

Planning Support Statement
Kings Mews, London WC1

August 2012

Prepared by Iain Malcolm (Partner)

Farebrother
27 Bream's Buildings
Fetter Lane
London
EC4 1DZ

Table of Contents

1. Introduction - Farebrother
2. The Buildings – Kings Mews
3. Office Supply in WC1
4. Conclusion

Appendices

Appendix 1 Schedule of Office space currently available in WC1

1. Introduction – Farebrother Chartered Surveyors, who are we?

Farebrother are the leading firm of Chartered Surveyors dealing with Commercial Property in London's Midtown. A Private Partnership, founded in 1799 by Charles Farebrother, we were founder members of The Royal Institution of Chartered Surveyors. Farebrother are one of the industry's most respected and experienced firms specializing in office lettings in Midtown.

Farebrother currently have in excess of 70 letting and sales instructions within London's Midtown area and represent a diverse collection of landlords and occupiers ranging from The Corporation of London, The Middle Temple, The Rugby School Estate, The Bedford Charity, The Prudential and Lewis Silkin Solicitors.

Farebrother are founder members of the Midtown Business Club (londonmidtown.org) promoting Midtown and encouraging a diversification of occupiers and developments from offices to shops to residential and hotels.

The owners of 26, 27, 28, 29 & 30 Kings Mews approached Farebrothers following *the submission of detailed planning applications in respect of each of the aforementioned properties.*

The existing buildings comprise largely of vacant storage/ office accommodation. The space, apart from 30A was last used as storage/ ancillary office accommodation linked to an electrical wholesale unit on Gray's Inn Road. This used ceased prior to the grant of a planning consent for the comprehensive redevelopment for residential at 23-30 King's Mews & 43-45 Gray's Inn Road in 2009 (2009/0710/P).

Following the grant of planning consent the King's Mews warehouse buildings were broken up and sold to individual purchasers. Each individual owner has subsequently worked up alternative proposals to redevelop the various King's Mews properties as individual houses/ flats.

Four individual planning applications have been submitted in respect of 26,27,28 and 29/30. The applications are being considered by Camden case officer, Rob Tulloch. Following a review of the application material submitted, Mr Tulloch confirmed that he would like further justification for the loss of employment space.

Specifically he asked the applicants to provide agency/ marketing commentary as to why the existing buildings are no longer suitable for a continued use Class B8/B1 use and the performance of the office market in the area.

In response to this additional information request the applicants appointed Farebrother's, Iain Malcolm who is a Partner of Farebrother and has been with the firm for some 20years dealing principally with the Midtown area has prepared the report. Prior to joining Farebrother he was the Partner in charge of Agency at Newton Perkins Chartered Surveyors in the City of London. He deals with all aspects of office agency and professional advice for both landlords and tenants throughout Central London. Iain now has some 38 years experience in the Central London Market

Unknown
Deleted:

2. The Existing Buildings

I inspected the properties on the 9th August 2012 and made the following observations:-

No's 26, 27, 28 & 29-30 Kings Mews together comprise a redundant purpose built 1950s/60s brick/asbestos warehouse, arranged over ground & first floors.

29/30 King's Mews is a 3 storey brick/concrete property built in 1974/5.

The second floor residential flat in 29/30 King's Mews is occupied, otherwise all are vacant.

1. The units are all in poor condition, and require substantial remedial work as well as modernisation.
2. There is no stairway from ground to first floor in 26, 28 or 29/30.
3. I am advised that the roof to 26/7/8 is asbestos corrugated sheet, there is no insulation and the space is unheated.
4. Out of the 7 units, (including 23/4 & 25) only 3 have wc's, only 2 have mains electricity, the roof to 29/30 leaks, the walls of 29/30 suffer from deleterious concrete.
5. There is only a single door access into 27 KM, and no door access into 26 KM

Suitability

I understand that since the previous 2009 application, the units have been sold into

separate ownership. Although they are currently connected, they will have to be separated and let individually. So the potential market is limited to small occupiers.

Demand for Storage and/or Distribution Centres is somewhat limited in Central London and the units in question would be far too small. Access for deliveries is also rather limited.

As I understand, each unit now falls below the 235m² limits where B8 could be used as B1 without obtaining change of use planning, and vice versa, so suitability *for letting as office space is as relevant as storage/distribution*

However, in my opinion, the configuration of the buildings does not lend itself to modern office requirements. Furthermore the individual units created would be quite small and would possibly be suited to "start up" businesses

The majority of new start up enterprises, looking for office space in London are favouring Serviced Office/Business Centre's which can offer fully fitted and furnished high quality offices. These provide Air Conditioned offices, with raised floors, which are fully cabled and have telephone systems installed. They also have Meeting Rooms that can be hired by the hour and Reception and Secretarial facilities. This sort of occupier is looking to keep their start up costs to a minimum and they are unwilling to commit to conventional leases of 3 years or more.

Unfortunately, office rental levels remain at too low a level to justify developing these buildings for B1 office use

3. Office Space Supply & Demand in Midtown & WC1 in particular

There is presently some 1.83M sq ft of office space available in London's Midtown, which is around 5.5% of the total stock. Although this is a low level of availability, this is due to a shortage of new and newly refurbished prime office. There is still a reasonably large amount of secondhand and poorer stock still available. Levels of demand remain low as the economic outlook remains uncertain. The demand that there is, comes from tenants seeking high quality new or newly refurbished offices with Air Conditioning and Raised Floors. We have also seen a good number of Media Companies and Fashion Houses move to WC1 and EC1 over the last few years, to escape high rents and rates in the West End. However they have sought trendy converted warehouse properties, providing large bright open plan floors with exposed surface mounted Air Conditioning and Raised Floors.

Demand for storage, warehouse or distribution space is almost non existent, other than from companies seeking a change of use to a Gym/Fitness Centre or similar. Any such demand is now aimed at purpose built out of town warehouses

Annexed to this report (Appendix 1) is a schedule of small offices and/or storage space, currently available within WC1. It should be noted that there is currently a

substantial amount of available space in the vicinity and many of these units have remained available for a year or more

4. Conclusion

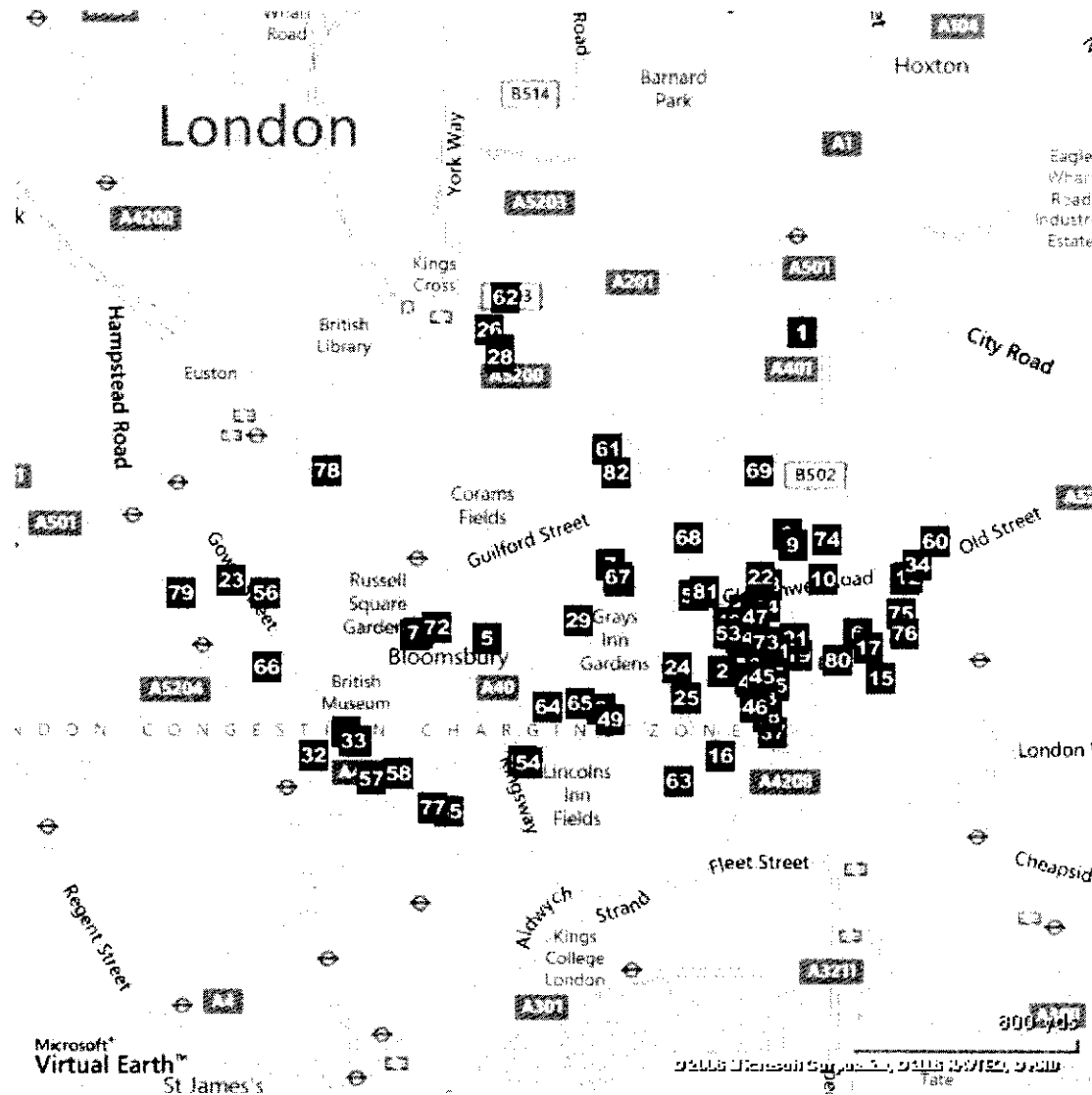
As discussed in this report, the buildings in question are not, in our opinion, "suited to purpose". We believe occupying this sort of property is becoming less and less attractive to the tenant market. The units are too small and to remedy all defects and improve the units to compete as decent B8 or B1 commercial space would not, in my opinion be economically viable.





Iain Malcolm

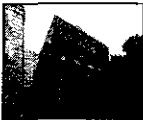

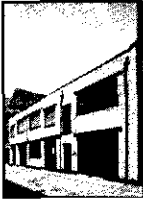
Farebrother




Date: 15th August 2012


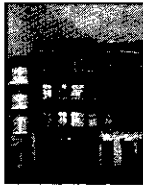


A SCHEDULE OF AVAILABLE OFFICE AND STORAGE SPACE BETWEEN 500 & 1,500 SQ FT AVAILABLE IN WC1










	Address	Floors & Charges					Terms	Description/Amenities	
1	22A Arlington Way London EC1R 1UY 	Use Class: Use: Rent:	B1 Office/Business £65,008 pa (approx £40.63 psf)					Leasehold The available space comprises self contained office accommodation arranged over the ground and first floor. The premises benefit from 1,000 sq ft of outdoor space. A new FRI lease available, term to be agreed. 30 Days	<ul style="list-style-type: none">Category 5 LightingCourtyardSecurity System Grade: Second Hand Last Update: 03/07/2012
		Ground 1st Floor	Sq Ft 1,170 430	Sq M 109 40	£psf £40.63 £40.63	£psm £437.18 £437.18	Avail Avail		
		TOTAL	1,600	149					
		Rates: Service Charge:	£14,720 pa (approx £9.20 psf) Not Quoting						
2	Hatton Square 16 - 16A Baldwin Gardens London EC1N 7TE 	Use Class: Use: Rent:	B1 Office/Business £19,195 pa (approx £29.53 psf)					Leasehold The available space comprises open plan office space. Unit HA.309B is available from June 2012. A new lease on flexible terms, to be agreed, available from June 2010. Negotiable	<ul style="list-style-type: none">24 Hour AccessGoods LiftReceptionSecurity Entry SystemSecurity System Grade: Second Hand Last Update: 03/07/2012
		Unit/suite- Ha.210, Basement	650	60	£29.53	£317.74	Avail		
		TOTAL	650	60					
		Rates: Service Charge:	Not Quoting £2,620 pa (approx £4.03 psf)						
3	46 Bedford Row London WC1R 4LR 	Use Class: Use: Rent:	B1 Office/Business £17,400					Leasehold A new five year leases is available. This will incorporate a rolling Landlords option to determine after December 2012 on giving 6 months prior notice. Vacant	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 Last Update: 16/05/2012
		Lower Ground Floor 1st	585 575	54 53	£15.00 £15.00	£161.40 £161.40	Avail U/O		
		TOTAL	1,160	108					
		Rates: Service Charge: Total Outgoings:	Rates Payable £11,600 per annum (approx £10.00 psf) £6,960 (approx £6.00 psf) £31.00 psf						
4	30 Bloomsbury Street London WC1B 3QJ 	Use Class: Use: Rent:	B1 Office/Business £38,002 pa (approx £32.26 psf)					Leasehold The available space comprises office accommodation arranged over first, second and third floor levels. The space is available to let at £38,000 pa (excluding service charge). Negotiable	<ul style="list-style-type: none">Security System Grade: Second Hand Last Update: 06/08/2012
		3rd Floor 2nd Floor 1st Floor	416 308 454	39 29 42	£32.26 £32.26 £32.26	£347.12 £347.12 £347.12	Avail Avail Avail		
		TOTAL	1,178	109					
		Rates: Service Charge:	Not Quoting Not Quoting						




5	<div>Ormond House 26 - 27 Boswell Street London WC1N 3JZ</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £21,795</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement, Storage</td><td>216</td><td>20</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>Basement, Offices</td><td>1,019</td><td>95</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>Basement, Storage</td><td>120</td><td>11</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>Basement, Storage</td><td>98</td><td>9</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,453</td><td>135</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge:</div> <div>Rates differ for each floor / unit Service charge differs per floor/unit</div>		Sq Ft	Sq M	£psf	£psm		Basement, Storage	216	20	£15.00	£161.40	Avail	Basement, Offices	1,019	95	£15.00	£161.40	Avail	Basement, Storage	120	11	£15.00	£161.40	Avail	Basement, Storage	98	9	£15.00	£161.40	Avail	TOTAL	1,453	135				<div>Leasehold</div> <div>A new lease available direct from the Landlord - Rent on application. Service Charges based on the year ending 31st March 2010 for the Ground Floor unit were £7.97 per sqft. Business Rates for 2010/11 are as follows. Ground Floor Offices â€ Rates liability - £28,900 per annum (Estimated) Basement Offices â€ Rates liability - £6,831 per annum (Estimated) Basement Storage â€ Rates liability â€ TBC but estimated to be in the region of £1,300pa. Sub basement storage 1 â€ Rates liability - £347.76 per annum (Estimated) Sub basement storage 4 â€ Rates liability- £838.35 per annum (Estimated)</div> <div>01/10/2011 Vacant</div>	<div>The available space comprises office accommodation located on the basement level, with storage space.</div> <div><ul style="list-style-type: none">Category 2 LightingComfort CoolingKitchen FacilitiesPerimeter Trunking</div> <div>Grade: Second Hand</div> <div>Last Update: 30/04/2012</div>
	Sq Ft	Sq M	£psf	£psm																																				
Basement, Storage	216	20	£15.00	£161.40	Avail																																			
Basement, Offices	1,019	95	£15.00	£161.40	Avail																																			
Basement, Storage	120	11	£15.00	£161.40	Avail																																			
Basement, Storage	98	9	£15.00	£161.40	Avail																																			
TOTAL	1,453	135																																						
6	<div>46 - 47 Britton Street London EC1M 5NA</div> 	<div>Use Class: Use: Rent:</div> <div>Not Specified B1 Office/Business £36,480 pa (approx £28.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>1,280</td><td>119</td><td>£28.50</td><td>£306.66</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,280</td><td>119</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge: Total Outgoings:</div> <div>£11,434 pa (approx £8.93 psf) £3,840 pa (approx £3.00 psf) £40.43 psf</div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	1,280	119	£28.50	£306.66	Avail	TOTAL	1,280	119				<div>Leasehold</div> <div>The available space comprises media style office accommodation arranged over the second floor. The floor benefits from very good natural light, partitioned meeting room, kitchen, demised toilets and wooden flooring in situ. Available on a new FRI lease, terms to be agreed. Negotiable</div>	<div><ul style="list-style-type: none">Goods Lift</div> <div>Grade: Second Hand</div> <div>Last Update: 13/08/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
2nd Floor	1,280	119	£28.50	£306.66	Avail																																			
TOTAL	1,280	119																																						
7	<div>4 - 6 Brownlow Mews London WC1N 2LD</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business Not Quoting</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>1,400</td><td>130</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,400</td><td>130</td><td></td><td></td><td></td></tr></tbody></table> <div>Sale Price: Rates: Service Charge:</div> <div>£750,000 Guide Price Not Quoting Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Ground	1,400	130	NQ	NQ	Avail	TOTAL	1,400	130				<div>Long Leasehold</div> <div>The available space comprises a ground floor office unit. Available for sale by way of a c.999 years lease at price of £750,000 (Seven Hundred & Fifty Thousand Pounds). Alternatively available by way of a new lease for a term by arrangement at a rental of £30 per sq ft per annum exclusive. Negotiable</div>	<div><ul style="list-style-type: none">Disabled FacilitiesEntire Building</div> <div>Grade: New or Refurbished</div> <div>Last Update: 02/08/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
Ground	1,400	130	NQ	NQ	Avail																																			
TOTAL	1,400	130																																						




8	<p>Clerkenwell Workshops 27 - 31 Clerkenwell Close London EC1R 0AT</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business See individual floors for rents</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>G07, Ground Floor, Studio</td><td>291</td><td>27</td><td>£69.69</td><td>£749.86</td><td>Avail</td></tr><tr><td>Unit 101</td><td>1,116</td><td>104</td><td>£67.52</td><td>£726.52</td><td>Avail</td></tr><tr><td>Unit 104</td><td>531</td><td>49</td><td>£67.57</td><td>£727.05</td><td>Avail</td></tr><tr><td>Unit 513</td><td>226</td><td>21</td><td>£69.55</td><td>£748.36</td><td>Avail</td></tr><tr><td>Unit 504</td><td>403</td><td>37</td><td>£69.67</td><td>£749.65</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,567</td><td>238</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">Not Quoting</td></tr><tr><td>Service Charge:</td><td colspan="5">Not Quoting</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		G07, Ground Floor, Studio	291	27	£69.69	£749.86	Avail	Unit 101	1,116	104	£67.52	£726.52	Avail	Unit 104	531	49	£67.57	£727.05	Avail	Unit 513	226	21	£69.55	£748.36	Avail	Unit 504	403	37	£69.67	£749.65	Avail	TOTAL	2,567	238				Rates:	Not Quoting					Service Charge:	Not Quoting					<p>Leasehold</p> <p>A new lease for a term to be agreed.</p>	<p>The available space comprises office accommodation arranged in various suites throughout the building. The units will be available from July, August and September 2012.</p> <ul style="list-style-type: none">Reception <p>Grade: Second Hand</p> <p>Last Update: 24/05/2012</p>
	Sq Ft	Sq M	£psf	£psm																																																						
G07, Ground Floor, Studio	291	27	£69.69	£749.86	Avail																																																					
Unit 101	1,116	104	£67.52	£726.52	Avail																																																					
Unit 104	531	49	£67.57	£727.05	Avail																																																					
Unit 513	226	21	£69.55	£748.36	Avail																																																					
Unit 504	403	37	£69.67	£749.65	Avail																																																					
TOTAL	2,567	238																																																								
Rates:	Not Quoting																																																									
Service Charge:	Not Quoting																																																									
9	<p>44 Clerkenwell Close London EC1R 0AT</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £19,239 Per Annum (approx £26.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>726</td><td>67</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>TOTAL</td><td>726</td><td>67</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">£11,366 (approx £15.66 psf)</td></tr><tr><td>Service Charge:</td><td colspan="5">£3,267 (approx £4.50 psf)</td></tr><tr><td>Total Outgoings:</td><td colspan="5">£46.66 psf</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		Ground	726	67	£26.50	£285.23	Avail	TOTAL	726	67				Rates:	£11,366 (approx £15.66 psf)					Service Charge:	£3,267 (approx £4.50 psf)					Total Outgoings:	£46.66 psf					<p>Leasehold</p> <p>A new FRI lease is available for a term by arrangement</p>	<p>The available space comprises office accommodation arranged over the ground floor.</p> <ul style="list-style-type: none">Air ConditioningCar ParkingCarpetingCategory 2 LightingCentral HeatingEntryphoneExcellent Natural LightMeeting Room(s)Proximity to UndergroundWC's <p>Grade: Second Hand</p> <p>Last Update: 25/04/2012</p>																		
	Sq Ft	Sq M	£psf	£psm																																																						
Ground	726	67	£26.50	£285.23	Avail																																																					
TOTAL	726	67																																																								
Rates:	£11,366 (approx £15.66 psf)																																																									
Service Charge:	£3,267 (approx £4.50 psf)																																																									
Total Outgoings:	£46.66 psf																																																									
10	<p>15 Clerkenwell Green London EC1R 0DP</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £43,533 pa (approx £27.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>501</td><td>47</td><td>£27.50</td><td>£295.90</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>541</td><td>50</td><td>£27.50</td><td>£295.90</td><td>Avail</td></tr><tr><td>1st Floor</td><td>541</td><td>50</td><td>£27.50</td><td>£295.90</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,583</td><td>147</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">£131,385 pa (approx £83.00 psf)</td></tr><tr><td>Service Charge:</td><td colspan="5">Not Quoting</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		3rd Floor	501	47	£27.50	£295.90	Avail	2nd Floor	541	50	£27.50	£295.90	Avail	1st Floor	541	50	£27.50	£295.90	Avail	TOTAL	1,583	147				Rates:	£131,385 pa (approx £83.00 psf)					Service Charge:	Not Quoting					<p>Leasehold</p> <p>The available space comprises office accommodation on the first, second and third floors. A new lease(s) available direct from the landlord by arrangement Negotiable</p>	<ul style="list-style-type: none">Roof TerraceSecurity SystemSkylightStorage Space <p>Grade: Second Hand</p> <p>Last Update: 14/07/2012</p>												
	Sq Ft	Sq M	£psf	£psm																																																						
3rd Floor	501	47	£27.50	£295.90	Avail																																																					
2nd Floor	541	50	£27.50	£295.90	Avail																																																					
1st Floor	541	50	£27.50	£295.90	Avail																																																					
TOTAL	1,583	147																																																								
Rates:	£131,385 pa (approx £83.00 psf)																																																									
Service Charge:	Not Quoting																																																									




11	<div>64 Clerkenwell Road London EC1M 5PX</div> 	<div><div>Use Class: Use: Rent:</div><div>Not Specified B1 Office/Business £89,996 pa (approx £28.57 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>435</td><td>40</td><td>£28.57</td><td>£307.41</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>682</td><td>63</td><td>£28.57</td><td>£307.41</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>724</td><td>67</td><td>£28.57</td><td>£307.41</td><td>Avail</td></tr><tr><td>1st Floor</td><td>709</td><td>66</td><td>£28.57</td><td>£307.41</td><td>Avail</td></tr><tr><td>Basement</td><td>600</td><td>56</td><td>£28.57</td><td>£307.41</td><td>Avail</td></tr><tr><td>TOTAL</td><td>3,150</td><td>293</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">£30,083 pa (approx £9.55 psf)</td></tr><tr><td>Service Charge:</td><td colspan="5">Not Quoting</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		Ground	435	40	£28.57	£307.41	Avail	3rd Floor	682	63	£28.57	£307.41	Avail	2nd Floor	724	67	£28.57	£307.41	Avail	1st Floor	709	66	£28.57	£307.41	Avail	Basement	600	56	£28.57	£307.41	Avail	TOTAL	3,150	293				Rates:	£30,083 pa (approx £9.55 psf)					Service Charge:	Not Quoting					<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the lower ground, ground and first to third floors. The ground floor benefits from window frontage. A new lease available for a term to be agreed. A nominal service charge is payable. 01/11/2011 Vacant</div>	<div>• Energy Performance Rating - D</div> <div>Grade: Second Hand</div> <div>Last Update: 13/08/2012</div>
	Sq Ft	Sq M	£psf	£psm																																																						
Ground	435	40	£28.57	£307.41	Avail																																																					
3rd Floor	682	63	£28.57	£307.41	Avail																																																					
2nd Floor	724	67	£28.57	£307.41	Avail																																																					
1st Floor	709	66	£28.57	£307.41	Avail																																																					
Basement	600	56	£28.57	£307.41	Avail																																																					
TOTAL	3,150	293																																																								
Rates:	£30,083 pa (approx £9.55 psf)																																																									
Service Charge:	Not Quoting																																																									
12	<div>56-58 Clerkenwell Road London EC1M 5PX</div> 	<div><div>Use Class: Use: Rent:</div><div>Not Specified B1 Office/Business £58,989 pa (approx £33.14 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>890</td><td>83</td><td>£33.70</td><td>£362.61</td><td>Avail</td></tr><tr><td>1st Floor</td><td>890</td><td>83</td><td>£32.58</td><td>£350.56</td><td>U/O</td></tr><tr><td>TOTAL</td><td>1,780</td><td>165</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">£16,362 pa (approx £9.19 psf)</td></tr><tr><td>Service Charge:</td><td colspan="5">£4,005 pa (approx £2.25 psf)</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		3rd Floor	890	83	£33.70	£362.61	Avail	1st Floor	890	83	£32.58	£350.56	U/O	TOTAL	1,780	165				Rates:	£16,362 pa (approx £9.19 psf)					Service Charge:	£4,005 pa (approx £2.25 psf)					<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the third floor. The space benefits from excellent natural daylight and original wooden floors. Available on a new FRI lease, terms to be agreed. Rent £30,000 pa. Negotiable</div>	<div>• Courtyard • Security System • Storage Space</div> <div>Grade: Second Hand</div> <div>Last Update: 13/08/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																																						
3rd Floor	890	83	£33.70	£362.61	Avail																																																					
1st Floor	890	83	£32.58	£350.56	U/O																																																					
TOTAL	1,780	165																																																								
Rates:	£16,362 pa (approx £9.19 psf)																																																									
Service Charge:	£4,005 pa (approx £2.25 psf)																																																									
13	<div>79 Clerkenwell Road London EC1R 5AR</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £76,340 pa (approx £27.50 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th Floor</td><td>1,388</td><td>129</td><td>£27.50</td><td>£295.90</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>1,388</td><td>129</td><td>£27.50</td><td>£295.90</td><td>U/O</td></tr><tr><td>TOTAL</td><td>2,776</td><td>258</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">£36,171 pa (approx £13.03 psf)</td></tr><tr><td>Service Charge:</td><td colspan="5">£21,070 pa (approx £7.59 psf)</td></tr><tr><td>Total Outgoings:</td><td colspan="5">£48.12 psf</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		5th Floor	1,388	129	£27.50	£295.90	Avail	3rd Floor	1,388	129	£27.50	£295.90	U/O	TOTAL	2,776	258				Rates:	£36,171 pa (approx £13.03 psf)					Service Charge:	£21,070 pa (approx £7.59 psf)					Total Outgoings:	£48.12 psf					<div>Leasehold</div> <div>The available space comprises office accommodation on the third and fifth floors. A new lease available. Terms to be agreed. Negotiable</div>	<div>• Raised Floors</div> <div>Grade: Second Hand</div> <div>Last Update: 26/07/2012</div>												
	Sq Ft	Sq M	£psf	£psm																																																						
5th Floor	1,388	129	£27.50	£295.90	Avail																																																					
3rd Floor	1,388	129	£27.50	£295.90	U/O																																																					
TOTAL	2,776	258																																																								
Rates:	£36,171 pa (approx £13.03 psf)																																																									
Service Charge:	£21,070 pa (approx £7.59 psf)																																																									
Total Outgoings:	£48.12 psf																																																									
13	<div>79 Clerkenwell Road London EC1R 5AR</div> 	<div><div>Use Class: 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><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Level</td><td>1,260</td><td>117</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground</td><td>1,115</td><td>104</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,375</td><td>221</td><td></td><td></td><td></td></tr><tr><td>Rates:</td><td colspan="5">Not Quoting</td></tr><tr><td>Service Charge:</td><td colspan="5">Not Quoting</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		Lower Level	1,260	117	NQ	NQ	Avail	Ground	1,115	104	NQ	NQ	Avail	TOTAL	2,375	221				Rates:	Not Quoting					Service Charge:	Not Quoting					<div>Leasehold</div> <div>The available space comprises high spec office accommodation arranged over the ground and lower ground floors. NEW FULL REPAIRING & INSURING LEASE FOR A TERM BY ARRANGEMENT. Negotiable</div>	<div>• Raised Floors</div> <div>Grade: Second Hand</div> <div>Last Update: 26/07/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																																						
Lower Level	1,260	117	NQ	NQ	Avail																																																					
Ground	1,115	104	NQ	NQ	Avail																																																					
TOTAL	2,375	221																																																								
Rates:	Not Quoting																																																									
Service Charge:	Not Quoting																																																									

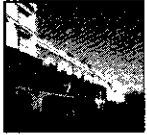

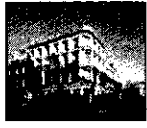
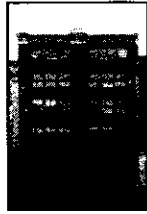
14	<p>Clerkenwell House 67 Clerkenwell Road London EC1R 5BH</p> 	<p>Use Class: Use: Rent:</p> <p>Not Specified B1 Office/Business £264,404 pa (approx £27.42 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- East, Ground</td><td>1,357</td><td>126</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>Unit/suite- East, 1st Floor</td><td>1,357</td><td>126</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>Unit/suite- East, Lower Level</td><td>1,742</td><td>162</td><td>£21.50</td><td>£231.34</td><td>Avail</td></tr><tr><td>Unit/suite- West, Lower Level</td><td>2,712</td><td>252</td><td>£21.50</td><td>£231.34</td><td>Avail</td></tr><tr><td>Unit/suite- West, Ground</td><td>2,475</td><td>230</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>TOTAL</td><td>9,643</td><td>896</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>Not Quoting £88,812 pa (approx £9.21 psf)</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- East, Ground	1,357	126	£32.50	£349.70	Avail	Unit/suite- East, 1st Floor	1,357	126	£32.50	£349.70	Avail	Unit/suite- East, Lower Level	1,742	162	£21.50	£231.34	Avail	Unit/suite- West, Lower Level	2,712	252	£21.50	£231.34	Avail	Unit/suite- West, Ground	2,475	230	£32.50	£349.70	Avail	TOTAL	9,643	896				<p>Leasehold</p> <p>The available space comprises media style office space arranged over the lower ground, ground and first floors. A new FRI lease (s) available. Terms to be agreed. Negotiable</p>	<ul style="list-style-type: none">• 2 Passenger Lift(s)• 24 Hour Access• Commissionaire• Reception• Security System <p>Grade: Second Hand</p> <p>Last Update: 13/08/2012</p>
	Sq Ft	Sq M	£psf	£psm																																										
Unit/suite- East, Ground	1,357	126	£32.50	£349.70	Avail																																									
Unit/suite- East, 1st Floor	1,357	126	£32.50	£349.70	Avail																																									
Unit/suite- East, Lower Level	1,742	162	£21.50	£231.34	Avail																																									
Unit/suite- West, Lower Level	2,712	252	£21.50	£231.34	Avail																																									
Unit/suite- West, Ground	2,475	230	£32.50	£349.70	Avail																																									
TOTAL	9,643	896																																												
15	<p>Greenhill House 90 - 93 Cowcross Street London EC1M 6BH</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £27,088 Per Annum (approx £27.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor, West Wing</td><td>985</td><td>92</td><td>£27.50</td><td>£295.99</td><td>Avail</td></tr><tr><td>4th Floor, East Wing</td><td>1,263</td><td>117</td><td>£27.50</td><td>£295.99</td><td>Avail</td></tr><tr><td>3rd Floor, West Wing</td><td>1,101</td><td>102</td><td>£27.50</td><td>£295.99</td><td>Avail</td></tr><tr><td>2nd Floor, West Wing</td><td>1,114</td><td>103</td><td>£27.50</td><td>£295.99</td><td>Avail</td></tr><tr><td>TOTAL</td><td>4,463</td><td>415</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge: Total Outgoings:</p> <p>£40,585 Payable pa (estimated) (approx £9.09 psf) In the region of £21,779 (approx £4.88 psf) £41.47 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor, West Wing	985	92	£27.50	£295.99	Avail	4th Floor, East Wing	1,263	117	£27.50	£295.99	Avail	3rd Floor, West Wing	1,101	102	£27.50	£295.99	Avail	2nd Floor, West Wing	1,114	103	£27.50	£295.99	Avail	TOTAL	4,463	415				<p>Leasehold</p> <p>A new lease for a term by arrangement. 01/08/2011 Vacant</p>	<p>The available space comprises office accommodation on second, third and fourth floors. The second floor suite is currently undergoing refurbishment.</p> <ul style="list-style-type: none">• Central Heating• Excellent Natural Light• Passenger Lift(s) <p>Grade: New or refurbished</p> <p>Last Update: 29/05/2012</p>						
	Sq Ft	Sq M	£psf	£psm																																										
4th Floor, West Wing	985	92	£27.50	£295.99	Avail																																									
4th Floor, East Wing	1,263	117	£27.50	£295.99	Avail																																									
3rd Floor, West Wing	1,101	102	£27.50	£295.99	Avail																																									
2nd Floor, West Wing	1,114	103	£27.50	£295.99	Avail																																									
TOTAL	4,463	415																																												
16	<p>6 Dyers London EC1N 2JT</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £23,848 pa (approx £17.94 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>554</td><td>51</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>Basement</td><td>775</td><td>72</td><td>£12.90</td><td>£138.80</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,329</td><td>123</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	554	51	£25.00	£269.00	Avail	Basement	775	72	£12.90	£138.80	Avail	TOTAL	1,329	123				<p>Leasehold</p> <p>Offices to let covering part of the basement of this attractive period building. The space comprises of an area of 775 sq ft and both the office accommodation and the entire building have been refurbished to a high standard throughout. Dyer's buildings is a pretty pedestrianised, paved, quiet mews/courtyard, situated on the south side of Holborn. Chancery Lane tube is within a few minutes walk. Negotiable</p>	<ul style="list-style-type: none">• 1 Passenger Lift(s)• 24 Hour Access <p>Grade: Second Hand</p> <p>Last Update: 06/08/2012</p>																		
	Sq Ft	Sq M	£psf	£psm																																										
3rd Floor	554	51	£25.00	£269.00	Avail																																									
Basement	775	72	£12.90	£138.80	Avail																																									
TOTAL	1,329	123																																												

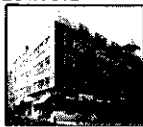


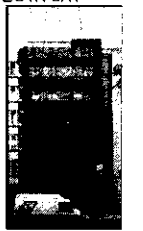
17	<div>10 Eagle Court London EC1M 5QD</div> 	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £24,998 pa (approx £37.31 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>670</td><td>62</td><td>£37.31</td><td>£401.46</td><td>Avail</td></tr><tr><td>TOTAL</td><td>670</td><td>62</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div>Not Quoting Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Ground	670	62	£37.31	£401.46	Avail	TOTAL	670	62				<div>Leasehold</div> <div>The available space comprises self-contained ground floor premises constructed three years ago, providing an open plan area divided into a general office area/ showroom with two private offices/boardrooms. The premises are available on a new lease for a term of 5+ years fully fitted and equipped. 01/10/2010 Vacant</div>	<div><div><div>• Courtyard</div><div>• Security System</div></div><div>Grade: Second Hand</div><div>Last Update: 17/07/2012</div></div>																								
	Sq Ft	Sq M	£psf	£psm																																										
Ground	670	62	£37.31	£401.46	Avail																																									
TOTAL	670	62																																												
18	<div>105 - 107 Farringdon Road London EC1R 3BU</div> 	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £66,300 pa (approx £32.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>1,020</td><td>95</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>1,020</td><td>95</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,040</td><td>190</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£15,826 pa (approx £7.76 psf) £14,484 pa (approx £7.10 psf) £47.36 psf</div>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,020	95	£32.50	£349.70	Avail	3rd Floor	1,020	95	£32.50	£349.70	Avail	TOTAL	2,040	190				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the third and fourth floors. New FRI lease (s) available, terms to be agreed. 01/02/2012 Vacant</div>	<div><div><div>• 24 Hour Access</div><div>• Category 5 Lighting</div><div>• Passenger Lift(s)</div><div>• Security System</div></div><div>Grade: Second Hand</div><div>Last Update: 14/07/2012</div></div>																		
	Sq Ft	Sq M	£psf	£psm																																										
4th Floor	1,020	95	£32.50	£349.70	Avail																																									
3rd Floor	1,020	95	£32.50	£349.70	Avail																																									
TOTAL	2,040	190																																												
19	<div>55 Farringdon Road London EC1M 3JB</div> 	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £14,500 pa (approx £14.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>1,000</td><td>93</td><td>£14.50</td><td>£156.02</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,000</td><td>93</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div>Not Quoting £3,000 pa (approx £3.00 psf)</div>		Sq Ft	Sq M	£psf	£psm		Basement	1,000	93	£14.50	£156.02	Avail	TOTAL	1,000	93				<div>Leasehold</div> <div>The available space comprises open plan office accommodation arranged over the lower ground floor. Available on a new FRI lease, terms to be agreed. Negotiable</div>	<div><div><div>• 24 Hour Access</div><div>• Security System</div></div><div>Grade: Second Hand</div><div>Last Update: 06/08/2012</div></div>																								
	Sq Ft	Sq M	£psf	£psm																																										
Basement	1,000	93	£14.50	£156.02	Avail																																									
TOTAL	1,000	93																																												
20	<div>Prince Consort House 109 - 111 Farringdon Road London EC1R 3BT</div> 	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business Not Quoting</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>8,800</td><td>818</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Unit/suite- Rear, 1st Floor</td><td>2,077</td><td>193</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Unit/suite- Front, 1st Floor</td><td>1,100</td><td>102</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Unit/suite- Front, 2nd Floor</td><td>1,100</td><td>102</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>4th Floor</td><td>712</td><td>66</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>13,789</td><td>1,281</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div>Not Quoting Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Ground	8,800	818	NQ	NQ	Avail	Unit/suite- Rear, 1st Floor	2,077	193	NQ	NQ	Avail	Unit/suite- Front, 1st Floor	1,100	102	NQ	NQ	Avail	Unit/suite- Front, 2nd Floor	1,100	102	NQ	NQ	Avail	4th Floor	712	66	NQ	NQ	Avail	TOTAL	13,789	1,281				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over various floors throughout the building. Available on a new FRI lease (s). Terms to be agreed. Negotiable</div>	<div><div><div>• On-Site Management</div><div>• Passenger Lift(s)</div><div>• Reception</div></div><div>Grade: Second Hand</div><div>Last Update: 20/07/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																																										
Ground	8,800	818	NQ	NQ	Avail																																									
Unit/suite- Rear, 1st Floor	2,077	193	NQ	NQ	Avail																																									
Unit/suite- Front, 1st Floor	1,100	102	NQ	NQ	Avail																																									
Unit/suite- Front, 2nd Floor	1,100	102	NQ	NQ	Avail																																									
4th Floor	712	66	NQ	NQ	Avail																																									
TOTAL	13,789	1,281																																												



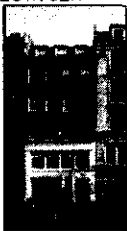
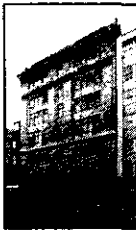
21	<div>73 Farringdon Road London EC1M 3JQ</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £12,686 pa (approx £20.90 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>607</td><td>56</td><td>£20.90</td><td>£224.88</td><td>Avail</td></tr><tr><td>TOTAL</td><td>607</td><td>56</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £6,070 pa (approx £10.00 psf) Service Charge: £3,642 pa (approx £6.00 psf) Total Outgoings: £36.90 psf</div>		Sq Ft	Sq M	£psf	£psm		1st Floor	607	56	£20.90	£224.88	Avail	TOTAL	607	56				<div>Leasehold</div> <div>The available space comprises open plan office accommodation arranged over the entire first and second floors. A new lease available for a term to be agreed. 30 Days</div>	<div><ul style="list-style-type: none">1 Passenger Lift(s)24 Hour AccessCategory 2 LightingSecurity System</div> <div>Grade: Second Hand Last Update: 18/07/2012</div>																														
	Sq Ft	Sq M	£psf	£psm																																																
1st Floor	607	56	£20.90	£224.88	Avail																																															
TOTAL	607	56																																																		
22	<div>113 - 117 Farringdon Road London EC1R 3BX</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £31,360 pa (approx £32.00 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- Suite 5, 3rd Floor</td><td>980</td><td>91</td><td>£32.00</td><td>£344.32</td><td>Avail</td></tr><tr><td>TOTAL</td><td>980</td><td>91</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £9,310 pa (approx £9.50 psf) Service Charge: £7,154 pa (approx £7.30 psf) Total Outgoings: £48.80 psf</div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- Suite 5, 3rd Floor	980	91	£32.00	£344.32	Avail	TOTAL	980	91				<div>Leasehold</div> <div>The available space comprises office accommodation arranged on part of the third floor. A new FRI lease available for a term to be agreed. 30 Days</div>	<div><ul style="list-style-type: none">1 Passenger Lift(s)24 Hour AccessCategory 5 LightingGoods LiftSecurity System</div> <div>Grade: Second Hand Last Update: 13/07/2012</div>																														
	Sq Ft	Sq M	£psf	£psm																																																
Unit/suite- Suite 5, 3rd Floor	980	91	£32.00	£344.32	Avail																																															
TOTAL	980	91																																																		
23	<div>99 Gower Street London WC1E 6AA</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business Not Quoting</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>1,243</td><td>115</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground</td><td>624</td><td>58</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>4th Floor</td><td>105</td><td>10</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>522</td><td>48</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>1,257</td><td>117</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>1st Floor</td><td>1,359</td><td>126</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>5,110</td><td>475</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Ground	1,243	115	NQ	NQ	Avail	Ground	624	58	NQ	NQ	Avail	4th Floor	105	10	NQ	NQ	Avail	3rd Floor	522	48	NQ	NQ	Avail	2nd Floor	1,257	117	NQ	NQ	Avail	1st Floor	1,359	126	NQ	NQ	Avail	TOTAL	5,110	475				<div>Leasehold</div> <div>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 full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews. 01/04/2012 Vacant</div>	<div><ul style="list-style-type: none">Energy Performance Rating - C</div> <div>Grade: New or Refurbished Last Update: 19/07/2012</div>
	Sq Ft	Sq M	£psf	£psm																																																
Ground	1,243	115	NQ	NQ	Avail																																															
Ground	624	58	NQ	NQ	Avail																																															
4th Floor	105	10	NQ	NQ	Avail																																															
3rd Floor	522	48	NQ	NQ	Avail																																															
2nd Floor	1,257	117	NQ	NQ	Avail																																															
1st Floor	1,359	126	NQ	NQ	Avail																																															
TOTAL	5,110	475																																																		


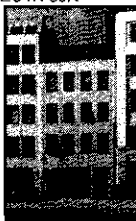

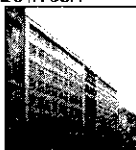
25	<div>30-32 Grays Inn Road London WC1X 8HR</div> 	<div><div><div>Use Class: Use: Rent:</div><div>Not Specified B1 Office/Business Not Quoting</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>1,313</td><td>122</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>6th Floor</td><td>1,023</td><td>95</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>5th Floor</td><td>1,184</td><td>110</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>4th Floor</td><td>1,249</td><td>116</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>1,249</td><td>116</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>1,249</td><td>116</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>1st Floor</td><td>1,238</td><td>115</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Basement</td><td>1,238</td><td>115</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>9,743</td><td>905</td><td></td><td></td><td></td></tr><div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		Ground	1,313	122	NQ	NQ	Avail	6th Floor	1,023	95	NQ	NQ	Avail	5th Floor	1,184	110	NQ	NQ	Avail	4th Floor	1,249	116	NQ	NQ	Avail	3rd Floor	1,249	116	NQ	NQ	Avail	2nd Floor	1,249	116	NQ	NQ	Avail	1st Floor	1,238	115	NQ	NQ	Avail	Basement	1,238	115	NQ	NQ	Avail	TOTAL	9,743	905				<div>Leasehold</div> <div>The available space comprises office accommodation located throughout the lower ground, ground and upper six floors. The space is in shell condition. A new lease available, terms to be agreed. The rent is on application. 01/05/2008 Vacant</div>	<div>Grade: New or Refurbished</div> <div>Last Update: 10/08/2012</div>
	Sq Ft	Sq M	£psf	£psm																																																												
Ground	1,313	122	NQ	NQ	Avail																																																											
6th Floor	1,023	95	NQ	NQ	Avail																																																											
5th Floor	1,184	110	NQ	NQ	Avail																																																											
4th Floor	1,249	116	NQ	NQ	Avail																																																											
3rd Floor	1,249	116	NQ	NQ	Avail																																																											
2nd Floor	1,249	116	NQ	NQ	Avail																																																											
1st Floor	1,238	115	NQ	NQ	Avail																																																											
Basement	1,238	115	NQ	NQ	Avail																																																											
TOTAL	9,743	905																																																														
26	<div>311 Grays Inn Road London WC1X 8PX</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £18,998 pa (approx £31.61 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>327</td><td>30</td><td>£31.61</td><td>£340.12</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>274</td><td>25</td><td>£31.61</td><td>£340.12</td><td>Avail</td></tr><tr><td>TOTAL</td><td>601</td><td>56</td><td></td><td></td><td></td></tr><div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	327	30	£31.61	£340.12	Avail	3rd Floor	274	25	£31.61	£340.12	Avail	TOTAL	601	56				<div>Leasehold</div> <div>The available space comprises self contained office accommodation arranged on the second and third floors. New sublease for a term to be agreed at £27.50 per sq.Ft. per annum, fully inclusive of rent, rates, service charge, building insurance, repairs etc, but exclusive of VAT (if applicable). 01/10/2010 Vacant</div>	<div>Grade: Second Hand</div> <div>Last Update: 02/08/2012</div>																																				
	Sq Ft	Sq M	£psf	£psm																																																												
2nd Floor	327	30	£31.61	£340.12	Avail																																																											
3rd Floor	274	25	£31.61	£340.12	Avail																																																											
TOTAL	601	56																																																														
27	<div>285 - 287 Grays Inn Road London WC1X 8QD</div> 	<div><div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £12,584 pa (approx £24.34 psf)</div></div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>517</td><td>48</td><td>£24.34</td><td>£261.90</td><td>Avail</td></tr><tr><td>TOTAL</td><td>517</td><td>48</td><td></td><td></td><td></td></tr><div><div>Rates: Service Charge:</div><div>£6,041 pa (approx £11.68 psf) Not Quoting</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	517	48	£24.34	£261.90	Avail	TOTAL	517	48				<div>Leasehold</div> <div>The available space comprises the second and third floors of the property, with the space currently divided in to well proportioned rooms. A new sub lease for a term to be agreed. 30 Days</div>	<div><div>• Energy Performance Rating - E • Reception • Staff Canteen</div><div>Grade: Second Hand</div><div>Last Update: 18/07/2012</div></div>																																										
	Sq Ft	Sq M	£psf	£psm																																																												
3rd Floor	517	48	£24.34	£261.90	Avail																																																											
TOTAL	517	48																																																														




28	<div>277A Grays Inn Road London WC1X 8QF</div> 	<div><div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div><div><div>Not Specified</div><div>Warehousing</div><div>£271.063 pa (approx £8.60 psf)</div></div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>25,338</td><td>2,354</td><td>£8.60</td><td>£92.54</td><td>Avail</td></tr><tr><td>Ground</td><td>2,137</td><td>199</td><td>£8.60</td><td>£92.54</td><td>Avail</td></tr><tr><td>1st Floor</td><td>1,451</td><td>135</td><td>£8.60</td><td>£92.54</td><td>Avail</td></tr><tr><td>Basement</td><td>2,593</td><td>241</td><td>£8.60</td><td>£92.54</td><td>Avail</td></tr><tr><td>TOTAL</td><td>31,519</td><td>2,928</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div><div>Not Quoting</div><div>Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		Ground	25,338	2,354	£8.60	£92.54	Avail	Ground	2,137	199	£8.60	£92.54	Avail	1st Floor	1,451	135	£8.60	£92.54	Avail	Basement	2,593	241	£8.60	£92.54	Avail	TOTAL	31,519	2,928				<div>Leasehold</div> <div>The available space comprises industrial accommodation arranged as a workshop. The ground floor offers workshop (25,338 sq ft) and parts (714 sq ft), office and reception space (2,137 sq ft) and the property also has a first floor mezzanine and canteen (1,451 sq fdt) and basement space (2,593 sq ft). Assignment of a lease expiring in July 2017. The next rent review is July 2012. An incentive of up to 9 months rent free is available subject to covenant status and length of lease taken.</div>	<div><div><div>• 6 Car Parking Spaces</div><div>• 6.1 metres Eaves Height</div><div>• Reception</div><div>• Security System</div><div>• Sprinkler System</div><div>• Storage Space</div></div><div><div>Grade:</div><div>Last Update:</div></div><div><div>New or Refurbished</div><div>13/08/2012</div></div></div>						
	Sq Ft	Sq M	£psf	£psm																																										
Ground	25,338	2,354	£8.60	£92.54	Avail																																									
Ground	2,137	199	£8.60	£92.54	Avail																																									
1st Floor	1,451	135	£8.60	£92.54	Avail																																									
Basement	2,593	241	£8.60	£92.54	Avail																																									
TOTAL	31,519	2,928																																												
29	<div>13 Great James Street London WC1N 3DP</div> 	<div><div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div><div><div>B1 Office/Business</div><div>£14,543 Per Annum (approx £17.50 psf)</div></div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement, Offices</td><td>831</td><td>77</td><td>£17.50</td><td>£188.36</td><td>Avail</td></tr><tr><td>TOTAL</td><td>831</td><td>77</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div><div>Rates Payable £4,438 per annum (approx £5.34 psf)</div><div>£2,909 (approx £3.50 psf)</div><div>£26.34 psf</div></div>		Sq Ft	Sq M	£psf	£psm		Basement, Offices	831	77	£17.50	£188.36	Avail	TOTAL	831	77				<div>Leasehold</div> <div>A new lease for a term by arrangement (outside the act).</div>	<div>The available space comprises office accommodation on the basement.</div> <div><div><div>• Carpeting</div><div>• Good Natural Light</div><div>• Kitchen Facilities</div><div>• Period Building</div><div>• WC's</div></div><div><div>Grade:</div><div>Last Update:</div></div><div><div>Second Hand</div><div>30/04/2012</div></div></div>																								
	Sq Ft	Sq M	£psf	£psm																																										
Basement, Offices	831	77	£17.50	£188.36	Avail																																									
TOTAL	831	77																																												
30	<div>90 Great Russell Street London WC1B 3PS</div> 	<div><div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div><div><div>B1 Office/Business</div><div>Not Quoting</div></div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>437</td><td>41</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>608</td><td>56</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>1st Floor</td><td>675</td><td>63</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground</td><td>775</td><td>72</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground</td><td>491</td><td>46</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,986</td><td>277</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div><div>£30,341 pa (approx £10.16 psf)</div><div>Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	437	41	NQ	NQ	Avail	2nd Floor	608	56	NQ	NQ	Avail	1st Floor	675	63	NQ	NQ	Avail	Ground	775	72	NQ	NQ	Avail	Ground	491	46	NQ	NQ	Avail	TOTAL	2,986	277				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the basement to third floor. A new lease is available with terms to be agreed. Negotiable</div>	<div><div><div>• Security System</div><div>• Skylight</div></div><div><div>Grade:</div><div>Last Update:</div></div><div><div>Second Hand</div><div>09/07/2012</div></div></div>
	Sq Ft	Sq M	£psf	£psm																																										
3rd Floor	437	41	NQ	NQ	Avail																																									
2nd Floor	608	56	NQ	NQ	Avail																																									
1st Floor	675	63	NQ	NQ	Avail																																									
Ground	775	72	NQ	NQ	Avail																																									
Ground	491	46	NQ	NQ	Avail																																									
TOTAL	2,986	277																																												

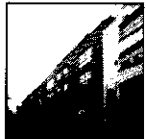

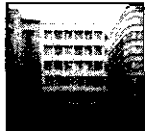

31	91 Great Russell Street London WC1B 3PS 	Use Class: Use: Rent: 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £21,503 pa (approx £27.71 psf) Sq Ft Sq M £psf £psm 776 72 £27.71 £298.16 Avail 776 72 £11,434 pa (approx £14.73 psf) Not Quoting	Leasehold The available space comprises office accommodation arranged over first floor level. The space is available to let at £21,500 per annum (excluding service charge).	<ul style="list-style-type: none"> Security System Storage Space Grade: Second Hand Last Update: 06/08/2012
32	108 Great Russell Street London WC1B 3NA 	Use Class: Use: Rent: 4th Floor 3rd Floor 2nd Floor 1st Floor TOTAL Rates: Service Charge:	B1 Office/Business £63,998 pa (approx £39.75 psf) Sq Ft Sq M £psf £psm 430 40 £39.75 £427.71 Avail 320 30 £39.75 £427.71 Avail 430 40 £39.75 £427.71 Avail 430 40 £39.75 £427.71 Avail 1,610 150 £20,383 pa (approx £12.66 psf) Not Quoting	Leasehold The available space comprises refurbished to a high standard (149.57 sq m) AMENITIES A- Comfort Cooling / Heating A- Shower A- Capped off services A- Male and Female WC&e™s A- Entry phone system A- Alarm A new lease is available on a full repairing and insuring basis for a term by arrangement, RENT £64,000 per annum exclusive of rates and service charge. 01/07/2012 Vacant	Grade: New or Refurbished Last Update: 18/07/2012
33	92 - 93 Great Russell Street London WC1B 3PS 	Use Class: Use: Rent: 2nd Floor TOTAL Rates: Service Charge:	B1 Office/Business £16,752 pa (approx £24.00 psf) Sq Ft Sq M £psf £psm 698 65 £24.00 £258.24 Avail 698 65 £8,227 pa (approx £11.79 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	<ul style="list-style-type: none"> 24 Hour Access Security System Storage Space Grade: Second Hand Last Update: 09/07/2012
34	19 - 20 Great Sutton Street London EC1V 0DN 	Use Class: Use: Rent: 4th Floor 3rd Floor TOTAL Rates: Service Charge: Total Outgoings:	B1 Office/Business £88,920 pa (approx £30.00 psf) Sq Ft Sq M £psf £psm 1,464 136 £30.00 £322.80 Avail 1,500 139 £30.00 £322.80 Avail 2,964 275 £25,639 pa (approx £8.65 psf) £6,224 pa (approx £2.10 psf) £40.75 psf	Leasehold The available space comprises media style office. The space is earmarked for refurbishment and will include natural daylight, exposed brickwork, industrial lighting, good ceiling height, 23 hour access, kitchenette, comfort cooling, entryphone, wooden flooring and an open plan layout. Available on a new FRI lease on terms to be agreed. 01/07/2012 Vacant	<ul style="list-style-type: none"> Energy Performance Rating - E Heating Security System Grade: Second Hand Last Update: 30/07/2012




35	32 - 34 Greville Street London EC1N 8TB 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £12,539 Per Annum (approx £19.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st</td><td>643</td><td>60</td><td>£19.50</td><td>£209.89</td><td>Avail</td></tr><tr><td>TOTAL</td><td>643</td><td>60</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		1st	643	60	£19.50	£209.89	Avail	TOTAL	643	60				<p>Leasehold</p> <p>A new full repairing and insuring lease for a term by arrangement.</p>	<p>The available space comprises first floor office accommodation.</p> <ul style="list-style-type: none">Air ConditioningEntryphoneExcellent Natural LightKitchen FacilitiesSecurity Entry SystemSuspended Ceilings <p>Grade: Second Hand</p> <p>Last Update: 25/05/2012</p>												
	Sq Ft	Sq M	£psf	£psm																														
1st	643	60	£19.50	£209.89	Avail																													
TOTAL	643	60																																
36	84 Hatton Garden London EC1N 8JR 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £34,999</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>732</td><td>68</td><td>£13.66</td><td>£146.98</td><td>Avail</td></tr><tr><td>Lower Ground Floor</td><td>1,292</td><td>120</td><td>£10.46</td><td>£112.55</td><td>Avail</td></tr><tr><td>Ground Floor, Rear</td><td>1,098</td><td>102</td><td>£10.46</td><td>£112.55</td><td>Avail</td></tr><tr><td>TOTAL</td><td>3,122</td><td>290</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>To be assessed To be assessed</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	732	68	£13.66	£146.98	Avail	Lower Ground Floor	1,292	120	£10.46	£112.55	Avail	Ground Floor, Rear	1,098	102	£10.46	£112.55	Avail	TOTAL	3,122	290				<p>Leasehold</p> <p>The property is available on a new FRI lease terms to be agreed. Construction NOT yet commenced</p>	<p>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</p> <ul style="list-style-type: none">Open Plan Layout <p>Grade: Second Hand</p> <p>Last Update: 27/04/2012</p>
	Sq Ft	Sq M	£psf	£psm																														
4th Floor	732	68	£13.66	£146.98	Avail																													
Lower Ground Floor	1,292	120	£10.46	£112.55	Avail																													
Ground Floor, Rear	1,098	102	£10.46	£112.55	Avail																													
TOTAL	3,122	290																																
37	6 - 7 Hatton Garden London EC1N 8AD 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £15,630 pa (approx £30.00 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>521</td><td>48</td><td>£30.00</td><td>£322.80</td><td>Avail</td></tr><tr><td>TOTAL</td><td>521</td><td>48</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge: Total Outgoings:</p> <p>£5,210 pa (approx £10.00 psf) £2,777 pa (approx £5.33 psf) £45.33 psf</p>		Sq Ft	Sq M	£psf	£psm		4th Floor	521	48	£30.00	£322.80	Avail	TOTAL	521	48				<p>Leasehold</p> <p>The available space comprises office accommodation located on the third and fourth floors. New Full Repairing & Insuring Lease Direct From The Freeholder. 01/01/2010 Vacant</p>	<ul style="list-style-type: none">1 Passenger Lift(s)Security System <p>Grade: New or Refurbished</p> <p>Last Update: 13/07/2012</p>												
	Sq Ft	Sq M	£psf	£psm																														
4th Floor	521	48	£30.00	£322.80	Avail																													
TOTAL	521	48																																
38	County House 14 - 15 Hatton Garden London EC1N 8AT 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £35,146 pa</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th Floor</td><td>615</td><td>57</td><td>£29.51</td><td>£317.53</td><td>Avail</td></tr><tr><td>Basement</td><td>1,165</td><td>108</td><td>£14.59</td><td>£156.99</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,780</td><td>165</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>£16,637 pa (approx £9.35 psf) £18,696 pa (approx £10.50 psf)</p>		Sq Ft	Sq M	£psf	£psm		5th Floor	615	57	£29.51	£317.53	Avail	Basement	1,165	108	£14.59	£156.99	Avail	TOTAL	1,780	165				<p>Leasehold</p> <p>The available space comprises office space on the fifth floor. A new lease is available. 30 Days</p>	<ul style="list-style-type: none">Category 2 LightingSecurity System <p>Grade: New or Refurbished</p> <p>Last Update: 18/07/2012</p>						
	Sq Ft	Sq M	£psf	£psm																														
5th Floor	615	57	£29.51	£317.53	Avail																													
Basement	1,165	108	£14.59	£156.99	Avail																													
TOTAL	1,780	165																																



39	34 - 35 Hatton Garden London EC1N 8DX 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £19,800 pa (approx £18.00 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>Unit/suite- 1, Basement 1,100 102 £18.00 £193.68 Avail</p> <p>TOTAL 1,100 102</p> <p>Rates: Service Charge:</p> <p>Not Quoting £5,500 pa (approx £5.00 psf)</p>	<p>Leasehold</p> <p>The available space comprises various office suites located throughout the building. A new flexible lease on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Courtyard <p>Grade: Second Hand</p> <p>Last Update: 28/06/2012</p>
39	34 - 35 Hatton Garden London EC1N 8DX 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £21,600 pa (approx £18.00 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>Unit/suite- 31 1,200 111 £18.00 £193.68 Avail</p> <p>TOTAL 1,200 111</p> <p>Rates: Service Charge:</p> <p>Not Quoting £6,000 pa (approx £5.00 psf)</p>	<p>Leasehold</p> <p>The available space comprises various office suites located throughout the building. A new flexible lease on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Courtyard <p>Grade: Second Hand</p> <p>Last Update: 29/08/2007</p>
40	Rayner House 39 Hatton Garden London EC1N 8EH 	<p>Use Class: Use: Rent:</p> <p>Not Specified B1 Office/Business £19,997 pa (approx £25.97 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>2nd Floor 770 72 £25.97 £279.44 Avail</p> <p>TOTAL 770 72</p> <p>Rates: Service Charge: Total Outgoings:</p> <p>£8,227 pa (approx £11.57 psf) £5,798 pa (approx £7.53 psf) £45.07 psf</p>	<p>Leasehold</p> <p>The available space comprises office accommodation arranged over the second floor. A new FRI lease available for a term by arrangement. Rent £20,000 pa. Negotiable</p>	<ul style="list-style-type: none"> 24 Hour Access Reception Security System Skylight <p>Grade: Second Hand</p> <p>Last Update: 13/08/2012</p>
41	New House 67 - 68 Hatton Garden London EC1N 8JY 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £78,532 pa (approx £16.53 psf)</p> <p>Sq Ft Sq M £psf £psm</p> <p>Unit/suite- 49, 7th Floor 138 13 £32.61 £350.88 Avail</p> <p>Unit/suite- 64-66, 6th Floor 646 60 £20.59 £221.55 Avail</p> <p>Unit/suite- 42-44, 4th Floor 471 44 £24.42 £262.76 Avail</p> <p>Unit/suite- 56-58, 5th Floor 657 61 £22.07 £237.47 Avail</p> <p>4th Floor 490 46 £28.00 £301.28 Avail</p> <p>Basement 2,350 218 £8.94 £96.19 Avail</p> <p>TOTAL 4,752 441</p> <p>Rates: Service Charge:</p> <p>£1,571 (approx £0.33 psf) Not Quoting</p>	<p>Leasehold</p> <p>The available space comprises office accommodation arranged in various suites throughout the building. The space is available on a new lease on terms to be agreed. Negotiable</p>	<ul style="list-style-type: none"> 2 Passenger Lift(s) 24 Hour Access Category 2 Lighting Security System <p>Grade: Second Hand</p> <p>Last Update: 07/08/2012</p>



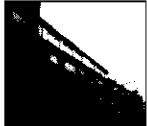

<div>41</div>	<div>New House 67 - 68 Hatton Garden London EC1N 8JY</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £26,496 pa (approx £24.00 psf)</div></div> <div><div>Sq FtSq M£psf£psm</div><div>6th Floor1,104103£24.00£258.24Avail</div><div>TOTAL1,104103</div></div> <div><div>Rates: Service Charge:</div><div>£11,400 pa (approx £10.33 psf) Not Quoting</div></div>	<div>Leasehold</div> <div>The available space comprises office accommodation arranged on the sixth floor. Available on a leasehold basis, terms to be agreed. Negotiable</div>	<div><div>• 2 Passenger Lift(s) • 24 Hour Access • Security System</div><div>Grade:Second Hand</div><div>Last Update:06/08/2012</div></div>
<div>42</div>	<div>85 Hatton Garden London EC1N 8JR</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £12,375 pa (approx £22.50 psf)</div></div> <div><div>Sq FtSq M£psf£psm</div><div>4th Floor55051£22.50£242.10Avail</div><div>TOTAL55051</div></div> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>	<div>Leasehold</div> <div>The available space comprises studio office accommodation arranged over the fourth floor. Available on a leasehold basis, terms to be agreed. Negotiable</div>	<div><div>• 1 Passenger Lift(s) • 24 Hour Access • Security System</div><div>Grade:Second Hand</div><div>Last Update:06/08/2012</div></div>
<div>43</div>	<div>24 Hatton Garden London EC1N 8BQ</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £12,495 pa (approx £17.85 psf)</div></div> <div><div>Sq FtSq M£psf£psm</div><div>Basement70065£17.85£192.07Avail</div><div>TOTAL70065</div></div> <div><div>Rates: Service Charge:</div><div>£1,500 pa (approx £2.14 psf) Not Quoting</div></div>	<div>Leasehold</div> <div>The available space comprises a lower ground floor or basement unit which is suited to office or retail accommodation. The space has been newly refurbished to offer quality space. The property is available leasehold. The rent is requested at £10,000 per annum. 01/11/2008 Vacant</div>	<div><div>Grade:New or Refurbished</div><div>Last Update:23/07/2012</div></div>
<div>44</div>	<div>63 - 66 Hatton Garden London EC1N 8SR</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £37,498 pa (approx £29.30 psf)</div></div> <div><div>Sq FtSq M£psf£psm</div><div>7th Floor52048£27.88£299.99Avail</div><div>5th Floor38536£30.52£328.40Avail</div><div>2nd Floor37535£30.00£322.80Avail</div><div>TOTAL1,280119</div></div> <div><div>Rates: Service Charge:</div><div>£15,305 pa (approx £11.96 psf) £1,658 (approx £1.30 psf)</div></div>	<div>Leasehold</div> <div>The available space comprises office accommodation arranged over second, fifth and seventh floor levels. The space is available on a new lease on terms to be agreed. Negotiable</div>	<div><div>• 24 Hour Access • Category 2 Lighting • Disabled Facilities • Reception • Security System • Storage Space</div><div>Grade:Second Hand</div><div>Last Update:07/08/2012</div></div>



45	<div>33 Hatton Garden London EC1N 8DL</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £90,161 pa</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- 31-32, 2nd Floor</td><td>275</td><td>26</td><td>£154.84</td><td>£1,666.08</td><td>U/O</td></tr><tr><td>Unit/suite- 10, 2nd Floor</td><td>200</td><td>19</td><td>£32.00</td><td>£344.32</td><td>Avail</td></tr><tr><td>Unit/suite- 01, 2nd Floor</td><td>1,340</td><td>124</td><td>£27.00</td><td>£290.52</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>200</td><td>19</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,015</td><td>187</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge:</div> <div>Not Quoting £5,445 pa (approx £2.70 psf)</div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 31-32, 2nd Floor	275	26	£154.84	£1,666.08	U/O	Unit/suite- 10, 2nd Floor	200	19	£32.00	£344.32	Avail	Unit/suite- 01, 2nd Floor	1,340	124	£27.00	£290.52	Avail	2nd Floor	200	19	£25.00	£269.00	Avail	TOTAL	2,015	187				<div>Leasehold</div> <div>The available space comprises two office suites totalling 2,225 sq ft.A new FRI lease on terms to be agreed. Negotiable</div>	<div><ul style="list-style-type: none">1 Passenger Lift(s)Security System</div> <div>Grade: Second Hand</div> <div>Last Update: 02/08/2012</div>
	Sq Ft	Sq M	£psf	£psm																																				
Unit/suite- 31-32, 2nd Floor	275	26	£154.84	£1,666.08	U/O																																			
Unit/suite- 10, 2nd Floor	200	19	£32.00	£344.32	Avail																																			
Unit/suite- 01, 2nd Floor	1,340	124	£27.00	£290.52	Avail																																			
2nd Floor	200	19	£25.00	£269.00	Avail																																			
TOTAL	2,015	187																																						
46	<div>100 Hatton Garden London EC1N 8NX</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £20,213 pa (approx £27.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- 126</td><td>735</td><td>68</td><td>£27.50</td><td>£295.90</td><td>Avail</td></tr><tr><td>TOTAL</td><td>735</td><td>68</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge: Total Outgoings:</div> <div>£12,490 pa (approx £16.99 psf) £9,555 pa (approx £13.00 psf) £57.49 psf</div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- 126	735	68	£27.50	£295.90	Avail	TOTAL	735	68				<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 tease on terms to be agreed. Negotiable</div>	<div><ul style="list-style-type: none">24 Hour AccessSecurity SystemStorage Space</div> <div>Grade: Second Hand</div> <div>Last Update: 24/07/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
Unit/suite- 126	735	68	£27.50	£295.90	Avail																																			
TOTAL	735	68																																						
47	<div>11 - 13 Hatton Wall London EC1N 8HX</div> 	<div>Use Class: Use: Rent:</div> <div>Self-Storage £2,685 Per Annum (approx £5.00 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>537</td><td>50</td><td>£5.00</td><td>£53.82</td><td>Avail</td></tr><tr><td>TOTAL</td><td>537</td><td>50</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge:</div> <div>Not Quoting £1,477 (approx £2.75 psf)</div>		Sq Ft	Sq M	£psf	£psm		Basement	537	50	£5.00	£53.82	Avail	TOTAL	537	50				<div>Leasehold</div> <div>A new lease is available for a term by arrangement directly from the freeholders. Vacant</div>	<div>The available space comprises basement storage space.</div> <div>Grade: Second Hand</div> <div>Last Update: 10/05/2012</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
Basement	537	50	£5.00	£53.82	Avail																																			
TOTAL	537	50																																						




<div>48</div>	<div>Blackbull Yard 24 - 28 Hatton Wall London EC1N 8JH</div> <div></div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £21,700 pa (approx £17.50 psf)</div> <div><div>Sq Ft</div><div>Sq M</div><div>£psf</div><div>£psm</div></div> <div>Unit/suite- B1, Basement 1,240115£17.50£188.30Avail</div> <div><div>TOTAL</div><div>1,240115</div></div> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£6,756 pa (approx £5.45 psf) £4,960 pa (approx £4.00 psf) £26.95 psf</div>	<div>Leasehold</div> <div>The available space comprises the lower ground floor office accommodation within the converted warehouse building, and is arranged to provide open plan studio space. Amenities: Telephone entry system, Own WC, Good natural light, 24 hour access, Covered bike racks, Parking (by separate negotiation), Storage units also available in the building. A new lease is available for a term by arrangement. 01/07/2012 Vacant</div>	<div><div>• 24 Hour Access</div><div>• Reception</div><div>• Security System</div><div>• Storage Space</div></div> <div><div>Grade:</div><div>Last Update:</div></div> <div>Second Hand 18/07/2012</div>
<div>49</div>	<div>High Holborn House 52 - 54 High Holborn London WC1V 6RL</div> <div></div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £21,245 pa (approx £17.50 psf)</div> <div><div>Sq Ft</div><div>Sq M</div><div>£psf</div><div>£psm</div></div> <div>1st Floor 1,214113£17.50£188.30Avail</div> <div><div>TOTAL</div><div>1,214113</div></div> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£6,980 pa (approx £5.75 psf) £10,319 pa (approx £8.50 psf) £31.75 psf</div>	<div>Leasehold</div> <div>The available space comprises office accommodation arranged over part of the first and sixth floors. The property is available on a new lease with terms to be agreed. 01/08/2007 Vacant</div>	<div><div>• 24 Hour Access</div><div>• 3 Passenger Lift(s)</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>Grade:</div><div>Last Update:</div></div> <div>New or Refurbished 14/06/2012</div>
<div>50</div>	<div>232 - 233 High Holborn London WC1V 7EG</div> <div></div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>Self-Storage £4,995</div> <div><div>Sq Ft</div><div>Sq M</div><div>£psf</div><div>£psm</div></div> <div>Basement 66662£7.50£80.70Avail</div> <div><div>TOTAL</div><div>66662</div></div> <div><div>Rates:</div><div>Service Charge:</div></div> <div>To be assessed £3,330 (approx £5.00 psf)</div>	<div>Leasehold</div> <div>A new lease is available on terms to be agreed. Rates not listed 01/07/2009 Vacant</div>	<div>The available space comprises basement storage space totalling 666 sq ft.</div> <div><div>• Basement Storage</div></div> <div><div>Grade:</div><div>Last Update:</div></div> <div>Second Hand 17/05/2012</div>
<div>49</div>	<div>High Holborn House 52 - 54 High Holborn London WC1V 6RL</div> <div></div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £21,245 pa (approx £17.50 psf)</div> <div><div>Sq Ft</div><div>Sq M</div><div>£psf</div><div>£psm</div></div> <div>6th Floor 1,214113£17.50£188.30Avail</div> <div><div>TOTAL</div><div>1,214113</div></div> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£6,980 pa (approx £5.75 psf) £10,319 pa (approx £8.50 psf) £31.75 psf</div>	<div>Leasehold</div> <div>The available space comprises office accommodation arranged over part of the first and sixth floors. The property is available on a new lease with terms to be agreed. 01/08/2007 Vacant</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>Grade:</div><div>Last Update:</div></div> <div>New or Refurbished 14/06/2012</div>





51	<p>Eurowed House 20 - 24 Kirby Street London EC1N 8TS</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £90,650 pa (approx £18.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- North, 1st Floor</td><td>2,800</td><td>260</td><td>£18.50</td><td>£199.06</td><td>Avail</td></tr><tr><td>Unit/suite- South, 1st Floor</td><td>1,225</td><td>114</td><td>£18.50</td><td>£199.06</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>875</td><td>81</td><td>£18.50</td><td>£199.06</td><td>Avail</td></tr><tr><td>TOTAL</td><td>4,900</td><td>455</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: £48,608 pa (approx £9.92 psf) Service Charge: £26,803 pa (approx £5.47 psf) Total Outgoings: £33.89 psf</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- North, 1st Floor	2,800	260	£18.50	£199.06	Avail	Unit/suite- South, 1st Floor	1,225	114	£18.50	£199.06	Avail	3rd Floor	875	81	£18.50	£199.06	Avail	TOTAL	4,900	455				<p>Leasehold</p> <p>The available space comprises open plan office accommodation arranged over two parts of the first floor and part of the third floor. Available on a new FRI lease, terms to be agreed. Negotiable</p>	<ul style="list-style-type: none">1 Passenger Lift(s)24 Hour AccessCommissionaireRaised FloorsSecurity System <p>Grade: Second Hand</p> <p>Last Update: 06/08/2012</p>
	Sq Ft	Sq M	£psf	£psm																														
Unit/suite- North, 1st Floor	2,800	260	£18.50	£199.06	Avail																													
Unit/suite- South, 1st Floor	1,225	114	£18.50	£199.06	Avail																													
3rd Floor	875	81	£18.50	£199.06	Avail																													
TOTAL	4,900	455																																
51	<p>Eurowed House 20 - 24 Kirby Street London EC1N 8TS</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business On application to the agents</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit B, Ground Floor</td><td>1,225</td><td>114</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,225</td><td>114</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Not Quoting Service Charge: Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit B, Ground Floor	1,225	114	NQ	NQ	Avail	TOTAL	1,225	114				<p>Leasehold</p> <p>A new FRI lease available on flexible terms.</p>	<p>The available space comprises ground floor office accommodation measuring 1,225 sq ft.</p> <ul style="list-style-type: none">CarpetingComfort CoolingEntryphoneGood Natural LightRaised FloorsWC's <p>Grade: Second Hand</p> <p>Last Update: 25/05/2012</p>												
	Sq Ft	Sq M	£psf	£psm																														
Unit B, Ground Floor	1,225	114	NQ	NQ	Avail																													
TOTAL	1,225	114																																
52	<p>12 - 16 Laystall Street London EC1R 4PF</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £168,010 pa</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>4,180</td><td>388</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>Basement</td><td>290</td><td>27</td><td>£10.00</td><td>£107.60</td><td>Avail</td></tr><tr><td>TOTAL</td><td>4,470</td><td>415</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: £51,498 pa (approx £11.52 psf) Service Charge: £22,350 pa (approx £5.00 psf)</p>		Sq Ft	Sq M	£psf	£psm		1st Floor	4,180	388	£39.50	£425.02	Avail	Basement	290	27	£10.00	£107.60	Avail	TOTAL	4,470	415				<p>Leasehold</p> <p>The available space comprises loft style office accommodation arranged over the first floor with basement storage space also available. A new FRI lease available for a term to be agreed. 01/04/2012 Vacant</p>	<ul style="list-style-type: none">24 Hour AccessAtriumCommissionaireDisabled FacilitiesRaised FloorsReceptionSecurity System <p>Grade: New or Refurbished</p> <p>Last Update: 26/07/2012</p>						
	Sq Ft	Sq M	£psf	£psm																														
1st Floor	4,180	388	£39.50	£425.02	Avail																													
Basement	290	27	£10.00	£107.60	Avail																													
TOTAL	4,470	415																																





53	<div>City House 72 - 80 Leather Lane London EC1N 7TR</div> 	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £17,253 pa (approx £20.37 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>847</td><td>79</td><td>£20.37</td><td>£219.18</td><td>Avail</td></tr><tr><td>TOTAL</td><td>847</td><td>79</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div>£7,969 pa (approx £9.41 psf) Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		4th Floor	847	79	£20.37	£219.18	Avail	TOTAL	847	79				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over fourth floor level. The accommodation is self-contained, with a WC, bathroom and kitchen and benefits from having original industrial features and laminate wooden flooring. The space is available to let at £19,500 pa (excluding service charge). Negotiable</div>	<div><div>• 1 Passenger Lift(s)</div><div>• Security System</div></div> <div>Grade: Second Hand</div> <div>Last Update: 06/08/2012</div>						
	Sq Ft	Sq M	£psf	£psm																								
4th Floor	847	79	£20.37	£219.18	Avail																							
TOTAL	847	79																										
54	<div>7 - 8 Little Turnstile London WC1V 7DX</div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £8,000 pa (approx £13.01 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>275</td><td>26</td><td>£29.09</td><td>£313.01</td><td>Avail</td></tr><tr><td>Basement</td><td>340</td><td>32</td><td>£13.01</td><td>£140.01</td><td>Avail</td></tr><tr><td>TOTAL</td><td>615</td><td>57</td><td></td><td></td><td></td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		3rd Floor	275	26	£29.09	£313.01	Avail	Basement	340	32	£13.01	£140.01	Avail	TOTAL	615	57				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over basement and third floor levels. The space is available on a new lease on terms to be agreed. Negotiable</div>	<div><div>• Security System</div></div> <div>Grade: Second Hand</div> <div>Last Update: 07/08/2012</div>
	Sq Ft	Sq M	£psf	£psm																								
3rd Floor	275	26	£29.09	£313.01	Avail																							
Basement	340	32	£13.01	£140.01	Avail																							
TOTAL	615	57																										
55	<div>Lupus House 11 - 13 Macklin Street London WC2B 5NH</div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £38,633 pa (approx £22.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>545</td><td>51</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>Unit/suite- 2a, 2nd Floor</td><td>1,172</td><td>109</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,717</td><td>160</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£21,076 pa (approx £12.27 psf) £5,151 pa (approx £3.00 psf) £37.77 psf</div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	545	51	£22.50	£242.10	Avail	Unit/suite- 2a, 2nd Floor	1,172	109	£22.50	£242.10	Avail	TOTAL	1,717	160				<div>Leasehold</div> <div>The available space comprises 1,717 sq ft of office space arranged over second and third floors. Negotiable</div>	<div><div>• 24 Hour Access</div><div>• Energy Performance Rating - C</div><div>• Goods Lift</div><div>• Reception</div><div>• Security System</div></div> <div>Grade: Second Hand</div> <div>Last Update: 08/08/2012</div>
	Sq Ft	Sq M	£psf	£psm																								
3rd Floor	545	51	£22.50	£242.10	Avail																							
Unit/suite- 2a, 2nd Floor	1,172	109	£22.50	£242.10	Avail																							
TOTAL	1,717	160																										
56	<div>Dilke House 1 Malet Street London WC1E 7JN</div> 	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £18,816 pa (approx £24.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>768</td><td>71</td><td>£24.50</td><td>£263.62</td><td>Avail</td></tr><tr><td>TOTAL</td><td>768</td><td>71</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£11,366 pa (approx £14.80 psf) £5,952 pa (approx £7.75 psf) £47.05 psf</div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	768	71	£24.50	£263.62	Avail	TOTAL	768	71				<div>Leasehold</div> <div>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</div>	<div><div>• 24 Hour Access</div><div>• Category 2 Lighting</div><div>• Energy Performance Rating - D</div><div>• Security Entry System</div><div>• Security System</div></div> <div>Grade: New or Refurbished</div> <div>Last Update: 27/06/2012</div>						
	Sq Ft	Sq M	£psf	£psm																								
3rd Floor	768	71	£24.50	£263.62	Avail																							
TOTAL	768	71																										

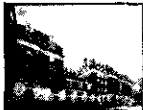

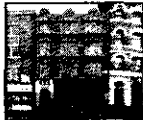
57	<div>53 New Oxford Street London WC1A 1BL</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £49,480 pa (approx £20.00 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>383</td><td>36</td><td>£20.00</td><td>£215.20</td><td>Avail</td></tr><tr><td>1st Floor</td><td>1,026</td><td>95</td><td>£20.00</td><td>£215.20</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>1,065</td><td>99</td><td>£20.00</td><td>£215.20</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,474</td><td>230</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£21,400 pa (approx £8.65 psf) £18,555 pa (approx £7.50 psf) £36.15 psf</div></div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	383	36	£20.00	£215.20	Avail	1st Floor	1,026	95	£20.00	£215.20	Avail	3rd Floor	1,065	99	£20.00	£215.20	Avail	TOTAL	2,474	230				<div>Leasehold</div> <div>The available space comprises office accommodation on the first, second, third and fourth floors. A new flexible FRI lease direct from the freeholder for a term by negotiation. 01/03/2009 Vacant</div>	<div><div><div>• Energy Performance Rating - C • Energy Performance Rating - D • Security System</div></div><div>Grade: Second Hand</div><div>Last Update: 01/08/2012</div></div>						
	Sq Ft	Sq M	£psf	£psm																																				
2nd Floor	383	36	£20.00	£215.20	Avail																																			
1st Floor	1,026	95	£20.00	£215.20	Avail																																			
3rd Floor	1,065	99	£20.00	£215.20	Avail																																			
TOTAL	2,474	230																																						
58	<div>39 - 41 New Oxford Street London WC1A 1BH</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £16,675 pa (approx £25.00 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>667</td><td>62</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>TOTAL</td><td>667</td><td>62</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>£8,177 pa (approx £12.26 psf) Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	667	62	£25.00	£269.00	Avail	TOTAL	667	62				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over third floor level. The space is available on a new lease directly from the landlord for a term by arrangement. Negotiable</div>	<div><div><div>• Energy Performance Rating - G • Security System</div></div><div>Grade: Second Hand</div><div>Last Update: 01/08/2012</div></div>																		
	Sq Ft	Sq M	£psf	£psm																																				
3rd Floor	667	62	£25.00	£269.00	Avail																																			
TOTAL	667	62																																						
59	<div>2 - 3 North Mews London WC1N 2JP</div> 	<div><div>Use Class: 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><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>1,186</td><td>110</td><td>£12.00</td><td>£129.12</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,186</td><td>110</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Rates differ for each floor / unit £7,409 (approx £6.25 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	1,186	110	£12.00	£129.12	Avail	TOTAL	1,186	110				<div>Leasehold</div> <div>The property is available on a new lease for a term by arrangement. 3rd floor rates - £9.93 psf per annum lower ground rates - £4.97 psf per annum</div>	<div>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><div><div>• Basement Storage • Category 2 Lighting • Central Heating • Entryphone • Kitchen Facilities • Passenger Lift(s) • Raised Floors • Suspended Ceilings</div></div><div>Grade: New or Refurbished</div><div>Last Update: 16/05/2012</div></div>																		
	Sq Ft	Sq M	£psf	£psm																																				
Lower Ground Floor	1,186	110	£12.00	£129.12	Avail																																			
TOTAL	1,186	110																																						
60	<div>9 - 11 Northburgh Street London EC1V 0AH</div> 	<div><div>Use Class: Use: Rent:</div><div>Not Specified B1 Office/Business £175,280 pa (approx £22.55 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>2,246</td><td>209</td><td>£19.00</td><td>£204.44</td><td>Avail</td></tr><tr><td>Basement</td><td>1,320</td><td>123</td><td>£16.00</td><td>£172.16</td><td>Avail</td></tr><tr><td>Basement</td><td>2,296</td><td>213</td><td>£26.50</td><td>£285.14</td><td>Avail</td></tr><tr><td>Ground</td><td>1,911</td><td>178</td><td>£26.50</td><td>£285.14</td><td>Avail</td></tr><tr><td>TOTAL</td><td>7,773</td><td>722</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting £93,276 pa (approx £12.00 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		Ground	2,246	209	£19.00	£204.44	Avail	Basement	1,320	123	£16.00	£172.16	Avail	Basement	2,296	213	£26.50	£285.14	Avail	Ground	1,911	178	£26.50	£285.14	Avail	TOTAL	7,773	722				<div>Leasehold</div> <div>New full repairing and insuring lease/s available for a term until May 2016. Rates: 9 Ground £8,358 pa / £4.40 per sq ft. 9 Lower G £2,656 pa / £2.04 per sq ft. 11 Ground £19,759 pa / £8.51 per sq ft. 11 Lower G £7,328 pa / £3.19 per sq ft. Negotiable</div>	<div><div><div>• 1 Passenger Lift(s) • Courtyard • Disabled Facilities • Security Entry System • Security System</div></div><div>Grade: New or Refurbished</div><div>Last Update: 13/08/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																																				
Ground	2,246	209	£19.00	£204.44	Avail																																			
Basement	1,320	123	£16.00	£172.16	Avail																																			
Basement	2,296	213	£26.50	£285.14	Avail																																			
Ground	1,911	178	£26.50	£285.14	Avail																																			
TOTAL	7,773	722																																						



<div>61</div>	<div>Unit 4 22 Pakenham Street London WC1X 0LN</div> <div></div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>Workshop £17,000 Per Annum (approx £14.26 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Mezzanine</td><td>326</td><td>30</td><td>£14.26</td><td>£153.50</td><td>Avail</td></tr><tr><td>Ground</td><td>866</td><td>80</td><td>£14.26</td><td>£153.50</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,192</td><td>111</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div>Rateable Value £19,250 To be assessed</div>		Sq Ft	Sq M	£psf	£psm		Mezzanine	326	30	£14.26	£153.50	Avail	Ground	866	80	£14.26	£153.50	Avail	TOTAL	1,192	111				<div>Leasehold</div> <div>A new lease is available for a term to be agreed. 01/09/2011 Vacant</div>	<div>The available space comprises ground floor workshop accommodation that benefits from a mezzanine.</div> <div><div>• 1 Car Parking Spaces</div><div>• Mezzanine Level</div></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>15/03/2012</div></div>																		
	Sq Ft	Sq M	£psf	£psm																																										
Mezzanine	326	30	£14.26	£153.50	Avail																																									
Ground	866	80	£14.26	£153.50	Avail																																									
TOTAL	1,192	111																																												
<div>62</div>	<div>260 Pentonville Road London N1 9JY</div> <div></div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £31,532 pa (approx £16.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>569</td><td>53</td><td>£16.50</td><td>£177.54</td><td>U/O</td></tr><tr><td>3rd Floor</td><td>294</td><td>27</td><td>£16.50</td><td>£177.54</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>305</td><td>28</td><td>£16.50</td><td>£177.54</td><td>Avail</td></tr><tr><td>1st Floor</td><td>394</td><td>37</td><td>£16.50</td><td>£177.54</td><td>Avail</td></tr><tr><td>Basement</td><td>349</td><td>32</td><td>£16.50</td><td>£177.54</td><td>U/O</td></tr><tr><td>TOTAL</td><td>1,911</td><td>178</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div></div> <div>Not Quoting Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Ground	569	53	£16.50	£177.54	U/O	3rd Floor	294	27	£16.50	£177.54	Avail	2nd Floor	305	28	£16.50	£177.54	Avail	1st Floor	394	37	£16.50	£177.54	Avail	Basement	349	32	£16.50	£177.54	U/O	TOTAL	1,911	178				<div>Leasehold</div> <div>The available space comprises D1 accommodation arranged over the basement level to the third floor with A1/A3/B1 usage potential. term to be agreed. Alternatively the assignment of the existing lease (until 2017) is also available. The demise can be let as a whole or in part. Rent: £16.50 per sq ft exclusive of service charges, business rates, buildings insurance and VAT (where applicable). This is based on the current usage (D1) and is therefore subject to amendment for alternative uses (assuggested above). 01/03/2011 Vacant</div>	<div>• Roof Terrace</div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>26/07/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																																										
Ground	569	53	£16.50	£177.54	U/O																																									
3rd Floor	294	27	£16.50	£177.54	Avail																																									
2nd Floor	305	28	£16.50	£177.54	Avail																																									
1st Floor	394	37	£16.50	£177.54	Avail																																									
Basement	349	32	£16.50	£177.54	U/O																																									
TOTAL	1,911	178																																												
<div>63</div>	<div>Quality House 6 - 9 Quality Court London WC2A 1HP</div>	<div><div>Use Class:</div><div>Use:</div><div>Rent:</div></div> <div>B1 Office/Business £30,983 pa (approx £22.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- W, 2nd Floor</td><td>1,377</td><td>128</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,377</td><td>128</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates:</div><div>Service Charge:</div><div>Total Outgoings:</div></div> <div>£17,639 pa (approx £12.81 psf) £14,458 pa (approx £10.50 psf) £45.81 psf</div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- W, 2nd Floor	1,377	128	£22.50	£242.10	Avail	TOTAL	1,377	128				<div>Leasehold</div> <div>The available space comprises office accommodation arranged over the second and fifth floors. The property is available on a new flexible lease for a term by arrangement. 01/08/2006 Vacant</div>	<div><div>• 2 Passenger Lift(s)</div><div>• 24 Hour Access</div><div>• Atrium</div><div>• Courtyard</div><div>• Raised Floors</div><div>• Reception</div><div>• Security System</div></div> <div><div>Grade:</div><div>New or Refurbished</div></div> <div><div>Last Update:</div><div>08/08/2012</div></div>																								
	Sq Ft	Sq M	£psf	£psm																																										
Unit/suite- W, 2nd Floor	1,377	128	£22.50	£242.10	Avail																																									
TOTAL	1,377	128																																												

64	<div>Brampton House 16 Red Lion Square London WC1R 4QH</div>	<div><div>Use Class: Use: Rent:</div><div>General Industrial £6,131 pa (approx £4.61 psf)</div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- A, Basement</td><td>125</td><td>12</td><td>£4.61</td><td>£49.60</td><td>U/O</td></tr><tr><td>Unit/suite- D, Basement</td><td>770</td><td>72</td><td>£4.61</td><td>£49.60</td><td>Avail</td></tr><tr><td>Unit/suite- C, Basement</td><td>296</td><td>28</td><td>£4.61</td><td>£49.60</td><td>Avail</td></tr><tr><td>Unit/suite- B, Basement</td><td>139</td><td>13</td><td>£4.61</td><td>£49.60</td><td>U/O</td></tr><tr><td>TOTAL</td><td>1,330</td><td>124</td><td></td><td></td><td></td></tr><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		Unit/suite- A, Basement	125	12	£4.61	£49.60	U/O	Unit/suite- D, Basement	770	72	£4.61	£49.60	Avail	Unit/suite- C, Basement	296	28	£4.61	£49.60	Avail	Unit/suite- B, Basement	139	13	£4.61	£49.60	U/O	TOTAL	1,330	124				<div>Leasehold</div> <div>The available space comprises storage space in the basement of the building, divided into five units - A, B, C, D, and F - all to be taken together. New lease available. 01/12/2009 Vacant</div>	<div><div>Storage Space</div><div>Grade: Second Hand</div><div>Last Update: 04/07/2012</div></div>						
	Sq Ft	Sq M	£psf	£psm																																										
Unit/suite- A, Basement	125	12	£4.61	£49.60	U/O																																									
Unit/suite- D, Basement	770	72	£4.61	£49.60	Avail																																									
Unit/suite- C, Basement	296	28	£4.61	£49.60	Avail																																									
Unit/suite- B, Basement	139	13	£4.61	£49.60	U/O																																									
TOTAL	1,330	124																																												
65	<div>20 Red Lion Street London WC1R 4PS</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £14,620 pa (approx £10.00 psf)</div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>1,462</td><td>136</td><td>£10.00</td><td>£107.60</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,462</td><td>136</td><td></td><td></td><td></td></tr><div>Rates: Service Charge:</div><div>Not Quoting £8,772 pa (approx £6.00 psf)</div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		Basement	1,462	136	£10.00	£107.60	Avail	TOTAL	1,462	136				<div>Leasehold</div> <div>The available space comprises 1,462 sq ft of lower ground office accommodation. A new FRI lease is now available direct from the landlord on terms by arrangement. 01/08/2012 Vacant</div>	<div><div>Conference Facilities Energy Performance Rating - E</div><div>Grade: Second Hand</div><div>Last Update: 08/08/2012</div></div>																								
	Sq Ft	Sq M	£psf	£psm																																										
Basement	1,462	136	£10.00	£107.60	Avail																																									
TOTAL	1,462	136																																												
66	<div>7 Ridgmount Street London WC1E 7AB</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business Not Quoting</div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>710</td><td>66</td><td>NQ</td><td>NQ</td><td></td></tr><tr><td>1st Floor</td><td>660</td><td>61</td><td>NQ</td><td>NQ</td><td></td></tr><tr><td>TOTAL</td><td>1370</td><td>66</td><td></td><td></td><td></td></tr><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		1st Floor	710	66	NQ	NQ		1st Floor	660	61	NQ	NQ		TOTAL	1370	66				<div>Leasehold</div> <div>Flexible terms from 12 months. Rents fully inclusive. Suites 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. Negotiable</div>	<div><div>Reception</div><div>Grade: Second Hand</div><div>Last Update: 09/08/2012</div></div>																		
	Sq Ft	Sq M	£psf	£psm																																										
1st Floor	710	66	NQ	NQ																																										
1st Floor	660	61	NQ	NQ																																										
TOTAL	1370	66																																												
67	<div>14 Roger Street London WC1N 2JR</div> <div></div>	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £78,818 pa (approx £22.50 psf)</div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>726</td><td>67</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>Basement</td><td>570</td><td>53</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>755</td><td>70</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>726</td><td>67</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>1st Floor</td><td>726</td><td>67</td><td>£22.50</td><td>£242.10</td><td>Avail</td></tr><tr><td>TOTAL</td><td>3,503</td><td>325</td><td></td><td></td><td></td></tr><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		Ground	726	67	£22.50	£242.10	Avail	Basement	570	53	£22.50	£242.10	Avail	3rd Floor	755	70	£22.50	£242.10	Avail	2nd Floor	726	67	£22.50	£242.10	Avail	1st Floor	726	67	£22.50	£242.10	Avail	TOTAL	3,503	325				<div>Leasehold</div> <div>The available space comprises 3,503 sq ft of office accommodation located on basement, ground to third floors. Space available from 570 sq ft. A new lease is available for term by arrangement. Freehold - Offers in excess of £1.75m. Negotiable</div>	<div><div>Grade: Second Hand</div><div>Last Update: 31/07/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																																										
Ground	726	67	£22.50	£242.10	Avail																																									
Basement	570	53	£22.50	£242.10	Avail																																									
3rd Floor	755	70	£22.50	£242.10	Avail																																									
2nd Floor	726	67	£22.50	£242.10	Avail																																									
1st Floor	726	67	£22.50	£242.10	Avail																																									
TOTAL	3,503	325																																												

68	<div>19 Rosebery Avenue London EC1R 4SP</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £37,929 pa (approx £23.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>813</td><td>76</td><td>£23.50</td><td>£252.86</td><td>Avail</td></tr><tr><td>1st Floor</td><td>801</td><td>74</td><td>£23.50</td><td>£252.86</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,614</td><td>150</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £19,224 pa Service Charge: £6,456 pa (approx £4.00 psf) Total Outgoings: £39.41 psf</div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	813	76	£23.50	£252.86	Avail	1st Floor	801	74	£23.50	£252.86	Avail	TOTAL	1,614	150				<div>Leasehold</div> <div>The available space comprises office space on the first and second floor. A new effective lease is available for a term by arrangement. 01/04/2012 Vacant</div>	<div>• Roof Terrace</div> <div>Grade: Second Hand Last Update: 11/07/2012</div>
	Sq Ft	Sq M	£psf	£psm																								
2nd Floor	813	76	£23.50	£252.86	Avail																							
1st Floor	801	74	£23.50	£252.86	Avail																							
TOTAL	1,614	150																										
69	<div>1 Rosoman Place London EC1R 0JY</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £35,000 Per Annum (approx £30.43 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Upper Ground Floor</td><td>1,150</td><td>107</td><td>£30.43</td><td>£327.58</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,150</td><td>107</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £8,768 Payable pa (estimated) (approx £7.62 psf) Service Charge: £1,150 (approx £1.00 psf) Total Outgoings: £39.06 psf</div>		Sq Ft	Sq M	£psf	£psm		Upper Ground Floor	1,150	107	£30.43	£327.58	Avail	TOTAL	1,150	107				<div>Leasehold</div> <div>A new FRI lease is available outside the Landlord & Tenant Act 1954.</div>	<div>The available space comprises an upper ground floor office suite.</div> <div>• Good Ceiling Height • Kitchen Facilities • Open Plan Layout • Storage Space • WC's</div> <div>Grade: Second Hand Last Update: 22/12/2011</div>						
	Sq Ft	Sq M	£psf	£psm																								
Upper Ground Floor	1,150	107	£30.43	£327.58	Avail																							
TOTAL	1,150	107																										
70	<div>55 - 56 Russell Square London WC1B 4HP</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £45,500 pa (approx £32.50 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th Floor</td><td>1,400</td><td>130</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,400</td><td>130</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £18,326 pa (approx £13.09 psf) Service Charge: £12,600 pa (approx £9.00 psf) Total Outgoings: £54.59 psf</div>		Sq Ft	Sq M	£psf	£psm		4th Floor	1,400	130	£32.50	£349.70	Avail	TOTAL	1,400	130				<div>Leasehold</div> <div>The available space comprises fourth floor office accommodation of a predominantly open plan layout. A new lease for a term to be agreed. Negotiable</div>	<div>• 1 Passenger Lift(s) • 24 Hour Access • Courtyard • Reception • Security System</div> <div>Grade: Second Hand Last Update: 02/08/2012</div>						
	Sq Ft	Sq M	£psf	£psm																								
4th Floor	1,400	130	£32.50	£349.70	Avail																							
TOTAL	1,400	130																										
71	<div>58 Russell Square London WC1B 4HP</div> 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £17,350 Per Annum (approx £25.00 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Part 3rd Floor</td><td>694</td><td>64</td><td>£25.00</td><td>£269.09</td><td>Avail</td></tr><tr><td>TOTAL</td><td>694</td><td>64</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £8,467 Payable pa (estimated) (approx £12.20 psf) Service Charge: £6,635 (approx £9.56 psf) Total Outgoings: £46.76 psf</div>		Sq Ft	Sq M	£psf	£psm		Part 3rd Floor	694	64	£25.00	£269.09	Avail	TOTAL	694	64				<div>Leasehold</div> <div>New lease direct from the landlord.</div>	<div>The available space comprises a part third floor office suite.</div> <div>• Conference Facilities • Passenger Lift(s) • Perimeter Trunking • Period Features • Reception</div> <div>Grade: Second Hand Last Update: 16/05/2012</div>						
	Sq Ft	Sq M	£psf	£psm																								
Part 3rd Floor	694	64	£25.00	£269.09	Avail																							
TOTAL	694	64																										

72	<p>Premier House 150 Southampton Row London WC1B 5AL</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £177,009 pa (approx £22.51 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>7th Floor</td><td>1,615</td><td>150</td><td>£23.53</td><td>£253.18</td><td>Avail</td></tr><tr><td>1st Floor</td><td>2,179</td><td>202</td><td>£22.03</td><td>£237.04</td><td>Avail</td></tr><tr><td>6th Floor</td><td>1,313</td><td>122</td><td>£22.09</td><td>£237.69</td><td>Avail</td></tr><tr><td>5th Floor</td><td>1,772</td><td>165</td><td>£23.14</td><td>£248.99</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>983</td><td>91</td><td>£21.36</td><td>£229.83</td><td>Avail</td></tr><tr><td>TOTAL</td><td>7,862</td><td>730</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		7th Floor	1,615	150	£23.53	£253.18	Avail	1st Floor	2,179	202	£22.03	£237.04	Avail	6th Floor	1,313	122	£22.09	£237.69	Avail	5th Floor	1,772	165	£23.14	£248.99	Avail	2nd Floor	983	91	£21.36	£229.83	Avail	TOTAL	7,862	730				<p>Leasehold</p> <p>Smart and prestigious offices to let covering part of the top floor of this attractive seven storey period building. The accommodation consists of a spacious open plan office and benefits from having great natural light. Negotiable</p>	<ul style="list-style-type: none">8 Passenger Lift(s)BalconyCategory 2 LightingRaised FloorsReceptionSecurity System <p>Grade: Second Hand</p> <p>Last Update: 06/08/2012</p>						
	Sq Ft	Sq M	£psf	£psm																																																
7th Floor	1,615	150	£23.53	£253.18	Avail																																															
1st Floor	2,179	202	£22.03	£237.04	Avail																																															
6th Floor	1,313	122	£22.09	£237.69	Avail																																															
5th Floor	1,772	165	£23.14	£248.99	Avail																																															
2nd Floor	983	91	£21.36	£229.83	Avail																																															
TOTAL	7,862	730																																																		
73	<p>Baird House 15 - 17 St Cross Street London EC1N 8UN</p> 	<p>Use Class: Use: Rent:</p> <p>Not Specified B1 Office/Business £122,005 pa (approx £32.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit/suite- N/e & N/w, Ground</td><td>2,196</td><td>204</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>Unit/suite- N/w, 2nd Floor</td><td>954</td><td>89</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>Unit/suite- S/e, Ground</td><td>604</td><td>56</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>TOTAL</td><td>3,754</td><td>349</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Unit/suite- N/e & N/w, Ground	2,196	204	£32.50	£349.70	Avail	Unit/suite- N/w, 2nd Floor	954	89	£32.50	£349.70	Avail	Unit/suite- S/e, Ground	604	56	£32.50	£349.70	Avail	TOTAL	3,754	349				<p>Leasehold</p> <p>The available space comprises open plan media style office accommodation arranged over part of the second floor. Available on a leasehold basis. Negotiable</p>	<ul style="list-style-type: none">24 Hour AccessCommissionaireGoods LiftReception <p>Grade: Second Hand</p> <p>Last Update: 10/08/2012</p>																		
	Sq Ft	Sq M	£psf	£psm																																																
Unit/suite- N/e & N/w, Ground	2,196	204	£32.50	£349.70	Avail																																															
Unit/suite- N/w, 2nd Floor	954	89	£32.50	£349.70	Avail																																															
Unit/suite- S/e, Ground	604	56	£32.50	£349.70	Avail																																															
TOTAL	3,754	349																																																		
75	<p>Abbey House 74 - 76 St John Street London EC1M 4DZ</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £201,533 pa (approx £26.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>2,280</td><td>212</td><td>£26.50</td><td>£285.14</td><td>Avail</td></tr><tr><td>6th Floor</td><td>1,065</td><td>99</td><td>£26.50</td><td>£285.14</td><td>Avail</td></tr><tr><td>5th Floor</td><td>1,065</td><td>99</td><td>£26.50</td><td>£285.14</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>1,065</td><td>99</td><td>£26.50</td><td>£285.14</td><td>U/O</td></tr><tr><td>2nd Floor</td><td>1,065</td><td>99</td><td>£26.50</td><td>£285.14</td><td>U/O</td></tr><tr><td>1st Floor</td><td>1,065</td><td>99</td><td>£26.50</td><td>£285.14</td><td>U/O</td></tr><tr><td>TOTAL</td><td>7,605</td><td>707</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge: Total Outgoings:</p> <p>£53,615 pa (approx £7.05 psf) £40,611 pa (approx £5.34 psf) £38.89 psf</p>		Sq Ft	Sq M	£psf	£psm		Ground	2,280	212	£26.50	£285.14	Avail	6th Floor	1,065	99	£26.50	£285.14	Avail	5th Floor	1,065	99	£26.50	£285.14	Avail	3rd Floor	1,065	99	£26.50	£285.14	U/O	2nd Floor	1,065	99	£26.50	£285.14	U/O	1st Floor	1,065	99	£26.50	£285.14	U/O	TOTAL	7,605	707				<p>Leasehold</p> <p>The available space comprises office accommodation located throughout the ground, first and second floors. A new lease available. Terms to be agreed. Negotiable</p>	<ul style="list-style-type: none">Raised FloorsSecurity System <p>Grade: Second Hand</p> <p>Last Update: 16/07/2012</p>
	Sq Ft	Sq M	£psf	£psm																																																
Ground	2,280	212	£26.50	£285.14	Avail																																															
6th Floor	1,065	99	£26.50	£285.14	Avail																																															
5th Floor	1,065	99	£26.50	£285.14	Avail																																															
3rd Floor	1,065	99	£26.50	£285.14	U/O																																															
2nd Floor	1,065	99	£26.50	£285.14	U/O																																															
1st Floor	1,065	99	£26.50	£285.14	U/O																																															
TOTAL	7,605	707																																																		
76	<p>48 - 50 St John Street London EC1M 4DG</p> 	<p>Use Class: Use: Rent:</p> <p>B1 Office/Business £19,023 pa (approx £17.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>1,087</td><td>101</td><td>£17.50</td><td>£188.30</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,087</td><td>101</td><td></td><td></td><td></td></tr></tbody></table> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Basement	1,087	101	£17.50	£188.30	Avail	TOTAL	1,087	101				<p>Leasehold</p> <p>There is an attractive entrance lobby and the common parts are to be refurbished. A new effective full repairing and insuring lease will be granted for a flexible term by arrangement. The lease will be direct from the freeholder. 01/02/2012 Vacant</p>	<ul style="list-style-type: none">AtriumRoof TerraceSecurity System <p>Grade: Second Hand</p> <p>Last Update: 30/07/2012</p>																														
	Sq Ft	Sq M	£psf	£psm																																																
Basement	1,087	101	£17.50	£188.30	Avail																																															
TOTAL	1,087	101																																																		

77	3 Stukeley Street London WC2B 5LT	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £26,999 pa (approx £18.97 psf)</div> <div><div>Sq FtSq M£psf£psm</div><div>Basement69865£19.34£208.10Avail</div><div>Basement72567£18.62£200.35Avail</div><div>TOTAL1,423132</div><div>Rates:£12,938 pa (approx £9.09 psf)</div><div>Service Charge:Not Quoting</div></div>	Leasehold The two units are located on the lower ground and can be taken as one or together. A new FRI lease on terms to be agreed. 185 Drury Lane - £13,500 per annum. 5 Stukeley Street - £13,500 per annum. Negotiable	<div><div>24 Hour Access</div><div>Energy Performance Rating - E</div></div> <div>Grade:Second Hand</div> <div>Last Update:12/07/2012</div>
78	Tavistock House Tavistock Square London WC1H 9TW 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business Not Quoting</div> <div><div>Sq FtSq M£psf£psm</div><div>Unit/suite- A, 4th Floor 69064NQNQAvail</div><div>5th Floor57053NQNQAvail</div><div>Unit/suite- D, 2nd Floor80074NQNQAvail</div><div>TOTAL2,060191</div><div>Rates:£24,720 pa (approx £12.00 psf)</div><div>Service Charge:£14,935 pa (approx £7.25 psf)</div></div>	Leasehold The property has undergone refurbishment to offer quality space with excellent levels of natural light. leases are available by arrangement. Rents are exclusive of rates and service charge. There is NO election for VAT. FURTHER SUITES MAY BE AVAILABLE IN 2011. (inclusive of insurance). Negotiable	<div><div>2 Car Parking Spaces</div><div>24 Hour Access</div><div>Commissionaire</div><div>Conference Facilities</div><div>Courtyard</div><div>Disabled Facilities</div><div>Security System</div><div>Storage Space</div></div> <div>Grade:New or Refurbished</div> <div>Last Update:04/07/2012</div>
79	175 - 176 Tottenham Court Road London W1T 7NX 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £30,450 pa (approx £30.00 psf)</div> <div><div>Sq FtSq M£psf£psm</div><div>4th Floor1,01594£30.00£322.80Avail</div><div>TOTAL1,01594</div><div>Rates:£16,717 pa (approx £16.47 psf)</div><div>Service Charge:£4,060 pa (approx £4.00 psf)</div><div>Total Outgoings:£50.47 psf</div></div>	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	<div><div>1 Passenger Lift(s)</div><div>24 Hour Access</div><div>Security System</div></div> <div>Grade:New or Refurbished</div> <div>Last Update:30/07/2012</div>
80	99 - 100 Turnmill Street London EC1M 5QP 	<div>Use Class: Use: Rent:</div> <div>B1 Office/Business £22,000 Per Annum (approx £20.37 psf)</div> <div><div>Sq FtSq M£psf£psm</div><div>1st Floor1,080100£20.37£219.25Avail</div></div> <div>Rates:Rates Payable £10,825 per annum (approx £10.02 psf)</div> <div>Service Charge:£1,998 (approx £1.85 psf)</div> <div>Total Outgoings:£32.24 psf</div>	Leasehold A new effective FRI lease for a term to be agreed.	<div><div>Air Conditioning</div><div>Category 5 Cabling</div><div>Entryphone</div><div>Kitchen Facilities</div><div>Meeting Room(s)</div><div>Suspended Ceilings</div><div>WC's</div><div>Wooden Floors</div></div> <div>Grade:Second Hand</div> <div>Last Update:27/04/2012</div>

81	<div>8 - 14 Vine HI London EC1R 5DX</div> 	<div><div>Use Class: Use: Rent:</div><div>B1 Office/Business £154,445 pa (approx £39.50 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>2,950</td><td>274</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>960</td><td>89</td><td>£39.50</td><td>£425.02</td><td>Avail</td></tr><tr><td>TOTAL</td><td>3,910</td><td>363</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting £28,934 pa (approx £7.40 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	2,950	274	£39.50	£425.02	Avail	2nd Floor	960	89	£39.50	£425.02	Avail	TOTAL	3,910	363				<div>Leasehold</div> <div>The available space comprises open plan office accommodation arranged over the third floor and part of the second floor. A new FRI lease (s) available on terms to be agreed. Rates third floor £14.32 psf. Rates part second floor £ 13.94 psf. 30 Days</div>	<div><ul style="list-style-type: none">• 24 Hour Access• 8 Passenger Lift(s)• Category 2 Lighting• Raised Floors• Security System</div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>26/07/2012</div></div>
	Sq Ft	Sq M	£psf	£psm																								
3rd Floor	2,950	274	£39.50	£425.02	Avail																							
2nd Floor	960	89	£39.50	£425.02	Avail																							
TOTAL	3,910	363																										
82	<div>Unit 15 21 Wren Street London WC1X 0HF</div> 	<div><div>Use Class: Use: Rent:</div><div>Light Industrial £22,500 Per Annum (approx £17.58 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Unit 15, 2nd Floor</td><td>1,280</td><td>119</td><td>£17.58</td><td>£189.20</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,280</td><td>119</td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Rateable Value £19,500 To be assessed</div></div>		Sq Ft	Sq M	£psf	£psm		Unit 15, 2nd Floor	1,280	119	£17.58	£189.20	Avail	TOTAL	1,280	119				<div>Leasehold</div> <div>new lease 01/02/2010 Vacant</div>	<div>The available space comprises office/workshop space in unit 15 located on the second floor.</div> <div><ul style="list-style-type: none">• Period Building</div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>15/03/2012</div></div>						
	Sq Ft	Sq M	£psf	£psm																								
Unit 15, 2nd Floor	1,280	119	£17.58	£189.20	Avail																							
TOTAL	1,280	119																										

Farebrother