

Our Ref: RDB/LMG

18 August 2014

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TO WHOM IT MAY CONCERN

Dear Sirs

**Re: Woburn Buildings, 1 / 7 Woburn Walk, London WC1H 0JJ**

This is to confirm that we have managed 1-7 Woburn Walk on behalf of Dalepass Ltd since the date of purchase in 2002.

During this period, whilst the retail units have remained constantly occupied, the upper floors have always proved difficult to re let on vacation of a tenant due to the nature of the building.

This has resulted in substantial void periods, especially on the first floor, and in having to think about reconfiguration to enable a more flexible approach on multiple lettings rather than to one tenant.

We can demonstrate the void periods by looking at the history prints on rent for this period. I can also confirm that on the first floor the property was empty for nearly 2 years despite an intensive marketing program by both the landlord and local agents.

Other proof of this void period will be on your rates record as we did actually pay the rates initially and then realised that as a listed building they were not rightly due. An application for a refund was made and was granted for a period in 2009/2010

As a commercial property management specialist I can confirm that in our opinion the upper floors are no longer suitable for use as commercial office space and that this has been demonstrated in the past by the complete lack of demand for this space and is currently being demonstrated by both main tenants indicating already that they will not be renewing their leases next year.

I can also say that our clients are extremely thorough and flexible in the way that they look after their properties and tenants and that had this property been owned by a lessor landlord than our client, we are reasonably confident that the upper floors would have been empty for some years now.

I can also confirm that due to the buildings age and grade 11 listed status many of the regulations required for commercial office space today cannot be complied with, especially the DDA. In our opinion, this fact alone makes the upper floors unlettable as office space.

Yours faithfully



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