



Established 1898
CHARTERED SURVEYORS

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20th July 2011
Our Ref: JL/cg/C4633
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To whom it may concern

RE: 84 HATTON GARDEN, LONDON EC1

Copping Joyce have been under instructions to market, for let, the available floors at 84 Hatton Garden, EC1N 8JR, since 2008. We acted firstly as sole agents, then as joint agents with Stirling Ackroyd to achieve a letting on behalf of the landlords of the property.

In our time as agents, we conducted a number of viewings for tenants that wished to occupy the building as a whole and those that sought to let individual floors. We did not receive any offers due to a number of factors. The floor plates are unsuitable for modern office occupiers and do not come up to the standard required for DDA compliance.

Tenants were offered substantial incentives in an attempt to secure a letting, as well as a rental that was well below market rate. We offered the floors and building as a whole or in parts on flexible terms from three months to three years.

The product has become tired due to an extensive marketing campaign and that we have had a 5X4 marketing board on the outside of the building for nearly three years. We have also sent the property out on numerous occasions to all west end and city agents, both in hard copy and PDF format. The building is listed on the Copping Joyce website – www.cjlip.co.uk, which receives a number of unique hits on a daily basis.

Based on our experience, it is our firm view that the B1 premises will not be able to achieve any lettings in the foreseeable future. Consideration therefore needs to be given to alternative uses.

If you have any questions please do not hesitate to contact me.

Kind regards,
Yours sincerely

Jamie Levy BSc (Hons) MRICS
Head of Commercial Agency Department
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