



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

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



Availability	Bloomsbury				Take-up	Bloomsbury				Rents	Noho (including Bloomsbury)
	New/ refurb (sqft)	S/handA (sqft)	S/handB (sqft)	Total (sqft)		New/ refurb (sqft)	S/handA (sqft)	S/handB (sqft)	Total (sqft)		
96/3	110,179	152,105	220,154	482,439	96/3	23,046	0	36,199	59,245	96/3	£25.00
96/4	106,584	151,868	156,798	415,250	96/4	21,313	0	10,818	32,130	96/4	£25.00
97/1	204,568	143,731	57,716	406,015	97/1	19,913	7,040	11,959	38,912	97/1	£25.00
97/2	176,883	32,421	144,925	354,230	97/2	17,653	2,303	25,231	45,187	97/2	£27.50
97/3	164,182	59,460	107,176	330,818	97/3	3,800	22,357	30,343	56,500	97/3	£27.50
97/4	117,047	122,633	148,004	387,684	97/4	31,495	10,301	12,605	54,401	97/4	£30.00
98/1	104,475	31,517	90,191	226,182	98/1	2,422	44,896	30,290	77,608	98/1	£30.00
98/2	127,122	51,333	97,726	276,181	98/2	603	753	46,145	47,501	98/2	£32.50
98/3	148,273	40,289	111,988	300,550	98/3	4,499	2,508	167,880	174,888	98/3	£32.50
98/4	116,950	35,446	99,469	251,865	98/4	53,529	6,577	19,655	79,761	98/4	£32.50
99/1	125,862	48,847	225,902	400,611	99/1	10,226	8,794	1,324	20,344	99/1	£35.00
99/2	193,664	78,329	250,950	522,943	99/2	4,532	2,454	33,443	40,429	99/2	£35.00
99/3	158,757	74,831	169,758	403,345	99/3	31,517	5,253	9,483	46,253	99/3	£35.00
99/4	126,433	61,322	61,311	249,066	99/4	29,407	9,892	10,839	50,138	99/4	£37.50
00/1	136,895	60,547	76,844	274,286	00/1	90,191	17,642	15,618	123,451	00/1	£40.00
00/2	133,139	20,884	71,501	225,524	00/2	60,376	6,650	39,444	106,469	00/2	£42.50
00/3	87,306	34,488	37,835	159,629	00/3	65,541	28,503	4,833	98,877	00/3	£45.00
00/4	167,960	9,827	54,993	232,780	00/4	72,463	31,861	17,750	122,074	00/4	£47.50
01/1	133,300	40,515	75,670	249,486	01/1	42,894	21,259	13,132	77,285	01/1	£52.50
01/2	86,197	48,470	96,348	231,015	01/2	5,511	12,712	12,196	30,419	01/2	£50.00
01/3	63,163	104,356	71,193	238,711	01/3	38,030	0	27,089	65,118	01/3	£47.50
01/4	112,497	96,238	83,661	292,397	01/4	0	0	5,849	5,849	01/4	£42.50
02/1	288,540	97,141	75,803	461,484	02/1	2,667	7,210	9,857	19,734	02/1	£42.50
02/2	172,426	120,415	113,087	405,928	02/2	102,010	7,650	4,622	114,282	02/2	£42.50
02/3	210,564	67,318	113,215	391,096	02/3	31,719	47,000	6,814	85,532	02/3	£40.00
02/4	203,632	77,339	117,391	398,362	02/4	28,835	14,338	15,197	58,369	02/4	£40.00
03/1	200,069	77,522	154,408	431,999	03/1	0	3,477	5,769	9,246	03/1	£38.50
03/2	275,384	82,473	124,140	481,997	03/2	4,951	0	20,494	25,446	03/2	£35.00
03/3	309,694	90,347	118,893	518,934	03/3	0	4,768	13,616	18,385	03/3	£35.00
03/4	272,480	94,454	136,552	503,486	03/4	66,898	0	6,706	73,604	03/4	£35.00
04/1	219,037	87,770	94,067	400,873	04/1	25,500	14,456	3,218	43,174	04/1	£35.00
04/2	177,208	139,760	81,236	398,203	04/2	0	0	2,454	2,454	04/2	£35.00
04/3	127,694	118,581	194,210	440,485	04/3	0	28,278	17,098	45,376	04/3	£35.00
04/4	95,531	91,914	225,398	412,842	04/4	16,835	18,478	52,022	87,334	04/4	£35.00
05/1	95,563	84,971	215,420	395,954	05/1	9,106	8,740	18,611	36,457	05/1	£35.00
05/2	84,196	123,808	203,978	411,981	05/2	9,440	2,239	33,024	44,703	05/2	£38.50
05/3	78,954	96,704	219,543	395,200	05/3	4,004	13,498	12,368	29,870	05/3	£38.50
05/4	81,150	183,856	182,225	447,231	05/4	9,128	0	41,043	50,171	05/4	£45.00
06/1	73,572	115,369	140,180	329,120	06/1	19,257	12,045	76,607	107,908	06/1	£45.00
06/2	68,383	59,223	199,563	327,169	06/2	5,177	41,237	51,882	98,296	06/2	£48.50
06/3	29,967	78,178	102,655	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	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	£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	7,395	13,433	42,065	09/1	£47.50
09/2	81,095	147,390	228,173	456,658	09/2	0	8,859	17,168	26,027	09/2	£45.00
09/3	81,181	158,940	204,460	444,581	09/3	4,628	12,034	11,474	28,137	09/3	£40.00

Second Hand A
Second Hand B



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