



Technical Services
Roebuck Lane, Smethwick
West Midlands B66 1BY
Tel 0121 697 2974 Fax: 0121 697 2988

B Webber Holdings LTD
C/O Allan Cooper FRICSD
Cooper Chen
Suite 1, 1 Duchess Street
London
W1W 6AN

18th June 2014

Dear Sirs,

Re: 101 Camley Street, London N1C

Further to our various discussions we are of course aware of the proposals to comprehensively redevelop the property at 101 Camley Street and anticipated this when we entered into our current lease with development breaks.

We support the planning proposals for the comprehensive redevelopment of this site.

The Camley Street area has obviously changed a great deal in recent years and as a business our requirements have also changed. We now require a much larger site with simpler and more direct road access to the main arterial routes for our vehicles so that these can operate 24 hours a day, 7 days a week and without causing disturbance to local residents.

As your aware from your visit the facility we operate from Smethwick for example, cover 27 acres and has direct access to the motorway network. This site has space and facilities for trailer loading and unloading and is sufficiently large to allow for full vehicle manoeuvrability on site as well as onsite parking and better security.

As our operational needs have expanded including the size of our principle delivery vehicles which bring the parcels to site to be broken down for local deliveries the access to 101 Camley Street from either Granary Street or Camley street is far from ideal. There are of course height restrictions to the railway bridges on Camley Street. The turning from Granary Street to Camley Street means large lorries need to undertake a staged turning operation. Due to the site constraints, delivery vans generally park on street rather than off street and within the site boundary, with the attendant security, parking and noise issues that this raises.

The Camley Street facility due to its constraints currently only serves two London postcodes. We do have larger facility in South London. We are now looking to relocate from Camley Street to new larger premises situated close to the major road networks and potentially expanding and intensifying our operational floor space by a factor of 3 or 4. As you are aware we are currently sourcing and in active discussion concerning larger premises in Camden and surrounding boroughs.



Technical Services
Roebuck Lane, Smethwick
West Midlands B66 1BY
Tel 0121 697 2974 Fax: 0121 697 2988

In terms of staff, there are currently 33 contracted number of persons employed working at 101 Camley Street. These, as well as the van drivers, who are largely self-employed, will relocate to an expanded facility when we relocate. On the basis our new facility will essentially be larger we expect to increase our staff.

We will of course keep you apprised of our relocation but please do let us know if there is any further information we can usefully provide at this time. As discussed, we will also be happy to continue to work with your team to identify and produce an alternative facility within our key target area in London.

Yours sincerely

A handwritten signature in black ink, appearing to read "Louise Ferguson".

Louise Ferguson
General Manager – Property