

**2 Dumpton Place, Primrose Hill,
London, NW1**

**Loss of Employment
Supporting Statement**

August 2014

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1.0 INTRODUCTION

1.1 Montagu Evans has been appointed by Sarena Limited to assess the potential of the site at 2 Dumpton Place, London, NW1 to continue in employment use, having regard to the Council's planning policies, the condition of the building, the alternative supply of B1 employment space in the area and occupier requirements.

1.2 This report sets out:

- A description of the application site;
- The planning policy context relevant to the use of employment space for alternative uses;
- The issues arising with the existing building's ability to contribute to providing appropriate B1 employment floorspace, in the context of the requirements of modern occupiers;
- The supply of alternative B1 accommodation within the vicinity of the site, both from a quantitative and qualitative perspective;
- The likely demand for office space, in both qualitative and quantitative terms in the area, and

1.3 The report sets out the factors relevant in this case to assessment of the scheme against Policies CS8 of the Camden Core Strategy 2010 and policy DP13 of the Camden Development Policies DPD. We have also had regard to adopted Camden Planning Guidance 5 (CPG5) (Sept 13).

1.4 The report examines whether or not the loss of 2 Dumpton Place as an employment site would prejudice the council's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective.

1.5 This report also aims to establish if there is sufficient supply in the area for current and forecast requirements, and whether the loss of 2 Dumpton Place would prejudice opportunities for business to locate successfully in the vicinity.

2.0 THE EXISTING BUILDING

Location

- 2.1 Dumpton Place is located off Gloucester Avenue and is within a predominately residential area. To the north of the site are a number of a railway tracks leading to Euston Station and to the south 3-storey residential properties. It is located within the London Borough of Camden.
- 2.2 The nearest tube station to the site is Chalk Farm which is approximately 500metres to the north.
- 2.3 The building was built as part of a wider development which under planning policy required a particular quantum of employment to offset the previous use of the site as a car workshop.
- 2.4 The office building formed part of a planning permission 2012/1209/P granted on the 29 January 2013 for the redevelopment of a part demolished single storey workshop to provide residential accommodation and new commercial floorspace.
- 2.5 The office building fronts Dumpton Place which provides pedestrian access from the street. A site location plan is contained at **appendix 1**.

The Building

- 2.6 The building comprises basement, ground, first, second and third floors. The building over sails the gated residential entrance to the east, which leads to the mews behind. The third floor steps in and has a reduced footprint to the first floor. As such the basement and first floors are larger than the ground and third floors.
- 2.7 The main entrance is taken from Dumpton Place with a stairwell and lift providing access to all floors, located along the rear wall of the property.
- 2.8 The building is entirely new build and has been constructed to office standards. It is constructed of stock brick with white render at ground floor. Four bays of black windows are punched into the brick work. There is a lightwell positioned to the rear of the ground floor accommodation.
- 2.9 The building is finished to shell and core, with the fit out capable of being detailed to meet any potential users' requirements.

Internal Layout

- 2.10 The ground floor comprises a single room to the front of the property with a smaller area to the rear which is served by a lightwell, capable of providing kitchens and bathrooms.

- 2.11 The first to third floors comprise a single space to the front of the property with windows on the north, east and west elevations. The lift and stairs are located to the rear of the property with all floors accessed from this central core.
- 2.12 The building is newly constructed with double glazed windows and has been designed to modern occupier standards.
- 2.13 The basement office accommodation has no natural light at present.
- 2.14 There are no parking facilities associated with the office building.

Areas

- 2.15 The office accommodation is set across basement, ground, first and second floors providing 330.9 sqm (5306.5 sq ft).

3.0 MARKETING

3.1 This section reviews the marketing activity undertaken by the landlord in order to secure a tenant.

The Basis of Marketing

3.2 The site has been marketed since February 2011 to the present day by Claridges Commercial Consultants with an asking rent of £35.00 sq ft which is reflective of other rents for buildings of a similar standard. The property was marketed flexibly in whole or in part for one or all of the floors.

3.3 The freehold of the property was also available to attract owner occupiers and further expand potential interest.

Marketing Activity

3.4 The marketing has been undertaken widely and thoroughly and is set out below. The property details were circulated to the Claridges database of tenants looking for office space within the area and displayed on their own website.

3.5 It has been provided to the Estate Agent's clearing house and to Focus, both large property databases.

3.6 Adverts were placed in the Estate Gazette once a month consistently over 2 years, as well as the Estate's Gazette website EGI. Details of these adverts together with invoices for their display are contained at **Appendix 2**.

3.7 The property has also been advertised on a significant number of websites through which are as follows:

- Shop Property;
- Homes24.co.uk
- Perfect Information;
- Propertysales.com;
- Commercial Route;
- Find-a-property;
- Prime location;
- COM Property;
- Focus; and
- Zoopla.

Interest

3.7 The above marketing generated the following interest.

Date	Interested Party	Intended Purpose	Reason for not pursuing
21/03/2012	Mr Naidoo	Recording Studio.	Too large

31/05/2012	Mr Leirer	Unknown	Failed to attend appointment
27/11/2013	Ms McClean, Mr Cluer	Wanted to convert to residential.	No residential consent.
05/12/2013	Ms McClean	Offices	Quite liked it, but thought basement of no use.
20/12/2013	Ms N Rein	Pottery school	Only wants ground floor and needs retail/ D1 use. Never heard anymore from her.
07/01/2014	Mr McCosh	Unknown.	
13/01/2014	Mr Stamford Tuck	Gym user. Looking for clients.	Decided to pursue alternative premises in Camden Town.
21/01/2014	Mr Hirschfield	Looking on behalf of client relocating from other offices in Primrose Hill	Chased many times no feedback.
21/01/2014	Mr Johnson, Mr Liah, Mr Rohleder, Mr Grant, Mr Koopman	Design Company,	Quite liked it, but really wanted one floor open plan.
28/01/2014	Ms Masters, Mr Currie and Lee	Offices	Layout not suitable.
29/01/2014	Kate	Educational use	Dose not suit.
05/02/2014	Mr Wagstaff and Mr Pollock	Wanted part of ground floor only for residential estate agency A2.	Needed Planning.
14/02/2014	Mr Johnson and Mr Liah	Interior design company	Too expensive or them. Din't really like it
03/03/2014	Mr Lewism / Mr Smith	Wanted serviced offices (only 250 sq ft.	Not serviced office.
11/03/2014	Mr Deeley	Hot Yoga	Wrong configuration
18/03/2014	Mr Korn	Offices	No parking was a put off.
8 th April 2014	Lesley Aaronson Sarah Crisp	Office	Liked the location, but has to dispose of

			their own office first. Not what she was looking for.
28 th April 2014	Philip Wainman (Utopia))Office	Own local offices and came to check out the competition.
	Sonia Renetto Phoebe McKenzie Dave Richmond	Office)Firm of architects. Thought usable space was poor and no natural light in basement.
	Costas Ioannou Rohit Anand Neil Flint	Office	Photocopier company- Not suitable- need all on one floor. Thought the train line was off putting.
	Lesley Aaronson	Yoga operator.	Needs larger floor plates.
6 th May 2014	Nicholas Anders		Failed to turn up for appointment twice- steer clear
14 th May 2014	Mr Testino Mark Bentley		}Liked the space initially . Came back twice to view, but thought location wrong in the end. Could not configure space for their use.
	Helene Burman Bakho Tots		No response No response
27 th May 2014	Chris Dawson	Cookery school (D1)	Not suitable for their format.
	Tilly Johnson	Concierge services.	Too large for their requirement and over their budget.
9 th June 2014	Neil Sint (Bruce Commercial)	Offices	Didn't like it. Floors too small once fitted out.
25 th June 2014	Simon Usher	Gym/ Personal trainer-	Ceiling height too low.
	Mohibir Rahman	place of worship	Wanted the building for - To

			small and wrongly configured for their needs.
4 th July 2014	Ian Lerner (agent)	Offices	Looking for clients. Thought location wrong for offices.
14 th July 2014	Gary Bennett) Colin Tangretti)	Offices	Like the building and the location, chased many times, but never came forward with an offer.

- 3.8 It can be seen from the above information that the site has been marketed widely and thoroughly on terms no more onerous than market conditions locally. The marketing has generated interest with one or two parties coming back for second viewings. However none have decided to pursue the building.
- 3.9 In the majority of cases the main reasons people were put off the premises, was down to its location and size in terms of floor plates.
- 3.10 The net useable area becomes quite small once a tenant installs toilets and a kitchenette on each floor. Furthermore, for fire escape and access purposes, the area in front of the lift and stairwell has to be kept clear. The remaining space would then be difficult for prospective tenants to make work efficiently/practically.
- 3.11 In particular at ground floor the lift is in the centre of the building and it would be difficult to divide this floor off, so that access to the lift and stairwell can be maintained whilst still being able to make proper use of the ground floor without it just being a reception. This makes this area an expensive reception for small businesses.
- 3.12 In terms of the location, this is more related to accessibility, the perception of the railway lines and the lack of amenities when compared with other office locations.
- 3.13 Another constraint for potential operators was the requirement for planning. Approaches from gym operators, personal trainers and yoga schools are all within class D2. Notwithstanding that, the gym operators could not make it work as they really want a single open plan floor. This was a similar issue for the Yoga operators. In addition, the floor to ceiling height is not sufficient for the gym operator's exercise equipment.
- 3.14 The absence of parking with the building is also another detracting factor for a commercial user

4.0 RELEVANT PLANNING POLICY

4.1 This section sets out the local planning policy against which the loss of B1 floorspace, in this case, will be assessed.

4.2 The most relevant policies are CS8 of the Core Strategy (2010), DP13 of the Development Planning Policies document (2010) and Camden Planning Guidance 5: Town Centres, Retail and Employment (Sept 2013).

Core Strategy

4.3 Policy CS8 sets out that new office development will be directed towards Kings Cross Euston Holborn and Tottenham Court Road. 440,000 sq m of office space has already been consented at Kings Cross and is expected to be built out over the plan period.

4.4 As a consequence it is noted at paragraph 8.8 that the future supply of offices in the borough can meet the projected demand and that the Council will consider the proposals for other uses of older office premises if they involve the provision of permanent housing. The London Office Policy Review 2012 confirms that this position has not changed noting that supply is in excess of the projected demand for the period to 2031 (P136).

4.5 It is noted that the borough has a shortage of good quality premises for Industrial and Light Industrial Premises and as such B1 premises which are capable of use for these purposes are protected by Policy CS8.

4.6 The policy also highlights that there is a lack of high quality premises suitable for small businesses which are below 100 sq m and capable of adaptation as a business grows.

4.7 There is an additional policy objective of increasing the number of creative industries within the Borough especially within Camden Town, King's Cross, Euston Gospel Oak and Hatton Gardens.

Development Planning Policies

4.8 Policy DP13 sets out how the Council will seek to protect existing employment uses in the borough. It advises that:

- *The Council will retain land and buildings that are suitable for continued business use and will resist a change to non- business unless a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and*
- *b) there is evidence that the possibility of retaining, reusing or developing the site or building for similar or alternative business use has been fully explored over an appropriate period of time.*
- *When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses*

or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.

4.9 Clearly there are circumstances where it is appropriate to release office to residential use by assessing the site's potential to continue in its current use. In assessing whether a should be released policy cites the following points (paragraph 13.3 of Development Management Policy DM13):

- Whether the site is located in or adjacent to an Industrial area;
- Whether the site is suitable for a mix of uses;
- Whether it has adequate on street space for servicing; and
- Whether it is well related to nearby uses;

Camden Planning Guidance 5 (Sept 13)

4.10 The Camden Planning Guidance 5 - Town Centres, retail and employment provides detailed advice on the circumstances where the Council will allow the release of office accommodation to alternative uses within the Borough, at Section 7 of the document.

“Camden’s Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.

7.4 There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non-business use, specifically:

- *the criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*
- *the age of the premises. Some older premises may be more suitable to conversion;*
- *whether the premises include features required by tenants seeking modern office accommodation;*
- *the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*
- *whether there are existing tenants in the building, and whether these tenants intend to relocate;*
- *the location of the premises and evidence of demand for office space in this location; and*
- *whether the premises currently provide accommodation for small and medium businesses.*

7.5 When it would be difficult to make an assessment using the above, we may also ask for additional evidence in the form of a marketing assessment.”

4.11 In this case it appears to us that the only use the premises is suitable for is office use and that the premises have failed to let due to their size and location. We explore this in greater detail in section 6.

5.0 RELEVANT NATIONAL GUIDANCE

- 5.1 The Government Published the National Planning Policy Framework in March 2012. This emphasises the presumption in favour of sustainable development, specifically:

“approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.”

- 5.2 The Framework also provides guidance on how local authorities should consider applications for alternative uses on employment sites i.e those in use for purposes within the ‘B’ Use Classes. At paragraph 22 the NPPF states that sites should not be protected for the long term and where vacant, alternative uses should be considered:

“22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.”

- 5.3 Furthermore the Framework places emphasis on the need for residential accommodation and states:

“51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.”

- 5.4 In this case we are of the view there are no strong economic reasons for retaining the property in Class B1 use in light of the current office and industrial space demand within the area and the pressure for Council's to deliver new housing across the Borough. Furthermore, the **Ministerial Statement: Planning For Growth (23rd March 2011)**.

- 5.5 The ministerial statement recognises the role the planning process has to play in rebuilding the economy by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible.

“When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

(i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession;

(ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing;
(iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity);
(iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date;
(v) ensure that they do not impose unnecessary burdens on development. In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations.”

5.6 This document further emphasises the need for the delivery of growth to the economy.

6.0 ASSESSMENT AGAINST POLICY

6.1 This section assesses the proposed change of use against development plan policy and the criteria set out in Camden Planning Guidance 5. We also set out in more detail the constraints the listing imposes on the use of the building as office accommodation.

Policy DP13 and Camden Planning Guidance

6.2 We assess here the criteria set out under CPG 5:

1. The criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;

6.3 As set out earlier this relates to whether the premises are for a full range of B1 uses. In this case the building has been purpose built as an office building. It has no off street servicing or full height access doors. Furthermore, the floor to ceiling heights reflects the requirements of office users, as opposed to the higher heights required by light industrial users and even if this were available the floor plate is not large enough.

6.4 We therefore conclude the building is not suitable for a full range of B1 uses and is only capable of occupation for office use.

2. the age of the premises. Some older premises may be more suitable to conversion;

6.5 The premises are new. They have been designed purposefully as office accommodation. As the marketing exercise indicates no prospective occupiers found fault with the age and condition of the premises.

3. whether the premises include features required by tenants seeking modern office accommodation;

6.6 The premises benefit from a lift, reasonable floor to ceiling heights and good natural light. They are also capable of being fitted out to tenant's requirements. The main concern from marketing related to the size of the floors and the available space at left over following fit out. Modern occupiers do prefer to be on a single open plan floor.

4. the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;

6.7 As discussed the building is new and has been designed to modern standards. The applicant has offered to fit the building out.

5. whether there are existing tenants in the building, and whether these tenants intend to relocate;

6.8 Despite being built to modern standards and marketed widely, the interest in the building has not resulted in a letting and it has been vacant since completion.

6. *the location of the premises and evidence of demand for office space in this location; and*

6.9 The marketing demonstrates that the demand for office premises of this size and scale simply does not exist in this location. The premises are in effect isolated away from other commercial premises. The area has little in the way of amenities for staff in terms of restaurants and shops and lacks the vibrancy of more trendy areas, such as Camden or Shoreditch for example.

6.10 Of the tenants who viewed the premises, the perception of the railway lines and the location, was the determining factor in not pursuing a lease. This is the main reason the building has not let together with the floor plates and are the two issues which do not have the potential to be remedied.

7. *whether the premises currently provide accommodation for small and medium businesses.*

6.11 The premises are currently vacant and do not house any businesses.

Summary

6.12 The guidance goes on to advise that when it is not possible to make an assessment using the above criteria, the Council will have regard to marketing information.

6.13 In this case the building has been designed and constructed to a good standard. It has been marketed widely and thoroughly on terms no more onerous than market conditions locally for a period well in excess of two years. The interest generated from the marketing was significant but despite this it has not resulted in a letting.

6.14 This simply reflects the fact there is simply no demand from office occupiers to locate in this area in this building.

7.0 SUPPLY AND DEMAND

Supply

- 7.1 We have undertaken a review of B1 space on the market within a 1km radius of the site. A map and schedule of accommodation are contained at **Appendix 3**.
- 7.2 The information compiled shows that there were 3 properties on the market at the time the search was conducted (10 June 2014). It can be seen that properties in the search a total of approximately 1,426 sq m (15,345. sq ft) of B1 accommodation was available.
- 7.3 Although, there is not much availability of office floorspace this is attributed more to the predominately residential character of the area as opposed to the high demand for floorspace. Occupiers focus more on locating within employment areas and in close proximity to similar businesses, with a good range of amenities for staff.
- 7.4 The previous section clearly demonstrates that the office building has limited appeal and that despite over three years marketing there has no interest in taking any or part of the floorspace.
- 7.5 Council policies clearly state that there is sufficient supply of various types of Class B1 accommodation to meet the objectives of the Council's policies in relation to employment and regeneration, and that the release of this particular building, where there is limited demand, would thus not prejudice the aims and objectives of these policies.

Demand

- 7.6 The marketing as set out reveals that there is not effective demand in this location.

8.0 CONCLUSION

- 8.1 The building has been purposely constructed for office purposes.
- 8.2 It has been marketed widely and thoroughly on reasonable terms with the incentive of the applicant paying for the 'fit out' of the offices.
- 8.3 Despite over 3 years of marketing and over 30 viewings the building has not let. The reasons for this relate to the premises size, location and a lack of parking.
- 8.4 Council policies indicate that LB Camden has sufficient office supply over the plan period and that where premises cannot be used for any other purposes than B1 Office they will consider alternative uses.
- 8.5 Having regard to the Council's policies and the marketing exercise undertaken it is our view that the release of this limited amount of office accommodation for other purposes which meet with the Council's other strategic objectives, would not undermine the Council's objectives in relation to employment land in this particular case.

Appendix 1
Site Location Plan



NOTES:



issue: date: revision:

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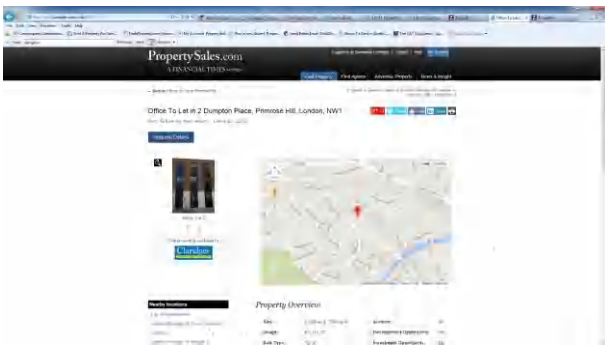
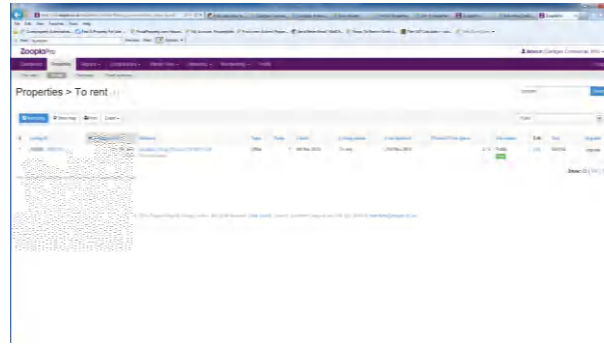
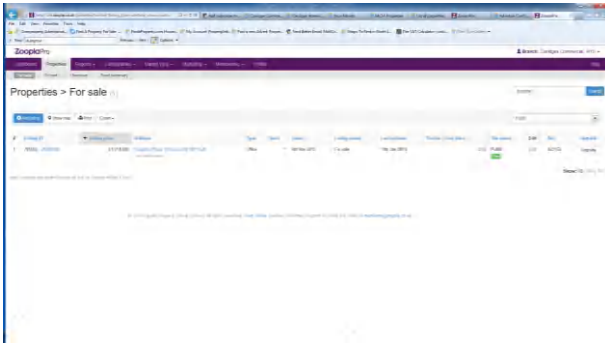
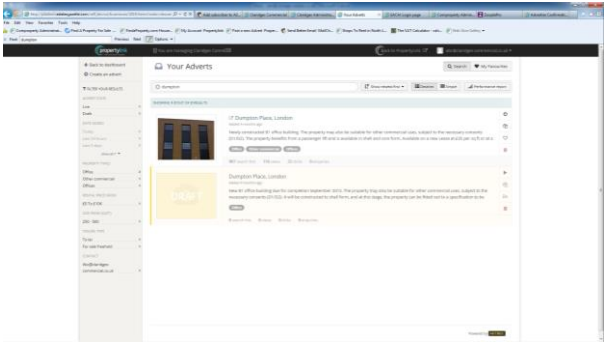
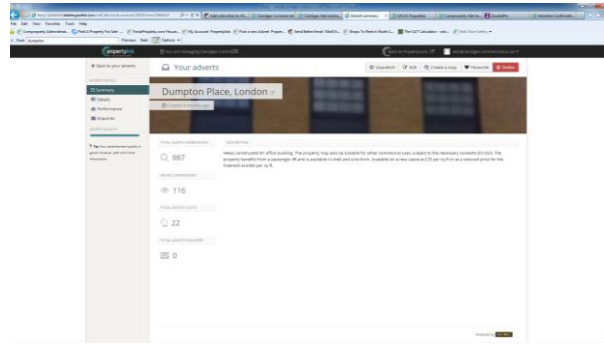
Project
2 Dumpton Place
Drawing
Site Location Plan

Drawing No.
2DP(00)A00

Job No.	Date	Scale
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Appendix 2

Marketing Evidence



Appendix 3

Details of Available Space and Accompanying Map

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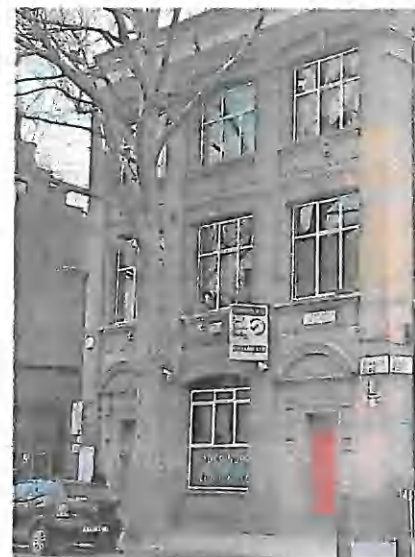
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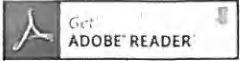
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 **Norfolk** County Council

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LAND AT NECTON PRIMARY SCHOOL**

In 1967 the Norfolk County Council acquired from the late Robert Davis Steel land to form part of the playing field to Necton Primary School. The Council proposes to sell part of the land acquired which remains as school playing field and pursuant to the Crighton Down Rules the Council is required to give a right of first refusal, at market value, to successors to the said Robert Davis Steel.

Therefore any beneficiaries to the will of Robert Davis Steel or their successors wishing to purchase at market value are invited no later than 21 days from the date of this advertisement to make application to the Norfolk County Council, County Hall, Martineau Lane, Norwich, NR1 2DH reference CB/41938 with evidence that they are successors to Robert Davis Steel.

Further details of the land may be obtained from NPS Property Consultants, contact Darren Facey on 01603 706168. A plan of the land may be inspected at County Hall Martineau Lane Norwich during normal office hours.

Victoria McNeill, Head of Law
Norfolk County Council

Hersham, Surrey, KT12

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**Approx 3829 sq ft
(355 sq m)**

All Enquiries To:

Claridges
COMMERCIAL PROPERTY CONSULTANTS
0845 205 0007
www.claridges-commercial.co.uk

 estatesgazette.com

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AUDITED BY



Claridges

COMMERCIAL PROPERTY CONSULTANTS

Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE

Tel: 0845 205 0007 Fax: 0845 205 0008

Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

Sarena Limited
2nd Floor, Charles Bisson House
30-32 New Street
St Helier
Jersey JE1 8FT

18th December 2013

REIMBURSEMENT INVOICE

Advert – Estates Gazette
2 Dumpton Place, London NW1 8JB

TO:

Place an 1/8th of a page mono advert in the Estates Gazette to be published on 7th December 2013 and 4th January 2014 in respect of the above premises, in accordance with your instructions.

Cost of adverts		£735.00
VAT @ 20%	<i>Print</i>	£147.00
Total Amount		£882.00

PLEASE MAKE YOUR CHEQUES PAYABLE TO "CLARIDGES"
ALTERNATIVELY YOU CAN PAY BY BACS TO:
CLARIDGES ESTATES LIMITED – NATWEST WOOD GREEN BRANCH
A/C NO 45482314 – SORT CODE: 60 24 23

TERMS:
STRICTLY 14 DAYS –
A 15% SURCHARGE WILL BE LEVIED AFTER THIS TIME.

Newly Constructed
Commercial Building

Freehold For Sale
or To Let

**Primrose Hill,
London NW1**

Approx 3829 sq ft
(355 sq m)

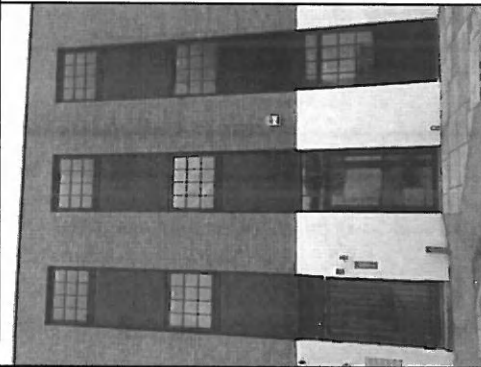
All Enquiries To:

Claridges

COMMERCIAL PROPERTY CONSULTANTS

0845 205 0007

www.claridges-commercial.co.uk





Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE
Tel: 0845 205 0007 Fax: 0845 205 0008
Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

VAT NO: 769500311

11th January 2012

REIMBURSEMENT INVOICE

**Advert – Property Week
2 Dumpton Place, London NW1 8JB**

TO:

Place an 1/8th of a page mono advert in the Property Week to be published once a month for a period of 3 months in respect of the above premises, in accordance with your instructions.

Cost of adverts	£861.00
VAT @ 20%	£172.20
Total Amount	£1,033.20

**PLEASE MAKE YOUR CHEQUES PAYABLE TO “CLARIDGES”
ALTERNATIVELY YOU CAN PAY BY BACS TO:
CLARIDGES ESTATES LIMITED – NATWEST WOOD GREEN BRANCH
A/C NO 45482314 – SORT CODE: 60 24 23**

**TERMS:
STRICTLY 14 DAYS –
A 15% SURCHARGE WILL BE LEVIED AFTER THIS TIME.**



Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE
Tel: 0845 205 0007 Fax: 0845 205 0008
Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

14th May 2012

REIMBURSEMENT INVOICE

**Advert – Estates Gazette
2 Dumpton Mews, London NW1 8JB**

TO:

Place an 1/8th of a page mono advert in the Estates Gazette to be published once a month for a period of 8 months in respect of the above premises, in accordance with your instructions.

Cost of adverts	£2,760.00
VAT @ 20%	£552.00
Total Amount	£3,312.00

**PLEASE MAKE YOUR CHEQUES PAYABLE TO “CLARIDGES”
ALTERNATIVELY YOU CAN PAY BY BACS TO:
CLARIDGES ESTATES LIMITED – NATWEST WOOD GREEN BRANCH
A/C NO 45482314 – SORT CODE: 60 24 23**

**TERMS:
STRICTLY 14 DAYS –
A 15% SURCHARGE WILL BE LEVIED AFTER THIS TIME.**



Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE

Tel: 0845 205 0007 Fax: 0845 205 0008

Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

VAT NO: 769500311

2nd February 2012

REIMBURSEMENT INVOICE

Hoarding Sign
2 Dumpton Place, London NW1 8JB

TO:

Reimbursement of 50% of Kaleido Sign Limited's costs to create the artwork, produce and install a hoarding sign at the above premises.

Costs	£470.00
VAT @ 20%	£94.00
Total Amount	£564.00

PLEASE MAKE YOUR CHEQUES PAYABLE TO "CLARIDGES"
ALTERNATIVELY YOU CAN PAY BY BACS TO:
CLARIDGES ESTATES LIMITED – NATWEST WOOD GREEN BRANCH
A/C NO 45482314 – SORT CODE: 60 24 23

TERMS:
STRICTLY 14 DAYS –
A 15% SURCHARGE WILL BE LEVIED AFTER THIS TIME.



Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE

Tel: 0845 205 0007 Fax: 0845 205 0008

Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

15th March 2013

TO WHOM IT MAY CONCERN

Dear Sirs

2 Dumpton Place, Primrose Hill, London NW1

I can confirm that we have been actively marketing the above premises continually since February 2011 until the present date and have been unsuccessful in finding a long term tenant that requires these premises for B1 office use.

For your information, the property has been advertised on our website (www.claridges-commercial.co.uk), together with The Estates Gazette, Shop Property, Perfect Information Property, Commercial Route, Find-a-Property, Prime Location and COM Property. We have also circulated details of the office to our extensive database of tenants looking for offices.

If we can be of further assistance, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read "Adrian Cole".

Adrian Cole
Commercial Director

ST IVES Cambridgeshire

Attractive market town

Prime Retail Unit To Let

7,464 sq ft arranged over two floors
Considered suitable for A1, A2, A3
or A4 uses

New lease available

For details contact:
ghynes@budworthhardcastle.com

**budworth
hardcastle**
01733 209 480
www.budworthhardcastle.com

998866

Business Premises

Pre Let/Pre Sale Opportunity
Currently Under Construction
Primrose Hill, London NW1

From 3829 – 7931 sq ft

May Split

All Enquiries To:

Claridges
COMMERCIAL PROPERTY CONSULTANTS
0845 205 0007
www.claridges-commercial.co.uk

987085

pwc

p wilson & company
chartered surveyors

ORMSTONS FARM, WINGATES LANE LOSTOCK, BOLTON BL5 3LT FOR SALE BY PRIVATE TREATY

A 70 acre farm with 4 bedroom detached house and circa 20,000 sq ft of agricultural buildings situated within sight of the Reebok Stadium and Middlebrook Development, on the edge of Lostock and within ½ mile of J6 of the M61 Motorway. Subject to obtaining necessary consents there may be potential for the redevelopment of the farmyard and use of the land for equestrian or golf purposes.

www.pwcsurveyors.co.uk
Telephone Preston 01772 882277

AMC
AGENTS

Regulated by RICS

997810

Beautiful Island of Thasos - Superb Boutique Hotel & Restaurant - For Sale

An opportunity to purchase the freehold interest in the beautiful Hotel Kamari on the island of Thasos.

The hotel is located directly on the beach and benefits from 39 luxury bedrooms, 2 bars and 3 swimming pools.

There are many opportunities to expand and grow the business.

Offers in Excess of €6,500,000



For further information please contact: **Alistair Brooks** : +44 (0) 7730 816 990
abrooks@leisurepropertyservices.com
www.leisurepropertyservices.com

David Harper : +44 (0) 7699 131 064
dharper@leisurepropertyservices.com

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Property
Services
Limited

DEVELOPMENT OPPORTUNITIES IN HAMPSHIRE & DORSET

NORTH WALTHAM, NR BASINGSTOKE
GUIDE PRICE – CONTACT FOR DETAILS
LAND TYPE – RESIDENTIAL DEVELOPMENT
NO PLANNING PERMISSION

A rare opportunity to purchase a Brown Field Site suitable for up to 20 2/3 Bedroom Homes

HURN DORSET

GUIDE PRICE – CONTACT FOR DETAILS
LAND TYPE – CURRENTLY COMMERCIAL
NO PLANNING PERMISSION

Land in a rural position in an area of Great Landscape Value currently under business use

997400

TELEPHONE 01202 399345

FREEHOLD

For sale by informal tender
Borstal Village, Rochester, Kent

Site of school buildings and playing field. Elevated position with views of River Medway. Potential for residential development subject to all necessary consents.

Site approx - 0.75ha/1.85acres.

Offers in excess of £500,000

Closing date: 12 noon, 3 December 2012

Medway
Serving You

For more details, phone
01634 332050
or email
property@medway.gov.uk

997617



Essex | Chelmsford

Freehold development opportunity for sale

- Traditional range of redundant brick buildings on a site of 4.5 acres
- Adjoining urban area of town
- Gross External Floor Area circa 7,138 sq ft (663 sq m)
- Suitable for a range of uses, subject to planning

Chelmsford office
 viktorina.oakley@struttandparker.com
 01245 254 629

979374

Residential Investment Opportunity



1a Clarkson Street, Ipswich, IP1 2JB

Purpose built block comprising 11 x two bedroom apartments.

- Freehold
- 11 x two bedroom apartments subject to 10 ASTs
- 5 basement car parking spaces
- Rent Passing - £59,520 per annum
- ERV - £67,080 per annum

To be offered by way of private treaty.



James Wilson
 0113 236 6679
 james.wilson@allsop.co.uk



Alex Leader
 01473 234 800
 alexleader@savills.com

979323

For Sale

Freehold Development Opportunity

Former Dairy Crest Depot, Stone Road, Stafford ST16 1NS

- 0.47 acres
- Outline residential planning consent (12/16667/OUT)

For more information please contact:
 kate.o'neill@glhearn.com
 0161 829 7800



GL Hearn

Create / Develop / Protect / Enhance

glhearn.com

979344

FOR RENT

**BARBICAN HOUSE –
26-34 OLD STREET, LONDON EC1**

Offices From 1,683 to 8,665 sq ft

Rent: £25 per sq ft pax

Goodsir Graham Commercial
 020 7566 6455

Thimbleby & Shorland

www.tsauktion.co.uk

Ripley, Woking



Building Plot, Land and Buildings known as Highlands Farm

Lot 1: Plot of about a third of an acre with permission for 3 Bed house
 Guide £260,000

Lot 2: Land & Buildings of about 23 acres.
 Guide £300,000

Lot 3: Pasture land of about 30 acres.
 Guide £300,000

As a whole or in up to 3 Lots
 For sale by informal Tender to be received by 6th August. Further details from the Sole Agents.

31 Great Knollys Street
 Reading, Berkshire RG1 7HU

+44 (0)118 950 8611
 Fax: +44(0)118 950 5896

Business Premises

Pre Let/Pre Sale Opportunity
Currently Under Construction

Primrose Hill, London NW1

From 3829 – 7931 sq ft

May Split

All Enquiries To:



0845 205 0007
 www.claridges-commercial.co.uk

967065

SALES INVOICE

Page 1 of 1

Invoice No. 20736251

Attn: Accounts Payable
CLARIDGES ESTATES
NATIONWIDE HOUSE
10A GAINSBOROUGH ROAD
WOODFORD GREEN
ESSEX
IG8 8EE

Payment Due By: 16 Nov 2012

Invoice Date: 19 Oct 2012

Account No: 20441930

Payment Terms: 28 DAY TERMS

Your VAT No:

000101/06900



Reed Business Information Limited
Credit Services, Wellesley Road, Sutton, Surrey SM2 5NP
VAT No: GB 235 7235 65

For all queries regarding this invoice please contact Credit Services on +44(0)1342 335886
For all business related queries please call your sales contact on +44(0)20 8652 3500

Description of Goods/ Services

URN	Sales Person	Order No	Product	Client	Ad Details	Size	Colour	Advertising Type	Gross	Series Discount	Agency Discount	Surcharge	Net Amount	VAT Rate	
963104	Shakira Saha	Samantha Goldberg	Property Link - 20-OCT-2012		Membership renewal	1 X 1	FULL	CLASSIFIED	651.37	0.00	0.00	0.00	651.37	20.00	
973715	Shakira Saha	Samantha Goldberg	Estates Gazette - 20-OCT-2012		Dumpton place	6 X 2	MONO	DISPLAY	230.00	0.00	0.00	0.00	230.00	20.00	
													Net Price	£ /GBP	881.37
													Total VAT	£ /GBP	176.27
													Invoice	£ /GBP	1,057.64

This invoice is subject to RBI's applicable standard Terms & Conditions of Sale which are available on request or available to view at www.reedbusiness.co.uk - see Terms & Conditions
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

PLEASE RETURN THIS REMITTANCE ADVICE WITH YOUR PAYMENT BY 16 NOV 2012

SEND TO: Details above

Account name CLARIDGES ESTATES

Invoice no. 20736251

Account no. 20441930

Amount (£ /GBP) 1,057.64

PAYMENT OPTION (tick as appropriate) AND PLEASE QUOTE INVOICE NUMBER AS REFERENCE

CREDIT / DEBIT CARD

CHEQUE - please make payable to REED BUSINESS INFORMATION LTD

BANK TRANSFER - details overleaf

Please debit my:

VISA

MASTERCARD

AMEX

MAESTRO

Card number

MAESTRO ONLY

Start date

Issue no.

Expiry date

Security no.

Gardholder name

Signature

Date

SALES INVOICE

Attn: Accounts Payable
 CLARIDGES ESTATES
 NATIONWIDE HOUSE
 10A GAINSBOROUGH ROAD
 WOODFORD GREEN
 ESSEX
 IG8 8EE

000106/06900

Invoice No: 20724139
 Payment Due By: 20 Jul 2012
 Invoice Date: 22 Jun 2012
 Account No: 20441930
 Payment Terms: 28 DAY TERMS
 Your VAT No:



Reed Business Information Limited
 Credit Services, Wellesley Road, Sutton, Surrey SM2 5NP
 VAT No: GB 235 7235 65

For all queries regarding this invoice please contact Credit Services on +44(0)1342 335886
 For all business related queries please call your sales contact on +44(0)20 8652 3500

*** PLEASE NOTE OUR NEW BANK DETAILS ON REVERSE OF INVOICE ***

Description of Goods/ Services		Order No	Product	Client	Ad Details	Size	Colour	Advertising Type	Gross	Series Discount	Agency Discount	Surcharge	Net Amount	VAT Rate
973715	Shakira Saha	Samahra Goldberg	Estates Gazette - 23-JUN-2012		Dumpton place	6 X 2	MONO	DISPLAY	230.00	0.00	0.00	0.00	230.00	20.00
This invoice is subject to RBI's applicable standard Terms & Conditions of Sale which are available on request or available to view at www.reedbusiness.co.uk - see Terms & Conditions														
Payment must be made in the same currency as invoiced.														
													Net Price £ /GBP	230.00
													Total VAT £ /GBP	46.00
													Invoice £ /GBP	276.00

Company registered in England. Registered office Quadrant House, The Quadrant, Sutton, Surrey, SM2 5AS. Registered number 151537

PLEASE RETURN THIS REMITTANCE ADVICE WITH YOUR PAYMENT BY 20 Jul 2012

Send to: Details Above

Account Name: CLARIDGES ESTATES

Invoice No: 20724139

Account No: 20441930

Amount: (£ /GBP) 276.00

PAYMENT OPTION (tick as appropriate) AND PLEASE QUOTE INVOICE NUMBER AS REFERENCE

CREDIT / DEBIT CARD CHEQUE - please make payable to REED BUSINESS INFORMATION LTD BANK TRANSFER - details overleaf

Please debit my:

- VISA
 MASTERCARD
 AMEX
 MAESTRO

Card number

MAESTRO ONLY ▶

Cardholder name

Start date

Issue no.

Signature

Expiry date

Security no.

Date

FOR SALE FORMER PETROL FILLING STATION DEVELOPMENT OPPORTUNITIES

CANAL SERVICE STATION
525-539 OLD KENT ROAD,
BERMONDSEY, LONDON SE1 5EW

- 0.44 of an acre
- Suitable for alternative uses only, STP
- Site remediated & fit for high density residential use



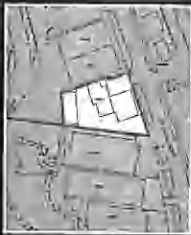
VICTORIA SERVICE STATION
102 - 120 VICTORIA ROAD,
ROMFORD, ESSEX RM1 2PA

- 0.61 of an acre
- Suitable for alternative uses only, STP
- Site remediated & fit for high density residential use



MILLFIELD SERVICE STATION
OLD WALSALL ROAD, BIRMINGHAM,
WEST MIDLANDS B42 1EA

- 0.27 of an acre
- Suitable for alternative uses only, STP
- Site remediated & fit for commercial use

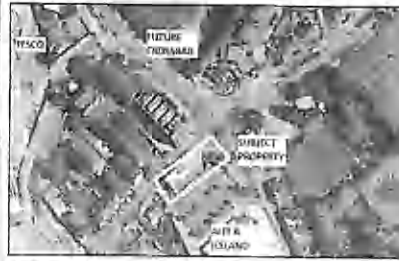


**Best offers are requested no later than
5pm Wednesday 13th June.**

For further information please contact the
Petroleum & Automotive Team on 020 7182 3060
www.cbre.co.uk/properties

CBRE

UXBRIDGE - UNRIVALLED INVESTMENT OPPORTUNITY WITH FUTURE DEVELOPMENT POTENTIAL



- 163 High Street Yiewsley, West Drayton, Middlesex, UB7 7QH
- Government Covenant - Mayor and Burgess of The London Borough of Hillingdon
- 25 X 5 FRI from 28th February 1994, c.7 years term certain
- Passing Rental - £110,000 per annum - Asking Price £1.4M - NY 7.4%
- Generous Surrender Premium on offer from the existing tenants
- Alternative Schemes proposed include 350sqm of A1 retail + 10 residential units overhead. Alternatively 16 residential units OR D1 Medical

All enquiries:

John Kirwan 020 7518 3448
john.kirwan@argroup.co.uk



John Clegg & Co

LAND AT HALLYARDS FARM Next to Edinburgh Airport 14.62 Hectares / 36.12 Acres



High quality arable land situated in a strategically important location between Kirkliston and Edinburgh Airport

**FOR SALE
AS A WHOLE**

Offers Over £250,000

2 Rutland Square, Edinburgh, EH1 2AS
0131 229 8800 www.johnclegg.co.uk

OFFICE INVESTMENT

TUNBRIDGE WELLS,
KENT

£1.1 million -
N.I.Y. 8.14%

- £94,750 pa
- 6,254 sq ft (581 sq m)
- 7 car spaces
- 4 individual open plan floors
- Town centre

Please contact
Rupert Farrant
rupert@durlings.co.uk
durlings.co.uk
01892 552500



mouchel

On the instructions of Oxfordshire County Council

RETAIL OPPORTUNITY

THORNHILL PARK AND RIDE
LONDON ROAD, SANDHILLS, OXFORD OX3 8DP

- Approximately 60 sq.ft (5.5 sq. m) available for retail kiosk
- Primarily for use by coffee retailer and for sale of ancillary goods
- Mains services available
- Flexible terms

Enquiries to:

Email: oxford@mouchel.com
Tel: 01235 467100

Market Place, Ringwood

First floor, 3,000 sq ft

Small car park and off street parking in
Market Place

Previous use as a snooker hall, ideal for leisure,
artist studio/gallery etc. D2 user

Rental offers invited on short or long term lease

Drinking licence until 11pm available

Apply to Carr & Neave

01425 470570 or

enquiry@carrandneave.co.uk

Business Premises

Pre Let/Pre Sale Opportunity
Currently Under Construction

Primrose Hill, London NW1

From 3829 - 7931 sq ft

May Split

All Enquiries To:





Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE
Tel: 0845 205 0007 Fax: 0845 205 0008
Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

BKS Family Services
22 Colomberie
St Hellier
Jersey JE1 4XA

14th May 2012

REIMBURSEMENT INVOICE

Advert – Estates Gazette
1 and 2 Jasmine Mews, London NW1 8JB

TO:

Place an 1/8th of a page mono advert in the Estates Gazette to be published once a month for a period of 8 months in respect of the above premises, in accordance with your instructions.

Cost of adverts	£2,760.00
VAT @ 20%	£552.00
Total Amount	£3,312.00

**PLEASE MAKE YOUR CHEQUES PAYABLE TO “CLARIDGES”
ALTERNATIVELY YOU CAN PAY BY BACS TO:
CLARIDGES ESTATES LIMITED – NATWEST WOOD GREEN BRANCH
A/C NO 45482314 – SORT CODE: 60 24 23**

TERMS:
STRICTLY 14 DAYS –
A 15% SURCHARGE WILL BE LEVIED AFTER THIS TIME.

Claridges

COMMERCIAL PROPERTY CONSULTANTS

Nationwide House, 10a Gainsborough Road, Woodford Bridge, Essex IG8 8EE

Tel: 0845 205 0007 Fax: 0845 205 0008

Email: info@claridges-commercial.co.uk www.claridges-commercial.co.uk

BKS Family Services
22 Colomberie
St Hellier
Jersey JE1 4XA

11th January 2012

REIMBURSEMENT INVOICE

Advert – Property Week
1 Dumpton Place, London NW1 8JB

TO:

Place an 1/8th of a page mono advert in the Property Week to be published once a month for a period of 3 months in respect of the above premises, in accordance with your instructions.

Cost of adverts	£861.00
VAT @ 20%	£172.20
Total Amount	£1,033.20

Handwritten note: Paid 30/1/12

PLEASE MAKE YOUR CHEQUES PAYABLE TO "CLARIDGES"
ALTERNATIVELY YOU CAN PAY BY BACS TO:
CLARIDGES ESTATES LIMITED – NATWEST WOOD GREEN BRANCH
A/C NO 45482314 – SORT CODE: 60 24 23

TERMS:
STRICTLY 14 DAYS –
A 15% SURCHARGE WILL BE LEVIED AFTER THIS TIME.

MARSH PARSONS

Latimer Road, London W10



Development/Investment Opportunity

- Further development potential stip
- Planning granted for 5 residential apartments and BI office space

White or Stan Ennor-Glynn for more information:
 s@marshandparsons.co.uk T +44 (0) 20 7368 4830

**Selly Oak,
 Birmingham, B29 6BD**



Prominent corner unit on busy A38 close to University and hospitals.

Split level ground floor area.

Series of windows and French doors to side and front.

Large kitchen area with plenty of preparation space.

Spacious 2nd floor area with windows to front and side.

Approx 1,000ft², used as restaurant premises for last 20 years.

Call Jeanette on 0121 471 1195
 jeanette@rooms4every1.com

**MAKING INTEREST FOR AN
 INVESTMENT OPPORTUNITY**

HOUSE, BOUNDARY LANE, WELWYN GARDEN CITY,
 HERTS AL7 4EH

AG ON BEHALF OF WELWYN HATFIELD BOROUGH COUNCIL.



- ◆ Large three storey building
- ◆ Previously used as a 45 room hostel
- ◆ Development potential
- ◆ Additional garage plots either side of the premises
- ◆ Established residential area close to A1(M)
- ◆ GEA: 2,040sq/m
- ◆ Site Area: 2,480sq/m

ly through appointed sole agents.

Mark Aldis
 Tel: 020 7637 8471
 Email: maldis@wilks-head.co.uk



Wilks Head & Eve LLP
 40 Newlands House, Berners Street
 London W1T 3NA

New Office Building
 Pre Let/Pre Sale Opportunity
 Completion February 2012
Primrose Hill, London NW1
 Approx 663 sq m/5306.50 sq ft

May Split

All Enquiries To:



0845 205 0007
 www.claridges-commercial.co.uk

**SERVICED, SEMI-SERVICED AND MANAGED
 OFFICE CONSULTANCY.**

Senior industry expert in sales & marketing strategies, structural corporate users, competitive product positioning, national pricing strategies, plus 3rd party agency options & other channels to market.

Martin Halling - Principal
Halling & Associates
 Ph: 07789 294040
 E: jomart@ntlworld.com
 www.martinhalling.com

Auction Sale

(Unless previously sold or withdrawn)

Thursday 12th May 2011

The Millennium Hotel, 44 Grosvenor Square, London W1

savills



105A, 105B, 105C, 105D, Burnley Road
London NW10

To be sold as separate lots
Investment A modern terrace comprising
of four x 4 bedroom houses.



59C Oaklands Road Dollis Hill

A modern four bedroom and terrace
house with garden

15B Clifford Gardens, Kensal Green
A three bedroom split level flat
with garden.

For Catalogue Requests visit savills.co.uk/auctions
or call 0115 983 6791

New Office Building

Pre Let/Pre Sale Opportunity
Completion February 2012

Primrose Hill, London NW1

Approx 663 sq m/5306.50 sq ft
May Split

All Enquiries To:

Claridges

COMMERCIAL PROPERTY CONSULTANTS

0845 205 0007

www.claridges-commercial.co.uk

859953

McHUGH & CO

SALE by AUCTION

(unless sold prior)

020 7485 0112

ESTATE AGENTS & AUCTIONEERS

On T
10th

at

At BA.

195 Piccadilly, L.
W1J 9LN

THT

On Behalf of: The London Borough of Enfield, Mountview Estates plc, Barnet County Court, Trustees in Bankruptcy, Executors, Power of Attorneys, Public and Private Property Companies and others.

FREEHOLD VACANT HOUSES

162 St Pauls Road, Islington, N1
166 Station Road, Finchley, N3
50 Birkbeck Road, North Finchley, N12
119 Kimberley Road, Edmonton, N18
1 Manor Drive, Whetstone, N20
162 Camden Road, Camden Town, NW1
521 Barking Road, East Ham, E6
9 Hartley Avenue, East Ham, E6
431 Barking Road, Plaistow, E13
91 Cophall Road West, Ruislip, Middlesex, UB10
36/38 Leicester Road, New Barnet, Herts, EN5
4 Ferrymead Drive, Greenford, Middlesex, UB6
3 Siltside, Gosberton Rise, Spalding, Lincs, PE11

LEASEHOLD VACANT FLATS

127(A) Friern Barnet Road, Friern Barnet, N11
127(B) Friern Barnet Road, Friern Barnet, N11
127(C) Friern Barnet Road, Friern Barnet, N11
9 Merryweather Court, Poyning's Road, Archway, N19

59 Whittington Road, Bowes Park, N22
54 Berestord Gardens, Enfield, EN1
46 Lynn Road, Ilford, Essex, IG2
16 Old Park House, Old Park Road, Palmer's Green, N13
195 Shaftesbury Avenue, South Harrow, Middlesex, HA2

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