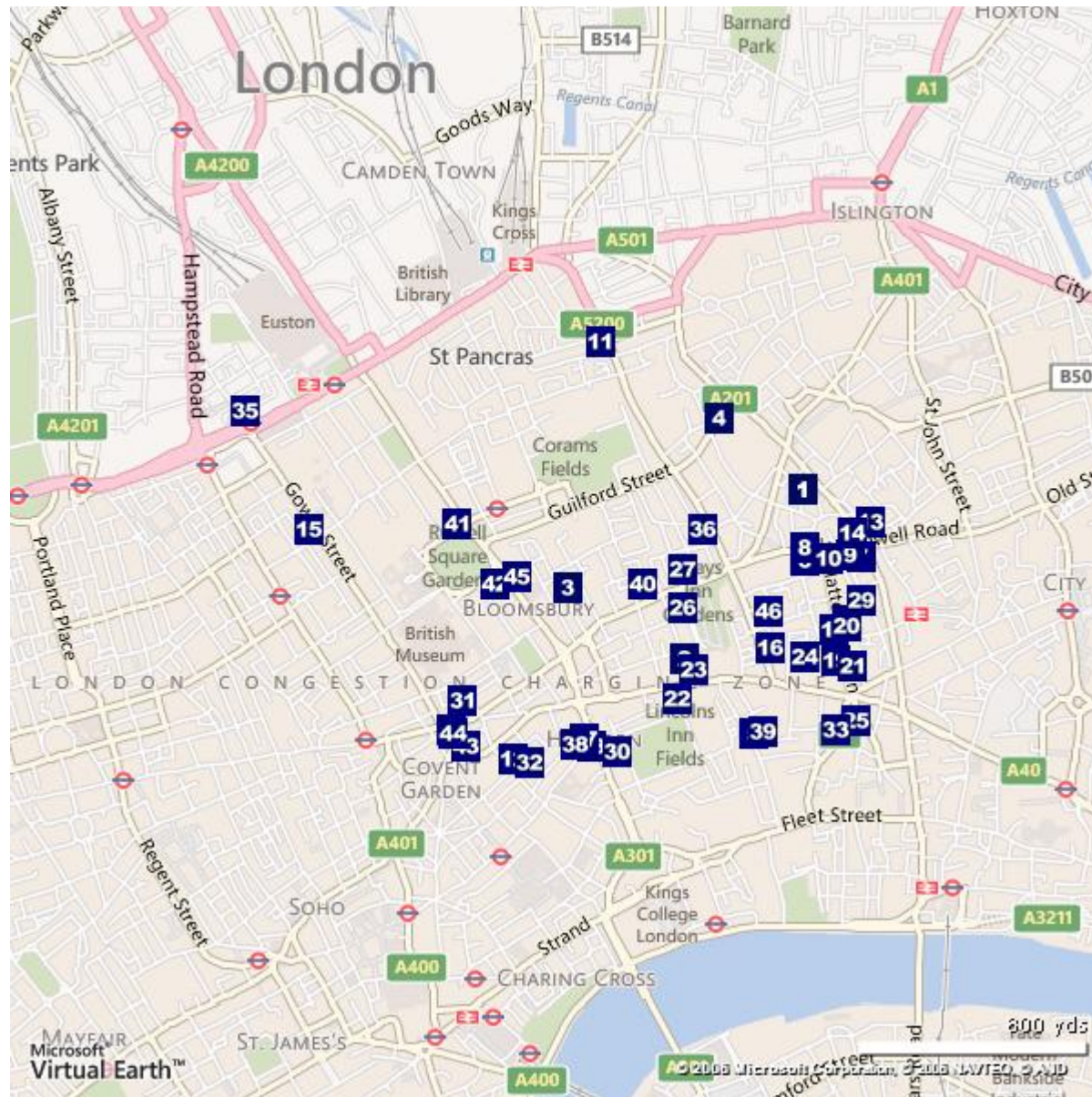














AVAILABLE SPACE









	Address	Floors & Charges			Terms	Description/Amenities
1	3 Bakers Row London EC1R 3DB 	Use: Rent: 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £59,660 Sq Ft Sq M £psf 1,570 146 £19.00 1,570 146 £19.00 3,140 292 To be assessed To be assessed	Leasehold A new FRI lease available for a term to be agreed.	The available space comprises office accommodation arranged over the ground, first and second floors, with access via a communal staircase to the upper levels. <ul style="list-style-type: none">Air ConditioningCategory 2 LightingDisabled FacilitiesEntryphoneKitchen FacilitiesNewly RefurbishedWC's Grade: New or refurbished	
2	46 Bedford Row London WC1R 4LR 	Use: Rent: Lower Ground Floor 1st TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £17,400 Sq Ft Sq M £psf 585 54 £15.00 575 53 £15.00 1,160 108 £10.00 psf £6.00 psf £31.00 psf	Leasehold A new five year lease is available. This will incorporate a rolling Landlords option to determine after December 2012 on giving 6 months prior notice.	The available space comprises office accommodation arranged over the lower ground and first floor. <ul style="list-style-type: none">Period BuildingPrime Position Grade: Second Hand	
3	Ormond House 26 - 27 Boswell Street London WC1N 3JZ 	Use: Rent: Basement, Storage Basement, Offices Basement, Storage Basement, Storage TOTAL Rates: Service Charge:	B1 Office/Business £21,795 Sq Ft Sq M £psf 216 20 £15.00 1,019 95 £15.00 120 11 £15.00 98 9 £15.00 1,453 135 Rates differ for each floor / unit Service charge differs per floor/unit	Leasehold A new lease available direct from the Landlord. Service Charges based on the year ending 31st March 2010 for the Ground Floor unit were £7.97 per sq ft. Business Rates for 2010/11 are as follows. Basement Storage Rates liability " TBC but estimated to be in the region of £1,300pa. Sub basement storage 1 Rates liability - £347.76 per annum Sub basement storage 4" Rates liability- £838.35 per annum	The available space comprises office accommodation located on the basement level, with storage space. <ul style="list-style-type: none">Category 2 LightingComfort CoolingKitchen FacilitiesPerimeter Trunking Grade: Second Hand	




4	<div>51 Calthorpe Street London WC1X 0HH</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £15.00 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Unit D</td><td>1,200</td><td>111</td><td>£15.00</td></tr><tr><td>TOTAL</td><td>1,200</td><td>111</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£16,750 To be assessed</div></div>		Sq Ft	Sq M	£psf	Unit D	1,200	111	£15.00	TOTAL	1,200	111		<div>Leasehold</div> <div>A new Lease for a term to be agreed. 01/02/2009 Vacant</div>	<div>The available space comprises office/studio or workshop accommodation within Unit D.</div> <div><div><div>• Loading Access</div><div>• WC's</div></div><div>Grade: Second Hand</div></div>																												
	Sq Ft	Sq M	£psf																																									
Unit D	1,200	111	£15.00																																									
TOTAL	1,200	111																																										
5	<div>46 Chancery Lane London WC2A 1JB</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £42.50 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>5th Floor</td><td>1,388</td><td>129</td><td>£42.50</td></tr><tr><td>4th Floor</td><td>1,434</td><td>133</td><td>£42.50</td></tr><tr><td>3rd Floor</td><td>1,438</td><td>134</td><td>£42.50</td></tr><tr><td>2nd Floor</td><td>1,576</td><td>146</td><td>£42.50</td></tr><tr><td>1st Floor</td><td>1,578</td><td>147</td><td>£42.50</td></tr><tr><td>Lower Ground Floor, , Storage</td><td>203</td><td>19</td><td>£42.50</td></tr><tr><td>Lower Ground Floor</td><td>1,003</td><td>93</td><td>£42.50</td></tr><tr><td>Ground Floor</td><td>1,376</td><td>128</td><td>£42.50</td></tr><tr><td>TOTAL</td><td>9,996</td><td>929</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£18.50 psf £9.70 psf £70.70 psf</div></div>		Sq Ft	Sq M	£psf	5th Floor	1,388	129	£42.50	4th Floor	1,434	133	£42.50	3rd Floor	1,438	134	£42.50	2nd Floor	1,576	146	£42.50	1st Floor	1,578	147	£42.50	Lower Ground Floor, , Storage	203	19	£42.50	Lower Ground Floor	1,003	93	£42.50	Ground Floor	1,376	128	£42.50	TOTAL	9,996	929		<div>Leasehold</div> <div>New lease (s) available on terms to be agreed.</div> <div>Overall rent £42.50 psf.</div>	<div>The available space comprises bright, open plan office accommodation arranged throughout the entire building, with a small amount of storage space available on the lower ground floor.</div> <div><div><div>• 24 Hour Access</div><div>• Air Conditioning</div><div>• Energy Performance Rating - C</div><div>• Entire Building</div><div>• Newly Refurbished</div><div>• Passenger Lift(s)</div><div>• Raised Floors</div><div>• Suspended Ceilings</div></div><div>Grade: New or refurbished</div></div>
	Sq Ft	Sq M	£psf																																									
5th Floor	1,388	129	£42.50																																									
4th Floor	1,434	133	£42.50																																									
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TOTAL	9,996	929																																										
6	<div>The Lever Building 85 Clerkenwell Road London EC1R 5AR</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business NQ</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Basement</td><td>1,323</td><td>123</td><td>NQ</td></tr><tr><td>3rd</td><td>4,650</td><td>432</td><td>NQ</td></tr><tr><td>Ground Floor, And Reception</td><td>4,353</td><td>404</td><td>NQ</td></tr><tr><td>Mezzanine, 5th Floor</td><td>1,690</td><td>157</td><td>NQ</td></tr><tr><td>5th</td><td>4,516</td><td>420</td><td>NQ</td></tr><tr><td>4th</td><td>4,650</td><td>432</td><td>NQ</td></tr><tr><td>2nd</td><td>4,650</td><td>432</td><td>NQ</td></tr><tr><td>1st</td><td>4,650</td><td>432</td><td>NQ</td></tr><tr><td>TOTAL</td><td>30,482</td><td>2,832</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>To be assessed To be assessed</div></div>		Sq Ft	Sq M	£psf	Basement	1,323	123	NQ	3rd	4,650	432	NQ	Ground Floor, And Reception	4,353	404	NQ	Mezzanine, 5th Floor	1,690	157	NQ	5th	4,516	420	NQ	4th	4,650	432	NQ	2nd	4,650	432	NQ	1st	4,650	432	NQ	TOTAL	30,482	2,832		<div>Leasehold</div> <div>New lease (s) available on terms to be agreed.</div> <div>01/09/2012 Vacant</div>	<div>The available space will comprise refurbished office accommodation arranged over the basement, ground and five upper floors.</div> <div><div><div>• Entire Building</div><div>• Proximity to Underground</div></div><div>Grade: Under Refurbishment</div></div>
	Sq Ft	Sq M	£psf																																									
Basement	1,323	123	NQ																																									
3rd	4,650	432	NQ																																									
Ground Floor, And Reception	4,353	404	NQ																																									
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2nd	4,650	432	NQ																																									
1st	4,650	432	NQ																																									
TOTAL	30,482	2,832																																										




7	<div>65 Clerkenwell Road London EC1R 5BL</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business See individual floors for rents</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Ground</td><td>2,003</td><td>186</td><td>£35.00</td></tr><tr><td>Lower Ground Floor</td><td>1,665</td><td>155</td><td>£25.00</td></tr><tr><td>TOTAL</td><td>3,668</td><td>341</td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Rateable Value Not Quoting</div></div></div>		Sq Ft	Sq M	£psf	Ground	2,003	186	£35.00	Lower Ground Floor	1,665	155	£25.00	TOTAL	3,668	341		<div>Leasehold</div> <div>All leases are to be outside the provisions of the landlord & tenant act 1954.</div>	<div>The available space comprises office accommodation over three floors.</div> <div><ul style="list-style-type: none">Air ConditioningEntryphoneGood Natural LightKitchen FacilitiesPassenger Lift(s)Period BuildingUnder Floor TrunkingWC'sWooden Floors</div> <div>Grade: Second Hand</div>								
	Sq Ft	Sq M	£psf																									
Ground	2,003	186	£35.00																									
Lower Ground Floor	1,665	155	£25.00																									
TOTAL	3,668	341																										
8	<div>Humatt House 146-148 Clerkenwell Road London EC1R 5DU</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £110,399</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>3rd</td><td>1,795</td><td>167</td><td>£32.50</td></tr><tr><td>4th</td><td>1,318</td><td>122</td><td>£39.50</td></tr><tr><td>TOTAL</td><td>3,113</td><td>289</td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Rates differ for each floor / unit Service charge differs per floor/unit</div></div></div>		Sq Ft	Sq M	£psf	3rd	1,795	167	£32.50	4th	1,318	122	£39.50	TOTAL	3,113	289		<div>Leasehold</div> <div>A new lease/s are available on FRI terms.</div> <div>Service Charge: Fourth floor - £12,653.64 pa. Third floor - £15,950 pa. Rates Fourth floor £18,510.75 pa. Third floor £22,165.50 pa.</div>	<div>The available space comprises office accommodation on the third and fourth floors.</div> <div><ul style="list-style-type: none">Air ConditioningKitchen FacilitiesPassenger Lift(s)Raised FloorsRoof TerraceWooden Floors</div> <div>Grade: Second Hand</div>								
	Sq Ft	Sq M	£psf																									
3rd	1,795	167	£32.50																									
4th	1,318	122	£39.50																									
TOTAL	3,113	289																										
9	<div>67 Clerkenwell Road London EC1R 5BH</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business Not Quoting</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>1st Floor, East Wing</td><td>1,357</td><td>126</td><td>NQ</td></tr><tr><td>Ground Floor, West Wing</td><td>2,475</td><td>230</td><td>NQ</td></tr><tr><td>Lower Ground Floor, West Wing</td><td>2,712</td><td>252</td><td>NQ</td></tr><tr><td>Lower Ground Floor, East Wing</td><td>1,742</td><td>162</td><td>NQ</td></tr><tr><td>TOTAL</td><td>8,286</td><td>770</td><td></td></tr></tbody></table><div><div>Rates: Service Charge:</div><div>Not Quoting £9.21 psf</div></div></div>		Sq Ft	Sq M	£psf	1st Floor, East Wing	1,357	126	NQ	Ground Floor, West Wing	2,475	230	NQ	Lower Ground Floor, West Wing	2,712	252	NQ	Lower Ground Floor, East Wing	1,742	162	NQ	TOTAL	8,286	770		<div>Leasehold</div> <div>A new FRI lease (s) available. Terms to be agreed.</div>	<div>The available space comprises media style office space arranged over the lower ground, ground and first floors.</div> <div><ul style="list-style-type: none">Comfort CoolingCommissionaireEntryphoneExcellent Natural LightGood Ceiling HeightPerimeter TrunkingWooden Floors</div> <div>Grade: Second Hand</div>
	Sq Ft	Sq M	£psf																									
1st Floor, East Wing	1,357	126	NQ																									
Ground Floor, West Wing	2,475	230	NQ																									
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TOTAL	8,286	770																										
10	<div>79 Clerkenwell Road London EC1R 5AR</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £27.50 psf</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>5th Floor</td><td>1,388</td><td>129</td><td>£27.50</td></tr><tr><td>3rd</td><td>1,388</td><td>129</td><td>£27.50</td></tr><tr><td>TOTAL</td><td>2,776</td><td>258</td><td></td></tr></tbody></table><div><div>Rates: Service Charge: Total Outgoings:</div><div>£13.03 psf £7.59 psf £48.12 psf</div></div></div>		Sq Ft	Sq M	£psf	5th Floor	1,388	129	£27.50	3rd	1,388	129	£27.50	TOTAL	2,776	258		<div>Leasehold</div> <div>A new lease available. Terms to be agreed.</div>	<div>The available space comprises office accommodation on the second and third floors.</div> <div><ul style="list-style-type: none">Air ConditioningGood Natural LightKitchen FacilitiesOpen Plan LayoutPassenger Lift(s)Prime PositionRaised FloorsSuspended CeilingsWC's</div> <div>Grade: Second Hand</div>								
	Sq Ft	Sq M	£psf																									
5th Floor	1,388	129	£27.50																									
3rd	1,388	129	£27.50																									
TOTAL	2,776	258																										





11	<div>5 - 15 Cromer Street London WC1H 8LS</div> <div></div>	<div><div>Use: Rent:</div><div>B1 Office/Business £16.00 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>3rd Floor</td><td>1,755</td><td>163</td><td>£16.00</td></tr><tr><td>TOTAL</td><td>1,755</td><td>163</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£6.95 psf £4.50 psf</div></div>		Sq Ft	Sq M	£psf	3rd Floor	1,755	163	£16.00	TOTAL	1,755	163		<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the third floor.</div> <div>The third floor layout is predominately open plan but is also provided with a storage room, meeting room and kitchen. The offices provide perimeter trunking and Gas central heating. Toilets are provided throughout the building.</div> <div>A new lease for a term to be agreed is available direct from the landlord.</div>	<div><ul style="list-style-type: none">24 Hour AccessReceptionSecurity SystemStorage Space</div> <div>Grade: New or Refurbished</div>				
	Sq Ft	Sq M	£psf																	
3rd Floor	1,755	163	£16.00																	
TOTAL	1,755	163																		
12	<div>185 Drury Lane London WC2B 5LT</div>	<div><div>Use: Rent:</div><div>B1 Office/Business £7.80 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>1,731</td><td>161</td><td>£7.80</td></tr><tr><td>Lower Ground Floor</td><td>1,731</td><td>161</td><td>£7.80</td></tr><tr><td>TOTAL</td><td>3,462</td><td>322</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	Lower Ground Floor	1,731	161	£7.80	Lower Ground Floor	1,731	161	£7.80	TOTAL	3,462	322		<div>Leasehold</div> <div>A nwe FRI lease on terms to be agreed.</div>	<div>The available space comprises office accommodation located within 185 Drury Lane and 5 Sturkeley Street. The two units are located on the lower ground and can be taken as one or together.</div> <div>Grade: Second Hand</div>
	Sq Ft	Sq M	£psf																	
Lower Ground Floor	1,731	161	£7.80																	
Lower Ground Floor	1,731	161	£7.80																	
TOTAL	3,462	322																		
13	<div>Cloister Court 22-26 Farringdon Lane London EC1R 3AJ</div> <div></div>	<div><div>Use: Rent:</div><div>B1 Office/Business £39.00 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>3rd Floor</td><td>1,800</td><td>167</td><td>£39.00</td></tr><tr><td>1st Floor</td><td>1,350</td><td>125</td><td>£39.00</td></tr><tr><td>TOTAL</td><td>3,150</td><td>293</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>To be assessed Inclusive in rent</div></div>		Sq Ft	Sq M	£psf	3rd Floor	1,800	167	£39.00	1st Floor	1,350	125	£39.00	TOTAL	3,150	293		<div>Leasehold</div> <div>Available from one year flexible to five years.</div>	<div>The available space comprises self contained offices on the first and third floors.</div> <div><ul style="list-style-type: none">BroadbandCategory 2 LightingCategory 5 CablingConference FacilitiesFurniture AvailableGood Natural LightKitchen FacilitiesMeeting Room(s)Open Plan LayoutPassenger Lift(s)ReceptionSelf ContainedWC's</div> <div>Grade: Second Hand</div>
	Sq Ft	Sq M	£psf																	
3rd Floor	1,800	167	£39.00																	
1st Floor	1,350	125	£39.00																	
TOTAL	3,150	293																		





14	<div>105-107 Farringdon Road London EC1R 3BU</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £66,300</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>4th Floor</td><td>1,020</td><td>95</td><td>£32.50</td></tr><tr><td>3rd Floor</td><td>1,020</td><td>95</td><td>£32.50</td></tr><tr><td>TOTAL</td><td>2,040</td><td>190</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£8.20 psf £7.10 psf £47.80 psf</div></div>		Sq Ft	Sq M	£psf	4th Floor	1,020	95	£32.50	3rd Floor	1,020	95	£32.50	TOTAL	2,040	190		<div>Leasehold</div> <div>New FRI lease (s) available, terms to be agreed.</div>	<div>The available space comprises office accommodation arranged over the third and fourth floors.</div> <div><ul style="list-style-type: none">24 Hour AccessCategory 5 CablingCentral HeatingComfort CoolingEntryphoneExcellent Natural LightGood Natural LightKitchen FacilitiesOpen Plan LayoutPartitioningPassenger Lift(s)Perimeter TrunkingProximity to UndergroundSelf ContainedWC'sWooden Floors</div> <div>Grade: Second Hand</div>
	Sq Ft	Sq M	£psf																	
4th Floor	1,020	95	£32.50																	
3rd Floor	1,020	95	£32.50																	
TOTAL	2,040	190																		
15	<div>99 Gower Street London WC1E 6AA</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business Not Quoting</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>1st Floor</td><td>1,359</td><td>126</td><td>NQ</td></tr><tr><td>TOTAL</td><td>1,359</td><td>126</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	1st Floor	1,359	126	NQ	TOTAL	1,359	126		<div>Leasehold</div> <div>New full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.</div>	<div>Grade: New or Refurbished</div>				
	Sq Ft	Sq M	£psf																	
1st Floor	1,359	126	NQ																	
TOTAL	1,359	126																		
15	<div>99 Gower Street London WC1E 6AA</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business Not Quoting</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>2nd Floor</td><td>1,257</td><td>117</td><td>NQ</td></tr><tr><td>TOTAL</td><td>1,257</td><td>117</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	2nd Floor	1,257	117	NQ	TOTAL	1,257	117		<div>Leasehold</div> <div>New full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.</div>	<div>Grade: New or Refurbished</div>				
	Sq Ft	Sq M	£psf																	
2nd Floor	1,257	117	NQ																	
TOTAL	1,257	117																		




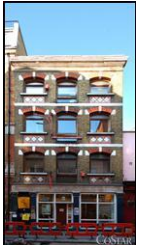
15	<div>99 Gower Street London WC1E 6AA</div> <div></div>	<div><div>Use: Rent:</div><div>B1 Office/Business Not Quoting</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Ground</td><td>1,243</td><td>115</td><td>NQ</td></tr><tr><td>TOTAL</td><td>1,243</td><td>115</td><td></td></tr></tbody></table></div> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	Ground	1,243	115	NQ	TOTAL	1,243	115		<div>Leasehold</div> <div>New full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.</div>	<div>Grade:</div> <div>New or Refurbished</div>																												
	Sq Ft	Sq M	£psf																																									
Ground	1,243	115	NQ																																									
TOTAL	1,243	115																																										
16	<div>30-32 Grays Inn Road London WC1X 8HR</div> <div></div>	<div><div>Use: Rent:</div><div>B1 Office/Business Not Quoting</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>6th Floor</td><td>1,023</td><td>95</td><td>NQ</td></tr><tr><td>5th</td><td>1,184</td><td>110</td><td>NQ</td></tr><tr><td>4th</td><td>1,249</td><td>116</td><td>NQ</td></tr><tr><td>3rd</td><td>1,249</td><td>116</td><td>NQ</td></tr><tr><td>2nd</td><td>1,249</td><td>116</td><td>NQ</td></tr><tr><td>1st</td><td>1,238</td><td>115</td><td>NQ</td></tr><tr><td>Ground</td><td>1,238</td><td>115</td><td>NQ</td></tr><tr><td>Lower Ground Floor</td><td>1,313</td><td>122</td><td>NQ</td></tr><tr><td>TOTAL</td><td>9,743</td><td>905</td><td></td></tr></tbody></table></div> <div><div>Sale Price: Rates: Service Charge:</div><div>Offers in Excess of £5,000,000 To be assessed No service charge payable</div></div>		Sq Ft	Sq M	£psf	6th Floor	1,023	95	NQ	5th	1,184	110	NQ	4th	1,249	116	NQ	3rd	1,249	116	NQ	2nd	1,249	116	NQ	1st	1,238	115	NQ	Ground	1,238	115	NQ	Lower Ground Floor	1,313	122	NQ	TOTAL	9,743	905		<div>Leasehold/ Freehold</div> <div>A new lease available, terms to be agreed.</div> <div>The rent is on application.</div>	<div>The available space comprises office accommodation located throughout the lower ground, ground and upper six floors. The space is in shell condition.</div> <div><ul style="list-style-type: none">Prime PositionShell And Core Condition</div> <div>Grade:</div> <div>New or refurbished</div>
	Sq Ft	Sq M	£psf																																									
6th Floor	1,023	95	NQ																																									
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TOTAL	9,743	905																																										
17	<div>34-35 Hatton Garden London EC1N 8DX</div> <div></div>	<div><div>Use: Rent:</div><div>B1 Office/Business £18.00 psf</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Suite 31</td><td>1,200</td><td>111</td><td>£18.00</td></tr><tr><td>Suite 35</td><td>2,000</td><td>186</td><td>£18.00</td></tr><tr><td>Suite 16-17</td><td>272</td><td>25</td><td>£18.00</td></tr><tr><td>Suite 15</td><td>129</td><td>12</td><td>£18.00</td></tr><tr><td>Suite 1, Basement</td><td>1,100</td><td>102</td><td>£18.00</td></tr><tr><td>TOTAL</td><td>4,701</td><td>437</td><td></td></tr></tbody></table></div> <div><div>Rates: Service Charge:</div><div>Not Quoting £5.00 psf</div></div>		Sq Ft	Sq M	£psf	Suite 31	1,200	111	£18.00	Suite 35	2,000	186	£18.00	Suite 16-17	272	25	£18.00	Suite 15	129	12	£18.00	Suite 1, Basement	1,100	102	£18.00	TOTAL	4,701	437		<div>Leasehold</div> <div>A new flexible lease on terms to be agreed.</div>	<div>The available space comprises various office suites located throughout the building.</div> <div><ul style="list-style-type: none">Central HeatingCourtyardPassenger Lift(s)</div> <div>Grade:</div> <div>Second Hand</div>												
	Sq Ft	Sq M	£psf																																									
Suite 31	1,200	111	£18.00																																									
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TOTAL	4,701	437																																										



18	<div>84 Hatton Garden London EC1N 8JR</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £34,999</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>4th Floor</td><td>732</td><td>68</td><td>£13.66</td></tr><tr><td>Lower Ground Floor</td><td>1,292</td><td>120</td><td>£10.46</td></tr><tr><td>Ground Floor, Rear</td><td>1,098</td><td>102</td><td>£10.46</td></tr><tr><td>TOTAL</td><td>3,122</td><td>290</td><td></td></tr></tbody></table><div><div>Rates:</div><div>To be assessed</div></div><div><div>Service Charge:</div><div>To be assessed</div></div></div>		Sq Ft	Sq M	£psf	4th Floor	732	68	£13.66	Lower Ground Floor	1,292	120	£10.46	Ground Floor, Rear	1,098	102	£10.46	TOTAL	3,122	290		<div>Leasehold</div> <div>The property is available on a new FRI lease terms to be agreed.</div> <div>Construction NOT yet commenced</div>	<div>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 HOLD</div> <div><div>▪ Open Plan Layout</div></div> <div><div>Grade:</div><div>Second Hand</div></div>
	Sq Ft	Sq M	£psf																					
4th Floor	732	68	£13.66																					
Lower Ground Floor	1,292	120	£10.46																					
Ground Floor, Rear	1,098	102	£10.46																					
TOTAL	3,122	290																						
19	<div>100 Hatton Garden London EC1N 8NX</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £27.50 psf</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Unit/suite- 115/116</td><td>1,130</td><td>105</td><td>£27.50</td></tr><tr><td>TOTAL</td><td>1,130</td><td>105</td><td></td></tr></tbody></table><div><div>Rates:</div><div>£16.99 psf</div></div><div><div>Service Charge:</div><div>£13.00 psf</div></div><div><div>Total Outgoings:</div><div>£57.49 psf</div></div></div>		Sq Ft	Sq M	£psf	Unit/suite- 115/116	1,130	105	£27.50	TOTAL	1,130	105		<div>Leasehold</div> <div>The available space comprises office accommodation located within various self contained suites on the first floor.The property is available on a new FRI lease on terms to be agreed.</div>	<div><div>▪ 24 Hour Access</div><div>▪ Security System</div><div>▪ Storage Space</div></div> <div><div>Grade:</div><div>New or Refurbished</div></div>								
	Sq Ft	Sq M	£psf																					
Unit/suite- 115/116	1,130	105	£27.50																					
TOTAL	1,130	105																						
20	<div>33 Hatton Garden London EC1N 8DL</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £42,580</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Suite 01</td><td>1,340</td><td>124</td><td>£27.00</td></tr><tr><td>Suite 10</td><td>200</td><td>19</td><td>£32.00</td></tr><tr><td>Suite 31-32</td><td>275</td><td>26</td><td>£23.46</td></tr><tr><td>TOTAL</td><td>1,815</td><td>169</td><td></td></tr></tbody></table><div><div>Rates:</div><div>To be confirmed</div></div><div><div>Service Charge:</div><div>£3.00 psf</div></div></div>		Sq Ft	Sq M	£psf	Suite 01	1,340	124	£27.00	Suite 10	200	19	£32.00	Suite 31-32	275	26	£23.46	TOTAL	1,815	169		<div>Leasehold</div> <div>A new FRI lease on terms to be agreed.</div>	<div>The available space comprises two office suites totalling 2,225 sq ft.</div> <div><div>▪ 1 Passenger Lift(s)</div><div>▪ Good Natural Light</div><div>▪ Kitchen Facilities</div><div>▪ Suspended Ceilings</div><div>▪ WC's</div></div> <div><div>Grade:</div><div>Second Hand</div></div>
	Sq Ft	Sq M	£psf																					
Suite 01	1,340	124	£27.00																					
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TOTAL	1,815	169																						
21	<div>County House 14-15 Hatton Garden London EC1N 8AT</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £14.59 psf</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>1,165</td><td>108</td><td>£14.59</td></tr><tr><td>TOTAL</td><td>1,165</td><td>108</td><td></td></tr></tbody></table><div><div>Rates:</div><div>£7.99 psf</div></div><div><div>Service Charge:</div><div>£10.79 psf</div></div><div><div>Total Outgoings:</div><div>£33.38 psf</div></div></div>		Sq Ft	Sq M	£psf	Lower Ground Floor	1,165	108	£14.59	TOTAL	1,165	108		<div>Leasehold</div> <div>A new lease is available. Immediately on completion of legal formalities</div>	<div>The available space comprises office space on the lower ground floor.</div> <div><div>▪ Category 2 Lighting</div><div>▪ Comfort Cooling</div><div>▪ Open Plan Layout</div><div>▪ Passenger Lift(s)</div></div> <div><div>Grade:</div><div>New or refurbished</div></div>								
	Sq Ft	Sq M	£psf																					
Lower Ground Floor	1,165	108	£14.59																					
TOTAL	1,165	108																						




22	<div>280 High Holborn London WC1V 7ER</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business Not Quoting</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>7th</td><td>7,104</td><td>660</td><td>NQ</td></tr><tr><td>6th</td><td>7,879</td><td>732</td><td>NQ</td></tr><tr><td>5th</td><td>9,074</td><td>843</td><td>NQ</td></tr><tr><td>4th</td><td>9,074</td><td>843</td><td>NQ</td></tr><tr><td>3rd</td><td>9,386</td><td>872</td><td>NQ</td></tr><tr><td>2nd</td><td>9,386</td><td>872</td><td>NQ</td></tr><tr><td>1st</td><td>9,375</td><td>871</td><td>NQ</td></tr><tr><td>Ground</td><td>1,345</td><td>125</td><td>NQ</td></tr><tr><td>TOTAL</td><td>62,623</td><td>5,818</td><td></td></tr><div><div>Rates:</div><div>Service Charge:</div></div><div><div>£22.00 psf</div><div>Not Quoting</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	7th	7,104	660	NQ	6th	7,879	732	NQ	5th	9,074	843	NQ	4th	9,074	843	NQ	3rd	9,386	872	NQ	2nd	9,386	872	NQ	1st	9,375	871	NQ	Ground	1,345	125	NQ	TOTAL	62,623	5,818		<div>Leasehold</div> <div>New lease(s) for a term by arrangement. Ready 2013.</div>	<div>The available space will comprise a development to provide approximately 63,154 sq ft of office space arranged over the basement, ground and seven upper floors.</div> <div><div><div>Air Conditioning</div><div>Car Parking</div><div>High Quality Offices</div><div>Passenger Lift(s)</div></div></div> <div><div>Grade:</div><div>Under Construction</div></div>
	Sq Ft	Sq M	£psf																																									
7th	7,104	660	NQ																																									
6th	7,879	732	NQ																																									
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23	<div>High Holborn House 52 - 54 High Holborn London WC1V 6RL</div> 	<div><div><div>Use: Rent:</div><div>B1 Office/Business £17.50 psf</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>6th Floor</td><td>1,214</td><td>113</td><td>£17.50</td></tr><tr><td>TOTAL</td><td>1,214</td><td>113</td><td></td></tr><div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div><div><div>£5.75 psf</div><div>£8.50 psf</div><div>£31.75 psf</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	6th Floor	1,214	113	£17.50	TOTAL	1,214	113		<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the sixth floor. The property is available on a new lease with terms to be agreed.</div>	<div><div><div>2 Passenger Lift(s)</div><div>24 Hour Access</div><div>Commissionaire</div><div>Raised Floors</div><div>Reception</div><div>Security System</div><div>Skylight</div><div>Storage Space</div></div></div> <div><div>Grade:</div><div>New or Refurbished</div></div>																												
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<div>24</div>	1 Waterhouse Square 138 Holborn London EC1N 2ST 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business Not Quoting</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div> 6th 5th Lower Ground Floor </div> <div> 1,027 910 10,491 </div> <div> 95 85 975 </div> <div> NQ NQ NQ </div> <div>TOTAL</div> <div>12,428 1,155</div> <div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> £14.00 psf £15.50 psf </div>	Leasehold The accommodation is available by way of a new lease by arrangement. Rent: mid-upper £20s.	The available space comprises office accommodation arranged over lower ground, fifth and sixth floors. <ul style="list-style-type: none"> Air Conditioning Raised Floors Recessed Lighting Suspended Ceilings <div>Grade: New or refurbished</div>
<div>25</div>	5 Holborn Circus London EC1N 2HB 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £29.50 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>3rd Floor</div> <div>1,099</div> <div>102</div> <div>£29.50</div> <div>TOTAL</div> <div>1,099 102</div> <div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> Not Quoting Not Quoting </div>	Leasehold The property is to be refurbished. A new lease available for a term to be agreed.	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Commissionaire Reception Security System Storage Space <div>Grade: New or Refurbished</div>
<div>25</div>	5 Holborn Circus London EC1N 2HB 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £29.50 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>Ground</div> <div>1,015</div> <div>94</div> <div>£29.50</div> <div>TOTAL</div> <div>1,015 94</div> <div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> Not Quoting Not Quoting </div>	Leasehold The property is to be refurbished. A new lease available for a term to be agreed.	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Commissionaire Reception Security System Storage Space <div>Grade: New or Refurbished</div>
<div>25</div>	5 Holborn Circus London EC1N 2HB 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £29.50 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>2nd Floor</div> <div>1,146</div> <div>106</div> <div>£29.50</div> <div>TOTAL</div> <div>1,146 106</div> <div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> Not Quoting Not Quoting </div>	Leasehold The property is to be refurbished. A new lease available for a term to be agreed.	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Commissionaire Reception Security System Storage Space <div>Grade: New or Refurbished</div>



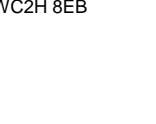

25	5 Holborn Circus London EC1N 2HB 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £29.50 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>4th Floor</div> <div>1,003 93 £29.50</div> <div>TOTAL</div> <div>1,003 93</div> <div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> <div>Not Quoting</div> <div>Not Quoting</div> </div>	Leasehold The property is to be refurbished. A new lease available for a term to be agreed.	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Commissionaire Reception Security System Storage Space Grade: New or Refurbished
25	5 Holborn Circus London EC1N 2HB 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £29.50 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>1st Floor</div> <div>1,131 105 £29.50</div> <div>TOTAL</div> <div>1,131 105</div> <div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> <div>Not Quoting</div> <div>Not Quoting</div> </div>	Leasehold The property is to be refurbished. A new lease available for a term to be agreed.	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Commissionaire Reception Security System Storage Space Grade: New or Refurbished
26	18-19 Jockeys Fields London WC1R 4BW 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £24.89 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>Ground Floor</div> <div>1,185 110 £24.89</div> <div>TOTAL</div> <div>1,185 110</div> <div> <div>Rates:</div> <div>Service Charge:</div> <div>Total Outgoings:</div> </div> <div> <div>£9.00 psf</div> <div>£5.00 psf</div> <div>£38.89 psf</div> </div>	Leasehold A new lease is available, direct from the freeholder for a term to be agreed. Vacant	The available space comprises ground floor offices which are approached through a secure gated entrance. The space is open plan and includes a kitchenette, private WCs and storage. Other facilities include CAT5 cabling, an alarm system and an entry phone. <ul style="list-style-type: none"> Burglar Alarm Category 5 Cabling Entryphone Kitchen Facilities Open Plan Layout Storage Space WC's Grade: Second Hand
27	Celtic House 33 Johns Mews London WC1N 2PA 	<div> <div>Use:</div> <div>Rent:</div> </div> <div>B1 Office/Business £8.00 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div>Lower Ground Floor</div> <div>1,884 175 £8.00</div> <div>TOTAL</div> <div>1,884 175</div> <div> <div>Rates:</div> <div>Service Charge:</div> <div>Total Outgoings:</div> </div> <div> <div>£3.00 psf</div> <div>£3.00 psf</div> <div>£14.00 psf</div> </div>	Leasehold A new lease is available direct from the landlord on terms to be agreed.	The available space comprises offices of 1,884 sq ft on the lower ground floor. <ul style="list-style-type: none"> Integral Lighting Kitchen Facilities Perimeter Trunking WC's Grade: Second Hand




28	<div>Kingsway House 103 Kingsway London WC2B 6QX</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £37.50 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>3rd Floor</td><td>1,401</td><td>130</td><td>£37.50</td></tr><tr><td>TOTAL</td><td>1,401</td><td>130</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£12.50 psf £8.50 psf £58.50 psf</div></div>		Sq Ft	Sq M	£psf	3rd Floor	1,401	130	£37.50	TOTAL	1,401	130		<div>Leasehold</div> <div>The available space comprises office accommodation on the third floor (south).A new lease on terms to be agreed.</div>	<div><div><div><div>2 Passenger Lift(s)</div><div>Security System</div></div></div><div>Grade: New or Refurbished</div></div>																				
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3rd Floor	1,401	130	£37.50																																	
TOTAL	1,401	130																																		
29	<div>Eurowed House 20-24 Kirby Street London EC1N 8TS</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business NQ</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Unit B, Ground Floor</td><td>1,225</td><td>114</td><td>NQ</td></tr><tr><td>TOTAL</td><td>1,225</td><td>114</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	Unit B, Ground Floor	1,225	114	NQ	TOTAL	1,225	114		<div>Leasehold</div> <div>A new FRI lease available on flexible terms.</div>	<div><div>The available space comprises ground floor office accommodation measuring 1,225 sq ft.</div><div><div><div>Carpeting</div><div>Comfort Cooling</div><div>Entryphone</div><div>Good Natural Light</div><div>Raised Floors</div><div>WC's</div></div></div><div>Grade: Second Hand</div></div>																				
	Sq Ft	Sq M	£psf																																	
Unit B, Ground Floor	1,225	114	NQ																																	
TOTAL	1,225	114																																		
30	<div>64 Lincolns Inn Fields London WC2A 3JX</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business NQ</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Basement</td><td>2,300</td><td>214</td><td>NQ</td></tr><tr><td>Basement</td><td>800</td><td>74</td><td>NQ</td></tr><tr><td>3rd Floor</td><td>1,126</td><td>105</td><td>NQ</td></tr><tr><td>2nd Floor</td><td>1,087</td><td>101</td><td>NQ</td></tr><tr><td>1st Floor</td><td>1,070</td><td>99</td><td>NQ</td></tr><tr><td>Ground Floor</td><td>972</td><td>90</td><td>NQ</td></tr><tr><td>TOTAL</td><td>7,355</td><td>683</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£15.50 psf Not Quoting</div></div>		Sq Ft	Sq M	£psf	Basement	2,300	214	NQ	Basement	800	74	NQ	3rd Floor	1,126	105	NQ	2nd Floor	1,087	101	NQ	1st Floor	1,070	99	NQ	Ground Floor	972	90	NQ	TOTAL	7,355	683		<div>Leasehold</div> <div>A new lease available, terms to be agreed.</div>	<div><div>The available space comprises office and storage space arranged over the basement, ground and three upper floors. There are direct views across Lincoln's Inn Fields from the offices.</div><div><div><div>Car Parking</div><div>Excellent Natural Light</div><div>Passenger Lift(s)</div><div>Period Features</div><div>Self Contained</div><div>Storage Space</div></div></div><div>Grade: Second Hand</div></div>
	Sq Ft	Sq M	£psf																																	
Basement	2,300	214	NQ																																	
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TOTAL	7,355	683																																		
31	<div>35 Little Russell Street London WC1A 2HH</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £29.56 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>1st</td><td>1,580</td><td>147</td><td>£29.56</td></tr><tr><td>TOTAL</td><td>1,580</td><td>147</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£12.00 psf £5.00 psf £46.56 psf</div></div>		Sq Ft	Sq M	£psf	1st	1,580	147	£29.56	TOTAL	1,580	147		<div>Leasehold</div> <div>A new lease is available in the landlord's standards.</div>	<div><div>The available space comprises office space on he first floor.</div><div><div><div>Central Heating</div><div>Entryphone</div><div>Good Natural Light</div><div>Kitchen Facilities</div><div>Self Contained</div><div>WC's</div><div>Wooden Floors</div></div></div><div>Grade: Second Hand</div></div>																				
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1st	1,580	147	£29.56																																	
TOTAL	1,580	147																																		

32	<p>Lupus House 11 - 13 Macklin Street London WC2B 5NH</p>	<table><tr><td>Use:</td><td>B1 Office/Business</td></tr><tr><td>Rent:</td><td>£22.50 psf</td></tr><tr><td></td><td>Sq Ft Sq M £psf</td></tr><tr><td>2nd Floor</td><td>1,172 109 £22.50</td></tr><tr><td>TOTAL</td><td>1,172 109</td></tr><tr><td>Rates:</td><td>£12.25 psf</td></tr><tr><td>Service Charge:</td><td>£3.00 psf</td></tr><tr><td>Total Outgoings:</td><td>£37.75 psf</td></tr></table>	Use:	B1 Office/Business	Rent:	£22.50 psf		Sq Ft Sq M £psf	2nd Floor	1,172 109 £22.50	TOTAL	1,172 109	Rates:	£12.25 psf	Service Charge:	£3.00 psf	Total Outgoings:	£37.75 psf	<p>Leasehold</p> <p>The available space comprises 1,717 sq ft of office space arranged over second and third floors.</p>	<ul style="list-style-type: none">24 Hour AccessGoods LiftReceptionSecurity System <p>Grade: New or Refurbished</p>																																								
Use:	B1 Office/Business																																																											
Rent:	£22.50 psf																																																											
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Service Charge:	£3.00 psf																																																											
Total Outgoings:	£37.75 psf																																																											
33	<p>New Fetter Place East & West 8-10 New Fetter Lane London EC4A 1AP</p> 	<table><tr><td>Use:</td><td>B1 Office/Business</td></tr><tr><td>Rent:</td><td>On application to the agents</td></tr><tr><td></td><td>Sq Ft Sq M £psf</td></tr><tr><td>West Wing, Part 1st Floor</td><td>1,862 173 NQ</td></tr><tr><td>11th Floor</td><td>6,157 572 NQ</td></tr><tr><td>Mezzanine</td><td>3,197 297 NQ</td></tr><tr><td>9th Floor</td><td>6,160 572 NQ</td></tr><tr><td>8th Floor</td><td>6,160 572 NQ</td></tr><tr><td>7th Floor</td><td>6,160 572 NQ</td></tr><tr><td>6th Floor</td><td>6,160 572 NQ</td></tr><tr><td>West Wing, Part 5th Floor</td><td>3,027 281 NQ</td></tr><tr><td>5th Floor</td><td>6,160 572 NQ</td></tr><tr><td>10th Floor</td><td>6,160 572 NQ</td></tr><tr><td>West Wing, Part 4th Floor</td><td>3,165 294 NQ</td></tr><tr><td>4th Floor</td><td>6,160 572 NQ</td></tr><tr><td>3rd Floor</td><td>6,160 572 NQ</td></tr><tr><td>West Wing, Part 3rd Floor</td><td>3,165 294 NQ</td></tr><tr><td>2nd</td><td>6,160 572 NQ</td></tr><tr><td>Bas2nd</td><td>3,390 315 NQ</td></tr><tr><td>West Wing, Part 2nd Floor</td><td>3,165 294 NQ</td></tr><tr><td>1st</td><td>4,648 432 NQ</td></tr><tr><td>Bas1st</td><td>377 35 NQ</td></tr><tr><td>Bas1st</td><td>840 78 NQ</td></tr><tr><td>West Wing, Part Ground Floor</td><td>549 51 NQ</td></tr><tr><td>Ground</td><td>3,736 347 NQ</td></tr><tr><td>TOTAL</td><td>92,718 8,614</td></tr><tr><td>Rates:</td><td>To be assessed</td></tr><tr><td>Service Charge:</td><td>To be assessed</td></tr></table>	Use:	B1 Office/Business	Rent:	On application to the agents		Sq Ft Sq M £psf	West Wing, Part 1st Floor	1,862 173 NQ	11th Floor	6,157 572 NQ	Mezzanine	3,197 297 NQ	9th Floor	6,160 572 NQ	8th Floor	6,160 572 NQ	7th Floor	6,160 572 NQ	6th Floor	6,160 572 NQ	West Wing, Part 5th Floor	3,027 281 NQ	5th Floor	6,160 572 NQ	10th Floor	6,160 572 NQ	West Wing, Part 4th Floor	3,165 294 NQ	4th Floor	6,160 572 NQ	3rd Floor	6,160 572 NQ	West Wing, Part 3rd Floor	3,165 294 NQ	2nd	6,160 572 NQ	Bas2nd	3,390 315 NQ	West Wing, Part 2nd Floor	3,165 294 NQ	1st	4,648 432 NQ	Bas1st	377 35 NQ	Bas1st	840 78 NQ	West Wing, Part Ground Floor	549 51 NQ	Ground	3,736 347 NQ	TOTAL	92,718 8,614	Rates:	To be assessed	Service Charge:	To be assessed	<p>Leasehold</p> <p>Pre-let</p>	<p>The available space comprises basement, ground and first through to eleventh floor office space. The building is currently undergoing redevelopment. Q4 2012.</p> <p>Grade: Under Refurbishment</p>
Use:	B1 Office/Business																																																											
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34	<p>Hazelwood House 53 New Oxford Street London WC1A 1BL</p> 	<table><tr><td>Use:</td><td>B1 Office/Business</td></tr><tr><td>Rent:</td><td>£20.00 psf</td></tr><tr><td></td><td>Sq Ft Sq M £psf</td></tr><tr><td>2nd Floor</td><td>383 36 £20.00</td></tr><tr><td>1st Floor</td><td>1,026 95 £20.00</td></tr><tr><td>3rd Floor</td><td>1,065 99 £20.00</td></tr><tr><td>TOTAL</td><td>2,474 230</td></tr><tr><td>Rates:</td><td>£8.65 psf</td></tr><tr><td>Service Charge:</td><td>£7.50 psf</td></tr><tr><td>Total Outgoings:</td><td>£36.15 psf</td></tr></table>	Use:	B1 Office/Business	Rent:	£20.00 psf		Sq Ft Sq M £psf	2nd Floor	383 36 £20.00	1st Floor	1,026 95 £20.00	3rd Floor	1,065 99 £20.00	TOTAL	2,474 230	Rates:	£8.65 psf	Service Charge:	£7.50 psf	Total Outgoings:	£36.15 psf	<p>Leasehold</p> <p>A new flexible FRI lease direct from the freeholder for a term by negotiation.</p>	<p>The available space comprises office accommodation on the first, second, third and fourth floors.</p> <ul style="list-style-type: none">EntryphoneExcellent Natural LightKitchen FacilitiesNewly decoratedSelf ContainedWC's <p>Grade: Second Hand</p>																																				
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35	<div>Stephenson House 158-160 North Gower Street London NW1 2ND</div> <div></div>	<div><div><div>Use: Rent:</div><div>B1 Office/Business £132,230</div></div><div><table><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr><tr><td>3rd Floor</td><td>1,889</td><td>175</td><td>£35.00</td></tr><tr><td>2nd Floor</td><td>1,889</td><td>175</td><td>£35.00</td></tr><tr><td>TOTAL</td><td>3,778</td><td>351</td><td></td></tr></table></div><div><div>Rates: Service Charge: Total Outgoings:</div><div>£14.66 psf £7.50 psf £57.16 psf</div></div></div>		Sq Ft	Sq M	£psf	3rd Floor	1,889	175	£35.00	2nd Floor	1,889	175	£35.00	TOTAL	3,778	351		<div>Leasehold</div> <div>A new lease available, terms to be agreed.</div>	<div>The available space comprises office accommodation arranged over the second and third floors.</div> <div><ul style="list-style-type: none">Air ConditioningCentral HeatingKitchen FacilitiesPerimeter Trunking</div> <div>Grade: Second Hand</div>
	Sq Ft	Sq M	£psf																	
3rd Floor	1,889	175	£35.00																	
2nd Floor	1,889	175	£35.00																	
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36	<div>2-3 North Mews London WC1N 2JP</div> <div></div>	<div><div><div>Use: Rent:</div><div>B1 Office/Business See individual floors for rents</div></div><div><table><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr><tr><td>Lower Ground Floor</td><td>1,186</td><td>110</td><td>£12.00</td></tr><tr><td>TOTAL</td><td>1,186</td><td>110</td><td></td></tr></table></div><div><div>Rates: Service Charge:</div><div>Rates differ for each floor / unit £6.25 psf</div></div></div>		Sq Ft	Sq M	£psf	Lower Ground Floor	1,186	110	£12.00	TOTAL	1,186	110		<div>Leasehold</div> <div>The property is available on a new lease for a term by arrangement. Lower ground rates - £4.97 psf per annum</div>	<div>The available space comprises lower ground and third floor office accommodation benefiting from kitchenettes and suspended ceilings. In addition, basement storage space of 1,193 sq ft is available as a whole or in part. The lower ground floor is available from May 2011.</div> <div><ul style="list-style-type: none">Basement StorageCategory 2 LightingCentral HeatingEntryphoneKitchen FacilitiesPassenger Lift(s)Raised FloorsSuspended Ceilings</div> <div>Grade: New or Refurbished</div>				
	Sq Ft	Sq M	£psf																	
Lower Ground Floor	1,186	110	£12.00																	
TOTAL	1,186	110																		
37	<div>53 Parker Street London WC2B 6PP</div> <div></div>	<div><div><div>Use: Rent:</div><div>B1 Office/Business £45.00 psf</div></div><div><table><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr><tr><td>5th Floor</td><td>1,683</td><td>156</td><td>£45.00</td></tr><tr><td>TOTAL</td><td>1,683</td><td>156</td><td></td></tr></table></div><div><div>Rates: Service Charge: Total Outgoings:</div><div>£17.87 psf £6.10 psf £68.97 psf</div></div></div>		Sq Ft	Sq M	£psf	5th Floor	1,683	156	£45.00	TOTAL	1,683	156		<div>Leasehold</div> <div>The available space comprises office accommodation located on the fifth floor. Floors can be let separately. A new lease(s) for a term by arrangement direct from the landlord. 30 Days</div>	<div><ul style="list-style-type: none">Raised FloorsReception</div> <div>Grade: New or Refurbished</div>				
	Sq Ft	Sq M	£psf																	
5th Floor	1,683	156	£45.00																	
TOTAL	1,683	156																		

<div>38</div>	<div>Parker Tower 43-49 Parker Street London WC2B 5PS</div> <div></div>	<div><div><div>Use:</div><div>Rent:</div></div><div>B1 Office/Business £45.00 psf</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Basement</td><td>1,200</td><td>111</td><td>£45.00</td></tr><tr><td>5th Floor</td><td>3,432</td><td>319</td><td>£45.00</td></tr><tr><td>Part 7th Floor</td><td>2,002</td><td>186</td><td>£45.00</td></tr><tr><td>Part 7th Floor</td><td>1,430</td><td>133</td><td>£45.00</td></tr><tr><td>8th Floor</td><td>3,432</td><td>319</td><td>£45.00</td></tr><tr><td>6th Floor</td><td>3,432</td><td>319</td><td>£45.00</td></tr><tr><td>4th Floor</td><td>3,432</td><td>319</td><td>£45.00</td></tr><tr><td>3rd Floor</td><td>3,432</td><td>319</td><td>£45.00</td></tr><tr><td>1st Floor</td><td>4,818</td><td>448</td><td>£45.00</td></tr><tr><td>Ground Floor</td><td>7,043</td><td>654</td><td>£45.00</td></tr><tr><td>TOTAL</td><td>33,653</td><td>3,126</td><td></td></tr></tbody></table><div><div>Rates:</div><div>Service Charge:</div></div><div>Inclusive in Rent Inclusive in rent</div></div>		Sq Ft	Sq M	£psf	Basement	1,200	111	£45.00	5th Floor	3,432	319	£45.00	Part 7th Floor	2,002	186	£45.00	Part 7th Floor	1,430	133	£45.00	8th Floor	3,432	319	£45.00	6th Floor	3,432	319	£45.00	4th Floor	3,432	319	£45.00	3rd Floor	3,432	319	£45.00	1st Floor	4,818	448	£45.00	Ground Floor	7,043	654	£45.00	TOTAL	33,653	3,126		<div>Leasehold</div> <div>Licences available until 20th September 2012.</div>	<div>The available space comprises office accommodation from 858 sq ft up to around 50,000 sq ft, arranged over various floors within Parker Tower.</div> <div><div><div><div></div><div>24 Hour Security</div></div><div><div></div><div>Car Parking</div></div><div><div></div><div>Passenger Lift(s)</div></div><div><div></div><div>Raised Floors</div></div><div><div></div><div>Reception</div></div><div><div></div><div>Shower</div></div></div></div> <div><div>Grade:</div><div>Second Hand</div></div>
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<div>39</div>	<div>Quality House 6-9 Quality Court London WC2A 1HP</div> <div></div>	<div><div><div>Use:</div><div>Rent:</div></div><div>B1 Office/Business £22.50 psf</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>2nd Floor</td><td>1,377</td><td>128</td><td>£22.50</td></tr><tr><td>TOTAL</td><td>1,377</td><td>128</td><td></td></tr></tbody></table><div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div><div>£12.81 psf £10.50 psf £45.81 psf</div></div>		Sq Ft	Sq M	£psf	2nd Floor	1,377	128	£22.50	TOTAL	1,377	128		<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the second floor. The property is available on a new flexible lease for a term by arrangement.</div>	<div><div><div><div></div><div>Atrium</div></div><div><div></div><div>Courtyard</div></div><div><div></div><div>Raised Floors</div></div><div><div></div><div>Reception</div></div></div></div> <div><div>Grade:</div><div>New or Refurbished</div></div>																																				
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<div>40</div>	<div>5 Richbell Place London WC1N 3LA</div> <div></div>	<div><div><div>Use:</div><div>Rent:</div></div><div>B1 Office/Business £35.00 psf</div></div> <div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Fifth Floor</td><td>1,164</td><td>108</td><td>£35.00</td></tr><tr><td>4th</td><td>1,417</td><td>132</td><td>£35.00</td></tr><tr><td>3rd</td><td>1,734</td><td>161</td><td>£35.00</td></tr><tr><td>2nd</td><td>1,678</td><td>156</td><td>£35.00</td></tr><tr><td>1st</td><td>1,709</td><td>159</td><td>£35.00</td></tr><tr><td>Ground</td><td>1,898</td><td>176</td><td>£35.00</td></tr><tr><td>Basement</td><td>502</td><td>47</td><td>£35.00</td></tr><tr><td>TOTAL</td><td>10,102</td><td>939</td><td></td></tr></tbody></table><div><div>Rates:</div><div>Service Charge:</div></div><div>To be assessed No service charge payable</div></div>		Sq Ft	Sq M	£psf	Fifth Floor	1,164	108	£35.00	4th	1,417	132	£35.00	3rd	1,734	161	£35.00	2nd	1,678	156	£35.00	1st	1,709	159	£35.00	Ground	1,898	176	£35.00	Basement	502	47	£35.00	TOTAL	10,102	939		<div>Leasehold</div> <div>The property is available by way of an assignment or sublease of whole or part of the building until January 2018. Rates to be assessed as current occupier is a charity receiving reduced rates. No service charge payable, only building running costs.</div>	<div>The available space comprises office accommodation over basement to fifth floors. The space is available as a whole or in significant sizes to be confirmed with details available from the agent.</div> <div><div><div><div></div><div>4 Car Parking Spaces</div></div><div><div></div><div>Double Glazing</div></div><div><div></div><div>Reception</div></div><div><div></div><div>Roof Terrace</div></div><div><div></div><div>WC's</div></div></div></div> <div><div>Grade:</div><div>New or refurbished</div></div>												
	Sq Ft	Sq M	£psf																																																	
Fifth Floor	1,164	108	£35.00																																																	
4th	1,417	132	£35.00																																																	
3rd	1,734	161	£35.00																																																	
2nd	1,678	156	£35.00																																																	
1st	1,709	159	£35.00																																																	
Ground	1,898	176	£35.00																																																	
Basement	502	47	£35.00																																																	
TOTAL	10,102	939																																																		

41	<div>Russell Square House 10-12 Russell Square London WC1B 5EH</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £35.00 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Ground Floor</td><td>1,750</td><td>163</td><td>£35.00</td></tr><tr><td>TOTAL</td><td>1,750</td><td>163</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>To be assessed To be assessed</div></div>		Sq Ft	Sq M	£psf	Ground Floor	1,750	163	£35.00	TOTAL	1,750	163		<div>Leasehold</div> <div>A new lease for a term to be agreed.</div>	<div>The available space comprises ground floor office accommodation measuring 1,750 sq ft.</div> <div><div><div>Air Conditioning</div><div>Carpeting</div><div>Energy Performance Rating - D</div><div>Raised Floors</div><div>Secondary Glazing</div><div>Suspended Ceilings</div></div></div> <div>Grade: Second Hand</div>								
	Sq Ft	Sq M	£psf																					
Ground Floor	1,750	163	£35.00																					
TOTAL	1,750	163																						
42	<div>55-56 Russell Square London WC1B 4HP</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £45,500</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>4th Floor</td><td>1,400</td><td>130</td><td>£32.50</td></tr><tr><td>TOTAL</td><td>1,400</td><td>130</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£13.09 psf £9.00 psf £54.59 psf</div></div>		Sq Ft	Sq M	£psf	4th Floor	1,400	130	£32.50	TOTAL	1,400	130		<div>Leasehold</div> <div>A new lease for a term to be agreed.</div>	<div>The available space comprises fourth floor office accommodation of a predominantly open plan layout.</div> <div><div><div>Boardroom</div><div>Comfort Cooling</div><div>Excellent Views</div><div>Garden</div><div>Kitchen Facilities</div><div>Newly Refurbished</div><div>Passenger Lift(s)</div><div>Period Features</div></div></div> <div>Grade: Second Hand</div>								
	Sq Ft	Sq M	£psf																					
4th Floor	1,400	130	£32.50																					
TOTAL	1,400	130																						
43	<div>Sovereign House 212 - 224 Shaftesbury Avenue London WC2H 8EB</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £29.50 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>2nd Floor</td><td>1,875</td><td>174</td><td>£29.50</td></tr><tr><td>TOTAL</td><td>1,875</td><td>174</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£15.17 psf £7.98 psf £52.65 psf</div></div>		Sq Ft	Sq M	£psf	2nd Floor	1,875	174	£29.50	TOTAL	1,875	174		<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the part second floor. The suites are a mixture of open plan space and partitioned offices. A new lease is available direct from the freeholder.</div>	<div><div><div>24 Hour Access</div><div>Balcony</div><div>Commissionaire</div><div>Reception</div><div>Storage Space</div></div></div> <div>Grade: New or Refurbished</div>								
	Sq Ft	Sq M	£psf																					
2nd Floor	1,875	174	£29.50																					
TOTAL	1,875	174																						
44	<div>239-241 Shaftesbury Avenue London WC2H 8ES</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £20.87 psf</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th></tr></thead><tbody><tr><td>Ground Floor</td><td>628</td><td>58</td><td>£20.87</td></tr><tr><td>Basement</td><td>1,023</td><td>95</td><td>£20.87</td></tr><tr><td>Vaults</td><td>266</td><td>25</td><td>£20.87</td></tr><tr><td>TOTAL</td><td>1,917</td><td>178</td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£6.04 psf £7.50 psf £34.41 psf</div></div>		Sq Ft	Sq M	£psf	Ground Floor	628	58	£20.87	Basement	1,023	95	£20.87	Vaults	266	25	£20.87	TOTAL	1,917	178		<div>Leasehold</div> <div>New FRI lease for a term of up to 6 years directly from the Landlords. The lease will be contracted outside the security of tenure and compensation provisions of The Landlord & Tenant Act 1954, part II as amended.</div>	<div>The available space comprises office/showroom accommodation arranged over the basement and ground floor. The space may be suitable for A2 use (stp).</div> <div><div><div>Redecorated</div><div>Self Contained</div><div>Vaults</div></div></div> <div>Grade: Second Hand</div>
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Ground Floor	628	58	£20.87																					
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TOTAL	1,917	178																						

<div>45</div>	Premier House 150 Southampton Row London WC1B 5AL 	<div> <div>Use:</div> <div>Rent:</div> <div> <div>2nd Floor</div> <div>TOTAL</div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> <div>B1 Office/Business</div> <div>£16.77 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div> <div>1,730</div> <div>161</div> <div>£16.77</div> </div> <div> <div>1,730</div> <div>161</div> </div> <div> <div>Not Quoting</div> <div>Not Quoting</div> </div> </div> </div>	<div>Leasehold</div> <div> The available space comprises office accommodation arranged on the second floor. A new lease available for a term to be agreed. </div>	<div> <ul style="list-style-type: none"> 8 Passenger Lift(s) Balcony Reception Security System <div>Grade: New or Refurbished</div> </div>
<div>45</div>	Premier House 150 Southampton Row London WC1B 5AL 	<div> <div>Use:</div> <div>Rent:</div> <div> <div>6th Floor</div> <div>TOTAL</div> <div>Rates:</div> <div>Service Charge:</div> </div> <div> <div>B1 Office/Business</div> <div>£22.09 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div> <div>1,313</div> <div>122</div> <div>£22.09</div> </div> <div> <div>1,313</div> <div>122</div> </div> <div> <div>Not Quoting</div> <div>Not Quoting</div> </div> </div> </div>	<div>Leasehold</div> <div> The available space comprises office accommodation arranged on the sixth floor. A new lease available for a term to be agreed. </div>	<div> <ul style="list-style-type: none"> 8 Passenger Lift(s) Balcony Reception Security System <div>Grade: New or Refurbished</div> </div>
<div>46</div>	Peer House 8-14 Verulam Street London WC1X 8LZ 	<div> <div>Use:</div> <div>Rent:</div> <div> <div>4th Floor</div> <div>TOTAL</div> <div>Rates:</div> <div>Service Charge:</div> <div>Total Outgoings:</div> </div> <div> <div>B1 Office/Business</div> <div>£23.50 psf</div> <div> <div>Sq Ft</div> <div>Sq M</div> <div>£psf</div> </div> <div> <div>1,590</div> <div>148</div> <div>£23.50</div> </div> <div> <div>1,590</div> <div>148</div> </div> <div> <div>Rateable Value £48,750</div> <div>£9.50 psf</div> <div>£63.66 psf</div> </div> </div> </div>	<div>Leasehold</div> <div> A new lease is available for a term by arrangement direct from the freeholder. Vacant </div>	<div> The available space comprises office accommodation on the fourth floor. <ul style="list-style-type: none"> Air Conditioning Disabled Facilities Garage Kitchen Facilities Newly decorated Open Plan Layout Raised Floors Recessed Lighting Suspended Ceilings <div>Grade: Second Hand</div> </div>