

Availability schedule - Bloomsbury Square - 06 Jan 2010

Knight Frank

Date Marketed	Address	Property Type	Status	Area (Imperial)	Parties	Transaction Type	Terms	Specification	Quality	Comments
15/12/2009	21 Southampton Row	Office	A on/m	5th - 4,460 Sq Ft Total Size: 4,460 Sq Ft	Landlord's Agent - GVA Grimley	OML	Rent: £ 35.00 psf Quoting Terms: New lease term by arrangement Rates £12.92 psf Service Charge £8.50 psf	Air conditioning Raised access flooring Suspended ceilings LG7 lighting	Refurbished	
08/12/2009	26 Red Lion Square	Office	A on/m	Total Size: 140,000 Sq Ft	Developer - Longolf Developers Agent - Savills	PL			Refurbished	
01/12/2009	210 High Holborn	Office	A on/m	5th - 2,396 Sq Ft Total Size: 2,396 Sq Ft	Landlord's Agent - Farebrother	OML	Quoting Terms: Rates £12.44 psf Service Charge £9.00 psf	Air conditioning Raised access flooring LG7 lighting	S'hand A	
20/11/2009	36-38 West Street Covent Garden	Office	A on/m	Total Size: 3,244 Sq Ft	Landlord's Agent - collins commercial	OMSL	Rent: £ 29.50 psf			
20/11/2009	4 Tavistock Place	Office	A on/m	Total Size: 4,873 Sq Ft	Landlord's Agent - gale priggen	OML	Rent: £ 145,000 PA	Air conditioning Perimeter trunking Kitchen		
20/11/2009	Fox Court, 14 Grays Inn Road 14 Grays Inn Road	Office	A on/m	Part 3rd - 11,512 Sq Ft Total Size: 11,512 Sq Ft	Sub-Lessor's Agent - GVA Grimley	OMSL	Rent: £ 26.50 psf Lease Expiry Date: 03/2018 Quoting Terms: Rates £12.00 psf Service Charge £8.75psf	Air conditioning Raised access flooring Suspended ceilings	S'hand A	
18/11/2009	50 Essex Street	Office	A on/m	4th - 506 Sq Ft 3rd - 776 Sq Ft 2nd - 781 Sq Ft 1st - 728 Sq Ft Total Size: 2,791 Sq Ft	Landlord's Agent - Gale Priggen	OML	Rent: £ 19.50 psf Quoting Terms: New flexible lease available direct from the landlord Service charge: £6.80 psf	Central heating Carpeting	S'hand B	
17/11/2009	High Holborn House 52-54 High Holborn	Office	A on/m	6th (s) - 360 Sq Ft 3rd (e) - 920 Sq Ft 3rd (e) - 380 Sq Ft 3rd (n) - 1,534 Sq Ft 2nd (n) - 470 Sq Ft 2nd (s) - 2,936 Sq Ft 1st (s) - 3,160 Sq Ft Total Size: 9,760 Sq Ft	Landlord's Agent - Allsops	OML	Rent: £ 17.50 psf Quoting Terms: Rates £11.50 psf Service Charge £8.50 psf	Central heating Raised access flooring 24 hour access Commissionaire	S'hand B	
13/11/2009	Sussex House 143 Long Acre	Office	A on/m	Total Size: 1,110 Sq Ft		OML	Rent: £ 23.50 psf	Comfort cooling Terrace		
11/11/2009	Wellington House 8 Upper Saint Martins Lane	Office	A on/m	Total Size: 2,952 Sq Ft	Landlord's Agent - H2SO	OML	Rent: £ 29.50 psf	Comfort cooling Suspended ceilings Perimeter trunking Commissionaire Open plan		
10/11/2009	6 Flitcroft Street	Office	A on/m	Total Size: 1,958 Sq Ft		OML	Rent: £ 23.00 psf			
04/11/2009	York House 23 Kingsway	Office	A on/m	Total Size: 11,647 Sq Ft		OML	Rent: £ 27.50 psf	Air conditioning Raised access flooring Suspended ceilings	Category B	Refurbished, air conditioned offices. Gale Priggen marketing
04/11/2009	265 Strand	Office	A on/m	Total Size: 37,777 Sq Ft		OML	Rent: £ 39.50 psf			Colliers marketing



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04/11/2009 Imperial House 15-19 Kingsway	Office	A on/m	grd - 881 Sq Ft Total Size: 881 Sq Ft	Landlord's Agent - Gale Priggen	OML	Rent: £ 27.50 psf	Air conditioning Suspended ceilings LG7 lighting Perimeter trunking Under-floor trunking Commissionaire Lifts - 2 Shower facility	Refurbished	On market. Quoting £27.50 per sq ft
03/11/2009 St Vincent House 30 Orange Street	Office	A on/m	2nd - 14,500 Sq Ft Total Size: 14,500 Sq Ft	Landlord's Agent - BNP Paribas	OML	Rent: £ 37.50 psf Quoting Terms: 10 year lease with mutual break clause in 2015.			Refurb to be completed by end of December 2009
11/2009 65 Kingsway	Office	A on/m	4th - 7,957 Sq Ft Total Size: 7,957 Sq Ft	Sub-Lessor - Baker Tilly Sub-Lessor's Agent - Jones Lang LaSalle	OMSL	Rent: £ 22.50 psf Lease Expiry Date: 01/11/2012	Air conditioning Suspended ceilings 24 hour access 24 hour security Goods lift Passenger lift	S'hand A	
28/10/2009 Heathcock Court 415 Strand	Office	A on/m	Floor - 1,632 Sq Ft Total Size: 1,632 Sq Ft	Landlord's Agent - EA Shaw Landlord's Agent - Robin Calver	OML	Rent: £ 37.50 psf	Comfort cooling	S'hand B	
28/10/2009 Lawson House 294-295 High Holborn	Office	A on/m	Total Size: 18,000 Sq Ft	Developer - CES Properties	PL			New	
28/10/2009 Stanford House 27a Floral Street	Office	A on/m	3rd - 3,400 Sq Ft Total Size: 3,400 Sq Ft	Sub-Lessor's Agent - Monmouth Dean	OMSL	Rent: £ 38.50 psf Lease Expiry Date: 06/2016 Quoting Terms: Sublease to June 2011	Air conditioning Raised access flooring Passenger lift		
23/10/2009 Conquest House 37-38 John Street	Office	A on/m	4th - 3,498 Sq Ft 3rd - 3,972 Sq Ft 2nd - 3,972 Sq Ft 1st - 3,972 Sq Ft G - 3,175 Sq Ft LG - 3,875 Sq Ft Total Size: 22,464 Sq Ft	Landlord's Agent - farebrother	OML	Rent: £ 37.50 psf			Works have not started, will take 1 year to deliver. Seeking a pre-let on the whole.
30/09/2009 Shaftesbury House 151-165 Shaftesbury Avenue	Office	A on/m	7th - 5,098 Sq Ft 6th - 6,187 Sq Ft 5th - 6,519 Sq Ft Ground - 2,180 Sq Ft Total Size: 19,984 Sq Ft	Landlord - Royal London Landlord's Agent - Strutt & Parker	OML	Rent: £ 45.00 psf			
29/09/2009 Holborn Hall 100 Grays Inn Road	Office	A on/m	7th - 5,500 Sq Ft Total Size: 5,500 Sq Ft	Landlord - Venda Landlord's Agent - Anton Page	ASG	Rent: £ 34.00 psf			
24/09/2009 Mid City Place 71 High Holborn	Office	A on/m	Part 1st - 10,554 Sq Ft Total Size: 10,554 Sq Ft	Landlord - Beacon Capital Landlord's Agent - Jones Lang LaSalle	OML	Quoting Terms: Guide rent: mid £40's psf Rates: £13.00 Service Charge: £7.40	Air conditioning Raised access flooring - 300mm Ceiling height - 3.0m	S'hand A	Available October 2009
18/09/2009 8 Fulwood Place	Office	A on/m	Self contained building - 1,862 Sq Ft Total Size: 1,862 Sq Ft	Tenant - Vacant Possession Vendor's Agent - Kinney Green	FHVP	Sale Price: £ 650,000 Capital Value: £ 349.00 psf			
16/09/2009 1-2 Bell Yard	Office	A on/m	2nd Floor - 1,567 Sq Ft Total Size: 1,567 Sq Ft	Sub-Lessor's Agent - Daniel Watney	OMSL	Rent: £ 28.50 psf Lease Expiry Date: 11/2011	Air conditioning Raised access flooring Passenger lift		
11/09/2009 The Connection High Holborn	Office	A on/m	4th - 3,854 Sq Ft Total Size: 3,854 Sq Ft	Landlord's Agent - Tuckerman	OML	Rent: £ 25.00 psf	Air conditioning Raised access flooring Suspended ceilings Commissionaire Passenger lift		



Date	Address	Property Type	Status	Area (Imperial)	Parties	Transaction Type	Terms	Specification	Quality	Comments
Marketed										
10/09/2009	Stanford House 27a Floral Street	Office	A on/m	2nd - 3,235 Sq Ft Total Size: 3,235 Sq Ft	Sub-Lessor's Agent - Brewster Leech	OMSL	Rent: £ 35.00 psf Lease Expiry Date: 01/06/2012	Air conditioning Raised access flooring Cat 2 lighting Passenger lift		
10/09/2009	Holborn Town Hall 193-197 High Holborn	Office	A on/m	Unit 1 ground - 398 Sq Ft Unit 1 Bst - 1,887 Sq Ft Unit 2 Bst - 1,048 Sq Ft Total Size: 3,333 Sq Ft	Landlord's Agent - EA Shaw Landlord's Agent - Richard Susskind	OML	Quoting Terms: Rent £20.00-22.00 S/C £7.30 psf Rates £6.50 psf		S'hand B	
07/09/2009	1 Kemble Street	Office	A on/m	14th - 9,500 Sq Ft 13th - 9,500 Sq Ft 12th - 9,500 Sq Ft Total Size: 28,500 Sq Ft	Landlord - Treasury Solicitors Landlord's Agent - Knight Frank	OML	Quoting Terms: 5 years			
26/08/2009	13 Great James Street	Office	A on/m	1st - 693 Sq Ft Ground - 938 Sq Ft Basement - 758 Sq Ft Total Size: 2,389 Sq Ft	Landlord's Agent - Farebrother	OML	Rent: £ 22.50 psf	Comfort cooling Central heating Kitchen Toilets	S'hand B	
26/08/2009	37 Great Russell Street	Office	A on/m	Second Floor - 529 Sq Ft First Floor - 769 Sq Ft Ground Floor - 554 Sq Ft Total Size: 1,852 Sq Ft	Landlord's Agent - Robert Irving Burns	OML	Rent: £ 25.00 psf			
24/08/2009	Kean House Kean Street Covent Garden	Office	A on/m	3rd - 2,953 Sq Ft Total Size: 2,953 Sq Ft	Landlord's Agent - DE & J Levy Landlord's Agent - Farebrother	OML	Rent: £ 42.50 psf	Comfort cooling Raised access flooring Commissionaire Passenger lift Shower facility		
24/08/2009	Holford Mews Cruickshank Street	Office	A on/m	Ground + Mezzanine - 6,000 Sq Ft Total Size: 6,000 Sq Ft	Sub-Lessor's Agent - Edward Charles & Partners	OMSL	Rent: £ 30.00 psf Lease Expiry Date: 2016 Quoting Terms: mutual break option 2011	Air conditioning Kitchen	S'hand A	
24/08/2009	74-77 Great Russell Street	Office	A on/m	Part 2nd - 1,589 Sq Ft Total Size: 1,589 Sq Ft	Landlord - Geoffrey Faber Holdings Ltd Landlord's Agent - Jones Lang LaSalle	OMSL	Rent: £ 39.50 psf Quoting Terms: 3-5 year sublease	Air conditioning Raised access flooring Suspended ceilings Carpeting Passenger lift		
20/08/2009	Dudley House 34-38 Southampton Street	Office	A on/m	4th Floor - 1,745 Sq Ft Total Size: 1,745 Sq Ft	Sub-Lessor's Agent - Edward Charles	OMSL	Rent: £ 27.50 psf Lease Expiry Date: 08/2010	Comfort cooling Kitchen Passenger lift		
20/08/2009	4/5 Bedford Square	Office	A on/m	Total Size: 9,637 Sq Ft	Landlord - Threadneedle Landlord's Agent - Farebrother	OML		Comfort cooling Kitchen	S'hand B	
20/08/2009	Unison Building 1 Mabledon Place	Office	A on/m	Total Size: 100,000 Sq Ft	Developers Agent - Drivers Jonas	PL			New	
20/08/2009	Camden Town Hall Extension Judd Street	Office	A on/m	Total Size: 180,000 Sq Ft	Developer - Camden Council Developers Agent - CB Richard Ellis	PL			New	Likely to be student housing.
11/08/2009	198 High Holborn	Office	A on/m	1st - 2,065 Sq Ft Total Size: 2,065 Sq Ft	Landlord's Agent - EA Shaw Landlord's Agent - Hargreaves Newberry Gyngell	OML	Quoting Terms: Full rent and lease terms on request	Air conditioning Raised access flooring Suspended ceilings	S'hand A	
28/07/2009	125 Shaftesbury Avenue	Office	A on/m	7th - 8,964 Sq Ft Total Size: 8,964 Sq Ft	Landlord's Agent - DTZ	OML	Rent: £ 39.50 psf		S'hand B	
27/07/2009	25 Bedford Street	Office	A on/m	1st - 7,838 Sq Ft Total Size: 7,838 Sq Ft	Assignor's Agent - Edward Charles & Partners	ASG	Quoting Terms: Assignment of the existing lease held until March 2011 at a passing rent of £45 per sq ft.	Air conditioning Raised access flooring Passenger lift	S'hand A	

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27/07/2009	Dragon Court 27-29 Macklin Street	Office	A on/m	2nd - 5,159 Sq Ft 1st - 5,677 Sq Ft Ground - 4,890 Sq Ft Lower Ground - 4,188 Sq Ft Total Size: 19,914 Sq Ft	Landlord - Royal London Asset Management Landlord's Agent - Strutt and Parker	OML	Rent: £ 42.50 psf	Air conditioning Raised access flooring Shower facility Toilets	S'hand A	Completion anticipated in Q3 2009
27/07/2009	198 High Holborn	Office	A on/m	4th - 3,854 Sq Ft Total Size: 3,854 Sq Ft	Landlord's Agent - Tuckerman	OML	Rent: £ 25.00 psf	Air conditioning Raised access flooring Suspended ceilings Commissionaire Passenger lift	S'hand A	
23/07/2009	Alhambra House 27-31 Charing Cross Road	Office	A on/m	3rd - 2,920 Sq Ft Total Size: 2,920 Sq Ft	Landlord's Agent - DTZ Landlord's Agent - Hargreaves Newberry Gyngeil	OML	Rent: £ 22.50 psf Rent: £ 65,700 PA	Comfort cooling Central heating - gas fired Perimeter trunking Commissionaire Passenger lift - 2	Refurbished	
20/07/2009	50-57 High Holborn	Office	A on/m	Total Size: 154,000 Sq Ft	Developer - Blackfriars Property Group Developer - Holborn Property Unit Trust	PL			New	Single building redevelopment incorporating listed element seems unlikely. Mixed use, four/five block refurbishment would seem more preferable.
17/07/2009	1 Lancaster Place	Office	A on/m	Ground - 1,700 Sq Ft Total Size: 1,700 Sq Ft	Sub-Lessor's Agent - Gale Priggen & Co	OMSL	Rent: £ 63,750 PA Lease Expiry Date: 25/12/2012	Air conditioning Raised access flooring Kitchen	S'hand A	
10/07/2009	40 Craven Street	Office	A on/m	Suite - 312 Sq Ft Suite - 555 Sq Ft Suite - 719 Sq Ft Suite - 773 Sq Ft Total Size: 2,359 Sq Ft	Landlord's Agent - Andrews Denford Boyd	OML	Rent: £ 37.50 psf		S'hand B	
09/07/2009	Brettenham House Lancaster Place	Office	A on/m	7th floor centre - 3,570 Sq Ft Total Size: 3,570 Sq Ft	Sub-Lessor's Agent - EA Shaw Sub-Lessor's Agent - George Trevor & Associates	OMSL	Quoting Terms: Term until June 2012 outside the provisions of sections 24-28 of the L&T 1954	Air conditioning Raised access flooring 24 hour access	S'hand A	24 hour access and security, 2 passenger lifts, one car parking space, air conditioning, raised floors
06/07/2009	Holborn Hall 100 Grays Inn Road	Office	A on/m	2nd - 5,960 Sq Ft Total Size: 5,960 Sq Ft	Sub-Lessor - Allied Irish Sub-Lessor - DTZ	OML	Rent: £ 29.50 psf Quoting Terms: New lease for a term to May 2016. Rates £10.90 psf Service charge £7.87 psf	Air conditioning Raised access flooring Suspended ceilings Cat 2 lighting	S'hand A	Fully fitted with meeting room / kitchen facilities.
06/07/2009	23-24 Hand Court	Office	A on/m	Ground - 2,550 Sq Ft Lower ground - 2,225 Sq Ft Total Size: 4,775 Sq Ft	Landlord's Agent - Anton Page	OML	Rent: £ 70,000 PA Quoting Terms: New 5 yr leases are available. This will incorporate a landlords option to serve 6 onths notice after 3 yrs from redevelopment.	Air conditioning Raised access flooring Kitchen	S'hand A	
06/07/2009	17-21 Emerald Street	Office	A on/m	3rd (south) - 1,036 Sq Ft Total Size: 1,036 Sq Ft	Landlord's Agent - MERJS	OML	Rent: £ 22.50 psf Quoting Terms: A new FRI lease will be granted for a term to be agreed	Entry phone system Kitchen Toilets	S'hand B	
30/06/2009	10-12 Great Newport Street	Office	A on/m	Basement & Ground - 3,552 Sq Ft Total Size: 3,552 Sq Ft	Landlord's Agent - MERJS	OML			Category B	



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30/06/2009	Tavis House 1 Tavistock Square	Office	A on/m	8th - 4,327 Sq Ft 7th - 5,465 Sq Ft 6th - 6,211 Sq Ft 5th - 6,211 Sq Ft 4th - 6,211 Sq Ft 3rd - 6,211 Sq Ft 2nd - 6,211 Sq Ft 1st - 6,192 Sq Ft Ground - 5,638 Sq Ft Reception - 480 Sq Ft LG - 4,245 Sq Ft Total Size: 57,402 Sq Ft	Landlord's Agent - Montagu Evans	ASG	Rent: £ 17.20 psf Lease Expiry Date: 12/2037	Car parking spaces	S'hand B	To be refurbished
29/06/2009	37-38 Bedford Square	Office	A on/m	1st - 1,453 Sq Ft Total Size: 1,453 Sq Ft	Landlord's Agent - James Lewis & Co	OML			S'hand B	
24/06/2009	33 Bedford Street	Office	A on/m	5th - 108 Sq Ft - UO 4th - 519 Sq Ft - UO 3rd - 486 Sq Ft Total Size: 486 Sq Ft	Landlord's Agent - Robin Calver	OML	Rent: £ 23.00 - £ 29.00 psf		S'hand B	New lease to be granted outside the security of tenure provisions of the Landlord and Tenant Act 1954
23/06/2009	7-8 Henrietta Street	Office	A on/m	4th - 1,739 Sq Ft 3rd - 1,850 Sq Ft 2nd - 1,822 Sq Ft 1st - 1,830 Sq Ft Total Size: 7,241 Sq Ft	Landlord's Agent - E A Shaw	OML	Rent: £ 30.00 psf	Air conditioning Passenger lift Period facade	Refurbished	
22/06/2009	Aria House 23 Craven Street	Office	A on/m	Penthouse - 4,000 Sq Ft Total Size: 4,000 Sq Ft	Landlord's Agent - Leopold Farmer	LH	Rent: £ 10 PA Sale Price: £ 3,000 M Lease Expiry Date: 2987	Air conditioning Raised access flooring Kitchen Terrace Toilets		
22/06/2009	1 Neal Street	Office	A on/m	3rd Floor - 10,800 Sq Ft Total Size: 10,800 Sq Ft	Landlord's Agent - Cooper Collins	OML	Rent: £ 31.50 psf Quoting Terms: A new FRI is available directly from the landlord for a term by arrangement. Short term lettings of up to 3 years will also be considered.	Comfort cooling Raised access flooring Double glazing	S'hand B	
18/06/2009	108/110 Judd Street	Office	A on/m	GF - 1,075 Sq Ft LGF - 910 Sq Ft LGF Store - 260 Sq Ft Total Size: 2,245 Sq Ft	Sub-Lessor's Agent - David Stocker	OMSL	Rent: £ 35,000 PA	Air conditioning Offices	S'hand A	
18/06/2009	Lynton House 7-12 Tavistock Square	Office	A on/m	9th - 4,626 Sq Ft 8th Tavistock Square view - 5,058 Sq Ft 8th City view - 4,872 Sq Ft Total Size: 14,556 Sq Ft	Landlord's Agent - Drivers Jonas Landlord's Agent - Farebrother	OML	Rent: £ 45.00 psf	Air conditioning Car parking spaces Under-floor trunking Passenger lift Toilets	S'hand A	
18/06/2009	396 Strand	Office	A on/m	3rd - 624 Sq Ft 2nd - 1,044 Sq Ft 1st - 338 Sq Ft Total Size: 2,006 Sq Ft	Sub-Lessor's Agent - Brecker Grossmith	OMSL	Rent: £ 17.00 psf Quoting Terms: Sub lease outside LTA 1954.		S'hand B	
18/06/2009	198 High Holborn	Office	A on/m	Ground - 1,230 Sq Ft Total Size: 1,230 Sq Ft	Sub-Lessor's Agent - Farebrother	OMSL	Rent: £ 28.50 psf	Comfort cooling Under-floor trunking Kitchen Reception	S'hand B	

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18/06/2009	16 Acton Street	Office	A on/m	1st Floor - 1,864 Sq Ft Ground Floor - 2,029 Sq Ft Total Size: 3,893 Sq Ft	Landlord's Agent - Fresson & Tee	OML	Quoting Terms: Rent TBC FRI direct from the landlord	Car parking spaces Perimeter trunking Kitchen Terrace	S'hand B	A discreet self contained property.
18/06/2009	Willing House 356-364 Grays Inn Road	Office	A on/m	Studio Offices - 7,700 Sq Ft Total Size: 7,700 Sq Ft	Landlord's Agent - Fresson & Tee	OML	Quoting Terms: A new FRI to be agreed	Comfort cooling Cat 5 cabling Disabled access	S'hand B	Entrances from Gray's Inn Road and Wicklow Street
18/06/2009	14 Roger Street	Office	A on/m	Total Size: 3,503 Sq Ft	Landlord's Agent - James Lewis and Co	OML	Rent: £ 27.50 psf	Air conditioning Central heating Kitchen Passenger lift Toilets	S'hand A	
18/06/2009	The Connection High Holborn	Office	A on/m	Ground - 1,230 Sq Ft Total Size: 1,230 Sq Ft	Tenant's Agent - Farebrother	OMSL	Rent: £ 28.50 psf Quoting Terms: Sublease available up to 01/07/2014	Air conditioning Raised access flooring Suspended ceilings Commissionaire Kitchen Passenger lift	S'hand A	
18/06/2009	Swinton House 324 Gray's Inn Road	Office (Portfolio)	A on/m	7th - 1,767 Sq Ft 6th - 1,773 Sq Ft 5th - 1,844 Sq Ft 4th - 4,220 Sq Ft 3rd - 4,288 Sq Ft 2nd - 4,861 Sq Ft 1st - 4,791 Sq Ft Ground - 3,855 Sq Ft Basement Storage - 2,797 Sq Ft Total Size: 30,196 Sq Ft	Landlord's Agent - Kenningtons	OML	Rent: £ 20.00 - £ 25.00 psf Quoting Terms: Rates: £8.00 per sq ft Service Charge: TBC	Comfort cooling	S'hand B	Available January 2010
18/06/2009	Dilke House 1 Malet Street	Office	A on/m	4th - 2,202 Sq Ft G - 1,240 Sq Ft 5th (Front and Rear) - 1,696 Sq Ft Total Size: 5,138 Sq Ft	Landlord's Agent - Kenningtons	OML	Rent: £ 25.00 psf Quoting Terms: New effective full repairing and insuring leases for a flexible term by arrangement is available direct from the freeholder	Comfort cooling Suspended ceilings Perimeter trunking Carpeting Entry phone system Passenger lift Shower facility	S'hand B	Close to the junc of Malet Street and Torrington Place, beside the Uni of London campus. Excellent transport links iwth Goodge St, Warren St, Euston & Russle Sq Stations. Rates £12,973.75 - £23,643.75 pa
17/06/2009	11 Henrietta Street	Office	A on/m	3rd - 576 Sq Ft Total Size: 576 Sq Ft	Landlord's Agent - EA Shaw	OML	Rent: £ 37.50 psf Quoting Terms: A new FRI lease direct for the landlord for a term of 2-3 years	Comfort cooling Perimeter trunking 24 hour access	S'hand B	
17/06/2009	1 Langley Street Covent Garden	Office	A on/m	Top Floor - 2,300 Sq Ft Total Size: 2,300 Sq Ft	Sub-Lessor's Agent - EA Shaw	OMSL	Rent: £ 32.50 psf Quoting Terms: A new flexible sub lease for a term to be agreed.	Air conditioning Raised access flooring	S'hand A	
17/06/2009	21-27 Lambs Conduit Street	Office	A on/m	2nd - 2,898 Sq Ft Total Size: 2,898 Sq Ft	Sub-Lessor - Bradford & Bingley Sub-Lessor's Agent - Farebrother	OML	Rent: £ 25.00 psf	Comfort cooling Raised access flooring Commissionaire Kitchen Passenger lift	S'hand B	



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17/06/2009	7 Savoy Court	Office	A on/m	7th - 7,523 Sq Ft 6th part - 6,000 Sq Ft Total Size: 13,523 Sq Ft	Landlord's Agent - King Sturge	OML	Rent: £ 45.00 psf	Air conditioning Raised access flooring Suspended ceilings Fully furnished Passenger lift Reception	S'hand A	Fully Fitted "plug and play" high quality fit, furniture IT and telecoms available, 4 pipe fan coil air conditioning, raised floors, metal tile suspended ceilings, high quality marble entrance, express passenger lifts, male and female WCs on each floor, kitchenettes/break out areas, large manned
15/06/2009	42 Museum Street	Office	A on/m	3rd - 330 Sq Ft 2nd - 384 Sq Ft 1st - 331 Sq Ft Ground - 585 Sq Ft Lower Ground - 507 Sq Ft Total Size: 2,137 Sq Ft	Landlord's Agent - Gale Priggen & Co	OML	Rent: £ 53,500 PA Quoting Terms: A new FRI lease for a term by arrangement contracted outside the L&T act 1954.	Cat 5 cabling Entry phone system Kitchen	S'hand B	
12/06/2009	9-13 Kean Street	Office	A on/m	Ground - 2,249 Sq Ft Lower Ground - 1,337 Sq Ft Total Size: 3,586 Sq Ft	Landlord's Agent - E A Shaw Landlord's Agent - Lee Baron	OML	Rent: £ 24.40 psf	Central heating Perimeter trunking Kitchen Shower facility	S'hand B	Warehouse/ Media Style offices
12/06/2009	Centrium 61 Aldwych	Office	A on/m	7th - 18,650 Sq Ft Total Size: 18,650 Sq Ft	Sub-Lessor - Constellation Energy Sub-Lessor's Agent - Colliers Godfrey Vaughan Sub-Lessor's Agent - Jones Lang LaSalle	OML	Rent: £ 45.00 psf Lease Expiry Date: 01/05/2018 Quoting Terms: Rates: £13.52 psf Service Charge: £8.50 psf (estimate)	Air conditioning - 4 pipe fan coil Raised access flooring - 125mm Ceiling height - 3.42m Parking facilities Passenger lift - 4 x 21 person (south), 4 x 21 person (north)	S'hand A	Currently fitted out.
12/06/2009	Strand Bridge House 138-142 Strand	Office	A on/m	5th - 2,895 Sq Ft - UO 4th - 3,980 Sq Ft 2nd - 4,297 Sq Ft - UO Total Size: 3,980 Sq Ft	Sub-Lessor's Agent - Cushman & Wakefield	OMSL	Rent: £ 25.00 psf	Air conditioning Raised access flooring	S'hand A	
12/06/2009	Victoria House 36-37 Southampton Row	Office	A on/m	4th part - 9,838 Sq Ft 4th part - 3,649 Sq Ft Total Size: 13,487 Sq Ft	Sub-Lessor's Agent - Cushman & Wakefield	OMSL	Rent: £ 39.00 psf Lease Term: 5 yrs Quoting Terms: Flexible sublease for a term to be agreed	Air conditioning Raised access flooring Suspended ceilings	S'hand A	
11/06/2009	6 Endsleigh Street	Office	A on/m	4th - 317 Sq Ft 3rd - 591 Sq Ft 2nd - 583 Sq Ft 1st - 611 Sq Ft Ground - 513 Sq Ft Lower Ground - 595 Sq Ft Total Size: 3,210 Sq Ft	Landlord's Agent - Jarman & Co	OML	Quoting Terms: Offers for the Freehold in order of £2.85 million	Kitchen	S'hand B	
08/06/2009	16 Upper Woburn Place	Office	A on/m	3rd - 6,523 Sq Ft Total Size: 6,523 Sq Ft	Assignor's Agent - Kinney Green Assignor's Agent - Savills	ASG	Rent: £ 32.57 psf Lease Expiry Date: 01/03/2017	Air conditioning Suspended ceilings Perimeter trunking Passenger lift	S'hand A	
08/06/2009	The Place 175 High Holborn	Office	A on/m	7th - 4,692 Sq Ft Total Size: 4,692 Sq Ft	Sub-Lessor - Enodis Plc Sub-Lessor's Agent - CB Richard Ellis	OMSL		Air conditioning Raised access flooring Suspended ceilings LG3 lighting Passenger lift	S'hand A	

Date	Address	Property Type	Status	Area (Imperial)	Parties	Transaction Type	Terms	Specification	Quality	Comments
01/06/2009	20 Bedfordbury	Office	A on/m	3rd - 4,687 Sq Ft 2nd - 4,687 Sq Ft 1st - 4,687 Sq Ft Ground - 4,290 Sq Ft LG - 4,145 Sq Ft Total Size: 22,496 Sq Ft	Landlord - Hermes Landlord's Agent - EA Shaw Landlord's Agent - Montagu Evans	OML	Rent: £ 29.50 psf	Air conditioning Raised access flooring Commissionaire Passenger lift Terrace	S'hand A	
28/05/2009	5a Irving Street	Office	A on/m	First Floor - 717 Sq Ft Total Size: 717 Sq Ft	Landlord's Agent - Knight Frank	LH	Rent: £ 25,000 PA		Category B	
28/05/2009	37-41 Bedford Row	Office	A on/m	2nd - 4,120 Sq Ft Total Size: 4,120 Sq Ft	Landlord's Agent - Richard Susskind	OML	Rent: £ 18.50 psf Quoting Terms: Rates: £11.12 psf Service Charge: £4.37 psf	Air conditioning Car parking spaces Suspended ceilings Perimeter trunking Cat 5 cabling Passenger lift	S'hand A	
26/05/2009	15 Phoenix Place	Office	A on/m	Total Size: 18,248 Sq Ft	Landlord's Agent - NB Real Estate	OML			S'hand B	
26/05/2009	58 High Holborn	Office	A on/m	Total Size: 24,431 Sq Ft	Landlord's Agent - Cluttons	OML			S'hand A	
22/05/2009	Sovereign House 212/224 Shaftesbury Avenue	Office	A on/m	Part 2nd Floor - 956 Sq Ft Total Size: 956 Sq Ft	Landlord - F&C Reit Asset Management Landlord's Agent - Brewster Leech	OML	Rent: £ 25.00 psf	Perimeter trunking Commissionaire Passenger lift	S'hand B	
18/05/2009	The Eye 1 Proctor Street	Office	A on/m	3rd (part) - 8,371 Sq Ft Total Size: 8,371 Sq Ft	Sub-Lessor - Premier Group Sub-Lessor's Agent - Colliers Godfrey Vaughan Sub-Lessor's Agent - King Sturge	OMSL	Rent: £ 32.50 psf Quoting Terms: Sublease until September 2012	Raised access flooring Suspended ceilings Chilled Beam Air Conditioning Kitchen Passenger lift Reception	S'hand A	Assignment of lease until 19th Sept 2017 is available. High quality fit-out.
15/05/2009	55 New Oxford Street	Office	A on/m	Part 6th - 1,819 Sq Ft Total Size: 1,819 Sq Ft	Sub-Lessor's Agent - Kinney Green	OMSL	Rent: £ 37.50 psf Lease Expiry Date: 09/2012	Air conditioning Raised access flooring Suspended ceilings Commissionaire Passenger lift	S'hand A	1,819 - 5,250 sq ft available
14/05/2009	1 Alfred Place	Office	A on/m	3rd Floor - 9,460 Sq Ft 4th Floor - 3,065 Sq Ft Total Size: 12,525 Sq Ft	Landlord - City of London Landlord's Agent - Drivers Jonas	OML	Rent: £ 39.50 psf	Air conditioning Raised access flooring Commissionaire Passenger lift Shower facility	S'hand A	
13/05/2009	Shell Mex House 80 Strand	Office	A off/m	5th - 40,000 Sq Ft Total Size: 40,000 Sq Ft	Sub-Lessor - Pearson Sub-Lessor's Agent - Jones Lang LaSalle	OMSL	Quoting Terms: N/Q		S'hand A	Available in Dec 2010.
28/04/2009	Watergate House York Buildings Covent Garden	Office	A on/m	3rd - 1,670 Sq Ft 2nd - 1,668 Sq Ft 1st - 1,668 Sq Ft - UO Ground North - 642 Sq Ft Lower Ground - 1,289 Sq Ft Total Size: 5,269 Sq Ft	Landlord's Agent - DTZ	OML	Rent: £ 35.00 psf	Air conditioning Under-floor trunking Passenger lift	S'hand A	
24/04/2009	Staple Court Holborn	Office	A on/m	Part 1st - 1,400 Sq Ft Total Size: 1,400 Sq Ft	Sub-Lessor's Agent - DTZ Sub-Lessor's Agent - Gale Priggin	OMSL	Rent: £ 29.50 psf Lease Expiry Date: 03/2012	Air conditioning Raised access flooring Commissionaire Passenger lift		



Date	Address	Property Type	Status	Area (Imperial)	Parties	Transaction Type	Terms	Specification	Quality	Comments
23/04/2009	Swan House 37/39 High Holborn	Office	A on/m	6th Floor - 1,892 Sq Ft Total Size: 1,892 Sq Ft	Landlord's Agent - Farebrother	OML	Rent: £ 29.50 psf Quoting Terms: Rates: £11.10psf Service Charge: £8.40psf	Comfort cooling Central heating Cat 2 lighting Perimeter trunking Kitchen Passenger lift	S'hand B	
23/04/2009	Caroline House 55/57 High Holborn	Office	A on/m	First Floor - 1,620 Sq Ft Total Size: 1,620 Sq Ft	Landlord's Agent - Anton Page	OML	Rent: £ 17.50 psf Quoting Terms: Redevelopment only break clause in December 2012	Comfort cooling Perimeter trunking Kitchen	Refurbished	
23/04/2009	Langley Street	Office	A on/m	3rd Part - 2,300 Sq Ft Total Size: 2,300 Sq Ft	Sub-Lessor's Agent - EA Shaw	OML	Rent: £ 32.50 psf Quoting Terms: Flexible subleases 1-5 years	Air conditioning Raised access flooring Passenger lift	S'hand A	

