

Appendix C - Appeal Decision for 6 Tottenham Mews



Planning Inspectorate
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321

Direct Line 0272-218
Switchboard 0272-218811
GTN 1374

927

N12/16/15

9000274

[3212]

DISMISSED

Cyril Leonard and Company
25 Gilbert Street
LONDON
W1Y 2EJ

Your reference

BLDG/534

Our reference

T/APP/X5210/A/90/169717/P8

Date

20 MAR 91

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 2
APPEAL BY MESSRS R D S AND P BLAUSTEN
APPLICATION NO: PL/9000274

FILE COPY

REF:

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1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the failure of the London Borough of Camden Council to give notice of their decision within the appropriate period on an application for permission for substantial reconstruction of property and addition of new third floor to provide B1 office use as existing on ground, first and second floors and residential use on third floor at 6 Tottenham Mews, London W1. I have considered the written representations made by you and by the Council and also those made by the Charlotte Street Association. I inspected the site on Monday 4 March 1991.

2. On 22 November 1990 the Council's Planning Committee agreed that had this appeal not been lodged planning permission would have been refused for your clients' proposed development. From the reason given for refusing permission, the representations and my site inspection I consider that the principal issue is whether or not the proposed development would preserve or enhance the character or appearance of the conservation area in which it is located.

3. No 6 Tottenham Mews is a 3-storey terraced property situated at the rear of No 81 Charlotte Street. At present there is a garage at ground floor level and a studio and office at first and second floor levels respectively. Your clients propose to reconstruct the property including the front, rear and party walls and internal floors to provide B1 use (offices, research and development or industrial process) and to build a new third floor for residential use. Alterations would be made to the front and rear fenestration.

4. The appeal site is within the Charlotte Street Conservation Area. The planning policies the Council consider relevant are UD10,11,14,18 and 20 of the London Borough of Camden Local Plan adopted in 1987 and Paragraph 5.10(ii) and (v) of the Fitzrovia Local Plan 1984. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that in exercising their planning functions with respect to any buildings or land within a conservation area local planning authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

5. The appeal premises are specifically identified in the Fitzrovia Local Plan as having townscape merit. The relevant policies of the Borough Plan and the Fitzrovia Plan seek to ensure that buildings of townscape importance are kept in

a good state of repair. The basic aim should be to respect and restore the building to its original form and character. Alterations and extensions will be permitted where they will not detract from the character or setting of the building.

6. There is no objection in principle to the proposed use of the appeal premises or the construction of an additional storey within a mansard type roof. It is the proposed external elevational treatment which is considered to be unacceptable. Judgement of architectural design is usually subjective but, in my opinion, the proposed elevations of the reconstructed building, particularly that facing Tottenham Mews, lack any specific architectural character and do not respect the proportions or character of the existing building. This is noticeable by the size and design of the new windows and doors and the use of aluminium frames instead of more sympathetic materials.

7. Having taken all the other matters raised in the representations into account they do not outweigh those factors which have led to my decision that your clients' proposed development is unacceptable as it is not only contrary to the Council's policies for the control of development in the Fitzrovia Area but would not preserve or enhance the character or appearance of the Charlotte Street Conservation Area.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant

James L. Grant.

JAMES L GRANT BArch ARIBA FRTPi
Inspector

**Appendix D - Decision Notice for permission ref:
9100064**

PLANNING AND TRANSPORT SERVICES

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

CAMDEN TOWN HALL
ARGYLE STREET ENTRANCE
EUSTON ROAD
LONDON WC1H 8EQ
TEL 071-278 4444
FAX 071-860 5713

File

HEAD OF PLANNING AND TRANSPORT SERVICES · RICHARD RAWES · BA (Hons), MICE, CEng., DIP TE

Cyril Leonard & Company
25 Gilbert Street
Grosvenor Square
London, W1Y 2EJ

Our Reference: PL/9100064/
Case File No: N12/16/15
Tel.Inqu:
Charles Thuairé ext. 2635
(Please ring after 2.00pm unless
enquiring about Tree applications.)

Date: 24 MAY 1991

Dear Sir(s)/Madam,

Town and Country Planning Act 1990
Town and Country Planning General Development Order 1988 (as amended)
Town and Country Planning (Applications) Regulations 1988

Permission for Development

The Council, in pursuance of its powers under the above-mentioned Act and Orders and Regulations made thereunder, hereby permits the development referred to in the undermentioned Schedule subject to the conditions set out therein and in accordance with the plans submitted, save insofar as may otherwise be required by the said conditions.

Your attention is drawn to the Appeal Rights and other information at the end of this letter.

SCHEDULE

Date of Original Application : 21st December 1990

Address : 6 Tottenham Mews, W1

Proposal : Refurbishment including extension of 2nd floor at rear
and external alterations to facade,
as shown on drawing number 534/1 and 3.

Standard Condition:

1. The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Reason for Standard Condition:

1. In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional Condition(s):

- 01 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture, those of the existing building, unless otherwise specified on the approved application.

Reason(s) for Additional Condition(s):

- 01 To ensure that the external appearance of the building will be satisfactory.

L O N D O N B O R O U G H O F C A M D E N
P L A N N I N G A N D T R A N S P O R T S E R V I C E S

PART OF THE PLANNING AND ENVIRONMENTAL SERVICES DEPARTMENT

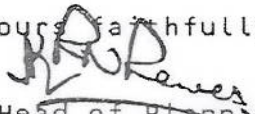
CAMDEN TOWN HALL
ARGYLE STREET ENTRANCE
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TEL 071-278 4444
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HEAD OF PLANNING AND TRANSPORT SERVICES - RICHARD RAWES - BA (Hons), MICE, CEng, DIP TE

(Cont.)

(Our Reference: PL/9100064/)
(Case File No: N12/16/15)

Yours faithfully,


Head of Planning, Transport & Employment Services
(Duly authorised by the Council to sign this document)

STATEMENT OF APPLICANTS RIGHTS ARISING FROM REFUSAL OF PLANNING
PERMISSION OR GRANT OF PERMISSION SUBJECT TO CONDITIONS.

Appeals to the Secretary of State.

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you may appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal then you must do so within six months of the date of this notice, using a form which you can get from the Department of the Environment at Tollgate House, Houlton Street, Bristol BS2 9DJ. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have given planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Appendix E - Marketing Particulars

Media Style Offices to Let - 790 sq ft



81 Charlotte Street, London, W1

Self-Contained Newly Refurbished Offices,
ideal for 'media' company.



1st Floor
527 sq ft

Amenities

- 'Media Style'
- Timber Floors
- Newly Refurbished
- Central Heating
- Quiet environment
- Good natural light

Location

The building is located on the West side of Charlotte Street close to its Junction with Tottenham Street.

Both Goodge Street & Tottenham Ct Rd Underground Stations are close by



2nd Floor
263 sq ft

Lease Terms

New flexible lease is available at a rent of £27,650 per annum inclusive of service charges

Business Rates: £8,778 per annum approx
Building Insurance £554 per annum approx

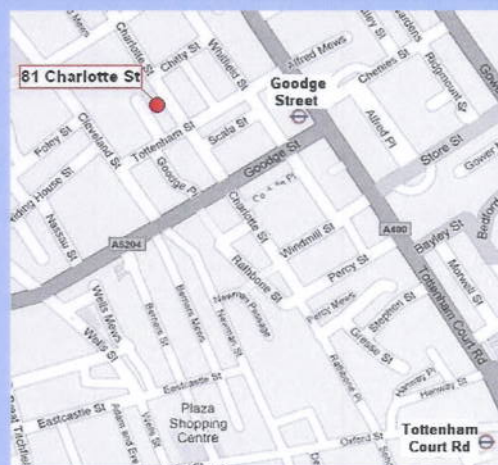
For further information or an appointment to view please contact:



www.81charlottestreet.com

Daniel Warwick
020 7408 4648
daniel.warwick@cyrilleonard.co.uk

Peter Kauffer
020 7408 4638
peter.kauffer@cyrilleonard.co.uk



Under the Estate Agents Act we declare that principals of this firm share an interest in the freehold of this property

Property Misrepresentation Act 1991/Misdescriptions Act 1967. Cyril Leonard themselves and for the lessor of this property whose agents they are, give notice that: These particulars do not form any part of any contract; the statements contained herein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact. Any intending assignees must satisfy themselves as to the correctness of each statement made herein; and neither the assignor, the firm nor any of their employees have any authority to make or give any representation or warranty whatever in relation to this property. (July 2009)

Appendix F - Schedule of Interest in Property



SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
1.	28 October 2009	REM Roberts	• 800 sq ft • W1 • Minimal Budget - Doesn't need to be smart • 12 months maximum term required.	Agent Feedback: Only require very short term fitted out space
2.	16 October 2009	Devono	• 1,200 – 1,500 sq ft • £35-£50 psf • W1 – Noho • Single Floor only • Good Quality • Occupation by the end of the year	Agent Feedback: Property is too small for their client's purposes.
3.	6 October 2009	Wiltshire Daniels	• Noho – ideally Marylebone • Comfort cooled or air conditioning preferred • 3-5 year lease	Agent Feedback: Requirement has been withdrawn
4.	28 September 2009	Ashwell Rogers	• 800 – 1,200 sq ft • Noho & Soho • £30 psf • Open plan with meeting room and kitchen	Agent Feedback: Single floor only
5.	21 September 2009	Noble Harris	• 1,000 sq ft • Noho, Soho or Covent Garden • Interesting ideally with wooden floors and high ceilings	Agent Feedback: Client wants to be on one floor
6.	16 September 2009	Edward Charles	• 800 – 1,200 sq ft • Mayfair, Noho, Knightsbridge, Belgravia or Victoria • Modern Space • Flexible lease / sub lease with 2 years plus	Agent Feedback: Client is not interested in Charlotte Street area. Preferring Knightsbridge.

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SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
7.	8 September 2009	Teacher Marks	• 1,000 – 2,000 sq ft • W1 • Mews property	Agent Feedback: Remained in their current premises
8.	4 September 2009	Summit PA	• 1,000 – 1,250 sq ft • Single floor • Soho / Noho / Marylebone / Mayfair • Up to £40 psf (poss £50psf)	Agent Feedback: Requires more modern specification including air conditioning and raised floors
9.	31 August 2009	Knight Frank	• 1,000 – 1,500 sq ft • Preference for fitted out space • Occupation within 3 months	Agent Feedback: Looking for space closer to 1,500 sq ft
10.	21 August 2009	Lambert Smith Hampton	• 1 mile of Soho sq – only media locations • Grade A • Budget not an issue	Agent Feedback: Too Small and is not their preferred area of search: Soho Sq
11.	10 August 2009	G F Commercial	• 1,000 – 1,500 sq ft • One floor • Good attractive in Soho or Noho.	Agent Feedback: Single floor only
12.	5 August 2009	DTZ	• 1,000 sq ft around Soho/Noho • Rent up to £3000 per month • Occupation – September	Agent Feedback: Requirement has increased to 1,500 sq ft
13.	28 July 2009	Simon Korn	• 500 – 600 sq ft • Soho / Noho • Timing - as soon as possible	Agent Feedback: Too large for their needs. Would be interest in the first floor only.

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81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

NO.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
14.	20 July 2009	Ereira Mendoza	• 600 – 900 sq ft • Mayfair possibly Marylebone • Impressive / Good common parts • Occupation within a month	Agent Feedback: Require manned reception
15.	14 July 2009	SPM LLP	• 1,000 sq ft • Mayfair, Western Soho or Noho • Trendy space • £35 psf	Agent Feedback: Require space that offers greater layout flexibility
16.	8 July 2009	Lambert Smith Hampton	• 750 – 1,500 sq ft • Near Leicester Square or Piccadilly Circus • £35psf	Agent Feedback: Toilet provision not adequate
17.	7 July 2009	NU Space Property	• Soho, Noho, WC1, WC2 • 1,150 – 1,450 sq ft • Sub £30 psf	Agent Feedback: Property is too small for their clients purposes.
18.	6 July 2009	COH London	• Advertising Company • 600 – 800 sq ft • Soho / Noho	Agent Feedback: Requirement has been withdrawn
19.	1 July 2009	Ben Kaye	• Media Space • 1,000 sq ft • Soho	Agent Feedback: Requirement is no longer active.
20.	29 June 2009	COH London	• 750 sq ft • Cooled Space • Mayfair, Nox and good Soho • Up to £45	Agent Feedback: Requires more modern specification including air conditioning and raised floors

SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
21.	26 June 2009	Devono	• Fashion Company • Close to Carnaby Street • Media Style • 800 sq ft	Agent Feedback: Too far away from Carnaby Street / Soho
22.	25 June 2009	Music Software Company	• 1,000 to 1,500 sq ft • W1	Viewed on 26th June Agent Feedback: Too Small and is not their preferred area of search: Soho / Covent Garden
23.	22 June 2009	Ereira Mendoze	• 700 – 800 sq ft • Smart Common parts • £40 psf • Occupation in 1 month	Agent Feedback: Wrong location
24.	19 June 2009	Sparkes Porter	• 700 – 1,200 sq ft • Close to Marylebone train station • Preference for Mews / Self contained building	Agent Feedback: Prefer self-contained building
25.	18 June 2009	Chris Brading	• 800 – 1,000 sq ft • Presentable space • £30,000 all inclusive • Midtown & E postcodes	Agent Feedback: Location unsuitable.
26.	15 June 2009	Carter Jonas	• Media Company • 500 – 1,000 sq ft • Soho, Fulham or Kensington	Agent Feedback: Remained in their current premises
27.	12 June 2009	Allsop	• Good Quality Offices • 500 – 800 sq ft • North of Oxford Street	Agent Feedback: Looking for office space for short lease preferably 1 or 2 years.

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SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
28.	11 June 2009	HBSV	• Trade Association • Soho • 1,000 – 1,500 sq ft	Agent Feedback: Property is too small for their client purposes.
29.	9 June 2009	Otway Norwood	• 400 – 500 sq ft • Near Marylebone High Street	Agent Feedback: Requirement has been withdrawn
30.	4 June 2009	TLG Ltd	• 1,000 – 1,500 sq ft • Break within first 3 years	Viewed on 4th June with PK Agent Feedback: Unsuitable due to too few toilets and over too many floors.
31.	2 June 2009	Pilcher Hershman	• 800 – 1,200 sq ft • Close to Tottenham Court Road	Agent Feedback: No longer looking
32.	1 June 2009	COH London	• 1,000 – 1,300 sq ft • Prefer North Oxford Street	Agent Feedback: Moved to a different floor in their current building.
33.	28 May 2009	Koopmans	• 500 sq ft • West End • No more than £30,000 pa inclusive • Preference for modern office	Agent Feedback: Out of their client budget
34.	27 May 2009	Sparkes Porter	• 750 – 1,500 sq ft • Mews, self contained • W1, Chelsea, Kensington, North of Oxford St	Agent Feedback: Remained in their current premises
35.	25 May 2009	ESHP	• 1,200 – 1,400 sq ft • Noho / Soho / Bloomsbury / Covent Garden • £30 psf	Agent Feedback: Looking for a property with air conditioning.

SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
36.	25 May 2009	TVC	• 500 – 750 sq ft • Media Company • Soho / Noho	Viewed on 29th May and again on 3rd June with PK Agent Feedback: Prefer Soho
37.	22 May 2009	Carter Jonas	• 500 sq ft • Soho • Media Style	Agent Feedback: Prefer Soho
38.	20 May 2009	Sparkes Porter	• Self Contained Building • 750-1,500 sq ft • Residential element of interest • W1, Chelsea, Kensington, North Oxford Street	Agent Feedback: Requirement has been withdrawn
39.	14 May 2009	GVA Saxon Law	• 1,000 – 1,500 sq ft • One floor • Mayfair, St James's, North of Oxford Street • Air Conditioning	Agent Feedback: Now only looking in St James's area
40.	12 May 2009	Devono	• Media Firm • Mews Building • Noho • £30-£45	Agent Feedback: Client wants to be on one floor
41.	7 May 09	REM Roberts	• 1,500 – 2,500 sq ft • Trendy mews style, self contained building • Noho to North of Marylebone Station & Paddington	Agent Feedback: Space is too small



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81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

NO.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
42.	6 May 09	ESHP	• 1,200 – 1,400 sq ft • Cooling and Good Natural Light • Noho, Soho, Bloomsbury or Covent Garden • Maximum budget of £30psf • 2 – 3 year term	Agent Feedback: Space is too small
43.	4 May 09	Ray Walker Associates	• 1,000 - 1,500 sq ft • Noho or Western WC1 • 3 to 5 year term • £20 - £30 psf	Agent is away, coming back on Monday.
44.	1 May 09	Stuart Neils	• Close to Oxford Circus - Soho / Noho • 500 – 700 sq ft	Agent Feedback: May be of interest, still in early stages of reviewing availability
45.	27 April 09	Patmore	• Approx 1,400 sq ft • Soho / Noho • Max Rent £40 psf	Agent Feedback: No longer looking.
46.	21 April 09	Xander Investements	• 1,000 sq ft • Soho / Noho • £35 exclusive	Agent Feedback: Prefer Soho
47.	17 April 09	Lambert Smith Hamptons	• 1,000 sq ft • Noho • 2nd year break	Viewed on 20th April Would be interested if we would lower the rent down to £25psf with a 2nd year break. Premises unsuitable.
48.	15 April 09	Devono	• 1,000 sq ft • Soho, Covent Garden, Noho Areas • £30 - £40 psf	Agent Feedback: Client has already found premises and moved in.

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SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
49.	10 April 09	Mellersh Harding	- Noho, Bond Street, Regent Street and Piccadilly 800 – 1,200 sq ft	Agent Feedback- Too far East concentrating closer to Bond Street.
50.	6 April 09	Lorenz Consultancy	600 – 800 sq ft - Mayfair £60k all inclusive	Agent Feedback: Client has already found premises and moved in.
51.	31 March 09	REM Roberts	- Mayfair - Ground Floor 800 – 1,000	Agent Feedback: 'Ideally want something with ground floor presence closer to Soho.
52.	24 March 09	Noble Harris	700 sq ft – 1,000 sq ft - Construction Company - North of Oxford Street and W1 area	Viewed 24th and 26th March Have agreed £28.50 psf with 4 month rent free and 2 year break elsewhere.
53.	19 March 09	Robert Irving Burns	- Noho / Charlotte Street 700 sq ft - Budget Driven	Viewed on 20th March and viewed on 24th March. 81 Charlotte St was in final 4. Have made offers elsewhere, didn't like idea of sharing stairway with residents above. Have achieved 2/3yr lease at around £28psf in Noho region.
54.	19 March 09	David Pearl Group	600 – 800 sq ft - North of Oxford Street - Marketing Company - Good Quality, open plan	Viewed on 20th March Not seriously considering.

SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
55.	10 March 09	Robert Morris	• 750 – 1,000 sq ft • Between Gloucester Place and Tottenham Court Howard De Walden Estate or Noho	Agent Feedback – Agent away on holiday, requirement are on hold.
56.	9 March 09	Ray Walker Associates	• 600 to 900 sq ft • Style: Creative with high ceilings and plenty of natural light • Soho, Noho, Piccadilly, Leicester Square	Agent Feedback – Has sent it onto client, waiting to hear back from them. May be considering Chelsea as that is where they live.
57.	5 March 09	Whitshite Daniels	• 800 – 1,250 sq ft • Financial / Media style • Cooling • Up to £85k all in • Mayfair, St James's, Soho, Noho, Covent Garden	Agent Feedback - Havent heard from the client for a while. Will be putting it forward to them.
58.	27 February 09	Occupa	• Fashion Client • 600 – 1,000 sq ft • Contemporary Space • £40,000 all in	Agent Feedback: Requirement is no longer active.
59.	26 February 09	GVA Saxon Law	• 1,200 – 1,600 sq ft • Less than £40 psf • Noho or North Soho • £65k all inclusive	Agent Feedback: Agent is away, back on Monday
60.	16 February 09	Fifield Glyn	• 750 – 1,000 sq ft • Good Quality with Air Con • Charing Cross, Covent Garden, Westminster, Soho, Midtown	Agent Feedback: Agent is proving very hard to get hold of. Will persist next week.

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SCHEDULE OF INTEREST ON
81 CHARLOTTE STREET, LONDON W1
8TH DECEMBER 2008 – 28TH OCTOBER 2009

No.	DATE	AGENT / OCCUPIER	REQUIREMENT	COMMENT / FOLLOW UP
61.	11 February 09	GVA Saxon Law	• 1,000 – 1,500 sq ft • Noho, Nox, Soho and Covent Garden	Agent Feedback: Requirement is on hold
62.	6 February 09	Devono	• 900 – 1,100 sq ft • Mayfair • £50 - £75 psf • Top Quality	Agent Feedback – Looking in Mayfair not Noho.
63.	4 February 09	MERJs	• 1,500 sq ft • Soho / Noho / Holborn • Up to 55k per annum exclusive	Agent Feedback – Too small, looking for 1,500 sq ft.
64.	27 January 09	Edward Charles	• 1,000 – 2,000 sq ft • Soho / Noho	Agent Feedback – Requirement put on hold. May be reactivated at end of summer. Has been put forward to clients may be a tad small.
65.	21 December 08	Kinney Green	• 450 – 600 sq ft • £42.50 psf Budget	Agent Feedback – Property in poor state. Unsatisfactory flooring and staircase.
66.	18 December 08	Ben Kaye	• Noho • 800 sq ft • 1 floor	Agent Feedback: Toilets not up to the required standard.
67.	16 December 08	Simon Korn	• 1,000 – 1,200 sq ft • Mayfair • Grade A	Agent Feedback – Agent stated that entire property needs redecoration
68.	9 December 08	JMW Barnard	• 500 – 800 sq ft • £24,000 budget	Agent Feedback: Flooring and Walls require redecoration – found premises elsewhere.

Appendix G - Schedule of Available Office Floorspace

	Street No	Street Name	Postcode	Unit Description	Sq Ft	Sq Ft Available	Rent Sq Ft	Date listed the Market
	81	Charlotte Street	W1T 4PP	2nd , 1st	263 : 527	790	£35.00	30/04/2009
1	164	New Cavendish Street	W1W 6YT	1st , 3rd , Suite	400 : 150	550	£25.83	24/11/2008
2	1	Bedford Avenue	WC1B 3AU	5th , Rear, 4th , Rear, 1st , West Wing, 1st , East Wing	1,400 : 1,400 : 2,113 : 1,400	6,313	£29.50	13/03/2009
3	8	Berners Mews	W1T 3AW	Offices	900	900	£33.33	01/12/2008
4	9-12	Berners Mews	W1T 3AW	3rd , 2nd , 1st , Ground , Lower Ground	1,442 : 1,782 : 1,986 : 1,116 : 1,800	8,126	£27.35	16/06/2009
5	61	Berners Street	W1T 3NJ	1st , flat, 1st , Offices, 2nd , Unit, 2nd , Offices, 4th	627 : 2,800 : 627 : 2,800 : 2,600	9,454	£39.50	12/08/2009
6	13	Berners Street	W1T 3LQ	4th, 3rd	875 : 875	1,750	£25.00	21/07/2009
7	21	Berners Street	W1T 3BN	4th	871	871	£35.02	04/11/2009
8	43-44	Berners Street	W1T 3ND	1st	1,150	1,150	£35.00	22/05/2009
9	109-110	Bolsover Street	W1W 5NU	3rd, 2nd	800 : 800	1,600	£30.00	22/07/2009
10	66	Bolsover Street	W1W 5BN	1st , 3rd , 4th , West Wing, 3rd , East Wing	1,625 : 1,800 : 600	4,025	£26.17	24/05/2007
11	9	Bourlet Close	W1W 7BR	Basement	624	624	£10.42	03/08/2009
12	4	Bourlet Close	W1W 7BJ	1st	1,300	1,300	£35.00	07/11/2008
13	14	Charlotte Mews	W1T 4EL	2nd	675	675	£25.19	26/10/2009
14	44	Charlotte Street	W1T 2QS	3rd	770	770	£32.00	18/11/2009
15	76-78	Charlotte Street	W1T 4QW	2nd	1,441	1,441	£45.00	05/10/2009
16	59	Charlotte Street	W1T 4PE	1st , 2nd , 4th, 3rd	1,100 : 450 : 450 : 475	2,475	£33.13	19/11/2009
17	34-42	Cleveland Street	W1T 4JE	Part 1st	1,335	1,335	£30.00	20/10/2009
18	106	Cleveland Street	W1T 6NX	3rd	680	680	£22.06	16/06/2008
19	5-6	Clipstone Street	W1W 6BB	4th, 2nd	1,440 : 1,440	2,880	£35.00	30/01/2009
20	1	Devonshire Street	W1W 5DS	6th	1,470	1,470	£32.50	15/05/2009
21	50-60	Eastcastle Street	W1W 8EA	3rd , Suite 345, 1st , Suite 130, 3rd , Suite 335/390, 3rd , Suite 360, 1st , Suite 180, 1st , Suite 140, 1st , Suite 190	325 : 850 : 935 : 2,445 : 420 : 1,400 : 230	6,605	£32.07	25/11/2005
22	22	Eastcastle Street	W1W 8DE	4th	420	420	£32.50	21/08/2008

	Street No	Street Name	Postcode	Unit Description	Sq Ft	Sq Ft Available	Rent Sq Ft	Date on the Market
33	109-113	Great Portland Street	W1W 6QG	2nd	1,275	1,275	£31.50	07/10/2009
34	107-109	Great Portland Street	W1W 6QG	2nd , 1st	1,275 : 1,250	2,525	£31.50	15/05/2009
35	106	Great Portland Street	W1W 6PE	Part 1st , 1st	500 : 450	950	£30.33	13/08/2009
36	94	Great Portland Street	W1W 7NU	1st	750	750	£30.00	01/04/2009
37	53	Great Portland Street	W1W 7LG	3rd , 2nd	325 : 325	650	£31.25	04/02/2009
38	51	Great Portland Street	W1W 7LF	3rd, 2nd	325 : 325	650	£35.00	01/11/2005
39	305	Great Portland Street	W1W 5DD	Basement, 1st	497 : 3,359	3,856	£25.29	06/10/2009
40	201	Great Portland Street	W1W 5AB	5th	1,293	1,293	£35.00	21/08/2008
41	215-227	Great Portland Street	W1W 5PN	Reception, 6th, 5th, 4th, 3rd, 2nd, 1st	584 : 3,212 : 5,329 : 5,323 : 5,323 : 5,323 : 4,821	29,915	£47.50	09/12/2008
42	4	Great Portland Street	W1W 8QJ	6th , East Wing	1,070	1,070	£28.50	31/03/2008
43	37	Great Portland Street	W1W 8QH	3rd	566	566	£30.04	08/05/2009
44	37	Great Portland Street	W1W 8QH	2nd	570	570	£29.82	08/05/2009
45	19-21	Great Portland Street	W1W 8QB	4th , 3rd , 2nd	1,240 : 2,815 : 2,830	6,885	NQ	30/10/2007
46	85	Great Titchfield Street	W1W 6RJ	Offices	1,200	1,200	£35.00	02/03/2009
47	60-62	Great Titchfield Street	W1W 7QG	Basement, 2nd, 1st	489 : 708 : 708	1,905	£16.17	23/02/2009
48	21-31	Great Titchfield Street	W1W 7PA	Suite 2-4, 2nd , Suite 5, Part 2nd , Suite 1, Basement	935 : 2,235 : 865 : 935 : 2,655	7,625	£28.80	14/10/2008
49	14-18	Great Titchfield Street	W1W 8BD	Ground, LOWER GROUND	800 : 1,200	2,000	£27.50	06/03/2009
50	35	Gresse Street	W1T 1QY	3rd	1,249	1,249	£37.50	27/11/2008
51	8-10	Hallam Street	W1W 6JF	4th , 3rd , 2nd , 1st , Ground, Lower Ground	850 : 1,140 : 1,040 : 1,160 : 1,270 : 1,135	6,595	£28.13	14/07/2009
52	3	Hanson Street	W1W 6TF	Lower Ground , 3rd, 2nd, 1st, Ground	317 : 305 : 290 : 293 : 253	1,458	n/a	11/11/2009
53	12	Hanway Place	W1T 1HD	2nd, 1st, Ground	1,043 : 1,091 : 493	2,627	£39.50	30/10/2008
54	32	Hanway Street	W1T 1UN	Ground , Lower Ground , 3rd, 2nd, 1st	180 : 150 : 240 : 200 : 240	1,010	£29.70	15/04/2009
55	40-42	Hanway Street	W1T 1UT	3rd, 2nd	347 : 334 865 : 3.419 :	681	£30.00	10/03/2009

	Street No	Street Name	Postcode	Unit Description	Sq Ft	Sq Ft Available	Rent Sq Ft	Date on the Market
65	20	Margaret Street	W1W 8RS	1st	775	775	£35.00	13/05/2009
66	23-24	Margaret Street	W1W 8RU	6th	475	475	£26.32	21/03/2007
67	52-53	Margaret Street	W1W 8SQ	3rd , West Wing	510	510	£35.00	16/06/2006
68	79-80	Margaret Street	W1W 8TA	5th , East Wing, 5th , West Wing	745 : 455	1,200	£32.50	12/11/2008
69	72-73	Margaret Street	W1W 8ST	1st	741	741	£36.00	06/07/2009
70	63-64	Margaret Street	W1W 8SW	3rd , West Wing, 2nd , East Wing, 1st , East Wing	700 : 770 : 770	2,240	£34.17	20/04/2001
71	57	Margaret Street	W1W 8SJ	3rd	1,330	1,330	£33.50	14/07/2009
72	15-16	Margaret Street	W1W 8RW	5th	815	815	£35.00	01/06/2009
73	6	Market Place	W1W 8AF	4th , 3rd	315 : 315	630	£41.27	07/07/2009
74	11-13	Market Place	W1W 8AH	3rd, 2nd	1,070 : 945	2,015	£35.00	12/11/2009
75	9-10	Market Place	W1W 8AQ	2nd	770	0		13/01/2009
76	1-3	Mortimer Street	W1T 3JA	4th, 3rd, 2nd	822 : 1,124 : 2,482	4,428	£48.00	10/11/2008
77	40	Mortimer Street	W1W 7RQ	1st	460	460	£35.00	09/09/2009
78	85	Mortimer Street	W1W 7SL	Total Size	2,750	2,750		04/08/2009
79	146	New Cavendish Street	W1W 6YQ	3rd	1,330	1,330	£22.50	10/03/2009
80	92	New Cavendish Street	W1W 6XJ	Ground , Lower Ground	833	833	£37.82	06/10/2009
81	120	New Cavendish Street	W1W 6XX	Ground , Offices, Offices	1,500 : 6,160 : 4,068	11,728	NQ	08/06/2009
82	32-33	Newman Street	W1T 1PU	2nd, Ground	695 : 750	1,445		01/12/2008
83	33	Newman Street	W1T 1PX	4th, 1st	475 : 680	1,155	£24.78	21/07/2009
84	25	Newman Street	W1T 1PJ	2nd	701	701	£25.00	11/09/2008
85	74	Newman Street	W1T 3EL	Lower Ground , 5th , 4th , 3rd , 2nd , 1st , Ground , Mezzanine	1,515 : 829 : 901 : 901 : 901 : 901 : 1,392 : 258	7,598	NQ	25/08/2009
86	14-16	Ogle Street	W1W 6HU	Lower Ground , 3rd, 2nd, 1st, Ground	855 : 663 : 592 : 681 : 966	3,757	n/a	09/09/2009
87	37-39	Oxford Street	W1D 2DU	First , Second , Lower Ground	1,950 : 1,678 : 1,221	4,849	£21.67	10/07/2009
					1,345 : 1,393 :			

	Street No	Street Name	Postcode	Unit Description	Sq Ft	Sq Ft Available	Rent Sq Ft	Date on the Market
99	324-326	Regent Street	W1B 3BL	3rd , Suite 302-303, 3rd , Suite 304-305, 5th , Unit 501	754 : 706 : 549	2,009		06/01/2009
100	1-3	Riding House Street	W1W 7DP	5th, 4th, 3rd, 2nd, 1st, Ground , Offices, Ground , Atrium, Ground , Reception, Basement, Offices, Basement, Storage	2,998 : 4,099 : 4,484 : 4,494 : 4,437 : 3,122 : 351 : 269 : 4,779 : 82	29,115	£56.67	08/02/2007
101	11-13	Soho Street	W1D 3DN	2nd	971	971	£37.50	22/02/2006
102	59	Warren Street	W1T 5NT	Ground , Lower Ground	337 : 420	757	£25.10	18/02/2009
103	66-67	Wells Street	W1T 3PZ	1st	990	990	£27.50	24/03/2009
104	66-67	Wells Street	W1T 3PZ	4th	900	900	£27.50	24/03/2009
105	66-67	Wells Street	W1T 3PY	1st, Ground, Basement	523 : 1,013 : 591	2,127	£25.00	24/03/2009
106	69	Wells Street	W1T 3QB	Basement, Basement, Storage, 4th, 3rd, 2nd, 1st, Ground	493 : 413 : 515 : 476 : 480 : 415 : 488	3,280	£30.50	24/07/2008
107	67	Wells Street	W1T 3PZ	Ground , Suite A, Basement	712 : 272	984	£21.25	07/03/2008
108	12-14	Whitfield Street	W1T 2RF	2nd, Ground	1,670 : 1,390	3,060	£28.00	12/11/2009
109	43	Whitfield Street	W1T 2RH	Lower Ground , 2nd, 1st, Ground	1,000 : 2,898 : 3,035 : 2,500	2,898	£38.00	05/08/2008
110	44-46	Whitfield Street	W1T 2RJ		10,425	10,425		03/02/2009
111	6-10	Whitfield Street	W1T 2RE	3rd, 1st, Ground, Ground	4,241 : 4,456 : 4,220 : 678	13,595	£43.63	21/01/2008
112	6	Windmill Street	W1T 2JB	Lower Ground	950	950	£15.79	14/08/2009
113	2	Windmill Street	W1T 2HX	4th , 3rd , 2nd , Offices, 1st , Offices, Ground , Offices, Basement	407 : 404 : 349 : 413 : 557 : 486	2,616	£35.00	07/07/2009

Total Sq Ft Available: 410,202 sq ft

Average days on the market: 347 days

Available Space in Close Proximity to Charlotte Street 400 – 1,500 sq ft

