

Our ref: JSR/KG



12 April 2005

Development Control  
Planning Services  
London Borough of Camden  
Town Hall  
Argyll Street  
London  
WC1H 8ND

RECEIVED  
12 APR 2010

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London W1G 8EE  
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Dear Sirs

**RE: 45 FARRINGDON ROAD, LONDON EC1**

We understand that an application has been made for residential use in respect of the upper parts of this property and we are writing to you to confirm that we have been involved with the marketing of this property for approximately two years.

The whole building became vacant over two years ago and our client the landlord requested that we endeavour to let the building either to one tenant or in part at that time.

I attach property agency details confirming that the property was marketed as a whole and in part and also take this opportunity of enclosing herewith confirmation from Daylight Signs that a "To Let" board was erected on the property before 24 April 2003.

I also attach copy invoices from Estate Agents Clearing House confirming that property details were sent to all agents relating to this property in March and May 2003.

We have received a number of enquiries for the building, however the vast majority of these were enquiries into the freehold interest rather than in respect of a letting of part only of the property.

In September 2003 a tenant was found for the ground floor and basement accommodation and a lease was completed in respect of this part of the property in December 2003.

At all times since March 2003 the offices have been available either independently or with the ground floor accommodation and since 2003 the offices have been available on a self contained basis. Unfortunately our marketing has been unsuccessful in obtaining a tenant/tenants for the office section of the property and whilst we have received a small number of enquiries, virtually no viewings at all have been carried out. Our clients were prepared to be extremely realistic in their asking terms and were prepared to grant a rent free period dependent upon the length of term that the prospective tenant was prepared to take the lease for.

PARTNERS: RALPH J. LAST B.Sc., F.R.I.C.S., JAMES S. ROSENBERG B.Sc., M.R.I.C.S.

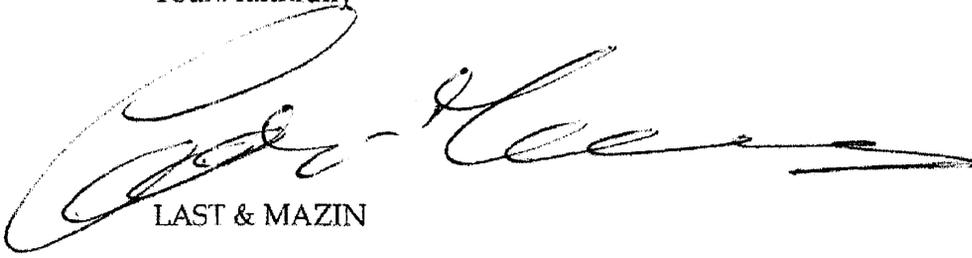
CONSULTANTS:

IAN HYMAN B.Sc., F.R.I.C.S., PETER A. L. DULLEY F.R.I.C.S., I.R.R.V., MICHAEL CHARLES F.N.A.V.A., CHRIS BARBER F.R.I.C.S.

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We trust that the above information is satisfactory for your purposes, however if you require any further information please do not hesitate to contact our Mr Last.

Yours faithfully



LAST & MAZIN