

19 MAR 2010



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Our Ref: VK/CM

George Stratis  
Stratis Investments Ltd  
63 Lanchester Road  
Highgate  
London  
N6 4SX

18<sup>th</sup> March 2010

Dear Mr Stratis,

**Re: 37 & 39 Kings Terrace, Camden Town, London, NW1**

Further to our letter dated 5<sup>th</sup> July 2009, I write to provide a further update.

Unfortunately the limited interest we have has not been converted into formal offers.

The closest we have come to a formal offer is with a promotions company who eventually declined due to the parking restrictions.

There is a surplus of better quality office/studio space available in both Camden and Kentish Town including serviced office schemes. My understanding is that Salter Rex the joint agents have also been unable to find a suitable tenant which is a reflection of the local market and is further re-enforced by the number of marketing boards apparent within the surrounding area.

I hope the above is clear, however, should you have any queries or require any additional information, please do not hesitate to contact me.

Yours sincerely,

  
**JON CHRISTOPHER**



# SALTER REX

Chartered Surveyors & Estate Agents

Mr George Stradis  
63 Lancaster Road  
London  
N6 4SX

Our Ref...MY

Date 05 April 2010

Dear Mr Stradis

**Re: 37-39 Kings Terrace, London, NW1 OJR**

Further to our recent meeting and our conversation, I am writing to comment on the marketing of the Workshop/Studio/Office at above address.

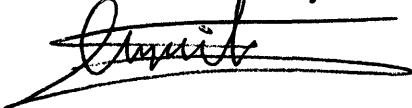
We first went to the market in April 2009 of last year as Workshop/Studio/Offices since which time we have only received some enquiries and had 3 viewing, none which have been productive.

We continue to circulate the details in the market place, as you are aware we have placed a advertising Board along with two other agents, We as a company have been an Estate agent and Chartered Surveyors in the Camden and surrounding area's for over 150 years, and I can assure you we are doing are best to find you a suitable tenant, We will carry on distributing the property details through our website and local papers and Estate Gazette Agency (EGI) who delivers to over 1000 estate agents daily, we also place adverts on Gum tree , and EACH (Property Portal) as well as our shop front in Kentish Town.

The difficulty seems to be the location of the unit for a studio/workshop/offices use as it is mainly houses/flats and it is not a major thoroughfare and does not therefore offer a tenant a good prospect of passing trade or visibility for new clientele.

I shall keep you informed if the situation changes, but this would seem unlikely in this climate especially.

Yours Sincerely



Metin Yildirim  
Commercial Agent

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