

WHITE DRUCE & BROWN

PROPERTY CONSULTANTS

Agency ■ Commercial Management ■ Investment ■ Rent Review ■ LPA Receivership ■ Lease Renewal ■ Landlord & Tenant ■ Valuation

Elliott House, 28a Devonshire Street, London W1G 6PS Tel 020 7467 5997 Fax 020 7224 5212

www.whitedrucebrown.com

J Boucher Esq
Walker Residential
The Stables
Champion Court Farm
NEWNHAM
Kent
ME9 0JX

06 August 2012

Our Ref: IF/CJP

Dear James

Re: **Market Report and Commentary re 69 Charlotte Street, London, W1**

You have asked us to conduct a survey to ascertain the availability of alternative office accommodation to that currently provided at 69 Charlotte Street, within half a mile radius of the existing premises, of a similar, if not better, quality and size.

You have also asked us to comment on the suitability of the existing office accommodation at 69 Charlotte Street based on current occupier requirements.

Before making my comments and reporting, it would be useful to give you a brief résumé of my qualifications and ability to fulfil your request.

I am a Member of the Royal Institute of Chartered Surveyors, qualifying in 1988 and have been a Director of White Druce & Brown for in excess of 20 years. White Druce & Brown are a small, well established firm of general practice surveyors comprising 2 Partners and 7 staff. The practice's work is predominantly Central London based with a bias towards office agency and commercial management.

The practice has been involved with 69 Charlotte Street for in excess of 20 years and during that time has undertaken numerous lettings, both of the office suites and the retail accommodation on the ground and lower ground floors. I personally have been involved with the majority of the transactions and my knowledge of the building, local market and more generally of the West End is one based on personal experience which extends to in excess of 20 years.

Please find attached our Availability Schedule which has been compiled using location and size as the main criteria. The survey was conducted looking for properties of a similar size to those office suites located on the 1st and 2nd floors, 69 Charlotte Street (comprising approximately 550 sq.ft.) and based on a size range of between 350 – 1,500 sq.ft. This would adequately cover the requirements of the existing tenants. The extent of the search area was limited to within half a mile of 69 Charlotte Street, with a view to causing as little inconvenience from a moving perspective to the existing tenants.

Even using these fairly restrictive criteria we were able to come up with over 50 properties which would provide suitable and potentially far better accommodation for the existing tenants on similar rental levels.



Regulated by
the RICS

I also carried out a similar search using the same criteria, but extending the search area to within 1 mile of 69 Charlotte Street, which produced over 330 suitable alternatives!

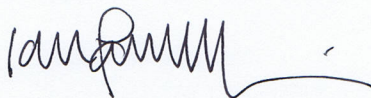
It is clear therefore that there will be no detrimental effect within terms of loss of B1 space in the area or indeed difficulty for the tenants in finding alternative accommodation.

As you are aware, the previous owners spent very little money on the building and the accommodation both internally and externally is in a very poor condition. The office accommodation in its current format lacks all the modern amenities that an occupier would now require. I would go as far as to say that in its current state and condition, having regard to the very poor amenities, without significant expenditure the accommodation would be unlettable having regard to the amount of comparable more modern office accommodation available within the immediate vicinity at similar rents to those currently being paid by the existing tenant.

I expect, having regard to the level of work required and the repairing obligations that exist with the current tenants, they would welcome the opportunity of being able to find more suitable accommodation of a far higher quality, at a similar rent, that the redevelopment to residential could afford them!

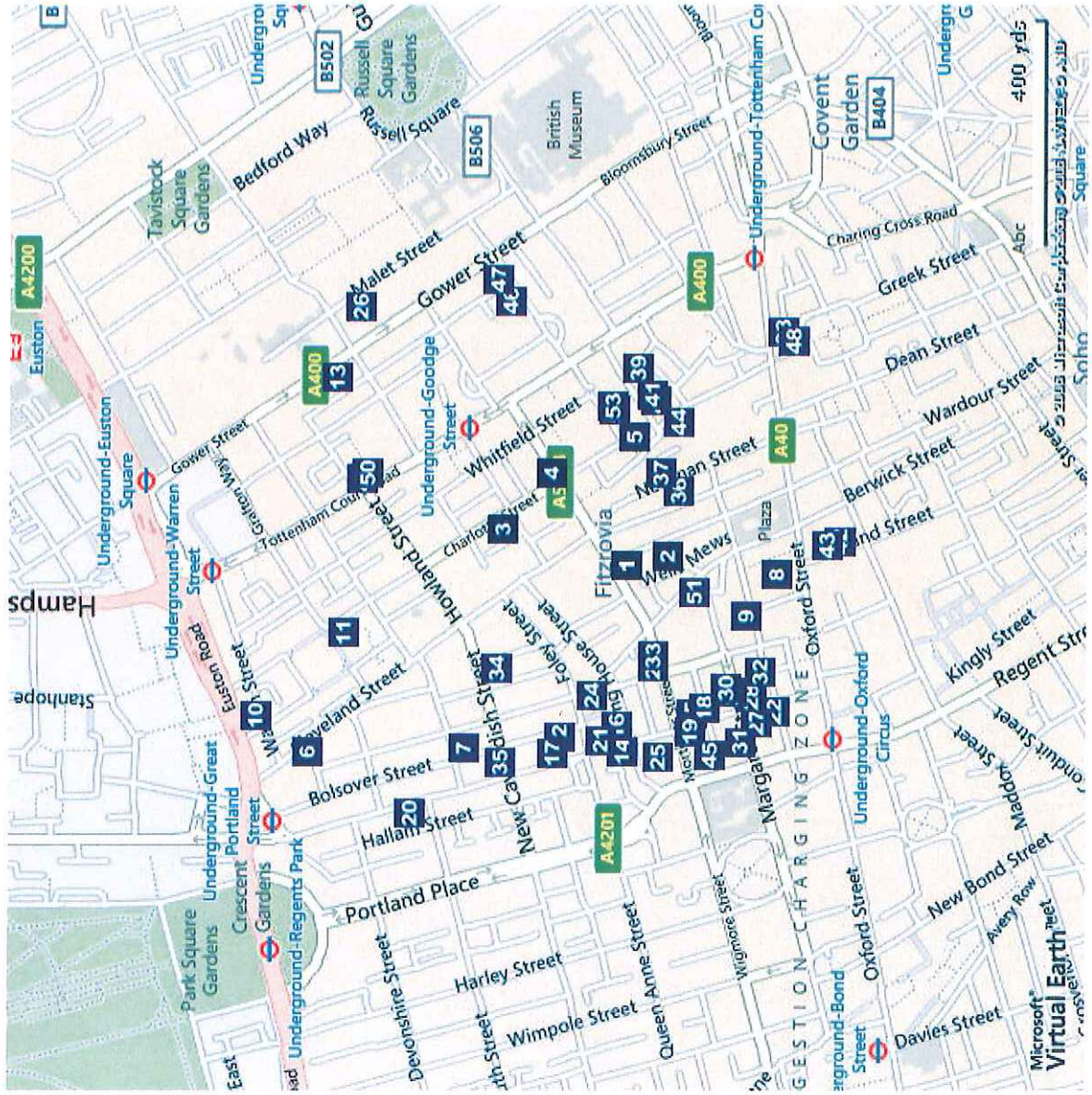
I trust this is sufficient for your purposes, but should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely



I Franklin

Available comparable accommodation within half a mile of 69 Charlotte Street.



	Address	Floors & Charges	Terms	Description/Amenities																				
1	Newlands House 37 - 40 Berners Street London W1T 3NA 	Use: Rent: 3rd Floor 3rd Floor 3rd Floor TOTAL Rates: Service Charge: B1 Office/Business £19,705 pa (approx £35.00 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>233</td><td>22</td><td>£35.00</td><td>£376.60</td></tr><tr><td>125</td><td>12</td><td>£35.00</td><td>£376.60</td></tr><tr><td>205</td><td>19</td><td>£35.00</td><td>£376.60</td></tr><tr><td>563</td><td>52</td><td></td><td></td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	233	22	£35.00	£376.60	125	12	£35.00	£376.60	205	19	£35.00	£376.60	563	52			Leasehold The available space comprises a bright and clean office suite available on flexible terms. Available to let on flexible terms. 01/03/2011 Vacant	1 Passenger Lift(s) - Car Parking - Commissionaire - Conference Facilities - Garage - Reception - Security System - Storage Space Grade: Second Hand Last Update: 04/05/2012
Sq Ft	Sq M	£psf	£psm																					
233	22	£35.00	£376.60																					
125	12	£35.00	£376.60																					
205	19	£35.00	£376.60																					
563	52																							
2	47 - 48 Berners Street London W1T 3NF 	Use: Rent: 1st Floor TOTAL Rates: Service Charge: B1 Office/Business Not Quoting <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>991</td><td>92</td><td>NQ</td><td>NQ</td></tr><tr><td>991</td><td>92</td><td></td><td></td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	991	92	NQ	NQ	991	92			Leasehold £32,000 pax 01/09/2012 Vacant	1 Passenger Lift(s) 24 Hour Access - Commissionaire - Energy Performance Rating - D - Roof Terrace - Security System Grade: Second Hand Last Update: 23/07/2012								
Sq Ft	Sq M	£psf	£psm																					
991	92	NQ	NQ																					
991	92																							
3	83 Charlotte Street London W1T 4PR 	Use: Rent: Ground Floor, Basement TOTAL Rates: Service Charge: B1 Office/Business £33,500 Per Annum (approx £36.29 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>923</td><td>86</td><td>£36.29</td><td>£390.65</td></tr><tr><td>923</td><td>86</td><td></td><td></td></tr></table> Rates Payable £11,583 per annum (approx £12.55 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	923	86	£36.29	£390.65	923	86			Leasehold A new lease is available with terms to be agreed.	The available space comprises office accommodation arranged over the ground floor and an additional meeting room on the lower ground floor. - Attractive brick building - Good Natural Light - Meeting Room(s) - Proximity to Underground - Self Contained Grade: Second Hand Last Update: 11/05/2012								
Sq Ft	Sq M	£psf	£psm																					
923	86	£36.29	£390.65																					
923	86																							
4	44 Charlotte Street London W1T 2QS 	Use: Rent: 1st Floor TOTAL Rates: Service Charge: B1 Office/Business £27,058 pa (approx £39.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>685</td><td>64</td><td>£39.50</td><td>£425.02</td></tr><tr><td>685</td><td>64</td><td></td><td></td></tr></table> Not Quoting £6,850 pa (approx £10.00 psf)	Sq Ft	Sq M	£psf	£psm	685	64	£39.50	£425.02	685	64			Leasehold The available space comprises bright and attractive offices on the first floor. A new FRI lease on terms to be agreed. 01/03/2012 Vacant	24 Hour Access - Security System - Skylight Grade: New or Refurbished Last Update: 13/04/2012								
Sq Ft	Sq M	£psf	£psm																					
685	64	£39.50	£425.02																					
685	64																							

5	11-13 Charlotte Street London W1T 1RH 	Use: Rent: 4th TOTAL Rates: Service Charge: B1 Office/Business £31,838 <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>849</td> <td>79</td> <td>£37.50</td> <td>£403.50</td> <td>Avail</td> </tr> <tr> <td>849</td> <td>79</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> £16,326 Payable pa (estimated) (approx £19.23 psf) To be assessed	Sq Ft	Sq M	£psf	£psm	Avail	849	79	£37.50	£403.50	Avail	849	79				Leasehold New sublease until June 2016 with an option to break in June 2014.	The available space comprises fourth floor office accommodation, which is predominantly open plan. - Air Conditioning - Entrypoint - Passenger Lift(s) - Private Offices - Wooden Floors Grade: Second Hand Last Update: 16/05/2012
Sq Ft	Sq M	£psf	£psm	Avail															
849	79	£37.50	£403.50	Avail															
849	79																		
6	Fitzrovia House 153 - 157 Cleveland Street London W1T 6QH 	Use: Rent: 4th Floor TOTAL Rates: Service Charge: Total Outgoings: B1 Office/Business £50,250 pa (approx £33.50 psf) <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,500</td> <td>139</td> <td>£33.50</td> <td>£360.46</td> <td>Avail</td> </tr> <tr> <td>1,500</td> <td>139</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> £19,800 pa (approx £13.20 psf) £9,615 pa (approx £6.41 psf) £53.11 psf	Sq Ft	Sq M	£psf	£psm	Avail	1,500	139	£33.50	£360.46	Avail	1,500	139				Leasehold The available space comprises bright, open plan office accommodation arranged over the entire fourth floor. A new lease available for a term to be agreed. Negotiable	2 Car Parking Spaces 24 Hour Access - Energy Performance Rating - C - Security System Grade: New or Refurbished Last Update: 10/05/2012
Sq Ft	Sq M	£psf	£psm	Avail															
1,500	139	£33.50	£360.46	Avail															
1,500	139																		
7	Bolsover House 5 - 6 Clipstone Street London W1W 6BB 	Use: Rent: 4th Floor TOTAL Rates: Service Charge: Total Outgoings: B1 Office/Business £51,170 pa (approx £35.00 psf) <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,462</td> <td>136</td> <td>£35.00</td> <td>£376.60</td> <td>Avail</td> </tr> <tr> <td>1,462</td> <td>136</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> £15,936 pa (approx £10.90 psf) £10,673 pa (approx £7.30 psf) £53.20 psf	Sq Ft	Sq M	£psf	£psm	Avail	1,462	136	£35.00	£376.60	Avail	1,462	136				Leasehold The available space comprises the entire 4th floor of this refurbished warehouse building. The floors are accessed by a modern automatic passenger lift or by a bright stairwell. All floors benefit from an abundance of natural light which floods through the original metal Crittall windows and have contemporary light fittings. Some floors are completely open plan, while others have from some fit out in situ, although all can be tailored to meet individual requirements. Other amenities include perimeter trunking, demised WCs and kitchenette. A new lease direct from the landlord. Each side to bear own legal costs. 01/06/2010 Vacant	1 Passenger Lift(s) 24 Hour Access - Car Parking - Garage - Reception - Security System Grade: New or Refurbished Last Update: 11/05/2012
Sq Ft	Sq M	£psf	£psm	Avail															
1,462	136	£35.00	£376.60	Avail															
1,462	136																		

8	Princess House 50-60 Eastcastle Street London W1W 8EA 	Use: Rent: B1 Office/Business £34,128 pa (approx £36.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>935</td><td>87</td><td>£36.50</td><td>£392.74</td></tr><tr><td>935</td><td>87</td><td></td><td>Avail</td></tr></table> Unit/suite- 335/390, 3rd Floor TOTAL Rates: Service Charge:	Sq Ft	Sq M	£psf	£psm	935	87	£36.50	£392.74	935	87		Avail	Leasehold The available space comprises office accommodation with suites available on the third floor. The property is available on a new FRI lease for terms to be agreed. The suites vary in rent from £20.00 - £33.50 psf. 01/03/2012 Vacant	• 2 Passenger Lift(s) • 24 Hour Access • Commissionaire • Goods Lift • Reception • Security System • Storage Space Grade: Second Hand Last Update: 21/05/2012
Sq Ft	Sq M	£psf	£psm													
935	87	£36.50	£392.74													
935	87		Avail													
9	34 - 35 Eastcastle Street London W1W 8DW 	Use: Rent: B1 Office/Business £27,000 (approx £35.76 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>755</td><td>70</td><td>£35.76</td><td>£384.92</td></tr><tr><td>755</td><td>70</td><td></td><td>Avail</td></tr></table> 4th Floor TOTAL Rates: Service Charge:	Sq Ft	Sq M	£psf	£psm	755	70	£35.76	£384.92	755	70		Avail	Leasehold The property is available a new Full Repairing and Insuring Lease by negotiation from the Landlord. At a rent of £27,000 pax 01/05/2012 Approx	The available space comprises a self contained office / showroom suite covering the entire fourth floor. The suite is a mix of open plan space with two meeting rooms. • Air Conditioning • Entryphone • Kitchen Facilities • Passenger Lift(s) • WC's Grade: Second Hand Last Update: 30/05/2012
Sq Ft	Sq M	£psf	£psm													
755	70	£35.76	£384.92													
755	70		Avail													
10	357 Euston Road London NW1 3AL 	Use: Rent: B1 Office/Business £29,398 pa (approx £27.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>1,069</td><td>99</td><td>£27.50</td><td>£295.90</td></tr><tr><td>1,069</td><td>99</td><td></td><td>Avail</td></tr></table> 3rd Floor TOTAL Rates: Service Charge:	Sq Ft	Sq M	£psf	£psm	1,069	99	£27.50	£295.90	1,069	99		Avail	Leasehold The available space comprises a self contained office with good natural light on the 3rd floor. Wooden floors, kitchenette, demised W.C., comfort cooling, central heating, shower, suspended ceilings, fully wired. A new lease direct from the landlord 01/06/2012 Vacant	Grade: Second Hand Last Update: 13/06/2012
Sq Ft	Sq M	£psf	£psm													
1,069	99	£27.50	£295.90													
1,069	99		Avail													
11	Kenana House NO. 39 Fitzroy Square London W1T 6EY 	Use: Rent: B1 Office/Business Not Quoting <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>818</td><td>76</td><td>NQ</td><td>NQ</td></tr><tr><td>818</td><td>76</td><td></td><td>Avail</td></tr></table> 3rd Floor TOTAL Rates: Service Charge:	Sq Ft	Sq M	£psf	£psm	818	76	NQ	NQ	818	76		Avail	Leasehold New lease available. Rent - Lower ground - £12,700 pa excl Second floor - £24,500 pa excl Third floor - £27,500 pa excl Rates approx. - £6.50 per sq ft for lower ground floor and £12.00 per sq ft for second and third floors. Fixed service charge £7.50 per sq ft to include heating. Available on flexible lease	The available space comprises office accommodation located on lower ground, second and third floors. Available from 508 sq ft to 2,066 sq ft. • Cloakrooms Grade: Second Hand Last Update: 15/08/2011
Sq Ft	Sq M	£psf	£psm													
818	76	NQ	NQ													
818	76		Avail													

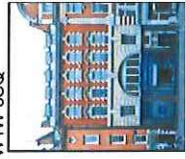
12	32-33 Gosfield Street London W1W 6HL 	Use: Rent: 3rd TOTAL Rates: Service Charge:	B1 Office/Business £27,740 Per Annum (approx £36.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>760</td><td>71</td><td>£36.50</td><td>£392.86</td></tr><tr><td>760</td><td>71</td><td></td><td>Avail</td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	760	71	£36.50	£392.86	760	71		Avail	Leasehold A new lease for a term to be agreed.	The available space comprises third floor office accommodation measuring 760 sq ft. Grade: Second Hand Last Update: 10/05/2012																				
Sq Ft	Sq M	£psf	£psm																																		
760	71	£36.50	£392.86																																		
760	71		Avail																																		
13	99 Gower Street London WC1E 6AA 	Use: Rent: Ground Ground 4th Floor 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business Not Quoting <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>1,243</td><td>115</td><td>NQ</td><td>NQ</td></tr><tr><td>624</td><td>58</td><td>NQ</td><td>NQ</td></tr><tr><td>105</td><td>10</td><td>NQ</td><td>NQ</td></tr><tr><td>522</td><td>48</td><td>NQ</td><td>NQ</td></tr><tr><td>1,257</td><td>117</td><td>NQ</td><td>NQ</td></tr><tr><td>1,359</td><td>126</td><td>NQ</td><td>NQ</td></tr><tr><td>5,110</td><td>475</td><td></td><td></td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	1,243	115	NQ	NQ	624	58	NQ	NQ	105	10	NQ	NQ	522	48	NQ	NQ	1,257	117	NQ	NQ	1,359	126	NQ	NQ	5,110	475			Leasehold The available space comprises office accommodation arranged over the lower ground, ground and four upper floors. In addition, there is a three storey extension to the rear of the building offering open plan space of approximately 800 sq ft on each floor. Freehold or a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews. 01/04/2012 Vacant	Energy Performance Rating - C Grade: New or Refurbished Last Update: 14/06/2012
Sq Ft	Sq M	£psf	£psm																																		
1,243	115	NQ	NQ																																		
624	58	NQ	NQ																																		
105	10	NQ	NQ																																		
522	48	NQ	NQ																																		
1,257	117	NQ	NQ																																		
1,359	126	NQ	NQ																																		
5,110	475																																				
14	85A Great Portland Street London W1W 7LT 	Use: Rent: Ground TOTAL Rates: Service Charge:	B1 Office/Business £44,998 pa (approx £37.75 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>1,192</td><td>111</td><td>£37.75</td><td>£406.19</td></tr><tr><td>1,192</td><td>111</td><td></td><td>Avail</td></tr></table> £11,575 pa (approx £9.71 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	1,192	111	£37.75	£406.19	1,192	111		Avail	Leasehold The available space comprises showroom/office accommodation arranged over the ground floor and basement. A new lease is available with terms to be agreed. Negotiable	Security System Grade: Second Hand Last Update: 11/05/2012																				
Sq Ft	Sq M	£psf	£psm																																		
1,192	111	£37.75	£406.19																																		
1,192	111		Avail																																		

14	85A Great Portland Street London W1W 7LT 	Use: Rent: B1 Office/Business £45,003 pa (approx £53.07 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>848</td><td>79</td><td>£53.07</td><td>£571.03</td></tr><tr><td>848</td><td>79</td><td></td><td>Avail</td></tr></table> TOTAL Rates: Service Charge: £8,235 pa (approx £9.71 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	848	79	£53.07	£571.03	848	79		Avail	Leasehold The available space comprises showroom/office accommodation arranged over the ground floor and basement.A new lease is available with terms to be agreed. Negotiable	• Security System Grade: Second Hand Last Update: 13/03/2012												
Sq Ft	Sq M	£psf	£psm																									
848	79	£53.07	£571.03																									
848	79		Avail																									
15	50 Great Portland Street London W1W 7ND 	Use: Rent: B1 Office/Business £41,250 pa (approx £36.18 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>300</td><td>28</td><td>£35.00</td><td>£376.60</td></tr><tr><td>300</td><td>28</td><td>£35.00</td><td>£376.60</td></tr><tr><td>540</td><td>50</td><td>£37.50</td><td>£403.50</td></tr><tr><td>1,140</td><td>106</td><td></td><td>Avail</td></tr></table> 5th Floor 3rd Floor 1st Floor TOTAL Rates: Service Charge: £9,120 pa (approx £8.00 psf) £5,700 pa (approx £5.00 psf)	Sq Ft	Sq M	£psf	£psm	300	28	£35.00	£376.60	300	28	£35.00	£376.60	540	50	£37.50	£403.50	1,140	106		Avail	Leasehold 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. Negotiable	• 1 Passenger Lift(s) • 24 Hour Access • Security System Grade: Second Hand Last Update: 21/05/2012				
Sq Ft	Sq M	£psf	£psm																									
300	28	£35.00	£376.60																									
300	28	£35.00	£376.60																									
540	50	£37.50	£403.50																									
1,140	106		Avail																									
16	84-86 Great Portland Street London W1W 7NR 	Use: Rent: B1 Office/Business £144,125 pa (approx £25.00 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>1,020</td><td>95</td><td>£25.00</td><td>£269.00</td></tr><tr><td>1,024</td><td>95</td><td>£25.00</td><td>£269.00</td></tr><tr><td>2,695</td><td>250</td><td>£25.00</td><td>£269.00</td></tr><tr><td>1,026</td><td>95</td><td>£25.00</td><td>£269.00</td></tr><tr><td>5,765</td><td>536</td><td></td><td>Avail</td></tr></table> 5th Floor 3rd Floor 2nd Floor 4th Floor TOTAL Rates: Service Charge: Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	1,020	95	£25.00	£269.00	1,024	95	£25.00	£269.00	2,695	250	£25.00	£269.00	1,026	95	£25.00	£269.00	5,765	536		Avail	Leasehold The available space comprises office accommodation arranged throughout the entire building.A lease is available until March 2012 or longer with mutual rolling break options. Negotiable	• 1 Passenger Lift(s) • 24 Hour Access • Commissionaire • Disabled Facilities • Reception Grade: Second Hand Last Update: 10/05/2012
Sq Ft	Sq M	£psf	£psm																									
1,020	95	£25.00	£269.00																									
1,024	95	£25.00	£269.00																									
2,695	250	£25.00	£269.00																									
1,026	95	£25.00	£269.00																									
5,765	536		Avail																									

17	116 Great Portland Street London W1W 6PJ 	Use: Rent: 3rd Floor Sq Ft Sq M £psf £psm Avail 52549NQNQ TOTAL 52549 Rates: Service Charge: £6,939 pa (approx £13.50 psf) £1,575 pa (approx £3.00 psf)		Leasehold The available space comprises the entire third floors 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	▪ 24 Hour Access ▪ Security System ▪ Skylight ▪ Storage Space Grade: Second Hand Last Update: 22/05/2012
18	Edinburgh House 40 Great Portland Street London W1W 7LZ 	Use: Rent: 4th Floor 5th Floor TOTAL 1,371127 Rates: Service Charge: £21,755 pa (approx £15.87 psf) £2,496 pa (approx £1.82 psf)	B1 Office/Business £46,492 pa (approx £33.91 psf) Sq Ft Sq M £psf £psm Avail 90084£35.55£382.52Avail 47144£30.78£331.19Avail	Leasehold The available space comprises fifth floor office accommodation which is available on a new FRI lease for a term by arrangement at £14,500 pa. The space is arranged as two rooms with a lift, central heating and entryphone. Negotiable.	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Security System Grade: Second Hand Last Update: 10/07/2012
19	53 Great Portland Street London W1W 7LG 	Use: Rent: 1st Floor TOTAL 37034 Rates: Service Charge: Not Quoting Not Quoting	B1 Office/Business £13,505 pa (approx £36.50 psf) Sq Ft Sq M £psf £psm Avail 37034£36.50£392.74Avail	Leasehold The available space comprises first floor office accommodation. Negotiable	▪ 24 Hour Access ▪ Security System Grade: Second Hand Last Update: 10/07/2012
20	167 - 169 Great Portland Street London W1W 5PF 	Use: Rent: 6th Floor 5th Floor 4th Floor TOTAL 3,910363 Rates: Service Charge: Not Quoting Not Quoting	B1 Office/Business £142,715 pa (approx £36.50 psf) Sq Ft Sq M £psf £psm Avail 1,100102£36.50£392.74Avail 1,330124£36.50£392.74Avail 1,480137£36.50£392.74Avail	Leasehold The available space comprises office accommodation on the first, fourth, fifth and sixth floors. A new lease on terms to be agreed. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Balcony ▪ Security System ▪ Storage Space Grade: Second Hand Last Update: 21/05/2012

21	94 Great Portland Street London W1W 7NU	Use: Rent: 3rd TOTAL Rates: Service Charge:	B1 Office/Business £23,500 Per Annum (approx £31.54 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>745</td><td>69</td><td>£31.54</td><td>£339.52</td></tr><tr><td>745</td><td>69</td><td></td><td>Avail</td></tr></table> £10,500 (approx £14.09 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	745	69	£31.54	£339.52	745	69		Avail	Leasehold A new lease is available with terms to be agreed.	The available space comprises office accommodation arranged over the third floor. • Attractive brick building • Category 2 Lighting • Central Heating • Entryphone • Good Decorative Order • Good Natural Light • Newly Refurbished • Passenger Lift(s) • Period Building • Proximity to Underground • Wooden Floors Grade: Second Hand Last Update: 11/05/2012								
Sq Ft	Sq M	£psf	£psm																						
745	69	£31.54	£339.52																						
745	69		Avail																						
22	15-17 Great Portland Street London W1W 8QA	Use: Rent: 4th Floor 3rd Floor 2nd Floor TOTAL Rates: Service Charge:	B1 Office/Business £125,439 pa (approx £32.23 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>997</td><td>93</td><td>£32.23</td><td>£346.79</td></tr><tr><td>1,206</td><td>112</td><td>£32.23</td><td>£346.79</td></tr><tr><td>1,689</td><td>157</td><td>£32.23</td><td>£346.79</td></tr><tr><td>3,892</td><td>362</td><td></td><td>Avail</td></tr></table> Not Quoting £17,514 pa (approx £4.50 psf)	Sq Ft	Sq M	£psf	£psm	997	93	£32.23	£346.79	1,206	112	£32.23	£346.79	1,689	157	£32.23	£346.79	3,892	362		Avail	Leasehold The available space comprises three upper floors of period office accommodation which benefits from having its own self contained entrance. Lease/s until 21st October 2017 outside the Landlord and Tenant act. 01/10/2011 Vacant	• 24 Hour Access • Security System Grade: Second Hand Last Update: 25/05/2012
Sq Ft	Sq M	£psf	£psm																						
997	93	£32.23	£346.79																						
1,206	112	£32.23	£346.79																						
1,689	157	£32.23	£346.79																						
3,892	362		Avail																						
23	42 - 44 Great Titchfield Street London W1W 7PY	Use: Rent: 3rd TOTAL Rates: Service Charge:	B1 Office/Business £11,985 (approx £23.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>510</td><td>47</td><td>£23.50</td><td>£252.86</td></tr><tr><td>510</td><td>47</td><td></td><td>Avail</td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	510	47	£23.50	£252.86	510	47		Avail	Leasehold A new lease to be granted, for a term to expire in July 2012 outside the landlord and tenant act. Consideration will be given to a longer lease with flexible break clauses.	The available space comprises 3rd floor offices benefiting from a pitched roof with exposed beams. • Category 2 Lighting • Central Heating • Entryphone • Exposed Beams • Good Natural Light • Kitchen Facilities • Perimeter Trunking • Wooden Floors Grade: Second Hand Last Update: 10/05/2012								
Sq Ft	Sq M	£psf	£psm																						
510	47	£23.50	£252.86																						
510	47		Avail																						

24	67 Great Titchfield Street London W1W 7PT 	Use: Rent: B1 Office/Business £17,063 pa (approx £31.08 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr><tr><td>3rd Floor</td><td>259</td><td>24</td><td>£31.08</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>290</td><td>27</td><td>£31.08</td><td>Avail</td></tr><tr><td>TOTAL</td><td>549</td><td>51</td><td></td><td></td></tr></table> Rates: Service Charge: £5,591 pa (approx £10.18 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm		3rd Floor	259	24	£31.08	Avail	2nd Floor	290	27	£31.08	Avail	TOTAL	549	51			Leasehold The available space comprises office accommodation arranged over the second and third floor. A new lease is available with terms to be agreed. Negotiable	24 Hour Access - Security System - Skylight - Storage Space Grade: New or Refurbished Last Update: 11/05/2012																																								
Sq Ft	Sq M	£psf	£psm																																																													
3rd Floor	259	24	£31.08	Avail																																																												
2nd Floor	290	27	£31.08	Avail																																																												
TOTAL	549	51																																																														
25	Henry Wood House 5 Langham Place London W1B 3DG 	Use: Rent: B1 Office/Business £2,162,932 pa (approx £31.00 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr><tr><td>Ground</td><td>651</td><td>60</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>8th Floor</td><td>4,941</td><td>459</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>7th Floor</td><td>5,611</td><td>521</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>6th Floor</td><td>5,649</td><td>525</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>5th Floor</td><td>7,659</td><td>712</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>4th Floor</td><td>10,594</td><td>984</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>3rd Floor</td><td>10,519</td><td>977</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>2nd Floor</td><td>10,662</td><td>991</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>1st Floor</td><td>10,424</td><td>968</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>Ground</td><td>3,062</td><td>284</td><td>£31.00</td><td>£333.56 Avail</td></tr><tr><td>TOTAL</td><td>69,772</td><td>6,482</td><td></td><td></td></tr></table> Rates: Service Charge: £788,424 pa (approx £11.30 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm		Ground	651	60	£31.00	£333.56 Avail	8th Floor	4,941	459	£31.00	£333.56 Avail	7th Floor	5,611	521	£31.00	£333.56 Avail	6th Floor	5,649	525	£31.00	£333.56 Avail	5th Floor	7,659	712	£31.00	£333.56 Avail	4th Floor	10,594	984	£31.00	£333.56 Avail	3rd Floor	10,519	977	£31.00	£333.56 Avail	2nd Floor	10,662	991	£31.00	£333.56 Avail	1st Floor	10,424	968	£31.00	£333.56 Avail	Ground	3,062	284	£31.00	£333.56 Avail	TOTAL	69,772	6,482			Leasehold The available space comprises a mixture of open plan and cellular offices over nine floors most of which have been upgraded to a modern specification in the recent past. The ground floor currently includes a restaurant/cafe and the upper floors command superb views across London. Please note the available space must be taken all together. The lease commenced on 12th February 1964 for a term of 99 years and is due to expire on 2nd February 2063 (54 years unexpired) on effective full repairing and insuring terms. The lease is only available by way of an assignment and is subject to a unique 21 year rent review pattern with the last review being settled on 12th February 2006. The lease is inside the security of tenure and compensation provisions of the Landlord and Tenant Act.	3 Passenger Lift(s) - Category 5 Lighting Grade: Second Hand Last Update: 22/05/2012
Sq Ft	Sq M	£psf	£psm																																																													
Ground	651	60	£31.00	£333.56 Avail																																																												
8th Floor	4,941	459	£31.00	£333.56 Avail																																																												
7th Floor	5,611	521	£31.00	£333.56 Avail																																																												
6th Floor	5,649	525	£31.00	£333.56 Avail																																																												
5th Floor	7,659	712	£31.00	£333.56 Avail																																																												
4th Floor	10,594	984	£31.00	£333.56 Avail																																																												
3rd Floor	10,519	977	£31.00	£333.56 Avail																																																												
2nd Floor	10,662	991	£31.00	£333.56 Avail																																																												
1st Floor	10,424	968	£31.00	£333.56 Avail																																																												
Ground	3,062	284	£31.00	£333.56 Avail																																																												
TOTAL	69,772	6,482																																																														

26 Dilke House 1 Malet Street London WC1E 7JN 	Use: Rent: B1 Office/Business £18,816 pa (approx £24.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>768</td><td>71</td><td>£24.50</td><td>£263.62</td></tr><tr><td>768</td><td>71</td><td></td><td>Avail</td></tr></table> Rates: Service Charge: Total Outgoings: £11,366 pa (approx £14.80 psf) £5,952 pa (approx £7.75 psf) £47.05 psf	Sq Ft	Sq M	£psf	£psm	768	71	£24.50	£263.62	768	71		Avail	Leasehold The available space comprises office accommodation located on the third floor. The space has undergone refurbishment to offer quality accommodation. The property is available on a new FRI lease outside of the Landlord and Tenant Act 1954. 01/01/2008 Vacant	24 Hour Access - Category 2 Lighting - Energy Performance Rating - D - Security Entry System - Security System Grade: New or Refurbished Last Update: 25/05/2012
Sq Ft	Sq M	£psf	£psm												
768	71	£24.50	£263.62												
768	71		Avail												
27 52 - 53 Margaret Street London W1W 8SQ 	Use: Rent: B1 Office/Business £25,875 pa (approx £25.00 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>1,035</td><td>96</td><td>£25.00</td><td>£269.00</td></tr><tr><td>1,035</td><td>96</td><td></td><td>Avail</td></tr></table> Rates: Service Charge: Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	1,035	96	£25.00	£269.00	1,035	96		Avail	Leasehold The available space comprises accommodation arranged over the basement floor of 52/53 Margaret Street. Negotiable	1 Passenger Lift(s) 24 Hour Access - Reception - Security System Grade: Second Hand Last Update: 10/07/2012
Sq Ft	Sq M	£psf	£psm												
1,035	96	£25.00	£269.00												
1,035	96		Avail												
28 Highlight House 57 Margaret Street London W1W 8SJ 	Use: Rent: B1 Office/Business £49,093 pa (approx £36.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>1,345</td><td>125</td><td>£36.50</td><td>£392.74</td></tr><tr><td>1,345</td><td>125</td><td></td><td>Avail</td></tr></table> Rates: Service Charge: Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	1,345	125	£36.50	£392.74	1,345	125		Avail	Leasehold The available space comprises fourth floor office accommodation totalling 1,345 sq ft. 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. 01/03/2012 Vacant	1 Passenger Lift(s) 24 Hour Access - Security System Grade: Second Hand Last Update: 21/05/2012
Sq Ft	Sq M	£psf	£psm												
1,345	125	£36.50	£392.74												
1,345	125		Avail												
29 Textile House 20 Margaret Street London W1W 8RS 	Use: Rent: B1 Office/Business £31,185 pa (approx £38.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>810</td><td>75</td><td>£38.50</td><td>£414.26</td></tr><tr><td>810</td><td>75</td><td></td><td>Avail</td></tr></table> Rates: Service Charge: Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	810	75	£38.50	£414.26	810	75		Avail	Leasehold The available space comprises office accommodation arranged on the first floor. The accommodation totals 810 sq ft. Available to Let, terms to be agreed. Negotiable	1 Passenger Lift(s) 24 Hour Access - Security System - Skylight Grade: Second Hand Last Update: 21/05/2012
Sq Ft	Sq M	£psf	£psm												
810	75	£38.50	£414.26												
810	75		Avail												

30 19 Margaret Street London W1W 8RR 	Use: Rent: 4th Floor TOTAL Rates: Service Charge:	B1 Office/Business Not Quoting Sq Ft Sq M £psf £psm 830 77 NQ NQ Avail 830 77 Not Quoting Not Quoting	Leasehold The available space comprises one single open plan office suite arranged on the fourth floor. Amenities include; excellent natural light, passenger lift, perimeter trunking, comfort cooling, wood laminate flooring, 24 hour access, entryphone, window security grills to rear, Alarm and own WC and kitchenette area. Available by way of an assignment of the existing lease, alternatively a new lease may be available. Negotiable	24 Hour Access - Security System - Storage Space Grade: Second Hand Last Update: 28/06/2012
31 28 Margaret Street London W1W 8RZ	Use: Rent: 3rd TOTAL Rates: Service Charge:	B1 Office/Business £31,025 Per Annum (approx £36.50 psf) Sq Ft Sq M £psf £psm 850 79 £36.50 £392.86 Avail 850 79 Not Quoting Not Quoting	Leasehold A new lease for a term to be agreed.	The available space comprises third floor office accommodation measuring 850 sq ft. Grade: Under Refurbishment Last Update: 10/05/2012
32 9 - 10 Market Place London W1W 8AQ 	Use: Rent: 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business Not Quoting Sq Ft Sq M £psf £psm 770 72 NQ NQ Avail 770 72 £11,434 pa (approx £14.85 psf) Not Quoting	Leasehold The available space comprises office accommodation on the first floor measuring 770 sq ft. A new lease for a term to be agreed. Negotiable	24 Hour Access - Security System Grade: Second Hand Last Update: 10/05/2012
33 36 - 38 Mortimer Street London W1W 7RF 	Use: Rent: 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £45,938 Per Annum (approx £35.00 psf) Sq Ft Sq M £psf £psm 1,225 114 £37.50 £403.50 Avail 1,225 114 Not Quoting Not Quoting	Leasehold A new lease for a term of years to be agreed.	The available space comprises office accommodation on the first floor. Grade: Second Hand Last Update: 21/05/2012

34 Evelyn House 142 - 144 New Cavendish Street London W1W 6YF 	Use: Rent: 4th Floor TOTAL Rates: Service Charge:	B1 Office/Business £28,210 pa (approx £32.50 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>868</td><td>81</td><td>£32.50</td><td>£349.70</td></tr><tr><td>868</td><td>81</td><td></td><td>Avail</td></tr></table> £9,665 pa (approx £11.13 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	868	81	£32.50	£349.70	868	81		Avail	Leasehold The available space comprises office accommodation arranged on the ground, second, third and fourth floors. The ground and second will be available June 2012 with the third and fourth floors available April 2012. Lease terms to be agreed upon completion. Negotiable	24 Hour Access Car Parking Garage Passenger Lift(s) Roof Terrace Security System Grade: Second Hand Last Update: 26/01/2010																				
Sq Ft	Sq M	£psf	£psm																																	
868	81	£32.50	£349.70																																	
868	81		Avail																																	
35 91 New Cavendish Street London W1W 6XE 	Use: Rent: Ground TOTAL Rates: Service Charge:	B1 Office/Business £24,995 pa (approx £25.35 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>986</td><td>92</td><td>£25.35</td><td>£272.77</td></tr><tr><td>986</td><td>92</td><td></td><td>Avail</td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	986	92	£25.35	£272.77	986	92		Avail	Leasehold The available space comprises open plan office accommodation arranged over ground floor level. The space is being offered on a short term flexible lease until December 2014. Negotiable	2 Passenger Lift(s) Car Parking Garage Reception Grade: Second Hand Last Update: 01/08/2012																				
Sq Ft	Sq M	£psf	£psm																																	
986	92	£25.35	£272.77																																	
986	92		Avail																																	
36 73 Newnman Street London W1T 3EJ 	Use: Rent: 2nd Floor, Suite 6 2nd Floor, Suite 5 TOTAL Rates: Service Charge:	B1 Office/Business £24,219 <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>299</td><td>28</td><td>£34.50</td><td>£371.22</td></tr><tr><td>403</td><td>37</td><td>£34.50</td><td>£371.22</td></tr><tr><td>702</td><td>65</td><td></td><td>Avail</td></tr></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	299	28	£34.50	£371.22	403	37	£34.50	£371.22	702	65		Avail	Leasehold Available on a new lease, terms to be agreed.	The available space comprises office accommodation arranged between two suites on the second floor which can be taken separately or together. Period Features Reception Grade: Second Hand Last Update: 10/05/2012																
Sq Ft	Sq M	£psf	£psm																																	
299	28	£34.50	£371.22																																	
403	37	£34.50	£371.22																																	
702	65		Avail																																	
37 26 Newnman Street London W1T 1PW 	Use: Rent: Ground Mezzanine Basement 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £107,509 pa (approx £29.27 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>926</td><td>86</td><td>£29.27</td><td>£314.95</td></tr><tr><td>280</td><td>26</td><td>£29.27</td><td>£314.95</td></tr><tr><td>500</td><td>46</td><td>£29.27</td><td>£314.95</td></tr><tr><td>670</td><td>62</td><td>£29.27</td><td>£314.95</td></tr><tr><td>640</td><td>59</td><td>£29.27</td><td>£314.95</td></tr><tr><td>657</td><td>61</td><td>£29.27</td><td>£314.95</td></tr><tr><td>3,673</td><td>341</td><td></td><td>Avail</td></tr></table> £93,000 pa (approx £25.32 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	926	86	£29.27	£314.95	280	26	£29.27	£314.95	500	46	£29.27	£314.95	670	62	£29.27	£314.95	640	59	£29.27	£314.95	657	61	£29.27	£314.95	3,673	341		Avail	Leasehold The available space comprises office accommodation arranged over the basement to third floors. The building is suitable for medical/educational/creche or an art gallery. Terms and rent on application to the agents. Negotiable	Grade: Second Hand Last Update: 15/06/2012
Sq Ft	Sq M	£psf	£psm																																	
926	86	£29.27	£314.95																																	
280	26	£29.27	£314.95																																	
500	46	£29.27	£314.95																																	
670	62	£29.27	£314.95																																	
640	59	£29.27	£314.95																																	
657	61	£29.27	£314.95																																	
3,673	341		Avail																																	

38	47 - 49 Oxford Street London W1D 2EB 	Use: Rent: B1 Office/Business £21,930 pa (approx £30.00 psf) Sq Ft Sq M £psf £psm 731 68 £30.00 £322.80 Avail Unit/suite- 2 TOTAL Rates: Service Charge: Not Quoting Not Quoting		Leasehold The available space comprises office accommodation arranged over the first to fourth floors which can be let together or separately. Short term license agreement on all inclusive terms. 01/11/2011 Vacant	Grade: Last Update: New or Refurbished 29/05/2012
39	12 Percy Street London W1T 1DW 	Use: Rent: B1 Office/Business £24,244 pa (approx £38.30 psf) Sq Ft Sq M £psf £psm 633 59 £38.30 £412.11 Avail 1st Floor TOTAL Rates: Service Charge: £10,857 pa (approx £17.15 psf) Not Quoting		Leasehold The available space comprises office accommodation arranged over first floor level. The accommodation is split into two open plan rooms and benefits from having high ceilings and is self-contained with its own WC and kitchenette. The space is available to let at £25,250 pa. Negotiable	• Security System Grade: Last Update: Second Hand 25/07/2012
40	3 Percy Street London W1T 1DF 	Use: Rent: B1 Office/Business £15,999 pa (approx £28.62 psf) Sq Ft Sq M £psf £psm 559 52 £28.62 £307.95 Avail 3rd Floor TOTAL Rates: Service Charge: £8,130 pa (approx £14.54 psf) Not Quoting		Leasehold The available space comprises office accommodation arranged over the second floor. A new lease is available with terms to be agreed. Negotiable	• Category 2 Lighting • Security System Grade: Last Update: Second Hand 14/05/2012
41	5 Percy Street London W1T 1DG 	Use: Rent: B1 Office/Business £23,002 pa (approx £38.53 psf) Sq Ft Sq M £psf £psm 597 55 £38.53 £414.58 Avail 2nd Floor TOTAL Rates: Service Charge: Not Quoting Not Quoting		Leasehold The available space comprises office accommodation arranged over the second floor. A new lease is available with terms to be agreed. Negotiable	• Security System Grade: Last Update: New or Refurbished 11/05/2012

42 25 - 26 Poland Street London W1F 8QN 	Use: Rent: 1st Floor Ground Basement TOTAL Rates: Service Charge:	B1 Office/Business £146,544 pa (approx £32.02 psf) <table> <tr> <th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th>Avail</th></tr> <tr> <td>1,410</td><td>131</td><td>£33.00</td><td>£355.08</td><td>U/O</td></tr> <tr> <td>1,585</td><td>147</td><td>£31.58</td><td>£339.80</td><td>U/O</td></tr> <tr> <td>1,582</td><td>147</td><td>£31.58</td><td>£339.80</td><td>U/O</td></tr> <tr> <td>4,577</td><td>425</td><td></td><td></td><td></td></tr> </table> £41,171 pa (approx £13.00 psf) £16,020 pa (approx £3.50 psf)	Sq Ft	Sq M	£psf	£psm	Avail	1,410	131	£33.00	£355.08	U/O	1,585	147	£31.58	£339.80	U/O	1,582	147	£31.58	£339.80	U/O	4,577	425				Leasehold The available space comprises offices on ground and basement floors. Please note there is an additional 1,410 sq ft available on the first floor. Assignment of the existing lease to expire on 28/09/2014. 01/01/2012 Vacant	Reception Grade: New or Refurbished Last Update: 30/04/2012
Sq Ft	Sq M	£psf	£psm	Avail																									
1,410	131	£33.00	£355.08	U/O																									
1,585	147	£31.58	£339.80	U/O																									
1,582	147	£31.58	£339.80	U/O																									
4,577	425																												
43 29 Poland Street London W1F 8QR 	Use: Rent: 1st TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £19,560 Rent passing pa (approx £30.00 psf) <table> <tr> <th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th>Avail</th></tr> <tr> <td>652</td><td>61</td><td>£30.00</td><td>£322.90</td><td>Avail</td></tr> <tr> <td>652</td><td>61</td><td></td><td></td><td></td></tr> </table> £8,998 Payable pa (estimated) (approx £13.80 psf) £2,608 (approx £4.00 psf) £47.80 psf	Sq Ft	Sq M	£psf	£psm	Avail	652	61	£30.00	£322.90	Avail	652	61				Leasehold Assignment of the existing lease to expire on 19/05/2015 and subject to a rent review in May 2013. Immediately on completion of legal formalities	- Proximity to Underground - Reception Grade: Second Hand Last Update: 30/04/2012										
Sq Ft	Sq M	£psf	£psm	Avail																									
652	61	£30.00	£322.90	Avail																									
652	61																												
44 32 Rathbone Place London W1T 1JJ 	Use: Rent: 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £42,004 pa (approx £46.26 psf) <table> <tr> <th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th>Avail</th></tr> <tr> <td>908</td><td>84</td><td>£46.26</td><td>£497.76</td><td>Avail</td></tr> <tr> <td>908</td><td>84</td><td></td><td></td><td></td></tr> </table> £12,665 pa (approx £13.95 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	Avail	908	84	£46.26	£497.76	Avail	908	84				Leasehold The available space comprises office accommodation arranged over the first floor. A new lease is available with terms to be agreed. Negotiable	24 Hour Access - Security System Grade: Second Hand Last Update: 11/05/2012										
Sq Ft	Sq M	£psf	£psm	Avail																									
908	84	£46.26	£497.76	Avail																									
908	84																												
45 Morley House 314 - 322 Regent Street London W1B 3BE 	Use: Rent: 3rd Floor TOTAL Rates: Service Charge:	B1 Office/Business Not Quoting <table> <tr> <th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th>Avail</th></tr> <tr> <td>1,139</td><td>106</td><td>NQ</td><td>NQ</td><td>Avail</td></tr> <tr> <td>1,139</td><td>106</td><td></td><td></td><td></td></tr> </table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	Avail	1,139	106	NQ	NQ	Avail	1,139	106				Leasehold The available space comprises office space arranged on the second and third floor. A new lease for a term to be agreed. Negotiable	2 Passenger Lift(s) 24 Hour Access - Commissionaire - Reception - Security System - Storage Space Grade: New or Refurbished Last Update: 27/03/2012										
Sq Ft	Sq M	£psf	£psm	Avail																									
1,139	106	NQ	NQ	Avail																									
1,139	106																												

46 7 Ridgmount Street London WC1E 7AB 	Use: Rent: 1st Floor, Suite 1 Avail 1st Floor, Suite 2 Avail Part 1st Floor, Office 1 363 Part 1st Floor, Office 2 176 Part 1st Floor, Office 8 160 Part 1st Floor, Office 4 168 Part 1st Floor, Office 5 144 Part 1st Floor, Office 5 416 Part 1st Floor, Office 7 160 Part 1st Floor, Office 3 710 TOTAL Rates: Service Charge:	B1 Office/Business £7,761,875 <table><thead><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr></thead><tbody><tr><td>660</td><td>61</td><td>£2,153.09</td><td>£23,175.31</td></tr><tr><td>648</td><td>60</td><td>£2,153.09</td><td>£23,175.31</td></tr><tr><td>34</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>16</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>15</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>16</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>13</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>39</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>15</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>66</td><td>£2,153.09</td><td>£23,175.31</td><td>Avail</td></tr><tr><td>3,605</td><td>335</td><td></td><td></td></tr></tbody></table> Inclusive in Rent Inclusive in rent	Sq Ft	Sq M	£psf	£psm	660	61	£2,153.09	£23,175.31	648	60	£2,153.09	£23,175.31	34	£2,153.09	£23,175.31	Avail	16	£2,153.09	£23,175.31	Avail	15	£2,153.09	£23,175.31	Avail	16	£2,153.09	£23,175.31	Avail	13	£2,153.09	£23,175.31	Avail	39	£2,153.09	£23,175.31	Avail	15	£2,153.09	£23,175.31	Avail	66	£2,153.09	£23,175.31	Avail	3,605	335			Leasehold New lease available. Flexible terms from 12 months. Rents fully inclusive. Suites 1 and 2 can be one available as one space of 1,308 sq ft at £5,000 per month inclusive. Offices 1, 2, 3 and 4 can be available as one space of 1,417 sq ft at £5,950 per month fully inclusive. Offices 5, 6, 7, and 8 can be available as one space of 880 sq ft at £3,750 per month fully inclusive.	The available space comprises 3,605 sq ft of office space located on first floor. Can be available as individual offices or in suites. • Open Plan Layout Grade: Second Hand Last Update: 15/08/2011
Sq Ft	Sq M	£psf	£psm																																																	
660	61	£2,153.09	£23,175.31																																																	
648	60	£2,153.09	£23,175.31																																																	
34	£2,153.09	£23,175.31	Avail																																																	
16	£2,153.09	£23,175.31	Avail																																																	
15	£2,153.09	£23,175.31	Avail																																																	
16	£2,153.09	£23,175.31	Avail																																																	
13	£2,153.09	£23,175.31	Avail																																																	
39	£2,153.09	£23,175.31	Avail																																																	
15	£2,153.09	£23,175.31	Avail																																																	
66	£2,153.09	£23,175.31	Avail																																																	
3,605	335																																																			
47 8 Ridgmount Street London WC1E 7AH 	Use: Rent: 2nd Floor 1st Floor Ground TOTAL Rates: Service Charge:	B1 Office/Business £189,975 pa (approx £42.50 psf) <table><thead><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr></thead><tbody><tr><td>1,420</td><td>132</td><td>£42.50</td><td>£457.30</td></tr><tr><td>1,400</td><td>130</td><td>£42.50</td><td>£457.30</td></tr><tr><td>1,650</td><td>153</td><td>£42.50</td><td>£457.30</td></tr><tr><td>4,470</td><td>415</td><td></td><td></td></tr></tbody></table> Not Quoting Not Quoting	Sq Ft	Sq M	£psf	£psm	1,420	132	£42.50	£457.30	1,400	130	£42.50	£457.30	1,650	153	£42.50	£457.30	4,470	415			Leasehold The available space comprises office accommodation located over the ground, first and second floors. The space is available on a new lease on terms to be agreed with a guiding rent of £42.50 psf. Terms to be confirmed upon application. 01/02/2012 Vacant	Grade: New or Refurbished Last Update: 17/05/2012																												
Sq Ft	Sq M	£psf	£psm																																																	
1,420	132	£42.50	£457.30																																																	
1,400	130	£42.50	£457.30																																																	
1,650	153	£42.50	£457.30																																																	
4,470	415																																																			
48 12 Soho Square London W1D 3NT 	Use: Rent: 5th Floor 4th Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £287,100 pa (approx £49.50 psf) <table><thead><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr></thead><tbody><tr><td>729</td><td>68</td><td>£49.50</td><td>£532.62</td></tr><tr><td>2,478</td><td>230</td><td>£49.50</td><td>£532.62</td></tr><tr><td>2,593</td><td>241</td><td>£49.50</td><td>£532.62</td></tr><tr><td>5,800</td><td>539</td><td></td><td></td></tr></tbody></table> £104,400 pa (approx £18.00 psf) £43,500 pa (approx £7.50 psf) £75.00 psf	Sq Ft	Sq M	£psf	£psm	729	68	£49.50	£532.62	2,478	230	£49.50	£532.62	2,593	241	£49.50	£532.62	5,800	539			Leasehold The available space comprises a five storey office building which has just undergone a major refurbishment. The property is being let on a floor by floor basis. New lease(s) for a term to be agreed direct from the landlord. The property is being let on a floor by floor basis; but also provides the opportunity to acquire a self contained rear section. Negotiable	• 2 Car Parking Spaces • Goods Lift • Roof Terrace Grade: New or Refurbished Last Update: 16/05/2012																												
Sq Ft	Sq M	£psf	£psm																																																	
729	68	£49.50	£532.62																																																	
2,478	230	£49.50	£532.62																																																	
2,593	241	£49.50	£532.62																																																	
5,800	539																																																			

48 12 Soho Square London W1D 3NT 	Use: Rent: Ground Basement TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £91,922 pa (approx £83.30 psf) Sq Ft Sq M £psf £psm 567 53 £83.30 £896.60 Avail 1,857 173 £49.50 £532.62 Avail 2,424 225 £33,426 pa (approx £18.00 psf) £13,928 pa (approx £5.75 psf) £73.25 psf	Leasehold The available space comprises a five storey office building which has just undergone a major refurbishment. The property is being let on a floor by floor basis. New lease(s) for a term to be agreed direct from the landlord. The property is being let on a floor by floor basis; but also provides the opportunity to acquire a self contained rear section. Negotiable	2 Car Parking Spaces - Goods Lift - Roof Terrace Grade: New or Refurbished Last Update: 07/07/2009
49 175 - 176 Tottenham Court Road London W1T 7NX 	Use: Rent: 4th Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £30,450 pa (approx £30.00 psf) Sq Ft Sq M £psf £psm 1,015 94 £30.00 £322.80 Avail 1,015 94 £16,717 pa (approx £16.47 psf) £4,060 pa (approx £4.00 psf) £50.47 psf	Leasehold The available space comprises 1,015 sq ft of refurbished economical office space set over the entire 2nd floor, having been recently refurbished offering open plan space with good natural light and air conditioning. A new lease direct from the Landlord for a term to be agreed 01/07/2012 Vacant	1 Passenger Lift(s) 24 Hour Access - Security System Grade: New or Refurbished Last Update: 30/07/2012
50 177 - 178 Tottenham Court Road London W1T 7NY 	Use: Rent: 1st Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £42,120 pa (approx £36.00 psf) Sq Ft Sq M £psf £psm 1,170 109 £36.00 £387.36 Avail 1,170 109 £17,854 pa (approx £15.26 psf) £5,850 pa (approx £5.00 psf) £56.26 psf	Leasehold The available space comprises a total of 1,170 sq ft of fitted office space on the 1st floor. The space is arranged in a predominantly open plan layout offering excellent natural light throughout. A new lease direct from the Landlord for a term to be agreed. 01/07/2012 Vacant	1 Passenger Lift(s) 24 Hour Access - Reception - Security Entry System - Security System Grade: Second Hand Last Update: 30/07/2012

51 Wellbeck House 66 - 67 Wells Street London W1T 3PZ 	Use: Rent: 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £38,872 pa (approx £31.35 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>990</td><td>92</td><td>£32.32</td><td>£347.76</td></tr><tr><td>250</td><td>23</td><td>£27.50</td><td>£295.90</td></tr><tr><td>1,240</td><td>115</td><td></td><td></td></tr></table> £19,422 pa (approx £15.66 psf) £4,955 pa (approx £4.00 psf)	Sq Ft	Sq M	£psf	£psm	990	92	£32.32	£347.76	250	23	£27.50	£295.90	1,240	115			Leasehold The available space comprises office accommodation arranged on the first floor. The office is open plan with a wooden floor and a passenger lift. Available for £6,875 pa on a new FRI lease for a term to be agreed. 01/04/2011 Vacant	1 Passenger Lift(s) 24 Hour Access - Disabled Facilities - Security System Grade: Second Hand Last Update: 18/05/2012
Sq Ft	Sq M	£psf	£psm																	
990	92	£32.32	£347.76																	
250	23	£27.50	£295.90																	
1,240	115																			
52 7 Windmill Street London W1T 2JD 	Use: Rent: Ground TOTAL Rates: Service Charge:	B1 Office/Business £21,998 pa (approx £41.35 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>532</td><td>49</td><td>£41.35</td><td>£444.93</td></tr><tr><td>532</td><td>49</td><td></td><td></td></tr></table> £8,227 pa (approx £15.46 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	532	49	£41.35	£444.93	532	49			Leasehold The available space comprises office accommodation arranged over the ground floor. A new lease is available with terms to be agreed. Negotiable	24 Hour Access - Security System - Skylight Grade: Second Hand Last Update: 11/05/2012				
Sq Ft	Sq M	£psf	£psm																	
532	49	£41.35	£444.93																	
532	49																			
53 8 Windmill Street London W1T 2JE 	Use: Rent: Ground TOTAL Rates: Service Charge:	B1 Office/Business £22,001 pa (approx £43.48 psf) <table><tr><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th></tr><tr><td>506</td><td>47</td><td>£43.48</td><td>£467.84</td></tr><tr><td>506</td><td>47</td><td></td><td></td></tr></table> £7,578 pa (approx £14.98 psf) Not Quoting	Sq Ft	Sq M	£psf	£psm	506	47	£43.48	£467.84	506	47			Leasehold 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	Security System Grade: Second Hand Last Update: 11/05/2012				
Sq Ft	Sq M	£psf	£psm																	
506	47	£43.48	£467.84																	
506	47																			