Grade:** Second Hand **Last Update:** 02/02/2013	ROBERT IRVING & BURNS Mr Damien Field 020 7927 0620(Tel) 020 7637 8827(Fax) damien@rib.co.uk ROBERT IRVING & BURNS Mr David Caldeira 0207 927 0616(Tel) 020 7637 8827(Fax) david@rib.co.uk ROBERT IRVING & BURNS Mr Gary Clifford 0207 927 0619(Tel) 020 7637 8827(Fax) gary@rib.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:** 13/02/2013	HMC SURVEYORS LTD Mr Andy Morrison 02074391500(Tel) 02074391501(Fax) a.morrison@hmc.gb.com HMC SURVEYORS LTD 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
53 New Oxford Street London WC1A 1BL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £49,480 pa (approx £20.00 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 1,065 / 99 / £20.00 / £215.20 / Avail Mezzanine: 383 / 36 / £20.00 / £215.20 / Avail 1st Floor: 1,026 / 95 / £20.00 / £215.20 / Avail **TOTAL** **2,474** **230** **Rates:** £21,400 pa (approx £8.65 psf) **Service Charge:** £18,555 pa (approx £7.50 psf) **Total Outgoings:** £36.15 psf	Leasehold The available space comprises office accommodation on the first, second, third and fourth floors. A new flexible FRI lease direct from the freeholder for a term by negotiation. 01/03/2009 Vacant	▪ Energy Performance Rating - C ▪ Energy Performance Rating - D ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 18/02/2013	BRECKER GROSSMITH LTD Mr Vikas Sharma 02079082675(Tel) 02079353074(Fax) vikas@breckergrossmith.co.uk
Northdown House 11 - 21 Northdown Street London N1 9BN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £192,100 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 **TOTAL** **4,520** **420** **Rates:** Not Quoting **Service Charge:** £38,420 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:** 07/02/2013	SAVILLS Mr Freddie Corlett 02074098764(Tel) 02077538917(Fax) FCorlett@savills.com SAVILLS Mr Tracy Collins 0207 409 8778(Tel) tcollins@savills.com

210 Pentonville Road London N1 9JY	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £182,410 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 4,292 / 399 / £42.50 / £457.30 / Avail **TOTAL: 4,292 / 399** **Rates:** £66,526 pa (approx £15.50 psf) **Service Charge:** £33,263 pa (approx £7.75 psf) **Total Outgoings:** £65.75 psf	Leasehold The available space comprises office accommodation arranged on part of the ground floor and provides high quality office accommodation within this prestigious development. This is arranged mainly open plan, but benefits from 3 x fully glazed cellular offices and a large boardroom. A new sublease is available until October 2015 or alternatively, a new lease may be available directly from the landlord. Consideration will be given to an assignment, subject to Covenant status. 01/10/2012 Vacant	▪ 10 Car Parking Spaces ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Disabled Facilities ▪ Goods Lift ▪ LG7 Lighting ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 24/01/2013	DRON & WRIGHT Mr Bert Murray 02078912356(Tel) 02078912399(Fax) bertmurray@dronwright.co.uk DRON & WRIGHT Ms Joanna Gospage 02078912346(Tel) 02078912300(Fax) joannagospage@dronwright.co.uk
251 Pentonville Road London N1 9NG	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £166,680 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 841 / 78 / £45.00 / £484.20 / Avail 3rd Floor: 954 / 89 / £45.00 / £484.20 / Avail 2nd Floor: 954 / 89 / £45.00 / £484.20 / Avail 1st Floor: 955 / 89 / £45.00 / £484.20 / Avail **TOTAL: 3,704 / 344** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the first, second, third and fourth floors. A new full repairing and insuring lease/s direct from the landlord for a term by arrangement. 01/01/2013 Vacant	▪ Energy Performance Rating - C ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 16/01/2013	ANTON PAGE LLP Mr Chris Antoniou 02073361313(Tel) 02076082608(Fax) chrisantoniou@antonpage.com ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com
260 Pentonville Road London N1 9JY	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £31,532 pa (approx £16.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 294 / 27 / £16.50 / £177.54 / Avail 2nd Floor: 305 / 28 / £16.50 / £177.54 / Avail 1st Floor: 394 / 37 / £16.50 / £177.54 / Avail Ground: 569 / 53 / £16.50 / £177.54 / U/O Basement: 349 / 32 / £16.50 / £177.54 / U/O **TOTAL: 1,911 / 178** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises D1 accommodation arranged over the basement level to the third floor with A1/A3/B1 usage potential. The agent's client is prepared to offer a new FRI sublease for a term to be agreed. Alternatively the assignment of the existing lease (until 2017) is also available. The demise can be let as a whole or in part. Rent: £16.50 per sq ft exclusive of service charges, business rates, buildings insurance and VAT (where applicable). This is based on the current usage (D1) and is therefore subject to amendment for alternative uses (as suggested above). 01/03/2011 Vacant	▪ Roof Terrace **Grade:** Second Hand **Last Update:** 23/11/2012	STIRLING ACKROYD Mr Iftakhar Khan 020 7749 3820(Tel) ikhan@stirlingackroyd.com

Dog And Duck Yard Dog And Duck Yard Princeton Street London WC1R 4BH	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £98,775 pa (approx £25.00 psf)					Leasehold The available space comprises first and second floor office accommodation. As part of the refurbishment programme the building is undergoing a complete transformation to provide green walls and algae tubes together with vegetation throughout to provide Green fresh air and Green treated water and food from vertical farming with the aim being to upgrade the property from the current F rated EPC to an A rating using natural products and resources. As part of this, a communal landscaped courtyard will be created as well as communal meeting rooms that can be hired on a separate basis. Amenities include: Â· Warehouse style office space Â· Redecorated walls and ceilings Â· Excellent natural light and ventilation Â· Galvanised steel trunking Â· Entryphone system Â· Perimeter gas fired central heating Â· Good ceiling heights Â· Goods lift Â· New entrance being installed. Â· Redecorated common parts A new effective full repairing and insuring lease is available for a term by arrangement. 01/01/2012 Vacant	▪ Courtyard ▪ Energy Performance Rating - E ▪ Goods Lift ▪ Security System **Grade:** Second Hand **Last Update:** 18/01/2013	SAVOY STEWART Mr Darren Best 02074953666(Tel) 02074993192(Fax) db@savoystewart.co.uk SAVOY STEWART Mr Henry Lang 02074953666(Tel) 02074993192(Fax) hl@savoystewart.co.uk
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	2nd Floor	1,956	182	£25.00	£269.00	Avail		
	1st Floor	1,995	185	£25.00	£269.00	Avail		
	TOTAL	**3,951**	**367**					
	Rates: **Service Charge:**	£49,743 pa (approx £12.59 psf) Not Quoting						

3 - 7 Ray Street London EC1R 3DJ	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft** **Sq M** **£psf** **£psm** Total Size 18,230 1,694 N/A N/A Avail **TOTAL** **18,230** **1,694** **Sale Price:** £9,000,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The available investment comprises an office property arranged over over seven floors and let on a single lease. Offers in excess of £9,000,000. Reflecting a net initial yield of 4.72%. Vacant	▪ Entire Building ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 24/01/2013	HATTON REAL ESTATE LTD Mr Michael Raibin 02071012020(Tel) mraibin@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Richard Silver 02071012020(Tel) rsilver@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Ricky Blair 02071012020(Tel) rblair@hattonrealestate.co.uk THE PILCHER HERSHMAN PARTNERSHIP Mr David Berko 02073998600(Tel) 02073998700(Fax) davidberko@pilcherhershman.co.uk THE PILCHER HERSHMAN PARTNERSHIP Mr David Jackson 02073998600(Tel) 02073998700(Fax) davidjackson@pilcherhershman.co.uk
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 750 70 NQ NQ Avail **TOTAL** **750** **70** **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:** 14/02/2013	CLUTTONS FLEXIBLE SPACE Mr Adrian Goldney 02076477130(Tel) adrian.goldney@cluttons.com

Russell Square House 10 - 12 Russell Square London WC1B 5EH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £61,250 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 1,750 / 163 / £35.00 / £376.60 / Avail **TOTAL: 1,750 / 163** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises ground floor office accommodation measuring 1,750 sq ft. A new lease for a term to be agreed. 01/02/2012 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - D ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2013	HNG Mr Richard Spencer 02032050204(Tel) 02032050201(Fax) richardspencer@hng.co.uk
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:** 06/02/2013	EA SHAW & PARTNERS Mr Ben Deacon 02074203051(Tel) 02078311012(Fax) ben.deacon@cbre.com EA SHAW & PARTNERS Mr Ben Fisher 02074203045(Tel) 02078311012(Fax) Benjamin.fisher@cbre.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
14A St Cross Street London EC1N 8XA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £67,850 pa (approx £29.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 2,300 / 214 / £29.50 / £317.42 / Avail **TOTAL: 2,300 / 214** **Rates:** £26,565 pa (approx £11.55 psf) **Service Charge:** £8,487 pa (approx £3.69 psf) **Total Outgoings:** £44.74 psf	Leasehold The available space comprises office accommodation arranged over the fourth floor. Available on a new lease at £29.50 psf. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Raised Floors ▪ Security System **Grade:** Second Hand **Last Update:** 15/01/2013	BBG REAL ESTATE ADVISERS LLP Ms Pippa Thorne 02076486278(Tel) 02077268800(Fax) pippa.thorne@bbgreal.com

24 St John Street London EC1M 4AY	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £174,298 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 697 / 65 / £32.50 / £349.70 / Avail 3rd Floor: 674 / 63 / £32.50 / £349.70 / Avail 2nd Floor: 1,253 / 116 / £32.50 / £349.70 / Avail 1st Floor: 1,141 / 106 / £32.50 / £349.70 / Avail Ground: 641 / 60 / £32.50 / £349.70 / Avail Basement: 957 / 89 / £32.50 / £349.70 / Avail **TOTAL** **5,363** **498** **Rates:** £32,875 pa (approx £6.13 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises self contained office accommodation arranged over the lower ground, ground and four upper floors. Available on a new FRI lease for a term to be agreed. Negotiable	▪ Air Conditioning ▪ Balcony ▪ Goods Lift ▪ Skylight **Grade:** Second Hand **Last Update:** 11/02/2013	HATTON REAL ESTATE LTD Mr Elliot Stern 02071012020(Tel) estern@hattonrealestate.co.uk HATTON REAL ESTATE LTD Mr Shaun Simons 02071012020(Tel) ssimons@hattonrealestate.co.uk
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 / U/O 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:** 31/01/2013	ANTON PAGE LLP Mr Harry Murphy 02073361313(Tel) 02076082608(Fax) harry@antonpage.com ANTON PAGE LLP Mr James Taylorson 02073361313(Tel) james@antonpage.com 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

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:** 08/02/2013	STIRLING ACKROYD Mr Brett Sullings 020 7549 0634(Tel) bretts@stirlingackroyd.com STIRLING ACKROYD Mr Mark O'Neill 020 7749 3821(Tel) marko@stirlingackroyd.com
6 - 8 St Johns Square London EC1M 4NH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £97,988 pa (approx £57.64 psf) **Sq Ft / Sq M / £psf / £psm** Basement: 1,700 / 158 / £57.64 / £620.21 / Avail **TOTAL: 1,700 / 158** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises "turn key" office accommodation arranged over the lower ground floor. The premises are available by way of a new all inclusive (rent, business rates, service charge, utilities, furniture & buildings insurance) for a minimum term of 18 months. Rent £98,000 per annum. Negotiable	▪ Air Conditioning ▪ Courtyard ▪ Storage Space **Grade:** Second Hand **Last Update:** 06/02/2013	GRAHAM'S DAIRIES 01356622888(Tel) 01356625777(Fax)
Klaco House 28 - 30 St Johns Square London EC1M 4DN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £32,922 pa (approx £29.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 1,116 / 104 / £29.50 / £317.42 / Avail **TOTAL: 1,116 / 104** **Rates:** £11,908 pa (approx £10.67 psf) **Service Charge:** £7,399 pa (approx £6.63 psf) **Total Outgoings:** £46.80 psf	Leasehold The available space comprises the fourth floor, fitted out to an open plan specification with glass partitioned offices. A new FRI lease is available for a minimum of three years. 01/09/2012 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Security System **Grade:** Second Hand **Last Update:** 01/02/2013	DANIEL WATNEY Mr Ben Ashby 02030773400(Tel) bashby@danielwatney.co.uk DANIEL WATNEY Mr James Crawford 02030773400(Tel)
4 - 6 Staple Inn London WC1V 7PZ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £105,958 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- B, 2nd Floor: 698 / 65 / £32.50 / £349.70 / Avail 2nd Floor: 867 / 81 / £32.50 / £349.70 / U/O 1st Floor: 439 / 41 / £32.50 / £349.70 / Avail 1st Floor: 847 / 79 / £32.50 / £349.70 / Avail Unit/suite- C, 1st Floor: 409 / 38 / £32.52 / £349.92 / Avail **TOTAL: 3,260 / 303** **Rates:** £9,457 (approx £2.90 psf) **Service Charge:** £28,525 pa (approx £8.75 psf)	Leasehold The available space comprises contemporary office accommodation arranged in various suites on the first, second and third floors. New standardised short form leases are available direct from the landlord for terms by arrangement. Separate basement storage units are available by separate agreement. 01/02/2013 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Category 5 Lighting ▪ Commissionaire ▪ Courtyard ▪ On-Site Management ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 09/02/2013	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

Staple Inn Buildings, North 20 - 21 Staple Inn London WC1V 7QE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £95,778 pa (approx £32.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 227 / 21 / £32.50 / £349.70 / Avail 4th Floor: 680 / 63 / £32.50 / £349.70 / Avail 3rd Floor: 680 / 63 / £32.50 / £349.70 / Avail 2nd Floor: 680 / 63 / £32.50 / £349.70 / Avail 1st Floor: 680 / 63 / £32.50 / £349.70 / Avail **TOTAL** **2,947** **274** **Rates:** Not Quoting **Service Charge:** £14,735 pa (approx £5.00 psf)	Leasehold The available space comprises 2,947 sq ft of office accommodation arranged over the first, second, third, fourth and fifth floors. The space benefits from D1 consent. New standard form of lease is available direct from the landlord for terms by arrangement. Interested parties are advised to make their own enquiries to establish the level of rates payable for the accommodation. Negotiable	▪ Air Conditioning ▪ Courtyard ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 08/02/2013	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
265 Strand London WC2R 1BH	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft / Sq M / £psf / £psm** Total Size: 113,000 / 10,498 / N/A / N/A / Avail **TOTAL** **113,000** **10,498** **Sale Price:** £79,500,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The investment comprises approximately 7,049.6 sq m (75,883 sq ft) of highly specified office and ancillary accommodation arranged over basement, ground and seven upper floors. The first floor provides direct access to a stunning private courtyard for the exclusive use of the tenants of the building. The courtyard extends to approximately 204 sq m (2,190 sq ft) of open-air space with planted areas and seating, providing an excellent amenity for the building 's occupiers. The entire property was pre-let to Covington & Burling LLP in 2001 prior to completion of the development. The lease is on full repairing and insuring terms for a term of 20 years with no breaks from 2001, expiring on 28th September 2021 (approximately 9 years unexpired term). The current rent is £4,837,000 per annum, subject to the next upwards only open market rent review in September 2016. Seeking offers in excess of £79.5 million, subject to contract and exclusive of VAT. A purchase at this level reflects a net initial yield of 5.75%, assuming full purchaser 's costs of 5.8%. Vacant	▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Conference Facilities ▪ Entire Building ▪ Goods Lift ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 30/01/2013	KNIGHT FRANK LLP Andrew Sim 02076298171(Tel) andrew.sim@knightfrank.com KNIGHT FRANK LLP James Mccluskey 02076298171(Tel) 02078615161(Fax) james.mccluskey@knightfrank.com KNIGHT FRANK LLP Jeremy Waters 02078611228(Tel) 02078615161(Fax) jeremy.waters@knightfrank.com KNIGHT FRANK LLP Joachim Von Radecke 02076298171(Tel) 02078615161(Fax) joachim.vonradecke@knightfrank.com KNIGHT FRANK LLP Mr Ed Bush 02076298171(Tel) ed.bush@knightfrank.com KNIGHT FRANK LLP Mr Nick Braybrook 02078611309(Tel) nick.braybrook@knightfrank.com

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:** 08/02/2013	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 U/O **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:** 13/02/2013	THOMPSON YATES Mr Colin Povey 02076266060(Tel) 02076267700(Fax) cpovey@thompsonyates.co.uk
31 Theobalds Road London WC1X 8SP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £7,800 pa (approx £25.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 312 29 £25.00 £269.00 Avail **TOTAL** **312** **29** **Rates:** £2,472 pa (approx £7.92 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises newly redecorated and refurbished basic specification offices. Facilities include 24 hour access and excellent natural light from the front and rear elevations. The property is available to be let on a new FRI lease of the whole upper parts directly from the landlord for a term of up to two years outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. The landlord may consider letting individual floors. 01/01/2013 Vacant	▪ 24 Hour Access ▪ Security System ▪ Storage Space ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 31/01/2013	LANDSWOOD DE COY Mr Edward Schwab 020 7636 5557(Tel) 02076365558(Fax) es@landswood.com

Bath Court Units 1-3 Warner Street London EC1R 4SX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Unit/suite- Unit 2, Ground 2,185 203 NQ NQ Avail **TOTAL** **2,185** **203** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises retail/office accommodation arranged over the ground floor and mezzanine. Terms on application. 01/12/2012 Vacant	▪ Air Conditioning ▪ Disabled Facilities ▪ Security System **Grade:** New or Refurbished **Last Update:** 19/12/2012	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
Waterhouse Square 2 Waterhouse Square London EC1N 2TH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Basement 3,205 298 NQ NQ Avail **TOTAL** **3,205** **298** **Rates:** £135,716 pa (approx £42.35 psf) **Service Charge:** £27,242 pa (approx £8.50 psf)	Leasehold The available space comprises lower ground office accommodation with storage. 01/10/2012 Vacant	▪ 1 Car Parking Spaces ▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Courtyard ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security Entry System ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 11/02/2013	DTZ Mr Chris Halliwell 0203 296 2010(Tel) chris.halliwell@dtz.com DTZ Mr Jonathan Huckstep 02032962006(Tel) jonathan.huckstep@dtz.com