

# COMMERCIAL

YOUR REF: **PS/bw.corr-2149017**

OUR REF:



12th September 2014

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## SUBJECT TO CONTRACT

ESTATE AGENTS  
SURVEYORS  
VALUERS  
ARCHITECTS  
DEVELOPMENT CONSULTANTS  
PROPERTY MANAGEMENT

Dear Eileen

**Re: 15-23 St Pancras Way, London NW1 OPT**

We were instructed to market the premises in July of this year and have shown various applicants over the premises

In that time we received 1 other offer from an office occupier which we could not come to agreeing terms

In Terms of Demand from D1 educational occupiers there is a dearth of market evidence as a result of the limited availability of consented D1 educational premises within the area and this size.

The premises are ideally suited to The London College of Beauty Therapy in order to provide further education and training in a stable environment for large groups of disadvantaged young people.

The area is in demand as we are receiving many enquiries from various D1 occupiers that are currently occupying premises in the West End and City who are looking to save costs, together with its closeness to transport facilities and the Euro Tunnel.

The area is also undergoing a major regeneration with the development of Google Headquarters

I trust the above is of assistance

Regards

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul G Stone'.

**Paul G Stone**, FNAEA FICBA  
**For CHRISTO & CO**

