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James Ponsford  
Head of Asset Management  
London & Regional  
8<sup>th</sup> Floor South  
55 Baker St  
London, W1U 8EW

17<sup>th</sup> April 2015

Dear James,

**RE: Unit 2, 10 Bloomsbury Way, WC1**

Shelley Sandzer have been marketing the retail and restaurant units at 10 Bloomsbury Way for approximately 12 months and throughout that time have approached a number of suitable operators directly as well as sending the details to agents and our wider database to ensure full coverage.

During our marketing we have had a number of enquiries from A1 / A3 food operators and have carried out numerous viewings.

The initial interest in this space has been strong from those who ask to view, although after site visits the general consensus is that although the unit is a good size and shape for a food use, the corner of Bloomsbury Way and Bury Place is extremely dark due to the wall and the grills that prevent any natural light from coming in.

We have received offers from one party that is conditional on being able to have glazed panels on the corner where the grills are and from another (a national multiple) that was conditional on making the whole corner glazed.

Having glazing on the corners of Bury Place and Bloomsbury Way would not only bring natural light to that part of the unit but would also make for a more attractive unit fronting what is a busy thoroughfare from Holborn station.

Please let me know if you would like to discuss any of the above.

Yours sincerely,

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**LEO FELDMAN**  
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