

26-30 CUBITT
STREET

AGENT LED
ENQUIRIES

AGENT LED ENQUIRIES

Attached are copies of agent led enquiries Gale Friggen responded to during the marketing period. Also attached is a brief summary of any feedback from the marketing.

<u>Date</u>	<u>Agent</u>	<u>Requirement</u>	<u>Feedback</u>
August 2006	Andrew Haig	2,500 sq ft	
July 2006	SMPA	1,500-2,000 sq ft	
July 2006	Wogman and Partners	2,000 sq ft	Location not suitable.
July 2006	Carter Jonas	1,500-3,500 sq ft for fashion designer	
July 2006	Tuckerman	1,200-2,200 sq ft	
July 2006	Petermans solicitors	Minimum 5,000 sq ft	Location not suitable.
June 2006	LSM Partners	4,500-7,000 sq ft	Not of interest
June 2006	Richard Susskind & Co	Freehold/long leasehold 1,400-4,000 sq ft	Not interested in ground and lower ground floor.
June 2006	Richard Susskind & Co	3-5,000 sq ft	Looking for freehold idea in EC1.
June 2006		2-5,000 sq ft	No response.
May 2006	Miles Commercial	Gray's Inn Road search	Prefer freehold
May 2006	Matthews and Goodman		No response.
May 2006	Crestmoor		No response.
May 2006	Richard Susskind & Co	Structural Engineers	Not of interest
April 2006	Montague Evans	3-5,000 sq ft EC1	Not suitable.
April 2006	Carter Jonas	2-7,000 sq ft	Ideally looking for freehold.
April 2006	Montague Evans	Freehold search	Not of interest
April 2006	Savoys		Location not suitable.

April 2006	Susan Earl Commercial	Entertainment company	Timing not right.
March 2006	Atis Real	IT company	Preferred shc term lease.
February 2006	Daniel Watney	2,300-4,000 sq ft	Too many structural pillars.
December 2005	Morgan Lambert and Partners	3-3,500 sq ft	Not suitable.
November 2005	Matthews and Goodman		Found alternative accommodati
October 2005	Brewster Leech		No response.
September 2005	Smith Mellzack Pepper Angliss	Architects	Seeking freehold.
	Jarman and Co		No response
September 2005	Breker Grosmith	Project management firm	Not ideal location.
September 2005	Oliver Pain	Media company	Not suitable.
September 2005	Richard Susskind & Co		Do not want to be on ground and lower ground floors
September 2005	Wright and Partners	6-8,000 sq ft	Not looking for new build.
April 2005	Daniel Watney	2,300-4,000 sq ft Office/studio requirement	Found suitable accommodati
November 2004	Kinney Green	4-6,000 sq ft industrial space	No response.
November 2004	D E and J Levy	3,000 sq ft warehouse	No response.

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 03 August 2006 14:49
To: 'andrewhaig@btconnect.com'
Subject: Kings Cross - Long Leashold units

Dear Andrew

Please find attached sales particulars and technical details of the premises we are marketing in Cubitt Street as requested.

Should you require any further information or a viewing, please do not hesitate to contact me.

Kind regards

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

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

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Wogman & Partners

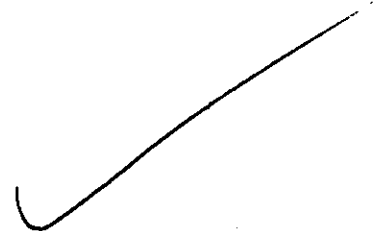
COMMERCIAL PROPERTY CONSULTANTS

19 JUL 2006

Office or Office/Residential Requirement

- Minimum 2,000 sq.ft
- Close as possible to Bloomsbury Square
- on behalf of the Vienna Group of Hotels plc
- Freehold or Long Lease
- Occupation as soon as possible
- Please forward 2 sets of details

Cubitt Street



707 High Road, Finchley, London N12 0BT
Telephone +44(0)20 8492 8882 • Fax +44(0)20 8343 9262 • E-Mail: info@wogmanandpartners.com
www.wogmanandpartners.com

Particulars are submitted for guidance only and it is not intended that they shall form any part of any contract

Tim Gale

From: Michael Pain [michael.pain@carterjonas.co.uk]
Sent: 13 July 2006 12:04
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] Fashion Designer's Office Requirement

Size: 1,500-3,500 sq. ft. preferably on no more than 2 floors. NB. Will also consider live/work buildings.

Location: Soho, Noho, Covent Garden, Bloomsbury, Holborn and Clerkenwell.

Tenure: Freehold preferred - consider leasehold

Specification: Preference for something smart and trendy, e.g. loft/warehouse conversion.

Please send details to me as soon as possible. Thank you.

Michael

Michael Pain
Carter Jonas LLP
127 Mount Street
London
W1K 3NT

Tel: 020 7758 9689
Email: michael.pain@carterjonas.co.uk

26/30 Cubic ft done

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CLIENT URGENT OFFICE
REQUIREMENT

13 JUL 2006

Client A)

LOCATION: EC1, WC1, WC2, SW1, SE1

ACCOMMODATION: 1,200-2,200 sq ft

TENNANCY: Freehold/Long leasehold

PRICE: Market

POSSESSION: By January 2007

Client B)

LOCATION: City

ACCOMMODATION: 6,500-14,000 sq ft would consider up to 20,000sq ft if part income productions.

TENNANCY: Freehold or Long Leasehold

PRICE: Market

POSSESSION: By February 2007

→ Arbitt 87

tel: 020 8958 5040 sales
tel: 020 8958 7222 lettings
fax: 020 8958 8822
www.petermans.co.uk

10 IIII 2006



URGENT FREEHOLD OFFICE REQUIREMENT

On behalf of Solicitors, we are seeking the following:

- LOCATION:** Bloomsbury, Holborn, Clerkenwell, City
- SIZE:** Minimum of 5,000 sq. ft.
- ACCOMMODATION:** Ideally self-contained building, but will consider floors. Good condition essential.
- TENURE:** Freehold or long leasehold.
- PRICE:** In the region of £2.25m.
- OCCUPATION:** Immediate

*26-30 Curlett St.
Technical pack + part*

Please forward details of all suitable properties in duplicate to:

HOWARD R. PETERMAN
HOWARD PETERMANS
PETERMANS
howard@petermans.co.uk
020 8958 5040 (T)
020 8958 8822 (F)
020 8958 8822 (F)

BURY LANE EDGWARE HA8 7JZ

8 THE PROMENADE EDGWARE

Petermans for themselves and for the vendors or lessors of this property do not warrant the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on any representation or warranty or enter into any contract whatever in relation to this property.

When they act, give notice that i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and must satisfy themselves as to their accuracy, ii) no employee of Petermans has any authority to make or give any representation or warranty, iii) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and iv) Petermans will not be liable for any loss or damage suffered by any person in relation to this property.

ARLA NAEA

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 22 June 2006 15:58
To: 'Andrew Sinclair'
Subject: RE: Your clients requirement

Andrew

At the moment we are guiding at £1.6 million for both units, this is to shell.

Regards

Clarke

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

From: Andrew Sinclair [mailto:ASinclair@lsmpartners.co.uk]
Sent: 22 June 2006 14:50
To: 'cb@galepriggen.co.uk'
Subject: RE: Your clients requirement

Price?

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

From: Clarke Buxton [mailto:cb@galepriggen.co.uk]
Sent: 21 June 2006 09:28
To: asinclair@lsmpartners.co.uk
Subject: Your clients requirement

Postcodes: EC1

Clients looking for 4500sf to 7000sf Preferably freehold, but will do long leasehold. Prefer look at Central London if well connected to tube or rail. Timing asap.

Andrew

Please find attached sales particulars of 26-30 Cubitt Street in response to your clients requirement

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

Kind regards

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

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

Clarke Buxton

From: agentsxchange@screenedata.net
Sent: 20 June 2006 19:34
To: cb@galepriggen.co.uk
Subject: New listings - cb@galepriggen.co.uk



Please find below new details that have been listed recently on the Screenedata Agents Exchange site:

41 Wapping High Street, London, E1W 1NR

Size: 4200 - 4200 sqft

Ground floor close to its junctions with Wapping High Street & Vaughan Way. Lease for a term by arrangement outside the Act.

Document: [Click here to download details](#)

Contact: Richard Conway of Tarn & Tarn - 020 7377 8989

Requirements:

Postcodes: EC1

Clients looking for 4500sf to 7000sf Preferably freehold, but will do long leasehold. Prefer EC1, but will look at Central London if well connected to tube or rail. Timing asap.

Size: 4500 - 7000 sqft

Contact: Andrew Sinclair of LSM Partners - 020 7616 0100

*26/30 Cubitt St
 Not of interest.*

Postcodes: SW15, W14, W8

Postcode Areas: Chelsea

1 or more floors. Location: South West/West London from Knightsbridge out to Hammersmith. Particularly keen on Fulham, Kensington, Chelsea, Olympia and Putney.

Tenure: leasehold or freehold. Specification: anything considered. Thank you. Michael Pain

Size: 17000 - 20000 sqft

Contact: Michael Pain of Carter Jonas - 020 7493 0676

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

AgentsXchange site

Tim Gale

From: Shaun Simons [shaunsimons@richardsuskind.com]
Sent: 07 June 2006 16:03
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] Freehold/Longleasehold Requirement

Urgently require the following:

Size: 1400 - 4000 Sq Ft on either a single floor or self contained building.

Tenure: Freehold or Longleasehold

Location: EC1/EC2/E1/WC1

Timing: A.S.A.P.

Contact: Shaun Simons 020 7831 8311

26/30 Cubitt Street

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NOT INTERESTED IN GROUND +
LOWER GROUND.

Tim Gale

From: David Silver [davidsilver@richardsussskind.com]
Sent: 05 June 2006 10:55
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] EC1 Freehold Requirement - 3,000 - 5,000 sq. ft

On behalf of a retained client I am searching for the following:

Size: 3,000 - 5,000 sq. ft (Freehold or Long Leasehold only).

Location: Clerkenwell, Farringdon and surrounds (as close to a station as possible).

Specification: Good condition

Budget: Market

Timing: Immediate, (out viewing next week).

Please e-mail me with details of any suitable opportunities.

Th :s,

David

Cubitt St

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2-6-06

We are looking for:

1800 – 2300 sq ft
leasehold
maximum two floors
good natural light
location: W1 (not Mayfair, Soho)
SW1, WCI, ECI, SE1

Queen's Hse
Marcol Hse

2000 – 5000 sq ft
freehold or long leasehold
min 1000 sq ft per floor
location: ECI, EC2, E1,
WCI, N1

→ 26/30 Cubitt Street

Please contact: Sarah Taylor



Square feet

49 Owens Road
Winchester
SO22 6RU

t 01962 842258
f 01962 860902
m 07785 260059

sarah@square-feet.co.uk

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 24 May 2006 17:50
To: 'Peter Bromwich'
Subject: RE: Office Search-2,500-4,000sq.ft

Subject to Contract

Peter

Thanks for your email of yesterday. In response I herewith attach preliminary sales particulars and a technical information pack in respect of the premises we discussed, 26/30 Cubitt Street, WC1.

The available accommodation comprises of the ground and lower ground floors of this new build property with the overall floor area of the floors being circa 5,700 sq ft. The premises are also available on a split basis each suite is circa 2,800 sq ft over ground and lower ground floors.

The premises are being offered on a long leasehold basis and are finished to a shell condition, but my client is able to offer bespoke packages to any interested parties.

The completion of the whole development is due in December 2006, but we are told the fitting out of the office element should be available from June/July 2006. As a guide on price, we are quoting £300 per sq ft for the ground floor element and £225 per sq ft for the lower ground floor.

Should you require any further information at this point please do not hesitate to contact me.

Kind regards

Clarke

Reviewed f/h.

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

From: Peter Bromwich [mailto:peter@milescommercial.co.uk]
Sent: 23 May 2006 11:41
To: cb@galepriggen.co.uk
Subject: Office Search-2,500-4,000sq.ft

Hi Clark,

Following our brief conversation this morning I confirm we are looking for a Freehold building for a owner occupier in the Gra y's Inn Road area and wondered whether you have anything coming on?

Peter

With kind regards, P M Bromwich
Miles Commercial Ltd. 24 Ives Street, London SW3 2ND
Tel no. 020 7581 9722/mobile: 07966 055 685
www.milescommercial.co.uk

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24/05/2006

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 24 May 2006 17:53
To: 'asinclair@lsmpartners.co.uk'
Subject: 26-30 Cubitt Street

Subject to Contract

Andrew

Thanks for your email of earlier today. In response, I herewith attach preliminary sales particulars and a technical information pack in respect of 26/30 Cubitt Street, WC1.

The available accommodation comprises of the ground and lower ground floors of this new build property with the overall floor area of the floors being circa 5, 700 sq ft. The premises are also available on a split basis each suite is circa 2,800 sq ft over ground and lower ground floors.

The premises are being offered on a long leasehold basis and are finished to a shell condition, but my client is able to offer bespoke packages to any interested parties.

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Should you require any further information at this point please do not hesitate to contact me.

Kind regards

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

T: 020 74045043
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W: www.galepriggen.co.uk

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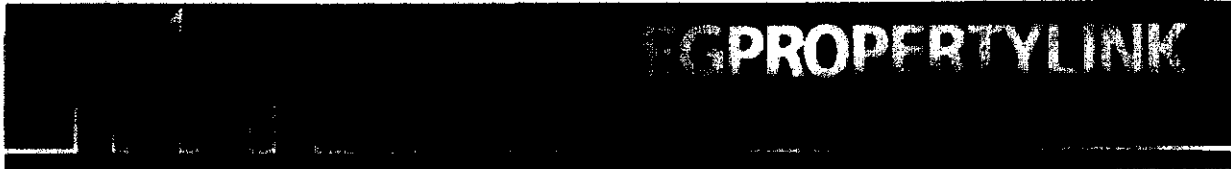
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24/05/2006

Clarke Buxton

From: Andrew Sinclair [asinclair@lsmpartners.co.uk]
Sent: 24 May 2006 16:15
To: cb@galepriggen.co.uk
Subject: [Norton AntiSpam] Enquiry via egpropertylink



Property enquiry

24 May 2006

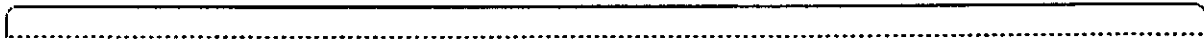
Dear Clarke Buxton

26-30 Cubitt Street, London WC1X 0LS
egpropertylink Quickfind_Id: 10013937

I found the above property on egpropertylink

Please send me more details about the property

Andrew Sinclair
LSM Partners
Tel: 0207 616 0163



- Over 36,000 properties listed
- 130,000 visitors per month
- over 1.5m page impressions per month
- over 17,000 searches per week
- over 1150 companies advertising

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Helpline: 020 7911 1717 Sales: 020 7911 1718

Enhance your property details from as little as £60 per property.

For more details of our rates and services, please [click here](#)
To download our starter pack, please [click here](#)

An  group service
EstatesGazetteGroup.com

Clarke Buxton

From: Peter Bromwich [peter@milescommercial.co.uk]
Sent: 23 May 2006 11:41
To: cb@galepriggen.co.uk
Subject: Office Search-2,500-4,000sq.ft

Hi Clark,

Following our brief conversation this morning I confirm we are looking for a Freehold building for a owner occupier in the Gra y's Inn Road area and wondered whether you have anything coming on?

Peter

With kind regards, P M Bromwich
Miles Commercial Ltd. 24 Ives Street, London SW3 2ND
Tel no. 020 7581 9722/mobile: 07966 055 685
www.milescommercial.co.uk

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As Email

Cubitt Street: + small
into pack in post.

100.

Tim Gale

From: Neil Prince [nprince@matthews-goodman.co.uk]
Sent: 19 May 2006 11:16
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] Office Requirement

Charity clients want to purchase a freehold or long leasehold of 3,000sqft upwards. Their budget of £1m means that only fringe London locations will probably work. They are currently based in Clerkenwell but would look at all locations. They will consider buildings or a floor(s) on a long lease basis. All ideas appreciated. Thanks. 020 7747 3170.

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Cubitt Street

GALE PRIGGEN & CO

SURVEYORS, VALUERS & ESTATE AGENTS

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

Tel: 020 7404 5043 Fax: 020 7404 5808

E-mail: gpc@galepriggen.co.uk

Web: www.galepriggen.co.uk

Ref: CB/KO

10 May 2006

A Hull Esq
Crestmoor PSL
6-8 London Road
Enfield
Middlesex
EN2 6EB

Dear Mr Hull

26/30 CUBITT STREET, LONDON WC1 - GROUND AND LOWER GROUND
FLOOR

Further to your enquiry from EG Property Link, I herewith enclose preliminary sales particulars along with a technical information pack on the above premises as requested. I also enclose details of one other freehold we are marketing in Lincoln's Inn Fields.

Should you require any further information or would like to arrange an inspection of either of the premises, please do not hesitate to contact me.

Kind regards

Yours sincerely

P. Kaxel

CLARKE BUXTON

Enc

No response

Clarke Buxton

From: Andrew Hull [andrew@crestmoor.co.uk]
Sent: 09 May 2006 15:44
To: cb@galepriggen.co.uk
Subject: [Norton AntiSpam] Enquiry via egpropertylink

EGPROPERTYLINK

Property enquiry

09 May 2006

Dear Clarke Buxton

26-30 Cubitt Street, London WC1X 0LS
egpropertylink Quickfind_id: 10013937

I found the above property on egpropertylink

Please send me more details about the property
Please send me details of similar properties
Please put me on your mailing list

I have been retained by my client to source freehold office premises, please send details of properties you have in the following areas, W1,SW1,WC1&2 EC2&4

Andrew Hull
Crestmoor PSL
6-8 London Road
Enfield
Middlesex
EN2 6EB
Tel: 020 8366 1133

- Over 36,000 properties listed
- 130,000 visitors per month
- over 1.5m page impressions per month
- over 17,000 searches per week
- over 1150 companies advertising

Did You Know?

egpropertylink can provide a dedicated website for your property for less than £500. See www.thisismyproperty.co.uk for more details and live examples.

Helpline: 020 7911 1717 Sales: 020 7911 1718

Enhance your property details from as little as £60 per property.
For more details of our rates and services, please [click here](#)

Tim Gale

From: Shaun Simons [shaunsimons@richardsussskind.com]
Sent: 02 May 2006 14:12
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] NEW REQUIREMENT

On behalf of Structural Engineers we have been retained to acquire the following:

Size: 2500 - 5000 Sq Ft

Location: Clerkenwell, Shoreditch, Kings Cross

Tenure: Freehold / Longleasehold

Timing: ASAP

Contact: Please forward all details to shaunsimons@richardsussskind.com or call 020 7831 8311 to discuss.

Thanks

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Carl A Sh

Kirsty Owers

From: Kirsty Owers [ko@galepriggen.co.uk]
Sent: 27 April 2006 17:37
To: 'stephen.english@montagu-evans.co.uk'
Subject: YOUR CLIENTS FREEHOLD SEARCH

Please find attached details on Cubitt Street in respect of the above requirement.

Kind regards

Kirsty Owers
Gale Priggen and Co

Tel: 020 7404 5043
Fax: 020 7404 5808

not of interest

27/04/2006

Tim Gale

From: Stephen English [stephen.english@montagu-evans.co.uk]
Sent: 27 April 2006 10:39
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] 3,000 - 5,000 sq ft - Freehold Offices EC1

We have been retained to find a building within the next twelve months. Will consider areas outside of EC1 including Mid-Town, Islington and perhaps Camden. Budget up to £2m. Larger buildings up to 7,000 sq ft will be considered where there is a reasonable prospect of underletting the surplus. All details to Stephen English

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● Cubitt Street - Tech park.

Tim Gale

From: agentsxchange@screenedata.net
Sent: 27 April 2006 01:54
To: tpg@galepriggen.co.uk
Subject: New listings - tpg@galepriggen.co.uk

AgentsXchange.net

Please find below new details that have been listed recently on the Screenedata Agents Exchange site:

Requirements:

Postcodes: W8,W11,W2,SW7

Postcode Areas: Marylebone

New requirement for head hunters, leasehold office in Notting Hill, Holland Park, Kensington, Bayswater, Paddington, Marylebone, North Oxford Street and Mayfair.

Size: 600 - 1500 sqft

Tenure: Leasehold

Contact: Michael Pain of Carter Jonas - 020 7493 0676

Postcodes: SWS5,W6,W14,SW7,W11,W8,W2,SW10,SW3,SW1(WC)

Client seeking freehold or long leasehold office in Earls Court, Hammersmith, Fulham, Kensington, Holland Park, Notting Hill, Bayswater, Paddington, Marylebone, Knightsbridge, Chelsea, Belgravia, Victoria, Pimlico, Aldwych and Bloomsbury.

Size: 2000 - 7000 sqft

Tenure: Freehold

Contact: Michael Pain of Carter Jonas - 020 7493 0676

Cubitt Street

Postcodes: EC

Postcode Areas: City core

Client seeks office/medical building for part office/physiotherapy uses in St Pauls, Bank, Monument, Cornhill/Leadenhall St, Tower Hill and surrounding areas. Willing to consider space arranged over one or several floors including basement and/or ground floors and upper floors.

Size: 1000 - 2000 sqft

Tenure: Leasehold

Contact: Michael Pain of Carter Jonas - 020 7493 0676

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

Clarke Buxton

From: Crinan Dunbar [CDunbar@lsmpartners.co.uk]
Sent: 27 April 2006 14:51
To: 'cb@galepriggen.co.uk'
Subject: RE: 26-30 Cubitt Street

If rented what figures are you looking for?

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

From: Clarke Buxton [mailto:cb@galepriggen.co.uk]
Sent: 31 March 2006 16:37
To: cdunbar@lsmpartners.co.uk
Subject: 26-30 Cubitt Street

*OB's questionnaires not suitable
you absent.
£22.50 pft Ground
£17.50 pft Low grad*

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

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

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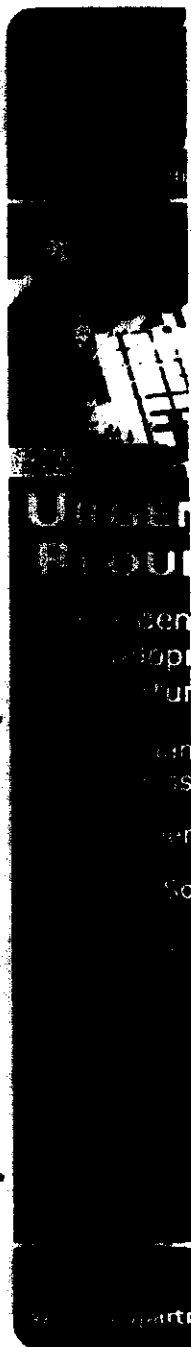
LSM Partners is the trading name of LSM Professional Ltd.

You are advised to verify any advice given before acting on it. This firm is regulated by the RICS.

A list of Directors is available at the above address.

27/04/2006

Client still considering



Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 24 April 2006 17:31
To: 'dm@savoys.co.uk'
Subject: 26-30 Cubitt Street

SUBJECT TO CONTRACT

Dear David

Further to our telephone conversation of earlier today, I herewith attach a technical pack for the above building which includes floor plans and preliminary sales particulars with artist's impression.

The available accommodation comprises of the ground and lower ground floors of this new build property with the overall floor area of the ground and lower ground floors being circa 5,700 sq ft. We are also marketing the premises on a split basis; each suite is circa 2,800 sq ft over ground and lower ground floors.

The premises are being offered long leases and finished to a shell condition; although my client is able to offer bespoke packages to any interested parties.

The completion of the whole development is due in December 2006, but we are informed that fitting out of the offices should be available from June/July 2006.

As a guide, we are quoting £300 per sq ft for the ground space and £225 per sq ft for the lower ground. Should you require any further information 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

~~Handwritten signature~~
locataire non suitable

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

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24/04/2006

Tim Gale

From: Susan Earl [susan@susanearlcommercial.com]
Sent: 10 April 2006 21:49
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] Freehold or Long Leasehold for Entertainment Company

STILL LOOKING

Minimum of 2,000 sq ft over as few floors as possible

Areas to include:

Victoria/Pimlico
North London
Marylebone
Kings Cross
Paddington
Holborn
Hammersmith

fr sold or long leasehold
budget up to £1.25 million
TO FIND A BUILDING NOW

please email anything suitable

regards Susan

Cubitt Street

This message was sent through the CityAgentsClub.com
emailing system. CityAgentsClub.com is designed,
implemented and maintained by Kugel - www.kugel.co.uk

Timing not right.

Tim Gale

From: Claire Oliver [claire.oliver@atisreal.com]
Sent: 03 March 2006 09:51
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] 2,000-3,000 sq ft Requirement - London Bridge/Mid Town

This is a requirement from our West End Team. DO NOT REPLY TO ME. Please reply to Phoebe.

Requirement for I.T company.
2,000-3,000 sq ft of office space.
Preferred areas: London Bridge or possibly Midtown.
Rental budget: £30 psf

Would prefer a single floor.

Would also consider purchasing a freehold.

Replies as soon as possible please.

Thank you

Phoebe Latham-Wake
phoebe.Latham-Wake@atisrealweatheralls.com
020 7338 4322

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Reply to
Cubitt Street
Into pack + detail
Back Bull Yard



Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 06 February 2006 15:11
To: 'radams@danwat.com'
Subject: Your clients requirement 2,300 -4,000

SUBJECT TO CONTRACT

Dear Roger

Further to your recent office studio requirement for a design company, I herewith attach preliminary sales particulars and plans in respect of premises we are marketing at Cubitt Street.

The available accommodation comprises of the ground and lower ground floors of this new build property with the overall floor area of the ground and lower ground floors being circa 5,700 sq ft. We are also marketing the premises on a split basis each suite of circa 2,800 sq ft over ground and lower ground floors.

The premises are being offered on 999 year leases and finished to a shell condition, but my client is able to offer the bespoke packages to any interested parties.

The completion of the whole development is due in December 2006, but we are told the fitting out of the offices should be available from June/July 2006.

As a guide, we are quoting £300 per sq ft for the ground floor space and £225 per sq ft for the lower ground floor space. Should you require any further information at this point 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

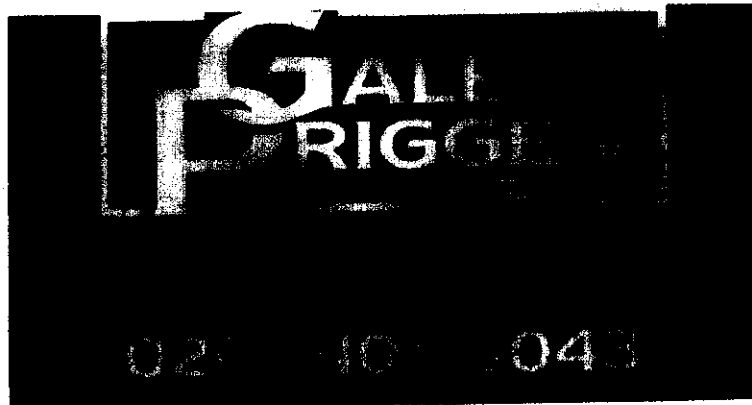
T: 020 74045043
F: 020 74045808
W: www.galepriggen.co.uk

*To be reviewed
P. Mart.*

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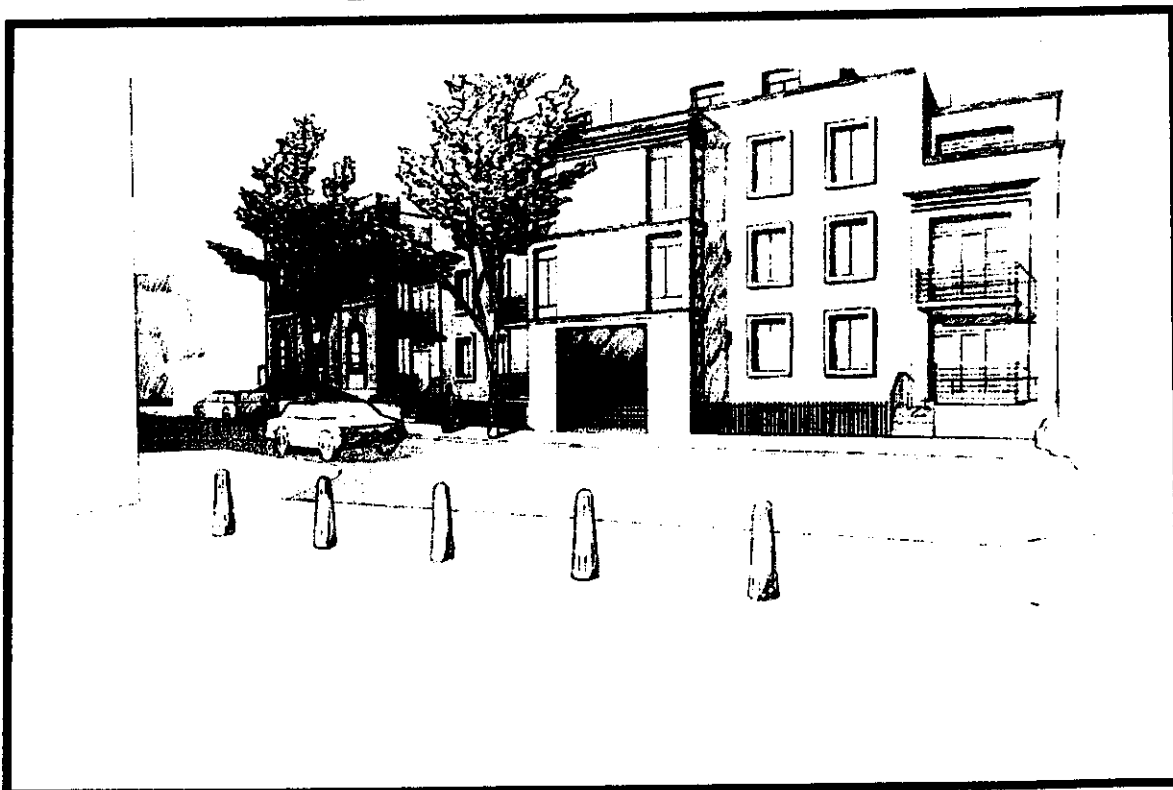
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26/30 CUBITT STREET
LONDON
WC1

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.

Important: Gale Friggen & Co for themselves and for those in whose behalf they act give notice that (a) these particulars are prepared for the conveyance of a freehold property or tenancy and, although they are believed to be correct, their accuracy is not guaranteed in any way, or in kind, or in description, and (b) the size or extent of the property, which compensation may be claimed and neither do they constitute any part of a contract, (c) any intended purchaser or tenant must satisfy himself by inspection

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 999 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

Tim Gale

From: agentsxchange@screenedata.net
Sent: 13 December 2005 01:36
To: tpg@galepriggen.co.uk
Cc: admin@screenedata.net
Subject: New listings - tpg@galepriggen.co.uk

AgentsXchange.net

Please find below new details that have been listed recently on the Screenedata Agents Exchange site:

Requirements:

Postcodes: N1, WC1

Freehold storage unit required, any condition, for paper/document storage.

Size: 3000 - 3500 sqft

Tenure: Freehold

Contact: Peter Morgan of Morgan Lambert & Ptnrs - 020 7405 1686

CUBITT STREET

Postcodes: W1, W9, NW8, NW1, WC1, EC1, W2

Size: 8000 - 14000 sqft

Contact: Roger Adams of Daniel Watney - 020 7246 5000

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

[AgentsXchange site](http://www.agentsxchange.net)

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 Streets Ahead 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.

Accen net right

13/12/2005

Clarke Buxton

From: agentsxchange@screenedata.net
Sent: 18 November 2005 01:06
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:

Requirements:

Postcodes: WC, SW1, SW3, SW7, W1, WC, EC, E1, SE1

Postcode Areas: Battersea

Looking for freehold / long leasehold office space circa 3,000sf in a variety of areas: SE1, Lambeth, Battersea Also Noho, Bloomsbury, Clerkenwell, Old Street, Shoreditch plus all City postcodes. Budget up to £1m. Any ideas let me know. Thanks Ed

Size: 2500 - 3500 sqft

Tenure: Freehold

Contact: Ed Johnston Stewart of Matthews & Goodman West End - 020 7747 8847

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

AgentsXchange site

Ed Johnston

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.

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 18 November 2005 12:11
To: 'johnstonstewart@matthews-goodman.co.uk'
Subject: 26-30 Cubitt Street, London WC1

Subject to Contract

Dear Ed

In response to your freehold/long leasehold search, I herewith attach preliminary sales particulars and plans in respect of premises we are marketing at 26/30 Cubitt Street for you information. The available accommodation comprises the ground and lower ground floors of this new-build property. The overall floor area of the ground and lower ground floors are circa 5,700 sq ft, but we are able to split the demise in to two suites of circa 2,800 sq ft on ground and lower ground floors.

We are offering the premises in shell format, but my client is able to offer bespoke packages to any interested parties.

Completion for the whole of the development is due in December 2006, but we are informed that fitting out of the units should be available from June/July 2006.

Should you require any further information at this point 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

Suited

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

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GALE PRIGGEN & CO

SURVEYORS, VALUERS & ESTATE AGENTS

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

Tel: 020 7404 5043 Fax: 020 7404 5808

E-mail: gpc@galepriggen.co.uk

Web: www.galepriggen.co.uk

SUBJECT TO CONTRACT

Ref: TPG/KO

06 October 2005

P Brewster Esq
Brewster Leech
6 Albermarle Street
London
W1S 4HG

Dear Paul

26/30 CUBITT STREET, LONDON WC1

Following our discussions earlier this afternoon I enclose as promised our basic preliminary details, together with plans of the accommodation to be created at the above.

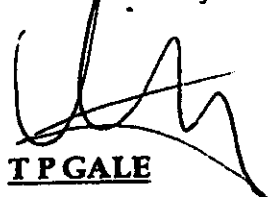
The areas will of course need to be verified on site on completion of works, but assuming an even split, based on the asking price of £300 per sq ft for the ground and £225 per sq ft on the lower ground, this produces guide prices in the order of £750,000 per unit.

The space can of course be taken as a single entity.

My colleague, Clarke Buxton, is actually dealing with this and therefore if you have any further queries please direct them to him.

Kind regards

Yours sincerely



T P GALE

Enc

Clarke Buxton

From: info@screenedata.co.uk
 Sent: 27 September 2005 09:57
 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:

Requirements:

Postcodes: EC1, EC2, WC1, WC2

Architect client seeking to buy freehold of office building - preferably a building requiring work in order that client can use own design expertise. Clients need circa 2,000/3,000 sq ft for themselves but would buy larger with a view to letting surplus and obtaining larger floors. Timing - current.

Size: 2000 - 6000 sqft

Contact: Paul Vernon-Smith of Smith Melzack Pepper Angliss City - 020 7638 1856

Postcodes: W1, WC, EC, SW1, SE1, E1, N1, NW1

A reasonable quality space not in any way grade A space. There must be a lecture room ideally with no columns in it of 14.5m X 17.5m ie a room of 2500-3000 sf.

Size: 4000 - 5500 sqft

Contact: Robin Farmer of Leopold Farmer - 020 7437 1986

90-2 Tottenham Rd
 Queens Manor

Postcodes: W1, WC, SW1, SE1, EC, N1, NW1

Conference Centre client needs basements with extra high ceilings and few columns as possible. Any condition. Long leases or purchase. West End, Victoria, Midtown preferred but consider Clerkenwell and City.

Size: 5000 - 15000 sqft

Contact: Derek Gillmore of Edward Charles & Partners - 020 7436 3210

Cubitt Street
 Too many columns.

Postcodes: EC1, N1, WC1

Clients are seeking a building/floor to provide circa 20,000 sq ft in a location within close proximity of Farringdon or Kings X Thameslink Stations. Timing for move is 2007 but would look now at sites/refurbishment/purchase situations possibly warehouse/office style.

Size: 18000 - 25000 sqft

Contact: Paul Vernon-Smith of Smith Melzack Pepper Angliss City - 020 7638 1856

Clarke Buxton

From: info@screenedata.co.uk
Sent: 27 September 2005 09:57
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:

Requirements:

Postcodes: EC1, EC2, WC1, WC2

Architect client seeking to buy freehold of office building - preferably a building requiring work in order that client can use own design expertise. Clients need circa 2,000/3,000 sq ft for themselves but would buy larger with a view to letting surplus and obtaining larger floors. Timing - current.

Size: 2000 - 6000 sqft

Contact: Paul Vernon-Smith of Smith Melzack Pepper Angliss City - 020 7638 1856

Postcodes: W1, WC, EC, SW1, SE1, E1, N1, NW1

A reasonable quality space not in any way grade A space. There must be a lecture room ideally with no columns in it of 14.5m X 17.5m ie a room of 2500-3000 sf.

Size: 4000 - 5500 sqft

Contact: Robin Farmer of Leopold Farmer - 020 7437 1986

*90-2 Park Lane Rd
Greenwich, London*

Postcodes: W1, WC, SW1, SE1, EC, N1, NW1

Conference Centre client needs basements with extra high ceilings and few columns as possible. Any condition. Long leases or purchase. West End, Victoria, Midtown preferred but consider Clerkenwell and City.

Size: 5000 - 15000 sqft

Contact: Derek Gillmore of Edward Charles & Partners - 020 7436 3210

Edgitt Street

Postcodes: EC1, N1, WC1

Clients are seeking a building/floor to provide circa 20,000 sq ft in a location within close proximity of Farringdon or Kings X Thameslink Stations. Timing for move is 2007 but would look now at sites/refurbishment/purchase situations possibly warehouse/office style.

Size: 18000 - 25000 sqft

Contact: Paul Vernon-Smith of Smith Melzack Pepper Angliss City - 020 7638 1856

Tim Gale

From: Paul Vernon-Smith [paul.vernonsmith@sm-pa.co.uk]
Sent: 22 September 2005 12:20
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] Requirement

I have clients seeking a freehold.

Cubitt Street.

Client - Architects

Size - 2,000 - 6,000 sq ft

Property - preferably a building requiring refurbishment which clients can then work on

Location - City fringe with a preference for EC1, EC2, WC1, WC2

Tenure - Freehold

Timing - Current

clients need circa 2,000/3,000 sq ft for themselves but would buy larger with a view to letting surplus and obtaining larger floors.

Details please to Paul Vernon-Smith

De

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Want freehold no 1/4H

**GALE
PRIGGEN
& CO.**

SURVEYORS, VALUERS & ESTATE AGENTS

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

Tel: 020 7404 5043 Fax: 020 7404 5808

E-mail: gpc@galepriggen.co.uk

Web: www.galepriggen.co.uk

Ref: CB/KO

14 September 2005

J Jarman Esq
Jarman and Co
22 Foubert Place
London
W1F 7 PN

Dear Jonathan

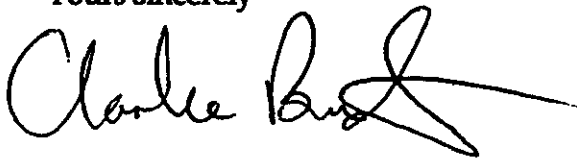
26/30 CUBITT STREET, LONDON WC1

Further to our telephone conversation of earlier today I herewith enclose plans of the proposed development at the above address.

If you require any further information at this point please do not hesitate to contact me.

Kind regards

Yours sincerely



CLARKE BUXTON

Enc



Brecker Grossmith

63 Wigmore Street, London W1U 180

CHARTERED SURVEYORS

PROPERTY PARTICULARS

08 SEP 2005

Tel: 020 7486 3531

Fax: 020 7935 3074

info@breckergrossmith.co.uk

www.breckergrossmith.co.uk

PROJECT MANAGEMENT FIRM

**Retain us to find for their owner
occupation**

20130 Collett S.

**FREEHOLD or
LONG LEASEHOLD**

B1 OFFICE SPACE

Circa 3,000 sq ft

**Predominately open plan
On 1 or 2 floors**

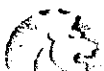
Requires Jubilee line stn proximity or excellent transport links.

Locations of interest:

SE1, SE10, SE16,

W1, EC1,

*Please Contact Steven Keller
steven@breckergrossmith.co.uk
Tel: 020 7486 3531*



Tim Gale

From: Michael Pain [mpain@oliverpain.co.uk]
Sent: 07 September 2005 12:56
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] RE: Ongoing Office Search on Behalf of Media Company

I am retained by a media company to acquire freehold or 'virtual freehold' offices for owner occupation meeting the following criteria:

Size - 2,000-8,000 sq.ft.

Location - Hammersmith, Fulham, Chelsea, Kensington, Earls Court, Notting Hill, Paddington, Marylebone, North Oxford Street / Fitzrovia, Bloomsbury, Holborn, Clerkenwell and surrounding areas.

Tenure - Freehold or 'virtual freehold'

Specification - Anything considered including buildings capable of conversion to office use or properties that require refurbishment / partial redevelopment.

Please forward details to me as soon as convenient.

Thank you.

Michael Pain
Oliver Pain Commercial Property
11 Bruton Street, London, W1J 6PY
Email: mpain@oliverpain.co.uk;

26/30 Culitt St

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Tim Gale

From: Shaun Simons [shaunsimons@richardsuskind.com]
Sent: 05 September 2005 14:59
To: tpg@galepriggen.co.uk
Subject: [CityAgentsClub.com] 2 New Requirements

On behalf of retained clients I urgently require the following:

REQUIREMENT 1

Location - West End, Midtown, Paddington, Regents Park, Camden, St Johns Wood, Hampstead.

Size - 3,500 - 5,000 Sq Ft.

Tenure - Freehold/Long-leasehold.

26/30 Claitt St.

Timing - Occupation early 2006 however are prepared to commit to a building immediately.

Contact - Shaun Simons - 020 7831 8311.

REQUIREMENT 2

Location - West End, Midtown, City Fringe.

Size - 20,000 - 35,000 Sq Ft.

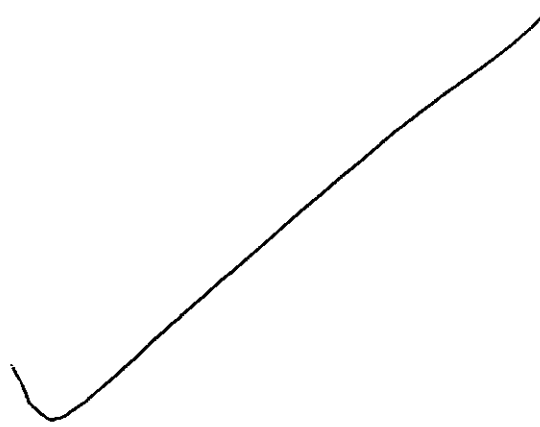
Tenure - Freehold/Long-leasehold may consider leasehold providing it was a self contained building.

Timing - A.S.A.P.

Contact - Shaun Simons - 020 7831 8311.

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Not grand + lower grand



CLIENTS REQUIREMENT

6,000/8,000 sq ft

Paddington, Bayswater, Notting Hill, Marylebone,
Holborn, King's Cross, Camden, Clerkenwell

Self contained building or part

As "interesting or quirky" as possible

No suspended ceilings

No air conditioning

To rent or purchase

Details please to

Andrew Marriott

acm@wrightandpartners.co.uk

20/30 c. b. ft. 87.

*Period property
and too small*

GALE PRIGGEN & CO

SURVEYORS, VALUERS & ESTATE AGENTS

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

Tel: 020 7404 5043 Fax: 020 7404 5808

E-mail: gpc@galepriggen.co.uk

Web: www.galepriggen.co.uk

Ref: CB/KO

17 August 2005

S Rinder Esq
Pilcher Hershman
25 Saville Row
London
W1S 2ER

By Post/Fax: 020 7399 8700

Dear Simon

26-30 CUBITT STREET, LONDON WC1
GROUND AND LOWER GROUND FLOORS

Further to our recent exchange of emails, I herewith enclose preliminary particulars and plans for the above premises as promised.

Should you require any further information at this point please do not hesitate to contact me.

Kind regards

Yours sincerely



CLARKE BUXTON

enc

Clarke Buxton

From: Michael Pain [mpain@oliverpain.co.uk]
Sent: 06 August 2005 14:14
To: 'cb@galepriggen.co.uk'
Subject: Cubitt St, London

Dear Clarke

Please could you e/post details of the above freehold property that you're marketing ?

Thanks

Mike Pain

OLIVER PAIN

COMMERCIAL PROPERTY

11 Bruton Street
Mayfair
London W1J 6PY

Tel : +44 (0) 20 7647 9797
Fax : +44 (0) 20 7647 9798

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OFFICE/STUDIO REQUIREMENT

25 HOSIER LANE
LONDON EC1A 9DW
☎ 020 7246 5000
☎ 020 7248 7001
www.danwat.com

- LOCATION:** From Clerkenwell Road north to Highgate.
Between York Way and Kingsland Road.
- SIZE:** 2,300 – 4,000 sq ft
- TENURE:** Freehold or Leasehold.
- STYLE:** For a design company.

Please send details of all suitable options together with
Rent/Quoting Price/Rates and Service Charges to:
ROGER ADAMS

Email: radams@danwat.com
Tel: 020 7246 5054
Fax: 020 7248 7001

26-30 Curbit Street.

Client's requirement

GALE PRIGGEN & CO

SURVEYORS, VALUERS & ESTATE AGENTS

Sardinia House 52 Lincoln's Inn Fields London WC2A 3LJ.
Tel: 020-7404 5043 Fax: 020-7404 5808
E-mail: gpc@galepriggen.co.uk

Fax Coversheet

To: IAN STALLARD

From: Tim Gale

Fax: 7278 9773

Pages: 5

Re: 26130 CURBIT ST WCL Date: 1/3/05

DETAILS + PLANS, AS
REQUESTED...



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	<u>687 sq ft</u>
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

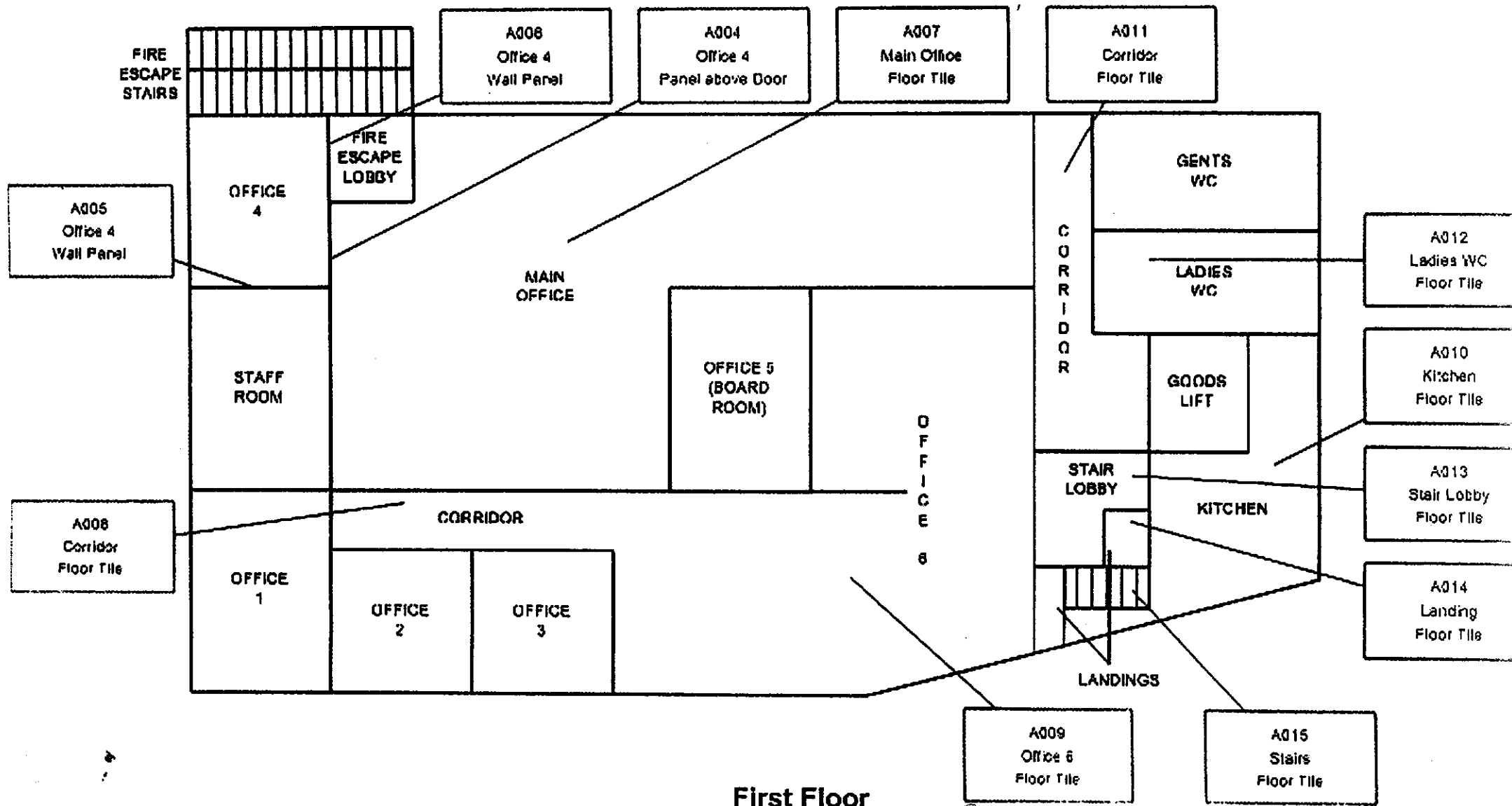
Strictly by prior appointment with owner's sole agents: Gale Priggen & Company

Contact:

Clarke Buxton
cb@galepriggen.co.uk

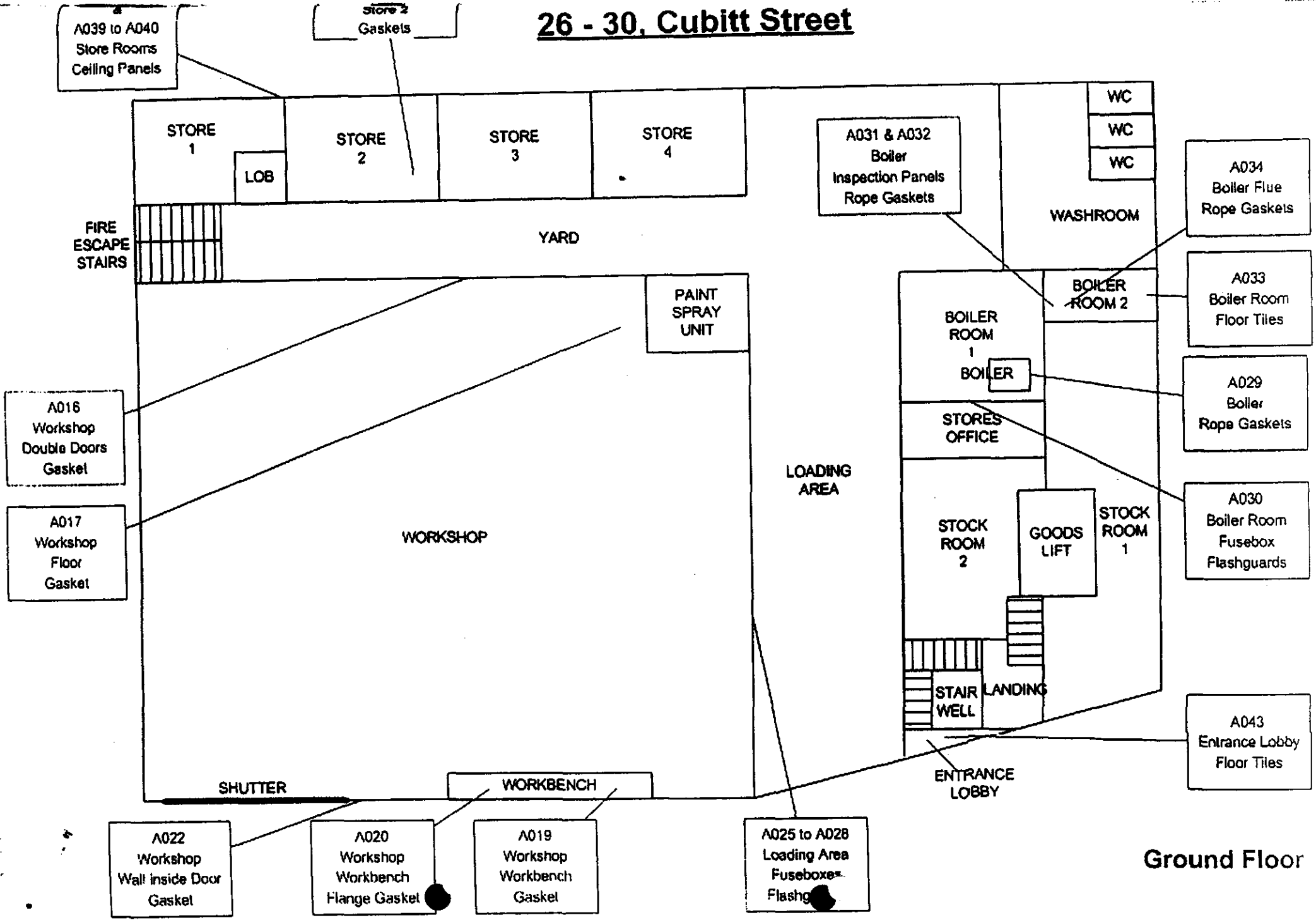
Tim Gale
tpg@galepriggen.co.uk

[Nov 2004]



First Floor

26 - 30, Cubitt Street



Ground Floor

Clarke Buxton

From: Clarke Buxton [cb@galepriggen.co.uk]
Sent: 22 November 2004 13:10
To: 'r.paton@kinneygreensw.com'
Subject: Clients requirement

Rory

I have just spotted the requirement you sent round today for 4-6000sq ft for industrial space. I have just received instructions on a building in Cubitt Street WC1 which may suit this requirement. The building is self-contained and is some 5,400 sq ft spread over ground and 1st floors with loading bay and separate stores to the rear. The premises are at present un-refurbished, but works could be implemented to suit an occupier. Particulars have not been completed as yet, but I will get them over to you as soon as I can.

Please let me know if you require any further information at this point.

Kind regards

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

22/11/2004

NEW B1(c) REQUIREMENT

Size: 4,000 – 6,000 sq ft.

Location: Good access to the Central Line from Oxford Circus to Stratford. Other locations considered include Docklands, Kings Cross, Clerkenwell and Islington.

Tenure: Leasehold

Timing: ASAP

Budget: Sensitive, but up to £25.00 per sq ft.

Other requirements:

- Must be Ground floor or alternatively Lower Ground floor if there is a goods lift
- At least one car parking space

Please contact:

Rory Paton
Kinney Green Stanford Webster
Northumberland House
303-306 High Holborn
London
WC1V 7JZ

Tel: (020) 7269 8814
e-mail: r.paton@kinneygreensw.com

Chartered Surveyors + Property Consultants

Northumberland House 303-306 High Holborn London WC1V 7JZ Telephone 020 7269 8800 Fax 020 7269 8811

info@kinneygreensw.com

Also in City and West End

2005 FREEHOLD REQUIREMENTS

We have various clients looking to acquire the following:

Type **OFFICES, SHOPS, INDUSTRIAL**

Location **KINGS CROSS / WC1 ONLY**

Tenure **FREEHOLD**

Size **ALL SIZES FROM SAY**
500 sq. ft - 50,000 sq. ft

Specification **ANY**

Status **VACANT POSSESSION**
OR
INCOME PRODUCING

PLEASE SEND DETAILS TO
DAVID SHAPIRO