



Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
40	1 Kingsway, London, WC2B 4AX 	3rd 6th Total available space: Use type: Grade of space:	1,276 sq m (13,740 sq ft) 1,248 sq m (13,430 sq ft) 2,524 sq m (27,170 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Air Conditioning Raised Floors BREEM excellent 	Tenure type: Leasehold Asking rent: £699.66 psm (£65.00 psf) Per annum rent: Not quoted Rates: £270.61 psm (£25.14 psf) Service charge: £91.28 psm (£8.48 psf)	Unit description: 3rd and 6th Other comments: Particulars: PDF A new lease for a term by arrangement. Guiding rent s mid-60s (EGi Research 02/2014)	Farebrother 020 7405 4545 JLL 020 7248 6040
Total Cost: £1,061.55 psm (£98.62 psf)							
41	15 Kean Street, London, WC2B 4AZ 	1st Ground Total available space: Use type: Grade of space:	207 sq m (2,228 sq ft) 163 sq m (1,753 sq ft) 370 sq m (3,981 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Wooden Floors Lift/s WCs Under Floor Trunking Perimeter Trunking Comfort Cooling Kitchenette Natural Light 	Tenure type: Leasehold Asking rent: £592.02 psm (£55.00 psf) Per annum rent: Not quoted Rates: £189.98 psm (£17.65 psf) Service charge: £33.37 psm (£3.10 psf)	Unit description: Ground and 1st Other comments: Particulars: PDF Media style space with a new lease to be agreed direct from the landlord. (EGi Research 04/2014)	Monmouth Dean LLP 020 7025 1390
Total Cost: £815.37 psm (£75.75 psf)							


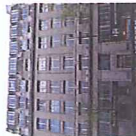
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Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Cannon House, 10-14 Macklin Street, London, WC2B 5NF 	Ground	361 sq m (3,890 sq ft)	<ul style="list-style-type: none"> Air Conditioning Under Floor Trunking Perimeter Trunking Natural Light 	<p>Tenure type: Leasehold</p> <p>Asking rent: £484.38 psm (£45.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: Not quoted</p> <p>Service charge: £32.29 psm (£3.00 psf)</p> <p>Total Cost: £516.67 psm (£48.00 psf)</p>	<p>Unit description: Ground (part)</p> <p>Other comments: Particulars:PDE A new lease is available. Rates upon application (EGi Research 01/2014).</p>	Monmouth Dean LLP 020 7025 1390
Total available space:			361 sq m (3,890 sq ft)				
Use type:	Business (B1a) - Office						
Grade of space:	Second-hand Grade B						
Last updated:	11/04/2014						
	77 Kingsway, London, WC2B 6SR 	3rd	492 sq m (5,296 sq ft)	<ul style="list-style-type: none"> Lift/s Raised Floors 24 Hour Access 4 Pipe Fan Coil Air Conditioning 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: 3rd</p> <p>Other comments: This space is currently undergoing refurbishment. Will be ready for occupation in Q4 2014. (H2SO 04/2014)</p>	H2SO 020 7788 8950
Total available space:			492 sq m (5,296 sq ft)				
Use type:	Business (B1a) - Office						
Grade of space:	New - Refurb (under construction)						
Last updated:	10/04/2014						

Availability schedule - 28/04/2014





Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
44	65 Kingsway, London, WC2B 6TD 	4th	818 sq m (8,803 sq ft)	<ul style="list-style-type: none"> Suspended Ceilings Building Reception Air Conditioning Lift(s) 24 Hour Security Separate Kitchen Raised Floors 24 Hour Access Metal Ceilings Natural Light 	<p>Tenure type: Leasehold</p> <p>Asking rent: Not quoted</p> <p>Per annum rent: Not quoted</p> <p>Rates: £198.06 psm (£18.40 psf)</p> <p>Service charge: £103.87 psm (£9.65 2022 - Alternatively a new lease may be available direct from the Landlord for a term t...</p> <p>Total Cost: £301.93 psm (£28.05 psf)</p>	<p>Unit description: 4th</p> <p>Other comments: Tenant has no plans to move (Egi Research 08/2013) Possibility of moving, but unable to confirm one way or the other. Lease info: Assignment or sublease to expire Service charge: £103.87 psm (£9.65 2022 - Alternatively a new lease may be available direct from the Landlord for a term t...</p>	Gerald Eve 020 7493 3338
45	Imperial House, 15-19 Kingsway, London, WC2B 6UN 	5th	254 sq m (2,735 sq ft)	<ul style="list-style-type: none"> Lift/s Bicycle Facilities WCs Air Conditioning Under Floor Trunking Shower Suspended Ceilings Building Reception Metal Ceilings 	<p>Tenure type: Leasehold</p> <p>Asking rent: £511.29 psm (£47.50 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £161.46 psm (£15.00 psf)</p> <p>Service charge: £57.05 psm (£5.30 psf)</p> <p>Total Cost: £729.80 psm (£67.80 psf)</p>	<p>Unit description: 5th (part)</p> <p>Other comments: Monmouth Dean LLP Particulars: <u>PDE</u> Rates of £15 psf are an approximate. The reception area is currently being substantially refurbished along with the vacant office floors which are available separately or together. (Egi Research 10/2013). A new FRI lease direct from...</p>	Gale Priggen & Co 020 7404 5043

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Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
46	9 Kingsway, London, WC2B 6XF 	6th	344 sq m (3,705 sq ft)	<ul style="list-style-type: none"> • Raised Floors • Air Conditioning • Suspended Ceilings 	<p>Tenure type: Leasehold</p> <p>Asking rent: £592.02 psm (£55.00 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £145.64 psm (£13.53 psf)</p> <p>Service charge: £103.66 psm (£9.63 psf)</p> <p>Total Cost: £841.31 psm (£78.16 psf)</p>	<p>Unit description: 6th</p> <p>Other comments: Particulars:PDE New lease direct from the Landlord.</p>	<p>JLL 020 7493 6040</p> <p>Farebrother 020 7405 4545</p>
		Total available space:	344 sq m (3,705 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				
		Last updated:	23/04/2014				
47	Kean House, 11 Kingsway, London, WC2B 6XF 	5th 7th	279 sq m (3,005 sq ft) 203 sq m (2,180 sq ft)	<ul style="list-style-type: none"> • Bicycle Facilities • Suspended Ceilings • Building Reception • LG3 Lighting • Comfort Cooling • Lift(s) • Raised Floors • 24 Hour Access • Metal Ceilings 	<p>Tenure type: Leasehold</p> <p>Asking rent: £532.82 psm (£49.50 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £256.40 psm (£23.82 psf)</p> <p>Service charge: £88.48 psm (£8.22 psf)</p> <p>Total Cost: £877.70 psm (£81.54 psf)</p>	<p>Unit description: 5th and 7th</p> <p>Other comments: Particulars:PDE A new lease is available direct from the landlord. (EGi Research 10/2013) Undergoing refurbishment - on hold (Farebrother 04/2014).</p>	<p>H2SO 020 7788 8950</p> <p>Farebrother 020 7405 4545</p>
		Total available space:	482 sq m (5,185 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				
		Last updated:	22/04/2014				

Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
48	35 King Street, London, WC2E 8JG	Ground	276 sq m (2,971 sq ft)		Tenure type: Leasehold	Unit description: Ground	Savills 020 7499 8644
		Total available space:	276 sq m (2,971 sq ft)		Asking rent: £592.02 psm (£55.00 psf)	Other comments: 3rd & 5th under offer (EGi research 07/2013). The 1st and 2nd floors are now both under offer. (EGi Research 11/2013)	Knight Frank 020 7606 0606
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted	Awaiting agent confirmation of availability (EGi Research 03/2014)	
		Grade of space:	New - Refurb (existing)		Rates: £123.79 psm (£11.50 psf)		
					Service charge: £118.40 psm (£11.00 psf)		
					Total Cost: £834.21 psm (£77.50 psf)		
49	39 King Street, London, WC2E 8JS	1st 2nd 3rd	83 sq m (893 sq ft) 83 sq m (893 sq ft) 83 sq m (893 sq ft)		Tenure type: Leasehold	Unit description: Entire Building	Agent not yet appointed
		Total available space:	249 sq m (2,680 sq ft)		Asking rent: Not quoted	Other comments: It is believed that this building is undergoing refurbishment. Site visit set up to clarify. (EGi Research 04/2014)	
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	New - Refurb (under construction)		Rates: Not quoted		
					Service charge: Not quoted		



Last updated: 31/03/2014





Last updated: 01/04/2014

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Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
50	16 Garrick Street, London, WC2E 9BA 	4th	250 sq m (2,691 sq ft)		Tenure type: Leasehold Asking rent: £640.46 psm (£59.50 psf) Per annum rent: Not quoted Rates: £263.29 psm (£24.46 psf) Service charge: £226.04 psm (£21.00 psf) Total Cost: £1,129.79 psm (£104.96 psf)	Unit description: 4th A longer lease may be available directly from the Superior Landlord. The Fourth floor of 2,691 sq ft can be made available giving a total of 6,091 sq ft. (EGi Research 01/2014)	Glinsman Weller Limited 020 7495 2728 Crossland Otter Hunt 020 7408 1114
		Total available space:	250 sq m (2,691 sq ft)				
		Use type:	Business (B1a) - Office				
		Last updated:	15/04/2014				
		Grade of space:	Second-hand Grade B				
51	16 Garrick Street, London, WC2E 9BA 	3rd	316 sq m (3,400 sq ft)	<ul style="list-style-type: none"> • Raised Floors • 24 Hour Access • Natural Light • Commissionaire • Air Conditioning • Double Glazing • Kitchenette • Suspended Ceilings • Building Reception • WCs • Entry Phone 	Tenure type: Leasehold Asking rent: £640.46 psm (£59.50 psf) Per annum rent: Not quoted Rates: £263.29 psm (£24.46 psf) Service charge: £226.04 psm (£21.00 psf) Total Cost: £1,129.79 psm (£104.96 psf)	Unit description: 3rd Other comments: A longer lease may be available directly from the Superior Landlord. The Fourth floor of 2,691 sq ft can be made available giving a total of 6,091 sq ft. (EGi Research 01/2014)	Crossland Otter Hunt 020 7408 1114 Glinsman Weller Limited 020 7495 2728
		Total available space:	316 sq m (3,400 sq ft)				
		Use type:	Business (B1a) - Office				
		Last updated:	15/04/2014				
		Grade of space:	Second-hand Grade A				

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Map Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents	
52 22-25 Bedford Street, London, WC2E 9EQ.  Last updated: 24/04/2014	2nd	888 sq m (9,560 sq ft)	<ul style="list-style-type: none"> • Building Reception • Air Conditioning • VAV Air Conditioning • Lift/s • Open Planning • Consent • Bicycle Facilities • WCs • Raised Floors • Roof Terrace • Commissionaire 	Tenure type: Leasehold Asking rent: £608.17 psm (£56.50 psf) Per annum rent: Not quoted Rates: £279.86 psm (£26.00 psf) Service charge: £107.64 psm (£10.00 psf)	Unit description: 2nd Other comments: Particulars: <u>PDE</u> <u>PDE</u> New lease available direct from the landlord. Guiding rent in the mid £60's (EGi research 07/2013).	Lambert Smith Hampton 020 7198 2000 Monmouth Dean LLP 020 7025 1390	
	Total available space:	888 sq m (9,560 sq ft)					
	Use type:	Business (B1a) - Office					
	Grade of space:	New - Refurb (existing)					
					Total Cost: £995.67 psm (£92.50 psf)		
53 Garden House, 57-59 Long Acre, London, WC2E 9JL  Last updated: 14/04/2014	2nd	228 sq m (2,449 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Perimeter Trunking • Comfort Cooling • Lift/s • Raised Floors • Roof Terrace 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: £129.17 psm (£12.00 psf)	Unit description: 2nd, 3rd and 4th Other comments: Grade of space: Second-hand Grade B Service Charge: £12.00 per sq ft Rates: £16.00 per sq ft This space is being refurbished (outside of planning) and will be ready for occupation in June 2014. Monmouth Dean surrendered this space back to the landlord...	CBRE 020 7182 2000 Monmouth Dean LLP 020 7025 1390	
	Total available space:	542 sq m (5,833 sq ft)					
	Use type:	Business (B1a) - Office					
	Grade of space:	Second-hand Grade B					
					Total Cost: £129.17 psm (£12.00 psf)		

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Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
54	20 Garrick Street, London, WC2E 9LH 	4th	263 sq m (2,828 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Raised Floors • Suspended Ceilings 	<p>Tenure type: Leasehold</p> <p>Asking rent: £748.10 psm (£69.50 psf)</p> <p>Per annum rent: Not quoted</p> <p>Rates: £247.57 psm (£23.00 psf)</p> <p>Service charge: £118.40 psm (£11.00 psf)</p> <p>Total Cost: £1,114.07 psm (£103.50 psf)</p>	<p>Unit description: 4th</p> <p>Other comments: Particulars:PDF Particulars:PDF</p>	<p>CBRE</p> <p>Hanover Green LLP 020 3130 6400</p>
		Total available space:	263 sq m (2,828 sq ft)				
		Use type:	Business (B1a) - Office				
		Last updated:	15/04/2014				
		Grade of space:	Second-hand Grade A				
55	90 Long Acre, London, WC2E 4TH 	4th	649 sq m (6,986 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Unknown 	<p>Tenure type: Leasehold</p> <p>Asking rent: Not quoted</p> <p>Per annum rent: Not quoted</p> <p>Rates: £247.57 psm (£23.00 psf)</p> <p>Service charge: £129.17 psm (£12.00 psf)</p> <p>Total Cost: £376.74 psm (£35.00 psf)</p>	<p>Unit description: 4th (part)</p> <p>Other comments: PPP Foundation (The) took occupation in June 2003. Tenant still located here at last visit (Site visit 11/2009) Tenant has no plans to move (EGi Research 08/2010, 09/2011, 10/2012) Tenant is located here (EGi Research 02/2013) Space has come onto...</p>	<p>H2SO 020 7788 8950</p> <p>CBRE 020 7182 2000</p>
		Total available space:	649 sq m (6,986 sq ft)				
		Use type:	Business (B1a) - Office				
		Last updated:	09/04/2014				
		Grade of space:	Second-hand Grade A				

Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
56	90 Long Acre, London, WC2E 2nd (west) 9TF		857 sq m (9,227 sq ft)	<ul style="list-style-type: none"> Suspended Ceilings Security VAV Air Conditioning Parking Spaces Lift/s Central Heating Raised Floors 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: £247.57 psm (£23.00 psf) Service charge: £129.17 psm (£12.00 psf)	Unit description: 2nd (west)	CBRE 020 7182 2000 H2SO 020 7788 8950
		Total available space:	857 sq m (9,227 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				
					Total Cost: £376.74 psm (£35.00 psf)		
57	90 Long Acre, London, WC2E 1st (unit 1) 9TF		1,431 sq m (15,405 sq ft)	<ul style="list-style-type: none"> Air Conditioning Raised Floors Suspended Ceilings 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: £247.57 psm (£23.00 psf) Service charge: £129.17 psm (£12.00 psf)	Unit description: 1st (unit 1), 1st (unit 3), 1st (unit 2) and 8th	H2SO 020 7788 8950 CBRE 020 7182 2000
		1st (unit 2)	492 sq m (5,296 sq ft)				
		1st (unit 3)	497 sq m (5,349 sq ft)				
		8th	371 sq m (3,994 sq ft)				
		Total available space:	2,791 sq m (30,044 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				
					Total Cost: £376.74 psm (£35.00 psf)		
					Other comments: Units 2 & 3 are under offer. (EGi Research 02/2014) Unit 1 is under offer. (EGi Research 03/2014)		



09/04/2014

Last updated: 09/04/2014



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