

Ref: DC/SC

8th May 2015

Rebecca Dewey
Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR



By Email: rdewey@iceniprojects.com

Dear Rebecca,

Re: 11 Blackburn Road, London, NW6 1RZ

It was a pleasure to meet you last week

Thank you for very much for organising the inspection of the above and for the opportunity to evaluate the premises. I have set out my thoughts and recommendations below:

Despite the current strength of the commercial B1 office market, the premises in their existing condition and format are simply not lettable.

In order to bring the premises into marketable order the site/buildings both externally and internally would require significant capital investment to bring it up to modern standards. The approach to the units have compromised access arrangements, the demised space has limited light levels and damp is highly evident. I would also assume that given the condition and poor quality climate control, the building's energy performance also falls below today's standards set by the Building Regulations and as sought by planning policy.

Potential tenants in the market place require a certain level of amenities including kitchens, cycle storage, bin/recycling facilities, showers, data cabling and a form of cooling, none of which are currently available.

Although we have not undertaken a formal survey the structural form and condition of the building is highly dilapidated and in need of substantive refurbishment works in order for it to be habitable.

If you were minded to refurbish the buildings with a view to obtaining new B1 office tenants, I would naturally advise you as to the exact specification required for the market.



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Please do not hesitate to contact me should you wish to discuss any of the above in further detail.

Assuring you of my continued attention at all times.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "D Castle", is positioned below the typed name.

DANIEL CASTLE
Partner

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