

Appendix 1 Existing Floor Area Schedule



15 BLOOMSBURY SQUARE – FLOOR AREA SCHEDULE

Floor	Gross Internal Area Sq m	Gross Internal Area Sq ft	Net Internal Area Sq m	Net Internal Area Sq ft
Fifth	262.87	2,830	84.87	914
Fourth	321.01	3,455	251.25	2,704
Third	360.29	3,878	295.65	3,182
Second	364.17	3,920	301.69	3,247
First	364.15	3,920	300.8	3,238
Ground	275.03	2,960		
Offices			136.91	1,474
Retail			50.84	547
Basement	630.24	6,784		
Offices			111.55	1,201
Retail			24.65	265
Total	2577.76	27,747	1558.21	16,772



Appendix 2 Letter from Knight Frank West End Development





COPY

John Richards Planning Department Knight Frank LLP 55 Baker Street London W1U 8AN

11th December 2009

Dear John

Suitability of No. 15 Bloomsbury Square for Non Class B1(a) 'Office' Business Uses

Following your recent query I understand that you require information regarding the practicalities of using no. 15 Bloomsbury Square for other Class B business uses other than Class B1(a) *'offices.'*

No. 15 Bloomsbury Square was constructed in the early 1980's and is of reverse upstand construction which means that most of the servicing runs through voids above the slab and beneath a raised floor rather than through the ceiling. The dated nature of the building services including cooling systems means that the property would be unlikely to suit research and development operations falling within Class B1(b) *'research and development'* as these type of uses usually require more bespoke accommodation that is capable of much greater internal adaptation to meet their individual, and often quite specific, occupier needs.

Typical floors in the property extend to approximately 3,900 sq ft and a single fire escape at the rear of the building is likely to restrict sub-division of floors and therefore the property is likely to be unsuitable for multi-occupation by smaller research and development firms. The building is considered to be of too large a scale (offering 1,459 sq m or 1,5687 sq ft NIA) to be attractive to anything other than medium to large scale Class B1(a) office occupiers. With steady increases in market rents in the Bloomsbury and Holborn areas (and the West End as a whole) over the last 5 years, the area has become less attractive to research and development firms who have chosen to move to fringe West End locations such as Kings Cross or Paddington where they can commission purpose built accommodation (for example CMRI's site at St Pancras).

The building is unlikely to be suitable for light industry or general industry due to the absence of loading facilities, limited lift capacity (there is no goods lift) and floor loading limits. The property is arranged over 7 floors which is generally considered inappropriate for industrial use unless there are specialist lifts in place or there is scope for their introduction. The existing lift core's could not accommodate such facilities and their introduction would not be viable. There is also an absence of off-street loading facilities which would exclude any use that involves the regular transportation of goods or materials.

The subject property is not suitable for storage and distribution for many of the same reasons as to why it is unsuitable for general industry. The property does not have a dedicated parking or loading area and there is no rear access for deliveries. Access into the building from Bloomsbury Square is via a flight of steps and there is no goods lift to transfer goods between floors. For these reasons the subject property is considered unsuitable for major movement of goods both laterally into the building





and vertically between floors. In addition, floor loading is limited and therefore the property would not be suitable for dense storage operations.

I therefore conclude that the building has been designed and occupied as Class B1(a) office accommodation only. Due to constraints of building fabric, size, height, lift access, off-street vehicle access, general location, floor loading and sub-division it is not considered that it could easily be converted for use by non Class B1(a) business tenants who would find the property or location attractive or ultimately usable.

I trust this is clear but should you require any additional information or clarification please do not hesitate to contact me.

Many thanks

Kind regards

Yours sincerely

Kachel for the .

RACHEL FITZGERALD BA(Hons), MSc MRICS Surveyor, West End Development

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Appendix 3 Table of B1(a) Office Availability in Noho / Bloomsbury

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Availability

96/3

96/4

97/1

97/2

97/3

97/4

New/

refurb

(sqft)

106,584

204,568

176,883

164,182

117,047

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Bloomsbury

(sqft)

156,798

57,716

144,925

148,004

107,176 330,818

S/handA S/handB

(sqft)

110,179 152,105 220,154

151,868

143,731

32,421

59,460

122,633

Totai (sqft)

482,439

415,250

406,015

354,230

387,684

Take-up

96/3 96/4

97/1

97/2

97/3

97/4

Bloomsbury

Rents

New/ refurb (sqft)	S/handA (sqft)	S/handB (sqft)	Total (sqft)		
23,046	0	36,199	59,245	96/3	£25.00
21,313	0	10,818	32,130	96/4	£25.00
19,913	7,040	11,959	38,912	97/1	£25.00
17,653	2,303	25,231	45,187	97/2	£27.50
3,800	22,357	30,343	56,500	97/3	£27.50
31,495	10,301	12,605	54,401	97/4	£30.00
2,422	44,896	30,290	77,608	98/1	£30.00
603	753	46,145	47,501	98/2	£32.50
4,499	2,508	167,680	174,688	98/3	£32.50
53,529	6,577	19,655	79,761	98/4	£32.50
10,226	8,794	1,324	20,344	99/1	£35.00
4,532	2,454	33,443	40,429	99/2	£35.00
31,517	5,253	9,483	46,253	99/3	£35.00
29,407	9,892	10,839	50,138	99/4	£37.50
90,191	17,642	15,618	123,451	00/1	£40.00
60,376	6,650	39,444	106,469	00/2	£42.50

BR1 104.475 31.517 80.161 226.122 61.33 67.262 67.161 09.22 60.23 67.753 46.145 47.501 69.22 52.2.50 893 144.273 40.286 111.968 30.060 98.3 4.469 2.506 167.68 074.68 9842 £3.2.50 9944 1155.0 35.44 98.49 21.94.96 88.44 53.250 67.77 14.827 8944 £3.50.0 9947 152.682 46.847 72.843 33.434 99.3 15.71 74.531 8944 £3.53.0 69.38 64.4223 8943 £35.50 9941 122.453 61.317 76.844 74.266 00.11 61.61 12.4451 00.11 £43.00 001 133.183 20.844 71.684 274.266 34.631 17.642 15.641 12.651 17.162 15.611 12.712 12.126 13.131 12.42.50 12.42.50 12.42.50 12.42.50 12.42.50	31/4	117,047	122,000	140,004	007,004	9/14	01,700	10,001	12,000	07,701	0174	200.00
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06/3 29,967 78,178 102,855 210,800 06/3 8,514 8,224 61,591 78,329 06/3 £50.00 06/4 30,160 77,608 88,006 195,774 06/4 0 6,846 19,343 26,189 06/4 £50.00 07/1 19,719 64,906 85,573 170,199 07/1 10,452 31,689 17,577 59,718 07/1 £50.00 07/2 6,544 34,757 94,453 135,754 07/2 10,495 29,106 34,595 74,196 07/2 £55.00 07/3 6,544 97,607 48,653 152,804 07/3 0 61,419 72,377 123,796 07/3 £57.50 07/4 8,848 116,250 88,705 213,803 07/4 0 13,455 3,907 17,362 07/4 £57.50 08/1 0 147,605 88,232 235,837 08/1 0 6,566 11,067 17,653 08/	06/1	73,572	115,369	140,180	329,120	06/1	19,257	12,045	76,607	107,908	06/1	£45.00
06/4 30,160 77,608 88,006 195,774 06/4 0 6,846 19,343 26,189 06/4 £50.00 07/1 19,719 64,906 85,573 170,199 07/1 10,452 31,689 17,577 59,718 07/1 £50.00 07/2 6,544 34,757 94,453 135,754 07/2 10,495 29,106 34,595 74,196 07/2 £55.00 07/3 6,544 97,607 48,653 152,804 07/3 0 51,419 72,377 123,796 07/3 £57.50 07/4 8,848 116,250 88,705 213,803 07/4 0 13,455 3,907 17,362 07/4 £57.50 08/1 0 147,605 88,232 235,837 08/1 0 6,566 11,087 17,653 08/1 £57.50 08/2 0 141,933 89,997 231,930 08/2 4,004 8,783 41,979 54,767 08/2 <td>06/2</td> <td>68,383</td> <td>59,223</td> <td>199,563</td> <td>327,169</td> <td>06/2</td> <td>5,177</td> <td>41,237</td> <td>51,882</td> <td>98,296</td> <td>06/2</td> <td>£48.50</td>	06/2	68,383	59,223	199,563	327,169	06/2	5,177	41,237	51,882	98,296	06/2	£48.50
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07/2 6,544 34,757 94,453 135,754 07/2 10,495 29,106 34,595 74,196 07/2 £55.00 07/3 6,544 97,607 48,653 152,804 07/3 0 51,419 72,377 123,796 07/3 £57.50 07/4 8,848 116,250 88,705 213,803 07/4 0 13,455 3,907 17,362 07/4 £57.50 08/1 0 147,605 88,232 235,837 08/1 0 6,566 11,067 17,653 08/1 £57.50 08/2 0 141,933 89,997 231,930 08/2 4,004 8,783 41,979 54,767 08/2 £60.00 08/3 0 98,156 117,703 215,859 08/3 7,546 46,414 7,330 61,290 08/3 £60.00 08/4 102,332 129,576 112,117 344,025 08/4 0 9,569 3,326 12,895 08/4	06/4		77,608	88,006	195,774	06/4	0	6,846	19,343	26,189	06/4	£50.00
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07/3 6,544 97,607 48,653 152,804 07/3 0 51,419 72,377 123,796 07/3 £57,50 07/4 8,848 116,250 88,705 213,803 07/4 0 13,455 3,907 17,362 07/4 £57,50 08/1 0 147,605 88,232 235,837 08/1 0 6,566 11,067 17,653 08/1 £57,50 08/2 0 141,933 89,997 231,930 08/2 4,004 8,783 41,979 54,767 08/2 £60.00 08/3 0 98,156 117,703 215,859 08/3 7,546 48,414 7,330 61,290 08/3 £60.00 08/4 102,332 129,576 112,117 344,025 08/4 0 9,569 3,326 12,895 08/4 £57.50 09/1 111,094 161,491 189,132 461,717 09/1 21,237 7,385 13,433 42,065 09/1									-			
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09/2 81,095 147,390 228,173 456,658 09/2 0 8,859 17,168 26,027 09/2 £45.00												
uars 01,101 105,840 204,400 444,001 Uars 4,028 12,034 11,474 28,137 09/3 £40.00				-								
	09/3	81,181	108,940	204,460	444,001	09/3	4,028	12,034	11,4/4	28,137	09/3	240.00

Second Hand A Second Hand B

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refers to the grade/quality of the space. Generally second-hand A has air con and B without and of low quality.

Appendix 4 Table of B1(a) Office Availability in WC1 and WC2

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