

Gideon Whittingham  
Regeneration and Planning  
Culture and Environment  
London Borough of Camden  
2nd Floor  
5 Pancras Square  
London  
N1C 4AG

Dear Mr Whittingham,

**Re: 120 Holborn, London, EC1**

As you may be aware, Camden Enterprise Ltd trading as Centa currently operates two premises in the Hatton Garden jewellery district that provide workshop facilities for the jewellery trade.

Since establishing these facilities, we have received a constant flow of enquiries from various individuals and small companies seeking workshop space in the area, as the supply of such accommodation has been gradually diminishing.

The owners of the above building have identified space that would provide the type of accommodation that is also suitable as workshop space to the jewellery trade.

We have been in discussion with the current owners and the space in question, which will extend to circa 4,000 sq. ft., and is ideal for the purposes outlined above for the following reasons:

- The space would represent the second largest area we would operate in the Hatton Garden area, and therefore we should be able to accommodate some the demand we have from local businesses.
- The owners will be undertaking some alterations that will result in us being able to fit out the space to our requirements.
- Direct access to Leather Lane will be available for our exclusive use which enables us to create the essential security provisions needed for these types of facilities.
- The accommodation will be served by all the usual utilities and the configuration will enable us to install the necessary air handling facilities to meet Health & Safety requirements.

Overall, this accommodation is perfect for our requirements to provide small-scale workshop space for the jewellery trade and will help retain businesses in the borough. The size of the unit will also enable us to provide flexible options for the trade.

Subject to agreeing some minor issues relating to both the landlords and our fit out works, the terms being proposed are broadly acceptable to both parties. The letting to our company is subject to the owners being successful with the planning application that is before the Council for the remainder of the basement for a gym.

In conclusion, we are very keen to secure this space and hope that with the assistance of the London Borough of Camden our objectives can be fulfilled.

Yours sincerely



Matt Garner

Chief Executive