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Albion Estates

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Fao: Ms Demosthenous
Alexanders Ltd
42 Park Road
London N8 8TD

Dated 8th October 2009
Our Ref: AI/C/230

Dear Ms Demosthenous

Alexanders LTD
295 Gray's inn Road, London WC1X

Further to your message left in our answer phone today I am writing as below:


We were pleased with your instruction to let the above commercial property (basement, ground & first floor offices) which we received from you on 28th November 2007.

In accordance with your instructions, as you are also aware from our continued feedback provided to you for our total 16 applicants who visited your premises during this period, despite our best efforts, none of them were in the position to take over the subject lease for these offices. It is evident that the commercial property rental market together with the wider UK economy has experienced a period of uncertainty as a consequence of the unprecedented UK and worldwide banking crisis.

Although the subject property occupies a good and reasonable trading position alongside Gray's inn Road with a short distance from King's Cross underground and Main line services, the current rental market has seen an increasing supply of similar premises and also luxury serviced offices available to rent nearby your property and in the Kings-cross area in general. We consider that particularly basement & ground floor offices were not suitable for our applicants and their lack of natural light made them not competitive in a current difficult market.

As you know from your records that we always have been successful on letting your commercial premises in the past and we would like to remind you that we will be happy to deal with your residential and commercial property enquiries at any time from now and in the future.

Kind Regards


Peter Jani
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