

Steve Taylor

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From: Susie [susie@aaselfstorage.com]  
Sent: 29 January 2009 15:34  
To: Steve Taylor  
Subject: FW: 1 - 8 College yard, Kentish Town, London NW5

(EMAIL NO. 2 - ENX 29/01/09)

Susie Fabre

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A&A Self Storage Ltd  
T: 020 7725 9511  
M: 07973 176 424  
[www.aaselfstorage.com](http://www.aaselfstorage.com)

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From: /o=FHExchangeVHost/ou=First Administrative Group/cn=Recipients/cn=susie14308741  
Sent: 20 January 2009 13:50  
To: 'Paul Stone'  
Subject: 1 - 8 College yard, Kentish Town, London NW5

Hi Paul,

We discussed earlier this week the opportunity of gaining planning permission for part of the above building to be converted into office use which you stated would be very beneficial at the moment owing to high demand for small offices. I would very much like to convert them into Serviced Offices. As we already have a Serviced Office Centre and Self Storage facility across the road to this property, we are finding in light of the current economic climate, that there is high demand for inexpensive serviced offices as opposed to storage. Having managed serviced offices for over 10 years, I have found that 99% of my occupants tend to come from the immediate local area within 0 - 5 miles of every centre. Therefore, I would be providing a very useful service to the local community of Kentish Town. The small centre we already occupy is always fully let and we even have a waiting list. Would you agree with this?

However, we are finding that the demand for storage is very weak. Our B8 storage site is currently only half let and we are finding it very difficult at the moment to keep this building open. In light of your comments on the phone, stating that you are having great trouble not only trying to let our storage space across the road but also allowing for the poor condition of college yard, the lack of loading facilities and such a restricted access, I am afraid that we are never going to let this building in its current condition. The current policy on planning states that we should wait 2 years in order to try and let this building as it is.

Can you once again state whether you feel that you will be able to let this building within the next 7 - 8 months in light of the current economic climate?. Your comments in this email will be forwarded to the planning department of London Borough of Camden

Your comments will be most appreciated.

Kind Regards

Susie Fabre

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From: Susie [susie@aaselfstorage.com]  
Sent: 29 January 2009 15:33  
To: Steve Taylor  
Subject: FW: 1/8 College Yard, Kentish Town, NW5

Susie Fabre

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From: Karin Kesisyan [mailto:Karin.Kesisyan@Christo.co.uk] **On Behalf Of** Paul Stone  
Sent: 29 January 2009 14:49  
To: Susie  
Subject: 1/8 College Yard, Kentish Town, NW5

Dear Susie,

Further to your e-mail dated 20th January 2009 and having now continually marketed the above Warehouse building since November 2007, we have found that the demand for the above building to be used in its present form and use, is unsuitable due to its current condition and the restricted access to the premises for loading purposes, as the small yard area in front of the building does not allow access for lorries to stop and unload.

Any loading has to be carried out within the main road therefore causing delays in the traffic flow and serious traffic jams on Highgate Road.

Any Warehouse user requires easy access to load and unload and this building does not have this benefit.

We are of the opinion that the building having now remained vacant for a considerable amount of time with no immediate or future demand in its present use or condition, we feel a change of use would be more beneficial.

At this present time, due to the current economic conditions, we are currently seeing demand from the small B1 occupier currently based within the Camden area, who require small B1 units and are able to have complete flexibility with occupying the premises on either a short or long term basis and with no capital or refurbishment outlay costs.

Should you require any further information, please have no hesitation in contacting me.

Regards

Paul Stone  
Industrial Agency Consultant  
Subject to Contract

Christo & Co  
148 Kentish Town Road  
London  
NW1 9QB

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**Steve Taylor**

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From: Susie [susie@aaselfstorage.com]  
Sent: 24 February 2009 13:36  
To: Steve Taylor  
Subject: Re: change of use to B1 from B8

COPY

(EMAIL NO. ENX 24/02/09)

Camden Council

To whom it may concern,

1 – 8 College Yard was purchased back in May of 2007. It has now been on the market for nearly 2 years with no interest

The previous people who occupied this building were owners and not tenants.

They moved their antiques business to a larger building within the Highgate/Camden area as this building was no longer conducive to their use. They needed a modern facility with much better loading facilities.

The loading and parking facilities were too poor for them to continue with their existing business. They were unable to load and receive their deliveries three or four times a day without serious disruption to Highgate Road.

The quality of the building had also deteriorated.

They needed to spend major funds in order to reinstate it.

As the building was not serving them to their best interests, they decided that they had no option but to relocate.

They felt that their merchandise was no longer safe in this property.

They also needed more office space, another reason for their relocation.

They took the major decision to relocate to a more modern building which provided much better loading and parking

The only enquiries they received when they were selling the building were from developers seeking to develop the property.

Due to the downturn in the property market, I am now trying to build a small businesses centre and by doing so attract more businesses into the area.

This will also enable more employment within the Camden Area.

Yours faithfully,

Susie Fabre