

4 -5 Coleridge Gdns NW6
Change of use to D1

Appendix

Marketing details

SIMON LEWIS

21st January 2010

To Whom It May Concern:

Re: 4-5 Coleridge Gardens, London, NW6 3QH

We act as commercial agents for Oakleigh Estates Ltd the freeholders of the above mentioned property.

We have been actively marketing the property to rent for six months and previously before this Brecker Grossmith chartered surveyors and commercial property consultants were trying to market the property for approx three months.

Please find enclosed Brecker Grossmith marketing details for the property. As you can see they were trying to rent the premises as a whole for £100,000.00 pa that equates to £18psf, market value.

When we received instructions from Oakleigh Estates Ltd our suggestions were to have an option to rent the office out to a single occupier or rent the rooms out to different small businesses, in total there are approx 32 small offices and all could share toilets and small kitchen facilities located on each floor.

We marketed the building as a serviced office building with price ranging from between £375 per month - £1300 per month negotiable.

We advertised the offices on a number of property portals on the web to include:

- * Zoopla
- * Findaproperty
- * Primelocation
- * Hotproperty
- * Net-lettings
- * Propertyfinder
- * Globrixx
- * Gumtree

We also ran a campaign for 12 weeks on Google sponsored links.

We advertised in the Ham and High ½ page adverts (please see one of the copies enclosed, the other issues we did not keep).

We printed 10,000 leaflets to hand out to local businesses and residents in the area (please find one of the leaflets enclosed).

As you can see we have done everything in our capacity to try and find business occupiers to take the space, we have had a number of viewings but no offers.

Simon Lewis Ltd

11 Rosemont Road, Hampstead, London, NW3 6NG

T: 020 7433 1933 F: 020 7433 1090 W: www.simon-lewis.co.uk

Registered office: Langley House, Park Road, East Finchley, London, N2 8EY

Registered in England and Wales No: 7014414

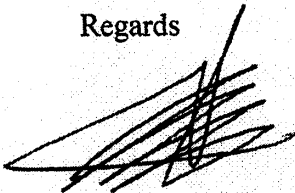
My client was willing to take serious offers to get the building let.
I advertised the small offices on the property portals websites for £80 per week
(£346.67 per month) to get people through the doors and also offered two months rent
free periods for an incentive.

Please find enclosed the following documents.

- * Brecker Grosssmith marketing details
- * Simon Lewis Marketing details
- * Simon Lewis Leaflet flyer
- * Simon Lewis – findaproperty.com
- * Advertisement for Ham and High

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

Regards

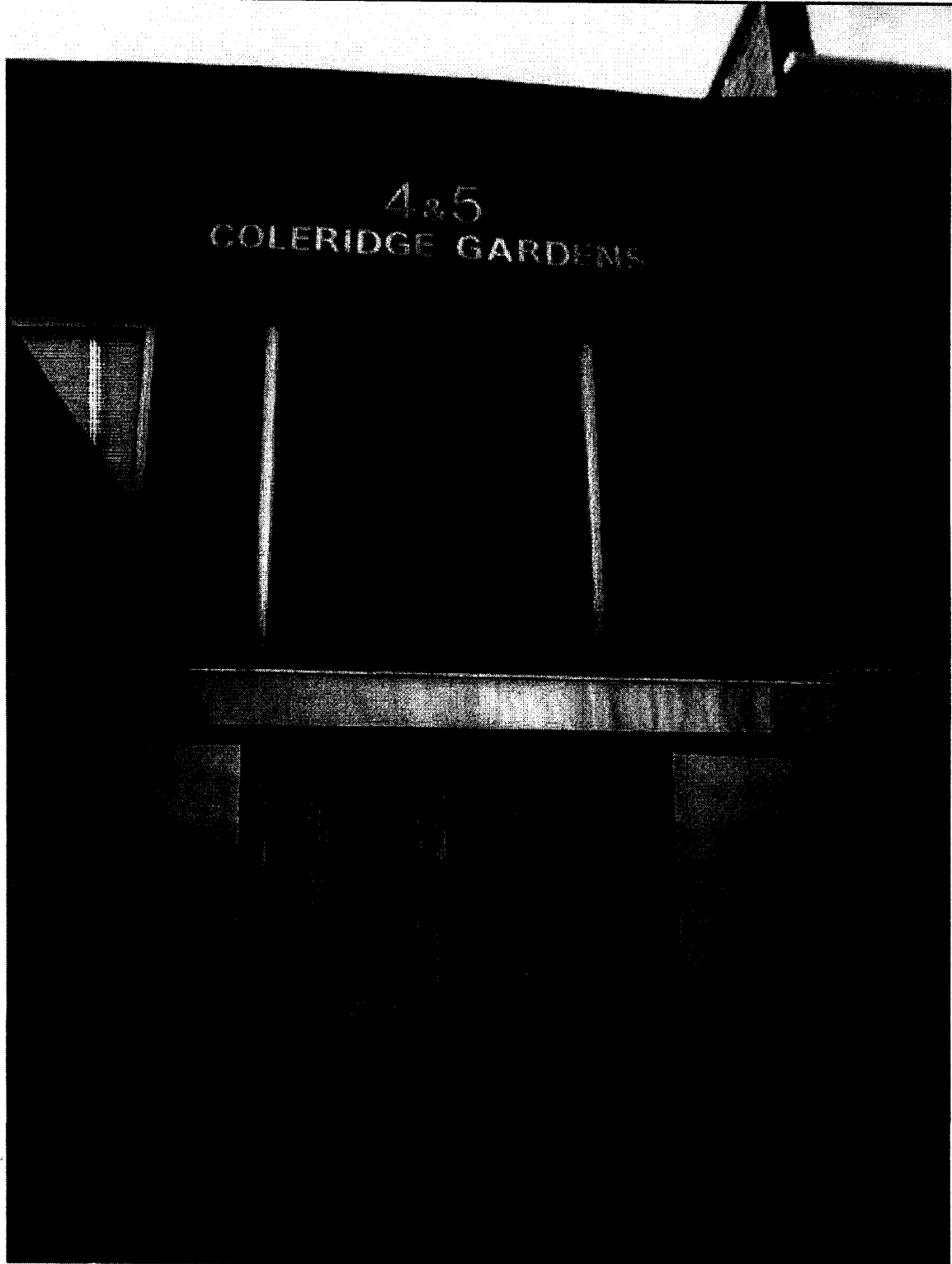
A handwritten signature in black ink, appearing to be 'Simon Lewis', with a large, stylized flourish extending to the left.

Simon Lewis

Offices to Let or for Sale

5,500 sq ft

4&5 Coleridge Gardens NW6 3QH



**b|Breckers
Grossmith**

Chartered Surveyors | Commercial Property Consultants

LOCATION

This property is just a short walk, under 5 minutes to Swiss Cottage tube station and a very short walk to South Hampstead over ground station. The property within Coleridge Gardens is off of Fairhazel Road close to the junction with Adelaide Road

DESCRIPTION

5,500 sq ft of office space. Currently laid out as a serviced office centre, providing 34 rooms, demountable partitions, several kitchen areas, toilets on each floor, air conditioning unit in each room and each room has its own electric meter. Also main reception area and designated site manager office

ACCOMMODATION

Total Gross Internal Area: 5500 sq ft to be verified

USE

B1 office

TENURE

Leasehold. Freehold may be available with vacant possession.

LEASE

Lease up to 25 years available on as FRI bases.

PARKING

We are aware of the opportunity to purchase parking spaces within close distance from this property. Please enquire for further info.

RENT

£100,000 exclusive plus VAT

SALE PRICE:

Offers sought in the region of £1,375,000 plus VAT

BUSINESS RATES

Interested parties are advised to make their own enquiries with Camden Council Business Rates Department

VIEWING

To inspect this property please contact the Landlords agents: Brecker Grossmith -

Aron Samra
020 7908 2675

aron@breckergrossmith.co.uk

Samuel May
020 7908 2680

samuel@breckergrossmith.co.uk

COMMERCIAL LEASE CODE

The Code for Leasing Business Premises in England and Wales 2007 strongly recommends seeking professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement.

The code is available via the website
www.commercialleasecode.co.uk

STAMP DUTY LAND TAX

From 1st December 2003, Stamp Duty Land Tax applies to all commercial lettings where the premium and/or aggregate rent exceed £150,000 over the term of the lease. We would advise you to seek professional legal advice on this matter.

EPC

An energy performance certificate is being prepared and will be available upon request.

SERVICE CHARGE

No service charge

IDENTIFICATION

Under the Money Laundering Regulations Act 2004, we are obliged to verify the identity of proposed tenants prior to instructing solicitors in order to assist in preventing fraud and money laundering. This information is required by law.

LEGAL COSTS

Each party to pay their own legal costs.

POSSESSION

Available now with fully possession

VAT

The building is registered for the purpose of VAT



**Brecker
Grossmith**

63 WIGMORE STREET, LONDON W1U 1BQ

020-7486 3531

www.breckergrossmith.co.uk

MISREPRESENTATION ACT 1967

These particulars do not constitute an offer or a contract, nor constitute any part of an offer or contract. All statements contained in these particulars are made without responsibility on the part of Brecker Grossmith Ltd. None of the statements contained in these particulars as to the property are to be relied upon as representations of fact. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

Regulated by RICS

SIMON LEWIS

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Property Details

Coleridge Gardens, Swiss Cottage, NW6

£95,000 pa**Description**

Simon Lewis has been instructed as Sole Agents to market 4 - 5 Coleridge Gardens, Swiss Cottage, London NW6. The building Provides 34 self contained offices (5,500 square feet), demountable partitions to create larger offices (if desired), several kitchen areas, toilets on each floor, air conditioning unit in each office, meetings rooms and all in a perfect location close to the array of restaurants, cafes and stations of Swiss Cottage and South Hampstead.

Features

Bedroom, 0 Reception, 0 Bathroom

Actions

- » [Back to search results](#)
- » [Local info](#)
- » [Print page](#)
- » [Email page](#)
- » [Add to favorites](#)

Arrange a viewingContact you? ☐ Call me ☐ E-mail me ☐

Title

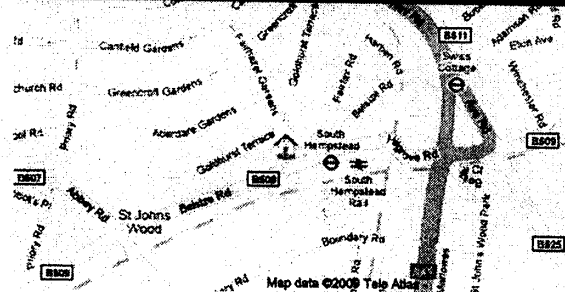
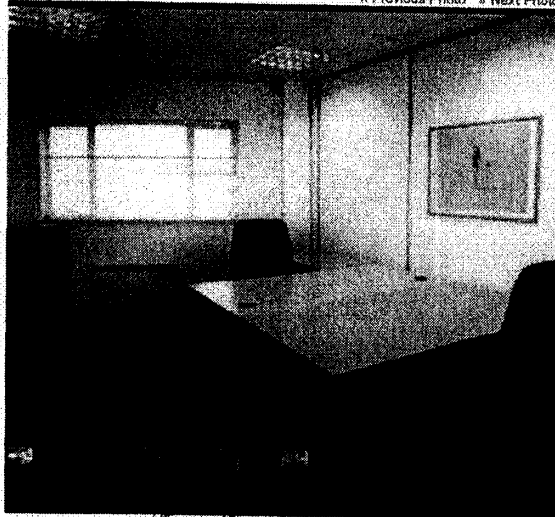
First Name *

Surname *

E-mail Address

Phone No. (Day)

Message

Send[» Play Slideshow](#)[« Previous Photo](#) [» Next Photo](#)**IMPORTANT NOTICE**

Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Search

Preference

Property Type

Maximum Price

Bedrooms

GO

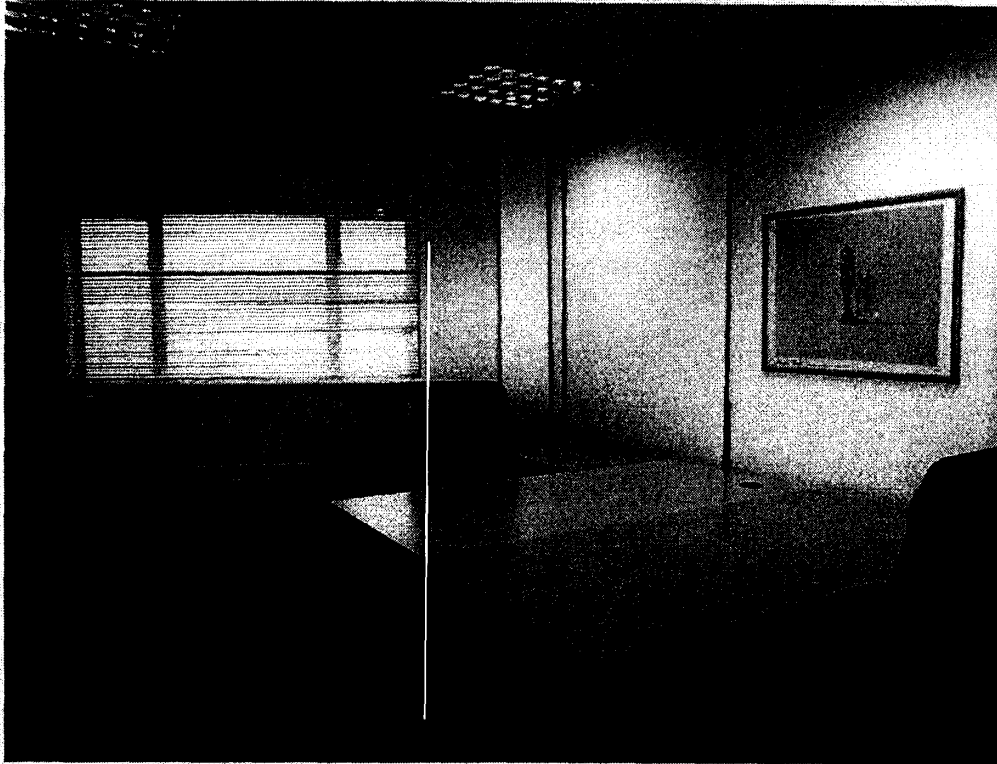
Built by: Estates IT Limited, Designed by Matt Leach, Content © 2010 Simon Lewis Powered By: PCHomes Listed On: Nat-Lettings.co.uk & 24-7Estates.com

SIMONLEWIS

020 7433 1933 | www.simon-lewis.co.uk

COLERIDGE GARDENS, SWISS COTTAGE, NW6 3QH

SELF CONTAINED OFFICES TO RENT – FLEXIBLE TERMS



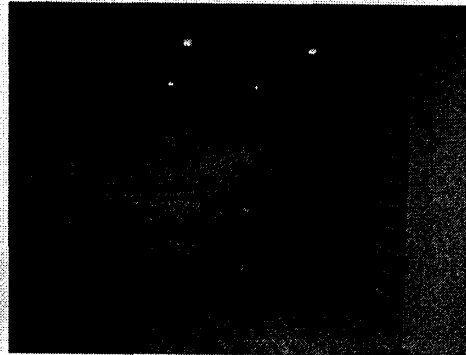
Simon Lewis has been instructed as Sole Agents to market 4 - 5 Coleridge Gardens, Swiss Cottage, London nw6. The building Provides 34 self contained offices (5,500 square feet), demountable partitions to create larger offices (if desired), several kitchen areas, toilets on each floor, air conditioning unit in each office, free meetings rooms and all in a perfect location close to the array of restaurants, cafes and stations.

**Unit sizes available from 250 sq ft to 3,000sq ft
(1 person offices – 40 person offices)**

PRICES FROM £375 – £1300 PER MONTH

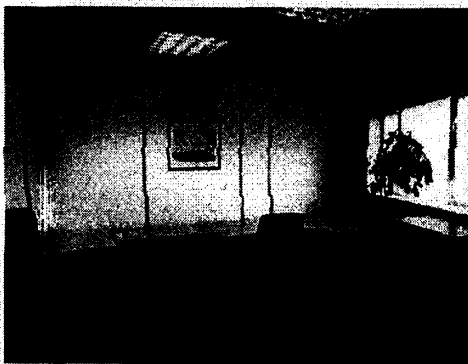


Meeting Rooms



Reception

- Fully furnished, professionally equipped offices • An on-site receptionist to greet your clients • Convenient location where you need to conduct business
- Flexible term offered • Meeting rooms • Close to shops and transport



Typical office



Location

Location:

This property is just a short walk, under 5 minutes to Swiss Cottage tube station and a very short walk to South Hampstead over ground station. The property within Coleridge Gardens is just off Fairhazel Gardens close to the junction with Goldhurst Terrace and Belsize Road.

If you would like to view any of these offices or have any questions please don't hesitate to contact us.

SIMON LEWIS
020 7433 1933 | www.simonlewis.co.uk



FindaProperty.com

**£150 pw
unfurnished**

Offices, Coleridge Gardens, Swiss Cottage, London NW3



Marketed by Simon Lewis, North West & Central London 11 Rosemont Road
Hampstead
London NW3 6NG
08433636055



Offices

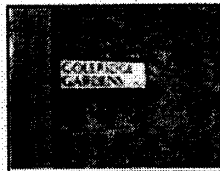
Coleridge Gardens, Swiss Cottage, London NW3

Sole Agents - Flexible term options, get an office for a month or longer - 34 Self contained office all with air conditioning in a perfect location in Swiss Cottage.

Ref: FAP/SIMON_000073



Sole Agents to a 5,500 sq ft of office space currently laid out as a serviced office centre, providing 34 self contained offices, demountable partitions to create larger office (if desired), several kitchen areas, toilets on each floor, air conditioning unit in each office and each office has its own electric meter.



- Fully furnished, professionally equipped offices
- An on-site receptionist to greet your clients
- Convenient location where you need to conduct business
- Flexible term options get an office for a day, a month, or longer
- Meeting rooms



jill.bristow1@googlemail.com
or 01835 870744

ARCHANT

COMMERCIAL PROPERTY

SIMON LEWIS

SERVICED OFFICES

TO RENT

CLOSE TO SWISS COTTAGE

5,500 sq ft of office space currently
providing 34 self contained offices.

Single, double and triple units available.

Excellent Location, Air conditioning,
Kitchens and Toilets.

Copying and Fax room.

Meeting room.

From £375 to £1200pcm + VAT

020 7433 1933

Info@simon-lewis.co.uk

E PARK, NW3



bedroom apartment
idence in a much
res include wood
wood shutters,
dows.
RECEPTION ROOM
L GARDENS

OFFICE TO RENT
Southwood Lane, N6

THERAPY ROOM
FOR HIRE

**OFFICES
TO LET**