

Peter Fraiman
Elebro Ltd
Connaught House
5 Clifton Gardens
London W9 1AL

1st June 2014
Our Ref: IHG/sh/140Cam

Dear Peter,

RE: 140 - 146 CAMDEN STREET, CAMDEN, LONDON NW1 9PF

I write to set out the marketing of the above property over the period over the period June 2009 to date in support of the forthcoming planning application to redevelop the site.

1. SCOPE OF INSTRUCTION:

Goldstein Leigh were first instructed to find a suitable tenant to occupy the warehouse accommodation fronting Bonny Street in June 2009. Whilst marketing the warehouse we were also instructed from 2012 onwards to keep in mind the office building, occupied by the British Transport Police, should we turn up an enquiry suitable for the entire premises as we understood that the BTP may be interested in vacating the premises. Over the course of this period we have considered both freeholder and leasehold interests in the properties.

2. ABOUT GOLDSTEIN LEIGH:

Goldstein Leigh is a multi-disciplined partnership (established 1973) that concentrates on institutional, corporate and private clients' commercial property matters in the United Kingdom. Ian Goldstein has been a partner since 2001 and was formally Head of Commercial Agency at Salter Rex based in Kentish Town. He has let this building on a number of occasions dating back to the mid 1980's.

3. BACKGROUND TO PROPERTY:

By way of introduction the property was built during the 1960's, of mainly brick construction which has been rendered, under a flat felt roof. The property comprises of two distinctly different buildings, a B1 office building over lower ground, ground and first floors adjacent to a warehouse building with mezzanine. This had previously been let in individual floors during the 1980s to 2006, when it was let in its entirety to the current occupier, The British Transport Police. The building is fairly dated and no longer meets the requirements of modern B1 occupiers having been originally constructed for the storage and distribution of ice-cream products. One of the main objections is the depth of the office floors and the subsequent lack of natural light.

The warehouse was occupied up until September 2009 by a subsidiary company of the property owner. Following the sale of the subsidiary company the building became vacant when the new owners relocated their business.

The building has an asbestos roof which has reached the end of its useful life. A former tenant has installed a mezzanine within 2/3rds of this area, which has effectively restricted both the ground floor height and the ceiling height due to the low cross beams. There are no off-road loading facilities or parking. One other objection that was raised by potential occupiers was the poor access to the building for large commercial vehicles as you cannot exit Bonny Street at the Camden Road end and instead have to reverse back onto Camden Street. In many

respects this type of property does not provide the features that are required by today's tenants seeking modern accommodation.

4. ACCOMODATION:

| | Size Sq ft | Sq M |
|--|---------------|-----------------|
| Office Lower Ground Floor | 5,200 | 483.10 |
| Office Ground Floor | 6,035 | 560.67 |
| Office First Floor | 5,100 | 473.81 |
| Sub -Total | 16,335 | 1,517.58 |
| Warehouse Ground Floor | 6,077 | 564.57 |
| Warehouse Mezzanine | 4,603 | 427.63 |
| Feeder Room & Lobby | 341 | 31.68 |
| Total Warehouse Area (Gross Internal) | 11,021 | 1,023.88 |
| Total Lettable Area | 27,356 | 2,541.46 |

5. EXTENT OF MARKETING:

Goldstein Leigh were originally instructed to market the warehouse building in June 2009 (appendix 1.) and entered into lengthy negotiation with the tenant of the adjacent building i.e. The British Transport Police (BTP). Unfortunately, despite terms being agreed these negotiations proved abortive at the eleventh hour despite the lease already being engrossed and ready for signature due to the Government's austerity cutbacks.

When negotiations broke down with The British Transport Police the joint agents took the measure of reducing our asking terms from £120,000 per annum, agreed with the original applicant to £112,000 (approximately 10%) in order to attract a wider selection of potential occupiers.

At that time, consideration was given to offering the freehold interest.

The aim of our marketing has been to attract a media style occupier who was looking for an individual working area where they had an opportunity to create an interesting and unique working environment as we believed that this would help to maximise the rental income.

We found that prospective tenants who required a longer period were reluctant to enter into a lease knowing that in the event of the BTP exercising their break option, there was a likelihood that the landlord would want full vacant possession of the whole building.

We considered that the BTP may wish to exit the property early prior to their lease expiry. This would provide an opportunity to lease the entire property to a single tenant, should the right occupier with a strong financial covenant materialise. Only on this basis would it warrant releasing BTP from their lease obligation early. In the event although BTP have reduced their occupation of the building indicating that they are prepared to exit we have, as yet been unable to find a tenant for the whole.

When the warehouse again became vacant we re-circulated details of the property again seeking an occupier or purchaser for the entire property.

We, therefore, feel that we were able to offer relatively flexible terms to a potential occupier for the entire property or, at least, a substantial part based on our knowledge of the local market.

In September 2010 the agency arrangement was widened with the addition of 3H Properties (formerly Chesterton-Humberts Commercial) who were brought in as joint agents.

- i) Joint agency boards were displayed prominently on the building at the front of the site facing onto Camden Street and Bonny Street advertising the availability of the building. (appendix 2).

Most recently the board has read "All Enquires" in order to take advantage of the general interest that a board in this location generates. Whether the board reads "All Enquires" or "To Let" we have always received enquiries for the freehold as shown by the various enquires listed on our enquire schedule. See attached photo on the marketing particulars in (appendix 3).

- ii) Preparation of in-house marketing particulars with a photo of the building and information about the available accommodation, location, description of the premises, rental etc. The marketing particulars were sent out in response to a number of clients' requirements circulated by both Central London agents and local agents during the period of our instruction as well as individual occupiers.
- iii) Marketing particulars were circulated to the top 500 Central London Commercial Agents and also to local agents in September 2010 and this exercise has been repeated on several occasions. Unfortunately the mail outs generated few enquiries, of which most were from agents acting for developers who would be interested in redeveloping the site for residential. A number of enquiries were for office and B1 spaces that

were below the 6,000 sq ft threshold that we deemed practical for a tenant requiring only part of the building (primarily the warehouse accommodation) which would obviously not be practical in this instance. The majority of the parties that have enquired have been locally based. (appendix 4, generic letter dated 19th June 2012).

- iv) The Estate Agents Clearing House distributes hard copies of our marketing particulars to all Estate Agency and Surveying practices dealing with property in London and the Home Counties.

The property is also currently listed on the Estate Agents Clearing House website and has been distributed to approximately 500 other estate agency practices in and around London via this service. (appendix 5)

The most recent circulation of details was on 11th April 2014 which has created a small upsurge in interest which has to date resulted in one viewing along with one further inspection arranged for this week.

We have in the past advertised in the London Office Guide publication which has a web presence.

- v) Marketing particulars were initially sent to registered applicants on our database looking for media office and B1 accommodation in the Camden and surrounding areas of between 6,000 sq ft (557 sq m) and 12,000 sq ft (929 sq m). Details have been re-circulated to registered applicants and indicating that our client was prepared to be flexible on the rental to try and engender interest. (appendix 6 generic letter dated 18th November 2010).

- vi) In addition to the above, 3H Properties, our joint agent, has access to their own database of 6000 applicants in and around North, North-West and West London who are regularly sent information both via email and post.

We have received numerous enquiries from the board to date which have been mainly from local occupiers and property developers. With

regard to the potential occupiers we found that many of the applicants were not financially sound businesses or were looking to occupy the building for purposes outside of the properties use.

For example: Lazer Quest operator, dance studio, gyms and fitness centres, casino.

We have also received interest from a couple of Budget Hotel operators.

- vii) With regards potential buyers, all the enquiries we received were from investors and developers or their respective agents and architects who were looking at purchasing the land purely for redevelopment purposes. We do not believe that one enquiry was received from a company or organisation looking to purchase the property for their own occupation. (appendix 7)
- viii) An advert in the Estates Gazette had also been considered but due to the poor response received from advertising of other rental properties in this property magazine, it was decided that this would be futile.

7. INTEREST FROM MARKETING:

In addition to the marketing schedules we set out brief highlights of some of the more active enquiry's for the building. (appendix 8)

- i) In October 2010 our joint agent received interest from a Plumbers Merchant who was interested in using the building as a trade counter. Despite effort from both parties this negotiation became abortive as we were unable to come to agreement over the Repairing liabilities, length of lease and the rental terms.
- ii) There was initial interest from UCLH NHS Trust for secure pharmacy distribution. Other than the initial enquiry and follow up by phone no further interest was forthcoming.

- iii) In March 2011 we received an enquiry from Big Yellow Self storage but their requirement was for 20-25,000 sq ft which we are unable to accommodate.
- iv) Around this time we were approached by David Barnet of the American Car Wash company looking to replace their Kings Cross car wash. They, like others, had no use for the mezzanine.
- v) We also had interest from a firm of architects Amanda Levette, who subsequently took space in Brewery Road N7.

This marketing has had some success but unfortunately has not resulted in a formal letting taking place.

8. TEMPORARY LETTING:

In September 2011, mainly due to pressure from the empty rates liability and the adjacent tenant BTP (to find an occupier to maintain the security of the building) our client felt obliged to seek a tenant at a reduced rental. We canvassed the charity sector and received some interest from Age Concern. Unfortunately, this did not result in a letting as Age Concern were not prepared to make any rental contribution and on the basis that they were entitled to a rate reduction of 80%, wanted the landlord to contribute the remaining 20% towards their rates liability. This is a good indication of the low point in the market.

By February 2012 it was decided to let the premises to Packshot Ltd, a commercial photography company, on a temporary basis for the reasons mentioned above at below market level rental on the basis we would continue to market the premises for an alternative occupier.

Since this temporary letting our main interest in the property has been from potential developers including Taylor Wimpey who are redeveloping 25-31 Camden Road. We have received a constant stream of interest from property and

development companies, architects looking on behalf of developer clients and their agents.

6. SUMMARY:

In summary, we feel that to date we have undertaken a wide and varied marketing campaign during the course of our agency instruction. We trust our reports adequately outline the marketing we have undertaken to date to try and secure a tenant for the building. As we have previously stated, we feel that the lack of solid interest derives from the fact that the current layout of the building, along with two different types of space (i.e. warehouse and office) within the building are not suitable for the majority of today's occupiers. The properties particularly deep office floors and subsequent lack of natural light has also made the building unappealing to a modern occupier. The majority of interest we have had has been from developers whose only interest is to redevelop the site for housing.

I trust that above provides sufficient information for your purposes and if I can be of any further assistance please do not hesitate to contact the writer.

Yours Sincerely,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke at the end.

I H Goldstein
Goldstein Leigh

APPENDIX 1:

Peter Fraiman
Elebro Ltd
146 Camden Street
Camden
London NW1 9PF

1st June 2009
Our Ref: IHG/sh

Dear Peter,

RE: 146 Camden Street, London, NW1 9PF

Further to my email of the 19th May, I am sorry to hear that your tenants will be leaving the building, having unexpectedly invoked their option to determine.

I will commence offering the property in the market. As discussed, I am aware that you are obliged to offer to the tenant of 142-144 Camden Street. Rest assured that any active enquiries currently in the market or coming into the market will be picked up by this office.

Obviously, it will be useful to erect a letting board on the premises, but I understand that prior to the British Transport Police confirming whether they are interested in the building or not, you would prefer a more discreet approach.

In accordance with your instruction we will offer the vacant accommodation at £112,500 per annum exclusive of rates and VAT. With regard to lease term, we will be offering a new full repairing and insuring lease for a term to be agreed, subject to rent review at 5 year intervals. You may be required to offer the in-going tenant an option to determine after 5 years and/or some form of incentive e.g. a rent free period.

With regards to my practices fees, they will be payable in the event of us introducing a suitable tenant, who enters into a new lease, and will be based on 10% of the annual rental achieved (plus VAT).

In the event that the BTP acquire the additional building, you have agreed to pay this practice an ex gratia fee.

I thank you for your valued instructions in this matter, and will keep you informed of our progress.

Kindest regards,

Yours Sincerely,

Ian H Goldstein

APPENDIX 2:

**Rarely Available Building
Mixed Use Building****27,356 sq.ft (2541.45 sq m)****Camden Street, Camden Town, London, NW1**

Location: Situated close to the junction of Camden Street with Camden Road and bounded by Bonny Street in the heart of vibrant Camden Town.

Description: The property comprises a mix of B1 offices warehouse accommodation, affording the following approx areas:-

| | | |
|---------------------|--------------|-----------------------|
| Lower Grd: | 5,200 sq.ft. | 483.09 m ² |
| First Floor: | 6,035 sq.ft. | 560.68 m ² |
| Second Flr: | 5,100 sq.ft. | 473.80 m ² |
| Grd Floor: | 6,075 sq.ft. | 564.38 m ² |
| Mezzanine: | 4,605 sq.ft. | 427.82 m ² |
| Ancillary: | 340 sq.ft. | 31.59 m ² |

Total Net **27335 sq.ft.** **2,541.36 m²**

Lease: A new Full Repairing and Insuring Lease by arrangement.

Rental: Upon application.

Legal Costs: To be borne by the ingoing tenant

Viewing; Strictly via appointment with owners sole agent contact:

ian@goldsteinleigh.com

MISREPRESENTATION ACT 1967

Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts;
- ii) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- iii) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property.
- iv) all rentals and prices are quoted exclusive of V.A.T.



HIGH PROFILE STUDIO/OFFICES/DISTRIBUTION

6,077 - 11,021 Sq. Ft

146 CAMDEN STREET, CAMDEN TOWN, NW1 9PF



Location: Prominently situated on Camden Street and renowned for its vibrant media-orientated and professional office environment. Camden Town Underground Station (Northern Line) and Camden Road Station (North London Line) is within a stone's throw of the premises.

Property: This versatile building has planning consent for B1 Offices, Laboratories / Studio or Light Industry / Storage, comprises a modern ground floor unit with double height office accommodation and meeting rooms:

| | |
|---------------------------------|---------------------------------------|
| Mezzanine: | 4,603 sq.ft. (427.63 sq.m.) |
| Feeder Room & Lobby: | 341 sq.ft. (31.68 sq.m.) |
| Gross Internal Area: | 11,021 sq.ft. (1,023.88 sq.m.) |
| Ground Floor Warehouse: | 6,077 sq.ft. (564.57 sq.m.) |



Amenities:

- New Decorations
- Full Ceiling Height 20'
- Gas Blower Heating
- Fronting Camden Street
- Fitted Carpets to Offices
- Facility for Compressed Air
- (No Compressor)
- Male & Female Toilets & Kitchenette
- 3 Phase Electrics (120 Amps)
- Up-lighters, Perimeter Trunking & Cat 5 Cable
- Two Loading Doors 18' High x 17'6" Wide
- Good Access For Containers
- Full Height Double Glazed Windows with Louvered Blinds
- Fluorescent Lighting

Tenure: Leasehold

Lease: A Full Repairing and Insuring Lease available on flexible terms, subject to rent review at 5 year intervals.

Rental: £112,000 per annum exclusive of VAT, rates and service charges* (*if applicable).

Rates:

| | |
|------------------|------------------------|
| Rateable Value - | £67,500 |
| UBR - | £0.414 (to April 2011) |
| Rates Payable - | £27,945 |

Building Insurance: £3,000 p.a. payable for the current year

Stamp Duty Land

Tax: From 1st December 2003, Stamp Duty Land Tax applies to commercial lettings where the premium and/or aggregated rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.

Legal Costs: Both parties legal costs to be borne by the ingoing tenant.

References: A charge of £150.00 is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment

Contact: Ian Goldstein
Goldstein Leigh
020 8952 6434

Contact: Roy Hayim
3H Property Consultants
020 7286 8363

MISREPRESENTATION ACT 1967

Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts:
- All descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them:
- No person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property.
- All rentals and prices are quoted exclusive of V.A.T.



**HIGH PROFILE
STUDIO / OFFICES / DISTRIBUTION
6077 / 11,021 SQ FT**

**146 Camden Street,
Camden Town, NW1 9PF**
ADJOINING OFFICE BLOCK 16750 sq ft
May Be Available

Location:

Prominently situated on Camden Street and renowned for its vibrant media-orientated and professional office environment. Camden Town Underground Station (Northern Line) and Camden Road Station (North London Line) is within a stone's throw of the premises.

Accommodation:

This versatile building has planning consent for B1 Offices, Laboratories / Studio or Light Industry / Storage, comprises a modern ground floor unit with double height office accommodation and meeting rooms:

| | | |
|---------------------------------|----------------------|-------------------------|
| Ground Floor Warehouse | 6,077 sq.ft. | (564.57 sq.m.) |
| Mezzanine: | 4,603 sq.ft. | (427.63 sq.m.) |
| Feeder Room & Lobby: | 341 sq.ft. | (31.68 sq.m.) |
| Gross Internal Area: | 11,021 sq.ft. | (1,023.88 sq.m.) |

**Amenities:**

- New Decorations
 - Full Ceiling Height 20'
 - Gas Blower Heating
 - Fronting Camden Street
 - Fitted Carpets to Offices
 - Facility for Compressed Air (No Compressor)
 - Male & Female Toilets & Kitchenette
- Good Access For Containers
 - Two Loading Doors 18' High x 17'6" Wide
 - Full Height Double Glazed Windows with Louvered Blinds
 - Fluorescent Lighting
 - Up-lighters, Perimeter Trunking & Cat 5 Cable
 - 3 Phase Electrics (120 Amps)

Rent: £112,000 p.a.x VAT is Applicable

Lease: 12 months certain. Thereafter, the lease will be terminated by giving the tenant 6 months notice in writing in advance. On Full Repairing and Insuring Terms. Outside the provisions of The Landlord & Tenant Act, 1954.

Business Rates: £29,227.50 p.a. payable for year ending 31.3.2012.

Building Insurance: £ p.a. payable for the current year

Stamp Duty Land Tax:

From 1st December 2003, Stamp Duty Land Tax applies to commercial lettings where the premium and/or aggregated rent exceed £150,000 over the term of the lease. Please consult your solicitor or accountant for further advice.

Legal Costs: Each party is to pay their own legal costs.

References: A charge of £175.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing: Strictly by prior appointment.

3H Property Consultants
0207 286 8363

Goldstein Leigh
0208 952 6434

APPENDIX 3:

140-146 CAMDEN STREET
LONDON
NW1 9PF





APPENDIX 4:

Our Ref: IHG/sh/140Cam

18th November 2010

Dear

Re: 140 Camden Street, London NW1 9PF

I have pleasure in enclosing our marketing particulars for the above warehouse/B1 building

Affording a total of 11,021 sq.ft. (1023.88m²) is currently available.

Please do not hesitate to contact me on 0844 868 9969 should you require any further information or would like to arrange an inspection.

Kind regards,

Yours sincerely,

Ian Goldstein

Ian Goldstein
Goldstein Leigh

Enc.

APPENDIX 5:

3 Beaconsfield Terrace Road
 Olympia, London W14 0PP
 Tel: 020 7602 7315
 Fax: 020 7602 2137
 http://www.each.co.uk
 Email: accounts@each.co.uk



AGENTS IN COMMUNICATION

Accounts Payable Dept.
 Goldstein Leigh
 10 Park Village East
 LONDON
 NW1

Invoice Date: 1-Oct-2010

Invoice Number: 981/1370

INVOICE

| <u>Order Date</u> | <u>Agent Contact</u> | <u>Document Description</u> | <u>Billing Ref</u> | <u>L</u> | <u>R</u> | <u>P</u> | <u>F</u> | <u>O</u> | <u>C</u> | <u>TOTAL</u> |
|--|----------------------|-----------------------------|--------------------|----------|----------|----------|-----------------|----------|----------|-----------------|
| 17.Sep.2010 | 1 Goldstein | DOP.NW1:146:Camden | Matches: 4 | 12 | 12 | 86 | | 10 | | 120 |
| Total of orders: | | | | | | | | | | £ 120.00 |
| From o/s Annual Sub Credit Balance of | | | | | | £0.00 | , credit used : | | £ | 0.00 |
| SUBTOTAL : | | | | | | | | | | £ 120.00 |
| From available Web Credit Balance of | | | | | | £0.00 | , credit used : | | £ | 0.00 |
| SUBTOTAL : | | | | | | | | | | £ 120.00 |
| VAT @ 17.50%: | | | | | | | | | | £ 21.00 |
| Total amount due on this invoice: | | | | | | | | | | £ 141.00 |

BACS Details:
 Account Name: Estate Agents Clearing House Ltd.
 Sort Code: 60-50-06
 Account Number: 41626893
 Reference: *Your Company Name*
 Note: Please send remittance advice to jo@each.co.uk

Payment due 30 days from invoice date. +£3 per order when invoice outstanding 45 days.
 E&OE. Subject to Terms and Conditions

L = London Distribution, R = Regional Distribution, P = Printing, F = Finishing (Stapling etc), O = Other, C = Carrier

Estate Agents Clearing House Limited
 trading under the name
Estate Agents Clearing House.

Directors AGS Fowler, CRS Fowler
 Registered office as above.
 Registered in England no. 1796889
 VAT No. 386 1565 25

APPENDIX 6:

R Purkiss Esq
Purkiss Featherstone
62 Shaftsbury Avenue
London
W1D 6LT

Our Ref: IHG/sg/140CAM

19th June 2012

Dear Rob

140-146 Camden Street Camden Town London NW1

Further to your client's office requirement circular, please find attached details of the above property which I trust you will find of interest.

Should your clients wish to view or require any further information, please do not hesitate to contact me.

Kind regards.

Yours sincerely

Ian Goldstein

APPENDIX 7:

| Name/Address | Contact Details | Date of Enquiry | Interest Type | Purpose | Comments |
|---|--|------------------------------|---|---|--|
| Mr Patel | 077 602 9797 Kilesh@champersgroup.com | | | Car Wash | Not Suitable |
| David Barnett | 0207 278 0600 | | | Film Company looking to for temporary letting for filming | |
| Sue Edwards | 0207 907 0870 Sue.edwards@betty.co.uk | 1 April 2011 | Leasehold – temporary period 3 months fro June 2011- September 2011 | | |
| Jonathan Hay | Jonathanh@grantmillswood.com | November 2010 - January 2011 | Leasehold | Plumbers | |
| Jonathan Hay | Jonathanh@grantmillswood.com | March 2011 | Freehold | Big Yellow Storage Company | Warehouse to small |
| Rhell Butler on behalf of Cognita Schools | drb@butler-richards.co.uk | December 2010 | Leasehold | Sports Hall for local schools | |
| Mr Trevor Mapp | Jenny@jennymapp.com | November 2010 | Leasehold | Fitness/Dance Studio | Mezzanine floor was an issue due to insufficient headroom and needs to be reduce |
| Nick Carren | 0207 485 3475 | | Leasehold – 1 year | | |

| | | | | |
|--|--|---------------|-----------|---|
| David Alpert | Davidalpert@iiaa.eu | November 2010 | Leasehold | Too small |
| Max Robinson | 07859825593 | October 2010 | Leasehold | Lazer Quest |
| Dominic Navin-Jones DKA Surveyors | 0207 034 5269 | | Leasehold | Gym Client |
| Mr George Hardcastle | office@citygrove.com | February 2011 | Freehold | Mixed used development – leisure/office/hotel |
| Gemma Saunders | Gemma.saunders@volvocarslondon.co.uk | April 2011 | Freehold | Car Showroom Location not suitable |
| Lucy Williams | 0207 485 7700 Lucy@complicite.org | May 2011 | Freehold | Theatre Workshop for students, open workshop, teaching, technical equipment, student accommodation music etc. |
| Robin | 0117 922 1222 | | Freehold | Screw fix |
| Mike Lawrence on behalf of Trumans Brewery | 0207 422 6350 Mike.Lawrence@kemsley.com | April 2011 | Freehold | Brewery |
| Mr Hoying | 07798 151 555 | | Freehold | Architects officer |
| Joe Burgess | Joe.Burgess@colliers.com | April 2011 | Freehold | Developer |

APPENDIX 8:

140-146 CAMDEN STREET LONDON NW1 9PF - FREEHOLD ENQUIRES

| NAME | COMPANY | PHONE | EMAIL | DATE | COMMENT |
|-----------------------|-------------------------|---------------|--|------------|----------------------------|
| Richard Smith | Taylor Wimpey | 0771 842 026 | | 22/03/2012 | Developer of adjacent site |
| Ian Heard | Prism Investment Partne | 0753 662 1135 | | 02/05/2012 | |
| Nicholas Seaton | PSS Commercial | 020 8800 4321 | nicholas@psscommercial.com | 25/10/2012 | |
| John Lyons | | 07949 043 621 | lyonsjohn@hotmail.co.uk | 11/01/2013 | |
| Herbie Austin | W H Baker | 07734 422 164 | | 30/01/2013 | Site Finder |
| Liam Breslin | Aspin Wood | 07973 619 859 | liam@aspinwood.co.uk | 06/02/2013 | Developer |
| Mr Hanson | | 07966 371 664 | | 07/02/2013 | |
| John Fairley | KLM Property | 020 7317 3718 | ifairley@klmproperty.co.uk | 05/03/2013 | |
| Mr Coburn | | 07956 140 521 | | 06/03/2013 | |
| Elliot Durbeu | Green & Co | 0771 948 5159 | | 14/03/2013 | |
| Glenn Pritchard Jones | | 07803 894 888 | | 14/03/2013 | Fpr Travel Lodge |
| Rob Greaves | H G Capital Investors | 07703 882 332 | | 19/03/2013 | For Student accommodation |
| Frank Montanaro | | 07721 044 304 | frank@nhplondon.co.uk | 20/03/2013 | |
| Asher Popovitch | | 07944 777 201 | | 11/04/2013 | |
| Cormac McNabb | Carnaby Commercial.com | 07720 763 657 | | 23/04/2013 | |

Paul Whitley European Urban.com 020 7250 0090 23/04/2013 Owns Prowse Place NW1

Graham Wright Architect 020 7726 2295 26/04/2013

Mike De'ath HTA 07956 643 137 mike.de-ath@hta.co.uk 10/05/2013

Cormac IDM Properties 20/05/2013

Mathew Tilbrook Howarth Homes 07540 018 509 17/06/2013

Phil Davis 07836 348 464 10/07/2013

Richard Souber 07990 745 181 16/07/2013

Hiten Shah Dynasty Estates 07939 235 699 hiten@dynastyestates.co.uk 28/08/2013

Kiran Curtis KCA Architects 07957 153 867 kiran@kcaarchitects.co.uk 30/09/2013

James Isherwood James Isherwood Archite 07523 404 971 james@d1space.co.uk 01/10/2013 For School

Amir Ramezani Avanti Architects ar@avantarchitects.co.uk 10/10/2013

140-146 CAMDEN STREET LONDON NW1 9PF - ENQUIRES

| NAME | COMPANY | PHONE | EMAIL | DATE | COMMENT |
|---------------------|-------------------------|---------------|--|------------|--|
| Jinghua wang | Ajility Glowbal | 20727802228 | jwang@ajilityglobal.net | 14/10/2013 | Electrical motorcycle manufacturer requiring showroom. No further interest (Board) |
| Troy Wear | Runbox | 07980 211 447 | troy@runbox.com | 05/12/2013 | Freehold enquiry. Looking for development oppertunities. (Board) |
| Emily Miller | Marshall Walker | 07717 022536 | emily@linkedintutors.com | 13/12/2013 | Financial recruitment company. Moved to city. (Board) |
| Simon Jeffrey | Barnstorm Games | | simon@barnstormgames.com | 30/01/2014 | Looking for F/H oppertunity in NW1. (Board) |
| Bill Haule | Shureguard | 07900 216 525 | | 16/02/2014 | Site Finder. Only interested in F/H (Board) |
| Robert Chapman | New Build Guardians Ltd | 07875 074 931 | billh@tripop.co.uk robert@newbuildguardians.co | 27/02/2014 | Enquiry to see if we require guardian services. (Board) |
| Bridie O'Reilly | TTI School of English | 07786 858631 | bkvoreilly@ttischool.com | 03/03/2014 | School of english. Circa 2,000 sq ft Requirement not sufficient for property |
| Charles Hodgekinson | Adecphoi | 07956 502 303 | | 06/03/2014 | Tec Company. Circa 4,0000 sq ft F/H only Requirement not sufficient for property |
| Samuel Balfour | Car Wash | 0750 750 9816 | | 02/04/2014 | Looking for car wash. Outgoings to high for his business. (Board) |
| Peter Jerram | Peter Jerram & Co | 020 7499 4797 | pjjerrampc.co.uk | 30/04/2014 | Agent acting on behalf of client. Details despatched (Circular) |

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| Simon Hiketet | Hallmark Estates | 020 7494 9000 | simon@hallmarkstates.com | 01/05/2014 | Agent acting on behalf of client. F/H only Details despatched (Circular) |
| Alan Scott | Ian Scott International | 020 7493 9911 | alanscott@ianscott.com | 21/01/2014 | Agent acting on behalf of client. F/H only Details despatched (Board) |
| James Flitterman | Flitterman Investments L | 020 8445 4174 | james@flittermaninvestments | 24/01/2014 | Investor looking for F/H opportunity in NW1. (Board) |
| Jake Doffman | Metrus | 020 7079 2501 | jd@metrus.co.uk | 24/02/2014 | Agent acting on behalf of client. F/H only Details despatched (Circular) |
| Holly Hardy | Devono | 020 7096 9911 | hh@devono.com | 25/04/2014 | Agent no specific client. F/H only Details despatched (Circular) |
| Mark P L Ireland | AMI Commercial | 07973-224222 | mireland@amicommercial.com | 23/04/2013 | Agent no specific client. F/H only Details despatched (Circular) |
| Steve Cropper | Cropper and Co | 020 7726 2295 | Mail@cropperandco.com | 25/04/2013 | Agent no specific client. F/H only Details despatched (Circular) |
| Malcolm Grahame | hb surveyors & valuers Li | 020 7907 4503 | Malcolm.Grahame@hbsv.com | 22/04/2014 | Agent no specific client. F/H only Details despatched (Circular) |
| Craig Hinvest | Matthews & Goodman LI | 020 7747 3185 | CHinvest@matthews-goodmar | 17/04/2014 | Agent acting on behalf of client. L/H with opportunity to purchase . Details despatched (Circular) |
| William Oldrieve | Hanover Green LLP | 020 3130 6400 | woldrieve@hanovergreen.co.uk | 16/04/2014 | Agent acting on behalf of client. F/H only Details despatched (Circular) Have cancelled viewing. |
| Cary Dennington | LDG Commercial | 020 7291 0993 | Cary@ldg.co.uk | 16/04/2014 | Agent no specific client. F/H only Details despatched (Circular) |

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| Luke Wild | Carter Jonas LLP | 020 7016 0725 | Luke.Wild@carterjonas.co.uk | 16/04/2014 | Agent no specific client. Details despatched (Circular) |
| Peter Northam | Northam Clover | 020 7629 5000 | pn@northamclover.com | 16/04/2014 | Agent no specific client. Details despatched (Circular) |
| Richard Weller | Glinsman Weller | 020 7495 2732 | richard@glinsmanweller.co.uk | 16/04/2014 | Agent acting on behalf of client. Details despatched (Circular) |
| James Hardwicke | Hardwick & Company | 07523 404 971 | james@hardwickeandco.com | 16/04/2014 | Agent no specific client. Details despatched (Circular) |
| Andrew Donachie | The McDevitt Company | 0203 119 2962 | adonachie@mcdevittco.com | 13/04/2014 | Agent no specific client. Details despatched (Circular) |
| Nicholas Parnes | www.lettings.co.uk | 0207 794 6702 | nicholas@lettings.co.uk | 12/04/2014 | Agent no specific client. F/H Only Details despatched (Circular) |
| Michael Blair | Michael Blair & Co | 0207 409 5100 | mblair@michaelblair.co.uk | 12/04/2014 | Agent no specific client. F/H only Details despatched (Circular) |
| Laurence Maykels | Maykels Chartered Surve | 020 7692 7004 | laurence@maykels.com | 11/04/2014 | Agent acting on behalf of client. F/H only Details despatched (Circular) Hotel group |
| Andrew Okin | Edward Charles & Partne | 020 7009 2300 | AOKin@edwardcharles.co.uk | 11/04/2015 | Agent no specific client. Details despatched (Circular) |
| Jeremy Dangerfield | Stephen James Propertie | 020 8344 0980 | jeremy@sproperties.co.uk | 11/04/2014 | Self-Storage Client. Details despatched. No further interest (Circular) |
| D M Klein | D & P Klein | 01452 770 900 | david@kleinonline.co.uk | 11/04/2014 | Agent no specific client. F/H only Details despatched (Circular) |

Matthew Noble The Noble Harris Partner 020 7637 3333 mnoble@nobleharris.co.uk 11/04/2014 Agent no specific client. F/H only
Details despatched (Circular)

Rhell Butler Butler Richards & Co 020 7499 6107 drb@butler-richards.co.uk 25/04/2014 Agent acting for school.
Inspection arranged for 03/06/2014

Andrew Haig Andrew Haig & Co 7712615250 andrewhaig@btconnect.com 16/05/2014 Agent acting for client. F/H requirement
relocating from West End. Inspected
22/05/2014.