

New Premier House, 150 Southampton Row, London WC1

**Schedule of photographs which demonstrate the physical constraints in the
building for office use**

- ***Whether the premises include features requested by tenants seeking modern office accommodation;***

- (a)
- These 3 photographs show the entrance is not a high profile entrance commensurate with an office building totalling 2,284 sq m / 24,581 sq ft





These 2 photographs show the 2 set of steps from the pavement up to the inner entrance doors. Wheelchair access is facilitated by ramps which are stored on the left hand side. In use this restricts the entrance to ambulant visitors to the building.



- The entrance hall is only 1.3m wide, creating restriction for people passing in opposite directions, coupled to it being 10m long



- Reception area is cramped and virtually non-existent. The second photograph is taken in the opposite direction, highlighting the cramped area.



- (b)
- The building has only 1 lift serving all 7 upper floors, it is only 8 person capacity, which results in excessive lift waiting times



- (c)
- WCs are arranged with different sexes on alternate floors, as opposed to every floor, which tenants do not like



- (d) Disabled WC provision limited to 1 on the 1st floor



- ***The quality of the premises and whether it is purpose built accommodation. Poor premises that require significant investment to bring up to modern standard may be suitable for conversion;***

The property is not purpose built accommodation for the purposes of office use. For example:-

- (a) The division of the two suites on each floor by the central core arrangement is a physical divide that is unacceptable to tenants;

Second Floor



First Floor



- (b) The intrusion of structural walls into the office suites housing former fire places and flues, creates a further divide;

Fifth Floor – showing flue vent in internal structural wall dividing the suite



Second Floor – showing flue vent in internal structural wall dividing the suite



- (c) Natural light for office purposes is reduced compared to purpose built office buildings due to the size and arrangement of windows that are residential in scale, reflecting the purpose for which the building was original built.



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- ***Whether the site is in reasonable condition to allow the use to continue***

First Floor

Male WCs demonstrating the quality finishes



Summary

Overall these photographs demonstrate the reasonable condition of the property.

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