





Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
18	Regent Arcade House, 19-25 Argyl Street, London, W1F 7TS	4th 5th	1,000 sq m (10,768 sq ft) 878 sq m (9,454 sq ft)	<ul style="list-style-type: none"> • Raised Floors • 24 Hour Access • 4 Pipe Fan Coil Air Conditioning • Lift/s • Bicycle Facilities • WCs • Suspended Ceilings • Building Reception • Shower 	<p>Tenure type: Leasehold</p> <p>Asking rent: Not quoted</p> <p>Per annum rent: Not quoted</p> <p>Rates: £265.33 psm (£24.65 psf)</p> <p>Service charge: £126.05 psm (£11.71 psf)</p> <p>Total Cost: £391.38 psm (£36.36 psf)</p>	<p>Unit description: 4th and 5th</p> <p>Other comments: Particulars:PDE CBRE have confirmed they are still marketing this space (EGi Research 05/2013)</p> <p>Rent on the fourth and fifth floors is £59.50 per sq ft, whilst 1st is £69.50 per sq ft (CBRE 09/2013) H&M is set to take the first at £70 per sq ft. Sp...</p>	<p>CBRE 020 7182 2000</p> <p>BDG Sparkes Porter LLP</p>
		Total available space:	1,879 sq m (20,222 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				
19	Film House, 142 Wardour Street, London, W1F 8DD	5th	557 sq m (5,996 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Suspended Ceilings • Lift/s • 24 Hour Access 	<p>Tenure type: Leasehold</p> <p>Asking rent: £592.02 psm (£55.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £206.99 psm (£19.23 psf)</p> <p>Service charge: £69.97 psm (£6.50 psf)</p> <p>Total Cost: £868.98 psm (£80.73 psf)</p>	<p>Unit description: 5th</p>	<p>Monmouth Dean LLP 020 7025 1390</p>
		Total available space:	557 sq m (5,996 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				

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	D'Arblay House, 16 D'Arblay Street, London, W1F 8EA 	1st	131 sq m (1,415 sq ft)	<ul style="list-style-type: none"> Lift/s WCs 	Tenure type: Leasehold	Unit description: Entire Building	Hanover Green LLP 020 3130 6400			
		2nd	132 sq m (1,416 sq ft)	<ul style="list-style-type: none"> Air Conditioning Wooden Floors Raised Floors 	Asking rent: £640.46 psm (£59.50 psf)	Other comments: Particulars: PDF				
		3rd	132 sq m (1,421 sq ft)							
		4th	120 sq m (1,289 sq ft)							
		Total available space:	515 sq m (5,541 sq ft)			Per annum rent: Not quoted		New lease available for a term by arrangement direct from the landlord. EPC Rating: D 98. Rent £59.50 psf, rates £19.90 psf (Hanover Green 03/2014).		
		Use type:	Business (B1a) - Office			Rates: £214.20 psm (£19.90 psf)		1st, 2nd, 4th under offer (EGi Research 04/2014).		
		Grade of space:	Second-hand Grade B			Service charge: Not quoted				
						Total Cost: £854.66 psm (£79.40 psf)				
			Amersand, 180 Wardour Street, London, W1F 8FY 	1st (u/c)	1,562 sq m (16,809 sq ft)	<ul style="list-style-type: none"> Building Reception Shower 		Tenure type: Leasehold	Unit description: Entire Proposed Building	DTZ 020 3296 3000 Hanover Green LLP 020 3130 6400
				2nd (u/c)	1,599 sq m (17,213 sq ft)	<ul style="list-style-type: none"> Kitchenette Bicycle Facilities WCs 		Asking rent: Not quoted	Other comments: Particulars: PDF	
3rd (u/c)	1,603 sq m (17,251 sq ft)						Due to complete October 2014 (Hanover Green 04/2014).			
4th (u/c)	1,244 sq m (13,387 sq ft)									
Total available space:	6,007 sq m (64,659 sq ft)					Per annum rent: Not quoted				
Use type:	Business (B1a) - Office					Rates: Not quoted				
Grade of space:	New - Refurb (under construction)					Service charge: Not quoted				

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22	24-25 Noel Street, London, W1F 8GU  Last updated: 25/03/2014	1st 2nd 3rd Basement Ground	154 sq m (1,658 sq ft) 90 sq m (969 sq ft) 90 sq m (969 sq ft) 156 sq m (1,679 sq ft) 156 sq m (1,679 sq ft)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Building	Agent not yet appointed
		Total available space:	646 sq m (6,953 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				
23	16 Broadwick Street, London, W1F 8HR  Last updated: 22/04/2014	Ground	238 sq m (2,562 sq ft)		Tenure type: Leasehold Asking rent: £565.11 psm (£52.50 psf) Per annum rent: Not quoted Rates: £209.90 psm (£19.50 psf) Service charge: £92.57 psm (£8.60 psf)	Unit description: Ground Other comments: Particulars: PDF Space available in April 2014. New lease for a term by arrangement subject to a rolling mutual break in december 2016. (EGi Research 01/2014)	Bluebook 020 7167 6400
		Total available space:	238 sq m (2,562 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				
		Total Cost:	£867.58 psm (£80.60 psf)				



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Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	16 Broadwick Street, London, W1F 8HR	2nd	292 sq m (3,147 sq ft)		Tenure type: Leasehold	Unit description: 2nd	Bluebook 020 7167 6400
		Total available space:	292 sq m (3,147 sq ft)		Asking rent: £565.11 psm (£52.50 psf)	Other comments: Particulars: PDF Space available in April 2014. New lease for a term by arrangement subject to a rolling mutual break in december 2016. (EGi Research 01/2014)	
	Last updated: 22/04/2014	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade B		Rates: £209.90 psm (£19.50 psf)		
					Service charge: £92.57 psm (£8.60 psf)		
					Total Cost: £867.58 psm (£80.60 psf)		
	Medius, 152-160 Wardour Street, London, W1F 8YA	2nd	1,135 sq m (12,215 sq ft)	<ul style="list-style-type: none"> • Comfort Cooling • Shower • Bicycle Facilities • Raised Floors • Commissionaire 	Tenure type: Leasehold	Unit description: 2nd	Bluebook 020 7167 6400
		Total available space:	1,135 sq m (12,215 sq ft)		Asking rent: Not quoted	Other comments: Particulars: PDF Lease Options: Available by way of a new lease directly from the landlord. Bluebook are now marketing this space also. This space will be available from Q1 2014. (BlueBook 11/2013)	
	Last updated: 22/04/2014	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	Guiding rent: Late £60.00s per sq ft. (EGi Research 1...	
		Grade of space:	Second-hand Grade B		Rates: £242.19 psm (£22.50 psf)		
					Service charge: £145.31 psm (£13.50 psf)		
					Total Cost: £387.50 psm (£36.00 psf)		



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26	8-10 Lower James Street, London, W1F 9EL 	Ground Lower Ground Total available space:	164 sq m (1,760 sq ft) 213 sq m (2,290 sq ft) 376 sq m (4,050 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Kitchenette • Raised Floors • Lift/s 	Tenure type: Leasehold Asking rent: £305.70 psm (£28.40 psf) Per annum rent: Not quoted Rates: £140.25 psm (£13.03 psf) Service charge: £106.89 psm (£9.93 psf) Total Cost: £552.84 psm (£51.36 psf)	Unit description: Lower Ground and Ground Other comments: Particulars: PDE Media suite over ground and lower ground floors - Specialist fit out for film production. (EGi Research 03/2014)	CFK LLP 08700 533 755
27	12 Golden Square, London, W1F 9JE 	Proposed Basement Proposed Ground Total available space:	378 sq m (4,069 sq ft) 378 sq m (4,069 sq ft) 756 sq m (8,138 sq ft)	<ul style="list-style-type: none"> • Business (B1a) - Office 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Proposed Basement and Proposed Ground	HZSO 020 7788 8950 Bluebook 020 7167 6400

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Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
28	12 Golden Square, London, W1F 9JE 	1st 2nd 3rd 4th 5th 6th	346 sq m (3,726 sq ft) 387 sq m (4,164 sq ft) 372 sq m (4,000 sq ft) 442 sq m (4,755 sq ft) 372 sq m (4,000 sq ft) 372 sq m (4,000 sq ft)	• Air Conditioning	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 1st, 2nd, 3rd, 4th, 5th and 6th	Bluebook 020 7167 6400 H2SO 020 7788 8950
		Total available space:	2,290 sq m (24,645 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				
29	20 Golden Square, London, W1F 9JL 	Breakdown unavailable	1,923 sq m (20,697 sq ft)		Tenure type: Leasehold	Unit description: Breakdown unavailable	Agent not yet appointed
		Total available space:	1,923 sq m (20,697 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - Refurb (under construction)				
		Asking rent:	Not quoted				
		Per annum rent:	Not quoted				
		Rates:	Not quoted				
		Service charge:	Not quoted				

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	Golden House, 29 Great Pulteney Street, London, W1F 9NN 	3rd 4th Total available space: Use type: Grade of space:	470 sq m (5,059 sq ft) 617 sq m (6,639 sq ft) 1,087 sq m (11,698 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 3rd and 4th Other comments: Space under offer due to be completed the 31st March (EGi Research 03/2014) Space still under offer (EGi Research 04/2014)	Cushman & Wakefield 020 7935 5000
	41 Great Pulteney Street, London, W1F 9NZ 	2nd Total available space: Use type: Grade of space:	260 sq m (2,800 sq ft) 260 sq m (2,800 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: £618.93 psm (£57.50 psf) Per annum rent: Not quoted Rates: £166.52 psm (£15.47 psf) Service charge: £107.64 psm (£10.00 psf) Total Cost: £893.09 psm (£82.97 psf)	Unit description: 2nd Other comments: Particulars: PDF A new lease until February 2016. (EGi Research 04/2014)	Monmouth Dean LLP 020 7025 1390

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Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	67-71 Beak Street, London, W1F 9SW 	1st 2nd 3rd Ground	261 sq m (2,813 sq ft) 169 sq m (1,817 sq ft) 27 sq m (290 sq ft) 351 sq m (3,782 sq ft)	<ul style="list-style-type: none"> Air Conditioning Perimeter Trunking Comfort Cooling Double Glazing Central Heating 24 Hour Access WCs Wooden Floors 	<p>Tenure type: Leasehold</p> <p>Asking rent: £417.32 psm (£38.77 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £156.08 psm (£14.50 psf)</p> <p>Service charge: Not quoted</p> <p>Total Cost: £573.40 psm (£53.27 psf)</p>	<p>Unit description: Entire Building</p> <p>Other comments: Particulars:PDE Premium offers are invited for the benefit of the FRI leases expiring 25th March 2015. The total current passing rent is £386,500 or £38.77 per sq ft overall (£37.05 per sq ft 67-69 Beak Street / £45.00 per sq ft 71 Beak Street). For t...</p>	H2SO 020 7788 8950
	Mutual House, 70 Conduit Street, London, W1S 2GF 	4th	309 sq m (3,326 sq ft)	<ul style="list-style-type: none"> Raised Floors Natural Light Commissionaire Air Conditioning Kitchenette Building Reception Storage Lift/s WCs Fully fitted out 	<p>Tenure type: Leasehold</p> <p>Asking rent: £592.02 psm (£55.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £274.91 psm (£25.54 psf)</p> <p>Service charge: £133.04 psm (£12.36 psf)</p> <p>Total Cost: £999.98 psm (£92.90 psf)</p>	<p>Unit description: 4th</p> <p>Other comments: Particulars:PDE This space is now under offer. (EGi Research 03/2014)</p>	Metrus Property Advisors (Formerly MERS) 020 7079 3976
		Total available space:	808 sq m (8,702 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				
		Total available space:	309 sq m (3,326 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				

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	93 Newnman Street, London, W1T 3EZ 	4th	331 sq m (3,566 sq ft)	<ul style="list-style-type: none"> • Raised Floors • Natural Light • Comfort Cooling • Shower • Kitchenette • WCs 	<p>Tenure type: Leasehold</p> <p>Asking rent: £484.38 psm (£45.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £172.22 psm (£16.00 psf)</p> <p>Service charge: £59.20 psm (£5.50 psf)</p> <p>Total Cost: £715.81 psm (£66.50 psf)</p>	<p>Unit description: 4th</p> <p>Other comments: Particulars: PDE A new lease is available for a term by arrangement. (EGi Research 10/2013) Edward Charles & Partners are no longer marketing this space. Monmouth Dean is now marketing this space instead and is the sole agent. The available space has...</p>	Monmouth Dean LLP 020 7025 1390
			Total available space: 331 sq m (3,566 sq ft)				
			Use type: Business (B1a) - Office				
			Grade of space: Second-hand Grade B				
	100 New Oxford Street, London, WC1A 1HB 	2nd (west)	687 sq m (7,400 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Raised Floors • Suspended Ceilings 	<p>Tenure type: Leasehold</p> <p>Asking rent: Not quoted</p> <p>Per annum rent: Not quoted</p> <p>Rates: Not quoted</p> <p>Service charge: Not quoted</p>	<p>Unit description: 2nd (west)</p>	Not being marketed
			Total available space: 687 sq m (7,400 sq ft)				
			Use type: Business (B1a) - Office				
			Grade of space: Second-hand Grade A				
			Last updated: 22/04/2014				



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	100 New Oxford Street, London, WC1A 1HB  Last updated: 22/04/2014	6th	1,176 sq m (12,662 sq ft)	<ul style="list-style-type: none"> Air Conditioning Parking Spaces Lift/s Raised Floors 24 Hour Access 	<p>Tenure type: Leasehold</p> <p>Asking rent: £699.66 psm (£65.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: Not quoted</p> <p>Service charge: £91.49 psm (£8.50 psf)</p> <p>Total Cost: £791.15 psm (£73.50 psf)</p>	<p>Unit description: 6th</p> <p>Other comments: Rates (guide) are early £20's (Edward Charles & Partners - 10/2013)</p>	<p>Edward Charles & Partners 020 7009 2300</p> <p>Bluebook 020 7167 6400</p>
	Berkshire House, 168-173 High Holborn, London, WC1V 7AA  Last updated: 28/03/2014	8th	479 sq m (5,154 sq ft)	<ul style="list-style-type: none"> Air Conditioning Lg7 Lighting Raised Floors 24 Hour Access Commissionaire Parking Spaces Lift/s Bicycle Facilities 	<p>Tenure type: Leasehold</p> <p>Asking rent: £592.02 psm (£55.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £226.04 psm (£21.00 psf)</p> <p>Service charge: £76.42 psm (£7.10 psf)</p> <p>Total Cost: £894.49 psm (£83.10 psf)</p>	<p>Unit description: 8th</p> <p>Other comments: Particulars: PDF A new lease is available direct from the landlord. The 8th floor will undergo a full refurbishment. (JLL 10/2013)</p>	<p>CBRE</p> <p>JLL 020 7493 6040</p>

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38	20 Kean Street, London, WC2B 4AS 	Proposed extension (pre-construction) Total available space:	672 sq m (7,233 sq ft) 672 sq m (7,233 sq ft)	Business (B1a) - Office	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Proposed extension (pre-construction)	Agent not yet appointed
	Last updated: 11/11/2013	Grade of space:	Business (B1a) - Office	New - Refurb (pre-construction)			
39	1 Kingsway, London, WC2B 4AX 	2nd Total available space:	876 sq m (9,427 sq ft) 876 sq m (9,427 sq ft)	Business (B1a) - Office	Tenure type: Leasehold Asking rent: £645.84 psm (£60.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 2nd (part) Other comments: Awaiting agent confirmation of availability (EGi Research 03/2014)	Savills
	Last updated: 31/03/2014	Grade of space:	Business (B1a) - Office	Second-hand Grade B			
					Total Cost: £645.84 psm (£60.00 psf)		