

Nigel Bird  
Nigel Bird Architects  
6 Middleton Buildings  
Langham Street  
London W1W 7TE

Our Ref. KJ/RW/100417001  
17<sup>th</sup> April 2010

By e-mail: [nigel.bird@nigelbirdarchitects.co.uk](mailto:nigel.bird@nigelbirdarchitects.co.uk)

Dear Mr. Bird

Re: 59 WARREN STREET, LONDON, W1  
GROUND AND LOWER GROUND FLOORS

I confirm that we have been instructed to market the Ground and Lower Ground Floors of the above premises since January, 2009. The premises have A1 Use on the Ground Floor and B1 on the Lower Ground Floor.

Unfortunately we do not have the system to provide detailed information on individual inspections as diary entries on our Outlook system are wiped after 6 months. We have tried back-up routes but unfortunately this was unsuccessful.

The Uses on the premises has been the reason that we have not been able to let them successfully.

The premises were not suitable for A1 users due to the lack of window frontage and, more importantly, they do not offer direct access which most retailers require. Therefore under the current A1 use, the premises were not suitable for companies who wished to take the space as an office.

The location of the premises did not attract fashion users, who would consider this type of split use, as they generally prefer to be closer to Great Portland Street and Great Titchfield Street areas.

Therefore, as previously stated, due to the current use on the premises, we have been unable to find a suitable tenant.

If you require any further information, please do not hesitate to contact me.

Kind regards  
Yours sincerely

KELLY JONES  
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