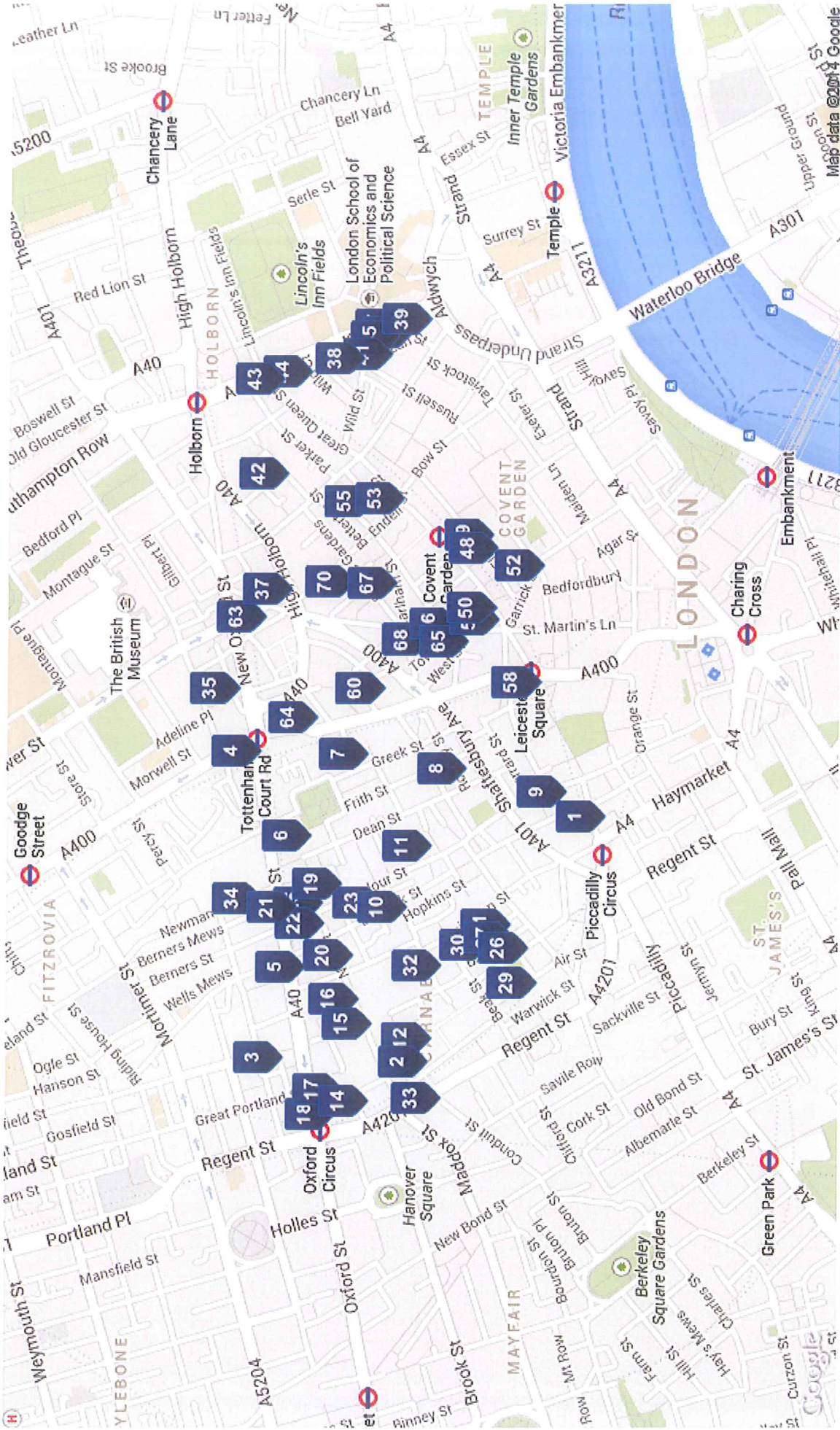


APPENDIX D

SIMILAR UNLET OFFICE BUILDINGS



Availability summary, 28/04/2014



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Availability schedule - 28/04/2014





Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
1	30 Haymarket, London, SW1Y 4EX 	1st Total available space: Use type: Grade of space:	285 sq m (3,070 sq ft) 285 sq m (3,070 sq ft) Business (B1a) - Office Second-hand Grade A	<ul style="list-style-type: none"> Shower Lg7 Lighting Lift/s Bicycle Facilities Fully fitted out Raised Floors 4 Pipe Fan Coil Air Conditioning Metal Ceilings Natural Light Commissionaire Building Reception Storage 	Tenure type: Leasehold Asking rent: £640.46 psm (£59.50 psf) Per annum rent: Not quoted Rates: £344.45 psm (£32.00 psf) Service charge: £121.96 psm (£11.33 psf) Total Cost: £1,106.86 psm (£102.83 psf)	Unit description: 1st Other comments: Particulars: <u>PDE</u> Particulars: <u>PDE</u> Particulars: <u>PDE</u> DDA Compliant (Jones Lang LaSalle 07/2013) New lease available direct from the landlord (EGi Research 08/2013) A new lease for a term by arrangement. (EGi Research 02/2014)	Montagu Evans 020 7493 4002 JLL 020 7493 6040
2	Carnaby Court, 22-25 Kingly Street, London, W1B 5QB 	1st 2nd 3rd Total available space: Use type: Grade of space:	350 sq m (3,771 sq ft) 303 sq m (3,263 sq ft) 299 sq m (3,215 sq ft) 952 sq m (10,249 sq ft) Business (B1a) - Office New - New Build (under construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Building Other comments: Site visit suggests that the previous building has been demolished and no sign of marketing. Planning suggests that construction has started. (Site Visit 01/2014) Available December 2014 (EGi Research 02/2014)	H2SO 020 7788 8950 CBRE 020 7182 2000

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Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
3	184-190 Oxford Street, London, W1D 1NH	Breakdown unavailable	1,774 sq m (19,095 sq ft)		Tenure type: Leasehold	Unit description: Entire Proposed Building	Agent not yet appointed
	No image available	Total available space:	1,774 sq m (19,095 sq ft)		Asking rent: Not quoted	Other comments:	
	Last updated: 26/02/2014	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	No sign of any marketing. (Site Visit 09/2013, 01/2014)	
		Grade of space:	New - Refurb (pre-construction)		Rates: Not quoted		
					Service charge: Not quoted		
4	Tenterden House, 3 Oxford Street, London, W1D 2DD	Additional Office Space	840 sq m (9,042 sq ft)		Tenure type: Leasehold	Unit description: Additional Office Space	Agent not yet appointed
		Total available space:	840 sq m (9,042 sq ft)		Asking rent: Not quoted		
	Last updated: 10/10/2013	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	New - New Build (pre-construction)		Rates: Not quoted		
					Service charge: Not quoted		
5	149-151 Oxford Street, London, W1D 2JG	Breakdown unavailable	1,074 sq m (11,561 sq ft)		Tenure type: Leasehold	Unit description: Entire Proposed Building	Agent not yet appointed
		Total available space:	1,074 sq m (11,561 sq ft)		Asking rent: Not quoted	Other comments:	
	Last updated: 06/03/2014	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	No sign of marketing (Site Visit 10/2012, 01/2013). Undergoing refurbishment (05/2013, 09/2013, 01/2014)	
		Grade of space:	New - New Build (under construction)		Rates: Not quoted		
					Service charge: Not quoted		

Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
6	2 Soho Square, London, W1D 3PX 	1st 2nd 3rd Basement Ground	65 sq m (704 sq ft) 73 sq m (782 sq ft) 77 sq m (830 sq ft) 69 sq m (738 sq ft) 51 sq m (550 sq ft)	<ul style="list-style-type: none"> Lift/s Air Conditioning Perimeter Trunking 	Tenure type: Leasehold Asking rent: £398.27 psm (£37.00 psf) Per annum rent: Not quoted Rates: £182.99 psm (£17.00 psf) Service charge: Not quoted Total Cost: £581.26 psm (£54.00 psf)	Unit description: Entire Building Other comments: Particulars: PDE Assignment to 21st September 2018. Also available by way of a new sublease for a term by arrangement. Sublease from Percussion Software (EGi Research 09/2012) Awaiting agent confirmation of availability (EGi Research 03/2014)	DTZ 020 3296 3000
7	14 Greek Street, London, W1D 4DP 	1st 2nd 3rd Basement Ground	141 sq m (1,517 sq ft) 139 sq m (1,496 sq ft) 124 sq m (1,338 sq ft) 88 sq m (946 sq ft) 165 sq m (1,779 sq ft)	<ul style="list-style-type: none"> Under Floor Trunking Comfort Cooling Separate Entrance Lift/s Gas Central Heating 	Tenure type: Leasehold Asking rent: £269.10 psm (£25.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted Total Cost: £269.10 psm (£25.00 psf)	Unit description: Entire Building Other comments: Particulars: PDE Available on a new lease direct from the landlord until March 2014. Rates are £6.70 - £18.10 per sq ft (EGi research 07/2013).	Monmouth Dean LLP 020 7025 1390
		Total available space:	657 sq m (7,076 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				

Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	75-77 Shaftesbury Avenue, London, W1D 5DU 	2nd (proposed) 3rd (proposed) 4th (proposed) 5th (proposed) 6th (proposed) Total available space:	997 sq m (10,732 sq ft) 964 sq m (10,372 sq ft) 942 sq m (10,140 sq ft) 886 sq m (9,537 sq ft) 558 sq m (6,006 sq ft) 4,347 sq m (46,787 sq ft)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: This space is yet to receive planning consent. The corresponding planning application can be found on the building record for 77-85 Shaftesbury Avenue. (EGi Research 09/2012) C&W are still marketing this but have removed developments from schedule (...)	Cushman & Wakefield 020 7935 5000
			Use type: Business (B1a) - Office				
		Grade of space: New - Refurb (under construction)					
	1 Wardour Street, London, W1D 6PA 	2nd 3rd 4th Total available space:	149 sq m (1,600 sq ft) 149 sq m (1,600 sq ft) 139 sq m (1,500 sq ft) 437 sq m (4,700 sq ft)	<ul style="list-style-type: none"> Perimeter Trunking Comfort Cooling WCS 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: £91.49 psm (£8.50 psf) Total Cost: £91.49 psm (£8.50 psf)	Unit description: Entire Building Other comments: Particulars: <u>PDE</u> Rent Upon Application. Rates TBC. To be Refurbished. (EGi Research 08/2013)	Monmouth Dean LLP 020 7025 1390
			Use type: Business (B1a) - Office				
		Grade of space: Second-hand Grade B					

Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Ingeni Building, 15-17 Broadwick Street, London, W1F 0DJ 	6th	323 sq m (3,475 sq ft)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 6th Other comments: Under offer (C&W 01/2014) Awaiting agent confirmation of availability (EGi Research 02/2014) Awaiting agent confirmation of availability (EGi Research 03/2014)	Cushman & Wakefield 020 7935 5000
		Total available space:	323 sq m (3,475 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				
		Last updated:	31/03/2014				
	76 Wardour Street, London, W1F 0UU 	1st 2nd 3rd Ground	645 sq m (6,945 sq ft) 654 sq m (7,037 sq ft) 658 sq m (7,080 sq ft) 72 sq m (774 sq ft)	<ul style="list-style-type: none"> • Raised Floors • Under Floor Trunking 	Tenure type: Leasehold Asking rent: £748.10 psm (£69.50 psf) Per annum rent: Not quoted Rates: £296.01 psm (£27.50 psf) Service charge: £86.11 psm (£8.00 psf) Total Cost: £1,130.22 psm (£105.00 psf)	Unit description: Ground, 1st, 2nd and 3rd Other comments: Particulars:PDF Sheridans media law firm is understood to be taking around 12,000 sq ft at around £75.00 per sq ft. It is being advised by Miles Commercial. (EGi 04/10/2013,...	DTZ 020 3296 3000 Edward Charles & Partners 020 7009 2300
		Total available space:	2,029 sq m (21,836 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - Refurb (existing)				
		Last updated:	14/04/2014				


Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Ganton House, 22 Ganton Street, London, W1F 7BY 	4th 5th Total available space:	335 sq m (3,606 sq ft) 320 sq m (3,444 sq ft) 655 sq m (7,050 sq ft)	<ul style="list-style-type: none"> Air Conditioning Separate Kitchen Lift/s Raised Floors 24 Hour Access 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 4th and 5th Other comments: Undergoing refurbishment at site visit (05/2013, 09/2013, 01/2014)	Agent not yet appointed
		Use type:	Business (B1a) - Office				
		Grade of space:	New - Refurb (under construction)				
	Ganton House, 22 Ganton Street, London, W1F 7BY 	1st 2nd Total available space:	354 sq m (3,810 sq ft) 365 sq m (3,929 sq ft) 719 sq m (7,739 sq ft)	<ul style="list-style-type: none"> Lift/s Air Conditioning Raised Floors 24 Hour Access 	Tenure type: Leasehold Asking rent: £748.10 psm (£69.50 psf) Per annum rent: Not quoted Rates: £263.72 psm (£24.50 psf) Service charge: £88.26 psm (£8.20 psf) Total Cost: £1,100.08 psm (£102.20 psf)	Unit description: 1st and 2nd Other comments: The 3rd floor is under offer. (EGi Research 01/2014) 2nd and 1st floors are now under offer (EGi Research 02/2014)	H2SO 020 7788 8950 CBRE 020 7182 2000
		Use type:	Business (B1a) - Office				
		Grade of space:	New - Refurb (under construction)				


Availability schedule - 28/04/2014



Map Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
14 Iona, 40 Argyll Street, 240 Regent Street, London, W1F 7EB 	2nd	633 sq m (6,814 sq ft)	<ul style="list-style-type: none"> Suspended Ceilings Air Conditioning 24 Hour Security Raised Floors 24 Hour Access Natural Light 	Tenure type: Leasehold Asking rent: £888.03 psm (£82.50 psf) Per annum rent: Not quoted Rates: £346.92 psm (£32.23 psf) Service charge: £139.29 psm (£12.94 psf)	Unit description: 2nd (part) Other comments: Particulars: PDE The space is available on a sublease for a term by arrangement up until January 2024. (EGi Research 04/2014)	GVA 08449 020304
Total available space:		633 sq m (6,814 sq ft)				
Use type:		Business (B1a) - Office				
Grade of space:		Second-hand Grade A				
Last updated: 11/04/2014						
				Total Cost: £1,374.24 psm (£127.67 psf)		



Availability schedule - 28/04/2014



Map Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
15 44-45 Great Marlborough Street, London, W1F 7JL  Last updated: 14/04/2014	1st	205 sq m (2,203 sq ft)	<ul style="list-style-type: none"> Suspended Ceilings Building Reception 	Tenure type: Leasehold	Unit description: Entire Building	Monmouth Dean LLP 020 7025 1390
	2nd	247 sq m (2,661 sq ft)	<ul style="list-style-type: none"> Lift/s 	Asking rent: £850,36 psm (£79,00 psf)	Other comments: Particulars: PDE New lease/s for a term to be agreed direct from the new freeholder. Further amenities: Sixth floor roof terrace. (EGi Research 11/2013)	
	3rd	248 sq m (2,674 sq ft)	<ul style="list-style-type: none"> Air Conditioning Raised Floors 	Per annum rent: Not quoted		
	4th	247 sq m (2,657 sq ft)	<ul style="list-style-type: none"> Roof Terrace 	Rates: £301.39 psm (£28,00 psf)		
	5th	242 sq m (2,607 sq ft)		Service charge: £104.95 psm (£9,75 psf)	Rent: From £72.50 psf for the 1st floor rising to £90 psf for the top floor or £79 psf overall. It...	
	6th	145 sq m (1,556 sq ft)				
	Total available space:	1,334 sq m (14,358 sq ft)			Total Cost: £1,256.70 psm (£116,75 psf)	
	Use type:	Business (B1a) - Office				
	Grade of space:	Second-hand Grade A				

Availability schedule - 28/04/2014



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	51-53 Great Marlborough Street, London, W1F 7JT  Last updated: 24/04/2014	3rd 6th Total available space:	425 sq m (4,578 sq ft) 409 sq m (4,400 sq ft) 834 sq m (8,978 sq ft)	<ul style="list-style-type: none"> Suspended Ceilings Building Reception Comfort Cooling Shower Lift/s WCs 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: £247.57 psm (£23.00 psf) Service charge: £105.49 psm (£9.80 psf) Total Cost: £353.06 psm (£32.80 psf)	Unit description: 3rd and 6th Other comments: Particulars: PDF Rent available upon application. (EGi Research 04/2014)	Lambert Smith Hampton 020 7198 2000
	The Observatory, 10 Argyll Street, London, W1F 7TQ  Last updated: 15/04/2014	1st 2nd 3rd 4th 5th Total available space:	128 sq m (1,375 sq ft) 133 sq m (1,435 sq ft) 129 sq m (1,386 sq ft) 128 sq m (1,374 sq ft) 92 sq m (989 sq ft) 609 sq m (6,559 sq ft)	<ul style="list-style-type: none"> Comfort Cooling Kitchenette Lift/s WCs Entry Phone Raised Floors 	Tenure type: Leasehold Asking rent: £672.75 psm (£62.50 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted Total Cost: £672.75 psm (£62.50 psf)	Unit description: Entire Proposed Building Other comments: Particulars: PDF	Hanover Green LLP 020 3130 6400 BNP Paribas Real Estate 020 7338 4000
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - Refurb (under construction)				