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00104006600

Invoice No: 20290713
 Payment Due By: 05 Aug 2006
 Invoice Date: 29 Jul 2006
 Account No: 57544
 Payment Terms: 7 DAY TERMS
 Your VAT No:
 Issue Date: 29 Jul 2006



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 VAT No: GB 235 7235 65

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1 AUG 2006

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Description of Goods/ Services		URN	Rep Code	Order No	Product	Client	Ad Details	Size	Colour	Advertising Type	Gross	Series Discount	Agency Discount	Surcharge	Net Amount	VAT Rate					
		352540	9239	Clarke Buxton	ESTATES GAZETTE		PG OFFICE/STUDIO UNI	6 X 2	MONO	DISPLAY	370.00	37.00	0.00	0.00	333.00	17.50					
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Payment must be made in the same currency as invoiced.																					
Company registered in England. Registered office Quadrant House, The Quadrant, Sutton, Surrey, SM2 5AS. Registered number 151537																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Net Price £ /GBP</td> <td style="width: 50%;">333.00</td> </tr> <tr> <td>Total VAT £ /GBP</td> <td>58.28</td> </tr> <tr> <td>Invoice £ /GBP</td> <td>391.28</td> </tr> </table>																Net Price £ /GBP	333.00	Total VAT £ /GBP	58.28	Invoice £ /GBP	391.28
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Total VAT £ /GBP	58.28																				
Invoice £ /GBP	391.28																				

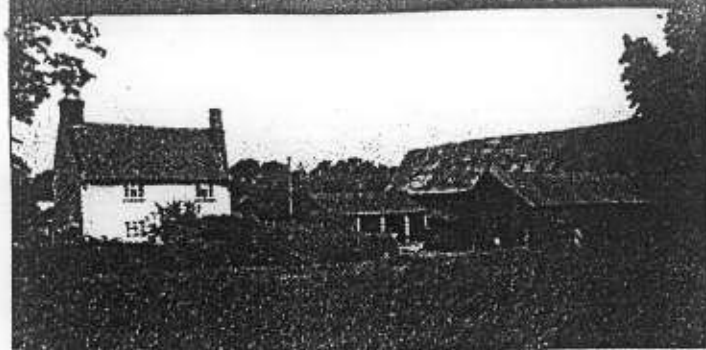
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◆ 209	19.4	Suite 2.11, 125 High Holborn	LH	30.00inc	2	Lift, CH, ptPT, Security, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 020 7935
◆ 290	26.9	8 Southampton Place	LH	16.50	LG	CH, Refurb, Lift, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 020 7935
◆ 500	46.5	Staple Inn	LH	poa	Various	Lift, CH, Cblg, Refurb	Mellersh & Harding Gale Priggen & Co	020 7499 020 7404
◆ 518	48.1	Castlewood House, 77-91 New Oxford Street	LH	27.50	LG, Storage	CC, UT, Lifts(4), CP, Reception	Farebrother DTZ Debenham Tie Leung	020 7405 020 7408
◆ 577	53.6	Vernon & Sicilian House, Sicilian Avenue	LH	27.50	4	SC, Refurb, Lift, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 020 7935
◆ 798	74.1	7 Warwick Court	LH	poa	2	Lift, Entry Phone, Period	Gale Priggen & Co	020 7404
◆ 923	85.7	23 Bedford Row	LH	25.00	2, 3	ptCC, Period	Godfrey Vaughan	020 7659
◆ 1135	105.4	Staple Inn	LH	poa	Various	Lift, CH, Cblg, Refurb	Mellersh & Harding Gale Priggen & Co	020 7499 020 7404
◆ 1458	135.4	Brownlow House, 50/51 High Holborn	LH	22.50	4	Refurb, CH, Lift, PT, Wood Flr	Farebrother Anton Page	020 7405 020 7336
◆ 1592	147.9	Vernon & Sicilian House, Sicilian Avenue	LH	27.50	1	SC, Refurb, PT, Lift, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 020 7935
◆ 1714	159.2	New Premiere House, 150 Southampton Row	LH	27.50	pt5	Refurb, Lift	E A Shaw	020 7240
◆ 2100	195.1	24-25 New Bond Street	LH	poa	1		Edward Charles & Partners City of London	020 7436 020 7332
◆ 2210	205.3	50-51 Russell Square	LH	68,000pa	2	Lift, Refurb	E A Shaw	020 7240
◆ 2800	260.1	26-30 Cubit Street	FH	poa	LG, G	NB, SC, Lift	Gale Priggen & Co	020 7404
◆ 2961	275.1	Swan House, 37-39 High Holborn	LH	35.00	1	UT, CC, Cat II Ltg, PT, Refurb	Farebrother	020 7405
◆ 4035	374.9	Leverton House, 13 Bedford Square	LH	120,000pa	B-3	Period, SC, Refurb	E A Shaw M B & A	020 7240 020 7637
◆ 4121	382.8	2/3 North Mews, Grays Inn Road For Pics/Details Text kg10b to 84840	LH	21.50	LG, 1, 2	SC, Lift	Kinney Green	020 7269
◆ 4390	407.8	Centre Point, 103 New Oxford Street www.centrepoinlondon.com	LH	poa	23	AC, CP, Lift, Refurb, Lift	E A Shaw DTZ Debenham Tie Leung	020 7240 020 7408
◆ 5072	471.2	Berkshire House, 168-173 High Holborn	LH	poa	3	AC, RF, Lifts(3), Susp Clg	Lambert Smith Hampton	020 7198
◆ 5370	498.9	Eagle House, 16 Proctor Street	LH	32.50	2	AC, RF, Lift, Refurb	E A Shaw Anton Page	020 7240 020 7336
◆ 5587	519.0	15 Adeline Place	LH	25.00	LG-4	SC, Lift	E A Shaw	020 7240
◆ 5662	526.0	100 Grays Inn Road	LH	poa	7	Refurb, RF, AC	Farebrother EA Shaw	020 7405 020 7240
◆ 6500	603.9	Aldwych House, 71-91 Aldwych	LH	29.50	pt2	AC, RF, Susp Clgs, Cat II Ltg	Knight Frank	020 7629
◆ 7405	687.9	Castlewood House, 77-91 New Oxford Street	LH	27.50	LG, 3, Storage	CC, UT, Lifts(4), Reception, CP	Farebrother DTZ Debenham Tie Leung	020 7405 020 7408
◆ 8052	748.0	Midcity Place, 71 High Holborn	LH	42.50	pt2	RF, AC, Lifts(8), Reception	Farebrother	020 7405
◆ 9000	836.1	40 Bernard Street	LH	32.50	5	AC, RF, CP, Lift, Refurb	E A Shaw	020 7240
◆ 10513	976.7	70 Grays Inn Road	LH	poa	4, 5, Storage	Refurb, AC, RF, Lifts(2), CP(1)	Farebrother	020 7405
◆ 12000	1,114.8	Shropshire House, 2-20 Capper Street	LH	27.50	4	Lift, AC	E A Shaw	020 7240
◆ 28310	2,630.0	100 Grays Inn Road	LH	poa	3-7	RF, AC, Lifts, CP (24), Reception	Farebrother E A Shaw	020 7405 020 7240
◆ 32400	3,010.0	55 New Oxford Street	LH	47.50	G-6	AC, RF, Lifts(3)	Godfrey Vaughan DTZ Debenham Tie Leung	020 7659 020 7408
◆ 53223	4,944.4	Midtown 322, High Holborn	LH	poa	1-7	Lifts(3), RF, Commissionaire	Farebrother	020 7405

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- Example shown is for guidance and based on a 20 year term
- Administration fee - max/yr/ks £499
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Evening Standard

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CB for file



Evening Standard
 (A DIVISION OF ASSOCIATED NEWSPAPERS LTD) REG. No. 84121

INVOICE

Advertising Accounts Dept.
 Northcote House,
 2 Derry Street, Kensington,
 London W8 4EE

GALE PRIGGEN & CO
 SARAHINA HOUSE
 51-52 LINCOLN'S INN FLD
 LONDON
 WC2A 3LJ

- 6 JUN 2006

020 7938 7488
 020 7938 7489

ACCOUNT NUMBER	5L153602
INVOICE NUMBER	1428565
INVOICE DATE	02-JUN-06
TAX POINT	02-JUN-06

REF. AD ID: 945356

*** PAID PAID PAID ***

VAT Reg. No. GB 243 5711 74

PUBLICATION(S)	DATE(S) OF INSERTION	COST	
ES CLASSIFIED	05,19 JUN 03 JUL	GROSS	126.00
		DISCOUNT	9.45
		NET	116.55
		VAT@ 17.50	20.40
		AMOUNT DUE	136.95
CATCH LINE	WCI NEW DEVT L/LN OFFICE/STUDI		CLIENT
SIZE	3 LINES	STYLE CLASS SECTION	GALE PRIGGEN & CO
ORDER NUMBER	LT	S144	3



Woodlands Annexe
79 High Street
Greenhithe
Kent DA9 9RD
Tel: 01322 387555
Fax 1: 01322 385444
Fax 2: 01322 427333

4 listing
2 @ E49.com
2 @ E39.com
1 Web @ E15.co
1 Hyper link @ E50.co

FAX No. 020 7404 5808

URGENT PROOFS
PLEASE CHECK IMMEDIATELY

To: Jenny Childs, Gale Priggen & Co
From: GWYNETH KEABLE, EMILY JENKINS
Date: MONDAY 24TH APRIL 2006
No. of pages (including this): 3

not check
24/4
✓

LONDON
COMMERCIAL PROPERTY REGISTER

1. FOLLOWING ARE PAGE PROOFS WITH YOUR PROPERTY LISTINGS.
2. PLEASE CHECK CAREFULLY AND APPROVE FOR PUBLICATION BY RETURN.
3. YOUR PROPERTIES HAVE BEEN MARKED WITH AN "X"
4. THESE PROOFS ARE FOR CHECKING MISTAKES ONLY.

AT THIS STAGE WE CAN NOT ACCEPT ANY DELETIONS!

- THIS ISSUE WILL BE GOING TO PRESS TOMORROW (TUESDAY 25TH APRIL) AT 12 00 NOON, SO PLEASE CHECK IMMEDIATELY
- IF WE HAVE NOT HEARD FROM YOU BY THIS TIME WE WILL ASSUME ALL PROOFS ARE CORRECT

THANK YOU FOR YOUR CO-OPERATION IN THIS MATTER.

If we have not received corrections by 12.00 noon (Tuesday 25th April) we will assume all proofs are OK.

GALE PRIGGEN & CO

SURVEYORS, VALUERS & ESTATE AGENTS
Sardinia House 52 Lincoln's Inn Fields London WC2A 3LZ
Fax: 020 7404 5808 E-mail: gpc@galepriggen.co.uk
Web: www.galepriggen.co.uk

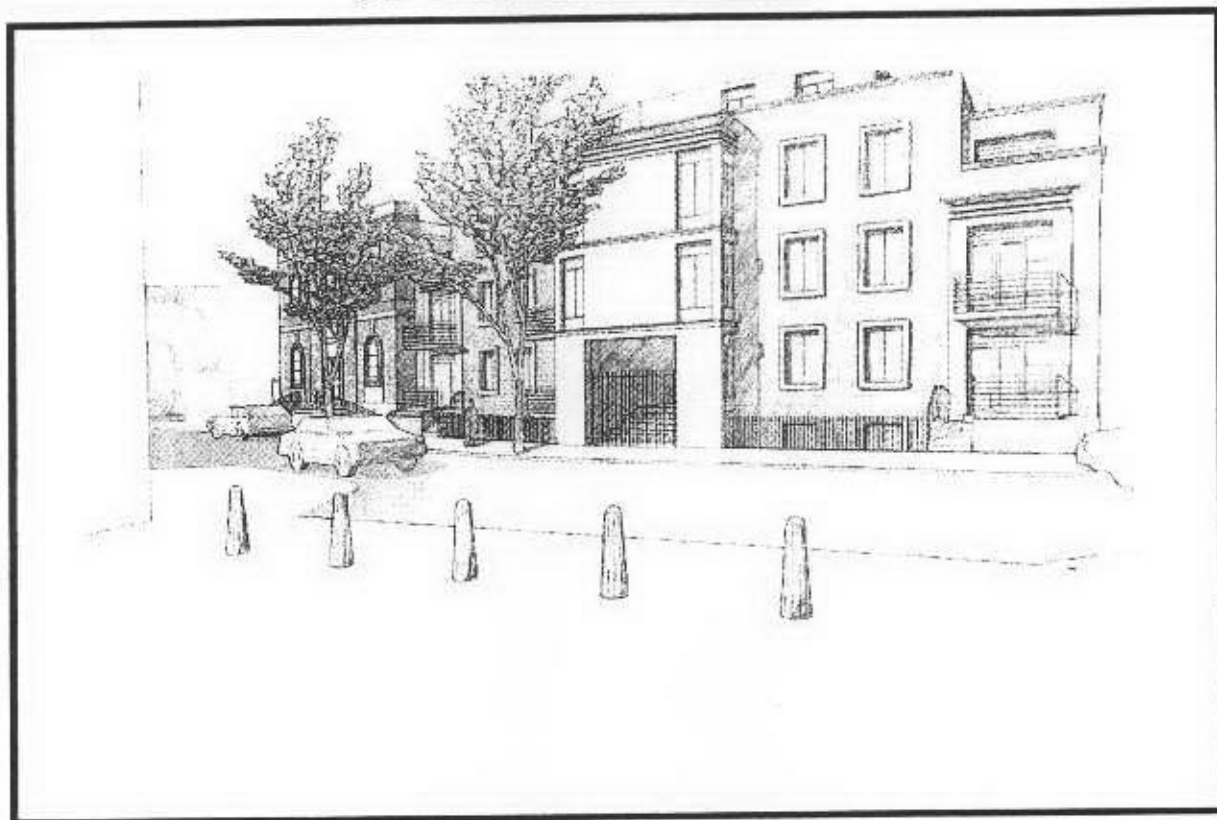
020 7404 5043

2-6-06

26/30 CUBITT STREET
LONDON
WC1

LONG LEASEHOLD OFFICE/STUDIOS FOR SALE

2,800 - 5,694 SQ FT APPROX



Location

The building is situated on the east side of Cubitt Street close to the junction with Fredrick Street. The property is conveniently situated for access to Kings Cross and St Pancras and Thameslink services.

Description

The property is a new build construction providing 1/2 office/studio spaces on the ground and lower ground floors with residential apartments above.

The units will be offered in shell format but can be fitted out to suit the purchaser's requirements.

Amenities

- *Self contained entrances
- *Excellent natural light
- *Good floor to ceiling height in lower ground floor
- *Bespoke packages available upon request

Terms

The unit/s are available to buy on 125 year leases.

Price

Upon application.

Legal costs

Each party is to be responsible for their own legal costs incurred in effecting this transaction.

Viewing

Strictly by prior appointment through owners sole agents Gale Priggen and Company 020 7404 5043 contact Clarke Buxton

Kirsty Owers

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 22 February 2006 10:29
To: ko@galepriggen.co.uk
Subject: FW: Cubitt Street

-----Original Message-----

From: Jennie Childs [mailto:jc@galepriggen.co.uk]
Sent: 22 February 2006 09:55
To: cb@galepriggen.co.uk
Subject: FW: Cubitt Street

For your file.

Jen

Jennie Childs
Gale Priggen & Co
Sardinia House
52 Lincoln's Inn Fields
London WC2A 3LZ

T: 0207 404 5043
F: 0207 404 5808
W: www.galepriggen.co.uk

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Reasonable care has been taken to ensure that this communication (and any attachments or hyperlinks contained within it) is free from computer viruses. No responsibility is accepted by Gale Priggen and Company and the recipient should carry out any appropriate virus checks.

-----Original Message-----

From: Herb Martin [mailto:herb@london-office-guide.co.uk]
Sent: 21 February 2006 15:43
To: Jennie Childs
Subject: Re: Cubitt Street

Cheers Jennie

----- Original Message -----

From: Jennie Childs
To: herb@london-office-guide.co.uk
Sent: Tuesday, February 21, 2006 11:35 AM
Subject: Cubitt Street

22/02/2006

Dear Herb

Many thanks for your fax of 16 February regarding the above property.

Could you please go ahead with the listing.

Many thanks

Jennie

Jennie Childs
Gale Priggen & Co
Sardinia House
52 Lincoln's Inn Fields
London WC2A 3LZ

T: 0207 404 5043

F: 0207 404 5808

W: www.galepriggen.co.uk

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22/02/2006

Commercial Property Register

Issue 33

May - September 2006

London *central*

www.compropregister.com



Covering the City

Size		Address	LH FH	Price/Rent £/Sq Ft	Floor	Amenities	Agent(s)	Tel no.
Sq Ft	Sq M							
209	19.4	Suite 2.11, 125 High Holborn	LH	30.00inc	2	Lift, CH, pPT, Security, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 4433 020 7935 5000
290	26.9	8 Southampton Place	LH	16.50	1G	CH, Refurb, Lift, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 4433 020 7935 5000
500	46.5	Staple Inn	LH	poa	Various	Lift, CH, Cblg, Refurb	Mellersh & Harding Gale Priggen & Co	020 7499 0866 020 7404 5043
518	48.1	Castlewood House, 77-91 New Oxford Street	LH	27.50	1G, Storage	CC, UT, Lifts(4), CP, Reception	Farebrother DTZ Debenham Tie Leung	020 7405 4545 020 7408 1161
577	53.6	Vernon & Sicilian House, Sicilian Avenue	LH	27.50	4	SC, Refurb, Lift, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 4433 020 7935 5000
798	74.1	7 Warwick Court	LH	poa	2	Lift, Entry Phone, Period	Gale Priggen & Co	020 7404 5043
923	85.7	23 Bedford Row	LH	25.00	2,3	pCC, Period	Godfrey Vaughan	020 7659 4949
1,135	105.4	Staple Inn	LH	poa	Various	Lift, CH, Cblg, Refurb	Mellersh & Harding Gale Priggen & Co	020 7499 0866 020 7404 5043
1,458	135.4	Brownlow House, 50/51 High Holborn	LH	22.50	4	Refurb, CH, Lift, PT, Wood Flr	Farebrother Anton Page	020 7405 4545 020 7336 1513
1,592	147.9	Vernon & Sicilian House, Sicilian Avenue	LH	27.50	1	SC, Refurb, PT, Lift, Nr Tube	Allsop Cushman & Wakefield Healey & Baker	020 7588 4433 020 7935 5000
1,714	159.2	New Premiere House, 150 Southampton Row	LH	27.50	p5	Refurb, Lift	E A Shaw	020 7404 2255
2,100	195.1	24-25 New Bond Street	LH	poa	1		Edward Charles & Partners City of London	020 7436 3210 020 7332 1530
2,210	205.3	50-51 Russell Square	LH	68,000pa	2	Lift, Refurb	E A Shaw	020 7240 2255
2,800	260.1	26-30 Cubitt Street	FH	poa	LG, G	NB, SC, Lift	Gale Priggen & Co	020 7404 5043
2,961	275.1	Swan House, 37-39 High Holborn	LH	35.00	1	UT, CC, Cat II Lig, PT, Refurb	Farebrother	020 7405 4545
4,035	374.9	Leverton House, 13 Bedford Square	LH	120,000pa	B-3	Period, SC, Refurb	E A Shaw M B & A	020 7240 2255 020 7637 3337
4,121	382.8	2/3 North Mews, Grays Inn Road For Pics/Details Text kg10b to 84840	LH	21.50	LG, 1,2	SC, Lift	Kinney Green	020 7269 8800
4,390	407.8	Centre Point, 103 New Oxford Street www.centrepoinlondon.com	LH	poa	23	AC, CP, Lift, Refurb, Lift	E A Shaw DTZ Debenham Tie Leung	020 7240 2255 020 7408 1161
5,072	471.2	Berkshire House, 168-173 High Holborn	LH	poa	3	AC, RF, Lifts(3), Susp Clg	Lambert Smith Hampton	020 7198 2000
5,370	498.9	Eagle House, 16 Proctor Street	LH	32.50	2	AC, RF, Lift, Refurb	E A Shaw Anton Page	020 7404 2255 020 7336 1313
5,587	519.0	15 Adeline Place	LH	25.00	LG-4	SC, Lift	E A Shaw	020 7240 2255
5,662	526.0	100 Grays Inn Road	LH	poa	7	Refurb, RF, AC	Farebrother EA Shaw	020 7405 4545 020 7240 2255
6,500	603.9	Aldwych House, 71-91 Aldwych	LH	29.50	p2	AC, RF, Susp Clgs, Cat II Lig	Knight Frank	020 7629 8171
7,405	687.9	Castlewood House, 77-91 New Oxford Street	LH	27.50	LG, 3, Storage	CC, UT, Lifts(4), Reception, CP	Farebrother DTZ Debenham Tie Leung	020 7405 4545 020 7408 1161
8,052	748.0	Midcity Place, 71 High Holborn	LH	42.50	p2	RF, AC, Lifts(8), Reception	Farebrother	020 7405 4545
9,000	836.1	40 Bernard Street	LH	32.50	5	AC, RF, CP, Lift, Refurb	E A Shaw	020 7240 2255
10,513	976.7	70 Grays Inn Road	LH	poa	4, 5, Storage	Refurb, AC, RF, Lifts(2), CP(1)	Farebrother	020 7405 4545
12,000	1,114.8	Shropshire House, 2-20 Copper Street	LH	27.50	4	Lift, AC	E A Shaw	020 7240 2255
28,310	2,630.0	100 Grays Inn Road	LH	poa	3-7	RF, AC, Lifts, CP(24), Reception	Farebrother E A Shaw	020 7405 4545 020 7240 2255
32,400	3,010.0	55 New Oxford Street	LH	47.50	G-6	AC, RF, Lifts(3)	Godfrey Vaughan DTZ Debenham Tie Leung	020 7659 4949 020 7408 1161
53,223	4,944.4	Midtown 322, High Holborn	LH	poa	1-7	Lifts(3), RF, Commissionaire	Farebrother	020 7405 4545

Offices

454	42.2	43 Maiden Lane	LH	13,500pa	5	RF, CH, Lift	E A Shaw	020 7240 2255
871	80.9	47-49 Neal Street	LH	37.50	1	Wood Flr, Refurb	E A Shaw	020 7240 2255
913	84.8	80-81 St Martins Lane	LH	27.50	4	Refurb, Electric Htg, Lift	E A Shaw	020 7240 2255
1,106	102.7	6 Flitcroft Street	LH	24.50	3	Refurb	Farebrother Barton Rix	020 7405 4545 020 7404 2255
1,126	104.6	218 Strand	LH	22.00	4	Refurb, CH, Lift, Kitchette	Farebrother	020 7405 4545

KEY - AC - Air Conditioning, RF - Raised Floors, SC - Self Contained (buildings with their own access), CP (?) - Car Parking plus no. of spaces
LIFT - Lift(s), REFURB - Recently or undergoing refurbishment, PERIOD - Period Offices, NB - New Build, CH - Central Heating, UT - Under Floor Trunking,
CC - Central Cooling, INB - In-Building, HOB - Hot Oil Boiler, HOB - Hot Oil Boiler, HOB - Hot Oil Boiler, HOB - Hot Oil Boiler, HOB - Hot Oil Boiler

BROCHURE HOTLINE ☎ 01322 384123

OFFICE GUIDE

GORDON HOUSE 6 LISSENDEN GARDENS LONDON NW5 1LX

TEL: 020 7482 8837 FAX: 020 7482 8838

EMAIL: info@london-office-guide.co.uk

www.london-office-guide.co.uk

FACSIMILE TRANSMISSION

FROM: Herb Martin

COMPANY: Office Guide

TEL NO: 020 7482 8837

DATE: 16/02/06

OUR FAX NO: 020 7482 8838

TO: Jennie Childs

COMPANY: Gale Priggen & Co

FAX NO: 020 7404 5808

PAGES: 2 Incl This Page

Dear Jennie

26-30 CUBITT STREET

Sorry for the delay in getting you this proof. There was a technical problem that needed to be sorted out first. Please let me know if it is approved or if amendments need to be made.

There is no room for a description of the property on a basic entry. There is on a standard entry which is £10 more.

Kind regards
Herb Martin

London Office Guide

Again

Central London

Business Centres

Central Agents

Greater London

Articles

26-30 Cubitt Street
London WC1

Availability: 2,800 to 5,694 sq ft

Basic Amenities: New Build Ground & Lower Ground Floor Units For Sale, Self-Contained, Lift, Excellent Natural Light

Rent: Price On Application

GalePriggen: 020 7404 5043 www.galepriggen.co.uk

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 23 November 2005 15:45
To: 'della@daylight-signs.com'
Subject: 26-30 Cubitt Street, London WC1

Dear Della

Further to our telephone conversation of earlier today, I would be grateful if you could arrange for the following boards to be erected. We require three 4 ft x 3 ft flat boards to be affixed to the hoardings at 26/30 Cubitt Street, London WC1. I attach 3 photographs showing where we would like these boards to be affixed.

I would like the following wording to be on the boards:

**FOR SALE
GROUND & LOWER GROUND FLOOR
B1 OFFICE/STUDIO UNITS**

If you require any further information or would like clarification on any points, please do not hesitate to contact me.

Kind regards

Yours sincerely

Clarke Buxton
Associate Partner
Gale Priggen & Co
Sardinia House
52 Lincolns Inn Fields
London WC2A 3LZ

T: 020 74045043
F: 020 74045808
E: www.galepriggen.co.uk

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23/11/2005



SURVEYORS, VALUERS & ESTATE AGENTS

Sardinia House 52 Lincoln's Inn Fields London WC2A 3LZ

Fax: 020 7404 5808 E-mail: gpc@galepriggen.co.uk

Web: www.galepriggen.co.uk

020 7404 5043

09 AUG 2005

26-30 CUBITT STREET
LONDON
WC1

LONG LEASEHOLD OFFICE/STUDIOS
2,800 SQ FT - 5,694 SQ FT APPROX

Ground and lower ground floor units
offered in shell condition

Units available to buy on 999 year leases

All enquires to
Clarke Buxton or Tim Gale 020 7404 5043

Clarke Buxton
cb@galepriggen.co.uk

Tim Gale
tpg@galepriggen.co.uk

Clarke Buxton

From: info@screenedata.co.uk
Sent: 05 August 2005 20:08
To: cb@galepriggen.co.uk
Cc: admin@screenedata.net
Subject: New listings - cb@galepriggen.co.uk

AgentsXchange.net

Please find below new details that have been listed recently on the Screenedata [Agents Exchange](#) site:

423-425 Caledonian Road, London, N7 9BQ

Size: 21683 - 21683 sqft

Prominent self contained modernised warehouse/office building with secured underground parking and yard with potential for further extension or re-development, subject to planning. Of interest to occupiers/investors/developers. Located outside congestion zone. Seeking offers in excess of £4.5 Million, STC.

Contact: [Ashley Goodman](#) of Pater Goodman Merriman - 020 7253 2525

124-130 Southwark Street, London, SE1 0SF

Size: 1250 - 1250 sqft

Ground floor on North side of street close to junction with Blackfriars. New lease for a term by arrangement.

Contact: [Peter Jerram](#) of Noble Harris Partnership - 020 7629 0811

90-92 Pentonville Road, London, N1 9HS

Size: 3692 - 3692 sqft

Top floor office to let of this prominent corner building.

Contact: [Clarke Buxton](#) of Gale Priggen - 020 7404 5043

26-30 Cubitt Street, London, WC1X 0LR

Size: 2800 - 5694 sqft

Long leasehold office/studios for sale

Contact: [Clarke Buxton](#) of Gale Priggen - 020 7404 5043

Put your new office requirements and disposals on our site at www.agentsxchange.net (it's free!)

[AgentsXchange site](#)

The AgentsXchange website is a free information exchange for office agents to post details of any new office disposals or requirements in the South East. All postings are checked against the StreetsAhead database to ensure that they are new to the market, however, ScreenData Ltd accept no responsibility for the accuracy of any of the above postings.

17TH MARCH



SURVEYORS, VALUERS & ESTATE AGENTS
 Sardinia House 52 Lincoln's Inn Fields London WC2A 3LZ
 Fax: 020 7404 5808 E-mail: gpc@galepriggen.co.uk
 Web: www.galepriggen.co.uk

020 7404 5043

NEW INSTRUCTION

**LIGHT INDUSTRIAL/WORKSHOP PREMISES
 WITH OFFICES ABOVE**

TO LET

26/30 CUBITT STREET, LONDON WC1

5,406 SQ FT (502 SQ M) APPROX

LOCATION

The property is situated on the east side of the thoroughfare close to the junction with Kings Cross Road. The immediate area boasts excellent transport links, with Kings Cross (Northern, Circle, Hammersmith and City, Metropolitan, Victoria and Main Line rail services) and Farringdon (Metropolitan, Circle, Hammersmith and City and Thames Link Services) within walking distance.

ACCOMMODATION

The available accommodation comprises of 1st floor offices, over a principal ground floor workshop (with drive - in access), loading/yard space, plus ancillary offices/stores.

The building is offered in its existing condition, or may be refurbished in accordance with an incoming tenant's requirements.

The property may suit a variety of commercial users.

FLOOR AREAS

1 st floor	2,630 sq ft
Gnd floor - Workshop	2,099 sq ft
Gnd floor - Ancillary/stores	687 sq ft
Total	5,406 sq ft

TERMS

A new lease is available for a term by arrangement.

Rent - £54,000 per annum exclusive (in existing condition)

Rent - £95,000 per annum exclusive (following full refurbishment).

RATING

Verbal enquires with the local rating authority indicate the premises are currently assessed as follows:
Workshop and premises RV £23,750.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with owner's sole agents: Gale Priggen & Company

Contact:

Clarke Buxton
cb@galepriggen.co.uk

Tim Gale
tpg@galepriggen.co.uk

[Nov 2004]



SURVEYORS, VALUERS & ESTATE AGENTS
Sardinia House 52 Lincoln's Inn Fields London WC2A 3LZ
Fax: 020 7404 5808 E-mail: gpc@galepriggen.co.uk
Web: www.galepriggen.co.uk

020 7404 5043

NEW INSTRUCTION

13/1/05

**LIGHT INDUSTRIAL/WORKSHOP PREMISES
WITH OFFICES ABOVE**

TO LET

26/30 CUBITT STREET, LONDON WC1

5,406 SQ FT (502 SQ M) APPROX

LOCATION

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Contact:

Clarke Buxton
cb@galepriggen.co.uk

Tim Gale
tpg@galepriggen.co.uk

[Nov 2004]



SURVEYORS, VALUERS & ESTATE AGENTS
Sardinia House 52 Lincoln's Inn Fields London WC2A 3LZ
Fax: 020 7404 5808 E-mail: gpc@galepriggen.co.uk
Web: www.galepriggen.co.uk

020 7404 5043

NEW INSTRUCTION

19/11/04

**LIGHT INDUSTRIAL/WORKSHOP PREMISES
WITH OFFICES ABOVE**

TO LET

26/30 CUBITT STREET, LONDON WC1

5,406 SQ FT (502 SQ M) APPROX

LOCATION

The property is situated on the east side of the thoroughfare close to the junction with Kings Cross Road. The immediate area boasts excellent transport links, with Kings Cross (Northern, Circle, Hammersmith and City, Metropolitan, Victoria and Main Line rail services) and Farringdon (Metropolitan, Circle, Hammersmith and City and Thames Link Services) within walking distance.

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Strictly by prior appointment with owner's sole agents: Gale Priggen & Company

Contact:

Clarke Buxton
cb@galepriggen.co.uk

Tim Gale
tpg@galepriggen.co.uk

[Nov 2004]



DAYLIGHT SIGNS

225 ALMA ROAD
ENFIELD EN3 7BB
TEL: 0181 - 443 4222 (10 lines)
FAX: 0181 - 443 4434



Date: 19/11/04

AGENT

Gale Triggs + Co.

FAXED BY:

CB

ORDERED BY:

CB

4 X 3	ANGLE		4 X 3	SINGLE		4 X 3	SLIPS	
5 X 4	ANGLE	X	5 X 4	SINGLE		5 X 4	SLIPS	
6 X 5	ANGLE		6 X 5	SINGLE		6 X 5	SLIPS	
1ST FLOOR	X	2ND FLOOR				3RD FLOOR		

SPECIAL WORDING

To LET

OFFICE / STUDIO / WORKSHOP
5406 sq ft

SPECIAL FIXING

Best position possible please, closest to the King Cross Rd junction

ADDRESS OF BOARD

26-30 Cabbitt Street
London
W1E

NEW ORDER

CONFIRMATION

Daylight Signs
225 Alma Road
Enfield
Middlesex
EN3 7BB

REGISTERED
01 DEC 2004

Invoice

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VAT Reg No: 629544025

GALE PRIGGEN & CO
SARDINIA HOUSE
52 LINCOLNS INN FIELDS
LONDON
WC2A 3LZ

VAT Reg No:

DOCUMENT No. 100794

DATE/TAX POINT 30/11/2004

ORDER No.

ACCOUNT No. PRI800

Quantity	Details	Disc%	Disc Amount	Net Amount	VAT Rate	VAT
1.00	5X4 ANGLE OR FLAG	0.00	0.00	78.00	17.50	13.65
5.00	WORDING CHARGE 26-30 CUBBIT STREET	0.00	0.00	9.00	17.50	1.58
1.00	5X4 ANGLE OR FLAG 14 TOOKS COURT	0.00	0.00	78.00	17.50	13.65
1.00	CONGESTION CHARGE	0.00	0.00	4.00	17.50	0.70

Total Net Amount	169.00
Carriage Net	0.00
Total VAT Amount	29.58
Invoice Total	198.58