

Established 1962



Robert Irving Burns

Property Consultants

Sara Parkinson
CBRE Ltd
Henrietta House
Henrietta Place
London W1G ONB

Date: 13th December 2012

Our Ref: DF/PCT/121213002

Dear Sara

61/65 CHARLOTTE STREET, LONDON W1

I refer to our recent correspondence and my subsequent on-site meeting of the above premises with your colleague Amy Lee. You have asked me to comment on the proposed Change of Use and the suitability of the existing office accommodation.

Robert Irving Burns is a Property Consultancy/Estate Agency practice based in Fitzrovia with our offices situated in Margaret Street. This year we are celebrating our 50th Anniversary and from conception, the company has always been based in and specialised in the area of Fitzrovia.

I have been with the company since 1989 becoming a Partner in 2002. My role is Head of Agency although I am also heavily involved with the Asset Management of our Clients' properties, with a large majority being situated within the Fitzrovia area.

I have inspected the premises and whilst the upper floors are characterful, they are tired, neglected and in need of refurbishment/investment. The Ground and Lower Ground floors are in reasonable order but due to the level of natural light and variation in floor levels they do not lend themselves to modern B1 usage. A more suitable use is more likely to be A1 retail use.

The requirements of a typical SME office occupier in the West End has changed somewhat in recent years. Firstly companies/individuals seeking office accommodation of up to circa 500 sq ft are extremely reluctant to enter into a conventional lease agreement which could see them commit to anything beyond a 12-18 month term. SME's generally require flexibility to expand and contract and this has become possible with the emergence of the Serviced Office Industry. Serviced offices offer flexible leasing options from one month plus, making it a much more desirable option than a conventional office lease.



23-24 Margaret Street, London W1W 8LF

Tel: 020 7637 0821 Fax: 020 7637 8827 Email: props@rib.co.uk Web: www.rib.co.uk

Irving H. Brecker FNAEA FICBA, Damien Field, Antony P. Antoniou. Associates: Nicholas S. Silver, David Caldeira
Consultants: Geoffrey Burns FRICS FRSH, John Hayes FRICS IRRV (Hons) FFPWS

Serviced offices are appealing for a number of reasons including:-

- (i) high end fit-out;
- (ii) reception/meeting room/secretarial facilities;
- (iii) computer cabling and networking;
- (iv) no dilapidations/repairing responsibilities.

This list is far from exhaustive but demonstrates the reasons why an SME or sole practitioner generally steer away from conventional leasing.

I carried out an on-line Google search for "Serviced Offices Noho" and was presented with 82 different centres via www.instantoffices.com.

I have attached a report of available office accommodation between 100-600 sq ft covering the area bordered by Regent Street to the West, Gower Street to the East, Oxford Street to the South and Euston Road to the North. In total you will there is a total of 82,210 sq ft currently available (source: Co-Star Research).

I have not extended the search larger than 600 sq ft as the types of businesses seeking offices in this area tend on the whole to not want to be spread more than a single floor.

As you can see from the report there is certainly no shortage of stock and the proposed change of use of 61-65 Charlotte Street should not have any detrimental effect on the supply of B1 office accommodation in the area.

I mentioned earlier in my report that the premises required significant investment in terms of refurbishment/redecoration. Certainly in their current condition it would be extremely difficult indeed to attract an office tenant, notwithstanding my earlier comments about the lack of demand for conventional leasing.

It would be extremely difficult for us to make a justifiable business case to a Landlord to refurbish the accommodation for B1 Use (even to Grade B standard). My concern would be the amount of time it would take to secure a tenant, if this is at all possible. Even with significant investment, it does not guarantee a higher rental return given the general lack of demand.

If a tenant can be sourced, there is then the issue of the length of lease/licence that would be entered into which will almost make the return on investment not viable and one that the vast majority of Landlords would not embark on.



I do hope that the above is of use to you although should you require further information or wish to discuss the matter with me in further detail, please do not hesitate to contact me.




Yours sincerely
pp ROBERT IRVING BURNS




DAMIEN FIELD
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Mob: 07956 125543
Email: damien@rib.co.uk




AVAILABLE SPACE



	Address	Floors & Charges					Terms	Description/Amenities
1	10 Bayley Street London WC1B 3HB 	Use Class: Use: Rent:	B1 (Business) B1 Office/Business Not Quoting				Leasehold The available space comprises refurbished office accommodation arranged over the lower ground, ground and three upper floors. The building benefits from air cooling, double glazing in parts, excellent natural light and a shower. The building is self-contained and overlooks the private gardens of Bedford Square for which access is available. A new FR&I lease for a term of 10 years or longer, including a 5th year upward only rent review is available. Rent on application. 01/03/2013 Vacant	<ul style="list-style-type: none"> • Car Parking • Energy Performance Rating - G • Garage • Goods Lift • Security System Grade: Second Hand Last Update: 13/11/2012
		1st Floor 1st Floor Lower Level Ground 1st Floor TOTAL Rates: Service Charge:	472 530 620 715 522 2,859	44 49 58 66 48 266	£psf NQ NQ NQ NQ Not Quoting	£psm NQ NQ NQ NQ Not Quoting		
2	12 Bedford Square London WC1B 3RA 	Use Class: Use: Rent:	B1 (Business) B1 Office/Business Not Quoting				Leasehold The available space comprises self contained office accommodation arranged over the basement, lower ground, ground and three upper floors with additional storage space on the lower ground floor. A new FR&I lease for a term of 10 years or longer in the Bedford Estates ' standard form. Rent on application, subject to upward only review after 5 years. 01/11/2012 Vacant	<ul style="list-style-type: none"> • 24 Hour Access • Energy Performance Rating - C • Security System • Storage Space Grade: Second Hand Last Update: 12/11/2012
		Unit/suite- Front, 3rd Floor Unit/suite- Front, 2nd Floor Unit/suite- Store, Lower Level Unit/suite- Front, Ground Unit/suite- Front, Basement Unit/suite- Front, 1st Floor TOTAL Rates: Service Charge:	829 790 810 945 550 849 4,773	77 73 75 88 51 79 443	£psf NQ NQ NQ NQ NQ Not Quoting	£psm NQ NQ NQ NQ NQ Not Quoting		


3	<div>24 Charlotte Street London W1T 2ND</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £15,002 pa (approx £25.60 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>586</td><td>54</td><td>£25.60</td><td>£275.46</td><td>Avail</td></tr><tr><td>TOTAL</td><td>586</td><td>54</td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>£3,142 pa (approx £5.36 psf) Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	£psm		Basement	586	54	£25.60	£275.46	Avail	TOTAL	586	54				<div>Leasehold</div> <div>Lower ground floor offices to let within this attractive mid terraced period building. The space consists of two rooms and benefits from having its own private entrance. Charlotte Street is situated within the area just north of Oxford Street known as Noho. The property is located on the eastern side of Charlotte Street, between Windmill Street and Goodge Street. Charlotte Street runs parallel to Tottenham Court Road and perpendicular to Oxford Street. Goodge Street, Tottenham Court Road and Oxford Circus London underground stations are located within walking distance from the property. Negotiable</div>	<div><div>• Security System • Street Only Parking</div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>31/10/2012</div></div></div>						
	Sq Ft	Sq M	£psf	£psm																								
Basement	586	54	£25.60	£275.46	Avail																							
TOTAL	586	54																										
4	<div>85 Charlotte Street London W1T 4PS</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £60,004 pa (approx £52.82 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>616</td><td>57</td><td>£52.82</td><td>£568.34</td><td>Avail</td></tr><tr><td>1st Floor</td><td>520</td><td>48</td><td>£52.82</td><td>£568.34</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,136</td><td>106</td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	£psm		Ground	616	57	£52.82	£568.34	Avail	1st Floor	520	48	£52.82	£568.34	Avail	TOTAL	1,136	106				<div>Leasehold</div> <div>The accommodation comprises the entire ground and first floors in good decorative order currently arranged as open plan with own kitchen and demised toilets. The suite benefits from high ceilings and 12ft window frontage. A new lease is available with terms to be agreed outside the The Landlord & Tenant Act. 01/10/2012 Vacant</div>	<div><div>• 24 Hour Access • Roller Shutters • Security System</div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>15/11/2012</div></div></div>
	Sq Ft	Sq M	£psf	£psm																								
Ground	616	57	£52.82	£568.34	Avail																							
1st Floor	520	48	£52.82	£568.34	Avail																							
TOTAL	1,136	106																										
5	<div>23 Goodge Street London W1T 2PL</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £11,000 pa (approx £45.08 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>244</td><td>23</td><td>£45.08</td><td>£485.06</td><td>Avail</td></tr><tr><td>TOTAL</td><td>244</td><td>23</td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>£1,534 pa (approx £6.29 psf) Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	£psm		1st Floor	244	23	£45.08	£485.06	Avail	TOTAL	244	23				<div>Leasehold</div> <div>The available space comprises office accommodation arranged on the first floor. The accommodation totals 244 sq ft. £11,000 pa. A new FRI lease for a term to be agreed. 30 Days</div>	<div><div>• Security System</div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>02/11/2012</div></div></div>						
	Sq Ft	Sq M	£psf	£psm																								
1st Floor	244	23	£45.08	£485.06	Avail																							
TOTAL	244	23																										

6	<div>70 Grafton Way London W1T 5DT</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £55,893 pa (approx £39.50 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>358</td><td>33</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>338</td><td>31</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>361</td><td>34</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>1st Floor</td><td>358</td><td>33</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,415</td><td>131</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting £9,905 pa (approx £7.00 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		4th Floor	358	33	£39.50	£425.02	Avail	3rd Floor	338	31	£39.50	£425.02	Avail	2nd Floor	361	34	£39.50	£425.02	Avail	1st Floor	358	33	£39.50	£425.02	Avail	TOTAL	1,415	131				<div>Leasehold</div> <div>The available space comprises refurbished third-floor office accommodation, available separately or together with first, second and fourth-floor office space. A new effective full repairing and insuring lease is available directly from the freeholder for a term to be agreed. 01/09/2012 Vacant</div>	<div><ul style="list-style-type: none">• 1 Passenger Lift(s)• 24 Hour Access• Energy Performance Rating - E• Security System</div> <div>Grade: Second Hand</div> <div>Last Update: 07/09/2012</div>
	Sq Ft	Sq M	£psf	£psm																																				
4th Floor	358	33	£39.50	£425.02	Avail																																			
3rd Floor	338	31	£39.50	£425.02	Avail																																			
2nd Floor	361	34	£39.50	£425.02	Avail																																			
1st Floor	358	33	£39.50	£425.02	Avail																																			
TOTAL	1,415	131																																						
7	<div>50 Great Portland Street London W1W 7ND</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £41,250 pa (approx £36.18 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th Floor</td><td>300</td><td>28</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>300</td><td>28</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>1st Floor</td><td>540</td><td>50</td><td>£37.50</td><td>£403.50</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,140</td><td>106</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£9,120 pa (approx £8.00 psf) £5,700 pa (approx £5.00 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		5th Floor	300	28	£35.00	£376.60	Avail	3rd Floor	300	28	£35.00	£376.60	Avail	1st Floor	540	50	£37.50	£403.50	Avail	TOTAL	1,140	106				<div>Leasehold</div> <div>The available space comprises office accommodation in suites arranged on the first, third and fifth floors. A new lease will be granted for a term by arrangement. The lease is to be Contracted Out of the renewal provisions of the Landlord & Tenant Act 1954. RENT: £10,000 per annum exclusive for each floor. 01/03/2011 Vacant</div>	<div><ul style="list-style-type: none">• 1 Passenger Lift(s)• 24 Hour Access• Security System• Street Only Parking</div> <div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>						
	Sq Ft	Sq M	£psf	£psm																																				
5th Floor	300	28	£35.00	£376.60	Avail																																			
3rd Floor	300	28	£35.00	£376.60	Avail																																			
1st Floor	540	50	£37.50	£403.50	Avail																																			
TOTAL	1,140	106																																						
8	<div>116 Great Portland Street London W1W 6PJ</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business Not Quoting</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>525</td><td>49</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>525</td><td>49</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£7,088 pa (approx £13.50 psf) £1,575 pa (approx £3.00 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	525	49	NQ	NQ	Avail	TOTAL	525	49				<div>Leasehold</div> <div>The available space comprises the entire third floor which have a mix of open plan and private offices. The space has been fully refurbished. A new lease direct from the landlord on terms to be agreed. Rent on application. 01/01/2012 Vacant</div>	<div><ul style="list-style-type: none">• 24 Hour Access• Security System• Skylight• Storage Space</div> <div>Grade: Second Hand</div> <div>Last Update: 05/12/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
3rd Floor	525	49	NQ	NQ	Avail																																			
TOTAL	525	49																																						

9	<div>51 Great Portland Street London W1W 7LF</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £11,375 pa (approx £35.00 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>325</td><td>30</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>TOTAL</td><td>325</td><td>30</td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	325	30	£35.00	£376.60	Avail	TOTAL	325	30				<div>Leasehold</div> <div>The available space comprises office accommodation on the third floor measuring 325 sq ft. A new lease for a term to be agreed. Negotiable</div>	<div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
3rd Floor	325	30	£35.00	£376.60	Avail																																			
TOTAL	325	30																																						
10	<div>20 Great Portland Street London W1W 8QR</div> 	<div><div><div>Use Class: Use: Rent:</div><div>Not Specified B1 Office/Business £17,063 pa (approx £37.50 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- Front, 2nd Floor</td><td>455</td><td>42</td><td>£37.50</td><td>£403.50</td><td>U/O</td></tr><tr><td>TOTAL</td><td>455</td><td>42</td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Front, 2nd Floor	455	42	£37.50	£403.50	U/O	TOTAL	455	42				<div>Leasehold</div> <div>The available space comprises office accommodation with a suite available in the basement first and second floor. The property is available on a new FRI lease for terms to be agreed. Outside of the Landlord and Tenant Act 1954. 29/04/2009 Vacant</div>	<div><ul style="list-style-type: none">• 1 Passenger Lift(s)• 24 Hour Access• Security System</div> <div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
Unit/suite- Front, 2nd Floor	455	42	£37.50	£403.50	U/O																																			
TOTAL	455	42																																						
11	<div>76 Great Portland Street London W1W 7NL</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £61,775 pa (approx £35.00 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>280</td><td>26</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>515</td><td>48</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>485</td><td>45</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>1st Floor</td><td>485</td><td>45</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,765</td><td>164</td><td></td><td></td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	£psm		4th Floor	280	26	£35.00	£376.60	Avail	3rd Floor	515	48	£35.00	£376.60	Avail	2nd Floor	485	45	£35.00	£376.60	Avail	1st Floor	485	45	£35.00	£376.60	Avail	TOTAL	1,765	164				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the first to fourth floors. A new Full Repairing and Insuring lease to be granted for a term by arrangement outside the Landlord and Tenant Act 1954, part II as amended. 30/11/2011 Vacant</div>	<div><ul style="list-style-type: none">• 24 Hour Access• Security System</div> <div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>
	Sq Ft	Sq M	£psf	£psm																																				
4th Floor	280	26	£35.00	£376.60	Avail																																			
3rd Floor	515	48	£35.00	£376.60	Avail																																			
2nd Floor	485	45	£35.00	£376.60	Avail																																			
1st Floor	485	45	£35.00	£376.60	Avail																																			
TOTAL	1,765	164																																						

12

108 Great Russell Street
London
WC1B 3NA



Use Class:

Use:

Rent:

B1 (Business)

B1 Office/Business

£63,998 pa (approx £39.75 psf)

Sq Ft

Sq M

£psf

£psm

4th Floor

3rd Floor

2nd Floor

1st Floor

430

320

430

430

40

30

40

40

£39.75

£39.75

£39.75

£39.75

£427.71

£427.71

£427.71

£427.71

U/O

U/O

U/O

U/O

TOTAL

1,610

150

Rates:

Service Charge:

£20,383 pa (approx £12.66 psf)

Not Quoting

Leasehold

The available space comprises refurbished to a high standard office accommodation arranged over first, second, third and fourth floors. 1st Floor 430 sq ft 2nd Floor 430 sq ft 3rd Floor 320 sq ft 4th Floor 430 sq ft Total: 1,610 sq ft (149.57 sq m) AMENITIES A: Comfort Cooling / Heating A: Shower A: Capped off services A: Male and Female WC's A: Entry phone system A: Alarm A new lease is available on a full repairing and insuring basis for a term by arrangement, subject to being contracted out of rights of renewal and compensation under Landlord and Tenant Act 1954, section 24-28 (part II as amended). RENT £64,000 per annum exclusive of rates and service charge. 01/07/2012 Vacant

• Car Parking

• Garage

• Security System

Grade:


Last Update:

New or Refurbished

12/11/2012

13

The Media Village
131 - 151 Great Titchfield Street
London
W1W 5BB



Use Class:

Use:

Rent:

B1 (Business)

B1 Office/Business

Not Quoting

Sq Ft

Sq M

£psf

£psm

Ground

7th Floor

6th Floor

5th Floor

4th Floor

3rd Floor

2nd Floor

1st Floor

Basement

1,886

9,207

9,206

3,676

3,676

2,225

2,813

2,984

2,627

175

855

855

342

342

207

261

277

244

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

NQ

Avail

Avail

Avail

Avail

Avail

Avail

Avail

Avail

Avail

TOTAL

38,300

3,558

Rates:

Service Charge:

Not Quoting

Not Quoting

Leasehold

The available space comprises serviced office units. The tenants would have access to the Vanilla Bar and restaurant which is located adjacent to the Media Village. The rent is charged on a per work station basis with prices ranged from £475 - 600 per month. 30 Days

• 24 Hour Access

• Car Parking

• Conference Facilities

• Garage

• Reception

• Security System

Grade:


Last Update:

New or Refurbished

11/10/2012

14

42 - 44 Great Titchfield Street
London
W1W 7PY



Use Class:

Use:

Rent:

B1 (Business)

B1 Office/Business

£11,985 pa (approx £23.50 psf)

Sq Ft

Sq M

£psf

£psm

3rd Floor

510

47

£23.50

£252.86

Avail

TOTAL

510

47

Rates:

Service Charge:

Not Quoting

Not Quoting

Leasehold

The available space comprises 3rd floor offices benefiting from a pitched roof with exposed beams. A new lease is available on terms to be agreed. Negotiable

• 24 Hour Access

• Car Parking

• Category 2 Lighting

• Garage




• Security System




Grade:

Last Update:

Second Hand


25/09/2012

15	<div>32 Hanway Street London W1T 1UN</div> 	<div>Use Class: B1 (Business) Use: B1 Office/Business Rent: £34,997 pa (approx £34.65 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>180</td><td>17</td><td>£34.65</td><td>£372.83</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>240</td><td>22</td><td>£34.65</td><td>£372.83</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>200</td><td>19</td><td>£34.65</td><td>£372.83</td><td>Avail</td></tr><tr><td>1st Floor</td><td>240</td><td>22</td><td>£34.65</td><td>£372.83</td><td>Avail</td></tr><tr><td>Basement</td><td>150</td><td>14</td><td>£34.65</td><td>£372.83</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,010</td><td>94</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Ground	180	17	£34.65	£372.83	Avail	3rd Floor	240	22	£34.65	£372.83	Avail	2nd Floor	200	19	£34.65	£372.83	Avail	1st Floor	240	22	£34.65	£372.83	Avail	Basement	150	14	£34.65	£372.83	Avail	TOTAL	1,010	94				<div>Leasehold</div> <div>The available space comprises office accommodation on five floors. Offers invited in the region of £35,000 per annum. Negotiable</div>	<div><ul style="list-style-type: none">Air ConditioningEnergy Performance Rating - C</div> <div>Grade: Second Hand</div> <div>Last Update: 22/11/2012</div>
	Sq Ft	Sq M	£psf	£psm																																										
Ground	180	17	£34.65	£372.83	Avail																																									
3rd Floor	240	22	£34.65	£372.83	Avail																																									
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Basement	150	14	£34.65	£372.83	Avail																																									
TOTAL	1,010	94																																												
16	<div>36 Langham Street London W1W 7AP</div> 	<div>Use Class: B1 (Business) Use: B1 Office/Business Rent: £10,499 pa (approx £30.88 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>340</td><td>32</td><td>£30.88</td><td>£332.27</td><td>Avail</td></tr><tr><td>TOTAL</td><td>340</td><td>32</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	340	32	£30.88	£332.27	Avail	TOTAL	340	32				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over ground and third floor levels. The space is open plan and benefits from having wood flooring and period features and a small kitchenette. Negotiable</div>	<div><ul style="list-style-type: none">24 Hour AccessSecurity SystemSkylight</div> <div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>																								
	Sq Ft	Sq M	£psf	£psm																																										
3rd Floor	340	32	£30.88	£332.27	Avail																																									
TOTAL	340	32																																												
17	<div>47 - 50 Margaret Street London W1W 8SB</div> 	<div>Use Class: B1 (Business) Use: B1 Office/Business Rent: £16,150 pa (approx £42.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>380</td><td>35</td><td>£42.50</td><td>£457.30</td><td>U/O</td></tr><tr><td>TOTAL</td><td>380</td><td>35</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	380	35	£42.50	£457.30	U/O	TOTAL	380	35				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over first, second, third and fourth floors. The space is available to let. Negotiable</div>	<div><ul style="list-style-type: none">1 Passenger Lift(s)24 Hour AccessAir ConditioningEnergy Performance Rating - CSecurity SystemSkylight</div> <div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>																								
	Sq Ft	Sq M	£psf	£psm																																										
2nd Floor	380	35	£42.50	£457.30	U/O																																									
TOTAL	380	35																																												

18	<div>4 Margaret Street London W1W 8RF</div> 	<div>Use Class: B1 (Business) Use: B1 Office/Business Rent: £9,999 pa (approx £32.15 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>311</td><td>29</td><td>£32.15</td><td>£345.93</td><td>Avail</td></tr><tr><td>TOTAL</td><td>311</td><td>29</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £4,168 pa (approx £13.40 psf) Service Charge: £768,170 pa (approx £2,470.00 psf) Total Outgoings: £2,515.55 psf</div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	311	29	£32.15	£345.93	Avail	TOTAL	311	29				<div>Leasehold</div> <div>The available space comprises office accommodation located on the third floor. The space is currently arranged to form two offices, currently open plan but with potential for sub division. The space benefits from laminate flooring, entry phone system, good natural light and a wc. The floor is available on a new lease direct from the landlord for a term by arrangement at an asking rent of £10,000 pa. There is a management fee of 10% on the service charge. 01/10/2012 Vacant</div>	<div>• Security System</div> <div>Grade: Second Hand</div> <div>Last Update: 12/11/2012</div>																														
	Sq Ft	Sq M	£psf	£psm																																																
3rd Floor	311	29	£32.15	£345.93	Avail																																															
TOTAL	311	29																																																		
19	<div>52 - 53 Margaret Street London W1W 8SQ</div> 	<div>Use Class: B1 (Business) Use: B1 Office/Business Rent: £42,750 pa</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>450</td><td>42</td><td>£37.50</td><td>£403.50</td><td>Avail</td></tr><tr><td>Basement</td><td>1,035</td><td>96</td><td>£25.00</td><td>£269.00</td><td>U/O</td></tr><tr><td>TOTAL</td><td>1,485</td><td>138</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		4th Floor	450	42	£37.50	£403.50	Avail	Basement	1,035	96	£25.00	£269.00	U/O	TOTAL	1,485	138				<div>Leasehold</div> <div>The available space comprises accommodation arranged over the basement floor of 52/53 Margaret Street. Negotiable</div>	<div>• 1 Passenger Lift(s) • 24 Hour Access • Reception • Security System</div> <div>Grade: Second Hand</div> <div>Last Update: 28/11/2012</div>																								
	Sq Ft	Sq M	£psf	£psm																																																
4th Floor	450	42	£37.50	£403.50	Avail																																															
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17	<div>47 - 50 Margaret Street London W1W 8SB</div> 	<div>Use Class: B1 (Business) Use: B1 Office/Business Rent: £330,225 pa (approx £42.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>400</td><td>37</td><td>£42.50</td><td>£457.30</td><td>Avail</td></tr><tr><td>4th Floor</td><td>700</td><td>65</td><td>£42.50</td><td>£457.30</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>400</td><td>37</td><td>£42.50</td><td>£457.30</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>2,920</td><td>271</td><td>£42.50</td><td>£457.30</td><td>Avail</td></tr><tr><td>1st Floor</td><td>2,970</td><td>276</td><td>£42.50</td><td>£457.30</td><td>U/O</td></tr><tr><td>1st Floor</td><td>380</td><td>35</td><td>£42.50</td><td>£457.30</td><td>Avail</td></tr><tr><td>TOTAL</td><td>7,770</td><td>722</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		4th Floor	400	37	£42.50	£457.30	Avail	4th Floor	700	65	£42.50	£457.30	Avail	3rd Floor	400	37	£42.50	£457.30	Avail	2nd Floor	2,920	271	£42.50	£457.30	Avail	1st Floor	2,970	276	£42.50	£457.30	U/O	1st Floor	380	35	£42.50	£457.30	Avail	TOTAL	7,770	722				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over first, second, third and fourth floors. The space is available to let. Negotiable</div>	<div>• 1 Passenger Lift(s) • 24 Hour Access • Air Conditioning • Energy Performance Rating - C • Security System • Skylight</div> <div>Grade: Second Hand</div> <div>Last Update: 23/11/2012</div>
	Sq Ft	Sq M	£psf	£psm																																																
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1st Floor	2,970	276	£42.50	£457.30	U/O																																															
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TOTAL	7,770	722																																																		

20

6 Market Place
London
W1W 8AF



Use Class:
Use:
Rent:

B1 (Business)
B1 Office/Business
£8,663 pa (approx £27.50 psf)

	Sq Ft	Sq M	£psf	£psm	
3rd Floor	315	29	£27.50	£295.90	Avail
TOTAL	315	29			

Rates:
Service Charge:

Not Quoting
Not Quoting

Leasehold

The available space comprises third floor office accommodation measuring 315 sq ft. Available by way of a new sub-lease for one year or via arrangement. 25/05/2012 Vacant


• 24 Hour Access
• Car Parking
• Garage
• Security System

Grade: Second Hand

Last Update: 15/10/2012

21

40 Mortimer Street
London
W1W 7RQ



Use Class:
Use:
Rent:

B1 (Business)
B1 Office/Business
£16,560 pa (approx £36.00 psf)

	Sq Ft	Sq M	£psf	£psm	
4th Floor	460	43	£36.00	£387.36	Avail
TOTAL	460	43			

Rates:
Service Charge:

Not Quoting
Not Quoting

Leasehold

The available space comprises office accommodation arranged over the entire fourth floor. A new lease is available directly from the Freeholder - term to be agreed Negotiable


• 1 Passenger Lift(s)
• 24 Hour Access
• Air Conditioning
• Energy Performance Rating - G
• Security System

Grade: Second Hand

Last Update: 19/11/2012

22

53 New Oxford Street
London
WC1A 1BL



Use Class:
Use:
Rent:

B1 (Business)
B1 Office/Business
£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:
Service Charge:
Total Outgoings:

£21,400 pa (approx £8.65 psf)
£18,555 pa (approx £7.50 psf)
£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: 21/11/2012

23

26 Newman Street
London
W1T 1PW



Use Class:
Use:
Rent:

B1 (Business)
B1 Office/Business
£107,509 pa (approx £29.27 psf)

	Sq Ft	Sq M	£psf	£psm	
3rd Floor	670	62	£29.27	£314.95	Avail
Mezzanine	280	26	£29.27	£314.95	Avail
2nd Floor	640	59	£29.27	£314.95	Avail
1st Floor	657	61	£29.27	£314.95	Avail
Ground	926	86	£29.27	£314.95	Avail
Basement	500	46	£29.27	£314.95	Avail
TOTAL	3,673	341			

Rates:
Service Charge:

£93,000 pa (approx £25.32 psf)
Not Quoting




Leasehold



The available space comprises office accommodation arranged over the basement to third floors. The building is suitable for medical/educational/crèche or an art gallery. Terms and rent on application to the agents. Negotiable

• Car Parking
• Garage

Grade: Second Hand

Last Update: 01/10/2012

24	<div>73 Newman Street London W1T 3EJ</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £24,219 pa (approx £34.50 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- 6, 2nd Floor</td><td>299</td><td>28</td><td>£34.50</td><td>£371.22</td><td>Avail</td></tr><tr><td>Unit/suite- 5, 2nd Floor</td><td>403</td><td>37</td><td>£34.50</td><td>£371.22</td><td>Avail</td></tr><tr><td>TOTAL</td><td>702</td><td>65</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 6, 2nd Floor	299	28	£34.50	£371.22	Avail	Unit/suite- 5, 2nd Floor	403	37	£34.50	£371.22	Avail	TOTAL	702	65				<div>Leasehold</div> <div>The available space comprises office accommodation arranged between two suites on the second floor which can be taken separately or together. Available on a new lease, terms to be agreed. Negotiable</div>	<div>Grade: Second Hand</div> <div>Last Update: 18/10/2012</div>												
	Sq Ft	Sq M	£psf	£psm																																				
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Unit/suite- 5, 2nd Floor	403	37	£34.50	£371.22	Avail																																			
TOTAL	702	65																																						
25	<div>147 Oxford Street London W1D 2JG</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business £50,010 pa (approx £22.67 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>472</td><td>44</td><td>£22.67</td><td>£243.93</td><td>U/O</td></tr><tr><td>3rd Floor</td><td>619</td><td>58</td><td>£22.67</td><td>£243.93</td><td>U/O</td></tr><tr><td>2nd Floor</td><td>564</td><td>52</td><td>£22.67</td><td>£243.93</td><td>U/O</td></tr><tr><td>1st Floor</td><td>551</td><td>51</td><td>£22.67</td><td>£243.93</td><td>U/O</td></tr><tr><td>TOTAL</td><td>2,206</td><td>205</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£4,373 pa (approx £1.98 psf) Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		4th Floor	472	44	£22.67	£243.93	U/O	3rd Floor	619	58	£22.67	£243.93	U/O	2nd Floor	564	52	£22.67	£243.93	U/O	1st Floor	551	51	£22.67	£243.93	U/O	TOTAL	2,206	205				<div>Leasehold</div> <div>The available space comprises office accommodation throughout the first to fourth floors. Assignment of an existing effective Full Repairing and Insuring lease for a term to 28th September 2015 with a rent review at 29th September 2012 and there is currently a landlord 's option to determine on six months notice at any time (our client is in discussions with the landlord to have this removed) OR Sub-lease, the terms of which are negotiable..2012-09-29 00:00:00 01/07/2011 Vacant</div>	<div><div>• Car Parking • Garage</div><div>Grade: New or Refurbished</div><div>Last Update: 18/09/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																																				
4th Floor	472	44	£22.67	£243.93	U/O																																			
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TOTAL	2,206	205																																						
26	<div>Morley House 314 - 322 Regent Street London W1B 3BE</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 (Business) B1 Office/Business Not Quoting</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- 43, 3rd Floor</td><td>199</td><td>18</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Unit/suite- 28-32, 3rd Floor</td><td>665</td><td>62</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Unit/suite- 4-9, 3rd Floor</td><td>775</td><td>72</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Unit/suite- 1-3, 3rd Floor</td><td>351</td><td>33</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,990</td><td>185</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 43, 3rd Floor	199	18	NQ	NQ	Avail	Unit/suite- 28-32, 3rd Floor	665	62	NQ	NQ	Avail	Unit/suite- 4-9, 3rd Floor	775	72	NQ	NQ	Avail	Unit/suite- 1-3, 3rd Floor	351	33	NQ	NQ	Avail	TOTAL	1,990	185				<div>Leasehold</div> <div>The available space comprises office space arranged on the second and third floor. A new lease for a term to be agreed. 01/10/2012 Vacant</div>	<div><div>• 2 Passenger Lift(s) • 24 Hour Access • Car Parking • Commissionaire • Garage • Reception • Security System • Storage Space</div><div>Grade: Second Hand</div><div>Last Update: 29/10/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																																				
Unit/suite- 43, 3rd Floor	199	18	NQ	NQ	Avail																																			
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TOTAL	1,990	185																																						

27	<p>Welbeck House 66 Wells Street London W1T 3PZ</p>	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £46,864 pa (approx £32.36 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>250</td><td>23</td><td>£27.50</td><td>£295.90</td><td>Avail</td></tr><tr><td>Ground</td><td>696</td><td>65</td><td>£33.38</td><td>£359.17</td><td>Avail</td></tr><tr><td>Basement</td><td>502</td><td>47</td><td>£33.38</td><td>£359.17</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,448</td><td>135</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: £30,614 pa (approx £21.14 psf) Service Charge: £3,297 pa (approx £2.28 psf)</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	250	23	£27.50	£295.90	Avail	Ground	696	65	£33.38	£359.17	Avail	Basement	502	47	£33.38	£359.17	Avail	TOTAL	1,448	135				<p>Leasehold</p> <p>The available space comprises office accommodation on the basement and ground floor. The space is available by way of a new lease for a term to be agreed. A 5% management fee on the gross rent and service charge. Negotiable</p>	<ul style="list-style-type: none">• 1 Passenger Lift(s)• 24 Hour Access• Car Parking• Disabled Facilities• Garage• Security System <p>Grade: Second Hand Last Update: 12/11/2012</p>																		
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Basement	502	47	£33.38	£359.17	Avail																																															
TOTAL	1,448	135																																																		
28	<p>5 Windmill Street London W1T 2JA</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £105,005 pa (approx £39.82 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>677</td><td>63</td><td>£39.82</td><td>£428.46</td><td>Avail</td></tr><tr><td>4th Floor</td><td>292</td><td>27</td><td>£39.82</td><td>£428.46</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>360</td><td>33</td><td>£39.82</td><td>£428.46</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>424</td><td>39</td><td>£39.82</td><td>£428.46</td><td>Avail</td></tr><tr><td>1st Floor</td><td>424</td><td>39</td><td>£39.82</td><td>£428.46</td><td>Avail</td></tr><tr><td>Basement</td><td>460</td><td>43</td><td>£39.82</td><td>£428.46</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,637</td><td>245</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: £41,111 pa (approx £15.59 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	677	63	£39.82	£428.46	Avail	4th Floor	292	27	£39.82	£428.46	Avail	3rd Floor	360	33	£39.82	£428.46	Avail	2nd Floor	424	39	£39.82	£428.46	Avail	1st Floor	424	39	£39.82	£428.46	Avail	Basement	460	43	£39.82	£428.46	Avail	TOTAL	2,637	245				<p>Leasehold</p> <p>Attractive mid terrace office building to let comprising of accommodation over six floors. The building is centrally heated and and measures as follows: Lower Ground Floor: 460 sq ft Ground Floor: 677 sq ft First Floor: 424 sq ft Second Floor: 424 sq ft Third Floor: 360 sq ft Fourth Floor: 292 sq ft The property is situated in this vibrant and highly desirable office location just off Charlotte Street with its fashionable restaurants and bars and is within easy walking distance from Oxford Street, Tottenham Court Road and Goodge Street and Tottenham Court Road Underground Stations. Negotiable</p>	<ul style="list-style-type: none">• Storage Space <p>Grade: Second Hand Last Update: 31/10/2012</p>
	Sq Ft	Sq M	£psf	£psm																																																
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29	<p>8 Windmill Street London W1T 2JE</p> 	<p>Use Class: B1 (Business) Use: B1 Office/Business Rent: £22,001 pa (approx £43.48 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>506</td><td>47</td><td>£43.48</td><td>£467.84</td><td>Avail</td></tr><tr><td>TOTAL</td><td>506</td><td>47</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: £7,578 pa (approx £14.98 psf) Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground	506	47	£43.48	£467.84	Avail	TOTAL	506	47				<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the ground floor. A new lease is available with terms to be agreed, at £22,000 pa. Negotiable</p>	<ul style="list-style-type: none">• Escalator• Goods Lift• Passenger Lift(s)• Security System• Storage Space• Street Only Parking <p>Grade: Second Hand Last Update: 31/10/2012</p>																														
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