

Our ref: AH/BRH

20th October 2009

A. Wilkinson Esq.
Nicholas Taylor and Associates.
19-23 White Lion Street
Islington
London
N1 9PD.

Dear Mr Wilkinson,

Re: 61-63 Rochester Place, London, NW1

You requested my further comments in respect of the flexibility of the commercial floor space for the current proposals at the above address.

There are numerous uses that fall within B1/c - Occupiers – as shown on the attached schedule which I consider you would adequately be able to occupy and make full use of the proposed building in its layout as described which includes the enlarged ground floor loading bay, provision of level access, two separate access points into the demise to allow the separate flow of pedestrians and goods together with the provision of the heavy goods lift.

In addition to the above, the minimum floor to ceiling height of 2.4m in my opinion is adequate for the majority of uses as listed on the enclosed schedule who could easily occupy the premises and use them to their full ability without the need to have ceiling heights of over 2.4m over the entire space, as required for limited light industrial users.

Given the locality of this building, its access restrictions with regard to the road fronting the premises and vehicle access generally then I consider that a ceiling height of 2.4m at the minimum level is adequate and would not deter such occupiers from the proposed building.

If you require any further information then please do not hesitate to contact me.

Yours sincerely,



Alan Harvey BSc MRICS
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