

**VIABILITY REPORT RELATING TO
EMPLOYMENT FLOORSPACE**

FOR WATKIN JONES

**15-27 BRITANNIA STREET,
LONDON, WC1X 9JP**

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1. INTRODUCTION

1.1 I am a Director of Currell Commercial, a firm of Chartered Surveyors and Commercial Agents. I am a Member of the Royal Institution of Chartered Surveyors. I have over 26 year experience in Commercial agency, including working for local authorities and advising private sector clients on all aspects of commercial property and all commercial property types including shops, offices, industrial/warehouse space, restaurants and bars, concentrated upon the London Boroughs of Camden, Hackney and Islington.

1.2 I have personally had input into a number of urban regeneration projects and have attended a number of planning inquiries.

2. SCOPE OF EVIDENCE

2.1 I will provide evidence of supply of and demand for commercial space in the immediate and more expansive areas around the subject site.

2.2.1 I will consider whether it is appropriate or necessary that the subject premises remain or are substantially refurbished for B1 office use.

3. LOCATION

3.1 The buildings are located on Britannia Street and the property is bounded by Britannia Street to the north, Wicklow Street to the south and a railway line to the east. The immediate surrounding area is a mixture of older warehouse style buildings and new build mixed use developments which are an integral part of the regeneration of the Kings Cross area. The majority of occupiers in that location comprise a mixture of commercial and residential premises and the premises is within Kings Cross Conservation Area.

3.2 The buildings lie to south of Pentonville Road (A501) and the main Kings Cross area with its wide variety of diverse shops, bars, restaurants and leisure facilities. The property is to the south west of Euston Road which connects to the City to the East and the Westway (A40) to the West. Kings Cross Underground and Thames Link station are approximately ¼ of a mile to the north west of the subject property and the new Eurostar connection is also within easy walking distance. Numerous bus routes run along Pentonville Road and Grays Inn Road connecting to the City and West End. A location plan is attached as **Appendix 1.**

3.3 Even though the property is sited close to Kings Cross I would consider this to be a backstreet location due to the lack of prominence and it is not an established office destination.

4. DESCRIPTION

4.1 The property was previously occupied by the University and College Union and comprises mainly of older style buildings with some more recent extensions. The main buildings were constructed in the late 19th/early 20th century and form an interconnected group of buildings built around a central courtyard. The main building is part two storey and part three storey brick built with mainly flat roofs.

4.2 No 15 Britannia Street is a three storey Victorian building which has a single storey warehouse building at the rear which currently has consent for a gallery. 15-27 Britannia Street has its main entrance on the junction of Wicklow Street and Britannia Street and there is a secondary entrance on Wicklow Street.

4.3 I have not undertaken on-site measurement but have been advised that the buildings have the following net internal areas:

	Sq m	Sq ft
Second Floor	965.18	10,839
First Floor	928.57	9,995
Mezzanine	67.80	730
Ground Floor	1,341.87	14,444
Basement	511.94	5,511
Wicklow Street building	75.03	808
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Total Net Internal Area	3,889.48	41,877

I understand that the approximate total site area is 0.23 hectares (0.57 acres).

- 4.3 The interior space is tired and in need of complete refurbishment to bring it up to a modern day standard. The space is of basic standard being centrally heated with limited comfort cooling in a couple of the offices, mainly metal framed windows, with some original cast iron framed windows and some original features including a winch beam and pulley on the Britannia Street elevation.

5. CONDITION OF BUILDINGS IN RELATION TO MARKETABILITY

- 5.1 The building was originally constructed as a brewery depot for Whitbread in the late 19th/early 20th century and has been utilised by the University and College Union (UCU) since the early 1980's as a headquarters building. However due to the limitations with the building UCU have been forced to relocate their operation as the building was not satisfactory to meet the modern day standards of an office occupier and have therefore relocated to a premises with more modern facilities within the London Borough of Camden.

- 5.2 It is apparent that there has been some historic internal refurbishment to attempt to redesign the space to make the space more user friendly. However, as the building is constructed over a number of different levels there is no uniformity and the corridors are hampered with a

number of obtrusive and dangerous steps throughout which would make it very difficult for many modern B1 office occupiers to occupy and utilise for their business operations.

5.3 I believe that the nature and type of the building would have limited appeal to modern day occupiers. The space does not comply with statutory and regulatory requirements in terms of health and safety and are not disabled friendly or DDA compliant. There is currently only one lift which means that the majority of the space needs to be accessed by stairs making it impractical in terms of meeting current building regulations criteria and also for occupiers to move people and to adequately move possessions and deliveries effectively around the building.

5.4 The building is a conversion of an old factory with a single storey extension added in the 1970's and the layout of the space is not ideal for commercial use being long and narrow with no possibility of creating large open plan floorplates which is a requirement of many modern day occupiers.

5.5 In the current market it is important to have flexibility built in with regard to new build office space to increase its exposure to as wide a market as possible. Taking into consideration current market conditions and due to the current configuration of the buildings I believe this flexibility will be difficult to achieve. The current buildings are not well designed

to make the most of the site and I feel it would be almost impossible to find an occupier to take occupation of the whole site for B1 or similar use.

5.6 There are currently several new developments within the surrounding area in locations that are deemed to be superior to the subject property. These have greater prominence and offer modern, light space that is compliant with all building regulations and DDA criteria, which would be infinitely more attractive to an occupier than the subject building.

5.7 The facilities and configuration provided in a dated building of this size are not cost effective for a potential B1 occupiers. Costs are especially important to office occupiers in the current economic climate and when they are considering a building all the costs are taken into consideration. I believe potential B1 occupiers would be deterred by the costs of maintaining an older building where there are inevitably going to be ongoing and above average overheads in order to keep the building in even a basic working order. This is another reason why occupiers will tend to take space in modern buildings as the facilities are new and the service charge and maintenance costs are lower and more certain, so that an occupier can feel confident that they are not going to be hit by unexpected high costs. However in a building such as 27 Britannia Street the building is old and the facilities dated and

unreliable and therefore the maintenance costs will be a lot higher and will impact on the marketability of the space to a potential B1 occupier.

5.8 From my experience the majority of B1 office occupiers are being drawn to modern buildings with regular floorplates, minimal columns and in prominent locations close to underground stations.

5.9 When considering the marketability of the existing buildings I also have to take into consideration current market conditions. Like the whole of London, the Camden office market has been affected by the “credit crunch” and more recently the change in Government and current and proposed cuts are having an effect on occupier demand as well as sale and rental values. Therefore bearing in mind the comments above the current configuration, layout and lack of modern facilities coupled with the current market conditions would deter any commercial tenant from occupying the space and makes the space, in my opinion, unmarketable.

5.10 My view is shared by Keningtons Chartered Surveyors who have been marketing the buildings for sale since 2008. They had seven offers for the buildings from developers and, of those, there was not even one interested party that was an owner occupier. They did not even have any owner occupiers requesting inspections which enhances my belief that the building is not suitable for an owner occupier due to the difficulty in utilising the existing space efficiently.

6. ECONOMIC VIABILITY OF REFURBISHMENT

- 6.1 If a refurbishment of the existing building is proposed then it is necessary to consider the definitive costs of the refurbishment in relation to the proposed income receivable from a potential B1 office occupier to ensure it is financially viable.
- 6.2 From our experience potential office occupiers are being more particular about the quality of the space they are taking and have a distinct preference for modern space with high specification and quality internal fit out. This is especially important for companies and organisations where their profile and presentation is as important as the work that they do for and with their clients. Companies want up to date facilities including telecoms, cabling, air conditioning and raised floors which can only be achieved at 27 Britannia Street with a complete overhaul of the existing structure of the building.
- 6.3 We would list the following interior and exterior works which would be necessary to undertake to 27 Britannia Street in order to meet the criteria of a modern office occupier.
- 6.4 External works could include:
- i) New Roof or refurbish the existing roof structure and roof coverings

- ii) New windows or full refurbishment of the existing including repainting the frames, sills etc.
- iii) Refurbishment of the façade of the building
- iv) New external doors

6.5 Internal works could include:

- i) Levelling off the floor levels which are currently disjointed.
- ii) New raised floors with underfloor trunking boxes and Category V or Category VI cabling
- iii) Complete internal redecoration including new plasterboard walls and possibly suspended ceilings with integral Cat II lighting. Complete repainting of walls throughout.
- iv) New internal doors and door frames, new skirtings or perimeter trunking feeds throughout.
- v) Refurbishment of the stair areas with inclusion of emergency lighting and appropriate fire escape signage etc.
- vi) New air conditioning throughout which will involve siting condensers on the roof or another appropriate location on the exterior of the building.
- vii) The building is currently not DDA compliant and in order to do this a new passenger lift will need to be installed serving all floors. It is therefore important that the floor levels on each floor are levelled out.
- viii) A disabled WC on the ground floor an adequate new male and female WCs on each floor.
- ix) New kitchens or sizeable teapoints on each floor with sink, drainer, cupboard space and fridge as a minimum requirement.
- x) The majority of companies occupying a building of this size will also require a reception area on the ground floor which will need to be incorporated into any new specification for a refurbishment of the building.

6.6 The above specification is standard for the majority of new buildings or major refurbishments of existing buildings and forms the basis of the

criteria required by potential office occupiers in the current market. It is also the quality of the materials used which is also imperative, especially in a building of this size where you need to have an exceptional product to attract an occupier.

6.7 Based upon the criteria above we have been provided with a Contract Sum Analysis providing a simple breakdown of the potential costs involved to refurbish the building to the standard outlined above. See **Appendix 2** attached. You will see that the costs have been estimated at £128.13 per sq ft which on a building of this size, i.e. 41,877 sq ft would equate to a capital spend of £5,365,700.

6.8 We are of the opinion that if the above works were carried out to a high office specification standard then a rental of approximately £22 per sq ft should be achievable. This would equate to an annual rental, based on the current square footage of 41,877 sq ft, of approximately £921,294 per annum exclusive. It also has to be borne in mind that the modernisation of the building will also lose some useable floorspace for the provision of extra toilets, disabled WC and kitchens on each floor which will result in a lower rental per annum. This could reduce the annual rental further to in the region of £850,000 per annum exclusive.

6.9 Based upon the above there is a definite concern that the B1 office rental achievable may not make the refurbishment financially viable as it would take a minimum of 7 years of full rental income to recoup the

refurbishment capital spend. Also you have to consider that even if the money is spent refurbishing the building there is no guarantee that a B1 occupier could be found immediately and you would need to allow for up to 18 months possibly to secure a tenant which is a considerable void after such a colossal capital spend and in the meantime interest will mount up on any bank loan taken out to cover the cost of the refurbishment works.

- 6.10 Whilst we therefore believe that the building is unlettable in its current state for a potential B1 occupier or occupiers, it may be difficult to obtain finance for a full refurbishment as listed above due to the length of time it would take to recoup the costs via the rental, especially with the risk of not being able to secure a tenant for 12-18 months.

7. DEFINED AREAS OF ANALYSIS

- 7.1 I have carried out a search of properties being marketed for B1 employment use and have concentrated upon two specific areas:
- 7.2 The immediate surrounding area which includes WC1, N1, EC1 and NW1 which I am defining as the "local" area. These particular areas have been selected as many occupiers of employment space will consider locating within a small radius of their ideal location and these

postcodes are within close proximity to the site and to each other. A plan is attached as **Appendix 3**.

7.3 A “wider search” of the London Borough of Camden including where it borders neighbouring boroughs. A plan is attached as **Appendix 4**.

8. AVAILABILITY AND DEMAND FOR EMPLOYMENT SPACE WITHIN THE DEFINED “LOCAL” AREA

8.1 I have carried out a search in the defined “local” area within a ¼ mile radius from the subject property and have researched the viability and lettable/saleable of its B1 office stock during the period from September 2009 to 1st October 2010.

8.2 From my research I have estimated that there is approximately 26,025 sq m (280,145 sq ft) of B1 space currently available in the defined “local” area. The available space is of varying rents and sizes and encompasses both second hand stock and new building space. See attached schedule in **Appendix 5**.

8.3 From the above figures it is apparent that there is currently a significant amount of B1 space available to let in just this small defined area of which Britannia Street forms a part.

- 8.4 The amount of available space is still rising and during September and October 2010, our commercial agency department have already been instructed to market 5 new office properties in this location. These include two in Grays Inn Road and three in Pentonville Road. This is due to the uncertainty in the commercial property market and the effect this has had on the office sector in the defined area and London as a whole.
- 8.5 There are currently also some new developments which are due for completion within the surrounding area in locations that are deemed to be superior to the subject location as they have greater prominence. An example would be 210 Pentonville Road which is a new build development with approximately 5,029 sq m (54,144 sq ft) of B1 office space. The location of this building is infinitely more desirable than Britannia Street as the commercial space faces onto a main thoroughfare linking Kings Cross and the West End with the City and North London.
- 8.6 I have also researched the amount of office space let in the "local" defined area during the period September 2009 to 1st October 2010. According to the schedule 6,110 sq m (65,777 sq ft) of B1 office space was let or sold during this period in sizes from 41 sq m (452 sq ft) up to 2,197 sq m (23,654 sq ft). There are 16 transactions listed and three of the transactions completed were freehold sales. This represents under

over 7% of the current available B1 commercial stock. Please see Schedule attached as **Appendix 5**.

8.7 According to the schedule there were only 13 lettings during the period September 2009 to September 2010. Bearing in mind that the schedule of available space shows that there is so much office space still available in the defined area, this illustrates that take up of office space is very low due to lack of demand.

8.8 The amount of office space let in the defined period which according to statistics is 6,110 sq m (65,777 sq ft) is only approximately one third more space than we have within the building at 27 Britannia Street which does not instil confidence in its lettability. The above statistics demonstrate that there is an abundance of office stock in the defined "local" area with not enough lettings or sales being done to reduce the stock level to a level that makes the existing building at 27 Britannia Street attractive or a potential new build office building on the site competitive.

9. AVAILABILITY AND DEMAND FOR EMPLOYMENT FLOOR SPACE WITHIN THE LONDON BOROUGH OF CAMDEN

9.1 I have carried out an extensive search of B1 commercial space in the London Borough of Camden as a whole.

- 9.2 In order to assess the viability and lettable/saleability of B1 office stock in the Borough it is necessary to understand the current market conditions within the immediate and surrounding areas.
- 9.3 From my research I have estimated that there is approximately 132,850 sq m (1,430,038 sq ft) of B1 space currently available in the Camden Borough. The largest number of available B1 premises being in the size bracket of 92.9 sq m – 743 sq m (1,000 sq ft -8,000 sq ft)
See attached schedule in **Appendix 6**.
- 9.4 From the above figures it is apparent that there is currently a significantly large amount of B1 space available to let in Camden. The above figures appear to be rising daily due to the effects of the recent recession and the current political situation and the effect this has had on the commercial market over the last 2 years. Similarly there is a large amount of new build coming to the market which is adding to the statistics both in highly desirable locations and in more secondary locations.
- 9.5 All the properties on the schedule are being marketed vigorously by the appointed agents who are all trying hard to achieve a sale or letting in the current market. Yet despite this all agents are experiencing difficulty in securing suitable tenants or purchasers for their available stock and it seems that a lot of potential occupiers viewing properties are just “window shopping” and are not making any decisions.

- 9.6 I have also researched the amount of office space let in the London Borough of Camden during the last 12 months to 1st October 2010. According to the schedule 187,130 sq m (2,014,323) of B1 office space was let or sold during this period in sizes from 9 sq m (100 sq ft) up to 10,869 sq m (117,000 sq ft). There were 12 lettings and sales transactions over 1,858 sq m (20,000 sq ft) and 7 transactions over 3,716 sq m (40,000 sq ft). The largest letting undertaken in the Borough during this period was at 10 Triton Street, Regent's Place, NW1 where, in March 2010, 10,869 sq m (117,000 sq ft) was let. Please see Schedule attached as **Appendix 6**. Therefore whilst there have been several large lettings in the borough of Camden as a whole, this contrasts with the local search area where there were only two lettings over 929 sq m (10,000 sq ft).
- 9.7 Therefore while some of the available space was taken up there remains an abundance of office stock in the London Borough of Camden with not enough lettings or sales being done to reduce the stock level to a level that makes the existing building attractive or a potential new build office building competitive.
- 9.8 Many of the available properties are to let on flexible leases for a term of one year upwards. Landlords are being more flexible due to the current market and the amount of vacant B1 space available in the Borough.

9.9 Parking is at a premium and very few second hand or new build spaces offer either a parking space or garage facility. This is especially prevalent with new build developments where parking is extremely rare.

9.10 It is evident that despite lengthy campaigns by commercial letting and sales agents, even the B1 spaces in very prime locations can suffer from a lack of solid interest due to the large amount of B1 office stock available on the market and the competition this creates. Also the majority of occupiers would have a preference for more modern office premises with Category A facilities rather than secondary accommodation which tends to be more dated. As a result a lot of the second hand spaces and buildings which are disjointed and difficult to utilise by a wide variety of potential office occupiers remain empty and at risk of dilapidating or being squatted.

10. GENERAL OVERVIEW OF THE B1 OFFICE MARKET

10.1 Since the end of 2007 there has been a complete turnaround in fortune for the property market. The first effects of the looming “credit crunch” were beginning to be felt, which has had a significant impact upon the property market as a whole.

- 10.2 In 2008/2009 the situation worsened when availability soared, rents declined all over London and the whole of the country and demand reduced to about 50% of its peak levels.
- 10.3 Late 2009 and the first quarter of 2010 the market seemed to improve slightly with the news that the recession was coming to an end. However this was short lived as the election of the new Coalition Government and their proposals to bring in cuts to shrink the country's deficit have resulted in a great uncertainty in the property market and this coupled with financial institutions being reluctant to lend money has had a negative effect on the commercial market in London.
- 10.4 During the last two years there has been a significant amount of secondhand office space released by occupiers. This is fuelled by companies going into administration, companies downsizing their operations, and others moving out of London entirely in an effort to reduce costs.
- 10.5 Research has shown that office rents today have gone down since the peak of 2006. In City Fringe locations such as Clerkenwell and Islington the reduction in rental levels have been approximately 25% and in some fringe locations as much as 30%.
- 10.6 Similarly sale prices have plunged by at least 20-25%, and sometimes as much as by 40%, as availability outweighs demand. This has also

been exacerbated by the lack of credit facilities as the banks have restricted their lending.

10.7 There is some activity currently in the B1 office market but it is very tentative and occupiers are fully aware that they are in the driving seat.

10.8 Like the whole of London, the Camden office market has been affected by the “credit crunch”, with the full effect being felt from the second quarter of 2008. This and more recently the results of the Election and the raft of savings measures introduced and proposed by the new Coalition Government has had an effect on occupier demand as well as rental and sale values. Therefore when considering the marketability of the subject buildings we also have to consider the current market conditions. There is still an increasing reluctance from financial institutions to lend which is also affecting the commercial property market.

10.9 Camden has experienced some difficulties in filling its employment space. The availability has been continuing to rise over the last 18 months and applicants for space have not been decreasing. This is borne out by the number of “To Let” boards in the Borough and the increasing size of commercial agents’ property registers.

10.10 As with the whole of London, rental and sale prices in Camden have fallen from their peak in 2006/early 2007 by approximately 20%, with

the greatest decrease being seen on second hand stock in peripheral locations. Market trends in terms of B1 office space in Camden now mean that occupiers are more particular in terms of location.

10.11 Looking at the current situation, my experience at Currell Commercial has indicated that the B1 sector has been deteriorating for the last 2 years. Our Database of applicants indicates that as of today we have approximately 30 applicants looking for B1 office accommodation compared to over 75 applicants looking for space about 2 years ago. Furthermore the number of our transactions on B1 office accommodation has fallen by approximately 40% in the last 12-18 months.

10.12 The level of our instructions to market B1 office accommodation is the highest since Currell Commercial started in 1990.

10.13 As I have previously stated we have been involved with several new build schemes with office space within the immediate and surrounding areas during the last 10 years and are therefore fully aware of what is attractive to B1 occupiers. Also during the last 2 years commercial occupiers are being even more specific in their criteria and second hand space in backstreet locations with poor facilities and poor layout would be at the bottom of the food chain and unappealing to a modern occupier.

11. SUITABILITY OF THE BUILDING FOR B2 & B8 USES

- 11.1 As commercial agents in our opinion we do not consider Britannia Street as a light industrial/warehouse pitch as there is a distinct lack of established B2 and B8 facilities in that location - especially where the subject site is located. However in order to prove our theory and complete a rounded picture of the local commercial market, we also focused on the B2/B8 sector to see whether there was any merit in considering the building for this usage.
- 11.1 The majority of the available retail space is situated in three main postcodes, NW1, WC1 and NW5 in more established light industrial/warehouse locations and where the majority of light industrial and warehouse operators want to be sited. It will be seen that there is no availability in the immediate area around the subject buildings as it is not a designated industrial location.
- 11.2 In order to complete the picture research was carried out as to what warehouse and light industrial space is currently available. From our schedule you will see that the majority of the available space is concentrated in NW1 and NW5 and the largest available space in WC1 is part basement space at 20 Flaxman Terrace, WC1 which we are currently marketing. In fact several of the available spaces in WC1 are only basements or small units within buildings. Otherwise they are all established light industrial buildings offering small light industrial

spaces and nothing on the scale of the subject building in Britannia Street. See attached schedule in **Appendix 7**.

11.3 Britannia Street is not a notable light industrial/warehouse location and it would be very difficult to try and persuade an operator to establish in a location that is not a recognised pitch. A light industrial or warehouse operator needs to ensure that they are able to achieve easy access for large numbers of lorries and large transport carriers which is not very simple in Britannia Street. Also operators of this type require easy access ground floor space with good ceiling heights and not a multi storey building on several levels and insufficient lift access to service the building.

11.4 We therefore do not consider a light industrial or warehouse use to be a practical or viable option for the building and operators would want more established light industrial and warehouse locations to site their businesses.

12. SUMMARY & CONCLUSION

12.1 From my report it is evident that there is an increasing supply of B1 office space in the London Borough of Camden and, more specifically, in the immediate and surrounding areas of the subject buildings.

- 12.2 At present the B1 office market is still undergoing significant difficulties because of a dearth of potential occupiers and substantial oversupply of B1 office space. This started with the credit crunch and its after effects and is still continuing now with the increasing amount of B1 office space available and not enough demand from potential occupiers to fill the space. This has resulted in occupiers requiring quality buildings that benefit from prominent locations with modern facilities.
- 12.3 Asking rentals have fallen from their peak of 2006/2007 by up to 25% and landlords are happy to consider offers at materially discounted levels. Some substantial rent free periods (and other incentives) are being offered as well as flexible in/out lease terms but to very little avail.
- 12.4 The majority of office spaces are available to let on flexible short-term leases for a term of 1 year upwards as landlords make every effort to reduce void periods.
- 12.5 It would appear that the commercial market has been in a period of correction over the last 2 years and it took some time for landlords to realise that asking rentals have to be significantly reduced to attract occupiers as there is so much competition from empty B1 stock. However even rent reductions are unlikely to attract sufficient occupiers to fill the vast amount of vacant space in Camden Borough.

- 12.6 What is happening in the particular search area is not uncommon in other areas of London, the South East and across the country with a huge amount of employment space now available. This in turn can have a detrimental effect upon the search area as it competes with other areas to attract tenants and occupiers.
- 12.7 The future for the commercial property market is certainly not buoyant, especially in the short term. Even lower rentals are failing to attract occupiers, who, in a difficult market, often work from home or out of London, where overall occupation costs are significantly lower.
- 12.8 The subject buildings are at a disadvantage to other available buildings in the area to due the diversity of the buildings on the site and its lack of prominence. As I have previously stated this is important for the majority of potential commercial occupiers as a prominent profile is a means of advertising their business operation.
- 12.9 I have significant concerns about 15 Britannia Street and the amount of commercial floorspace within the buildings and the viability of being able to let the space either as a whole or in part to a potential occupier due to the obvious limitations with the building that I have cited above.
- 12.10 Occupiers are being more particular about the location, quality and type of property that they will consider.

12.11 Occupiers are looking for quality space and I would suggest open plan spaces with high ceilings and as few columns as feasible. Amenities for Grade A office space would include wooden floors, kitchens, WCs and disabled WCs, raised floors, air conditioning, modern lighting and electrics, broadband and video entryphone. I would also suggest a fairly good sized reception area possibly with a concierge and, if possible, some on-site car parking. The space would need to be DDA compliant throughout and therefore at least one modern lift would be essential.

12.12 Rents in this location fluctuate in both good and bad times but the events of the last 2 years have had a significantly adverse effect on rentals in the immediate area of the subject buildings.

12.13 With regard to the subject buildings, whilst they are close to Kings Cross, the location is peripheral with no prominence. This can be a concern to some occupiers that rely on visibility to expand the exposure of their business.

12.14 To summarise I have commented on the commercial market in the defined area within a small radius of the subject buildings as well as the London Borough of Camden as a whole to give a rounded picture of the commercial market.

12.15 There are obvious concerns that an excessive amount of B1 commercial space would only be adding to an already oversupplied market.

12.16 The current buildings are not well designed to make the most of the site I believe it would be unlikely to be possible to find an occupier to take occupation of the whole site or part of the site.

12.17 I have concerns that even if the buildings could be refurbished to create high quality office space it will not be simple to secure commercial occupiers due to the depressed market, off pitch location and current apathy from commercial occupiers. Also it has to be considered whether the costs of the refurbishment, which would be substantial and would involve complete remodelling of the existing or demolishing a large part of the site and rebuilding, could be justified in view of my comments above.

12.18 Therefore bearing in mind the comments above the current configuration, layout and lack of modern facilities coupled with the current market conditions would deter any commercial tenant from occupying the space and makes the space, in my opinion, unmarketable.

13. CURRICULUM VITAE FOR CHRISTOPHER CURRELL

CURRICULUM VITAE

Christopher Currell Bsc (Hons) MRICS

Age: 47

Nationality: British

Qualifications:

1985 Honours Degree in Urban Estate Surveying from
Trent Polytechnic, Nottingham.

1986 Elected an Associate of The Royal Institution of
Chartered Surveyors.

Employment and Experience

July 1985 to April 1988

B.E.Chartered Surveyors - General Practice Surveyor in North Finchley, London
(Subsidiary of Bairstow Eves)

April 1988 to April 1989

Stickley & Kent Estate Agents - Commercial Property Manager

Set up and managed a new commercial department within an established residential estate agency with approximately 8 offices.

June 1989 to June 1990

City Heritage Plc - Director;

Founder and Director of Property Development Company specialising in the acquisition, refurbishment and sale of period office buildings in Central and North London, and City and Hackney areas.

Currell Group of Companies - 1990 to Date

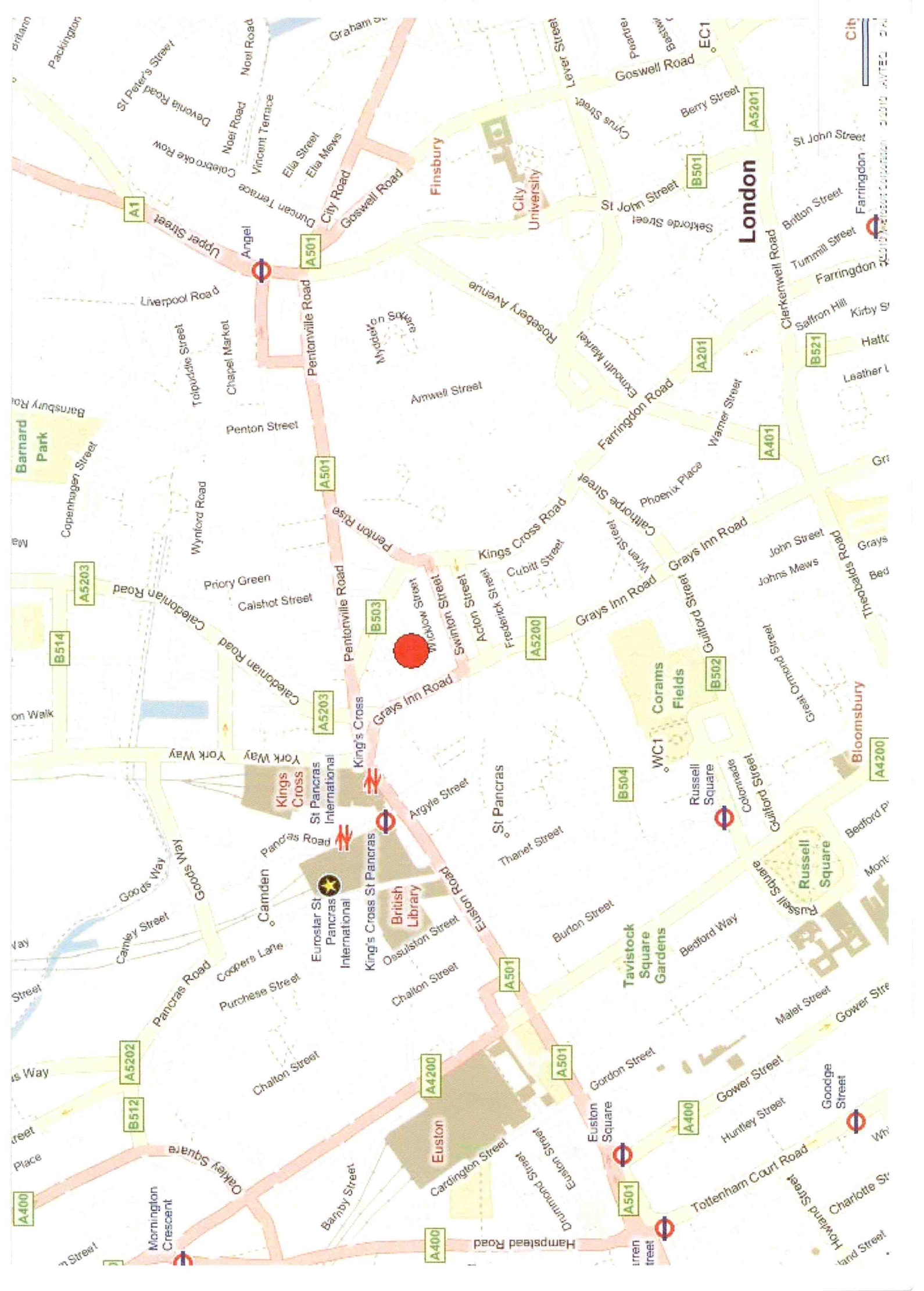
Managing Director of Currell Commercial Ltd, Currell Residential Islington Ltd, Currell Residential Clerkenwell Ltd, Currell Lettings Ltd, Currell Hackney Ltd, Currell Residential (Victoria Park) Ltd, Currell Residential (W1) Ltd.

The Currell Group of Companies operate from three different commercial premises in Upper Street, Islington, N1, and St Johns Street, Clerkenwell, EC1, Kingsland Road, Hackney, E8 and Lauriston Road, Hackney, E9.

The Group currently employs 35 people and specialises, inter alia, in residential and commercial development schemes with a particular bias to Hackney, Islington and Clerkenwell, and other inner city areas.

APPENDIX 1

LOCATION PLAN



APPENDIX 2

CONTRACT SUM ANALYSIS

Britannia Street, London

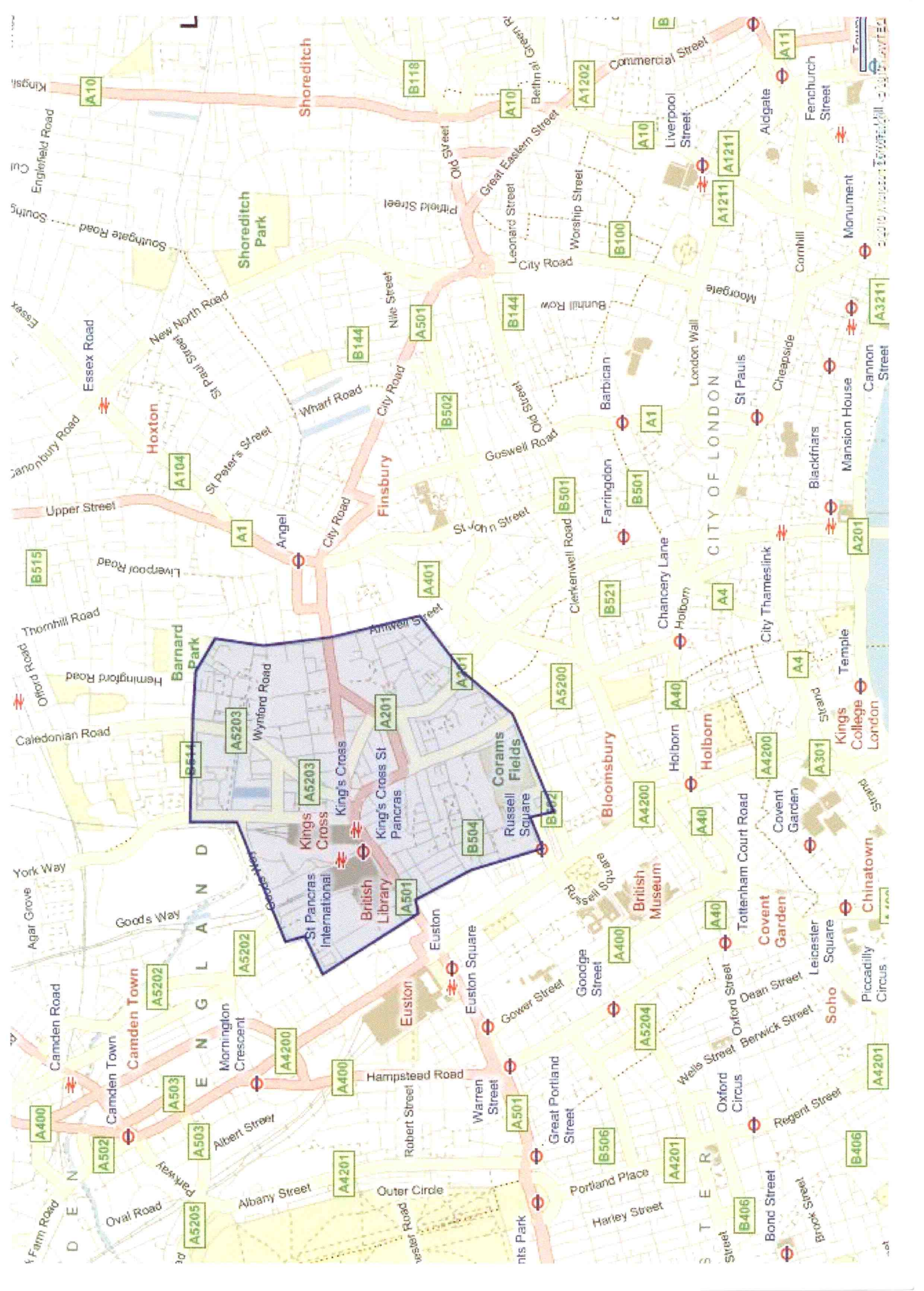
28th November 2010

Contract Sum Analysis

102	Demolition	3.56
104	Floor slabs	1.00
105	Upper Floors	3.56
106	Roof Structure	nil
107	Roof coverings	2.00
108	Frame	2.00
109	External Walls	6.47
110	Stairs	0.88
111a	Internal Walls & Partitions	5.23
112	External windows	7.70
113	External Doors	0.20
114a	Internal Doors	2.50
115a	Floor finishings	5.77
116a	Wall finishings	3.50
117a	Ceiling finishings	2.78
118	Mechanical & Electrical Installation	32.52
120	Lift	2.94
121	Furniture & Fittings	7.50
124	Decoration	2.20
127	Foul & Surface Drainage	1.00
136	Incoming Services	1.00
140	Preliminaries	26.00
141	Overheads & Profit	7.82
	Tender Total	£ <u><u>128.13</u></u> /Ft2

APPENDIX 3

PLAN OF DEFINED “LOCAL” AREA OF SEARCH



Shoreditch

Hoxton

Finlsbury

CITY OF LONDON

Bloomsbury

Holborn

E N G L A N D

Camden Town

Soho

Covent Garden

British Museum

British Library

Kings Cross

Pancras

Coram's Fields

Russell Square

King's Cross St Pancras

King's Cross

St Pancras International

St Paul's Street

Wharf Road

City Road

City Road

Warren Street

Robert Street

Hampstead Road

Euston Square

Euston

King's Cross

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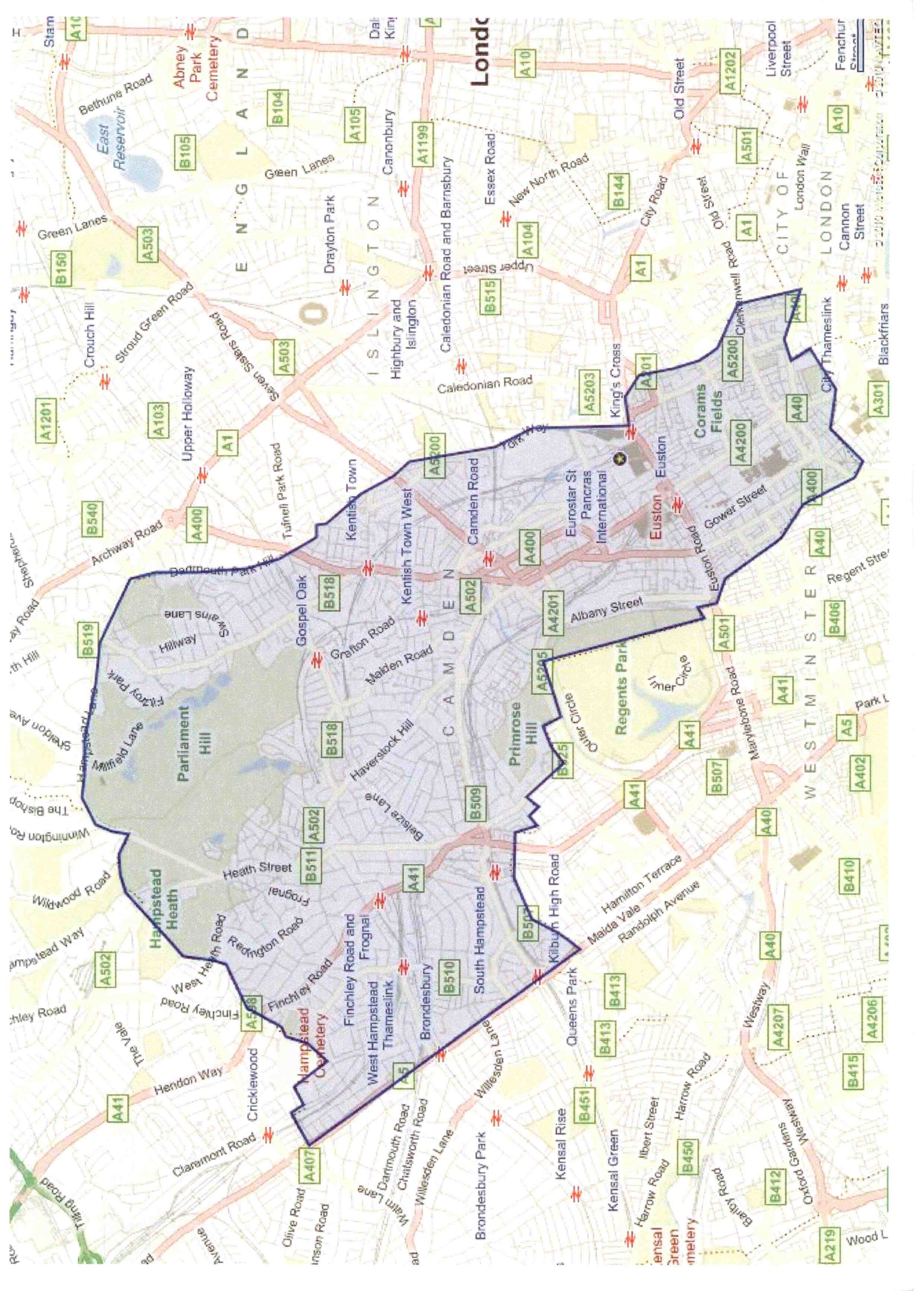
King's Cross

King's Cross

APPENDIX 4

PLAN OF LONDON BOROUGH OF CAMDEN

AREA OF SEARCH



APPENDIX 5

**SCHEDULE OF AVAILABLE AND LET OFFICE SPACE IN
THE DEFINED "LOCAL" SEARCH AREA**

Building Name	Street No	Street Name	Postcode	Tenure	Sale Price	Rent Sq Ft	Total Sq Ft
		All Saints Street	N1 9RL	Leasehold	n/a	£29.50	11,737
	51	Calthorpe Street	WC1X 0HH	Leasehold	n/a	£15.00	1,200
	73	Collier Street	N1 9BE	Leasehold	n/a	£32.00	3,750
	11	Crinan Street	N1 9SQ	Leasehold	n/a	£21.00	1,250
	5-15	Cromer Street	WC1H 8LS	Leasehold	n/a	£17.50	1,750
	101	Euston Road	NW1 2RA	Pre-Let	NQ	NQ	113,822
Swinton House	324	Grays Inn Road	WC1X 8BZ	Leasehold	£11,000,000	£25.00	31,145
	311	Grays Inn Road	WC1X 8PX	Leasehold	n/a	£27.50	589
Soley Mews Chapel		Great Percy Street	WC1X 9QQ	Leasehold/Freehold	£950,000	£25.00	2,428
	73-75	Kenton Street	WC1N 1NN	Leasehold	n/a	NQ	1,077
	20	Northdown Street	N1 9BG	Leasehold	n/a	£32.50	2,905
	90-92	Pentonville Road	N1 9HS	Leasehold	n/a	£19.50	3,447
Caledonia House	223-231	Pentonville Road	N1 9NG	Leasehold	n/a	£32.50	23,397
Myddleton House	115-123	Pentonville Road	N1 9LP	Leasehold	n/a	£32.00	4,396
	158-160	Pentonville Road	N1 9JL	Leasehold	n/a	£9.33	3,000
Caledonia House	223-231	Pentonville Road	N1 9NG	Leasehold	n/a	£32.50	1,645
	122-128	Pentonville Road	N1 9TT	Freehold	£400,000	n/a	3,067
	210	Pentonville Road	N1 9JY	Leasehold	n/a	£42.50	54,144
	27	Swinton Street	WC1X 9NW	Long Leasehold	£1,395,000		3,212
The Generator	20	Wharfdale Road	N1 9RY	Leasehold	n/a		2,500
The Brassworks	32	York Way	N1 9AB	Leasehold	n/a	£33.66	9,684
					Total	Total	280,145

Street No.	Street	Postcode	Event Date	Deal Type	Sale Price (£)	Achieved Rent (£ per Sq Ft)	Size SqFt
5-13	Leeke Street	WC1X 9HY	06/09/2010	Freehold Sold	4,250,000	n/a	9,631
144-146	Kings Cross Road	WC1X 9DU	01/09/2010	Letting	n/a	17	2,000
210	Pentonville Road	N1 9JY	01/09/2010	Letting	n/a	40	23,654
210	Pentonville Road	N1 9JY	25/06/2010	Letting	n/a	40	10,206
61-71	Collier Street	N1 9BE	03/05/2010	Letting	n/a	33.15	825
181	Thanet Street	WC1H 9QA	19/04/2010	Letting	n/a	24.36	452
61-71	Collier Street	N1 9BE	05/04/2010	Letting	n/a	38	645
8	Crinan Street	N1 9SQ	01/03/2010	Letting	n/a	Not Known	2,219
8	Crinan Street	N1 9SQ	01/03/2010	Letting	n/a	Not Known	2,067
65-69	Kings Cross Road	WC1X 9LN	02/02/2010	Letting	n/a	Not Known	1,200
280	Grays Inn Road	WC1X 8EB	01/02/2010	Freehold Sold	255,000	n/a	1,137
1	Bravingtons Walk	N1 9NR	17/12/2009	Letting	n/a	40	1,911
3-5	Cynthia Street	N1 9JF	17/12/2009	Letting	n/a	Not Known	1,207
171	Grays Inn Road	WC1X 8UE	06/11/2009	Letting	n/a	17.5	4,609
165	Grays Inn Road	WC1X 8UE	01/11/2009	Freehold Sold	1,020,000	n/a	3,532
61-71	Collier Street	N1 9BE	01/09/2009	Letting	n/a	38	482
Total							65,777

APPENDIX 6

**SCHEDULE OF AVAILABLE AND LET OFFICE SPACE IN
LONDON BOROUGH OF CAMDEN**

Currell Commercial

Street No	Street Name	Postcode	Tenure	Sale Price	Rent Sq Ft	Total Sq Ft
15	Adeline Place	WC1B 3AJ	Leasehold	n/a	£28.35	5,820
	Agincourt Road	NW3 2NT	Leasehold	n/a	£18.24	850
	Albany Street	NW1 4EJ	Leasehold	n/a	£16.13	1,395
81	Albany Street	NW1 4BT	Leasehold	n/a	£20.28	789
	Albany Street	NW1 4EJ	Leasehold	n/a	£21.64	640
124-126	Albert Street	NW1 7NE	Leasehold	n/a	£50.00	1,151
104	Arlington Road	NW1 7HP	Leasehold	n/a	£27.50	9,310
172	Arlington Road	NW1 7HL	Leasehold	n/a	£19.95	3,435
122-128	Arlington Road	NW1 7HP	Leasehold	n/a	£26.00	3,910
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£22.58	762
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£24.54	630
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£24.54	630
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£24.64	632
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£22.50	1,280
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£24.59	650
16-16a	Baldwin Gardens	EC1N 7TE	Leasehold	n/a	£22.58	708
16-16a	Baldwins Gardens	EC1N 7TE	Leasehold	n/a	£23.93	3,412
116	Bayham Street	NW1 0BA	Leasehold	n/a	£19.50	18,098
89-91	Bayham Street	NW1 0AG	Leasehold	n/a	£19.53	1,024
89-93	Bayham Street	NW1 0AG	Leasehold	n/a	£18.29	1,230
7c	Bayham Street	NW1 0EY	Leasehold	n/a	£19.50	1,744

20-22	Bedford Row	WC1R 4EB	Leasehold	n/a	£25.00	2,200
44	Bedford Row	WC1R 4LL	Leasehold	n/a	£29.50	12,204
44	Bedford Row	WC1R 4LL	Leasehold	n/a	£19.50	3,104
46	Bedford Row	WC1R 4LR	Leasehold	n/a	£15.00	2,007
45	Bedford Row	WC1R 4LR	Leasehold	n/a	£26.50	3,689
22	Bedford Square	WC1B 3HH	Leasehold	n/a	£32.50	1,849
10a	Belmont Street	NW1 8HH	Leasehold/ Freehold	NQ	NQ	20,060
3	Belsize Place	NW3 5AL	Leasehold	n/a	£22.50	1,900
40	Bernard Street	WC1N 1LE	Leasehold	n/a	£35.00	7,879
40	Bernard Street	WC1N 1LE	Leasehold	n/a	NQ	8,000
26	Bloomsbury Street	WC1B 3QJ	Leasehold	n/a	£17.30	780
34	Bloomsbury Street	WC1B 3QJ	Leasehold	n/a	£19.30	3,108
	Bridge Approach	NW1 8BD	Leasehold	n/a	£25.12	1,055
	Bruges Place	NW1 0TE	Leasehold	n/a	£17.50	2,786
123-133	Camden High Street	NW1 7JR	Leasehold	n/a	£24.50	11,777
96-98	Camden High Street	NW1 0LT	Leasehold	n/a	NQ	1,270
168	Camden Street	NW1 9PT	Leasehold	n/a	£20.83	5,281
1-3	Canfield Place	NW6 3BT	Leasehold	n/a	£25.00	1,200
8	Canfield Place	NW6 3BT	Leasehold	n/a	£24.03	1,394
	Chalcot Road	NW1 8LH	Leasehold	n/a	NQ	3,165
	Chalcot Road	NW1 8LH	Leasehold	n/a	£27.50	3,220
215	Chalk Farm Road	NW1 8AB	Leasehold	n/a	£17.89	615
76	Chancery Lane	WC2A 1AA	Leasehold	n/a	£26.00	1,250
74	Chancery Lane	WC2A 1AA	Leasehold	n/a	£22.78	790
33	Charlotte Street	W1T 1RR	Leasehold	n/a	£45.00	3,098
43-45	Charlotte Street	W1T 1RS	Leasehold	n/a	£32.50	890
74a	Charlotte Street	W1T 4QJ	Leasehold	n/a	£45.00	4,610

83	Charlotte Street	W1T 4AD	Leasehold	n/a	£31.43	350
59	Charlotte Street	W1T 4PE	Leasehold	n/a	£31.82	1,100
79	Clerkenwell Road	EC1R 5AR	Leasehold	n/a	£27.50	1,473
85	Clerkenwell Road	EC1R 5AR	Leasehold	n/a	£10.00	4,840
34-42	Cleveland Street	W1T 4JE	Leasehold	n/a	£42.50	4,555
128-134	Cleveland Street	W1T 6PH	Leasehold	n/a	£29.50	1,450
4-5	Coleridge Gardens	NW6 3QH	Leasehold	n/a	£23.00	3,336
29-33	Colonnade	WC1N 1JA	Leasehold	n/a	£29.41	1,700
11	Crinan Street	N1 9SQ	Leasehold	n/a	£21.00	1,250
5-15	Cromer Street	WC1H 8LS	Leasehold	n/a	£17.50	1,750
6	Denmark Street	WC2H 8LP	Leasehold	n/a	£20.00	250
39	Doughty Street	WC1N 2LF	Freehold	£2,300,000		1,918
25	Ely Place	EC1N 6TD	Leasehold	n/a	£35.10	4,160
1	Ely Place	EC1N 6RY	Leasehold	n/a	£39.50	4,993
10-12	Ely Place	EC1N 6RY	Leasehold	n/a	NQ	4,412
15-20	Ely Place	EC1N 6EP	Leasehold	n/a	£29.50	15,784
26-28	Ely Place	EC1N 6TD	Leasehold	n/a	£29.50	2,178
26-28	Ely Place	EC1N 6TD	Leasehold	n/a	£29.50	2,163
14-18	Emerald Street	WC1N 3QA	Leasehold	n/a	£20.00	875
6-8	Emerald Street	WC1N 3QA	Leasehold	n/a	£25.00	3,238
73-77	Endell Street	WC2H 9AJ	Leasehold	n/a	£39.50	3,500
338	Euston Road	NW1 3RG	Leasehold	n/a	£42.50	7,273
373-375	Euston Road	NW1 3AR	Leasehold	n/a	£25.00	2,602
215	Euston Road	NW1 2DA	Leasehold	n/a	£49.50	14,003
137-139	Euston Road	NW1 2AA	Leasehold	n/a	£30.00	450
24	Eversholt Street	NW1 1DQ	Leasehold	n/a	£35.00	11,560
1	Eversholt Street	NW1 2FL	Leasehold	n/a	£33.50	18,000

50	Farringdon Road	EC1M 3HE	Leasehold	n/a	£35.00	32,042
75	Farringdon Road	EC1M 3JY	Leasehold	n/a	£25.00	2,520
20	Farringdon Road	EC1M 3HE	Leasehold	n/a	£29.50	58,877
29-35	Farringdon Road	EC1M 3HA	Leasehold	n/a	NQ	5,900
25	Ferdinand Street	NW1 8EU	Leasehold	n/a	£25.00	400
7-9	Ferdinand Street	NW1 8ES	Leasehold	n/a	£14.18	670
17	Ferdinand Street	NW1 8EU	Leasehold	n/a	£23.30	2,181
1-8	Finchley Road	NW3 5ES	Leasehold	n/a	£15.00	2,600
108-110	Finchley Road	NW3 5JJ	Leasehold	n/a	£25.00	15,024
137	Finchley Road	NW3 6JG	Leasehold	n/a	£42.86	700
1	Fitzroy Square	W1T 5HE	Leasehold	n/a	£55.00	1,150
1	Fitzroy Square	W1T 5HE	Leasehold	n/a	£37.50	4,500
12	Fitzroy Street	W1T 4BL	Leasehold	n/a	NQ	20,257
33	Fitzroy Street	W1T 6DU	Leasehold	n/a	£32.49	1,693
4	Flitcroft Street	WC2H 8DJ	Leasehold	n/a	£35.00	928
79	Fortess Road	NW5 1AG	Leasehold	n/a	£15.00	3,699
42	Gloucester Avenue	NW1 7DL	Leasehold	n/a	£27.50	1,766
44	Gloucester Avenue	NW1 8JD	Leasehold	n/a	£25.00	1,615
2-16	Goodge Street	W1T 2QA	Leasehold	n/a	NQ	4,200
32-34	Gordon House Road	NW5 1LP	Leasehold	n/a	£20.48	3,511
55	Grafton Road	NW5 3EL	Leasehold/ Freehold	£2,100,000	£19.64	5,600
37	Grafton Way	W1T 5DD	Leasehold	n/a	£20.00	150
5-7	Grape Street	WC2H 8DR	Long Leasehold/ Leasehold	£750,000	£20.66	1,936
200	Grays Inn Road	WC1X 8XZ	Leasehold	n/a	£35.00	12,730
60	Grays Inn Road	WC1X 8LZ	Leasehold	n/a	£24.50	19,244
311	Grays Inn Road	WC1X 8PX	Leasehold	n/a	£27.50	589
26	Grays Inn Road	WC1X 8HP	Leasehold	n/a	£15.00	1,164

28	Grays Inn Road	WC1X 8HR	Leasehold	n/a	£15.00	556
37	Grays Inn Road	WC1X 8PP	Leasehold	n/a	£20.00	1,550
4	Great James Street	WC1N 3DA	Leasehold	n/a	£45.32	662
30-31	Great Queen Street	WC2B 5AA	Leasehold	n/a	£45.00	10,386
92-93	Great Russell Street	WC1B 3PS	Leasehold	n/a	£25.00	714
1	Greenland Street	NW1 0ND	Leasehold	n/a	£28.68	1,046
27	Greenwood Place	NW5 1LB	Leasehold	n/a	£12.87	3,115
27	Greenwood Place	NW5 1LB	Leasehold	n/a	£15.28	2,615
33	Greenwood Place	NW5 1LB	Leasehold	n/a		16,337
20-23	Greville Street	EC1N 8RR	Leasehold	n/a	£25.00	3,595
32-34	Greville Street	EC1N 8TB	Leasehold	n/a	£25.00	643
7a	Hampstead High Street	NW3 1PR	Leasehold	n/a	NQ	1,342
106	Hampstead Road	NW1 2LS	Leasehold	n/a	£21.00	2,105
100	Hatton Gardens	EC1N 8NX	Leasehold	n/a	£29.50	8,415
19-21	Hatton Garden	EC1N 8BA	Leasehold	n/a	£14.83	1,871
59-61	Hatton Garden	EC1N 8LS	Leasehold	n/a	£25.00	1,530
6-7	Hatton Garden	EC1N 8AA	Leasehold	n/a	£28.00	2,162
26-27	Hatton Garden	EC1N 8BR	Leasehold	n/a	£25.00	1,385
31	Hatton Garden	EC1N 8DH	Leasehold	n/a	£22.50	500
19-21	Hatton Garden	EC1N 8BA	Leasehold	n/a	£21.50	1,867
19-20	Hatton Place	EC1N 8RU	Leasehold	n/a	£23.13	735
31-33	High Holborn	WC1V 6AX	Leasehold	n/a	£32.50	5,394
71	High Holborn	WC1V 6TD	Leasehold	n/a	£49.50	10,554
71	High Holborn	WC1V 6TD	Leasehold	n/a	NQ	6,500
307-308	High Holborn	WC1V 7LL	Leasehold	n/a	£20.00	1,950
307-308	High Holborn	WC1V 7LL	Leasehold	n/a	£20.00	1,900
283-288	High Holborn	WC1V 7HZ	Leasehold	n/a	£27.50	3,380

233	High Holborn	WC1V 7DN	Leasehold	n/a	NQ	3,060
203	High Holborn	WC1V 7BU	Leasehold	n/a	£52.14	40,003
233	High Holborn	WC1V 7DN	Leasehold	n/a	£22.50	1,675
235	High Holborn	WC1V 7DJ	Leasehold	n/a	£27.50	2,098
175	High Holborn	WC1V 7AA	Leasehold	n/a	£32.50	4,692
39-51	Highgate Road	NW5 1RT	Leasehold	n/a	£20.27	1,455
53-79	Highgate Road	NW5 1TL	Leasehold	n/a	£16.50	5,600
142	Holborn	EC1N 2NT	Leasehold	n/a	£33.00	7,939
142	Holborn	EC1N 2NT	Leasehold	n/a	NQ	162,773
150	Holborn	EC1N 2NS	Leasehold	n/a	£35.00	55,720
55-57	Holmes Road	NW5 3AN	Leasehold	n/a	£8.90	3,235
55	Holmes Road	NW5 3AN	Long Leasehold/ Leasehold	NQ	£20.00	9,192
55-57	Holmes Road	NW5 3AN	Leasehold/ Freehold	£485,000	NQ	3,000
35	Inverness Street	NW1 7HB	Leasehold	n/a	£27.50	2,720
224	Iverson Road	NW6 2HU	Freehold	£895,000	n/a	1,947
18-19	Jockeys Fields	WC1R 4BW	Leasehold	n/a	£24.89	1,185
21a	John Street	WC1N 2BL	Leasehold	n/a	£18.50	1,694
21a	John Street	WC1N 2BL	Leasehold	n/a	NQ	8,000
7	John Street	WC1N 2ES	Leasehold	n/a	£22.50	1,048
152-156	Kentish Town Road	NW1 9QB	Leasehold	n/a	£15.08	630
152-156	Kentish Town Road	NW1 9QB	Leasehold	n/a	£12.50	2,447
31	Kentish Town Road	NW1 8NH	Long Leasehold	£1,400,000	n/a	4,510
73-75	Kenton Street	WC1N 1NN	Leasehold	n/a	NQ	1,077
7	Kilburn High Road	NW6 5TR	Freehold	£265,000		450
84	Kingsway	WC2B 6AE	Leasehold	n/a	NQ	1,443
77	Kingsway	WC2B 6SR	Leasehold	n/a	£37.50	5,278
65	Kingsway	WC2B 6TD	Leasehold	n/a	£22.50	7,957

21-27	Lambs Conduit Street	WC1N 3BD	Leasehold	n/a	£25.00	2,233
55-56	Lincolns Inn Fields	WC2A 3LJ	Leasehold	n/a	£25.00	3,250
	Lithos Road	NW3 6EH	Leasehold	n/a	£15.00	4,155
1a	Lithos Road	NW3 6DX	Leasehold	n/a	£18.46	520
35	Little Russell Street	WC1A 2HH	Leasehold	n/a	£22.50	600
27-29	Macklin Street	WC2B 5LX	Leasehold	n/a	£25.00	4,188
28	Macklin Street	WC2B 5LX	Leasehold	n/a	£45.00	2,999
30	Maple Street	W1T 6HA	Freehold	£1,150,000	n/a	1,734
56	Maple Street	W1T 6HW	Leasehold	n/a	£30.00	100
65	Maygrove Road	NW6 2EH	Leasehold	n/a	£22.50	30,127
10	Melton Street	NW1 2EB	Leasehold	n/a	£25.00	3,330
10	Melton Street	NW1 2EB	Leasehold	n/a	£25.00	6,488
38a	Monmouth Street	WC2H 9DD	Leasehold	n/a	£39.50	730
46	Museum Street	WC1A 1LY	Freehold	£1,500,000	n/a	2,225
13	New North Street	WC1N 3PJ	Leasehold	n/a	£22.02	1,726
55	New Oxford Street	WC1A 1BS	Leasehold	n/a	£39.50	12,920
103	New Oxford Street	WC1A 1DD	Leasehold	n/a	NQ	4,350
78	New Oxford Street	WC1A 1HB	Leasehold	n/a	£19.50	5,100
103	New Oxford Street	WC1A 1DD	Leasehold	n/a	£39.50	6,632
223-231	Pentonville Road	N1 9NG	Leasehold	n/a	£32.50	1,645
223-231	Pentonville Road	N1 9NG	Leasehold	n/a	£32.50	23,397
16	Percy Street	W1T 1DT	Leasehold	n/a	£47.33	412
22	Percy Street	W1T 2BU	Leasehold	n/a	£49.50	4,527
1a	Polygon Road	NW1 1QB	Leasehold	n/a	£19.50	1,000
15	Pratt Mews	NW1 0AD	Leasehold	n/a	£16.04	2,917
12-13	Pratt Mews	NW1 0AD	Leasehold	n/a	£18.59	2,125
2-10	Princeton Street	WC1R 4BH	Leasehold	n/a	£22.50	3,951

3	Queen Square	WC1N 3AR	Leasehold	n/a	£37.50	2,750
	Randolph Street	NW1 0TL	Leasehold	n/a	£17.50	1,068
19-22	Rathbone Place	W1T 1HY	Pre-Let	NQ	NQ	50,000
76-78	Red Lion Street	WC1R 4NA	Leasehold	n/a	£25.00	2,686
72-75	Red Lion Street	WC1R 4NA	Leasehold	n/a	£21.50	900
49	Red Lion Street	WC1R 4PF	Leasehold	n/a	£20.20	2,400
	Regis Road	NW5 3EW	Leasehold	n/a	£22.11	3,478
5	Richbell Place	WC1N 3LA	Leasehold	n/a	£35.00	10,102
26-28	Rochester Place	NW1 9JR	Leasehold	n/a	£25.00	17,528
4	Roger Street	WC1N 2JX	Leasehold	n/a	£25.00	2,010
134	Royal College Street	NW1 0TA	Leasehold	n/a	£18.33	1,200
48	Russell Square	WC1B 4JP	Leasehold	n/a	£29.50	2,000
58	Russell Square	WC1B 4HP	Leasehold	n/a	£25.00	621
55-56	Russell Square	WC1B 4HP	Long Leasehold/ Leasehold	£3,750,000	£32.50	9,213
52	Russell Square	WC1B 4HP	Leasehold	n/a	£35.00	1,421
60-66	Saffron Hill	EC1N 8QX	Long Leasehold/ Leasehold	£350,000	£25.00	1,287
151	Shaftesbury Avenue	WC2H 8AL	Leasehold	n/a	£49.50	23,247
17	Shorts Gardens	WC2H 9AT	Leasehold	n/a	£38.28	320
17	Shorts Gardens	WC2H 9AT	Leasehold	n/a	£34.67	925
21	Southampton Row	WC1B 5HA	Leasehold	n/a	£23.75	5,155
150	Southampton Row	WC1B 5AL	Leasehold	n/a	£23.00	3,925
22-23	St Cross Street	EC1N 8UH	Leasehold	n/a	NQ	225
15-17	St Cross Street	EC1N 8UN	Leasehold	n/a	£25.00	1,750
18	St Cross Street	EC1N 8UN	Leasehold	n/a	£30.00	400
6-7	St Cross Street	EC1N 8UB	Leasehold	n/a	£32.50	4,175
18-20	St Pancras Way	NW1 0QG	Leasehold	n/a	£18.19	4,124
15-23	St Pancras Way	NW1 0PX	Leasehold	n/a	£13.96	5,371

22	Stephenson Way	NW1 2HD	Leasehold	n/a	£20.00	8,108
39	Store Street	WC1E 7DB	Leasehold	n/a	£25.00	1,070
27	Swinton Street	WC1X 9NW	Long Leasehold	£1,395,000		3,212
9-13	Swiss Terrace	NW6 4RR	Leasehold	n/a	£22.50	1,990
9-13	Swiss Terrace	NW6 4RR	Leasehold	n/a	£22.50	1,990
4	Tavistock Place	WC1H 9RA	Leasehold/ Freehold	NQ	£29.50	5,143
69-73	Theobalds Road	WC1X 8TA	Leasehold	n/a	£25.00	5,086
179	Tottenham Court Road	W1T 7PA	Leasehold	n/a	£26.00	6,051
177-178	Tottenham Court Road	W1T 7NY	Leasehold	n/a	£34.00	1,165
170	Tottenham Court Road	W1T 7HA	Leasehold	n/a	NQ	29,888
114-115	Tottenham Court Road	W1T 5AH	Leasehold	n/a	£29.77	2,260
97	Tottenham Court Road	W1T 4TP	Leasehold	n/a	NQ	15,163
90	Tottenham Court Road	W1T 4TJ	Leasehold	n/a	£42.50	7,560
279	Tottenham Court Road	W1T 7AX	Leasehold	n/a	£29.50	12,687
179	Tottenham Court Road	W1T 7NZ	Leasehold	n/a	£29.50	1,147
175-176	Tottenham Court Road	W1T 7NX	Leasehold	n/a	£29.50	3,197
180	Tottenham Court Road	W1T 7PB	Leasehold	n/a	£34.03	2,380
251	Tottenham Court Road	W1T 7AB	Leasehold	n/a	£20.00	4,920
196-199	Tottenham Court Road	W1T 7LQ	Leasehold	n/a	£20.00	1,990
4	Tottenham Mews	W1T 4AB	Leasehold	n/a	£30.18	1,905
52	Tottenham Street	W1T 4RN	Leasehold	n/a	£29.41	612
7	Triton Square	NW1 3HG	Leasehold	n/a	£45.00	8,222
5-6	Underhill Street	NW1 7HS	Leasehold	n/a		10,592
8-14	Vine Hill	EC1R 5DX	Leasehold	n/a	£27.50	2,733
8	Warner Yard	EC1R 5EY	Leasehold	n/a	£29.50	7,361
7	Warwick Court	WC1R 5DJ	Leasehold	n/a	£20.00	1,070
3	Waterhouse Square	EC1N 2ST	Leasehold	n/a	£33.75	13,700

15	West Central Street	WC1A 1JH	Leasehold	n/a	£28.00	980
14-15	West Central Street	WC1A 1JH	Leasehold	n/a	£28.06	980
12-14	Whitfield Street	W1T 2RF	Leasehold	n/a	£24.00	875
12-14	Whitfield Street	W1T 2RF	Leasehold	n/a	£28.00	3,060
7-9	Whitfield Street	W1T 2SB	Leasehold/ Freehold	NQ	NQ	8,306
90	Whitfield Street	W1T 5EA	Leasehold	n/a	NQ	12,173
30-32	Whitfield Street	W1T 2RG	Leasehold	n/a	£39.50	2,783
65	Whitfield Street	W1T 4HE	Leasehold	n/a	£35.00	11,981
29-30	Windmill Street	W1T 2JL	Leasehold	n/a	£27.60	625
32	York Way	N1 9AB	Leasehold	n/a	£33.66	9,684
					total	1,430,038

Building	Street No.	Street	Postcode	Event Date	Deal Type	Sale Price (£)	Achieved Rent (£ per Sq Ft)	Size SqFt
	4-6	Brownlow Mews	WC1N 2LD	30/09/2010	Long Leasehold Sold	360,000	n/a	1,373
	37	Museum Street	WC1A 1LP	29/09/2010	Letting	n/a	Not Known	980
	116-118	Finchley Road	NW3 5HT	29/09/2010	Letting	n/a	17.39	1,150
Fanz House	99-101	Grays Inn Road	WC1X 8TY	27/09/2010	Letting	n/a	Not Known	800
	17-27	Ferdinand Street	NW1 8EU	24/09/2010	Letting	n/a	21.6	2,995
	8	Tottenham Mews	W1T 4AE	23/09/2010	Letting	n/a	24	1,515
Chichester Rents	87	Chancery Lane	WC2A 1DL	23/09/2010	Long Leasehold Sold	1,710,000	n/a	3,630
	200	Grays Inn Road	WC1X 8XZ	23/09/2010	Letting	n/a	Not Known	18,577
	13-19	Vine Hill	EC1R 5FW	20/09/2010	Letting	n/a	Not Known	2,100
	293-295	Euston Road	NW1 3AD	20/09/2010	Letting	n/a	47.57	222
The Dutch House	307-308	High Holborn	WC1V 7LL	20/09/2010	Letting	n/a	Not Known	1,950
	146-150	Royal College Street	NW1 0TA	17/09/2010	Letting	n/a	19	2,216
	6	Erskine Road	NW3 3AJ	16/09/2010	Letting	n/a	15.91	2,200
Baird House	15-17	St Cross Street	EC1N 8UN	15/09/2010	Letting	n/a	Not Known	1,060
Lupus House	11-13	Macklin Street	WC2B 5NH	14/09/2010	Letting	n/a	Not Known	545
	69-73	Theobalds Road	WC1X 8TA	14/09/2010	Letting	n/a	12.5	2,207
	8-12	Camden High Street	NW1 0JH	13/09/2010	Letting	n/a	26	1,320
Commonwealth House	1-19	New Oxford Street	WC1A 1BA	09/09/2010	Letting	n/a	Not Known	10,800
Spectrum House	32-34	Gordon House Road	NW5 1LP	07/09/2010	Letting	n/a	Not Known	1,200
	14	Greville Street	EC1N 8SB	07/09/2010	Letting	n/a	Not Known	1,444
Rotunda	41-43	Gloucester Crescent	NW1 7DL	06/09/2010	Letting	n/a	Not Known	3,840
Hatton Square	16-16a	Baldwins Gardens	EC1N 7TE	03/09/2010	Letting	n/a	Not Known	1,025
	15	Wolsey Mews	NW5 2DX	02/09/2010	Letting	n/a	Not Known	460
County House	14-15	Hatton Garden	EC1N 8AT	02/09/2010	Letting	n/a	21	865
Norfolk House	13	Southampton Place	WC1A 2AL	02/09/2010	Letting	n/a	32.5	11,582
Walkden House	10	Melton Street	NW1 2EB	01/09/2010	Letting	n/a	Not Known	915
	45	Monmouth Street	WC2H 9DG	01/09/2010	Letting	n/a	30	2,163
Imperial Works		Perren Street	NW5 3ED	01/09/2010	Letting	n/a	Not Known	1,500
Clerkenwell House	67	Clerkenwell Road	EC1R 5BL	01/09/2010	Letting	n/a	Not Known	4,548

	190	Camden High Street	NW1 8QP	01/09/2010	Letting	n/a	21	2,550
The Courtyard	44	Gloucester Avenue	NW1 8JD	01/09/2010	Letting	n/a	Not Known	860
Colonial Buildings	59-61	Hatton Garden	EC1N 8LS	01/09/2010	Letting	n/a	Not Known	850
	84	Hatton Garden	EC1N 8JR	01/09/2010	Letting	n/a	Not Known	3,030
	88-90	Hatton Garden	EC1N 8PN	01/09/2010	Letting	n/a	29.73	185
	155	Regents Park Road	NW1 8BB	31/08/2010	Letting	n/a	Not Known	1,500
	63-66	Hatton Garden	EC1N 8SR	31/08/2010	Letting	n/a	21.5	1,100
	7	Goode Place	W1T 4SF	30/08/2010	Letting	n/a	Not Known	450
New House	67-68	Hatton Garden	EC1N 8JY	29/08/2010	Letting	n/a	25	160
Commonwealth House	1-19	New Oxford Street	WC1A 1BA	26/08/2010	Letting	n/a	11	2,690
	89-93	Bayham Street	NW1 0AG	26/08/2010	Letting	n/a	18	2,710
	421-425	Finchley Road	NW3 6HJ	26/08/2010	Freehold Sold	810,000	n/a	3,575
Rugby Chambers	2	Rugby Street	WC1N 3QU	24/08/2010	Letting	n/a	Not Known	769
	20-22	Bedford Row	WC1R 4EB	24/08/2010	Letting	n/a	Not Known	1,491
	15	Bloomsbury Square	WC1A 2LJ	23/08/2010	Freehold Sold	7,050,000	n/a	16,778
	42	Charlotte Street	W1T 2NP	23/08/2010	Letting	n/a	Not Known	370
	1	Back Hill	EC1R 5HT	22/08/2010	Letting	n/a	22.22	540
	17-21	Emerald Street	WC1N 3QN	20/08/2010	Letting	n/a	Not Known	1,036
	30	Leighton Road	NW5 2QE	19/08/2010	Letting	n/a	18.12	6,622
	63-66	Hatton Garden	EC1N 8SR	16/08/2010	Letting	n/a	22.96	1,350
	293-295	Euston Road	NW1 3AD	13/08/2010	Letting	n/a	42.55	423
	100	Hatton Garden	EC1N 8NX	13/08/2010	Letting	n/a	22.5	1,100
	29	Warren Street	W1T 5NE	12/08/2010	Letting	n/a	26.67	450
New House	67-68	Hatton Garden	EC1N 8JY	10/08/2010	Letting	n/a	30.77	130
Lupus House	11-13	Macklin Street	WC2B 5NH	09/08/2010	Letting	n/a	19.5	1,300
	20-28	Hatton Wall	EC1N 8JH	09/08/2010	Letting	n/a	24.24	264
Regent's Place	20	Triton Street	NW1 3ND	02/08/2010	Letting	n/a	Not Known	79,278
	65-69	Shelton Street	WC2H 9JQ	02/08/2010	Letting	n/a	Not Known	4,800
	20	Flaxman Terrace	WC1H 9AT	02/08/2010	Letting	n/a	Not Known	1,550
		Agincourt Road	NW3 2NT	02/08/2010	Letting	n/a	Not Known	400
	44	Charlotte Street	W1T 2QS	02/08/2010	Letting	n/a	Not Known	770
	4	Denmark Street	WC2H 8LP	02/08/2010	Letting	n/a	18.5	1,000
Commonwealth House	1-19	New Oxford Street	WC1A 1BA	01/08/2010	Letting	n/a	10	420
Regent's Place	20	Triton Street	NW1 3ND	01/08/2010	Letting	n/a	Not Known	43,161
	31	Percy Street	W1T 2DD	01/08/2010	Letting	n/a	Not Known	1,395
Lynton House	7-12	Tavistock Square	WC1H 9LY	01/08/2010	Letting	n/a	Not Known	5,020

Dragon Court	27-29	Macklin Street	WC2B 5LX	01/07/2010	Letting	n/a	Not Known	9,078
	8	Smarts Place	WC2B 5NR	01/07/2010	Letting	n/a	28	2,060
	10	Whitfield Street	W1T 2RE	01/07/2010	Letting	n/a	36.5	4,220
Whittington House	19-30	Alfred Place	WC1E 7EA	01/07/2010	Letting	n/a	Not Known	9,016
	222-236	Grays Inn Road	WC1X 8HB	01/07/2010	Letting	n/a	Not Known	11,000
	76-78	Charlotte Street	W1T 4QW	01/07/2010	Letting	n/a	Not Known	1,441
	17	Leighton Place	NW5 2QL	01/07/2010	Letting	n/a	Not Known	1,066
	26-28	Bedford Row	WC1R 4HE	01/07/2010	Letting	n/a	28	4,145
	47	Great Russell Street	WC1B 3PA	01/07/2010	Freehold Sold	1,350,000	n/a	2,389
Berkshire House	168-173	High Holborn	WC1V 7AA	01/07/2010	Letting	n/a	Not Known	4,998
The Place	175	High Holborn	WC1V 7AA	01/07/2010	Letting	n/a	Not Known	4,677
	193-195	Kentish Town Road	NW5 2JU	30/06/2010	Long Leasehold Sold	230,000	n/a	946
Utopia Village	1-5	Portpool Lane	EC1N 7UU	30/06/2010	Letting	n/a	18.06	4,470
	12	Chalcot Road	NW1 8LH	30/06/2010	Letting	n/a	26.18	1,767
	24	Oval Road	NW1 7DH	25/06/2010	Letting	n/a	21	2,609
	44-46	Grays Inn Road	WC1X 8HR	25/06/2010	Letting	n/a	13.38	3,363
	58	Whitfield Street	W1T 2RJ	24/06/2010	Letting	n/a	28.5	1,955
Dilke House	1	Parker Street	WC2B 5PZ	22/06/2010	Letting	n/a	22.95	1,656
	22-24	Malet Street	WC1E 7JN	21/06/2010	Letting	n/a	23	1,240
	14	Ely Place	EC1N 6TE	21/06/2010	Letting	n/a	27.5	1,780
	5-5a	Greville Street	EC1N 8SB	21/06/2010	Letting	n/a	Not Known	788
	24	Bloomsbury Square	WC1A 2TA	18/06/2010	Freehold Sold	2,000,000	n/a	2,986
	40	Grays Inn Road	WC1X 8HR	18/06/2010	Letting	n/a	12.95	3,088
The Euston Estate	1	Doughty Street	WC1N 2LF	15/06/2010	Freehold Sold	2,100,000	n/a	2,800
	6-17	Eversholt Street	NW1 2FL	14/06/2010	Letting	n/a	35	5,700
	191-199	Tottenham Court Road	W1T 1AZ	14/06/2010	Letting	n/a	32.5	2,627
	172	Tottenham Court Road	W1T 7LG	08/06/2010	Letting	n/a	27.5	1,043
	28-30	Arlington Road	NW1 7HL	08/06/2010	Letting	n/a	Not Known	1,281
Bedford House	21-21a	Little Russell Street	WC1A 2HN	07/06/2010	Letting	n/a	23	2,426
	9	John Street	WC1N 2BF	03/06/2010	Letting	n/a	15.98	3,123
	155a	Lincolns Inn Fields	WC2A 3BP	01/06/2010	Freehold Sold	2,950,000	n/a	4,999
	56-58	Leighton Road	NW5 2RD	01/06/2010	Freehold Sold	450,000	n/a	700
	84	Bloomsbury Street	WC1B 3QT	01/06/2010	Letting	n/a	30	100
	1	Theobalds Road	WC1X 8WA	01/06/2010	Letting	n/a	Not Known	21,225
	1	Bedford Avenue	WC1B 3AU	01/06/2010	Letting	n/a	Not Known	1,300
	1	Bedford Avenue	WC1B 3AU	01/06/2010	Letting	n/a	Not Known	1,450

60	Charlotte Street	W1T 2NU	01/06/2010	Letting	n/a	48.5	3,054
85	Clerkenwell Road	EC1R 5AR	01/06/2010	Letting	n/a	Not Known	10,955
184-192	Drummond Street	NW1 3HP	01/06/2010	Letting	n/a	26.58	6,754
10	Gate Street	WC2A 3HP	01/06/2010	Letting	n/a	15.11	546
23	Hand Court	WC1V 6JF	01/06/2010	Letting	n/a	Not Known	4,838
6-7	Hatton Garden	EC1N 8AA	01/06/2010	Letting	n/a	Not Known	665
6-7	Hatton Garden	EC1N 8AA	01/06/2010	Letting	n/a	Not Known	930
6-7	Hatton Garden	EC1N 8AA	01/06/2010	Letting	n/a	Not Known	930
307-308	High Holborn	WC1V 7LL	01/06/2010	Letting	n/a	20	950
5-13	Hatton Wall	EC1N 8HX	31/05/2010	Letting	n/a	17.79	562
85	Clerkenwell Road	EC1R 5AR	27/05/2010	Letting	n/a	10.46	2,217
16-16a	Baldwins Gardens	EC1N 7TE	17/05/2010	Letting	n/a	Not Known	5,640
14	Greville Street	EC1N 8SB	17/05/2010	Letting	n/a	Not Known	937
71	High Holborn	WC1V 6TD	16/05/2010	Letting	n/a	47.5	8,053
12-14	Great Turnstile	WC1V 7HH	12/05/2010	Letting	n/a	20.2	1,980
32-34	Gordon House Road	NW5 1LP	11/05/2010	Letting	n/a	Not Known	2,404
85	Clerkenwell Road	EC1R 5AR	10/05/2010	Letting	n/a	Not Known	4,670
Lithos House	Lithos Road	NW3 6EH	10/05/2010	Letting	n/a	Not Known	1,163
2-6	Hampstead High Street	NW3 1PR	10/05/2010	Letting	n/a	22.5	2,738
357	Euston Road	NW1 3AL	04/05/2010	Freehold Sold	1,465,000	n/a	5,500
215	West End Lane	NW6 1PF	03/05/2010	Letting	n/a	Not Known	769
193-197	High Holborn	WC1V 7BD	03/05/2010	Letting	n/a	14.99	867
1a	Adelaide Road	NW3 3QE	03/05/2010	Letting	n/a	14.74	950
63-69	New Oxford Street	WC1A 1EA	01/05/2010	Letting	n/a	39.5	2,620
19	Bloomsbury Square	WC1A 2NS	01/05/2010	Letting	n/a	26.02	3,075
16	Procter Street	WC1V 6NX	01/05/2010	Letting	n/a	32.5	7,369
16	Great Queen Street	WC2B 5DG	01/05/2010	Letting	n/a	61	2,931
1	Southampton Row	WC1B 5HA	01/05/2010	Letting	n/a	Not Known	41,867
1	Southampton Place	WC1A 2DA	30/04/2010	Letting	n/a	22	1,854
53-64	Chancery Lane	WC2A 1QX	30/04/2010	Letting	n/a	25.07	698
60	Charlotte Street	W1T 2NU	30/04/2010	Letting	n/a	45.75	3,005
55	Bayham Place	NW1 0ET	29/04/2010	Letting	n/a	Not Known	1,180
211-216	Chalk Farm Road	NW1 8AB	29/04/2010	Letting	n/a	Not Known	523
229-231	High Holborn	WC1V 7DA	29/04/2010	Letting	n/a	15	1,857
307-308	High Holborn	WC1V 7LL	28/04/2010	Letting	n/a	19.8	985
27-29	Macklin Street	WC2B 5LX	26/04/2010	Letting	n/a	36.5	10,826

	146-150	Royal College Street	NW1 0TA	22/04/2010	Letting	n/a	18.5	5,037
	184-192	Drummond Street	NW1 3HP	20/04/2010	Letting	n/a	25.5	6,771
	37-41	Bedford Row	WC1R 4JH	19/04/2010	Letting	n/a	17	3,103
Sinclair House	181	Thanet Street	WC1H 9QA	19/04/2010	Letting	n/a	24.36	452
Tavistock House	13	Tavistock Square	WC1H 9TW	16/04/2010	Letting	n/a	Not Known	440
Cobham House	9	Warwick Court	WC1R 5DJ	14/04/2010	Letting	n/a	21	750
	100	Grays Inn Road	WC1X 8AL	14/04/2010	Letting	n/a	30	5,500
Lynnton House	7-12	Tavistock Square	WC1H 9LY	07/04/2010	Letting	n/a	41	4,626
Walkden House	10	Melton Street	NW1 2EB	05/04/2010	Letting	n/a	23	2,248
Warren Court	293-295	Euston Road	NW1 3AD	05/04/2010	Letting	n/a	48.92	130
International Buildings	67-73	Kingsway	WC2B 6ST	02/04/2010	Letting	n/a	25	4,100
Walkden House	10	Melton Street	NW1 2EB	01/04/2010	Letting	n/a	Not Known	2,248
Tavistock House	13	Tavistock Square	WC1H 9TW	01/04/2010	Letting	n/a	Not Known	440
Holborn Hall	193-197	High Holborn	WC1V 7BD	01/04/2010	Letting	n/a	17.57	2,305
Zeppelin Building	59-61	Farringdon Road	EC1M 3JB	01/04/2010	Letting	n/a	26.5	1,721
Premier House	12-13	Hatton Garden	EC1N 8AN	01/04/2010	Letting	n/a	20	607
	31	Hatton Garden	EC1N 8DH	01/04/2010	Letting	n/a	Not Known	323
	20-28	Hatton Wall	EC1N 8JH	01/04/2010	Letting	n/a	20	1,119
High Holborn House	52-54	High Holborn	WC1V 6RL	01/04/2010	Letting	n/a	Not Known	2,000
Holborn Tower	137-144	High Holborn	WC1V 6PL	01/04/2010	Letting	n/a	Not Known	2,629
Kingsbourne House	229-231	High Holborn	WC1V 7DA	01/04/2010	Letting	n/a	15	1,857
Weston House	246	High Holborn	WC1V 7EX	01/04/2010	Letting	n/a	25.15	12,883
Weston House	246	High Holborn	WC1V 7EX	01/04/2010	Letting	n/a	25	8,648
Weston House	246	High Holborn	WC1V 7EX	01/04/2010	Letting	n/a	25	3,978
Regent's Place	20	Triton Street	NW1 3ND	31/03/2010	Letting	n/a	Not Known	89,405
Regent's Place	10	Triton Street	NW1 3XB	30/03/2010	Letting	n/a	Not Known	117,000
Sweeps Building	34	Leather Lane	EC1N 7SQ	29/03/2010	Letting	n/a	18.5	5,995
Stephenson House	67-87	Hampstead Road	NW1 2PL	26/03/2010	Letting	n/a	Not Known	34,604
	79	Fortess Road	NW5 1AG	23/03/2010	Letting	n/a	2.02	14,265
	53	New Oxford Street	WC1A 1BL	22/03/2010	Letting	n/a	19	383
	44-46	Whitfield Street	W1T 2RJ	19/03/2010	Letting	n/a	27.5	2,319
	19	Doughty Street	WC1N 2PL	19/03/2010	Letting	n/a	Not Known	3,448
	79	Fortess Road	NW5 1AG	19/03/2010	Letting	n/a	8	3,605
Stephenson House	67-87	Hampstead Road	NW1 2PL	18/03/2010	Letting	n/a	32.5	34,604
	147-150	High Holborn	WC1A 1NQ	15/03/2010	Letting	n/a	12.5	3,548
	1	Back Hill	EC1R 5HT	15/03/2010	Letting	n/a	22.5	600

1		Southampton Row	WC1B 5HA	11/03/2010	Letting	n/a	Not Known	5,308
106-109		Saffron Hill	EC1N 8QS	08/03/2010	Freehold Sold	2,250,000	n/a	6,996
32-38		Saffron Hill	EC1N 8FH	07/03/2010	Letting	n/a	17	2,286
16		Kirby Street	EC1N 8TS	03/03/2010	Letting	n/a	28.37	2,743
53		New Oxford Street	WC1A 1BL	02/03/2010	Letting	n/a	Not Known	680
3-4		Prince Albert Road	NW1 7SN	01/03/2010	Letting	n/a	Not Known	2,595
18-20		Rosemont Road	NW3 6NE	01/03/2010	Letting	n/a	13.04	1,150
183-183a		Royal College Street	NW1 0SG	01/03/2010	Freehold Sold	450,000	n/a	2,660
194-198		Euston Road	NW1 2DG	01/03/2010	Freehold Sold	Not Known	n/a	107,589
		Regis Road	NW5 3EW	01/03/2010	Letting	n/a	Not Known	4,500
1		Eversholt Street	NW1 2FL	01/03/2010	Letting	n/a	35	2,900
85		Clerkenwell Road	EC1R 5AR	01/03/2010	Letting	n/a	5	2,217
		Berkley Grove	NW1 8XY	01/03/2010	Letting	n/a	Not Known	1,016
		Chalcot Road	NW1 8LH	01/03/2010	Letting	n/a	Not Known	1,117
198		High Holborn	WC1V 7BD	01/03/2010	Letting	n/a	28.5	1,230
210		High Holborn	WC1V 7HD	01/03/2010	Letting	n/a	27.5	4,621
53		New Oxford Street	WC1A 1BL	25/02/2010	Letting	n/a	20	525
8-12		Camden High Street	NW1 0JH	23/02/2010	Letting	n/a	26	1,450
19-25		Charterhouse Street	EC1N 6SA	22/02/2010	Letting	n/a	20.77	65,000
55-61		New Oxford Street	WC1A 1BS	18/02/2010	Letting	n/a	38.5	4,103
60		Charlotte Street	W1T 2NU	17/02/2010	Letting	n/a	45	3,056
44		Gloucester Avenue	NW1 8JD	16/02/2010	Letting	n/a	17.59	1,848
55		Farringdon Road	EC1M 3JB	11/02/2010	Letting	n/a	20	714
4-5		North Mews	WC1N 2JP	10/02/2010	Letting	n/a	20.98	1,668
65-69		Kings Cross Road	WC1X 9LN	02/02/2010	Letting	n/a	Not Known	1,200
17-27		Ferdinand Street	NW1 8EU	02/02/2010	Letting	n/a	Not Known	750
10-26		Jamestown Road	NW1 7BY	01/02/2010	Freehold Sold	Not Known	n/a	19,643
18-36		Tottenham Court Road	W1T 1BT	01/02/2010	Letting	n/a	35	11,882
222-236		Grays Inn Road	WC1X 8HB	01/02/2010	Letting	n/a	Not Known	12,785
222-236		Grays Inn Road	WC1X 8HB	01/02/2010	Letting	n/a	Not Known	15,285
283-288		High Holborn	WC1V 7HP	01/02/2010	Letting	n/a	Not Known	6,760
31-39		Camden Road	NW1 9LR	01/02/2010	Freehold Sold	5,500,000	n/a	28,885
6		Flitcroft Street	WC2H 8DJ	01/02/2010	Letting	n/a	21	944
183-203		Eversholt Street	NW1 1BU	01/02/2010	Letting	n/a	29.5	11,415
280		Grays Inn Road	WC1X 8EB	01/02/2010	Freehold Sold	255,000	n/a	1,137
5-6a		Hampstead High Street	NW3 1PR	01/02/2010	Letting	n/a	Not Known	1,058

233	High Holborn	WC1V 7DN	01/02/2010	Letting	n/a	21.59	4,540
25-43	Carol Street	NW1 0HT	28/01/2010	Letting	n/a	15.3	438
21-21a	John Street	WC1N 2BF	25/01/2010	Letting	n/a	25	2,511
108-112	Parkway	NW1 7AN	21/01/2010	Freehold Sold	1,800,000	n/a	5,118
21-27	Lambs Conduit Street	WC1N 3BD	15/01/2010	Letting	n/a	25	2,898
1	Malet Street	WC1E 7JN	12/01/2010	Letting	n/a	Not Known	2,200
198	High Holborn	WC1V 7BD	12/01/2010	Letting	n/a	Not Known	2,900
8	Fulwood Place	WC1V 6HG	11/01/2010	Freehold Sold	750,000	n/a	1,862
8-16	Great Queen Street	WC2B 5DG	08/01/2010	Letting	n/a	Not Known	7,629
99-107	Kingsway	WC2B 6QU	05/01/2010	Letting	n/a	19.64	1,604
39-45	Tottenham Court Road	W1T 2EA	05/01/2010	Letting	n/a	Not Known	8,950
60	Charlotte Street	W1T 2NU	05/01/2010	Letting	n/a	30	5,825
73-77	Endell Street	WC2H 9AJ	05/01/2010	Letting	n/a	30	1,933
1-2	Alfred Place	WC1E 7EB	04/01/2010	Letting	n/a	31	12,000
4	Denmark Street	WC2H 8LP	04/01/2010	Letting	n/a	25.34	730
1	Fitzroy Square	W1T 5HE	04/01/2010	Letting	n/a	27.5	800
99-107	Kingsway	WC2B 6QU	01/01/2010	Letting	n/a	19.97	1,193
99	Kentish Town Road	NW1 8PB	01/01/2010	Freehold Sold	Not Known	n/a	1,500
19a	Canfield Place	NW6 3BT	01/01/2010	Letting	n/a	Not Known	450
65	Kingsway	WC2B 6TD	01/01/2010	Letting	n/a	25	13,723
55	Farringdon Road	EC1M 3JB	01/01/2010	Letting	n/a	23	714
100	Grays Inn Road	WC1X 8AL	01/01/2010	Letting	n/a	25	5,960
52-54	High Holborn	WC1V 6RL	01/01/2010	Letting	n/a	Not Known	2,200
9	Bayham Street	NW1 7NL	31/12/2009	Freehold Sold	707,000	n/a	2,507
1	Fitzroy Square	W1T 5HE	31/12/2009	Letting	n/a	Not Known	735
43	Eagle Street	WC1R 4AT	29/12/2009	Letting	n/a	Not Known	2,579
47	Farringdon Road	EC1M 3JB	29/12/2009	Letting	n/a	12	960
246	High Holborn	WC1V 7EX	29/12/2009	Letting	n/a	23	12,885
67-87	Hampstead Road	NW1 2PL	23/12/2009	Letting	n/a	Not Known	17,556
16	Upper Woburn Place	WC1H 0JN	22/12/2009	Letting	n/a	Not Known	6,895
54	Hatton Garden	EC1N 8HN	21/12/2009	Letting	n/a	26.75	1,020
193-197	High Holborn	WC1V 7DU	20/12/2009	Letting	n/a	Not Known	2,065
	Broadhurst Gardens	NW6 3QP	20/12/2009	Letting	n/a	Not Known	3,360
30-34	Bloomsbury Street	WC1B 3QJ	18/12/2009	Letting	n/a	Not Known	120
60	Charlotte Street	W1T 2NU	18/12/2009	Letting	n/a	50	3,057
303-306	High Holborn	WC1V 7JZ	18/12/2009	Letting	n/a	18.5	1,322
	Northumberland House						

Kings Gate	1	Bravingtons Walk	N1 9NR	17/12/2009	Letting	n/a	40	1,911
	59-63	Charlotte Street	W1T 4PF	15/12/2009	Letting	n/a	28.22	443
Bedford House	21-21a	John Street	WC1N 2BF	14/12/2009	Letting	n/a	19.69	1,168
	147-150	High Holborn	WC1A 1NQ	11/12/2009	Letting	n/a	11.5	4,932
	21	Brownlow Mews	WC1N 2LA	08/12/2009	Letting	n/a	19.78	2,932
	350	Euston Road	NW1 3AX	07/12/2009	Letting	n/a	38.5	8,597
Bruges Place	21-30	Randolph Street	NW1 0TE	04/12/2009	Letting	n/a	Not Known	1,022
International Buildings	67-73	Kingsway	WC2B 6ST	01/12/2009	Letting	n/a	25	2,486
	108-112	Parkway	NW1 7AN	01/12/2009	Freehold Sold	1,800,000	n/a	5,855
	71-81	Whitfield Street	W1T 4HG	01/12/2009	Letting	n/a	18	1,932
	144a	Clerkenwell Road	EC1R 5DF	01/12/2009	Letting	n/a	20	11,679
	80-84	Charlotte Street	W1T 4QS	01/12/2009	Letting	n/a	14.5	3,895
Oldbourne House	46-47	Chancery Lane	WC2A 1JB	01/12/2009	Letting	n/a	Not Known	1,142
Chancery House	53-64	Chancery Lane	WC2A 1QX	01/12/2009	Letting	n/a	23	3,385
	125	Shaftesbury Avenue	WC2H 8AD	01/12/2009	Letting	n/a	37.5	16,359
	198	High Holborn	WC1V 7BD	01/12/2009	Letting	n/a	32.5	2,065
	71	Endell Street	WC2H 9AJ	01/12/2009	Letting	n/a	Not Known	700
	1	Fitzroy Square	W1T 5HE	01/12/2009	Letting	n/a	29.5	2,100
	38	Georgiana Street	NW1 0EB	01/12/2009	Letting	n/a	Not Known	1,585
	20	Warren Street	W1T 5LS	30/11/2009	Letting	n/a	Not Known	290
Saffron House	6-10	Kirby Street	EC1N 8TS	26/11/2009	Letting	n/a	19.5	2,300
	86	Hatton Garden	EC1N 8QQ	24/11/2009	Letting	n/a	Not Known	829
	60	Charlotte Street	W1T 2NU	20/11/2009	Letting	n/a	45	6,080
	6	Greenland Place	NW1 0AP	20/11/2009	Letting	n/a	Not Known	3,659
	24	West Street	WC2H 9NA	18/11/2009	Letting	n/a	24.5	9,765
Holborn Town Hall	193-197	High Holborn	WC1V 7DU	17/11/2009	Letting	n/a	18	2,100
	1	Back Hill	EC1R 5HT	07/11/2009	Letting	n/a	27.5	300
	171	Grays Inn Road	WC1X 8UE	06/11/2009	Letting	n/a	17.5	4,609
Saffron House	6-10	Kirby Street	EC1N 8TS	01/11/2009	Letting	n/a	Not Known	14,234
	63	Lincolns Inn Fields	WC2A 3LW	01/11/2009	Freehold Sold	4,000,000	n/a	13,045
	11-12	Tottenham Mews	W1T 4AG	01/11/2009	Letting	n/a	Not Known	600
Camden Lock	211-216	Chalk Farm Road	NW1 8AB	01/11/2009	Letting	n/a	20.1	612
Sharon House	165	Grays Inn Road	WC1X 8UE	01/11/2009	Freehold Sold	1,020,000	n/a	3,532
Kingsbourne House	229-231	High Holborn	WC1V 7DA	31/10/2009	Letting	n/a	Not Known	5,321
Cromwell House	14	Fulwood Place	WC1V 6HZ	30/10/2009	Letting	n/a	27.5	2,508
	99	Gower Street	WC1E 6AA	30/10/2009	Freehold Sold	Not Known	n/a	5,164





Hampstead Gate	1a	Frogal	NW3 6AL	30/10/2009	Freehold Sold	Not Known	n/a	1,776
Hampstead Gate	1a	Frogal	NW3 6AL	30/10/2009	Freehold Sold	690,000	n/a	1,800
	33	Great James Street	WC1N 3HB	23/10/2009	Letting	n/a	19.5	761
	271-277	High Holborn	WC1V 7NE	16/10/2009	Letting	n/a	Not Known	71,065
Clerkenwell House	67	Clerkenwell Road	EC1R 5BL	15/10/2009	Letting	n/a	Not Known	1,742
	43	Eagle Street	WC1R 4AT	05/10/2009	Letting	n/a	21	1,151
Cromwell House	14	Fulwood Place	WC1V 6HZ	05/10/2009	Letting	n/a	22	1,119
Kingsway House	99-107	Kingsway	WC2B 6QU	01/10/2009	Letting	n/a	Not Known	1,604
	1a	Sharpleshall Street	NW1 8YL	01/10/2009	Letting	n/a	30.36	560
	56-58	Bloomsbury Street	WC1B 3QT	01/10/2009	Letting	n/a	Not Known	675
	212	Shaftesbury Avenue	WC2H 8EA	01/10/2009	Letting	n/a	20	956
	179-181	West End Lane	NW6 2LH	01/10/2009	Letting	n/a	Not Known	750
The Euston Estate	1	Eversholt Street	NW1 2FL	01/10/2009	Letting	n/a	34	5,700
	85	Clerkenwell Road	EC1R 5AR	01/10/2009	Letting	n/a	Not Known	4,504
Centro 3	19	Mandela Street	NW1 0DU	01/10/2009	Letting	n/a	27.5	6,364
	19	Eton Garages	NW3 4PE	01/10/2009	Letting	n/a	24.63	609
	43	Eagle Street	WC1R 4AT	01/10/2009	Letting	n/a	21	1,227
	6	Endsleigh Street	WC1H 0DZ	01/10/2009	Freehold Sold	2,650,000	n/a	3,290
Ticket Hall	183-203	Eversholt Street	NW1 1BU	01/10/2009	Letting	n/a	17.5	4,669
	55-57	Holmes Road	NW5 3AN	01/10/2009	Letting	n/a	17.65	8,500
Lynton House	7-12	Tavistock Square	WC1H 9LY	29/09/2009	Letting	n/a	40	10,293
Lynton House	7-12	Tavistock Square	WC1H 9LY	28/09/2009	Letting	n/a	22.5	8,994
	67-74	Saffron Hill	EC1N 8QX	25/09/2009	Letting	n/a	14.48	6,090
	43	Whitfield Street	W1T 2RH	24/09/2009	Letting	n/a	30	6,535
Saffron House	6-10	Kirby Street	EC1N 8TS	23/09/2009	Letting	n/a	18	13,857
	55-61	New Oxford Street	WC1A 1BS	23/09/2009	Letting	n/a	35	2,200
	54	Hatton Garden	EC1N 8HN	23/09/2009	Letting	n/a	25	960
		Bakers Row	EC1R 3DD	22/09/2009	Letting	n/a	Not Known	5,162
Heals Building	196	Tottenham Court Road	W1T 7LQ	20/09/2009	Letting	n/a	30	1,716
	179-199	Shaftesbury Avenue	WC2H 8AR	18/09/2009	Letting	n/a	37.5	13,339
	19	Greville Street	EC1N 8SQ	14/09/2009	Letting	n/a	17.5	3,595
	41	Goode Street	W1T 2PY	11/09/2009	Letting	n/a	21.95	410
	24-25	Denmark Street	WC2H 8NJ	09/09/2009	Letting	n/a	30	1,000
Holborn Tower	137-144	High Holborn	WC1V 6PL	07/09/2009	Letting	n/a	Not Known	2,902
Zeppelin Building	59-61	Farringdon Road	EC1M 3JB	04/09/2009	Letting	n/a	24.5	1,634
	45	Monmouth Street	WC2H 9DG	01/09/2009	Letting	n/a	40	2,266





	147-150	High Holborn	WC1A 1NQ	01/09/2009	Letting	n/a	12	5,512
Elite House	40-42	Parker Street	WC2B 5PQ	01/09/2009	Letting	n/a	24.53	2,140
Bull House	114-118	Southampton Row	WC1B 5AA	01/09/2009	Letting	n/a	25	1,573
	60	Tottenham Court Road	W1T 2EW	01/09/2009	Letting	n/a	31.28	745
Gube	90	Whitfield Street	W1T 5EA	01/09/2009	Letting	n/a	42.5	6,745
Corinthian House	279	Tottenham Court Road	W1T 7RJ	01/09/2009	Letting	n/a	26.5	4,808
	122	Gloucester Avenue	NW1 8HX	01/09/2009	Letting	n/a	Not Known	2,000
Whittington House	19-30	Alfred Place	WC1E 7EA	01/09/2009	Letting	n/a	Not Known	9,095
	6-7	St Cross Street	EC1N 8UB	01/09/2009	Letting	n/a	34.5	2,351
	66	Charlotte Street	W1T 4QE	01/09/2009	Letting	n/a	28.18	500
Bruges Place	21-30	Randolph Street	NW1 0TE	01/09/2009	Letting	n/a	Not Known	1,068
Gloucester Studios	122a	Gloucester Avenue	NW1 8HX	01/09/2009	Letting	n/a	Not Known	2,000
	81	Endell Street	WC2H 9UA	01/09/2009	Letting	n/a	16.99	662
	137-139	Euston Road	NW1 2AA	01/09/2009	Letting	n/a	30	950
Fanz House	99-101	Grays Inn Road	WC1X 8TY	01/09/2009	Letting	n/a	23	3,274
	4	Greenland Place	NW1 0AP	01/09/2009	Letting	n/a	20	1,100
	8-9	Bedford Square	WC1B 3RA	01/09/2009	Letting	n/a	35	4,250
	22	Bedford Square	WC1B 3HH	01/09/2009	Letting	n/a	29.22	11,123
	5-13	Hatton Wall	EC1N 8HX	01/09/2009	Letting	n/a	14.53	4,129
Weston House	246	High Holborn	WC1V 7EX	01/09/2009	Letting	n/a	27.85	8,610
Weston House	246	High Holborn	WC1V 7EX	01/09/2009	Letting	n/a	Not Known	14,594
	30a	Highgate Road	NW5 1NS	01/09/2009	Letting	n/a	16	830
							Total	2,014,323





APPENDIX 7




SCHEDULE OF LIGHT INDUSTRIAL AND WAREHOUSE SPACE



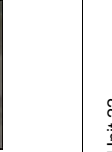


AVAILABLE IN NW1, NW5 and WC1



	Address	Floors & Charges	Terms	Description/Amenities															
1	Unit 6 Dove Commercial Centre 109 Bartholomew Road London NW5 2BJ 	<p>Use: Rent: Light Industrial £8,500 Per Annum (approx £15.04 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>565</td> <td>52</td> <td>£15.04</td> <td>£161.93</td> <td>Avail</td> </tr> <tr> <td>565</td> <td>52</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Rateable Value £7,100 (approx £12.57 psf) Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	565	52	£15.04	£161.93	Avail	565	52				<p>Leasehold</p> <p>new lease available On completion of legal formalities</p>	<p>The available space comprises b1 light industrial and manufacturing space on the ground floor.</p> <ul style="list-style-type: none"> Period Building <p>Grade: Second Hand Last Update: 26/10/2010</p>
Sq Ft	Sq M	£psf	£psm	Avail															
565	52	£15.04	£161.93	Avail															
565	52																		
2	Unit H 51 Calthorpe Street London WC1X 0HH 	<p>Use: Rent: Light Industrial £5,000 Per Annum (approx £20.00 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>250</td> <td>23</td> <td>£20.00</td> <td>£215.27</td> <td>Avail</td> </tr> <tr> <td>250</td> <td>23</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Rateable Value £3,500 (approx £14.00 psf) Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	250	23	£20.00	£215.27	Avail	250	23				<p>Leasehold</p> <p>The property is available on a new lease to be excluded from s.24-28 of the landlord & Tenant Act 1954, Part II. The lease will include a break clause as possession of the property may be required from 30/12/2012. On completion of legal formalities</p>	<p>The available space comprises a ground floor light industrial/ workshop unit.</p> <ul style="list-style-type: none"> Period Building <p>Grade: Second Hand Last Update: 27/10/2010</p>
Sq Ft	Sq M	£psf	£psm	Avail															
250	23	£20.00	£215.27	Avail															
250	23																		
2	Unit E 51 Calthorpe Street London WC1X 0HH 	<p>Use: Rent: Light Industrial £13,750 Per Annum (approx £15.19 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>905</td> <td>84</td> <td>£15.19</td> <td>£163.53</td> <td>Avail</td> </tr> <tr> <td>905</td> <td>84</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: Rateable Value £12,750 (approx £14.09 psf) Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	905	84	£15.19	£163.53	Avail	905	84				<p>Leasehold</p> <p>New lease On completion of legal formalities</p>	<p>The available space comprises unit E consisting of office/workshop space on the ground floor.</p> <ul style="list-style-type: none"> Period Building <p>Grade: Second Hand Last Update: 27/10/2010</p>
Sq Ft	Sq M	£psf	£psm	Avail															
905	84	£15.19	£163.53	Avail															
905	84																		
3	127 Camden Mews London NW1 9AH 	<p>Use: Rent: Light Industrial £15,000 Per Annum (approx £16.67 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>900</td> <td>84</td> <td>£16.67</td> <td>£179.39</td> <td>Avail</td> </tr> <tr> <td>900</td> <td>84</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates: £2,857 (approx £3.17 psf) Service Charge: Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	900	84	£16.67	£179.39	Avail	900	84				<p>Leasehold</p> <p>A new Full Repairing and Insuring Lease for a term to be agreed. Immediately on completion of legal formalities</p>	<p>The available space comprises ground floor light industrial space with offices.</p> <ul style="list-style-type: none"> 3 Phase Power Car Parking Roller Shutters W/C's Wooden Floors <p>Grade: Second Hand Last Update: 16/11/2010</p>
Sq Ft	Sq M	£psf	£psm	Avail															
900	84	£16.67	£179.39	Avail															
900	84																		

<p>4</p>	<p>146 Camden Street London NW1 9PF</p> 	<p>Use: Rent:</p> <p>Light Industrial £112,000 Per Annum (approx £10.16 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>341</td> <td>32</td> <td>£10.16</td> <td>£109.38</td> </tr> <tr> <td>4,603</td> <td>428</td> <td>£10.16</td> <td>£109.38</td> </tr> <tr> <td>6,077</td> <td>565</td> <td>£10.16</td> <td>£109.38</td> </tr> <tr> <td>11,021</td> <td>1,024</td> <td></td> <td></td> </tr> </tbody> </table> <p>£27,945 Payable pa (estimated) (approx £2.54 psf) Not Quoting</p> <p>Rates: Service Charge:</p> <p>Ground Floor, Ancillary Mezzanine Ground Floor, Warehouse</p>	Sq Ft	Sq M	£psf	£psm	341	32	£10.16	£109.38	4,603	428	£10.16	£109.38	6,077	565	£10.16	£109.38	11,021	1,024			<p>Leasehold</p> <p>The space is available on a lease by arrangement, with rent reviews to come into effect every 5th year, on full repairing and insuring terms. Immediately on completion of legal formalities</p>	<p>The available space comprises light industrial accommodation arranged over ground floor level, although the space has planning consent for B1 offices, laboratories and studio use.</p> <ul style="list-style-type: none"> 2 Loading Door(s) 3 Phase Power 6.1 metres Eaves Height Carpeting Category 5 Cabling Double Glazing Fluorescent Lighting Newly decorated Perimeter Trunking WC's <p>Grade: Second Hand Last Update: 13/10/2010</p>
Sq Ft	Sq M	£psf	£psm																					
341	32	£10.16	£109.38																					
4,603	428	£10.16	£109.38																					
6,077	565	£10.16	£109.38																					
11,021	1,024																							
<p>5</p>	<p>Storage Yard Camley Street London NW1 0PG</p> 	<p>Use: Rent:</p> <p>Self-Storage £225,000 Per Annum (approx £7.50 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>30,000</td> <td>2,787</td> <td>£7.50</td> <td>£80.73</td> </tr> <tr> <td>30,000</td> <td>2,787</td> <td></td> <td></td> </tr> </tbody> </table> <p>Inclusive in Rent No service charge payable</p> <p>Rates: Service Charge:</p> <p>Ground Floor</p>	Sq Ft	Sq M	£psf	£psm	30,000	2,787	£7.50	£80.73	30,000	2,787			<p>Leasehold</p> <p>A lease terms to be agreed immediately on completion of legal formalities</p>	<p>The available space comprises a secure storage yard area suitable for car parking, container storage or any other B1 useage.</p> <ul style="list-style-type: none"> Secure Yard Area <p>Grade: Second Hand Last Update: 29/01/2010</p>								
Sq Ft	Sq M	£psf	£psm																					
30,000	2,787	£7.50	£80.73																					
30,000	2,787																							
<p>6</p>	<p>Unit 14 43 Carol Street London NW1 0HT</p> 	<p>Use: Rent:</p> <p>Light Industrial £8,200 Per Annum (approx £16.02 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>512</td> <td>48</td> <td>£16.02</td> <td>£172.38</td> </tr> <tr> <td>512</td> <td>48</td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates Payable £3,542 per annum (approx £6.92 psf) Not Quoting</p> <p>Rates: Service Charge:</p> <p>Unit 14</p>	Sq Ft	Sq M	£psf	£psm	512	48	£16.02	£172.38	512	48			<p>Leasehold</p> <p>A new lease available for a term to be agreed. Immediately on completion of legal formalities</p>	<p>The available space comprises ground floor light industrial accommodation.</p> <ul style="list-style-type: none"> Loading Access <p>Grade: Second Hand Last Update: 26/10/2010</p>								
Sq Ft	Sq M	£psf	£psm																					
512	48	£16.02	£172.38																					
512	48																							
<p>6</p>	<p>Unit 21 43 Carol Street London NW1 0HT</p> 	<p>Use: Rent:</p> <p>Light Industrial £5,000 Per Annum (approx £18.52 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> </tr> </thead> <tbody> <tr> <td>270</td> <td>25</td> <td>£18.52</td> <td>£199.32</td> </tr> <tr> <td>270</td> <td>25</td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates Payable £2,254 per annum (approx £8.35 psf) Not Quoting</p> <p>Rates: Service Charge:</p> <p>Unit 21</p>	Sq Ft	Sq M	£psf	£psm	270	25	£18.52	£199.32	270	25			<p>Leasehold</p> <p>A new lease available for a term to be agreed. Immediately on completion of legal formalities</p>	<p>The available space comprises ground floor light industrial accommodation.</p> <ul style="list-style-type: none"> Loading Access <p>Grade: Second Hand Last Update: 26/10/2010</p>								
Sq Ft	Sq M	£psf	£psm																					
270	25	£18.52	£199.32																					
270	25																							

<p>7</p>	<p>7 Cedar Way London NW1 0PD</p> 	<p>Use: Rent:</p> <p>Unit 7 TOTAL</p> <p>Rates: Service Charge:</p> <p>Light Industrial £12,500 Per Annum (approx £8.33 psf)</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>1,500</td> <td>139</td> <td>£8.33</td> <td>£89.70</td> <td>Avail</td> </tr> <tr> <td>1,500</td> <td>139</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rateable Value £12,750 (approx £8.50 psf) Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	1,500	139	£8.33	£89.70	Avail	1,500	139				<p>Leasehold</p> <p>A new Lease for a term of years to be agreed. The lease shall be contracted outside the Landlord & Tenant Act 1954. The lease shall also include a break clause operable at any time within the term subject to 6 months prior notice. Immediately on completion of legal formalities</p>	<p>The available space comprises light industrial/workshop or office space which is situated on the first floor of the premises in unit 7. The premises offer several units ranging in size from 1,500 sq ft (144 sq m). This unit includes one car parking space.</p> <ul style="list-style-type: none"> 1 Car Parking Spaces 3 metres Eaves Height <p>Grade: Second Hand Last Update: 26/10/2010</p>															
Sq Ft	Sq M	£psf	£psm	Avail																														
1,500	139	£8.33	£89.70	Avail																														
1,500	139																																	
<p>8</p>	<p>20 Flaxman Terrace London WC1H 9AT</p> 	<p>Use: Rent:</p> <p>Basement TOTAL</p> <p>Rates: Service Charge: Total Charge:</p> <p>Light Industrial £18,750</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>2,500</td> <td>232</td> <td>£7.50</td> <td>£80.70</td> <td>Avail</td> </tr> <tr> <td>2,500</td> <td>232</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Rates Payable £10,000 per annum (approx £4.00 psf) £5,000 (approx £2.00 psf) £13.50 psf</p>	Sq Ft	Sq M	£psf	£psm	Avail	2,500	232	£7.50	£80.70	Avail	2,500	232				<p>Leasehold</p> <p>A new lease available for a term to be agreed. Immediately on completion of legal formalities</p>	<p>The available space comprises a purpose built corner building providing B1/B8 space on the basement floor. The available basement space has its own street access from Flaxman Terrace. The space is open plan and has a concrete floor, fluorescent lighting, three phase electricity and gas central heating. The space would be suitable for light industrial or storage purposes.</p> <ul style="list-style-type: none"> 3 Phase Power Central Heating Fluorescent Lighting <p>Grade: Second Hand Last Update: 11/11/2010</p>															
Sq Ft	Sq M	£psf	£psm	Avail																														
2,500	232	£7.50	£80.70	Avail																														
2,500	232																																	
<p>9</p>	<p>132 Hampstead Road London NW1 2PS</p> 	<p>Use: Rent:</p> <p>4th 3rd 2nd Ground TOTAL</p> <p>Rates: Service Charge:</p> <p>Industrial/Warehouse £788,450</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>11,948</td> <td>1,110</td> <td>£12.50</td> <td>£134.50</td> <td>Avail</td> </tr> <tr> <td>11,848</td> <td>1,101</td> <td>£12.50</td> <td>£134.50</td> <td>Avail</td> </tr> <tr> <td>22,485</td> <td>2,089</td> <td>£10.00</td> <td>£107.60</td> <td>Avail</td> </tr> <tr> <td>26,615</td> <td>2,473</td> <td>£10.00</td> <td>£107.60</td> <td>Avail</td> </tr> <tr> <td>72,896</td> <td>6,772</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Not Quoting Not Quoting</p>	Sq Ft	Sq M	£psf	£psm	Avail	11,948	1,110	£12.50	£134.50	Avail	11,848	1,101	£12.50	£134.50	Avail	22,485	2,089	£10.00	£107.60	Avail	26,615	2,473	£10.00	£107.60	Avail	72,896	6,772				<p>Leasehold</p> <p>A sublease available until September 2011. On completion of legal formalities</p>	<p>The available space comprises storage/warehouse/office accommodation arranged over the ground, second, third and fourth floors. The office accommodation is situated on third and fourth floors and warehouse space on the ground and second floors. The space can be taken together or separately.</p> <ul style="list-style-type: none"> 63 Car Parking Spaces Central Heating Goods Lift Passenger Lift(s) <p>Grade: Second Hand Last Update: 08/10/2010</p>
Sq Ft	Sq M	£psf	£psm	Avail																														
11,948	1,110	£12.50	£134.50	Avail																														
11,848	1,101	£12.50	£134.50	Avail																														
22,485	2,089	£10.00	£107.60	Avail																														
26,615	2,473	£10.00	£107.60	Avail																														
72,896	6,772																																	
<p>10</p>	<p>232-233 High Holborn London WC1V 7EG</p> 	<p>Use: Rent:</p> <p>Basement Basement TOTAL</p> <p>Rates: Service Charge:</p> <p>Self-Storage £12,495</p> <table border="1"> <thead> <tr> <th>Sq Ft</th> <th>Sq M</th> <th>£psf</th> <th>£psm</th> <th>Avail</th> </tr> </thead> <tbody> <tr> <td>833</td> <td>77</td> <td>£7.50</td> <td>£80.70</td> <td>Avail</td> </tr> <tr> <td>833</td> <td>77</td> <td>£7.50</td> <td>£80.70</td> <td>U/O</td> </tr> <tr> <td>1,666</td> <td>155</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>To be assessed £8,330 (approx £5.00 psf)</p>	Sq Ft	Sq M	£psf	£psm	Avail	833	77	£7.50	£80.70	Avail	833	77	£7.50	£80.70	U/O	1,666	155				<p>Leasehold</p> <p>A new lease is available on terms to be agreed. Rates not listed. On completion of legal formalities</p>	<p>The available space comprises basement storage space extending to 1,666 sq ft.</p> <p>Grade: Second Hand Last Update: 05/11/2010</p>										
Sq Ft	Sq M	£psf	£psm	Avail																														
833	77	£7.50	£80.70	Avail																														
833	77	£7.50	£80.70	U/O																														
1,666	155																																	

<p>11</p>	<p>Brampton House 16 Red Lion Square London WC1R 4QH</p> 	<p>Use: Rent:</p> <p>Self-Storage £6,500 Per Annum (approx £4.61 psf)</p> <table border="0"> <tr> <td>Sq Ft</td> <td>Sq M</td> <td>£psf</td> <td>£psm</td> <td></td> </tr> <tr> <td>1,410</td> <td>131</td> <td>£4.61</td> <td>£49.62</td> <td>Avail</td> </tr> <tr> <td>1,410</td> <td>131</td> <td></td> <td></td> <td></td> </tr> </table> <p>Basement TOTAL</p> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>	Sq Ft	Sq M	£psf	£psm		1,410	131	£4.61	£49.62	Avail	1,410	131				<p>Leasehold</p> <p>new lease available. On completion of legal formalities</p>	<p>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.</p> <ul style="list-style-type: none"> Storage Space <p>Grade: Second Hand Last Update: 28/10/2010</p>															
Sq Ft	Sq M	£psf	£psm																															
1,410	131	£4.61	£49.62	Avail																														
1,410	131																																	
<p>12</p>	<p>3-6 Spring Place London NW5 3BA</p> 	<p>Use: Rent:</p> <p>Industrial/Warehouse £185,078</p> <table border="0"> <tr> <td>Sq Ft</td> <td>Sq M</td> <td>£psf</td> <td>£psm</td> <td></td> </tr> <tr> <td>13,000</td> <td>1,208</td> <td>£9.16</td> <td>£98.56</td> <td>Avail</td> </tr> <tr> <td>705</td> <td>65</td> <td>£9.16</td> <td>£98.56</td> <td>U/O</td> </tr> <tr> <td>5,500</td> <td>511</td> <td>£9.16</td> <td>£98.56</td> <td>U/O</td> </tr> <tr> <td>1,000</td> <td>93</td> <td>£9.16</td> <td>£98.56</td> <td>Avail</td> </tr> <tr> <td>20,205</td> <td>1,877</td> <td></td> <td></td> <td></td> </tr> </table> <p>Ground Floor, Warehouse Ground Floor, Warehouse Ground Floor, Warehouse Ground Floor, Warehouse</p> <p>TOTAL</p> <p>Rates: Service Charge:</p> <p>Not Quoting Not Quoting</p>	Sq Ft	Sq M	£psf	£psm		13,000	1,208	£9.16	£98.56	Avail	705	65	£9.16	£98.56	U/O	5,500	511	£9.16	£98.56	U/O	1,000	93	£9.16	£98.56	Avail	20,205	1,877				<p>Leasehold</p> <p>A new Full Repairing & Insuring lease to be granted for a term of years to be agreed subject to periodic rent reviews. The lease is to be granted outside the security of the Landlord & Tenant Act 1954. On completion of legal formalities</p>	<p>The available space comprises factory/ warehouse and offices arranged in mainly clear space. The factory/ warehouse area is approached via Spring Place with the offices benefiting from direct access from Grafton Road. The premises are currently being used as a car repair body workshop. The premises can also be let as 2 self contained units. Amenities include clear space, 18' eaves height, gas fired blower heaters, 3 x electric roller shutter loading doors, partitioned carpeted offices, three phase electric power.</p> <ul style="list-style-type: none"> 3 Phase Power 5.4 metres Eaves Height Clear Floor Space Electric Roller Shutters Gas Fired Blower Heating <p>Grade: Second Hand Last Update: 12/10/2010</p>
Sq Ft	Sq M	£psf	£psm																															
13,000	1,208	£9.16	£98.56	Avail																														
705	65	£9.16	£98.56	U/O																														
5,500	511	£9.16	£98.56	U/O																														
1,000	93	£9.16	£98.56	Avail																														
20,205	1,877																																	
<p>13</p>	<p>4 Vicars Road London NW5 4NL</p> 	<p>Use: Rent:</p> <p>Industrial/Warehouse £7,250 Per Annum (approx £15.26 psf)</p> <table border="0"> <tr> <td>Sq Ft</td> <td>Sq M</td> <td>£psf</td> <td>£psm</td> <td></td> </tr> <tr> <td>475</td> <td>44</td> <td>£15.26</td> <td>£164.28</td> <td>Avail</td> </tr> <tr> <td>475</td> <td>44</td> <td></td> <td></td> <td></td> </tr> </table> <p>1st Floor TOTAL</p> <p>Rates: Service Charge:</p> <p>Rateable Value £7,200 (approx £15.16 psf) Not Quoting</p>	Sq Ft	Sq M	£psf	£psm		475	44	£15.26	£164.28	Avail	475	44				<p>Leasehold</p> <p>A new lease available for a term to be agreed. Immediately on completion of legal formalities</p>	<p>The available space comprise B1 light industrial/workshop accommodation arranged on the first floor of this building.</p> <p>Grade: Second Hand Last Update: 26/10/2010</p>															
Sq Ft	Sq M	£psf	£psm																															
475	44	£15.26	£164.28	Avail																														
475	44																																	

13	Unit 4a Vicars Road London NW5 4NL 	Use: Rent: Mezzanine 1st Floor TOTAL Rates: Service Charge:	Light Industrial £8,250 Per Annum (approx £11.64 psf) Sq Ft Sq M £psf £psm 170 16 £11.64 £125.24 Avail 539 50 £11.64 £125.24 Avail 709 66 Rateable Value £7,700 (approx £10.86 psf) Not Quoting	Leasehold A new lease available for a term to be agreed. Immediately on completion of legal formalities	The available space comprise first floor light industrial accommodation with mezzanine level. <ul style="list-style-type: none"> Mezzanine Storage Grade: Second Hand Last Update: 26/10/2010
14	Unit 22 21 Wren Street London WC1X 0HF 	Use: Rent: Unit 22 TOTAL Rates: Service Charge:	Light Industrial £9,500 Per Annum (approx £15.57 psf) Sq Ft Sq M £psf £psm 610 57 £15.57 £167.63 Avail 610 57 Rateable Value £8,800 (approx £14.43 psf) Not Quoting	Leasehold new lease On completion of legal formalities	The available space comprises a light industrial workshop with the right to park 1 vehicle - unit 22. <ul style="list-style-type: none"> 1 Car Parking Spaces Period Building Grade: Second Hand Last Update: 27/10/2010
14	Unit 13 21 Wren Street London WC1X 0HF 	Use: Rent: Unit 13, 2nd Floor TOTAL Rates: Service Charge:	Light Industrial £30,000 Per Annum (approx £17.44 psf) Sq Ft Sq M £psf £psm 1,720 160 £17.44 £187.73 Avail 1,720 160 Rateable Value £25,750 (approx £14.97 psf) Not Quoting	Leasehold New lease On completion of legal formalities	The available space comprises office/workshop space in unit 13 located on the second floor. <ul style="list-style-type: none"> Period Building Grade: Second Hand Last Update: 27/10/2010
14	Unit 15 21 Wren Street London WC1X 0HF 	Use: Rent: Unit 15, 2nd Floor TOTAL Rates: Service Charge:	Light Industrial £22,500 Per Annum (approx £17.58 psf) Sq Ft Sq M £psf £psm 1,280 119 £17.58 £189.20 Avail 1,280 119 Rateable Value £19,500 (approx £15.23 psf) Not Quoting	Leasehold new lease	The available space comprises office/workshop space in unit 15 located on the second floor. <ul style="list-style-type: none"> Period Building Grade: Second Hand Last Update: 27/10/2010
14	Unit 16 21 Wren Street London WC1X 0HF 	Use: Rent: Unit 16, 2nd Floor TOTAL Rates: Service Charge:	Light Industrial £7,500 Per Annum (approx £18.16 psf) Sq Ft Sq M £psf £psm 413 38 £18.16 £195.46 Avail 413 38 Rateable Value £6,900 (approx £16.71 psf) Not Quoting	Leasehold new lease On completion of legal formalities	The available space comprises office/workshop space in unit 16 located on the second floor. <ul style="list-style-type: none"> Period Building Grade: Second Hand Last Update: 27/10/2010

<p>14</p>	<p>Unit 20 21 Wren Street London WC1X 0HF</p> 	<p>Use: Rent:</p> <p>Light Industrial £15,250 Per Annum (approx £16.87 psf)</p> <table border="0"> <tr> <td>Sq Ft</td> <td>Sq M</td> <td>£psf</td> <td>£psm</td> <td></td> </tr> <tr> <td>904</td> <td>84</td> <td>£16.87</td> <td>£181.57</td> <td>Avail</td> </tr> <tr> <td>904</td> <td>84</td> <td></td> <td></td> <td></td> </tr> </table> <p>Rates: Service Charge:</p> <p>To be assessed Not Quoting</p>	Sq Ft	Sq M	£psf	£psm		904	84	£16.87	£181.57	Avail	904	84				<p>Leasehold new lease On completion of legal formalities</p>	<p>The available space comprises office/workshop space in unit 20 located on the second floor.</p> <ul style="list-style-type: none"> Period Building <p>Grade: Second Hand Last Update: 27/10/2010</p>
Sq Ft	Sq M	£psf	£psm																
904	84	£16.87	£181.57	Avail															
904	84																		
<p>14</p>	<p>Unit 19 21 Wren Street London WC1X 0HF</p> 	<p>Use: Rent:</p> <p>Light Industrial £3,500 Per Annum (approx £18.27 psf)</p> <table border="0"> <tr> <td>Sq Ft</td> <td>Sq M</td> <td>£psf</td> <td>£psm</td> <td></td> </tr> <tr> <td>301</td> <td>28</td> <td>£18.27</td> <td>£196.67</td> <td>Avail</td> </tr> <tr> <td>301</td> <td>28</td> <td></td> <td></td> <td></td> </tr> </table> <p>Rates: Service Charge:</p> <p>To be assessed Not Quoting</p>	Sq Ft	Sq M	£psf	£psm		301	28	£18.27	£196.67	Avail	301	28				<p>Leasehold new lease On completion of legal formalities</p>	<p>The available space comprises office/workshop space in unit 19 located on the second floor.</p> <ul style="list-style-type: none"> Period Building <p>Grade: New or refurbished Last Update: 27/10/2010</p>
Sq Ft	Sq M	£psf	£psm																
301	28	£18.27	£196.67	Avail															
301	28																		