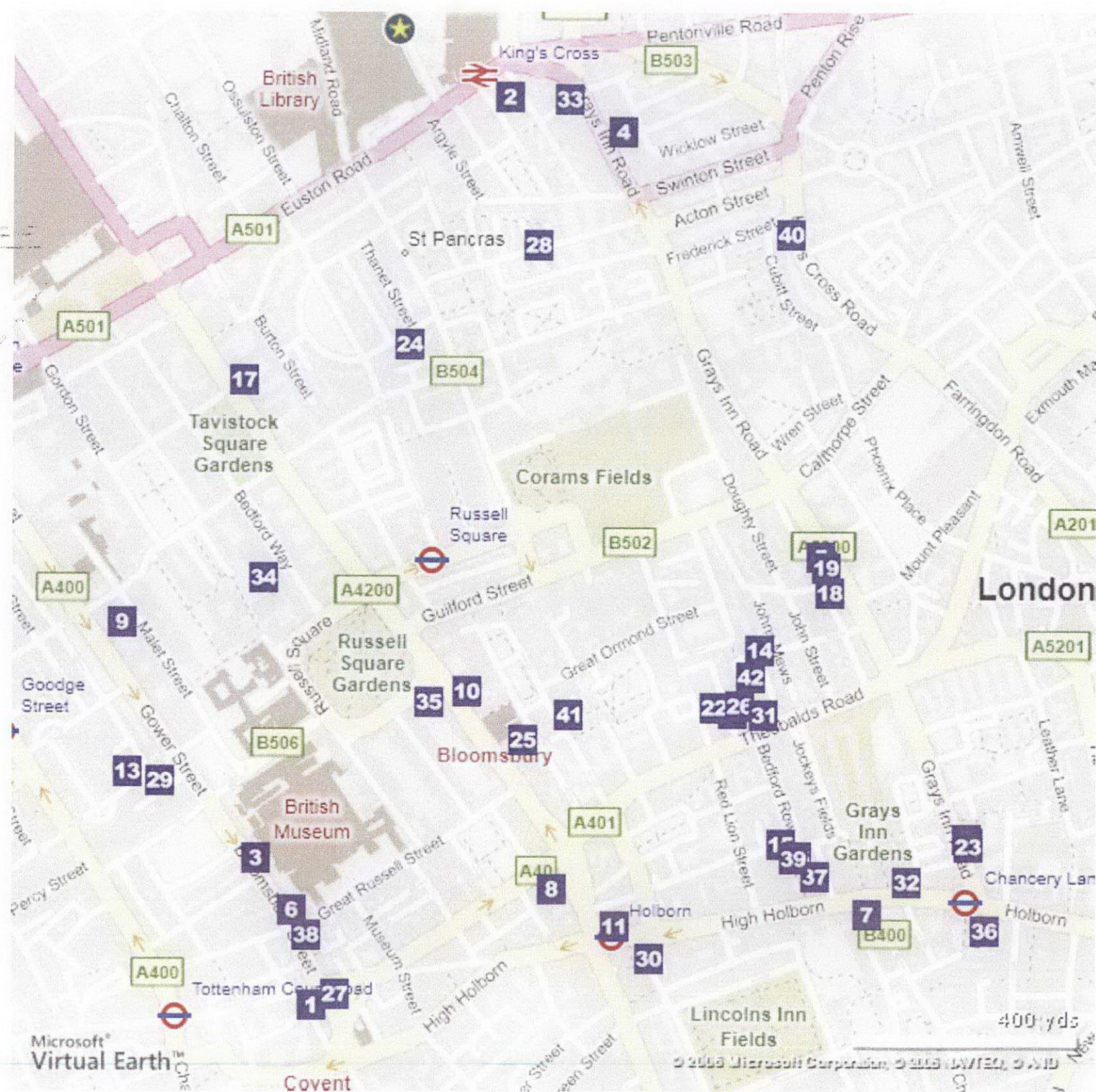

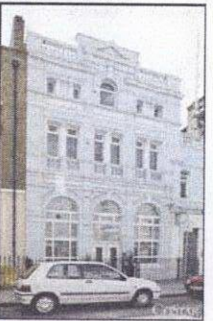





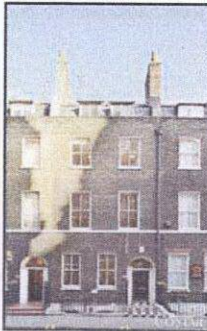
## AVAILABLE SPACE



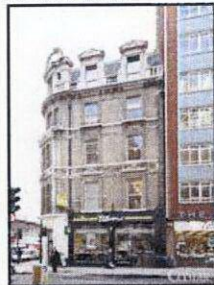




	Address	Floors & Charges						Terms	Description/Amenities
<b>1</b>	55 New Oxford Street London WC1A 1BS 	<b>Use:</b> <b>Rent:</b>	B1 Office/Business £509,550 Per Annum (approx £39.50 psf)					Leasehold	The available space comprises office accommodation over part third, fourth and sixth floors.
			<b>Sq Ft</b>	<b>Sq M</b>	<b>£psf</b>	<b>£psm</b>		New lease available for a term by arrangement On completion of legal formalities	<ul style="list-style-type: none"> <li>Air Conditioning</li> <li>Commissionaire</li> <li>Passenger Lift(s)</li> <li>Raised Floors</li> <li>Suspended Ceilings</li> </ul>
		Part 3rd Floor	1,000	93	£39.50	£425.15	U/O		
		Part 3rd Floor	1,700	158	£39.50	£425.15	Avail		
		6th Floor	5,150	478	£39.50	£425.15	U/O		
		4th Floor	5,150	478	£39.50	£425.15	Avail		
		<b>TOTAL</b>	<b>13,000</b>	<b>1,208</b>					<b>Grade:</b> Second Hand
		<b>Rates:</b>	£183,567 (approx £14.23 psf)						<b>Last Update:</b> 06/09/2011
		<b>Service Charge:</b>	£137,772 (approx £10.68 psf)						
		<b>Total Outgoings:</b>	£64.41 psf						
<b>2</b>	Centa House 61 Birkenhead Street London WC1H 8BB 	<b>Use:</b> <b>Rent:</b>	B1 Office/Business £33,000					Leasehold	The available space comprises office accommodation located on the ground and first floors of Centa House.
			<b>Sq Ft</b>	<b>Sq M</b>	<b>£psf</b>	<b>£psm</b>		A new flexible FRI lease is available for a term to be agreed. On completion of legal formalities	<ul style="list-style-type: none"> <li>Category 2 Lighting</li> <li>Comfort Cooling</li> <li>Entryphone</li> <li>Good Quality Offices</li> <li>Passenger Lift(s)</li> <li>Perimeter Trunking</li> <li>Prime Position</li> </ul>
		Ground	1,500	139	£22.00	£236.72	Avail		
		<b>TOTAL</b>	<b>1,500</b>	<b>139</b>					<b>Grade:</b> Second Hand
		<b>Rates:</b>	£11,250 Payable pa (estimated) (approx £7.50 psf)						<b>Last Update:</b> 29/07/2011
		<b>Service Charge:</b>	£12,750 (approx £8.50 psf)						
		<b>Total Outgoings:</b>	£38.00 psf						
<b>3</b>	56-58 Bloomsbury Street London WC1B 3QT 	<b>Use:</b> <b>Rent:</b>	B1 Office/Business £22,000 Per Annum (approx £23.76 psf)					Leasehold	The available space comprises office accommodation arranged over the first floor.
			<b>Sq Ft</b>	<b>Sq M</b>	<b>£psf</b>	<b>£psm</b>		A new lease is available with terms to be agreed Immediately on completion of legal formalities	<ul style="list-style-type: none"> <li>Attractive brick building</li> <li>Common parts</li> <li>Good Natural Light</li> <li>Period Building</li> <li>Proximity to Underground</li> </ul>
		1st	926	86	£23.76	£255.72	Avail		
		<b>TOTAL</b>	<b>926</b>	<b>86</b>					<b>Grade:</b> Second Hand
		<b>Rates:</b>	£10,933 (approx £11.81 psf)						<b>Last Update:</b> 06/09/2011
		<b>Service Charge:</b>	Not Quoting						






4	<div>340 Grays Inn Road London WC1X 8BG</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £20,750 Per Annum (approx £25.00 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground</td><td>830</td><td>77</td><td>£25.00</td><td>£269.09</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>830</b></td><td><b>77</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£9,000 (approx £10.84 psf) £4,980 (approx £6.00 psf) £41.84 psf</div></div>		Sq Ft	Sq M	£psf	£psm		Ground	830	77	£25.00	£269.09	Avail	<b>TOTAL</b>	<b>830</b>	<b>77</b>				<div>Leasehold</div> <div>A new FRI lease direct from the freeholder by arrangement. On completion of legal formalities</div>	<div>The available space comprises 830 sq ft of office accommodation on the ground floor.</div> <div><div><div>▪ Good Natural Light</div><div>▪ Kitchen Facilities</div><div>▪ Open Plan Layout</div><div>▪ WC's</div></div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>08/09/2011</div></div></div>						
	Sq Ft	Sq M	£psf	£psm																								
Ground	830	77	£25.00	£269.09	Avail																							
<b>TOTAL</b>	<b>830</b>	<b>77</b>																										
5	<div>Fanz House 99-101 Grays Inn Road London WC1X 8TY</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £50,595</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>1,279</td><td>119</td><td>£18.50</td><td>£199.06</td><td>Avail</td></tr><tr><td>1st Floor</td><td>1,171</td><td>109</td><td>£23.00</td><td>£247.48</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,450</b></td><td><b>228</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Rates differ for each floor / unit £11,123 (approx £4.54 psf)</div></div>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	1,279	119	£18.50	£199.06	Avail	1st Floor	1,171	109	£23.00	£247.48	Avail	<b>TOTAL</b>	<b>2,450</b>	<b>228</b>				<div>Leasehold</div> <div>A new lease(s) available for a term by arrangement direct from the landlord. ground floor rates - £11.78 psf 1st floor rates - £11.49 psf Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation which has undergone an extensive refurbishment to offer quality space on the lower ground, ground and first floors with new LG7 lighting, New VRV air conditioning, new perimeter trunking, new WC's and passenger lift. Consideration will also be given to letting the building in parts.</div> <div><div><div>▪ 2 Car Parking Spaces</div><div>▪ 24 Hour Access</div><div>▪ Air Conditioning</div><div>▪ Good Natural Light</div><div>▪ LG7 Lighting</div><div>▪ Passenger Lift(s)</div><div>▪ Perimeter Trunking</div><div>▪ WC's</div></div><div><div>Grade:</div><div>New or refurbished</div></div><div><div>Last Update:</div><div>20/09/2011</div></div></div>
	Sq Ft	Sq M	£psf	£psm																								
Lower Ground Floor	1,279	119	£18.50	£199.06	Avail																							
1st Floor	1,171	109	£23.00	£247.48	Avail																							
<b>TOTAL</b>	<b>2,450</b>	<b>228</b>																										
6	<div>26 Bloomsbury Street London WC1B 3QJ</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £13,504 Per Annum (approx £16.88 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground Floor</td><td>400</td><td>37</td><td>£16.88</td><td>£181.69</td><td>Avail</td></tr><tr><td>Basement</td><td>400</td><td>37</td><td>£16.88</td><td>£181.69</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>800</b></td><td><b>74</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		Ground Floor	400	37	£16.88	£181.69	Avail	Basement	400	37	£16.88	£181.69	Avail	<b>TOTAL</b>	<b>800</b>	<b>74</b>				<div>Leasehold</div> <div>A new lease on terms to be agreed. On completion of legal formalities</div>	<div>The available space comprises office accommodation arranged over the ground and basement.</div> <div><div><div>▪ Kitchen Facilities</div></div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>27/07/2011</div></div></div>
	Sq Ft	Sq M	£psf	£psm																								
Ground Floor	400	37	£16.88	£181.69	Avail																							
Basement	400	37	£16.88	£181.69	Avail																							
<b>TOTAL</b>	<b>800</b>	<b>74</b>																										






7	<div>74 Chancery Lane London WC2A 1AA</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £18,000 Per Annum (approx £22.78 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>790</td><td>73</td><td>£22.78</td><td>£245.24</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>790</b></td><td><b>73</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge:</div><div>Not Quoting Not Quoting</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor	790	73	£22.78	£245.24	Avail	<b>TOTAL</b>	<b>790</b>	<b>73</b>				<div>Leasehold</div> <div>A new lease available for a term to be agreed. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation arranged on the third floor of this prominent office building. The space is open plan and benefits from having high ceilings and good natural light.</div> <div><div><div></div><div>Central Heating</div></div><div><div></div><div>Entryphone</div></div><div><div></div><div>Good Natural Light</div></div><div><div></div><div>Passenger Lift(s)</div></div><div><div></div><div>Period Building</div></div></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>12/08/2011</div></div>
	Sq Ft	Sq M	£psf	£psm																		
3rd Floor	790	73	£22.78	£245.24	Avail																	
<b>TOTAL</b>	<b>790</b>	<b>73</b>																				
8	<div>Vernon &amp; Sicilian House Sicilian Avenue London WC1A 2QS</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £23,276</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor, 1.04</td><td>789</td><td>73</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>789</b></td><td><b>73</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>Rates Payable £9,074 per annum (approx £11.50 psf) £6,312 (approx £8.00 psf) £49.00 psf</div></div>		Sq Ft	Sq M	£psf	£psm		1st Floor, 1.04	789	73	£29.50	£317.42	Avail	<b>TOTAL</b>	<b>789</b>	<b>73</b>				<div>Leasehold</div> <div>A new lease directly form the Landlord, Holborn Links, outside the Security of Tenure of the Landlord &amp; Tenant Act 1954. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation arranged over the first floor.</div> <div><div><div></div><div>24 Hour Access</div></div><div><div></div><div>Category 2 Lighting</div></div><div><div></div><div>Comfort Cooling</div></div><div><div></div><div>Kitchen Facilities</div></div><div><div></div><div>Perimeter Trunking</div></div><div><div></div><div>Suspended Ceilings</div></div></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>26/09/2011</div></div>
	Sq Ft	Sq M	£psf	£psm																		
1st Floor, 1.04	789	73	£29.50	£317.42	Avail																	
<b>TOTAL</b>	<b>789</b>	<b>73</b>																				
9	<div>Dilke House 1 Malet Street London WC1E 7JN</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £18,816</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor, Rear</td><td>768</td><td>71</td><td>£24.50</td><td>£263.62</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>768</b></td><td><b>71</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>Rates Payable £11,366 per annum (approx £14.80 psf) £5,952 (approx £7.75 psf) £47.05 psf</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor, Rear	768	71	£24.50	£263.62	Avail	<b>TOTAL</b>	<b>768</b>	<b>71</b>				<div>Leasehold</div> <div>The property is available on a new FRI lease outside of the Landlord and Tenant Act 1954. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation located on the third floor. The space has undergone refurbishment to offer quality accommodation.</div> <div><div><div></div><div>Caretaker</div></div><div><div></div><div>Category 2 Lighting</div></div><div><div></div><div>Central Heating</div></div><div><div></div><div>Comfort Cooling</div></div><div><div></div><div>Good Entrance</div></div><div><div></div><div>Newly Refurbished</div></div><div><div></div><div>Passenger Lift(s)</div></div><div><div></div><div>Perimeter Trunking</div></div><div><div></div><div>Redecorated</div></div><div><div></div><div>Security Entry System</div></div></div> <div><div>Grade:</div><div>New or refurbished</div></div> <div><div>Last Update:</div><div>09/09/2011</div></div>
	Sq Ft	Sq M	£psf	£psm																		
3rd Floor, Rear	768	71	£24.50	£263.62	Avail																	
<b>TOTAL</b>	<b>768</b>	<b>71</b>																				





10	<div>New Premier House 150 Southampton Row London WC1B 5AL</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £202,911</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>6th Floor, Front</td><td>750</td><td>70</td><td>£20.00</td><td>£215.20</td><td>U/O</td></tr><tr><td>7th Floor, Front</td><td>1,614</td><td>150</td><td>£23.50</td><td>£252.86</td><td>Avail</td></tr><tr><td>7th Floor, Rear</td><td>1,244</td><td>116</td><td>£23.50</td><td>£252.86</td><td>Avail</td></tr><tr><td>6th Floor, Rear</td><td>1,313</td><td>122</td><td>£22.00</td><td>£236.72</td><td>Avail</td></tr><tr><td>1st Floor, Rear</td><td>2,179</td><td>202</td><td>£23.50</td><td>£252.86</td><td>Avail</td></tr><tr><td>1st Floor, Front</td><td>1,730</td><td>161</td><td>£23.50</td><td>£252.86</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>8,830</b></td><td><b>820</b></td><td></td><td></td><td></td></tr><tr><td><b>Rates:</b></td><td colspan="5">£79,470 (approx £9.00 psf)</td></tr><tr><td><b>Service Charge:</b></td><td colspan="5">£61,810 (approx £7.00 psf)</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		6th Floor, Front	750	70	£20.00	£215.20	U/O	7th Floor, Front	1,614	150	£23.50	£252.86	Avail	7th Floor, Rear	1,244	116	£23.50	£252.86	Avail	6th Floor, Rear	1,313	122	£22.00	£236.72	Avail	1st Floor, Rear	2,179	202	£23.50	£252.86	Avail	1st Floor, Front	1,730	161	£23.50	£252.86	Avail	<b>TOTAL</b>	<b>8,830</b>	<b>820</b>				<b>Rates:</b>	£79,470 (approx £9.00 psf)					<b>Service Charge:</b>	£61,810 (approx £7.00 psf)					<div>Leasehold</div> <div>A assignment of a Lease expiring in Feb 2011. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation located on the first floor to the front of the building with additional space also to the rear if the first floor. The area available is mainly of an open plan nature and due for refurbishment. There is also space available on the sixth floor.</div> <div><div><div><div></div></div><div>Air Conditioning</div></div><div><div><div></div></div><div>Entryphone</div></div><div><div><div></div></div><div>Excellent Natural Light</div></div><div><div><div></div></div><div>Kitchen Facilities</div></div><div><div><div></div></div><div>Passenger Lift(s)</div></div><div><div><div></div></div><div>Perimeter Trunking</div></div><div><div><div></div></div><div>Under Floor Trunking</div></div><div><div><div></div></div><div>WC's</div></div></div> <div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>05/09/2011</div></div></div>
	Sq Ft	Sq M	£psf	£psm																																																												
6th Floor, Front	750	70	£20.00	£215.20	U/O																																																											
7th Floor, Front	1,614	150	£23.50	£252.86	Avail																																																											
7th Floor, Rear	1,244	116	£23.50	£252.86	Avail																																																											
6th Floor, Rear	1,313	122	£22.00	£236.72	Avail																																																											
1st Floor, Rear	2,179	202	£23.50	£252.86	Avail																																																											
1st Floor, Front	1,730	161	£23.50	£252.86	Avail																																																											
<b>TOTAL</b>	<b>8,830</b>	<b>820</b>																																																														
<b>Rates:</b>	£79,470 (approx £9.00 psf)																																																															
<b>Service Charge:</b>	£61,810 (approx £7.00 psf)																																																															
10	<div>Premier House 150 Southampton Row London WC1B 5AL</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £16,500 Per Annum (approx £22.00 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>6th</td><td>750</td><td>70</td><td>£22.00</td><td>£236.79</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>750</b></td><td><b>70</b></td><td></td><td></td><td></td></tr><tr><td><b>Rates:</b></td><td colspan="5">Not Quoting</td></tr><tr><td><b>Service Charge:</b></td><td colspan="5">Not Quoting</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		6th	750	70	£22.00	£236.79	Avail	<b>TOTAL</b>	<b>750</b>	<b>70</b>				<b>Rates:</b>	Not Quoting					<b>Service Charge:</b>	Not Quoting					<div>Leasehold</div> <div>A new lease on terms to be agreed. On completion of legal formalities</div>	<div>The available space comprises sixth floor office accommodation.</div> <div><div><div><div></div></div><div>Passenger Lift(s)</div></div></div> <div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>16/03/2011</div></div></div>																														
	Sq Ft	Sq M	£psf	£psm																																																												
6th	750	70	£22.00	£236.79	Avail																																																											
<b>TOTAL</b>	<b>750</b>	<b>70</b>																																																														
<b>Rates:</b>	Not Quoting																																																															
<b>Service Charge:</b>	Not Quoting																																																															
11	<div>Kingsgate House 114-115 High Holborn London WC1V 6JJ</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £82,740 Per Annum (approx £30.00 psf)</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th</td><td>882</td><td>82</td><td>£30.00</td><td>£322.90</td><td>Avail</td></tr><tr><td>2nd</td><td>938</td><td>87</td><td>£30.00</td><td>£322.90</td><td>Avail</td></tr><tr><td>1st</td><td>938</td><td>87</td><td>£30.00</td><td>£322.90</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,758</b></td><td><b>256</b></td><td></td><td></td><td></td></tr><tr><td><b>Rates:</b></td><td colspan="5">£27,580 Payable pa (estimated) (approx £10.00 psf)</td></tr><tr><td><b>Service Charge:</b></td><td colspan="5">£23,443 (approx £8.50 psf)</td></tr><tr><td><b>Total Outgoings:</b></td><td colspan="5">£48.50 psf</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		5th	882	82	£30.00	£322.90	Avail	2nd	938	87	£30.00	£322.90	Avail	1st	938	87	£30.00	£322.90	Avail	<b>TOTAL</b>	<b>2,758</b>	<b>256</b>				<b>Rates:</b>	£27,580 Payable pa (estimated) (approx £10.00 psf)					<b>Service Charge:</b>	£23,443 (approx £8.50 psf)					<b>Total Outgoings:</b>	£48.50 psf					<div>Leasehold</div> <div>The property is available on a new FRI lease, terms to be agreed. The lease will be contracted out of rights of renewal or compensation under the Landlord and Tenant Act 1954, section 24-28 Part II. Immediately on completion of legal formalities</div>	<div>The available space comprises attractive office accommodation over the first, second and fifth floors.</div> <div><div><div><div></div></div><div>Central Heating</div></div><div><div><div></div></div><div>Comfort Cooling</div></div><div><div><div></div></div><div>Good Quality Offices</div></div><div><div><div></div></div><div>Passenger Lift(s)</div></div><div><div><div></div></div><div>Suspended Ceilings</div></div><div><div><div></div></div><div>Under Floor Trunking</div></div><div><div><div></div></div><div>WC's</div></div></div> <div><div><div>Grade:</div><div>Second Hand</div></div><div><div>Last Update:</div><div>06/09/2011</div></div></div>												
	Sq Ft	Sq M	£psf	£psm																																																												
5th	882	82	£30.00	£322.90	Avail																																																											
2nd	938	87	£30.00	£322.90	Avail																																																											
1st	938	87	£30.00	£322.90	Avail																																																											
<b>TOTAL</b>	<b>2,758</b>	<b>256</b>																																																														
<b>Rates:</b>	£27,580 Payable pa (estimated) (approx £10.00 psf)																																																															
<b>Service Charge:</b>	£23,443 (approx £8.50 psf)																																																															
<b>Total Outgoings:</b>	£48.50 psf																																																															





12	6-8 Emerald Street London WC1N 3QA 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £31,650</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>633</td><td>59</td><td>£25.00</td><td>£269.00</td><td>U/O</td></tr><tr><td>2nd Floor</td><td>633</td><td>59</td><td>£25.00</td><td>£269.00</td><td>U/O</td></tr><tr><td><b>TOTAL</b></td><td><b>1,266</b></td><td><b>118</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Sale Price:</b> Not Quoting <b>Rates:</b> £9,685 (approx £7.65 psf) <b>Service Charge:</b> £6,330 (approx £5.00 psf) <b>Total Outgoings:</b> £37.65 psf</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	633	59	£25.00	£269.00	U/O	2nd Floor	633	59	£25.00	£269.00	U/O	<b>TOTAL</b>	<b>1,266</b>	<b>118</b>				<p><b>Leasehold</b></p> <p>A new effective full repairing and insuring lease will be granted for a term to be agreed. Alternatively the freehold is available, price on application. Immediately on completion of legal formalities</p>	<p>The available space comprises a second and third floor office accommodation.</p> <ul style="list-style-type: none"><li>Entire Building</li><li>Entryphone</li><li>Excellent Natural Light</li><li>Kitchen Facilities</li><li>Perimeter Trunking</li><li>Roof Terrace</li><li>WC's</li><li>Wooden Floors</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 23/09/2011</p>																																																
	Sq Ft	Sq M	£psf	£psm																																																																								
3rd Floor	633	59	£25.00	£269.00	U/O																																																																							
2nd Floor	633	59	£25.00	£269.00	U/O																																																																							
<b>TOTAL</b>	<b>1,266</b>	<b>118</b>																																																																										
13	7 Ridgmount Street London WC1E 7AB 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £7,761,875</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Part 1st Floor, Office 8</td><td>160</td><td>15</td><td>£700.00</td><td>£7,532.00</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 7</td><td>160</td><td>15</td><td>£700.00</td><td>£7,532.00</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 5</td><td>416</td><td>39</td><td>£1,800.00</td><td>£19,368.00</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 5</td><td>144</td><td>13</td><td>£630.00</td><td>£6,778.80</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 4</td><td>168</td><td>16</td><td>£735.00</td><td>£7,908.60</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 3</td><td>710</td><td>66</td><td>£3,100.00</td><td>£33,356.00</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 2</td><td>176</td><td>16</td><td>£770.00</td><td>£8,285.20</td><td>Avail</td></tr><tr><td>Part 1st Floor, Office 1</td><td>363</td><td>34</td><td>£1,585.00</td><td>£17,054.60</td><td>Avail</td></tr><tr><td>1st Floor, Suite 2</td><td>648</td><td>60</td><td>£2,750.00</td><td>£29,590.00</td><td>Avail</td></tr><tr><td>1st Floor, Suite 1</td><td>660</td><td>61</td><td>£2,850.00</td><td>£30,666.00</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,605</b></td><td><b>335</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> Inclusive in Rent <b>Service Charge:</b> Inclusive in rent</p>		Sq Ft	Sq M	£psf	£psm		Part 1st Floor, Office 8	160	15	£700.00	£7,532.00	Avail	Part 1st Floor, Office 7	160	15	£700.00	£7,532.00	Avail	Part 1st Floor, Office 5	416	39	£1,800.00	£19,368.00	Avail	Part 1st Floor, Office 5	144	13	£630.00	£6,778.80	Avail	Part 1st Floor, Office 4	168	16	£735.00	£7,908.60	Avail	Part 1st Floor, Office 3	710	66	£3,100.00	£33,356.00	Avail	Part 1st Floor, Office 2	176	16	£770.00	£8,285.20	Avail	Part 1st Floor, Office 1	363	34	£1,585.00	£17,054.60	Avail	1st Floor, Suite 2	648	60	£2,750.00	£29,590.00	Avail	1st Floor, Suite 1	660	61	£2,850.00	£30,666.00	Avail	<b>TOTAL</b>	<b>3,605</b>	<b>335</b>				<p><b>Leasehold</b></p> <p>New lease available. Flexible terms from 12 months. Rents fully inclusive. Suites 1 and 2 can be one available as one space of 1,308 sq ft at £5,000 per month inclusive. Offices 1, 2, 3 and 4 can be available as one space of 1,417 sq ft at £5,950 per month fully inclusive. Offices 5, 6, 7, and 8 can be available as one space of 880 sq ft at £3,750 per month fully inclusive. Immediately on completion of legal formalities</p>	<p>The available space comprises 3,605 sq ft of office space located on first floor. Can be available as individual offices or in suites.</p> <ul style="list-style-type: none"><li>Open Plan Layout</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 15/08/2011</p>
	Sq Ft	Sq M	£psf	£psm																																																																								
Part 1st Floor, Office 8	160	15	£700.00	£7,532.00	Avail																																																																							
Part 1st Floor, Office 7	160	15	£700.00	£7,532.00	Avail																																																																							
Part 1st Floor, Office 5	416	39	£1,800.00	£19,368.00	Avail																																																																							
Part 1st Floor, Office 5	144	13	£630.00	£6,778.80	Avail																																																																							
Part 1st Floor, Office 4	168	16	£735.00	£7,908.60	Avail																																																																							
Part 1st Floor, Office 3	710	66	£3,100.00	£33,356.00	Avail																																																																							
Part 1st Floor, Office 2	176	16	£770.00	£8,285.20	Avail																																																																							
Part 1st Floor, Office 1	363	34	£1,585.00	£17,054.60	Avail																																																																							
1st Floor, Suite 2	648	60	£2,750.00	£29,590.00	Avail																																																																							
1st Floor, Suite 1	660	61	£2,850.00	£30,666.00	Avail																																																																							
<b>TOTAL</b>	<b>3,605</b>	<b>335</b>																																																																										
14	Dickins Inn 1 Kirk Street London WC1N 2DG 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> Not Quoting</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>775</td><td>72</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground</td><td>612</td><td>57</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>1,387</b></td><td><b>129</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Sale Price:</b> Not Quoting <b>Rates:</b> Rates Payable £9,284 per annum (approx £6.69 psf) <b>Service Charge:</b></p>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	775	72	NQ	NQ	Avail	Ground	612	57	NQ	NQ	Avail	<b>TOTAL</b>	<b>1,387</b>	<b>129</b>				<p><b>Leasehold/ Freehold</b></p> <p>Offered freehold. The upper parts have all been sold on long leasehold as residential accommodation. Immediately on completion of legal formalities</p>	<p>The available space comprises contemporary office over ground and lower ground floors.</p> <ul style="list-style-type: none"><li>Central Heating</li><li>Good Ceiling Height</li><li>Good Natural Light</li><li>Kitchen Facilities</li><li>Shower</li><li>WC's</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 15/09/2011</p>																																																
	Sq Ft	Sq M	£psf	£psm																																																																								
Lower Ground Floor	775	72	NQ	NQ	Avail																																																																							
Ground	612	57	NQ	NQ	Avail																																																																							
<b>TOTAL</b>	<b>1,387</b>	<b>129</b>																																																																										






15	<div>44 Bedford Row London WC1R 4LL</div> 	<div>Use: Rent:</div> <div>B1 Office/Business £386,598</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th</td><td>586</td><td>54</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td>4th</td><td>1,970</td><td>183</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td>3rd</td><td>2,307</td><td>214</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td>2nd</td><td>2,277</td><td>212</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td>1st</td><td>2,362</td><td>219</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td>Ground</td><td>1,841</td><td>171</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td>Lower Ground</td><td>1,762</td><td>164</td><td>£29.50</td><td>£317.42</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>13,105</b></td><td><b>1,217</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge: Total Outgoings:</div> <div>£181,373 (approx £13.84 psf) £91,735 (approx £7.00 psf) £50.34 psf</div>		Sq Ft	Sq M	£psf	£psm		5th	586	54	£29.50	£317.42	Avail	4th	1,970	183	£29.50	£317.42	Avail	3rd	2,307	214	£29.50	£317.42	Avail	2nd	2,277	212	£29.50	£317.42	Avail	1st	2,362	219	£29.50	£317.42	Avail	Ground	1,841	171	£29.50	£317.42	Avail	Lower Ground	1,762	164	£29.50	£317.42	Avail	<b>TOTAL</b>	<b>13,105</b>	<b>1,217</b>				<div>Leasehold</div> <div>A new lease is available on the whole or floors by arrangement. On completion of legal formalities</div>	<div>The available space comprises lower ground, ground and first through to fifth floor office accommodation.</div> <div><div><div>▪ 1 Passenger Lift(s)</div><div>▪ Central Heating</div><div>▪ Excellent Natural Light</div><div>▪ Period Building</div><div>▪ Under Floor Trunking</div></div></div> <div>Grade: Second Hand</div> <div>Last Update: 08/09/2011</div>
	Sq Ft	Sq M	£psf	£psm																																																						
5th	586	54	£29.50	£317.42	Avail																																																					
4th	1,970	183	£29.50	£317.42	Avail																																																					
3rd	2,307	214	£29.50	£317.42	Avail																																																					
2nd	2,277	212	£29.50	£317.42	Avail																																																					
1st	2,362	219	£29.50	£317.42	Avail																																																					
Ground	1,841	171	£29.50	£317.42	Avail																																																					
Lower Ground	1,762	164	£29.50	£317.42	Avail																																																					
<b>TOTAL</b>	<b>13,105</b>	<b>1,217</b>																																																								
16	<div>46 Bedford Row London WC1R 4LR</div> 	<div>Use: Rent:</div> <div>B1 Office/Business £38,880</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>585</td><td>54</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>3rd</td><td>762</td><td>71</td><td>£15.00</td><td>£161.40</td><td>U/O</td></tr><tr><td>2nd</td><td>670</td><td>62</td><td>£15.00</td><td>£161.40</td><td>U/O</td></tr><tr><td>1st</td><td>575</td><td>53</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,592</b></td><td><b>241</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge:</div> <div>Rates Payable £25,946 per annum (approx £10.01 psf) No service charge payable</div>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	585	54	£15.00	£161.40	Avail	3rd	762	71	£15.00	£161.40	U/O	2nd	670	62	£15.00	£161.40	U/O	1st	575	53	£15.00	£161.40	Avail	<b>TOTAL</b>	<b>2,592</b>	<b>241</b>				<div>Leasehold</div> <div>A new five year leases is available. This will incorporate a rolling Landlords option to determine after December 2012 on giving 6 months prior notice. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation arranged over the lower ground, first, second and third floors.</div> <div><div><div>▪ Period Building</div><div>▪ Prime Position</div></div></div> <div>Grade: Second Hand</div> <div>Last Update: 06/09/2011</div>																		
	Sq Ft	Sq M	£psf	£psm																																																						
Lower Ground Floor	585	54	£15.00	£161.40	Avail																																																					
3rd	762	71	£15.00	£161.40	U/O																																																					
2nd	670	62	£15.00	£161.40	U/O																																																					
1st	575	53	£15.00	£161.40	Avail																																																					
<b>TOTAL</b>	<b>2,592</b>	<b>241</b>																																																								


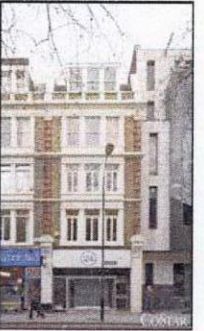



17	<p>Tavistock House Tavistock Square London WC1H 9TW</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> See individual floors for rents</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th Floor, A</td><td>575</td><td>53</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>2nd Floor, Suite D</td><td>800</td><td>74</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Part 4th B</td><td>950</td><td>88</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,325</b></td><td><b>216</b></td><td></td><td></td><td></td></tr><tr><td><b>Rates:</b></td><td colspan="5">£27,900 (approx £12.00 psf)</td></tr><tr><td><b>Service Charge:</b></td><td colspan="5">£16,856 (approx £7.25 psf)</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		5th Floor, A	575	53	NQ	NQ	Avail	2nd Floor, Suite D	800	74	NQ	NQ	Avail	Part 4th B	950	88	NQ	NQ	Avail	<b>TOTAL</b>	<b>2,325</b>	<b>216</b>				<b>Rates:</b>	£27,900 (approx £12.00 psf)					<b>Service Charge:</b>	£16,856 (approx £7.25 psf)					<p><b>Leasehold</b></p> <p>New, full repairing and insuring leases are available by arrangement. Rents are exclusive of rates and service charge. There is NO election for VAT. FURTHER SUITES MAY BE AVAILABLE IN 2011. Rates estimated to be between £11 and £12 psf. Service charge estimated to be between £7 and 7.25 (inclusive of insurance). Immediately on completion of legal formalities</p>	<p>The available space comprises office suite accommodation on part second, fourth and part fifth floors. The property has undergone refurbishment to offer quality space with excellent levels of natural light.</p> <ul style="list-style-type: none"><li>24 Hour Security</li><li>Central Heating</li><li>Comfort Cooling</li><li>Commissionaire</li><li>Conference Facilities</li><li>Disabled Facilities</li><li>Excellent Natural Light</li><li>Kitchen Facilities</li><li>Passenger Lift(s)</li><li>Perimeter Trunking</li><li>Period Building</li><li>Recessed Lighting</li><li>Shower</li><li>Suspended Ceilings</li><li>WC's</li></ul> <p><b>Grade:</b> New or Refurbished</p> <p><b>Last Update:</b> 12/09/2011</p>																		
	Sq Ft	Sq M	£psf	£psm																																																												
5th Floor, A	575	53	NQ	NQ	Avail																																																											
2nd Floor, Suite D	800	74	NQ	NQ	Avail																																																											
Part 4th B	950	88	NQ	NQ	Avail																																																											
<b>TOTAL</b>	<b>2,325</b>	<b>216</b>																																																														
<b>Rates:</b>	£27,900 (approx £12.00 psf)																																																															
<b>Service Charge:</b>	£16,856 (approx £7.25 psf)																																																															
18	<p>14 Roger Street London WC1N 2JR</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £78,818 Per Annum (approx £22.50 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>570</td><td>53</td><td>£22.50</td><td>£242.18</td><td>Avail</td></tr><tr><td>3rd</td><td>755</td><td>70</td><td>£22.50</td><td>£242.18</td><td>Avail</td></tr><tr><td>2nd</td><td>726</td><td>67</td><td>£22.50</td><td>£242.18</td><td>Avail</td></tr><tr><td>1st</td><td>726</td><td>67</td><td>£22.50</td><td>£242.18</td><td>Avail</td></tr><tr><td>Ground</td><td>726</td><td>67</td><td>£22.50</td><td>£242.18</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,503</b></td><td><b>325</b></td><td></td><td></td><td></td></tr><tr><td><b>Sale Price:</b></td><td colspan="5">Not Quoting</td></tr><tr><td><b>Rates:</b></td><td colspan="5">Not Quoting</td></tr><tr><td><b>Service Charge:</b></td><td colspan="5">Not Quoting</td></tr></tbody></table>		Sq Ft	Sq M	£psf	£psm		Basement	570	53	£22.50	£242.18	Avail	3rd	755	70	£22.50	£242.18	Avail	2nd	726	67	£22.50	£242.18	Avail	1st	726	67	£22.50	£242.18	Avail	Ground	726	67	£22.50	£242.18	Avail	<b>TOTAL</b>	<b>3,503</b>	<b>325</b>				<b>Sale Price:</b>	Not Quoting					<b>Rates:</b>	Not Quoting					<b>Service Charge:</b>	Not Quoting					<p><b>Leasehold/ Freehold</b></p> <p>A new lease is available for term by arrangement. Freehold - Offers in excess of £1.75m. Immediately on completion of legal formalities</p>	<p>The available space comprises 3,503 sq ft of office accommodation located on basement, ground to third floors. Space available from 570 sq ft.</p> <ul style="list-style-type: none"><li>Air Conditioning</li><li>Central Heating</li><li>Cloakrooms</li><li>Double Glazing</li><li>Entire Building</li><li>Kitchen Facilities</li><li>Open Plan Layout</li><li>Passenger Lift(s)</li><li>Refurbished Common Parts</li><li>Self Contained</li></ul> <p><b>Grade:</b> Second Hand</p> <p><b>Last Update:</b> 15/08/2011</p>
	Sq Ft	Sq M	£psf	£psm																																																												
Basement	570	53	£22.50	£242.18	Avail																																																											
3rd	755	70	£22.50	£242.18	Avail																																																											
2nd	726	67	£22.50	£242.18	Avail																																																											
1st	726	67	£22.50	£242.18	Avail																																																											
Ground	726	67	£22.50	£242.18	Avail																																																											
<b>TOTAL</b>	<b>3,503</b>	<b>325</b>																																																														
<b>Sale Price:</b>	Not Quoting																																																															
<b>Rates:</b>	Not Quoting																																																															
<b>Service Charge:</b>	Not Quoting																																																															






19	<div>91 Grays Inn Road London WC1X 8TX</div> 	<div>Use: B1 Office/Business Rent: £25,450</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th</td><td>565</td><td>52</td><td>£10.00</td><td>£107.60</td><td>Avail</td></tr><tr><td>3rd</td><td>565</td><td>52</td><td>£10.00</td><td>£107.60</td><td>Avail</td></tr><tr><td>2nd</td><td>565</td><td>52</td><td>£10.00</td><td>£107.60</td><td>Avail</td></tr><tr><td>1st</td><td>850</td><td>79</td><td>£10.00</td><td>£107.60</td><td>Avail</td></tr><tr><td>TOTAL</td><td>2,545</td><td>236</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Rates Payable £20,676 per annum (approx £8.12 psf) Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		4th	565	52	£10.00	£107.60	Avail	3rd	565	52	£10.00	£107.60	Avail	2nd	565	52	£10.00	£107.60	Avail	1st	850	79	£10.00	£107.60	Avail	TOTAL	2,545	236				<div>Leasehold</div> <p>The property is available to be let on either a new FRI lease of the whole property alternatively individual floors are available on effective FRI leases (by way of service charge) directly from the landlord for a term by arrangement. Immediately on completion of legal formalities</p>	<div>The available space comprises newly redecorated and refurbished basic specification offices which are available either as a whole or on a floor by floor basis.</div> <ul style="list-style-type: none"><li>24 Hour Access</li><li>Excellent Natural Light</li><li>Passenger Lift(s)</li><li>Proximity to Underground</li><li>Redecorated</li></ul> <div>Grade: New or refurbished Last Update: 15/09/2011</div>
	Sq Ft	Sq M	£psf	£psm																																				
4th	565	52	£10.00	£107.60	Avail																																			
3rd	565	52	£10.00	£107.60	Avail																																			
2nd	565	52	£10.00	£107.60	Avail																																			
1st	850	79	£10.00	£107.60	Avail																																			
TOTAL	2,545	236																																						
20	<div>28 Grays Inn Road London WC1X 8HR</div> 	<div>Use: B1 Office/Business Rent: £8,340 Per Annum (approx £15.00 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th</td><td>556</td><td>52</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td>TOTAL</td><td>556</td><td>52</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £4,570 (approx £8.22 psf) Service Charge: £4,142 (approx £7.45 psf) Total Outgoings: £30.67 psf</div>		Sq Ft	Sq M	£psf	£psm		4th	556	52	£15.00	£161.45	Avail	TOTAL	556	52				<div>Leasehold</div> <p>A lease available until December 2011. Immediately on completion of legal formalities</p>	<div>The available space comprises office accommodation located throughout the fourth floor.</div> <ul style="list-style-type: none"><li>Central Heating</li><li>Entryphone</li><li>Good Ceiling Height</li><li>Good Natural Light</li></ul> <div>Grade: Second Hand Last Update: 21/09/2011</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
4th	556	52	£15.00	£161.45	Avail																																			
TOTAL	556	52																																						
21	<div>26 Grays Inn Road London WC1X 8HP</div> 	<div>Use: B1 Office/Business Rent: £25,800</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>4th</td><td>556</td><td>52</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>3rd</td><td>553</td><td>51</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>2nd</td><td>611</td><td>57</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>TOTAL</td><td>1,720</td><td>160</td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Rates differ for each floor / unit Service Charge: £1,862 (approx £1.60 psf)</div>		Sq Ft	Sq M	£psf	£psm		4th	556	52	£15.00	£161.40	Avail	3rd	553	51	£15.00	£161.40	Avail	2nd	611	57	£15.00	£161.40	Avail	TOTAL	1,720	160				<div>Leasehold</div> <p>Flexible leases available up until December 2011. The rates for the 2nd floor are £9.25 psf, and for the third floor are £9.57 psf. Immediately on completion of legal formalities</p>	<div>The available space comprises office accommodation arranged over the second, third and fourth floors.</div> <ul style="list-style-type: none"><li>Central Heating</li><li>Entryphone</li><li>Good Ceiling Height</li><li>Good Natural Light</li><li>Proximity to Underground</li></ul> <div>Grade: Second Hand Last Update: 21/09/2011</div>						
	Sq Ft	Sq M	£psf	£psm																																				
4th	556	52	£15.00	£161.40	Avail																																			
3rd	553	51	£15.00	£161.40	Avail																																			
2nd	611	57	£15.00	£161.40	Avail																																			
TOTAL	1,720	160																																						



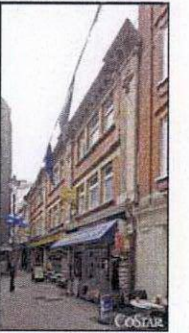


22	<p>5 Richbell Place London WC1N 3LA</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £353,570 Rent passing pa (approx £35.00 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Fifth Floor</td><td>1,164</td><td>108</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td>4th</td><td>1,417</td><td>132</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td>3rd</td><td>1,734</td><td>161</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td>2nd</td><td>1,678</td><td>156</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td>1st</td><td>1,709</td><td>159</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td>Ground</td><td>1,898</td><td>176</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td>Basement</td><td>502</td><td>47</td><td>£35.00</td><td>£376.72</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>10,102</b></td><td><b>939</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> To be assessed <b>Service Charge:</b> No service charge payable</p>		Sq Ft	Sq M	£psf	£psm		Fifth Floor	1,164	108	£35.00	£376.72	Avail	4th	1,417	132	£35.00	£376.72	Avail	3rd	1,734	161	£35.00	£376.72	Avail	2nd	1,678	156	£35.00	£376.72	Avail	1st	1,709	159	£35.00	£376.72	Avail	Ground	1,898	176	£35.00	£376.72	Avail	Basement	502	47	£35.00	£376.72	Avail	<b>TOTAL</b>	<b>10,102</b>	<b>939</b>				<p>Leasehold</p> <p>The property is available by way of an assignment or sublease of whole or part of the building until January 2018. Rates to be assessed as current occupier is a charity receiving reduced rates. No service charge payable, only building running costs. Immediately on completion of legal formalities</p>	<p>The available space comprises office accommodation over basement to fifth floors. The space is available as a whole or in significant sizes to be confirmed with details available from the agent</p> <ul style="list-style-type: none"><li>1 Passenger Lift(s)</li><li>4 Car Parking Spaces</li><li>Category 5 Cabling</li><li>Central Heating</li><li>Comfort Cooling</li><li>Double Glazing</li><li>Open Plan Layout</li><li>Perimeter Trunking</li><li>Reception</li><li>Roof Terrace</li><li>WC's</li></ul> <p><b>Grade:</b> New or refurbished <b>Last Update:</b> 15/09/2011</p>
	Sq Ft	Sq M	£psf	£psm																																																						
Fifth Floor	1,164	108	£35.00	£376.72	Avail																																																					
4th	1,417	132	£35.00	£376.72	Avail																																																					
3rd	1,734	161	£35.00	£376.72	Avail																																																					
2nd	1,678	156	£35.00	£376.72	Avail																																																					
1st	1,709	159	£35.00	£376.72	Avail																																																					
Ground	1,898	176	£35.00	£376.72	Avail																																																					
Basement	502	47	£35.00	£376.72	Avail																																																					
<b>TOTAL</b>	<b>10,102</b>	<b>939</b>																																																								
23	<p>24 Grays Inn Road London WC1X 8HR</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £50,445 Per Annum (approx £15.00 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>629</td><td>58</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td>4th</td><td>500</td><td>46</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td>3rd</td><td>569</td><td>53</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td>2nd</td><td>556</td><td>52</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td>1st</td><td>550</td><td>51</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td>Ground</td><td>559</td><td>52</td><td>£15.00</td><td>£161.45</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,363</b></td><td><b>312</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> £26,870 (approx £7.99 psf) <b>Service Charge:</b> £20,178 (approx £6.00 psf) <b>Total Outgoings:</b> £28.99 psf</p>		Sq Ft	Sq M	£psf	£psm		Basement	629	58	£15.00	£161.45	Avail	4th	500	46	£15.00	£161.45	Avail	3rd	569	53	£15.00	£161.45	Avail	2nd	556	52	£15.00	£161.45	Avail	1st	550	51	£15.00	£161.45	Avail	Ground	559	52	£15.00	£161.45	Avail	<b>TOTAL</b>	<b>3,363</b>	<b>312</b>				<p>Leasehold</p> <p>Leasehold on a short term basis until December 2011. Immediately on completion of legal formalities</p>	<p>The available space comprises offices over basement to fourth floor offered on a short term basis.</p> <ul style="list-style-type: none"><li>Central Heating</li><li>Good Ceiling Height</li><li>Good Natural Light</li><li>Passenger Lift(s)</li><li>Self Contained</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 21/09/2011</p>						
	Sq Ft	Sq M	£psf	£psm																																																						
Basement	629	58	£15.00	£161.45	Avail																																																					
4th	500	46	£15.00	£161.45	Avail																																																					
3rd	569	53	£15.00	£161.45	Avail																																																					
2nd	556	52	£15.00	£161.45	Avail																																																					
1st	550	51	£15.00	£161.45	Avail																																																					
Ground	559	52	£15.00	£161.45	Avail																																																					
<b>TOTAL</b>	<b>3,363</b>	<b>312</b>																																																								
24	<p>14A Leigh Street London WC1H 9EP</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £10,000 Per Annum (approx £20.41 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>235</td><td>22</td><td>£20.41</td><td>£219.66</td><td>Avail</td></tr><tr><td>Ground Floor</td><td>255</td><td>24</td><td>£20.41</td><td>£219.66</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>490</b></td><td><b>46</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> Rates Payable £4,300 per annum (approx £8.78 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	235	22	£20.41	£219.66	Avail	Ground Floor	255	24	£20.41	£219.66	Avail	<b>TOTAL</b>	<b>490</b>	<b>46</b>				<p>Leasehold</p> <p>A new lease directly from the landlord. Immediately on completion of legal formalities</p>	<p>The available space comprises office accommodation arranged over the ground and lower ground floors, which has been partitioned to provide two rooms and a stairway leading downstairs. The lower ground floor is lit by natural light from the rear.</p> <ul style="list-style-type: none"><li>Burglar Alarm</li><li>Good Natural Light</li><li>Kitchen Facilities</li><li>Partitioning</li><li>Roller Shutters</li><li>WC's</li><li>Wooden Floors</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 05/09/2011</p>																														
	Sq Ft	Sq M	£psf	£psm																																																						
Lower Ground Floor	235	22	£20.41	£219.66	Avail																																																					
Ground Floor	255	24	£20.41	£219.66	Avail																																																					
<b>TOTAL</b>	<b>490</b>	<b>46</b>																																																								






25	<div>27 Old Gloucester Street London WC1N 3AF</div> 	<div>Use: B1 Office/Business Rent: £11,000 Per Annum (approx £25.00 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor</td><td>440</td><td>41</td><td>£25.00</td><td>£269.09</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>440</b></td><td><b>41</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Rates Payable £3,828 per annum (approx £8.70 psf) Service Charge: £2,420 (approx £5.50 psf) Total Outgoings: £39.20 psf</div>		Sq Ft	Sq M	£psf	£psm		1st Floor	440	41	£25.00	£269.09	Avail	<b>TOTAL</b>	<b>440</b>	<b>41</b>				<div>Leasehold</div> <div>A new lease of the premises is available direct from the Landlord. Offices available after 24th June 2011 24/06/2011 Approx</div>	<div>The available space comprises self contained offices located on the first floor of an established office building. The space comprises three offices, a central corridor, a WC and kitchen and is accessed via a communal entrance hall.</div> <div><ul style="list-style-type: none"><li>Common parts</li><li>Kitchen Facilities</li><li>Self Contained</li><li>WC's</li></ul></div> <div>Grade: Second Hand</div> <div>Last Update: 23/08/2011</div>																		
	Sq Ft	Sq M	£psf	£psm																																				
1st Floor	440	41	£25.00	£269.09	Avail																																			
<b>TOTAL</b>	<b>440</b>	<b>41</b>																																						
26	<div>34 Great James Street London WC1N 3HG</div> 	<div>Use: B1 Office/Business Rent: N/A</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>433</td><td>40</td><td>N/A</td><td>N/A</td><td>Avail</td></tr><tr><td>Ground Floor</td><td>860</td><td>80</td><td>N/A</td><td>N/A</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>1,293</b></td><td><b>120</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Sale Price: £2,000,000 Guide Price Rates: Not Quoting Service Charge: Not Quoting</div>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	433	40	N/A	N/A	Avail	Ground Floor	860	80	N/A	N/A	Avail	<b>TOTAL</b>	<b>1,293</b>	<b>120</b>				<div>Freehold Investment</div> <div>Lower ground floor is occupied by Link Chartering Ltd, who are holding over, following lease expiry in January 2009. The rent received is £4,000 per annum. Ground floor is occupied by Survivors (UK) Ltd on a lease which expires 8th January 2014 who are paying a rental of £19,000 per annum exclusive. The lease has a tenant only break clause in January 2012. Immediately on completion of legal formalities</div>	<div>The investment comprises a total Gross Internal floor area of 375.33 m<sup>2</sup> (4,040 sq .ft.). As existing, the property comprises lower ground and ground floor commercial use (B1 Office), with full site coverage, while each of the three upper floors are arranged as flats with lounge, kitchen and 1 bedroom.</div> <div><ul style="list-style-type: none"><li>Period Features</li></ul></div> <div>Grade: Second Hand</div> <div>Last Update: 15/09/2011</div>												
	Sq Ft	Sq M	£psf	£psm																																				
Lower Ground Floor	433	40	N/A	N/A	Avail																																			
Ground Floor	860	80	N/A	N/A	Avail																																			
<b>TOTAL</b>	<b>1,293</b>	<b>120</b>																																						
27	<div>Hazelwood House 53 New Oxford Street London WC1A 1BL</div> 	<div>Use: B1 Office/Business Rent: £74,975</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>383</td><td>36</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>1st Floor</td><td>1,026</td><td>95</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>4th Floor</td><td>525</td><td>49</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>1,065</td><td>99</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,999</b></td><td><b>279</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: £25,941 (approx £8.65 psf) Service Charge: £22,493 (approx £7.50 psf) Total Outgoings: £41.15 psf</div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	383	36	£25.00	£269.00	Avail	1st Floor	1,026	95	£25.00	£269.00	Avail	4th Floor	525	49	£25.00	£269.00	Avail	3rd Floor	1,065	99	£25.00	£269.00	Avail	<b>TOTAL</b>	<b>2,999</b>	<b>279</b>				<div>Leasehold</div> <div>A new flexible FRI lease direct from the freeholder for a term by negotiation. On completion of legal formalities</div>	<div>The available space comprises office accommodation on the first, second, third and fourth floors.</div> <div><ul style="list-style-type: none"><li>Entryphone</li><li>Excellent Natural Light</li><li>Kitchen Facilities</li><li>Newly decorated</li><li>Self Contained</li><li>WC's</li></ul></div> <div>Grade: Second Hand</div> <div>Last Update: 25/08/2011</div>
	Sq Ft	Sq M	£psf	£psm																																				
2nd Floor	383	36	£25.00	£269.00	Avail																																			
1st Floor	1,026	95	£25.00	£269.00	Avail																																			
4th Floor	525	49	£25.00	£269.00	Avail																																			
3rd Floor	1,065	99	£25.00	£269.00	Avail																																			
<b>TOTAL</b>	<b>2,999</b>	<b>279</b>																																						






28	<p>78 Cromer Street London WC1H 8DR</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £9,500 Per Annum (approx £26.10 psf)</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Ground Floor</td><td>364</td><td>34</td><td>£26.10</td><td>£280.91</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>364</b></td><td><b>34</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> £3,940 (approx £10.83 psf) <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Ground Floor	364	34	£26.10	£280.91	Avail	<b>TOTAL</b>	<b>364</b>	<b>34</b>				<p>Leasehold</p> <p>A new lease is available for a term to be agreed. Immediately on completion of legal formalities</p>	<p>The available space comprises ground floor office accommodation that may be suitable for A1 retail subject to the appropriate consent.</p> <ul style="list-style-type: none"><li>Roller Shutter Doors</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 06/09/2011</p>												
	Sq Ft	Sq M	£psf	£psm																														
Ground Floor	364	34	£26.10	£280.91	Avail																													
<b>TOTAL</b>	<b>364</b>	<b>34</b>																																
29	<p>39 Store Street London WC1E 7DB</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £26,828</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor</td><td>350</td><td>33</td><td>£24.50</td><td>£263.62</td><td>Avail</td></tr><tr><td>2nd Floor</td><td>350</td><td>33</td><td>£24.50</td><td>£263.62</td><td>Avail</td></tr><tr><td>1st Floor</td><td>395</td><td>37</td><td>£24.50</td><td>£263.62</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>1,095</b></td><td><b>102</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Sale Price:</b> Not Quoting <b>Rates:</b> £12,122 (approx £11.07 psf) <b>Service Charge:</b> No service charge payable</p>		Sq Ft	Sq M	£psf	£psm		3rd Floor	350	33	£24.50	£263.62	Avail	2nd Floor	350	33	£24.50	£263.62	Avail	1st Floor	395	37	£24.50	£263.62	Avail	<b>TOTAL</b>	<b>1,095</b>	<b>102</b>				<p>Leasehold</p> <p>A new lease available for a term to be agreed. On completion of legal formalities</p>	<p>The available space comprises office accommodation arranged over the first, second and third floors.</p> <ul style="list-style-type: none"><li>Central Heating</li><li>Excellent Natural Light</li><li>Newly Refurbished</li><li>Self Contained</li><li>WC's</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 22/09/2011</p>
	Sq Ft	Sq M	£psf	£psm																														
3rd Floor	350	33	£24.50	£263.62	Avail																													
2nd Floor	350	33	£24.50	£263.62	Avail																													
1st Floor	395	37	£24.50	£263.62	Avail																													
<b>TOTAL</b>	<b>1,095</b>	<b>102</b>																																
30	<p>7-8 Little Turnstile London WC1V 7DX</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> Not Quoting</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Lower Ground Floor</td><td>340</td><td>32</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>340</b></td><td><b>32</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> Not Quoting <b>Service Charge:</b> Not Quoting</p>		Sq Ft	Sq M	£psf	£psm		Lower Ground Floor	340	32	NQ	NQ	Avail	<b>TOTAL</b>	<b>340</b>	<b>32</b>				<p>Leasehold</p> <p>On application On completion of legal formalities</p>	<p>The available space comprises office accommodation to let covering the lower ground floor.</p> <ul style="list-style-type: none"><li>Period Building</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 06/09/2011</p>												
	Sq Ft	Sq M	£psf	£psm																														
Lower Ground Floor	340	32	NQ	NQ	Avail																													
<b>TOTAL</b>	<b>340</b>	<b>32</b>																																






31	<div>4 Great James Street London WC1N 3DA</div> 	<div>Use: B1 Office/Business Rent: £13,641 Per Annum (approx £45.32 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement</td><td>301</td><td>28</td><td>£45.32</td><td>£487.64</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>301</b></td><td><b>28</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Not Quoting Service Charge: Inclusive in rent</div>		Sq Ft	Sq M	£psf	£psm		Basement	301	28	£45.32	£487.64	Avail	<b>TOTAL</b>	<b>301</b>	<b>28</b>				<div>Leasehold</div> <div>The rent is inclusive of the cost of common charges, electricity, heating, etc. On completion of legal formalities</div>	<div>The available space comprises two small office suites within the rear annexe of the property.</div> <div>Grade: Second Hand</div> <div>Last Update: 11/08/2011</div>																														
	Sq Ft	Sq M	£psf	£psm																																																
Basement	301	28	£45.32	£487.64	Avail																																															
<b>TOTAL</b>	<b>301</b>	<b>28</b>																																																		
32	<div>24-28 High Holborn London WC1V 6AZ</div> 	<div>Use: B1 Office/Business Rent: £531,755</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Storage, Basement</td><td>287</td><td>27</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>6th Floor</td><td>2,385</td><td>222</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>5th</td><td>2,617</td><td>243</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>4th</td><td>3,058</td><td>284</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>3rd</td><td>3,412</td><td>317</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td>2nd</td><td>3,434</td><td>319</td><td>£35.00</td><td>£376.60</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>15,193</b></td><td><b>1,411</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Sale Price: Not Quoting Rates: £260,321 (approx £16.77 psf) Service Charge: £116,423 (approx £7.50 psf) Total Outgoings: £59.27 psf</div>		Sq Ft	Sq M	£psf	£psm		Storage, Basement	287	27	£35.00	£376.60	Avail	6th Floor	2,385	222	£35.00	£376.60	Avail	5th	2,617	243	£35.00	£376.60	Avail	4th	3,058	284	£35.00	£376.60	Avail	3rd	3,412	317	£35.00	£376.60	Avail	2nd	3,434	319	£35.00	£376.60	Avail	<b>TOTAL</b>	<b>15,193</b>	<b>1,411</b>				<div>Leasehold</div> <div>A new lease(s) by arrangement. On completion of legal formalities</div>	<div>The available space comprises basement, ground and first through to sixth floor office accommodation</div> <ul style="list-style-type: none"><li>2 Passenger Lift(s)</li><li>Air Conditioning</li><li>Carpeting</li><li>Commissionaire</li><li>Courtyard</li><li>Newly Refurbished</li><li>Raised Floors</li></ul> <div>Grade: Second Hand</div> <div>Last Update: 08/09/2011</div>
	Sq Ft	Sq M	£psf	£psm																																																
Storage, Basement	287	27	£35.00	£376.60	Avail																																															
6th Floor	2,385	222	£35.00	£376.60	Avail																																															
5th	2,617	243	£35.00	£376.60	Avail																																															
4th	3,058	284	£35.00	£376.60	Avail																																															
3rd	3,412	317	£35.00	£376.60	Avail																																															
2nd	3,434	319	£35.00	£376.60	Avail																																															
<b>TOTAL</b>	<b>15,193</b>	<b>1,411</b>																																																		
33	<div>311 Grays Inn Road London WC1X 8PX</div> 	<div>Use: B1 Office/Business Rent: £19,000 Per Annum (approx £31.61 psf)</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor</td><td>327</td><td>30</td><td>£31.61</td><td>£340.27</td><td>Avail</td></tr><tr><td>3rd Floor</td><td>274</td><td>25</td><td>£31.61</td><td>£340.27</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>601</b></td><td><b>56</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Inclusive in Rent Service Charge: Inclusive in rent</div>		Sq Ft	Sq M	£psf	£psm		2nd Floor	327	30	£31.61	£340.27	Avail	3rd Floor	274	25	£31.61	£340.27	Avail	<b>TOTAL</b>	<b>601</b>	<b>56</b>				<div>Leasehold</div> <div>New sublease for a term to be agreed at £27.50 per sq.ft. per annum, fully inclusive of rent, rates, service charge, building insurance, repairs etc, but exclusive of VAT (if applicable). Immediately on completion of legal formalities</div>	<div>The available space comprises self contained office accommodation arranged on the second and third floors.</div> <ul style="list-style-type: none"><li>Central Heating</li><li>Kitchen Facilities</li><li>Self Contained</li><li>WC's</li></ul> <div>Grade: Second Hand</div> <div>Last Update: 08/09/2011</div>																								
	Sq Ft	Sq M	£psf	£psm																																																
2nd Floor	327	30	£31.61	£340.27	Avail																																															
3rd Floor	274	25	£31.61	£340.27	Avail																																															
<b>TOTAL</b>	<b>601</b>	<b>56</b>																																																		





34	<div>17 Russell Square London WC1B 5DR</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £35,397</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th Floor, Rooms 507, 508, 509 ..</td><td>708</td><td>66</td><td>£27.00</td><td>£290.52</td><td>Avail</td></tr><tr><td>5th Floor, Room 505</td><td>263</td><td>24</td><td>£27.00</td><td>£290.52</td><td>Avail</td></tr><tr><td>Ground Floor, Room G5</td><td>340</td><td>32</td><td>£27.00</td><td>£290.52</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>1,311</b></td><td><b>122</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£13,110 Payable pa (estimated) (approx £10.00 psf) £11,799 (approx £9.00 psf) £46.00 psf</div></div>		Sq Ft	Sq M	£psf	£psm		5th Floor, Rooms 507, 508, 509 ..	708	66	£27.00	£290.52	Avail	5th Floor, Room 505	263	24	£27.00	£290.52	Avail	Ground Floor, Room G5	340	32	£27.00	£290.52	Avail	<b>TOTAL</b>	<b>1,311</b>	<b>122</b>				<div>Leasehold</div> <div>For a term by arrangement from 1 to 3 years, outside the Landlord &amp; Tenant Act 1954 Part II, upon full repairing and insuring basis. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation with suites available on the ground and fifth floors.</div> <div><div><div>▪ Conference Facilities</div><div>▪ Fluorescent Lighting</div><div>▪ Furniture Available</div><div>▪ Meeting Room(s)</div><div>▪ Reception</div><div>▪ WC's</div></div></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>16/08/2011</div></div>																																				
	Sq Ft	Sq M	£psf	£psm																																																																		
5th Floor, Rooms 507, 508, 509 ..	708	66	£27.00	£290.52	Avail																																																																	
5th Floor, Room 505	263	24	£27.00	£290.52	Avail																																																																	
Ground Floor, Room G5	340	32	£27.00	£290.52	Avail																																																																	
<b>TOTAL</b>	<b>1,311</b>	<b>122</b>																																																																				
35	<div>58 Russell Square London WC1B 4HP</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £54,000</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>2nd Floor, Suite 22</td><td>207</td><td>19</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>2nd Floor, Suite 21</td><td>442</td><td>41</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>Third Floor</td><td>1,511</td><td>140</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>2,160</b></td><td><b>201</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>£26,352 (approx £12.20 psf) £14,040 (approx £6.50 psf) £43.70 psf</div></div>		Sq Ft	Sq M	£psf	£psm		2nd Floor, Suite 22	207	19	£25.00	£269.00	Avail	2nd Floor, Suite 21	442	41	£25.00	£269.00	Avail	Third Floor	1,511	140	£25.00	£269.00	Avail	<b>TOTAL</b>	<b>2,160</b>	<b>201</b>				<div>Leasehold</div> <div>A new full repairing and insuring lease is available for a term to be agreed. Immediately on completion of legal formalities</div>	<div>The available space comprises second and third floor office accommodation.</div> <div><div><div>▪ Commissionaire</div><div>▪ Conference Facilities</div><div>▪ Meeting Room(s)</div><div>▪ Passenger Lift(s)</div><div>▪ Perimeter Trunking</div><div>▪ Period Features</div></div></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>14/09/2011</div></div>																																				
	Sq Ft	Sq M	£psf	£psm																																																																		
2nd Floor, Suite 22	207	19	£25.00	£269.00	Avail																																																																	
2nd Floor, Suite 21	442	41	£25.00	£269.00	Avail																																																																	
Third Floor	1,511	140	£25.00	£269.00	Avail																																																																	
<b>TOTAL</b>	<b>2,160</b>	<b>201</b>																																																																				
36	<div>1-11 Staple Inn London WC1V 7QH</div> 	<div><div>Use: Rent:</div><div>B1 Office/Business £175,240</div></div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd Floor, West Wing</td><td>655</td><td>61</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>3rd Floor, Suite C</td><td>657</td><td>61</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>3rd Floor, Suite A</td><td>196</td><td>18</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>1st Floor, Suite C</td><td>409</td><td>38</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>2nd Floor, Suite B</td><td>783</td><td>73</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>3rd Floor, South Wing</td><td>606</td><td>56</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>2nd</td><td>867</td><td>81</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td>1st</td><td>404</td><td>38</td><td>£32.50</td><td>£349.70</td><td>U/O</td></tr><tr><td>Ground</td><td>815</td><td>76</td><td>£32.50</td><td>£349.70</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>5,392</b></td><td><b>501</b></td><td></td><td></td><td></td></tr></tbody></table> <div><div>Rates: Service Charge: Total Outgoings:</div><div>Rates Payable £64,405 per annum (approx £8.50 psf) £51,145 pa (approx £6.75 psf) £47.75 psf</div></div>		Sq Ft	Sq M	£psf	£psm		3rd Floor, West Wing	655	61	£32.50	£349.70	Avail	3rd Floor, Suite C	657	61	£32.50	£349.70	Avail	3rd Floor, Suite A	196	18	£32.50	£349.70	Avail	1st Floor, Suite C	409	38	£32.50	£349.70	Avail	2nd Floor, Suite B	783	73	£32.50	£349.70	Avail	3rd Floor, South Wing	606	56	£32.50	£349.70	Avail	2nd	867	81	£32.50	£349.70	Avail	1st	404	38	£32.50	£349.70	U/O	Ground	815	76	£32.50	£349.70	Avail	<b>TOTAL</b>	<b>5,392</b>	<b>501</b>				<div>Leasehold</div> <div>A new Lease for a term of years to be agreed. Immediately on completion of legal formalities</div>	<div>The available space comprises contemporary office accommodation arranged in various suites on the first, second and third floors.</div> <div><div><div>▪ Category 5 Cabling</div><div>▪ Courtyard</div><div>▪ Entryphone</div><div>▪ Perimeter Trunking</div><div>▪ Period Building</div><div>▪ Prime Position</div><div>▪ Wooden Floors</div></div></div> <div><div>Grade:</div><div>Second Hand</div></div> <div><div>Last Update:</div><div>05/09/2011</div></div>
	Sq Ft	Sq M	£psf	£psm																																																																		
3rd Floor, West Wing	655	61	£32.50	£349.70	Avail																																																																	
3rd Floor, Suite C	657	61	£32.50	£349.70	Avail																																																																	
3rd Floor, Suite A	196	18	£32.50	£349.70	Avail																																																																	
1st Floor, Suite C	409	38	£32.50	£349.70	Avail																																																																	
2nd Floor, Suite B	783	73	£32.50	£349.70	Avail																																																																	
3rd Floor, South Wing	606	56	£32.50	£349.70	Avail																																																																	
2nd	867	81	£32.50	£349.70	Avail																																																																	
1st	404	38	£32.50	£349.70	U/O																																																																	
Ground	815	76	£32.50	£349.70	Avail																																																																	
<b>TOTAL</b>	<b>5,392</b>	<b>501</b>																																																																				





15	<div>44 Bedford Row London WC1R 4LL</div> 	<div>Use: Rent:</div> <div>B1 Office/Business £61,133</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th</td><td>586</td><td>54</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr><tr><td>4th</td><td>1,970</td><td>183</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr><tr><td>3rd</td><td>394</td><td>37</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr><tr><td>2nd</td><td>185</td><td>17</td><td>£19.50</td><td>£209.82</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,135</b></td><td><b>291</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge: Total Outgoings:</div> <div>£43,388 (approx £13.84 psf) £21,945 (approx £7.00 psf) £40.34 psf</div>		Sq Ft	Sq M	£psf	£psm		5th	586	54	£19.50	£209.82	Avail	4th	1,970	183	£19.50	£209.82	Avail	3rd	394	37	£19.50	£209.82	Avail	2nd	185	17	£19.50	£209.82	Avail	<b>TOTAL</b>	<b>3,135</b>	<b>291</b>				<div>Leasehold</div> <div>New short-term lease(s) by arrangement, On completion of legal formalities</div>	<div>The available space comprises part second, third, fourth and fifth floor office accommodation.</div> <div><ul style="list-style-type: none"><li>Central Heating</li><li>Kitchen Facilities</li><li>Passenger Lift(s)</li><li>Period Building</li><li>WC's</li></ul></div> <div>Grade: Second Hand</div> <div>Last Update: 08/09/2011</div>
	Sq Ft	Sq M	£psf	£psm																																				
5th	586	54	£19.50	£209.82	Avail																																			
4th	1,970	183	£19.50	£209.82	Avail																																			
3rd	394	37	£19.50	£209.82	Avail																																			
2nd	185	17	£19.50	£209.82	Avail																																			
<b>TOTAL</b>	<b>3,135</b>	<b>291</b>																																						
37	<div>High Holborn House 52-54 High Holborn London WC1V 6RL</div> 	<div>Use: Rent:</div> <div>B1 Office/Business See individual floors for rents</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th</td><td>176</td><td>16</td><td>£17.50</td><td>£188.30</td><td>Avail</td></tr><tr><td>Part 2nd-north</td><td>470</td><td>44</td><td>£17.50</td><td>£188.30</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>646</b></td><td><b>60</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge: Total Outgoings:</div> <div>Rates Payable £7,429 per annum (approx £11.50 psf) £5,491 pa (approx £8.50 psf) £37.50 psf</div>		Sq Ft	Sq M	£psf	£psm		5th	176	16	£17.50	£188.30	Avail	Part 2nd-north	470	44	£17.50	£188.30	Avail	<b>TOTAL</b>	<b>646</b>	<b>60</b>				<div>Leasehold</div> <div>The property is available on a new lease with terms to be agreed. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation arranged over part of the second and the fifth floors.</div> <div><ul style="list-style-type: none"><li>2 Passenger Lift(s)</li><li>24 Hour Access</li><li>24 Hour Security</li><li>Carpeting</li><li>Central Heating</li><li>Commissionaire</li><li>Good Natural Light</li><li>Raised Floors</li></ul></div> <div>Grade: New or Refurbished</div> <div>Last Update: 06/09/2011</div>												
	Sq Ft	Sq M	£psf	£psm																																				
5th	176	16	£17.50	£188.30	Avail																																			
Part 2nd-north	470	44	£17.50	£188.30	Avail																																			
<b>TOTAL</b>	<b>646</b>	<b>60</b>																																						
38	<div>36 Great Russell Street London WC1B 3PP</div> 	<div>Use: Rent:</div> <div>B1 Office/Business £13,750</div> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>1st Floor, Rear</td><td>170</td><td>16</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td>1st Floor, Front</td><td>380</td><td>35</td><td>£25.00</td><td>£269.00</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>550</b></td><td><b>51</b></td><td></td><td></td><td></td></tr></tbody></table> <div>Rates: Service Charge: Total Outgoings:</div> <div>£4,950 (approx £9.00 psf) £1,925 (approx £3.50 psf) £37.50 psf</div>		Sq Ft	Sq M	£psf	£psm		1st Floor, Rear	170	16	£25.00	£269.00	Avail	1st Floor, Front	380	35	£25.00	£269.00	Avail	<b>TOTAL</b>	<b>550</b>	<b>51</b>				<div>Leasehold</div> <div>The premises are available on a new FR &amp; I lease from 1 to 5 years. Immediately on completion of legal formalities</div>	<div>The available space comprises small light and bright offices available room by room or as entire floor. The offices offer good views to the front over Great Russell Street, close to the British Museum.</div> <div><ul style="list-style-type: none"><li>Good Natural Light</li></ul></div> <div>Grade: Second Hand</div> <div>Last Update: 24/08/2011</div>												
	Sq Ft	Sq M	£psf	£psm																																				
1st Floor, Rear	170	16	£25.00	£269.00	Avail																																			
1st Floor, Front	380	35	£25.00	£269.00	Avail																																			
<b>TOTAL</b>	<b>550</b>	<b>51</b>																																						



39	<div>45 Bedford Row London WC1R 4LR</div> 	<div><div>Use: B1 Office/Business</div><div>Rent: £97,759 (approx £26.50 psf)</div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>5th</td><td>305</td><td>28</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>4th</td><td>650</td><td>60</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>3rd</td><td>768</td><td>71</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>2nd</td><td>755</td><td>70</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>1st</td><td>755</td><td>70</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>Ground</td><td>164</td><td>15</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td>Lower Ground</td><td>292</td><td>27</td><td>£26.50</td><td>£285.23</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>3,689</b></td><td><b>343</b></td><td></td><td></td><td></td></tr><div><div>Rates: £47,625 (approx £12.91 psf)</div><div>Service Charge: No service charge payable</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		5th	305	28	£26.50	£285.23	Avail	4th	650	60	£26.50	£285.23	Avail	3rd	768	71	£26.50	£285.23	Avail	2nd	755	70	£26.50	£285.23	Avail	1st	755	70	£26.50	£285.23	Avail	Ground	164	15	£26.50	£285.23	Avail	Lower Ground	292	27	£26.50	£285.23	Avail	<b>TOTAL</b>	<b>3,689</b>	<b>343</b>				<div>Leasehold</div> <div>A new five year lease is available. This will incorporate a rolling Landlords option to determine after December 2014 on giving 6 months prior notice. Immediately on completion of legal formalities</div>	<div>The available space comprises office accommodation arranged over the lower ground, ground and five upper floors.</div> <div><div>• WC's</div><div><div>Grade: Second Hand</div><div>Last Update: 06/09/2011</div></div></div>
	Sq Ft	Sq M	£psf	£psm																																																						
5th	305	28	£26.50	£285.23	Avail																																																					
4th	650	60	£26.50	£285.23	Avail																																																					
3rd	768	71	£26.50	£285.23	Avail																																																					
2nd	755	70	£26.50	£285.23	Avail																																																					
1st	755	70	£26.50	£285.23	Avail																																																					
Ground	164	15	£26.50	£285.23	Avail																																																					
Lower Ground	292	27	£26.50	£285.23	Avail																																																					
<b>TOTAL</b>	<b>3,689</b>	<b>343</b>																																																								
40	<div>101 Kings Cross Road London WC1X 9LP</div> 	<div><div>Use: B1 Office/Business</div><div>Rent:</div><table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>3rd- Ancillary Space</td><td>126</td><td>12</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ancillary Space</td><td>114</td><td>11</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ancillary Space</td><td>114</td><td>11</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Ground- Main Sales Area</td><td>105</td><td>10</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td>Basement- Main Sales Area</td><td>120</td><td>11</td><td>NQ</td><td>NQ</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>579</b></td><td><b>54</b></td><td></td><td></td><td></td></tr><div><div>Sale Price: Offers in Excess of £550,000</div><div>Rates: Rateable Value £5,400</div><div>Service Charge: No service charge payable</div></div></tbody></table></div>		Sq Ft	Sq M	£psf	£psm		3rd- Ancillary Space	126	12	NQ	NQ	Avail	Ancillary Space	114	11	NQ	NQ	Avail	Ancillary Space	114	11	NQ	NQ	Avail	Ground- Main Sales Area	105	10	NQ	NQ	Avail	Basement- Main Sales Area	120	11	NQ	NQ	Avail	<b>TOTAL</b>	<b>579</b>	<b>54</b>				<div>Freehold</div> <div>Vacant Freehold for Sale. On completion of legal formalities</div>	<div>The available space comprises 579.7 sq ft of accommodation arranged over the basement, ground and three upper floors.</div> <div><div>• Glazed frontage</div><div><div>Grade: Second Hand</div><div>Last Update: 25/08/2011</div></div></div>												
	Sq Ft	Sq M	£psf	£psm																																																						
3rd- Ancillary Space	126	12	NQ	NQ	Avail																																																					
Ancillary Space	114	11	NQ	NQ	Avail																																																					
Ancillary Space	114	11	NQ	NQ	Avail																																																					
Ground- Main Sales Area	105	10	NQ	NQ	Avail																																																					
Basement- Main Sales Area	120	11	NQ	NQ	Avail																																																					
<b>TOTAL</b>	<b>579</b>	<b>54</b>																																																								



41	<p>Ormond House 26-27 Boswell Street London WC1N 3JZ</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> See individual floors for rents</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement, Offices</td><td>1,019</td><td>95</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>Basement, Storage</td><td>120</td><td>11</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>Basement, Storage</td><td>216</td><td>20</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td>Basement, Storage</td><td>98</td><td>9</td><td>£15.00</td><td>£161.40</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>1,453</b></td><td><b>135</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> Rates differ for each floor / unit <b>Service Charge:</b> Service charge differs per floor/unit</p>		Sq Ft	Sq M	£psf	£psm		Basement, Offices	1,019	95	£15.00	£161.40	Avail	Basement, Storage	120	11	£15.00	£161.40	Avail	Basement, Storage	216	20	£15.00	£161.40	Avail	Basement, Storage	98	9	£15.00	£161.40	Avail	<b>TOTAL</b>	<b>1,453</b>	<b>135</b>				<p>Leasehold</p> <p>A new lease available direct from the Landlord - Rent on application. Service Charges based on the year ending 31st March 2010 for the Ground Floor unit were £7.97 per sqft. Business Rates for 2010/11 are as follows. Ground Floor Offices â€ Rates liability - £28,900 per annum (Estimated) Basement Offices â€ Rates liability - £6,831 per annum (Estimated) Basement Storage â€ Rates liability â€ TBC but estimated to be in the region of £1,300pa. Sub basement storage 1 â€ Rates liability - £347.76 per annum (Estimated) Sub basement storage 4 â€ Rates liability- £838.35 per annum (Estimated) Immediately on completion of legal formalities</p>	<p>The available space comprises office accommodation located on the basement level, with storage space.</p> <ul style="list-style-type: none"><li>Category 2 Lighting</li><li>Comfort Cooling</li><li>Kitchen Facilities</li><li>Perimeter Trunking</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 23/08/2011</p>
	Sq Ft	Sq M	£psf	£psm																																				
Basement, Offices	1,019	95	£15.00	£161.40	Avail																																			
Basement, Storage	120	11	£15.00	£161.40	Avail																																			
Basement, Storage	216	20	£15.00	£161.40	Avail																																			
Basement, Storage	98	9	£15.00	£161.40	Avail																																			
<b>TOTAL</b>	<b>1,453</b>	<b>135</b>																																						
42	<p>13 Great James Street London WC1N 3DP</p> 	<p><b>Use:</b> B1 Office/Business <b>Rent:</b> £14,543</p> <table><thead><tr><th></th><th>Sq Ft</th><th>Sq M</th><th>£psf</th><th>£psm</th><th></th></tr></thead><tbody><tr><td>Basement, , Storage</td><td>73</td><td>7</td><td>£17.50</td><td>£188.30</td><td>Avail</td></tr><tr><td>Basement, Offices</td><td>758</td><td>70</td><td>£17.50</td><td>£188.30</td><td>Avail</td></tr><tr><td><b>TOTAL</b></td><td><b>831</b></td><td><b>77</b></td><td></td><td></td><td></td></tr></tbody></table> <p><b>Rates:</b> Rates Payable £4,438 per annum (approx £5.34 psf) <b>Service Charge:</b> £2,909 (approx £3.50 psf) <b>Total Outgoings:</b> £26.34 psf</p>		Sq Ft	Sq M	£psf	£psm		Basement, , Storage	73	7	£17.50	£188.30	Avail	Basement, Offices	758	70	£17.50	£188.30	Avail	<b>TOTAL</b>	<b>831</b>	<b>77</b>				<p>Leasehold</p> <p>A new lease for a term by arrangement (outside the act). Immediately on completion of legal formalities</p>	<p>The available space comprises office accommodation on the basement.</p> <ul style="list-style-type: none"><li>Carpeting</li><li>Good Natural Light</li><li>Kitchen Facilities</li><li>Period Building</li><li>WC's</li></ul> <p><b>Grade:</b> Second Hand <b>Last Update:</b> 15/09/2011</p>												
	Sq Ft	Sq M	£psf	£psm																																				
Basement, , Storage	73	7	£17.50	£188.30	Avail																																			
Basement, Offices	758	70	£17.50	£188.30	Avail																																			
<b>TOTAL</b>	<b>831</b>	<b>77</b>																																						