GFZ Properties

4 Tavistock Place, London,
W1CH 9RH

Loss of Employment Supporting Statement

February 2015

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CONTENTS

Section		Page No.
1.0	INTRODUCTION	1
2.0	THE EXISTING BUILDING	2
3.0	RELEVANT PLANNING POLICY	6
4.0	RELEVANT NATIONAL GUIDANCE	8
5.0	ASSESSMENT AGAINST POLICY	9
6.0	SUPPLY AND DEMAND	13
7.0	CONCLUSION	14

APPENDICES

1.0	Site Location Plan	15
2.0	List Description	16
3.0	Details of Available Space and Accompanying Map	17

1.0 INTRODUCTION

1.1 Montagu Evans has been appointed by GFZ Properties to assess the potential of 4 Tavistock Place, London, WC1H ("the Site" and / or "the Building") to continue in employment use, having regard to the Council's planning policies, the condition of the Building, the alternative supply of B1 employment space in the area and occupier requirements.

1.2 This report sets out:

- A description of the Application site;
- The planning policy context relevant to the use of employment space for alternative uses;
- The issues arising with the existing Building's ability to contribute to providing appropriate B1 employment floorspace, in the context of the requirements of modern occupiers;
- The supply of alternative B1 accommodation within the vicinity of the site, both from a quantitative and qualitative perspective; and
- The likely demand for office space, in both qualitative and quantitative terms in the area.

1.3 The report sets out the factors relevant in this case to assessment of the scheme against Policy CS8 of the Camden Core Strategy 2010 and Policy DP13 of the Camden Development Policies DPD. We have also had regard to adopted Camden Planning Guidance 5 (CPG5) (Sept 13).

1.4 The report examines whether or not the loss of 4 Tavistock Place as an employment site would prejudice the Council's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective.

1.5 This report also aims to establish if there is sufficient supply in the area for current and forecast requirements, and whether the loss of 4 Tavistock Place would prejudice opportunities for business to locate successfully in the vicinity.

2.0 THE EXISTING BUILDING

Location

2.1 The Site is located on the southern side of Tavistock Place. Mary Ward House and Bloomsbury Hall is located to on the north side of Tavistock Place and Thackeray House on Herbrand Street to the south. It is between 2 (west side) and 6-8 Tavistock Place (east side). It is located in the London Borough of Camden.

2.2 The nearest tube station is Russell Square which is approximately 322m to the south.

2.3 A site location plan is contained at **Appendix 1.**

The Building

2.4 No.4 Tavistock Place is a Grade II listed building. The Site is located within row of terrace buildings on Tavistock Place. It is located within the Bloomsbury Conservation Area. The list description is contained at **Appendix 2**.

2.5 The list description covers 2 – 14 Tavistock Place (even) and includes the attached railings on the first floor, and identifies the properties as follows:

> *"Terrace of 7 houses. c1801-6. By James Burton, rebuilt with facsimile facade c1975. Multi-coloured stock brick with 1st and 2nd floor concrete sill bands. 3rd floor moulded sill band. 4 storeys and basements. 3 windows each. Round-arched entrances with cornice-heads, radial patterned fanlights and panelled doors. Doorway of house at west end (now part of No.2) replaced by a window). Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 80)."*
>
> (**See Appendix 2**)

2.6 The building comprises lower ground, ground, first, second, third, fourth and fifth floors, with the fifth floor comprising a mansard roof. The main entrance is taken from Tavistock Place, through a wooden door with fanlight above, at ground floor level.

2.7 As the listing indicates, the terrace houses were originally built in 1801-6 by James Burton. The Design and Access Statement shows the Building was once part of the Avondale Hotel, prior to demolition.

2.8 However, the terrace that currently exists in this location now, was actually rebuilt in 1975 with a facsimile facade. This includes iron balconies at the front of the building on the first floor. It appears that the Building has been entirely reconstructed behind the façade to meet modern requirements at that time.

2.9 As a result the building line of the façade to the rear is not uniform with the first and second floor projecting out from the lower ground and ground floors. It then recesses

at third and fourth floors. The Building cantilevers at the first floor. The first and second floors have been extended the furthest, with the third floor set back. This has resulted in the Building having split floor levels across a single floor plate. The building has been designed to add an extra floor to the rear. This has impacted on the quality of the office accommodation across the Building.

2.10 A lightwell is situated to the front with iron steps down from street level to provide access to the lower ground floor. Railings are also located to the front of the building and specifically mentioned on the list description, although identified as a subsidiary feature.

2.11 A section of the existing building with the floor levels annotated below. The section shows the current disjointed nature of the Building.

Figure 1 - Section view of the existing building

Internal Layout

2.12 The lower ground, ground, first, second and third floors of the Building all have split level floors. There is a lift in the centre of the Building which provides access to all floors except the top floor mansard. The lift is not Disability Discrimination Act (DDA) compliant. The stair core is located next to the lift, on the western side of the Building.

Lower ground floor

2.13 The lower ground floor comprises of a small office to the front of the Building, which is split in two to provide a meeting room space. To the rear of the lower ground floor is the store cupboard, telecoms room and plant room.

2.14 There is access to the lower ground floor via the external staircase from street level at Tavistock Place. Inside the Building, access to the lower ground floor is via the main staircore and lift.

2.15 There is no level access from the lower ground floor office to the lower ground floor WC located to the rear of the Building. The lower ground floor receives low levels of natural light.

Ground floor

2.16 Access to the ground floor of the Building is from street level at Tavistock Place. There is a step up from Tavistock Place before the entrance meaning there is no level access into the Building and not DDA compliant.

2.17 The front of the Building at ground floor is split into two rooms, an entrance hall which you enter immediately from the street and a meeting room. There are steps down to the rear of the Building, where there is a large room with a kitchenette and access to the garden. The WCs for this floor are also located to the rear, meaning there is no level access to the ground floor WCs.

First floor

2.18 The first floor has been split into two. The office to the front of the Building on this floor can only be accessed via the stairs. There is also no level access to WCs or the lift, and there is no kitchenette in this office. There is secondary glazing installed behind the sash window facades. The offices to the rear can be accessed via the lift and the stairs.

Second floor

2.19 Due to the floorplates being split, the second floor comprises of two offices to the rear of the Building. The second floor can be accessed via the stair core and the lift. There is a half level void at the front of the Building at this level. There is also level access to single WC to the rear.

Third floor

2.20 The third floor is a single office space across a split floor level. The front of the third floor plan does not have level access to the WCs (located to the rear south west corner of the Building) or the lift (located to the centre of the Building). There is a kitchenette in the south west corner of the rear office. This is obscured by a structural column which runs throughout the Building.

Fourth floor

2.21 The fourth floor is accessed via the stair core and lift. The floorplate stretches across the whole Building length with views onto Tavistock Place and Woburn Place. It is set back from the third floor level, and the roof of the third floor level can be seen from fourth floor.

Fifth Floor

2.22 The fifth floor mansard can only be accessed via the stair core and therefore not DDA compliant. The size of the office space is compromised by the sloping ceilings of the mansard. The ceiling height at its maximum 2298mm, which is below modern office requirements of 2650mm – 2750mm.

2.23 The approximate floor to ceiling heights are set out in the table below:

Accommodation	Split level	Floor to Ceiling Height (Approx)	
		Front office	Back office
Lower Ground Floor	YES	2.59m	1.94m – 2.05m
Ground Floor	YES	2.86m – 3.14m	2.28m - 2.51m
First Floor	YES	3.10m – 3.50m	2.25m – 2.50m
Second Floor	YES	VOID	2.25m – 2.60m
Third Floor	YES	2.68m – 2.95m	2.33m – 2.60m
Fourth Floor	NO	2.33m – 2.65	
Fifth Floor	NO	2.29m	

2.24 The lower floor to ceiling heights in the Building typically reflect where there is a suspended ceiling. The higher floor to ceiling heights typically reflects the underside of the concrete soffit in the Building.

2.25 The building services are provided via a heating and cooling system. However, this is out of date and inefficient. The plant for the Building is accessed from the lower ground floor, and is spread out across lower ground and ground floor. A ground floor level, the plant is located externally taking up a large amount of space in the garden.

2.26 There is no raised floor and all office units were serviced by perimeter trunking along the floor (skirting trunking) which is not suited for flexible, modern office use.

2.27 The Building is lit by surface mounted track lighting which contains spot lights or fluorescent tubes.

2.28 The majority of the floors do not benefit from kitchenettes. The building fabric is also solid concrete, meaning any scope for alteration or adaption would require substantial works.

2.29 There is a single means of escape from the Building from the front meaning the building is not compliant with modern fire regulation requirements. The lift is also not wheelchair accessible.

Areas

2.31 The accommodation* comprises, approximately, of the following:

Accommodation	Front office (NIA)	Back office (NIA)
Lower Ground Floor	2 offices (21 sqm and 15 sqm)	Plant and storage room (13 sqm)
Ground Floor	Entrance (18 sqm); 1 office (23 sqm)	1 office (41 sqm)
First Floor	1 office (40 sqm)	1 office (57 sqm)
Second Floor	VOID	1 office (49 sqm)
Third Floor	1 office (80 sqm)	
Fourth Floor	1 office (69 sqm)	
Fifth Floor	1 office (44 sqm)	

*** Gross internal areas provided by MWA Architects**

3.0 RELEVANT PLANNING POLICY

3.1 This section sets out the local planning policy against which the loss of B1 floorspace, in this case, will be assessed.

3.2 The most relevant policies are CS8 of the Core Strategy (2010), DP13 of the Development Planning Policies document (2010) and Camden Planning Guidance 5: Town Centres, Retail and Employment (Sept 2013).

Core Strategy

3.3 Policy CS8 sets out that new office development will be directed towards Kings Cross Euston Holborn and Tottenham Court Road. 440,000 sq m of office space has already been consented at Kings Cross and is expected to be built out over the plan period.

3.4 As a consequence it is noted at paragraph 8.8 of the Core Strategy that the future supply of offices in the borough can meet the projected demand and that the Council will consider the proposals for other uses of older office premises if they involve the provision of permanent housing. The London Office Policy Review 2012 confirms that this position has not changed noting that supply is in excess of the projected demand for the period to 2031 (P124).

3.5 It is noted that the borough has a shortage of good quality premises for Industrial and Light Industrial Premises and as such B1 premises which are capable of use for these purposes are protected by Policy CS8.

3.6 The policy also highlights that there is a lack of high quality premises suitable for small businesses which are below 100 sq m and capable of adaptation as a business grows.

Development Planning Policies

3.7 Policy DP13 sets out how the Council will seek to protect existing employment uses in the borough. It advises that:

- *The Council will retain land and buildings that are suitable for continued business use and will resist a change to non- business unless a) it can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use;*
- *When it can be demonstrated <u>that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential uses</u> or community uses, except in Hatton Garden where we will expect mixed use developments that include light industrial premises suitable for use as jewellery workshops.*

3.8 Clearly there are circumstances where it is appropriate to release office to residential use.

Camden Planning Guidance 5 (Sept 13)

3.9 The Camden Planning Guidance 5 - Town Centres, retail and employment provides detailed advice on the circumstances where the Council will allow the release of office accommodation to alternative uses within the Borough, at Section 7 of the document.

> *"Camden's Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.*
>
> *7.4 There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non-business use, specifically:*
>
> - *the criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*
> - *the age of the premises. Some older premises may be more suitable to conversion;*
> - *whether the premises include features required by tenants seeking modern office accommodation;*
> - *the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*
> - *whether there are existing tenants in the building, and whether these tenants intend to relocate;*
> - *the location of the premises and evidence of demand for office space in this location; and*
> - *whether the premises currently provide accommodation for small and medium businesses.*
>
> *7.5 When it would be difficult to make an assessment using the above, we may also ask for additional evidence in the form of a marketing assessment."*

3.10 In light of the above, policy requires the assessment as to the premises suitability for office accommodation and on the ability of 4 Tavistock Place to accommodate B1 uses other than office.

4.0 RELEVANT NATIONAL GUIDANCE

4.1 The Government Published the National Planning Policy Framework in March 2012. This emphasises the presumption in favour of sustainable development, specifically:

> *"approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
>
> *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted."*

4.2 The Framework also provides guidance on how local authorities should consider applications for alternative uses on employment sites i.e those in use for purposes within the 'B' Use Classes. At paragraph 22 the NPPF states that sites should not be protected for the long term and where vacant, alternative uses should be considered:

> *"22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities."*

4.3 Furthermore the Framework places emphasis on the need for residential accommodation and states:

> *51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.*

4.4 In this case we are of the view there are no strong economic reasons for retaining the property in Class B1 use.

4.6 This document further emphasises the need for the delivery of growth to the economy.

5.0 ASSESSMENT AGAINST POLICY

5.1 This section assesses the proposed change of use against development plan policy and the criteria set out in Camden Planning Guidance 5. We also set out in more detail the constraints the listing imposes on the use of the building as office accommodation.

Camden Planning Guidance

5.2 We assess here the criteria set out under CPG 5

1. The criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;

5.3 As set out earlier this relates to the premises ability to be used for employment uses other than B1 (a) office accommodation.

5.4 The properties listed status, central London location, and landlocked nature specifically rule out light industrial use for the following reasons;

- Modifications to the buildings façade cannot be made to accommodate vehicular access;
- The floor to ceiling heights are dictated by the front façade and therefore cannot be increased;
- The only access is from Tavistock Place – which does not accommodate vehicular traffic;

5.5 Furthermore, the Building has split level floor plates and poor quality of accommodation which limits the range of activities that can be undertaken.

2. The age of the premises. Some older premises may be more suitable to conversion;

5.6 As set out in Section 2 of this report, the property was rebuilt in 1975 with a facsimile façade. Whilst the property was rebuilt relatively recently, the design of the property has been carried out poorly. The split floor plates has created a cellularised layout with very small rooms, and does not provide open plan office accommodation required by modern offices.

5.7 The condition and services of the property are outdated and require significant upgrading/replacement. We comment upon this further below.

3. Whether the premises include features required by tenants seeking modern office accommodation;

5.8 The property lacks the following features which are required by tenants seeking office accommodation:

- Open plan layout;
- Level access to the building and within the building;
- DDA compliant lift;
- Category 1 or 2 lighting;
- Suspended floors to accommodate services;
- Modern Staff Kitchen on each level;
- Good floor to ceiling heights; and
- Suitable means of escape.

5.9 The plant and services of the Building are inefficient and out of date. The services require upgrading/replacement to modern day standards in terms of energy efficiency and sustainability. Current legislation requires the Building to provide an energy performance certificate and it is increasingly becoming an important issue for occupiers.

5.10 Whilst the Building was rebuilt in 1975, the Building's listed status, means agreement would need to be sought from the Local Planning Authority (LPA) on whether any refurbishments works or internal alterations would require planning consent. When occupiers require flexible layouts as their business adapts and grows, this situation can often be unattractive for potential tenants. This puts the building at a disadvantage compared to its competitors on the market.

5.11 As can be seen from the attached schedule of accommodation at **Appendix 3** there are several offices available providing modern office services at reasonable rents within the vicinity. This reflects Policy CS8, which projects that the borough will have sufficient office supply to meet demand in the plan period.

4. The quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;

5.12 Whilst the property was built in 1975, the design of the property and poor quality layout behind the façade has created an unsuitable environment for office accommodation. Our Agency Department have advised that in its current condition they would struggle to achieve a letting given the specification of the building, the better specification of competing properties and the cost of the refurbishment required. A light refurbishment would only partially resolve the issues identified.

5.13 To completely resolve the issues referred to at paragraph 5.8, it would be necessary to:

- Demolish much of the building so that level floor plates could be provided;
- Provide a new lift;
- Provide a new stair core;

5.13 By doing this, the Building would lose floorspace, which would be further reduced by kitchenettes at each level eating. It simply does not make economic sense to

redevelopment a building only provide less floor area than previously existed on the site.

5.14 Cost consultants Coll Associates, advised that a heavy refurbishment with services upgrade, structural alterations, core changes / core relocation would be somewhere in the region of £125 sq ft.

5. Whether there are existing tenants in the building, and whether these tenants intend to relocate;

5.14 The Building is vacant. The previous tenants have relocated due to the poor standard of the accommodation.

6. The location of the premises and evidence of demand for office space in this location; and

5.15 Our Agency department have advised that they would have difficultly in securing a letting on this Building in its present condition due to the issues identified above. All of the office units are well below 100 sq m, the poor layout and split floor plates mean the units are not capable of adaptation as a business grows, as required by Policy DP13. There is no flexibility in the accommodation due to the building's unorthodox configuration.

5.16 Our Agency department have also commented there is more demand and a greater preference for office space further south of the Site, around Russell Square and Holborn, where there are better facilities and amenities for office workers.

5.17 We comment on this further on the supply and demand for office space in Section 6 of this report.

7. Whether the premises currently provide accommodation for small and medium businesses.

5.18 The premises provide small office accommodation but as set out above they do not meet the requirements of the market. By missing out on this SME market, the landlord would need to attract a single tenant for the whole Building who would need to have a specific requirement for the space. However, the landlord would be competing with office units in more desirable areas, where SME's can rent a single level floorplate the same size as this Building, which have been newly built or refurbished to modern office standards.

5.19 The rent that would be achieved (in a refurbished condition) would not be sufficient to fund the works that would be required to upgrade the Building. In its present condition, the Building is not marketable and small office occupiers are unlikely to have the funds to carryout the works themselves.

Listing as Statutory Constraint

5.20 The changes required both internally and externally, in order to bring the building up to modern day requirements of business users would require listed building consent. Furthermore, the flexibility of the accommodation for tenants is severely constrained by its listing as internal adaptations that would allow a business to evolve and expand require listed building consent and the changes requested would not always necessarily be forthcoming. For instance for office accommodation it would be desirable to create an open plan layout. This is particularly difficult to achieve due to the split floor plates that currently exist. As such the flexibility of the accommodation is limited when compared with other buildings on the market and puts the property at an immediate disadvantage.

Summary

5.21 As set out above, the property would require significant and costly alterations to bring it up to modern office requirements and fully resolve the issues with the current building. Even with an upgrade the Building would still fall short of the standards expected by modern day occupiers, due to the buildings listed status.

5.22 Most alterations that would need to be made to the Building require approval from the Local Planning Authority and as such limits the flexibility of the premises for potential occupiers, who may wish to make changes during the course of their lease.

5.23 Furthermore the introduction of such specifications would be constrained by the size and location of the site, as well as the listed building constraints which we have previously outlined.

5.24 It is clear from the above points that the Building is not suitable for a full range of Class B1 uses.

6.0 SUPPLY AND DEMAND

Supply

6.1 We have undertaken a review of B1 space on the market within a 1 mile radius of the site. A map and schedule of accommodation are contained at **Appendix 3**.

6.3 The information compiled shows that there were approximately 118 properties on the market at the time the search was conducted (30 January 2015). It can be seen that properties in the search provide a full range of B1 office premises and a total of approximately 86,139 sqm (902,782 sqft) of B1 accommodation.

6.3 The previous section clearly demonstrates the limitations of the current building, why the premises are not suitable for B1 office use and the significant alterations required to bring it up to modern day requirements B1 office use. In addition, the listed status of the Building, and lack of vehicular access prevents alternative B1 uses.

6.4 It is clear from the schedule of accommodation contained in **Appendix 3** that there are numerous premises on the market that have been purpose-built for B1 uses and have a specification higher than that offered by 4 Tavistock Place.

6.5 Furthermore, the quantum of accommodation on the market combined with new development in the pipeline, as set out in the Council's Core Strategy, clearly demonstrates that there is sufficient supply of various types of Class B1 accommodation to meet the objectives of the Council's policies in relation to employment and regeneration, and that the release of this particular building would thus not prejudice the aims and objectives of these policies.

Demand

6.6 Montagu Evans agency department have advised that in this area they would not be confident of securing a letting with the building in its current state as the building does not meet occupier demand. They comment that interest would likely to be for the whole building rather than individual office units but against which there would be significant competition from other better laid out premises in better located in terms of amenities.

6.7 Therefore, even with a significant upgrade, the Building would not fully meet occupier requirements and would limit the appeal in the market when compared with other properties.

7.0 CONCLUSION

7.1 Policy DP13 and the draft Camden Planning Guidance (CPG5) provide details of how the Council will apply the employment policies. These advise that where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential or community uses. In such circumstances marketing information will not be required. The conversion of older office premises which are not suitable for conversion to alternative employment uses, to residential accommodation is compliant with this policy.

7.2 The Building provides a poor standard of office accommodation and is in need of full refurbishment to bring it up to modern market standards. Problems with the existing Building includes:

- Small office units with limited ability to be expanded;
- Split floorplates;
- Compromised floor to ceiling heights;
- Lack of DDA compliant lift;
- Lack of modern staff kitchens on each level;
- Lack of secondary means of escape;
- Significant cost for alterations;
- Lack of likely return following alterations to retain office use.

7.3 The Building is severely constrained in terms of its ability to provide suitable accommodation for a full range of B1 uses and is entirely unsuited to other business uses other than office. Given the significant refurbishment works needed and the listed status of the property, this too provides significant constraints as to the standard of accommodation that could be achieved and makes prospects of a letting limited.

7.4 Supply in the market at the current time shows there to be a significant amount of accommodation of various grades and sizes within the area, much of which provide a higher specification of accommodation at comparable rents.

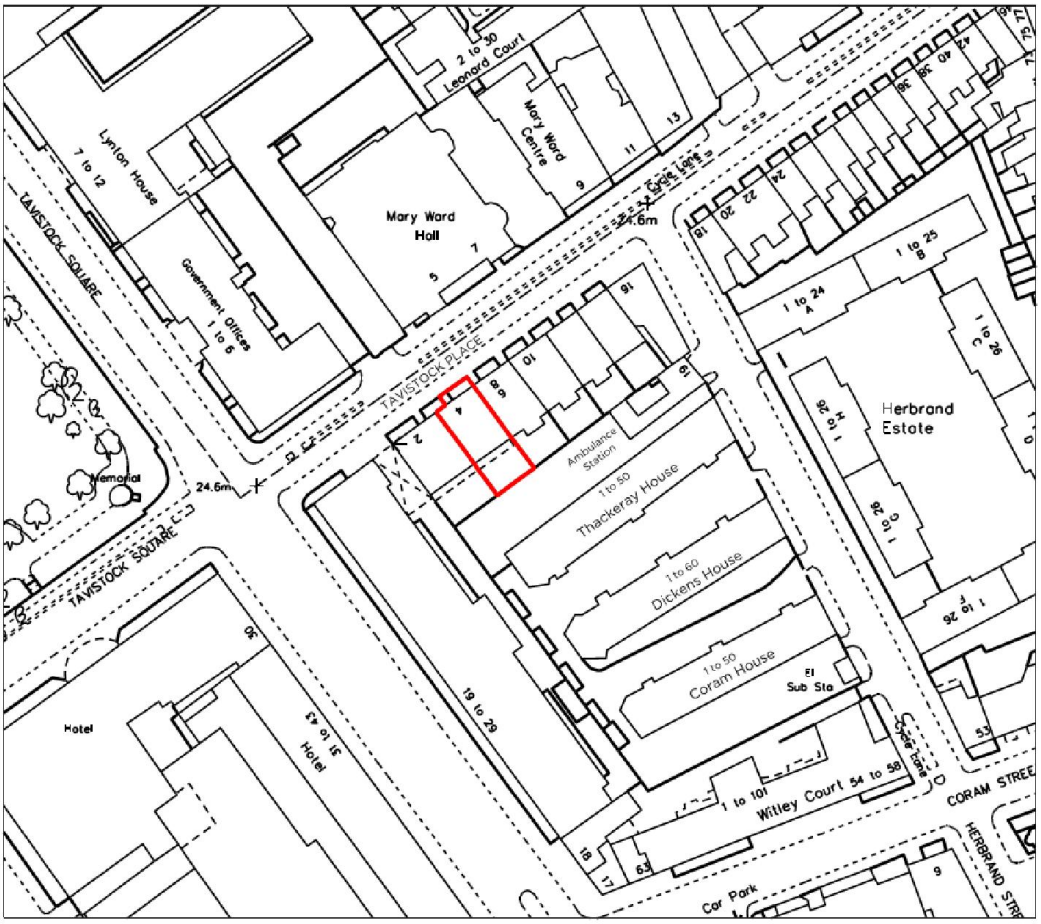
7.5 Having regard to the above points, due to standard of the accommodation and the site's constraints it can be seen that the Building does not make a valuable contribution to the employment land within the borough and its release for alternative uses which provide alternative planning benefits, is considered to comply with Policy CS8 and DP13 and the adopted Camden Planning Guidance Policy CPG5. Therefore the release of 4 Tavistock Place will not prejudice the aims and objectives of the Council's employment policies and in this case it is not necessary to demonstrate the long term vacancy of the premises through marketing.

APPENDIX 1

Site Location Plan

APPENDIX 1 – SITE LOCATION PLAN

Scale 1:1000 at A4



APPENDIX 2

List Description

APPENDIX 2 – LIST DESCRIPTION

Date first listed: 30-Jan-1976

Grade: II

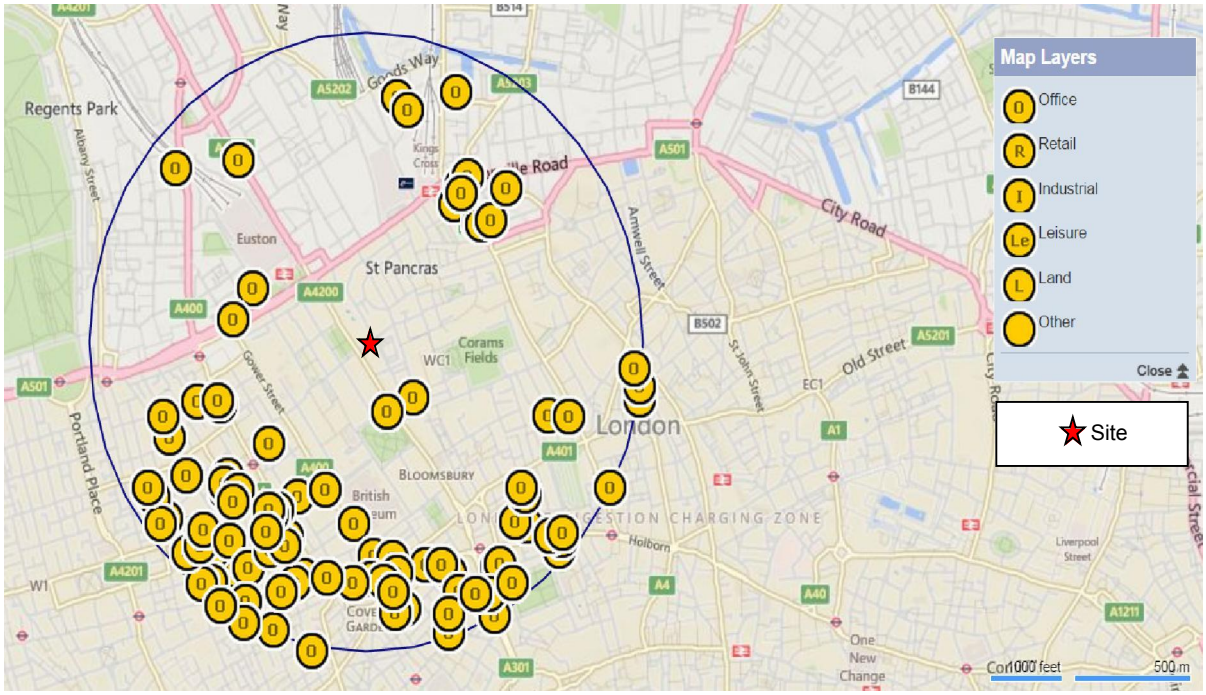
List description for Numbers 2-14 Tavistock Place and attached railings:

> *"Terrace of 7 houses. c1801-6. By James Burton, rebuilt with facsimile facade c1975. Multi-coloured stock brick with 1st and 2nd floor concrete sill bands. 3rd floor moulded sill band. 4 storeys and basements. 3 windows each. Round-arched entrances with cornice-heads, radial patterned fanlights and panelled doors. Doorway of house at west end (now part of No.2) replaced by a window). Gauged brick flat arches to recessed sash windows, 1st floor with continuous cast-iron balconies. Parapets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 80)."*

APPENDIX 3

Details of Available Space and Accompanying Map

APPENDIX 3 – DETAILS OF AVAILABLE SPACE AND ACCOMPANYING MAP



AVAILABLE SPACE – 4 TAVISTOCK PLACE, W1CG 9RH

Address	Floors & Charges	Terms	Description/Amenities
35 Alfred Place London WC1E 7DP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £894,313 pa (approx £62.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 2,442 / 227 / £62.50 / £672.50 / Avail 3rd Floor: 2,511 / 233 / £62.50 / £672.50 / Avail 2nd Floor: 2,496 / 232 / £62.50 / £672.50 / Avail 1st Floor: 2,145 / 199 / £62.50 / £672.50 / Avail Ground: 2,195 / 204 / £62.50 / £672.50 / Avail Basement: 2,520 / 234 / £62.50 / £672.50 / Avail **TOTAL** **14,309** **1,329** **Rates:** £334,325 pa (approx £23.36 psf) **Service Charge:** £135,936 pa (approx £9.50 psf) **Total Outgoings:** £95.36 psf	Leasehold The available space comprises refurbished office accommodation arranged over lower ground to fourth floors. A new lease is available on terms to be agreed. 01/08/2014 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - C ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015
6 Bakers Yard London EC1R 3DD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £43,520 pa (approx £42.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 1,024 / 95 / £42.50 / £457.30 / Avail **TOTAL** **1,024** **95** **Rates:** £8,827 pa (approx £8.62 psf) **Service Charge:** £1,946 pa (approx £1.90 psf) **Total Outgoings:** £53.02 psf	Leasehold The available space comprises self-contained ground floor media style office accommodation. Car parking available. A new Full Repairing & Insuring lease for a term by arrangement. 01/12/2014 Vacant	▪ 1 Passenger Lift(s) ▪ 15 Car Parking Spaces ▪ 24 Hour Access ▪ Air Conditioning ▪ Courtyard ▪ Goods Lift ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 28/01/2015
40 Bernard Street London WC1N 1LE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £1,580,093 pa (approx £52.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 15,097 / 1,403 / £52.50 / £564.90 / Avail 2nd Floor: 15,000 / 1,394 / £52.50 / £564.90 / Avail **TOTAL** **30,097** **2,796** **Rates:** £252,788 (approx £8.40 psf) **Service Charge:** £313,310 pa (approx £10.41 psf) **Total Outgoings:** £71.31 psf	Leasehold The available space comprises office accommodation arranged over the entire second floor. The 2nd floor will be available from July 2015 after the space is refurbished. Available on a new FRI lease for a term to be agreed. The space is available from September 2014. Rates are estimated at £17.50 psf and Service Charge estimated at £10.41 psf. 01/07/2015 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Car Parking ▪ Commissionaire ▪ Energy Performance Rating - E ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 16/01/2015

Newlands House 40 Berners Street London W1T 3NA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £180,320 pa (approx £46.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 3,920 364 £46.00 £494.96 Avail **TOTAL** **3,920** **364** **Rates:** £75,072 pa (approx £19.15 psf) **Service Charge:** £24,069 pa (approx £6.14 psf) **Total Outgoings:** £71.29 psf	Leasehold The accommodation comprises the entire 4th floor. It was refurbished in 2011 and benefits from a high quality fit out. It provides open plan accommodation together with a number of private offices, meeting rooms, kitchen and reception area. Available as an assignment of a lease until 12/2021 subject to a tenant only break option and rent review in 12/2016. There is a rent free period from June to September 2016 if the break option is not exercised. The current rent passing is £180,320 pax (£46.00 psf). A new lease directly from the landlord on terms to be agreed may also be available. In 30 Days	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Conference Facilities ▪ Energy Performance Rating - D ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/01/2015
14 - 15 Berners Street London W1T 3LJ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £228,085 pa (approx £65.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 3,509 326 £65.00 £699.40 Avail **TOTAL** **3,509** **326** **Rates:** £64,916 pa (approx £18.50 psf) **Service Charge:** £21,054 pa (approx £6.00 psf) **Total Outgoings:** £89.50 psf	Leasehold The available space comprises ground and first floor office accommodation. Available on a new FRI lease at £455,500 (circa £65 psf), rates at £18.50 psf. 01/06/2014 Vacant	▪ Air Conditioning ▪ LG7 Lighting ▪ Passenger Lift(s) ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 17/12/2014
45 - 46 Berners Street London W1T 3NE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £88,778 pa (approx £52.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 1,691 157 £52.50 £564.90 Avail **TOTAL** **1,691** **157** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises second floor office accommodation benefitting from fitted kitchen, private wc, central heating/comfort cooling and entryphone system. Available on a new lease for a term to expire 24th March 2020. The lease to be outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II. In 30 Days	▪ Air Conditioning ▪ Car Parking ▪ Passenger Lift(s) ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 13/01/2015

The Mews 1A Birkenhead Street London WC1H 8BA	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £146,996 pa (approx £87.55 psf)					Leasehold The available space comprises ground and first floor office accommodation. The two floors are available leasehold for an all inclusive rent of £147,000 pa. 01/01/2015 Vacant	▪ Courtyard **Grade:** Second Hand **Last Update:** 14/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	1st Floor	835	78	£87.55	£942.04	Avail		
	Ground	844	78	£87.55	£942.04	Avail		
	TOTAL	**1,679**	**156**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
60 Bloomsbury Street London WC1B 3QU	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £84,995 pa (approx £30.84 psf)					Leasehold The available space comprises 2,756 sq ft of office space from the basement up to third floor. The space is suitable for both D1 Medical and B1 use. Negotiable	▪ Security System **Grade:** Second Hand **Last Update:** 05/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	3rd Floor	551	51	£30.84	£331.84	Avail		
	2nd Floor	551	51	£30.84	£331.84	Avail		
	1st Floor	551	51	£30.84	£331.84	Avail		
	Ground	551	51	£30.84	£331.84	Avail		
	Basement	552	51	£30.84	£331.84	Avail		
	TOTAL	**2,756**	**256**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
10 Bloomsbury Way London WC1A 2SL	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business Not Quoting					Leasehold The available space will comprise office accommodation arranged over the first to seventh floors. A new lease on terms to be agreed. 01/10/2014 Vacant	▪ 5 Passenger Lift(s) ▪ Air Conditioning ▪ Energy Performance Rating - C ▪ Garage ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 14/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	7th Floor	7,775	722	NQ	NQ	Avail		
	6th Floor	18,639	1,732	NQ	NQ	Avail		
	5th Floor	18,665	1,734	NQ	NQ	Avail		
	4th Floor	18,662	1,734	NQ	NQ	Avail		
	3rd Floor	18,662	1,734	NQ	NQ	Avail		
	2nd Floor	18,662	1,734	NQ	NQ	Avail		
	1st Floor	17,674	1,642	NQ	NQ	Avail		
	TOTAL	**118,739**	**11,031**					
	Rates: **Service Charge:**	£2,968,400 pa (approx £25.00 psf) £1,187,390 pa (approx £10.00 psf)						

Kings Gate 1 Bravingtons Walk London N1 9AE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £109,997 pa (approx £57.56 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 1,911 178 £57.56 £619.35 Avail **TOTAL** **1,911** **178** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises second floor office accommodation of 1,911 sq ft. Available on a new lease for terms to be agreed at £110,000 pa. 01/02/2015 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Courtyard ▪ Raised Floors ▪ Security System **Grade:** Second Hand **Last Update:** 20/01/2015
7 Caledonian Road London N1 9DX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £94,992 pa (approx £54.25 psf) **Sq Ft** **Sq M** **£psf** **£psm** Mezzanine 609 57 £54.25 £583.73 Avail Ground 832 77 £54.25 £583.73 Avail Basement 310 29 £54.25 £583.73 Avail **TOTAL** **1,751** **163** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises lower ground, ground and mezzanine office accommodation. Available on a new lease direct from the landlord for a term by arrangement for £95,000 pa. 01/02/2015 Vacant	▪ Air Conditioning **Grade:** Second Hand **Last Update:** 20/01/2015
73 Charlotte Street London W1T 4PL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Ground 750 70 NQ NQ Avail **TOTAL** **750** **70** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 1,500 sq ft of office space across two floors. The space will be available from Q2, 2015, terms to be agreed. 01/04/2015 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 21/01/2015
73 Charlotte Street London W1T 4PL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Lower Level 750 70 NQ NQ Avail **TOTAL** **750** **70** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 1,500 sq ft of office space across two floors. The space will be available from Q2, 2015, terms to be agreed. 01/04/2015 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 21/01/2015

Ariel House 74A Charlotte Street London W1T 4QJ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £93,500 pa (approx £42.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** Basement 2,200 204 £42.50 £457.30 Avail **TOTAL** **2,200** **204** **Rates:** £21,054 pa (approx £9.57 psf) **Service Charge:** £24,860 pa (approx £11.30 psf) **Total Outgoings:** £63.37 psf	Leasehold The available space comprises office accommodation arranged on the lower ground floor. A new FRI lease will be available from April 2014. Rent, business rates and service charges on application. The space is due to be refurbished. 01/09/2014 Vacant	▪ 2 Passenger Lift(s) ▪ 8 Car Parking Spaces ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 16/01/2015
83 Charlotte Street London W1T 4PR	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £20,001 pa (approx £23.53 psf) **Sq Ft** **Sq M** **£psf** **£psm** Basement 850 79 £23.53 £253.18 Avail **TOTAL** **850** **79** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 850 sq ft of lower level office space, available on a new lease for a term to be agreed. Negotiable	▪ 24 Hour Access ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 25/09/2014
83 Charlotte Street London W1T 4PR	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £35,000 pa (approx £41.42 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 845 79 £41.42 £445.68 Avail **TOTAL** **845** **79** **Rates:** £11,809 pa (approx £13.98 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises ground floor office accommodation of 845 sq ft. Available on a lease, terms on application at £35,000 pa. Negotiable	▪ 24 Hour Access ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 25/09/2014
83 Charlotte Street London W1T 4PR	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £17,497 pa (approx £40.04 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 437 41 £40.04 £430.83 Avail **TOTAL** **437** **41** **Rates:** £6,266 pa (approx £14.34 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises second floor open plan office accommodation of 437 sq ft. Available on a lease, at £17,500 pa. Terms on application. Negotiable	▪ 24 Hour Access ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 25/09/2014

60 Charlotte Street London W1T 2NU	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £456,000 pa (approx £75.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 6,080 565 £75.00 £807.00 Avail **TOTAL** **6,080** **565** **Rates:** £126,525 pa (approx £20.81 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises second-floor office accommodation. Available on terms to be agreed. 01/10/2014 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Garage ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 18/12/2014
59 Charlotte Street London W1T 4PE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £17,501 pa (approx £38.89 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 450 42 £38.89 £418.46 Avail **TOTAL** **450** **42** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises open plan second floor office accommodation of 450 sq ft. Available on a lease at £17,500 pa. Terms on application. Negotiable	▪ Air Conditioning ▪ Security System ▪ Skylight **Grade:** Second Hand **Last Update:** 06/08/2014
76 Cleveland Street London W1T 6NB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £27,498 pa (approx £31.79 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 527 49 £31.79 £342.06 Avail Basement 338 31 £31.79 £342.06 Avail **TOTAL** **865** **80** **Rates:** £8,074 pa (approx £9.33 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises ground floor and basement office accommodation of 865 sq ft. Available on a lease, at £27,500 pa. Negotiable	▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/09/2014

10 Coldbath Square London EC1R 5HL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £24,996 pa (approx £41.66 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 600 / 56 / £41.66 / £448.26 / Avail **TOTAL: 600 / 56** **Rates:** £6,025 pa (approx £10.04 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation on the second floor and benefits from having excellent natural day light, a private meeting room, comfort cooling and its own tea point. From receiving vacant possession in January the landlords will redecorate the entire office which will include laying a new carpet. A new full repairing and insuring lease for a term by arrangement. The retained agent has been advised that the service charge and building insurance contribution for the current year is £3,554 per annum plus VAT, (£5.92 per sq. ft.). *This figure includes all utility costs.* 01/01/2015 Vacant	▪ Air Conditioning ▪ Car Parking ▪ Courtyard ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2015
91 - 92 Dean Street London W1D 3SY	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £205,275 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 15, 4th Floor: 365 / 34 / £35.00 / £376.60 / Avail Unit/suite- 14, 4th Floor: 247 / 23 / £35.00 / £376.60 / Avail Unit/suite- 13, 4th Floor: 636 / 59 / £35.00 / £376.60 / Avail Unit/suite- 12, 3rd Floor: 300 / 28 / £35.00 / £376.60 / Avail Unit/suite- 9, 3rd Floor: 929 / 86 / £35.00 / £376.60 / Avail Unit/suite- 11, 3rd Floor: 580 / 54 / £35.00 / £376.60 / Avail Unit/suite- 6, 2nd Floor: 735 / 68 / £35.00 / £376.60 / Avail Unit/suite- 7, 2nd Floor: 244 / 23 / £35.00 / £376.60 / Avail Unit/suite- 8, 2nd Floor: 308 / 29 / £35.00 / £376.60 / Avail Unit/suite- 5, 1st Floor: 383 / 36 / £35.00 / £376.60 / Avail Unit/suite- 2, 1st Floor: 589 / 55 / £35.00 / £376.60 / Avail Unit/suite- 3, 1st Floor: 335 / 31 / £35.00 / £376.60 / Avail Unit/suite- 4, 1st Floor: 214 / 20 / £35.00 / £376.60 / Avail **TOTAL: 5,865 / 545** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over a number of suites situated on various floors. A new full repairing and insuring lease for a term of 3 years, to be contracted outside The Landlord & Tenant Act 1954 Part II (as amended). In 30 Days	▪ Passenger Lift(s) ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 15/01/2015

161 Drury Lane London WC2B 5PN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £126,735 pa (approx £59.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 2,130 198 £59.50 £640.22 Avail **TOTAL** **2,130** **198** **Rates:** £43,196 pa (approx £20.28 psf) **Service Charge:** £33,697 pa (approx £15.82 psf) **Total Outgoings:** £95.60 psf	Leasehold The available space comprises office accommodation. The space is available leashold. 01/09/2014 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 09/01/2015
161 Drury Lane London WC2B 5PN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £192,735 pa **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 2,130 198 £59.50 £640.22 Avail Ground 1,200 111 £55.00 £591.80 Avail **TOTAL** **3,330** **309** **Rates:** £67,196 pa (approx £20.18 psf) **Service Charge:** £52,681 pa (approx £15.82 psf)	Leasehold The available space comprises office accommodation. The space is available leashold. 01/12/2014 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 09/01/2015
43 Eagle Street London WC1R 4AT	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £56,056 pa (approx £49.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 1,144 106 £49.00 £527.24 Avail **TOTAL** **1,144** **106** **Rates:** £20,592 pa (approx £18.00 psf) **Service Charge:** £10,868 pa (approx £9.50 psf) **Total Outgoings:** £76.50 psf	Leasehold The available office accommodation is positioned on the second floor and has recently been refurbished. The floor benefits from VRF air conditioning, suspended ceiling, perimeter trunking and accessed via a 6 person passenger lift. There are shower provisions in the building. Available on a new lease direct from the landlord. 01/10/2014 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 22/01/2015
Eastgate House 16 - 19 Eastcastle Street London W1W 8DA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £23,998 pa (approx £39.47 psf) **Sq Ft** **Sq M** **£psf** **£psm** 6th Floor 608 56 £39.47 £424.70 Avail **TOTAL** **608** **56** **Rates:** £10,482 pa (approx £17.24 psf) **Service Charge:** £6,080 pa (approx £10.00 psf) **Total Outgoings:** £66.71 psf	Leasehold The 6th floor (608 sq ft) currently provides 2 partitioned offices, open plan space and a tea point. The accommodation is accessed by way of a passenger lift and benefits from comfort cooling and excellent natural light. A new lease for a term of 3 years subject to rolling break options from December 2015. 01/10/2014 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Energy Performance Rating - G ▪ Passenger Lift(s) ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 12/01/2015

Eastgate House 16 - 19 Eastcastle Street London W1W 8DA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £25,675 pa (approx £39.50 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 650 / 60 / £39.50 / £425.02 / Avail **TOTAL: 650 / 60** **Rates:** £10,482 pa (approx £16.13 psf) **Service Charge:** £6,500 pa (approx £10.00 psf) **Total Outgoings:** £65.63 psf	Leasehold The available space comprises third floor office accommodation available in february 2015. A new lease for a term of 3 years subject to rolling break options from December 2015. 01/02/2015 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Passenger Lift(s) ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 12/01/2015
23 - 25 Eastcastle Street London W1W 8DF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £50,400 pa (approx £52.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 960 / 89 / £52.50 / £564.90 / Avail **TOTAL: 960 / 89** **Rates:** £15,544 pa (approx £16.19 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises 960 sq ft of fifth floor office accommodation. Available on a new FRI lease for a term to be agreed. Negotiable	▪ 24 Hour Access ▪ Passenger Lift(s) ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 05/01/2015
54 - 56 Euston Street London NW1 2ES	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £54,628 pa (approx £28.00 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 917 / 85 / £28.00 / £301.28 / Avail Basement: 1,034 / 96 / £28.00 / £301.28 / Avail **TOTAL: 1,951 / 181** **Rates:** £36,556 pa (approx £18.74 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the basement & ground floors, measuring 1,951 sq ft in total. The property is available to let by way of a new FRI lease, for a term to be agreed. Please contact the agent for more details. Negotiable	▪ Air Conditioning ▪ Energy Performance Rating - D ▪ Roof Terrace **Grade:** Second Hand **Last Update:** 15/01/2015
203 Eversholt Street London NW1 1BU	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £228,060 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 5,068 / 471 / £45.00 / £484.20 / Avail **TOTAL: 5,068 / 471** **Rates:** £63,350 pa (approx £12.50 psf) **Service Charge:** £55,444 pa (approx £10.94 psf) **Total Outgoings:** £68.44 psf	Leasehold The available space comprises office accommodation arranged over the part second floor, measuring 5,068 sq ft in total. The property is available to let by way of a sublease expiring in September 2019. 01/09/2014 Vacant	▪ 24 Hour Access ▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Balcony ▪ Car Parking ▪ Commissionaire ▪ Energy Performance Rating - B ▪ Raised Floors ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 13/01/2015

26 Fitzroy Square London W1T 6BT	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft** **Sq M** **£psf** **£psm** Total Size 4,157 386 N/A N/A Avail **TOTAL** **4,157** **386** **Sale Price:** £5,900,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold Investment The available space comprises 4,157 sq ft available for investment. The property currently comprises office space with residential uppers. Planning consent has been granted for residential conversion. The freehold is available for £5,900,000. The property may also be sold as a share purchase for £5,600,000.	▪ Balcony ▪ Entire Building ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 13/01/2015
Essel House 29 Foley Street London W1W 7JW	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £94,985 pa (approx £55.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 1,727 160 £55.00 £591.80 Avail **TOTAL** **1,727** **160** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 1,727 sq ft of office space, o be refurbished, available on a new lease for a term to be agreed. The space benefits from comfort cooling and heating, plastered ceilings and wooden floors. 01/09/2014 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Passenger Lift(s) ▪ Security System **Grade:** Second Hand **Last Update:** 17/12/2014
11 Gower Street London WC1E 6HB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £65,800 pa (approx £70.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 500 46 £70.00 £753.20 Avail Basement 440 41 £70.00 £753.20 Avail **TOTAL** **940** **87** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The suites are situated on the ground and lower ground floors providing a well lit open plan, period style offices. The building was recently refurbished and has new lighting and carpets throughout, CAT 5 cabling in situ. A new lease is available for a term to be agreed. Short term flexibility will be considered. In 30 Days	▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 22/01/2015
68 Grafton Way London W1T 5DS	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £16,320 pa (approx £42.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 384 36 £42.50 £457.30 Avail **TOTAL** **384** **36** **Rates:** Not Quoting **Service Charge:** £3,072 pa (approx £8.00 psf)	Leasehold The available space comprises office accommodation on the lower ground and first floor. A new flexible lease(s) available direct from the freeholder for a term to be agreed. The rent is £16,320 pa. 01/05/2014 Vacant	▪ Energy Performance Rating - D ▪ Secure Yard Area ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015

68 Grafton Way London W1T 5DS	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £12,997 pa (approx £22.18 psf) **Sq Ft / Sq M / £psf / £psm** Basement: 586 / 54 / £22.18 / £238.66 / Avail **TOTAL: 586 / 54** **Rates:** Not Quoting **Service Charge:** £4,688 pa (approx £8.00 psf)	Leasehold The available space comprises office accommodation on the lower ground and first floor. A new flexible lease(s) available direct from the freeholder for a term to be agreed. The rent is £13,000 pa. 01/05/2014 Vacant	▪ Energy Performance Rating - D ▪ Secure Yard Area ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015
60 Grays Inn Road London WC1X 8LU	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £244,370 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 5,617 / 522 / £35.00 / £376.60 / Avail Ground: 1,365 / 127 / £35.00 / £376.60 / Avail **TOTAL: 6,982 / 649** **Rates:** £49,058 pa (approx £7.03 psf) **Service Charge:** £59,347 pa (approx £8.50 psf) **Total Outgoings:** £50.53 psf	Leasehold The available space comprise part ground and first floor office space available on a sublease to January 2018 at £35 psf or assignment to January 2013 (outside the Act) at £22 psf. Â· Existing high quality fit out Â· Plug and Play Â· Board room Â· 5 Classrooms Â· Library Â· Computer room Â· Several faculty offices Â· Staff kitchen Â· Comms room Â· Shower Â· 2 passenger lifts (for staff) Â· Air conditioning Â· Perimeter trunking Â· Suspended ceilings Â· Demised WC 's Â· Disabled WC Â· Biometric entry system Â· Commissionaire Â· CafÃ© 01/03/2013 Vacant	▪ 2 Passenger Lift(s) ▪ 23 Car Parking Spaces ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 16/01/2015

291 Grays Inn Road London WC1X 8QJ	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £46,504 pa (approx £47.55 psf)					Leasehold	▪ Air Conditioning
		Sq Ft	**Sq M**	**£psf**	**£psm**		The available space comprises office accommodation arranged over the ground and basement floors. The building is about to undergo a comprehensive refurbishment with completion set for Spring 2015. Plans are for a glass panel to be installed in the front of the building to help let in more natural light, and thus creating a good quality working environment. The overall finish can be described as a Media Style space with exposed brickwork, wooden flooring and LED lighting. There is a self-contained WC, kitchen/break-out area and a new basement shower will be installed. Bike storage is available externally. Retail/D1 option: The landlord is applying for planning consent for a change of use to A1, A2, A3 and D1. Other uses may be considered. The landlord will deliver the premises as a â€œshell and coreâ€ . The in-going tenant will carry out their own fit-out and shop front and the landlord will contribute towards the cost by way of a rent free period, subject to negotiations. Available by way of a new lease direct from the landlord for a minimum term of 10 years, subject to a rent review on the fifth anniversary. 01/03/2015 Vacant	**Grade:** Second Hand **Last Update:** 21/01/2015
	Ground	582	54	£47.55	£511.64	Avail		
	Basement	396	37	£47.55	£511.64	Avail		
	TOTAL	**978**	**91**					
	Rates: **Service Charge:** **Total Outgoings:**	£9,780 pa (approx £10.00 psf) £3,423 pa (approx £3.50 psf) £61.05 psf						

285 - 287 Grays Inn Road London WC1X 8QD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £24,999 pa (approx £21.15 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 591 / 55 / £21.15 / £227.57 / Avail 1st Floor: 591 / 55 / £21.15 / £227.57 / Avail **TOTAL: 1,182 / 110** **Rates:** Not Quoting **Service Charge:** £3,002 pa (approx £2.54 psf)	Leasehold The available space comprises dentail surgery accommodation over three floors. The 1st floor comprises of one fully fitted surgery plus hygiene room and further waiting room that could be used as a 2nd surgery. The 2nd floor comprises 2 large rooms. Available on a new sub lease for a term to be agreed, but not exceeding 7 years at £25,000 pa. Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord. 01/08/2014 Vacant	▪ Reception ▪ Staff Canteen **Grade:** Second Hand **Last Update:** 12/01/2015
340 Grays Inn Road London WC1X 8BG	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £151,994 pa (approx £34.98 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 2,030 / 189 / £45.00 / £484.20 / Avail Ground: 985 / 92 / £45.00 / £484.20 / Avail Basement: 1,330 / 124 / £12.27 / £132.03 / Avail **TOTAL: 4,345 / 404** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 4,345 sq ft of office space available on a new lease for a term to be agreed, outside the 1954 Landlord and Tenant Act. In 30 Days	▪ Air Conditioning ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 13/01/2015
Verulam House 56 - 62 Grays Inn Road London WC1X 8LU	**Use Class:** D1 (Non residential institutions) **Use:** B1 Office/Business **Rent:** £244,370 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 5,617 / 522 / £35.00 / £376.60 / Avail Ground: 1,365 / 127 / £35.00 / £376.60 / Avail **TOTAL: 6,982 / 649** **Rates:** £24,047 (approx £3.44 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises an office suite, over two floors. The space can be used for educational/medical purposes, as it has D1 permission. The space benefits from a private entrance, storage areas and meeting room. We are advised that the property enjoys D1 and B1 uses. The property is offered on an F R & I lease for a term expiring January 2022. There is a tenant 's only break at December 2017. Negotiable	▪ 2 Passenger Lift(s) ▪ 23 Car Parking Spaces ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015

36 - 37 Great Russell Street London WC1B 3PP	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £2,424 pa (approx £16.95 psf)					Leasehold The available space comprises 143 sq ft of basement office accommodation. The premises are available on a short term lease for a period to be agreed at £202 pcm. 01/11/2014 Vacant	▪ Energy Performance Rating - G ▪ Storage Space **Grade:** Second Hand **Last Update:** 09/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	Unit/suite- 9, 2nd Floor	143	13	£16.95	£182.38	Avail		
	TOTAL	**143**	**13**					
	Rates: **Service Charge:**	£202 pa (approx £1.41 psf) Not Quoting						
93 Great Titchfield Street London W1W 6RP	**Use Class:** **Use:** **Rent:**	 B1 Office/Business N/A					Freehold The available space comprises office accommodation arranged over five floors. Freehold sale bids by 5th February 2015. Negotiable	▪ Entire Building ▪ Reception ▪ Security System ▪ Skylight ▪ Storage Space **Grade:** Second Hand **Last Update:** 26/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	Total Size	3,941	366	N/A	N/A	Avail		
	TOTAL	**3,941**	**366**					
	Sale Price: **Rates:** **Service Charge:**	£5,000,000 Guide Price Not Quoting Not Quoting						
67 Great Titchfield Street London W1W 7PT	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £12,499 pa (approx £43.10 psf)					Leasehold The available space comprises second floor office accommodation of 290 sq ft. Available on a lease at £12,500 pa. Terms on application. Negotiable	▪ 24 Hour Access ▪ Security System ▪ Skylight ▪ Storage Space **Grade:** Second Hand **Last Update:** 06/08/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	2nd Floor	290	27	£43.10	£463.76	Avail		
	TOTAL	**290**	**27**					
	Rates: **Service Charge:**	£4,386 pa (approx £15.12 psf) Not Quoting						
55 Greek Street London W1D 3DT	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £149,914 pa (approx £46.00 psf)					Leasehold The available space comprises media style office accommodation arranged over the entire first floor where furniture may be available to offer full plug and play. The space is available on an assignment of an existing lease to expire in August 2017. Premium offers invited. In 30 Days	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 18/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	1st Floor	3,259	303	£46.00	£494.96	Avail		
	TOTAL	**3,259**	**303**					
	Rates: **Service Charge:**	£45,170 pa (approx £13.86 psf) Not Quoting						

14 Hanway Place London W1T 1HD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Basement: 1,018 / 95 / NQ / NQ / Avail 2nd Floor: 997 / 93 / NQ / NQ / Avail 1st Floor: 982 / 91 / NQ / NQ / Avail Ground: 945 / 88 / NQ / NQ / Avail **TOTAL: 3,942 / 366** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises self-contained office accommodation arranged over the basement, ground, first and second floors. A new lease is available with terms to be agreed. In 30 Days	▪ Skylight **Grade:** Second Hand **Last Update:** 20/11/2014
28 - 30 Hanway Street London W1T 1UL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 865 / 80 / NQ / NQ / Avail 1st Floor: 890 / 83 / NQ / NQ / Avail Ground: 1,079 / 100 / NQ / NQ / Avail Basement: 1,189 / 110 / NQ / NQ / Avail **TOTAL: 4,023 / 374** **Rates:** £99,976 pa (approx £24.85 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the second floor, measuring 1,189 sq ft in total. The property is available to let by way of a new lease on terms to be agreed. Please contact the agent for more details. Negotiable	▪ Air Conditioning ▪ Energy Performance Rating - C ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/01/2015
Granby House 1 Harrington Street London NW1 3FA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £30,600 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- 1, Ground: 680 / 63 / £45.00 / £484.20 / Avail **TOTAL: 680 / 63** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the ground floor, suite 1 (680 sq ft) and Suite 2 (675 sq ft), measuring 1,355 sq ft in total. The property is available to let from February 2015 by way of a new lease for a term to be agreed. Please contact the agent for more information 01/02/2015 Vacant	**Grade:** New or Refurbished **Last Update:** 10/12/2014
Granby House 1 Harrington Street London NW1 3FA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £30,375 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 675 / 63 / £45.00 / £484.20 / Avail **TOTAL: 675 / 63** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the ground floor, suite 1 (680 sq ft) and Suite 2 (675 sq ft), measuring 1,355 sq ft in total. The property is available to let from February 2015 by way of a new lease for a term to be agreed. Please contact the agent for more information 01/02/2015 Vacant	**Grade:** New or Refurbished **Last Update:** 10/12/2014

The Connection 198 High Holborn London WC1V 7BD	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £378,178 pa (approx £57.50 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- East, 4th Floor: 1,347 / 125 / £57.50 / £618.70 / Avail Unit/suite- East, 3rd Floor: 1,365 / 127 / £57.50 / £618.70 / Avail Unit/suite- West, 3rd Floor: 3,865 / 359 / £57.50 / £618.70 / Avail **TOTAL** **6,577** **611** **Rates:** £130,422 pa (approx £19.83 psf) **Service Charge:** £75,504 pa (approx £11.48 psf) **Total Outgoings:** £88.81 psf	Leasehold The available space comprises office accommodation arranged over various floors. New leases direct from landlord. 3rd and 4th floors East (2,712 sq ft) have an interconnecting staircase and have to be taken together. 01/12/2014 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception **Grade:** New or Refurbished **Last Update:** 26/01/2015
The Place 175 High Holborn London WC1V 7AA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £234,531 pa (approx £49.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 4,738 / 440 / £49.50 / £532.62 / Avail **TOTAL** **4,738** **440** **Rates:** £109,968 pa (approx £23.21 psf) **Service Charge:** £32,645 pa (approx £6.89 psf) **Total Outgoings:** £79.60 psf	Leasehold The available space comprises office accommodation arranged over the second floor, measuring 4,738 sq ft in total. The property is available to let by way of a new lease at a commencing rent of £234,531 per annum, for a term of 3.5 years. Please contact the agent for more details. 01/12/2014 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception **Grade:** Second Hand **Last Update:** 22/01/2015
Berkshire House 168 - 173 High Holborn London WC1V 7AA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £301,963 pa (approx £59.50 psf) **Sq Ft / Sq M / £psf / £psm** 9th Floor: 5,075 / 471 / £59.50 / £640.22 / Avail **TOTAL** **5,075** **471** **Rates:** £111,650 pa (approx £22.00 psf) **Service Charge:** £40,600 pa (approx £8.00 psf) **Total Outgoings:** £89.50 psf	Leasehold The available space comprises 5,075 sq ft of ninth floor office accommodation. Terms on application. Negotiable	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Roof Terrace **Grade:** Second Hand **Last Update:** 12/01/2015

New Penderel House 283 - 288 High Holborn London WC1V 7HP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £114,920 pa (approx £34.00 psf) **Sq Ft / Sq M / £psf / £psm** 6th Floor: 3,380 / 314 / £34.00 / £365.84 / Avail **TOTAL: 3,380 / 314** **Rates:** £54,948 pa (approx £16.26 psf) **Service Charge:** £21,970 pa (approx £6.50 psf) **Total Outgoings:** £56.76 psf	Leasehold The office is located on the sixth floor and has excellent views of Lincoln 's Inn fields. The office has windows on both the front and rear elevations and the levels of natural light are excellent. The floor will become vacant in the new year, be refurbished and ready for occupation in March 2015. The building itself benefits from having a manned reception as well as 24 hour security. Amenities:- Â· Fully accessibly raised floors Â· Air conditioning Â· Excellent natural daylight Â· Male and Female WCs Â· Open plan floor Â· 2 passenger lifts Â· Commissionaire. A new full repairing and insuring lease is available for a term by arrangement. 01/03/2015 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2015
Caroline House 55 - 57 High Holborn London WC1V 6DT	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £861,875 pa (approx £62.50 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 1,537 / 143 / £62.50 / £672.50 / Avail 6th Floor: 1,699 / 158 / £62.50 / £672.50 / Avail 5th Floor: 1,701 / 158 / £62.50 / £672.50 / Avail 4th Floor: 1,695 / 157 / £62.50 / £672.50 / Avail 3rd Floor: 1,699 / 158 / £62.50 / £672.50 / Avail 2nd Floor: 2,618 / 243 / £62.50 / £672.50 / Avail 1st Floor: 2,579 / 240 / £62.50 / £672.50 / Avail Ground: 262 / 24 / £62.50 / £672.50 / Avail **TOTAL: 13,790 / 1,281** **Rates:** Not Quoting **Service Charge:** £114,733 pa (approx £8.32 psf)	Leasehold The available space comprises office accommodation arranged over the ground to the seventh floor measuring 14,176 sq ft in total. Available on a floor by floor basis or as a whole. The property is available to let by way a new lease for a term to be agreed. Rent: £62.50 psf, if taken on a floor by floor basis. Premium offers invited for the space in its entirety. 01/11/2014 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Restaurant ▪ Security System **Grade:** New or Refurbished **Last Update:** 26/01/2015

Midcity Place 71 High Holborn London WC1V 6TD	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £306,108 pa (approx £49.50 psf)					Leasehold The available space comprises part third floor office space. The space can be taken from 3,000 sq ft. The space is available on a sub lease for up to 3 years outside the Landlord and Tenant Act. 01/01/2014 Vacant	▪ 8 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Commissionaire ▪ Energy Performance Rating - C ▪ Garage ▪ Goods Lift ▪ LG7 Lighting ▪ On-Site Management ▪ Raised Floors ▪ Reception ▪ Restaurant ▪ Security Entry System ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 22/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	3rd Floor	6,184	574	£49.50	£532.62	Avail		
	TOTAL	**6,184**	**575**					
	Rates: **Service Charge:** **Total Outgoings:**	£150,395 pa (approx £24.32 psf) £60,603 pa (approx £9.80 psf) £83.62 psf						
The Connection 198 High Holborn London WC1V 7BD	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £70,725 pa (approx £57.50 psf)					Leasehold The available space comprises office accommodation arranged over various floors. New leases direct from landlord. 3rd and 4th floors East (2,712 sq ft) have an interconnecting staircase and have to be taken together. Negotiable	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception **Grade:** Second Hand **Last Update:** 26/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	Unit/suite- West, Ground	1,230	114	£57.50	£618.70	Avail		
	TOTAL	**1,230**	**114**					
	Rates: **Service Charge:** **Total Outgoings:**	£24,391 pa (approx £19.83 psf) £14,120 pa (approx £11.48 psf) £88.81 psf						
Holborn Tower 137 - 144 High Holborn London WC1V 6PL	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business Not Quoting					Leasehold The available space will comprises office accommodation arranged over a number of floors. The floors are under refurbishment and will be available early 2015. 01/11/2015 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Garage ▪ Reception ▪ Roof Terrace ▪ Security System **Grade:** New or Refurbished **Last Update:** 23/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	11th Floor	1,128	105	NQ	NQ	Avail		
	8th Floor	2,860	266	NQ	NQ	Avail		
	6th Floor	2,907	270	NQ	NQ	Avail		
	4th Floor	2,907	270	NQ	NQ	Avail		
	3rd Floor	2,883	268	NQ	NQ	Avail		
	2nd Floor	2,778	258	NQ	NQ	Avail		
	TOTAL	**15,463**	**1,437**					
	Rates: **Service Charge:**	£252,568 pa (approx £16.33 psf) Not Quoting						

High Holborn House 52 - 54 High Holborn London WC1V 6RL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £1,903,500 pa (approx £62.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 3,094 / 287 / £62.50 / £672.50 / Avail 4th Floor: 4,987 / 463 / £62.50 / £672.50 / Avail 3rd Floor: 3,099 / 288 / £62.50 / £672.50 / Avail 2nd Floor: 1,466 / 136 / £62.50 / £672.50 / Avail 2nd Floor: 6,767 / 629 / £62.50 / £672.50 / Avail 1st Floor: 3,145 / 292 / £62.50 / £672.50 / Avail Ground: 7,898 / 734 / £62.50 / £672.50 / U/O **TOTAL** **30,456** **2,829** **Rates:** £426,384 pa (approx £14.00 psf) **Service Charge:** £357,858 pa (approx £11.75 psf) **Total Outgoings:** £88.25 psf	Leasehold The available space comprises office accommodation on various floors of the building. A new lease is available for a term by arrangement. 01/06/2015 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - G ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Skylight ▪ Storage Space **Grade:** Second Hand **Last Update:** 26/01/2015
233 High Holborn London WC1V 7DN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £87,940 pa (approx £20.00 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 4,397 / 408 / £20.00 / £215.20 / Avail **TOTAL** **4,397** **408** **Rates:** £77,387 pa (approx £17.60 psf) **Service Charge:** £36,055 pa (approx £8.20 psf) **Total Outgoings:** £45.80 psf	Leasehold The available space comprises office accommodation on the entire second floor. The unit is held by way of an unprotected lease expiring in March 2015. The lease is available by way of an assignment. Alternatively a new lease direct from the Landlord can be made available on terms to be agreed. In 30 Days	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Raised Floors ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 22/12/2014
235 High Holborn London WC1V 7DJ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 6th Floor: 1,420 / 132 / NQ / NQ / Avail 5th Floor: 1,700 / 158 / NQ / NQ / Avail 4th Floor: 1,810 / 168 / NQ / NQ / Avail 3rd Floor: 1,915 / 178 / NQ / NQ / Avail 2nd Floor: 1,915 / 178 / NQ / NQ / Avail 1st Floor: 2,075 / 193 / NQ / NQ / Avail Ground: 430 / 40 / NQ / NQ / Avail Basement: 2,200 / 204 / NQ / NQ / Avail **TOTAL** **13,465** **1,251** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 13,485 sq ft (1,253 sq m) of office space across eight floors. The space will be available from 2015. Terms to be agreed. 01/01/2015 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 21/01/2015

Haines House 21 John Street London WC1N 2BL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £68,325 pa (approx £45.55 psf) **Sq Ft** **Sq M** **£psf** **£psm** Unit/suite- 2, 1st Floor 1,500 139 £45.55 £490.12 Avail **TOTAL** **1,500** **139** **Rates:** £2,213,500 pa (approx £1,475.67 psf) **Service Charge:** £7,500 pa (approx £5.00 psf) **Total Outgoings:** £1,526.22 psf	Leasehold The building provides bright refurbished office space accessed via a main reception area shared by the residential upper floors. The first floors are split into separate offices with open plan areas and finished to a high specification. New lease to be agreed direct from the Landlord. 01/08/2014 Vacant	▪ Balcony ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2015
180 - 186 Kings Cross Road London WC1X 9DE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Unit/suite- 205, 4th Floor 156 14 NQ NQ Avail **TOTAL** **156** **14** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises service office accommodation arranged on the ground floor, measuring 205 sq ft in total. The workstation is available to let at a commencing rent of £350. Please contact the agent for more details. 01/08/2014 Vacant	▪ Conference Facilities ▪ Security System **Grade:** Second Hand **Last Update:** 07/08/2014
180 - 186 Kings Cross Road London WC1X 9DE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** Unit/suite- 003, Ground 149 14 NQ NQ Avail **TOTAL** **149** **14** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises service office accommodation arranged on the ground floor, measuring 149 sq ft in total. The workstation is available to let at a commencing rent of £375. Please contact the agent for more details. Negotiable	▪ Conference Facilities ▪ Security System **Grade:** Second Hand **Last Update:** 07/08/2014
77 Kingsway London WC2B 6SR	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £315,172 pa (approx £59.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 5,297 492 £59.50 £640.22 Avail **TOTAL** **5,297** **492** **Rates:** £95,399 pa (approx £18.01 psf) **Service Charge:** £60,916 pa (approx £11.50 psf) **Total Outgoings:** £89.01 psf	Leasehold The available space comprises third floor office accommodation. The space is available on terms to be agreed. 01/03/2014 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 22/01/2015

71 Kingsway London WC2B 6ST	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £101,507 pa (approx £59.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 1,706 158 £59.50 £640.22 Avail **TOTAL** **1,706** **158** **Rates:** £29,394 pa (approx £17.23 psf) **Service Charge:** £18,357 pa (approx £10.76 psf) **Total Outgoings:** £87.49 psf	Leasehold The available space comprises office accommodation arranged over part of the second floor. The space is under refurbishment to provide open plan accommodation with a completion of March 2015. Available on a new FRI lease is available direct from the Landlord for a term by arrangement. 01/03/2015 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Security System ▪ Skylight **Grade:** Second Hand **Last Update:** 22/01/2015
Kingsway House 103 Kingsway London WC2B 6QX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £20,175 pa (approx £37.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 538 50 £37.50 £403.50 Avail **TOTAL** **538** **50** **Rates:** £6,725 pa (approx £12.50 psf) **Service Charge:** £4,573 pa (approx £8.50 psf) **Total Outgoings:** £58.50 psf	Leasehold The available space comprises office accommodation on the second floor. New lease available on terms to be agreed. Negotiable	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Security System **Grade:** Second Hand **Last Update:** 09/01/2015
3 - 4 Lincolns Inn Fields London WC2A 3AA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 2,256 210 NQ NQ Avail **TOTAL** **2,256** **210** **Rates:** £34,381 pa (approx £15.24 psf) **Service Charge:** £19,402 pa (approx £8.60 psf)	Leasehold The available accommodation is on the 4th floor. The floor was fitted out in 2014 to a high standard with a mix of private offices, meeting rooms, open plan and break out areas. The lease is available for a term until November 2018. Negotiable	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Car Parking **Grade:** Second Hand **Last Update:** 22/01/2015
35 Little Russell Street London WC1A 2HH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £22,497 pa (approx £31.03 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 725 67 £31.03 £333.88 Avail **TOTAL** **725** **67** **Rates:** £10,002 pa (approx £13.80 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises 725 sq ft of second floor office space, available on a new lease for a term to be agreed. Negotiable	▪ Garage ▪ Security System ▪ Skylight ▪ Storage Space **Grade:** Second Hand **Last Update:** 06/01/2015

Dragon Court 27 - 29 Macklin Street London WC2B 5LX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 3,000 / 279 / NQ / NQ / Avail **TOTAL: 3,000 / 279** **Rates:** £54,720 pa (approx £18.24 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the third floor, measuring 3,000 sq ft in total. The property is available to let by way of a new lease at terms to be agreed. Please contact the agent for more details. 01/12/2014 Vacant	▪ 2 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 22/01/2015
14 Macklin Street London WC2B 5NF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £175,050 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 3,890 / 361 / £45.00 / £484.20 / Avail **TOTAL: 3,890 / 361** **Rates:** £29,175 pa (approx £7.50 psf) **Service Charge:** £11,670 pa (approx £3.00 psf) **Total Outgoings:** £55.50 psf	Leasehold The available space comprises office accommodation arranged over the ground floor with air conditioning, perimeter and under floor trunking. A new lease is available. Negotiable	▪ 24 Hour Access ▪ Air Conditioning ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 26/01/2015
10 Midford Place London W1T 5AG	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £779,929 pa (approx £69.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 2,400 / 223 / £69.50 / £747.82 / Avail 3rd Floor: 2,760 / 256 / £69.50 / £747.82 / Avail 2nd Floor: 2,850 / 265 / £69.50 / £747.82 / Avail 1st Floor: 2,830 / 263 / £69.50 / £747.82 / Avail Ground: 382 / 35 / £69.50 / £747.82 / Avail **TOTAL: 11,222 / 1,043** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises refurbished open plan office space arranged over first to fourth floors with ground floor reception. The property is available as a whole or can be let on a floor by floor basis. The space is available on a new FRI lease for a term to be agreed. 01/01/2015 Vacant	▪ 1 Passenger Lift(s) ▪ Air Conditioning ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** New or Refurbished **Last Update:** 16/01/2015
Wells & More Building 45 - 49 Mortimer Street London W1W 8HJ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £343,325 pa (approx £77.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 4,430 / 412 / £77.50 / £833.90 / Avail **TOTAL: 4,430 / 412** **Rates:** £95,024 pa (approx £21.45 psf) **Service Charge:** £45,142 pa (approx £10.19 psf) **Total Outgoings:** £109.14 psf	Leasehold The available space comprises office accommodation on the fifth floor. New lease available on terms to be agreed. 01/07/2014 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 22/01/2015

27 Mortimer Street London W1T 3JF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £389,965 pa (approx £69.50 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 5,611 / 521 / £69.50 / £747.82 / Avail **TOTAL: 5,611 / 521** **Rates:** £110,536 pa (approx £19.70 psf) **Service Charge:** £59,757 pa (approx £10.65 psf) **Total Outgoings:** £99.85 psf	Leasehold The available space comprises office accommodation arranged over the second floor, measuring 5,611 sq ft in total. The property is available to let by way of a new lease at terms to be agreed. Please contact the agent for more details. 01/09/2014 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 20/01/2015
2 Fitzroy Place Mortimer Street London W1T 3JJ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 7th Floor: 8,479 / 788 / NQ / NQ / Avail 6th Floor: 8,601 / 799 / NQ / NQ / Avail 5th Floor: 12,856 / 1,194 / NQ / NQ / Avail 4th Floor: 12,866 / 1,195 / NQ / NQ / Avail 3rd Floor: 12,866 / 1,195 / NQ / NQ / Avail 2nd Floor: 12,866 / 1,195 / NQ / NQ / Avail 1st Floor: 10,983 / 1,020 / NQ / NQ / Avail Ground: 1,825 / 170 / NQ / NQ / Avail **TOTAL: 81,342 / 7,557** **Rates:** £2,114,892 pa (approx £26.00 psf) **Service Charge:** Not Quoting	Leasehold The available space will comprise Grade â€œA" office accommodation. 2 Fitzroy Place will be available for occupation mid to late 2014. Available on terms to be agreed. 01/08/2014 Vacant	▪ Balcony ▪ Garage ▪ Passenger Lift(s) ▪ Roof Terrace **Grade:** New or Refurbished **Last Update:** 19/01/2015
120 New Cavendish Street London W1W 6XX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 1st Floor: 6,160 / 572 / NQ / NQ / Avail Ground: 3,000 / 279 / NQ / NQ / Avail **TOTAL: 9,160 / 851** **Rates:** £246,640 pa (approx £26.93 psf) **Service Charge:** £81,982 pa (approx £8.95 psf)	Leasehold The available space comprises office accommodation. The office space is due to be refurbished and the following specification will be provided: Â· Fully accessed raised floor Â· Air conditioning Â· Metal tiled suspended ceiling Â· Manned reception Â· Bicycle storage Â· Lifts Â· Good natural light Â· Male, female and disabled toilets Available on terms to be agreed. 01/07/2014 Vacant	▪ Air Conditioning ▪ Raised Floors ▪ Reception **Grade:** Second Hand **Last Update:** 12/01/2015

120 New Cavendish Street London W1W 6XX	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Basement: 4,170 / 387 / NQ / NQ / Avail **TOTAL: 4,170 / 387** **Rates:** £84,401 pa (approx £20.24 psf) **Service Charge:** £37,322 pa (approx £8.95 psf)	Leasehold The available space comprises lower ground floor office accommodation. The space is available leasehold.Term by arrangement, to include a Landlord 's option to determine at Year 1. 01/01/2015 Vacant	▪ Air Conditioning ▪ Raised Floors ▪ Reception **Grade:** Second Hand **Last Update:** 12/01/2015
Portland House 164 New Cavendish Street London W1W 6YT	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £9,999 pa (approx £30.30 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 330 / 31 / £30.30 / £326.03 / Avail **TOTAL: 330 / 31** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises 330 sq ft of first floor office space, available on new lease for a term to be agreed. The space benefits from entry phone system and good natural light. 01/08/2014 Vacant	▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 25/09/2014
42 New Oxford Street London WC1A 1EP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £23,130 pa (approx £45.00 psf) **Sq Ft / Sq M / £psf / £psm** 1st Floor: 514 / 48 / £45.00 / £484.20 / Avail **TOTAL: 514 / 48** **Rates:** £7,471 pa (approx £14.54 psf) **Service Charge:** £1,002 pa (approx £1.95 psf) **Total Outgoings:** £61.48 psf	Leasehold The available space comprises office accommdoation arranged on the first floor, currently arranged in open plan format, together with separate kitchen and WC facilities. A new lease is available for a term by arrangement. 01/12/2014 Vacant	▪ Air Conditioning ▪ Garage ▪ Security System **Grade:** Second Hand **Last Update:** 13/01/2015
70 New Oxford Street London WC1A 1AW	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £969,849 pa (approx £70.28 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 3,606 / 335 / £72.50 / £780.10 / Avail 3rd Floor: 4,575 / 425 / £69.50 / £747.82 / Avail 2nd Floor: 4,575 / 425 / £69.50 / £747.82 / Avail Ground: 572 / 53 / £69.50 / £747.82 / Avail Basement: 471 / 44 / £69.50 / £747.82 / Avail **TOTAL: 13,799 / 1,282** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation. Features include: Completely new fully glazed faÃ§ade. New air conditioning. Full access metal tiled raised floors. 2.6m floor to ceiling height. Newly constructed top floor with roof terrace. Newly remodelled reception area. Bicycle parking. Showers. Available on terms to be agreed. Negotiable	▪ 1 Car Parking Spaces ▪ Air Conditioning ▪ Energy Performance Rating - C ▪ Garage ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 12/01/2015

Hazelwood House 53 New Oxford Street London WC1A 1BL	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £23,800 pa (approx £35.00 psf) **Sq Ft / Sq M / £psf / £psm** 2nd Floor: 680 / 63 / £35.00 / £376.60 / Avail **TOTAL: 680 / 63** **Rates:** Not Quoting **Service Charge:** £3,400 pa (approx £5.00 psf)	Leasehold The available space comprises 680 sq ft of second floor office accommodation. A new FRI lease for a term of up to 3 years is available directly from the Landlords. The lease will be contracted outside the security of tenure provisions of The Landlord & Tenant Act 1954. 01/09/2014 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 08/01/2015
100 New Oxford Street London WC1A 1HB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £823,030 pa (approx £65.00 psf) **Sq Ft / Sq M / £psf / £psm** 6th Floor: 12,662 / 1,176 / £65.00 / £699.40 / Avail **TOTAL: 12,662 / 1,176** **Rates:** £246,620 pa (approx £19.48 psf) **Service Charge:** £113,958 pa (approx £9.00 psf) **Total Outgoings:** £93.48 psf	Leasehold The available space comprises offices over the third, fourth, fifth and sixth floors. The space is available leasehold on terms to be agreed. 01/03/2013 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Conference Facilities ▪ On-Site Management ▪ Restaurant ▪ Security Entry System ▪ Security System **Grade:** New or Refurbished **Last Update:** 20/01/2015
58 - 62 Newman Street London W1T 3DA	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 5th Floor: 4,571 / 425 / NQ / NQ / Avail 4th Floor: 4,571 / 425 / NQ / NQ / Avail 3rd Floor: 4,571 / 425 / NQ / NQ / Avail 2nd Floor: 4,571 / 425 / NQ / NQ / Avail 1st Floor: 4,571 / 425 / NQ / NQ / Avail Ground: 4,571 / 425 / NQ / NQ / Avail Basement: 4,571 / 425 / NQ / NQ / Avail **TOTAL: 31,997 / 2,973** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation within a headquarters building. Available leasehold on terms to be agreed. 01/01/2015 Vacant	▪ Goods Lift ▪ Passenger Lift(s) ▪ Roof Terrace ▪ Security System **Grade:** Second Hand **Last Update:** 04/12/2014
17 Newman Street London W1T 1PB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £32,993 pa (approx £42.19 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 782 / 73 / £42.19 / £453.96 / Avail **TOTAL: 782 / 73** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over first to third floor levels. The space is open plan and benefits from having double glazing, central heating and good natural light. The space is available to let. The annual rental is £91,750 pa. In 30 Days	▪ 24 Hour Access ▪ Security System ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 06/08/2014

Stephenson House 158 - 160 North Gower Street London NW1 2ND	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £103,895 pa (approx £55.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 1,889 175 £55.00 £591.80 Avail **TOTAL** **1,889** **175** **Rates:** £31,168 pa (approx £16.50 psf) **Service Charge:** £17,946 pa (approx £9.50 psf) **Total Outgoings:** £81.00 psf	Leasehold The available space comprises office accommodation arranged on the fourth floor. New lease direct from the landlord. Negotiable	▪ 1 Passenger Lift(s) ▪ Air Conditioning **Grade:** Second Hand **Last Update:** 26/01/2015
2 - 3 North Mews London WC1N 2JP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £14,232 pa (approx £12.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 1,186 110 £12.00 £129.12 Avail **TOTAL** **1,186** **110** **Rates:** Not Quoting **Service Charge:** £7,412 pa (approx £6.25 psf)	Leasehold The available space comprises ground floor office accommodation benefiting from kitchenettes and suspended ceilings. In addition, basement storage space of 1,193 sq ft is available as a whole or in part. The lower ground floor is available from May 2011. The property is available on a new lease for a term by arrangement. 01/09/2012 Vacant	▪ 1 Passenger Lift(s) ▪ Category 2 Lighting ▪ Raised Floors ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 26/01/2015
Price Jamieson House 104 Oxford Street London W1D 1LP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £69,300 pa (approx £49.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 4th Floor 1,400 130 £49.50 £532.62 Avail **TOTAL** **1,400** **130** **Rates:** £23,800 pa (approx £17.00 psf) **Service Charge:** Not Quoting	Leasehold The property comprises an attractive office building with well-kept common parts. The available floor is about to undergo refurbishment to provide open plan 'media style ' space with excellent natural light and high plastered ceilings. Negotiable	▪ 24 Hour Access ▪ Air Conditioning ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2015

Kings Cross Central 6 Pancras Square London NW1 2TB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 10th Floor 5,700 530 NQ NQ Avail 9th Floor 10,950 1,017 NQ NQ Avail 8th Floor 14,650 1,361 NQ NQ Avail 7th Floor 18,100 1,681 NQ NQ Avail 6th Floor 18,100 1,681 NQ NQ Avail 5th Floor 18,100 1,681 NQ NQ Avail 4th Floor 18,100 1,681 NQ NQ Avail 3rd Floor 18,100 1,681 NQ NQ Avail 2nd Floor 18,100 1,681 NQ NQ Avail 1st Floor 18,100 1,681 NQ NQ Avail **TOTAL** **158,000** **14,679** **Rates:** £1,896,000 pa (approx £12.00 psf) **Service Charge:** £1,264,000 pa (approx £8.00 psf)	Leasehold The available space will comprise office accommodation arranged over ten floors. Lease terms to be agreed. 01/01/2017 Vacant	▪ Passenger Lift(s) **Grade:** New or Refurbished **Last Update:** 20/01/2015
Kings Cross Central 2 Pancras Square London N1C 4AG	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £455,000 pa (approx £70.00 psf) **Sq Ft / Sq M / £psf / £psm** 6th Floor 6,500 604 £70.00 £753.20 Avail **TOTAL** **6,500** **604** **Rates:** Not Quoting **Service Charge:** £71,500 pa (approx £11.00 psf)	Leasehold The available space comprises part sixth floor office accommodation. The space is available on a sub let. Negotiable	▪ 4 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Roof Terrace **Grade:** Second Hand **Last Update:** 19/12/2014
Parker Tower 43 - 49 Parker Street London WC2B 5PS	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** 13th Floor 3,600 334 NQ NQ Avail 12th Floor 3,600 334 NQ NQ Avail 11th Floor 3,600 334 NQ NQ Avail 10th Floor 3,600 334 NQ NQ Avail 9th Floor 3,600 334 NQ NQ Avail 7th Floor 3,600 334 NQ NQ Avail 8th Floor 3,600 334 NQ NQ Avail 6th Floor 3,600 334 NQ NQ Avail 5th Floor 3,600 334 NQ NQ Avail 4th Floor 3,600 334 NQ NQ Avail 3rd Floor 3,600 334 NQ NQ Avail 2nd Floor 3,600 334 NQ NQ Avail 1st Floor 6,000 557 NQ NQ Avail Ground 7,000 650 NQ NQ Avail Basement 5,000 465 NQ NQ Avail **TOTAL** **61,200** **5,686** **Rates:** £1,128,848 pa (approx £18.45 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over various floors within Parker Tower. Negotiable	▪ Passenger Lift(s) ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 23/01/2015

The Lighthouse 297 Pentonville Road London N1 9NP	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business Not Quoting					Leasehold The available space comprises office accommodation arranged over the first to fourth floors. Available on a new lease for terms to be agreed. 01/09/2015 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Raised Floors **Grade:** New or Refurbished **Last Update:** 23/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	4th Floor	2,889	268	NQ	NQ	Avail		
	3rd Floor	3,853	358	NQ	NQ	Avail		
	2nd Floor	4,512	419	NQ	NQ	Avail		
	1st Floor	4,527	421	NQ	NQ	Avail		
	TOTAL	**15,781**	**1,466**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
5 Percy Street London W1T 1DG	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £18,500 pa (approx £41.11 psf)					Leasehold The available space comprises an office to rent at the rear of the first floor, totalling 450 sq ft. Available on a lease at £18,500 pa. Terms on application. Negotiable	▪ Security System **Grade:** Second Hand **Last Update:** 23/09/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	1st Floor	450	42	£41.11	£442.34	Avail		
	TOTAL	**450**	**42**					
	Rates: **Service Charge:**	£8,796 pa (approx £19.55 psf) Not Quoting						
6 Percy Street London W1T 1DQ	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £62,495 pa (approx £40.90 psf)					Leasehold The available space comprises 1,528 sq ft of first, second and third floor office space, available on a new lease for a term to be agreed. The space benefits from entry phone system and good natural light. Negotiable	▪ Air Conditioning ▪ Security System **Grade:** Second Hand **Last Update:** 17/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	3rd Floor	474	44	£40.90	£440.08	Avail		
	2nd Floor	579	54	£40.90	£440.08	Avail		
	1st Floor	475	44	£40.90	£440.08	Avail		
	TOTAL	**1,528**	**142**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
3 Percy Street London W1T 1DF	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £23,752 pa (approx £42.49 psf)					Leasehold The available space comprises second floor office accommodation. Available on a lease at £23,750 pa. Terms on application. Negotiable	▪ Category 2 Lighting ▪ Security System **Grade:** Second Hand **Last Update:** 03/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	2nd Floor	559	52	£42.49	£457.19	Avail		
	TOTAL	**559**	**52**					
	Rates: **Service Charge:**	£8,556 pa (approx £15.31 psf) Not Quoting						

4 Percy Street London W1T 1DF	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £84,991 pa (approx £42.86 psf)					Leasehold The available space comprises 1,983 sq ft of office space from the first to fourth floor, available on a new lease for a term to be agreed. The space benefits from entry phone system and good natural light. Negotiable	▪ Security System **Grade:** Second Hand **Last Update:** 03/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	4th Floor	432	40	£42.86	£461.17	Avail		
	3rd Floor	490	46	£42.86	£461.17	Avail		
	2nd Floor	607	56	£42.86	£461.17	Avail		
	1st Floor	454	42	£42.86	£461.17	Avail		
	TOTAL	**1,983**	**184**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
17 Percy Street London W1T 1DU	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £27,499 pa (approx £47.33 psf)					Leasehold The available space comprises first floor office accommodation of 581 sq ft. Available on a lease at £27,500 pa. Terms on application. Negotiable	▪ Air Conditioning ▪ Disabled Facilities ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/09/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	1st Floor	581	54	£47.33	£509.27	Avail		
	TOTAL	**581**	**54**					
	Rates: **Service Charge:**	£10,724 pa (approx £18.46 psf) Not Quoting						
Holden House 51 - 57 Rathbone Place London W1T 1JU	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business Not Quoting					Leasehold Holden House has been refurbished to provide c.40,000 sq ft with flexible open plan office space across five upper floors. Units range from 1,000 to 7,000 sq ft, along with complete floors of up to 13,000 sq ft. New lease available - rent on application. 01/03/2015 Vacant	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Courtyard ▪ Goods Lift ▪ Raised Floors ▪ Reception ▪ Security System **Grade:** Second Hand **Last Update:** 28/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	Unit/suite- Annex, 4th Floor	1,230	114	NQ	NQ	U/O		
	Unit/suite- Front, 4th Floor	6,836	635	NQ	NQ	Avail		
	Unit/suite- Rear, 3rd Floor	5,530	514	NQ	NQ	U/O		
	2nd Floor	4,380	407	NQ	NQ	U/O		
	Unit/suite- Front, 2nd Floor	8,330	774	NQ	NQ	Avail		
	Unit/suite- Annex, 1st Floor	1,070	99	NQ	NQ	U/O		
	Unit/suite- Front, 1st Floor	7,080	658	NQ	NQ	Avail		
	Unit/suite- Rear, 1st Floor	4,390	408	NQ	NQ	Avail		
	TOTAL	**38,846**	**3,609**					
	Rates: **Service Charge:**	£1,081,416 pa (approx £27.84 psf) £456,440 pa (approx £11.75 psf)						

Brampton House 16 Red Lion Square London WC1R 4QH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £37,500 pa (approx £30.00 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 625 / 58 / £35.00 / £376.60 / Avail Basement: 625 / 58 / £25.00 / £269.00 / Avail **TOTAL: 1,250 / 116** **Rates:** £63,000 pa (approx £50.40 psf) **Service Charge:** £6,875 pa (approx £5.50 psf)	Leasehold The space comprises 625 sq ft of office space of the basement. This can be taken either on its own or with the ground floor of also 625 sq ft. Please contact the Agent for further information 01/06/2014 Vacant	▪ Storage Space **Grade:** Second Hand **Last Update:** 15/10/2014
47 Red Lion Street London WC1R 4PF	**Use Class:** **Use:** B1 Office/Business **Rent:** Not Quoting **Sq Ft / Sq M / £psf / £psm** Total Size: 1,094 / 102 / NQ / NQ / Avail **TOTAL: 1,094 / 102** **Sale Price:** £815,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Long Leasehold The available space comprises office accommodation arranged over ground and lower ground floors with a self-contained access off Red Lion Street. 125 year long leasehold from 25th December from 1995. Offers in the region of £815,000 (eight hundred and fifteen thousand pounds) will be considered for the long leasehold interest. 01/09/2014 Vacant	▪ Entire Building ▪ Security System **Grade:** Second Hand **Last Update:** 12/01/2015
40 Rosebery Avenue London EC1R 4RN	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £99,567 pa (approx £44.39 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 430 / 40 / £44.39 / £477.64 / Avail 2nd Floor: 478 / 44 / £44.39 / £477.64 / Avail 1st Floor: 440 / 41 / £44.39 / £477.64 / Avail Ground: 438 / 41 / £44.39 / £477.64 / Avail Basement: 457 / 42 / £44.39 / £477.64 / Avail **TOTAL: 2,243 / 208** **Rates:** £12,404 pa (approx £5.53 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over a lower ground, ground and first to third floors. Available on an FRI lease for a term to be agreed at a rent of £100,000 per annum. 01/04/2014 Vacant	▪ Security System **Grade:** Second Hand **Last Update:** 06/01/2015
40 Rosebery Avenue London EC1R 4RN	**Use Class:** **Use:** B1 Office/Business **Rent:** N/A **Sq Ft / Sq M / £psf / £psm** Total Size: 2,253 / 209 / N/A / N/A / Avail **TOTAL: 2,253 / 209** **Sale Price:** £1,975,000 Guide Price **Rates:** Not Quoting **Service Charge:** Not Quoting	Freehold The available freehold comprises office space throughout. Offers in excess of £1,975,000 exclusive and subject to contract for the freehold interest. A purchase at this level reflects a capital value of approximately £876 per sq ft based on the GIA. 01/04/2014 Vacant	▪ Entire Building ▪ Security System **Grade:** Second Hand **Last Update:** 06/01/2015

Russell Square House 10 - 12 Russell Square London WC2B 5HZ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £1,189,825 pa (approx £65.00 psf) **Sq Ft / Sq M / £psf / £psm** 7th Floor: 6,490 / 603 / £65.00 / £699.40 / Avail 6th Floor: 7,695 / 715 / £65.00 / £699.40 / Avail 5th Floor: 4,120 / 383 / £65.00 / £699.40 / Avail **TOTAL** **18,305** **1,701** **Rates:** £302,032 pa (approx £16.50 psf) **Service Charge:** £192,202 pa (approx £10.50 psf) **Total Outgoings:** £92.00 psf	Leasehold The available space comprises office accommodation arranged over part fifth floor, sixth and seventh floor. Available on a new lease for a term to be agreed. 01/01/2015 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Energy Performance Rating - D ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015
Russell Square House 10 - 12 Russell Square London WC2B 5HZ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £157,500 pa (approx £52.50 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 3,000 / 279 / £52.50 / £564.90 / Avail **TOTAL** **3,000** **279** **Rates:** Not Quoting **Service Charge:** £31,500 pa (approx £10.50 psf)	Leasehold The available space comprises ground and lower ground office space. Available on a new lease for terms to be agreed. 01/01/2015 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Raised Floors ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015
Russell Square House 10 - 12 Russell Square London WC2B 5HZ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £367,500 pa (approx £52.50 psf) **Sq Ft / Sq M / £psf / £psm** Basement: 7,000 / 650 / £52.50 / £564.90 / Avail **TOTAL** **7,000** **650** **Rates:** Not Quoting **Service Charge:** £73,500 pa (approx £10.50 psf)	Leasehold The available space comprises ground and lower ground office space. Available on a new lease for terms to be agreed. 01/01/2015 Vacant	▪ 24 Hour Access ▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Commissionaire ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 12/01/2015
Sovereign House 212 - 224 Shaftesbury Avenue London WC2H 8EB	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £196,961 pa (approx £34.50 psf) **Sq Ft / Sq M / £psf / £psm** 5th Floor: 1,411 / 131 / £34.50 / £371.22 / U/O 4th Floor: 2,169 / 202 / £34.50 / £371.22 / U/O 3rd Floor: 2,129 / 198 / £34.50 / £371.22 / Avail **TOTAL** **5,709** **530** **Rates:** £97,721 pa (approx £17.12 psf) **Service Charge:** £71,362 pa (approx £12.50 psf) **Total Outgoings:** £64.12 psf	Leasehold The available space comprises third, fourth and fifth floor office accommodation. Available on a new FRI sub-lease on a floor by floor basis, or for the whole, for a term to be agreed. An assignment would also be considered. 01/09/2014 Vacant	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Balcony ▪ Commissionaire ▪ Reception ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/01/2015

8 - 9 Stephen Mews London W1T 1AF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £30,000 pa (approx £37.50 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 800 74 £37.50 £403.50 Avail **TOTAL** **800** **74** **Rates:** £13,014 pa (approx £16.27 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises 800 sq ft of first floor office space, available on a new lease for a term to be agreed. Negotiable	▪ Air Conditioning ▪ Raised Floors ▪ Security System **Grade:** Second Hand **Last Update:** 05/01/2015
31 Theobalds Road London WC1X 8SP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £6,775 pa (approx £25.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 1st Floor 271 25 £25.00 £269.00 Avail **TOTAL** **271** **25** **Rates:** £2,147 pa (approx £7.92 psf) **Service Charge:** £948 pa (approx £3.50 psf) **Total Outgoings:** £36.42 psf	Leasehold The available space comprises newly redecorated and refurbished basic specification offices. Facilities include 24 hour access and excellent natural light from the front and rear elevations. The property is available to be let on a new FRI lease of the whole upper parts directly from the landlord for a term of up to two years outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. The landlord may consider letting individual floors. 01/01/2013 Vacant	▪ 24 Hour Access ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 28/01/2015
31 Theobalds Road London WC1X 8SP	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £6,925 pa (approx £25.00 psf) **Sq Ft** **Sq M** **£psf** **£psm** 2nd Floor 277 26 £25.00 £269.00 Avail **TOTAL** **277** **26** **Rates:** £2,194 pa (approx £7.92 psf) **Service Charge:** £970 pa (approx £3.50 psf) **Total Outgoings:** £36.42 psf	Leasehold The available space comprises newly redecorated and refurbished basic specification offices. Facilities include 24 hour access and excellent natural light from the front and rear elevations. The property is available to be let on a new FRI lease of the whole upper parts directly from the landlord for a term of up to two years outside the Security of Tenure provisions of the Landlord & Tenant Act 1954. The landlord may consider letting individual floors. 01/01/2013 Vacant	▪ 24 Hour Access ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 28/01/2015

The Heals Building The Heals Building 22 Torrington Place London WC1E 7HJ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £282,360 pa (approx £65.00 psf) **Sq Ft / Sq M / £psf / £psm** Unit/suite- C, 4th Floor: 4,344 / 404 / £65.00 / £699.40 / Avail **TOTAL: 4,344 / 404** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises split level refurbished office accommodation on the fourth and fifth floor that can only be taken together. The space is available on terms to be agreed, from April 2014. 01/04/2014 Vacant	▪ 24 Hour Access ▪ Air Conditioning ▪ Atrium ▪ Courtyard ▪ Energy Performance Rating - C ▪ LG7 Lighting ▪ Passenger Lift(s) ▪ Reception ▪ Security System ▪ Storage Space **Grade:** New or Refurbished **Last Update:** 14/01/2015
265 Tottenham Court Road London W1T 7RQ	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £777,600 pa (approx £67.50 psf) **Sq Ft / Sq M / £psf / £psm** 4th Floor: 5,760 / 535 / £67.50 / £726.30 / Avail 3rd Floor: 5,760 / 535 / £67.50 / £726.30 / Avail **TOTAL: 11,520 / 1,070** **Rates:** £276,480 pa (approx £24.00 psf) **Service Charge:** £115,200 pa (approx £10.00 psf) **Total Outgoings:** £101.50 psf	Leasehold The available space comprises a fourth floor office space. The space is available on a new FRI lease with a guiding rent of £67.50. 01/11/2014 Vacant	▪ 3 Passenger Lift(s) ▪ Air Conditioning ▪ Atrium ▪ Courtyard ▪ Goods Lift ▪ Reception ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 09/01/2015
52 Tottenham Court Road London W1T 2EH	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £109,997 pa (approx £62.36 psf) **Sq Ft / Sq M / £psf / £psm** 3rd Floor: 388 / 36 / £64.43 / £693.27 / U/O 2nd Floor: 379 / 35 / £65.96 / £709.73 / U/O 1st Floor: 997 / 93 / £60.18 / £647.54 / Avail **TOTAL: 1,764 / 164** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises first, second and third floor office accommodation. Available on a floor by floor basis, at £60,000 pa for first floor, £25,000 pa for second floor, £25,000 pa for third floor, or can be taken as a whole. 01/11/2014 Vacant	▪ Air Conditioning ▪ Storage Space **Grade:** Second Hand **Last Update:** 02/12/2014
114 - 115 Tottenham Court Road London W1T 5AH	**Use Class:** D1 (Non residential institutions) **Use:** B1 Office/Business **Rent:** £72,509 pa (approx £30.53 psf) **Sq Ft / Sq M / £psf / £psm** Ground: 475 / 44 / £30.53 / £328.50 / Avail Basement: 1,900 / 177 / £30.53 / £328.50 / Avail **TOTAL: 2,375 / 221** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises retail accommodation arranged over the ground (475 sq ft) and basement floor (1,900 sq ft), measuring 2,375 sq ft in total. The property is available to let by way of a new lease at a commencing rent of £72,500. Please contact the agent for more details. 01/12/2014 Vacant	▪ 24 Hour Access ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/12/2014

189 Wardour Street London W1F 8ZD	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £18,800 pa (approx £80.00 psf)					Leasehold The available space comprises first, third and fourth floor office space. Available on a new license agreement for a term to be agreed. The rent is £80 psf. Negotiable	▪ 24 Hour Access ▪ Storage Space **Grade:** Second Hand **Last Update:** 19/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	4th Floor	235	22	£80.00	£860.80	Avail		
	TOTAL	**235**	**22**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
189 Wardour Street London W1F 8ZD	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £22,560 pa (approx £80.00 psf)					Leasehold The available space comprises first, third and fourth floor office space. Available on a new license agreement for a term to be agreed. The rent is £80 psf. Negotiable	▪ 24 Hour Access ▪ Storage Space **Grade:** Second Hand **Last Update:** 19/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	3rd Floor	282	26	£80.00	£860.80	Avail		
	TOTAL	**282**	**26**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
189 Wardour Street London W1F 8ZD	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £28,560 pa (approx £80.00 psf)					Leasehold The available space comprises first, third and fourth floor office space. Available on a new license agreement for a term to be agreed. The rent is £80 psf. Negotiable	▪ 24 Hour Access ▪ Storage Space **Grade:** Second Hand **Last Update:** 19/12/2014
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	1st Floor	357	33	£80.00	£860.80	Avail		
	TOTAL	**357**	**33**					
	Rates: **Service Charge:**	Not Quoting Not Quoting						
Wells House 79 Wells Street London W1T 3QJ	**Use Class:** **Use:** **Rent:**	B1 (Business) B1 Office/Business £197,852 pa (approx £49.50 psf)					Leasehold The available space comprises office accommodation arranged over the part second floor, measuring 3,997 sq ft in total. The property is available to let by way of a new sublease for a term by arrangement until December 2019. Amenities include: - 2 x 10 passenger lifts - Goods lift Please contact the agent for more details. 01/10/2014 Vacant	▪ 25 Car Parking Spaces ▪ Air Conditioning ▪ Goods Lift ▪ Restaurant ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 14/01/2015
		Sq Ft	**Sq M**	**£psf**	**£psm**			
	2nd Floor	3,997	371	£49.50	£532.62	Avail		
	TOTAL	**3,997**	**371**					
	Rates: **Service Charge:** **Total Outgoings:**	£73,745 pa (approx £18.45 psf) £37,972 pa (approx £9.50 psf) £77.45 psf						

10 Whitfield Street London W1T 2RE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £180,241 pa (approx £42.33 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 4,258 396 £42.33 £455.47 Avail **TOTAL** **4,258** **396** **Rates:** £99,552 pa (approx £23.38 psf) **Service Charge:** £54,077 pa (approx £12.70 psf) **Total Outgoings:** £78.41 psf	Leasehold The available space comprises third floor office accommodation of 4,258 sq ft. Available on a new FRI sublease until 31/10/2014. An assignment would also be considered. The current rent is £42.33 psf, while the landlord is guiding £60 psf for new lease terms. In 30 Days	▪ 2 Passenger Lift(s) ▪ Air Conditioning ▪ Courtyard ▪ LG7 Lighting ▪ Raised Floors ▪ Reception ▪ Roof Terrace ▪ Security System ▪ Storage Space **Grade:** Second Hand **Last Update:** 23/01/2015
Kirkman House 12 - 14 Whitfield Street London W1T 2RF	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £66,997 pa (approx £34.84 psf) **Sq Ft** **Sq M** **£psf** **£psm** 3rd Floor 1,923 179 £34.84 £374.88 Avail **TOTAL** **1,923** **179** **Rates:** £22,413 pa (approx £11.66 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises 1,923 sq ft of third floor office space. The building benefits from entry phone system and a passenger lift. Negotiable	▪ 1 Passenger Lift(s) ▪ 24 Hour Access ▪ Air Conditioning ▪ Security System ▪ Skylight ▪ Storage Space **Grade:** Second Hand **Last Update:** 06/01/2015
8 Windmill Street London W1T 2JE	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £20,002 pa (approx £39.53 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 506 47 £39.53 £425.34 Avail **TOTAL** **506** **47** **Rates:** £8,435 pa (approx £16.67 psf) **Service Charge:** Not Quoting	Leasehold The available space comprises gorund floor office accommodation of 506 sq ft. Available on a lease at £20,000 pa, terms on application. Negotiable	▪ Security System ▪ Storage Space ▪ Street Only Parking **Grade:** Second Hand **Last Update:** 23/09/2014
70 - 80 York Way London N1 9AG	**Use Class:** B1 (Business) **Use:** B1 Office/Business **Rent:** £40,002 pa (approx £52.29 psf) **Sq Ft** **Sq M** **£psf** **£psm** Ground 765 71 £52.29 £562.64 Avail **TOTAL** **765** **71** **Rates:** Not Quoting **Service Charge:** Not Quoting	Leasehold The available space comprises office accommodation arranged over the ground floor, measuring 765 sq ft in total. The property is available to let by way of a new lease at a commencing rent of £40,000 exclusive. Please contact the agent for more details. Negotiable	▪ Security System **Grade:** Second Hand **Last Update:** 13/01/2015