

Dalepass Ltd

**1-7 Woburn Walk
London
WC1H 0JJ**

**Loss of Employment
Supporting Statement**

July 2015

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1.0 INTRODUCTION

- 1.1 We act on behalf of Dalepass Ltd in respect of a revised proposal to convert the upper floors of 1-7 Woburn Walk from offices (B1) to residential (C3) use.
- 1.2 The application site is a grade 2* listed building. The ground floor shop units accommodate a mix of A1 and A3 occupiers on long term leases. The upper floor accommodation over three levels provides B1 office accommodation occupied under short term agreements which expire in December 2015. The upper floor accommodation provides poor quality office space and is in need of refurbishment.
- 1.3 In order to secure a more viable use for the upper floor accommodation that would support significant improvements to the building, an application for planning and listed building consent has been submitted which seeks permission to convert the first, second and third floor offices to 2 x 2 bedroom flats and 1 x 1 bedroom flat, accessible from the existing communal stairway (LPA Ref 2015/4272/P and 2015/4576/L).
- 1.4 The above applications are supported by a Design and Access Statement and a Heritage Statement. These documents demonstrate that:
- high quality residential accommodation will be provided on the upper floors in line with relevant planning standards;
 - the upper floor premises were originally intended for residential use and their return to this function would be a significant heritage gain;
 - the proposed alterations to the building are acceptable and beneficial in terms of the architectural and historic merit of the building;
 - the beneficial improvements to the building arising from the proposed residential use would not otherwise be achieved through continued office use;
 - the proposed residential conversion is the optimal viable use for the accommodation that would assist in preventing the heritage asset's returning trend toward decline.
- 1.5 Accordingly, the application proposals would give rise to significant benefits in providing high quality residential accommodation and substantial heritage gains. These are significant material considerations which weigh in favour the application proposals.
- 1.6 The LPA has requested that justification for the loss of office accommodation is provided having regard to Policies CS8 of the Camden Core Strategy, Policy DP13 of the Camden Development Policies DPD and Camden Planning Guidance 5 (CPG5).

- 1.7 Accordingly, this Statement provides justification for the proposals having regard to the relevant policy considerations. It is to be read in conjunction with the following:
- Appendix 1 - Letter from Bruce Commercial
 - Appendix 2 - EGi Audit of Available Office Accommodation
- 1.8 We conclude that due to standard of the accommodation and the site constraints the building is not suitable for continued office use and does not make a valuable contribution to employment within the Borough. It is therefore not necessary to demonstrate suitability of the accommodation for offices through marketing.
- 1.9 Accordingly, release of the application site for high quality housing purposes which will deliver significant physical improvements to an important heritage asset that would not otherwise be feasible, is considered to comply with Policy CS8, Policy DP13 and CPG5.
- 1.10 On this basis, we respectfully request that planning permission and listed building consent is granted for the proposed conversion to residential use in accordance with the statutory Development Plan.

2.0 THE EXISTING BUILDING

Location

- 2.1 Woburn Walk is a pedestrian thoroughfare located south of Euston Road, between Upper Woburn Place and Dukes Place.
- 2.2 Euston Station is located approximately 250m to the north which provides access to train, tube and bus services.

The Building

- 2.3 Woburn Walk comprises a shopping street which dates from 1822. Shop units are located on either side of the pedestrianised street. The upper floor accommodation was originally designed for residential use and many of the upper floor units remain as dwellings. Others have been converted to business use.
- 2.4 The application site comprises Nos 1-7 Woburn Walk. The ground floor units are arranged as series shop units occupied by a variety of tenants who also have access to basement space. The upper floor accommodation was originally designed for residential use. It was converted to offices in the early 1980s, accessed via a stair core constructed north of the original structure. This enabled the upper floors to operate independently of the ground floor.
- 2.5 Due to the architectural and historic importance of the buildings, the terrace forming Nos 1-9 Woburn Walk was listed Grade II* in 1974. The buildings opposite (Nos 4-18 Woburn Walk) which were built at the same time are also listed Grade II*. The list description for Nos 1-9 and 9A reads:

'Terrace of 6 shops with accommodation over. C1822. Built by Thomas Cubitt, restored late C20. Stucco with wooden shopfronts. EXTERIOR: 3 storeys and cellars. 1 window each. Part walls of upper floors articulated by narrow recessed bays. Wooden shopfronts, much restored, with pilasters carrying continuous entablature with anthemion and palmette ornament to architrave; projecting, bracketed shop windows with rounded angles and small panes flanked by panelled and half-glazed doors with overlights. Upper floors have segmental-arched windows having plain architraves studded with paterae; 1st floor, 4 lights with cast-iron balconies, 2nd floor tripartite. Parapets with plain bands, Nos 3 & 5 having shallow scrolled pediments above. INTERIORS: not inspected. HISTORICAL NOTE: No.5 was the home of William Butler Yeats, Irish poet and dramatist (plaque). Thomas Cubitt was responsible for the development of the Bedford Estate north and east of Russell Square. The coherently designed group of original shopfronts in Woburn Walk and Duke's Road (ggv) is an exceptional architectural composition and survival.'

- 2.6 The application site is also located in the Bloomsbury Conservation Area.
- 2.7 The Ambassador Hotel is located to the side and rear of the property. Its ground floor (former ball room) abuts and encloses the ground and first floor accommodation of the application site. Fire escape stairs from the second and third floor offices are provided to the flat roof of this structure.

Internal Layout

2.8 The office accommodation is laid out laterally across each floor accessed via a stairwell of relatively modern construction. There is no lift access.

2.9 The Gross Internal Areas (GIA) of the existing offices comprises:

Office Floor	GIA
First Floor	108sqm
Second Floor	108sqm
Third Floor	76sqm
Total	292sqm

2.10 The first floor comprises a series of four individual rooms divided by original structural walls and served by windows on the front elevation. The cellular suites are accessed via a long corridor formed at the back of the floorplate with no natural light. Electrical lighting and heat detectors are mounted on the original ceiling. There are few electrical/IT connections within the rooms. Heating is provided via a single gas boiler and there is no cooling system. There is a single WC.

2.11 The second floor is also divided into a series of rooms accessible via a corridor to the rear. The main source of light is from sash windows on the front elevation. Obscured glazed crittal windows provide some light to the corridor. Suspended ceilings of poor quality accommodate lighting and heat detectors. There are few electrical/IT connections within the rooms. Heating is provided via a single gas boiler and there is no cooling system. There is a single WC.

2.12 The third floor office accommodation is provided within the eaves. The accommodation is divided into three by the original chimney structures. Natural light is provided via the small dormer windows on the front elevation. There are few electrical/IT connections within the rooms. Electrical lighting and heat detectors are mounted on the original ceiling. Heating is provided via a single gas boiler and there is no cooling system. There is a single WC.

2.13 Generally the floor to ceiling heights at first and second floor level are considered to be low for office accommodation. The third floor accommodation within the eaves is lower still.

2.14 Further analysis of the internal accommodation in terms of the quality of office accommodation has been provided by Bruce Commercial (see Appendix 1).

General Condition

2.15 The building is in a poor condition and has not been refurbished for a considerable period of time. It requires a significant overhaul and upgrade to meet the demands of office occupiers in this location.

3.0 RELEVANT PLANNING POLICY

- 3.1 This section sets out the Development Plan policies concerning the loss of B1 floorspace, which are relevant to this case.
- 3.2 The most relevant policies are CS8 of the Core Strategy (2010), DP13 of the Development Planning Policies document (2010) and CPG 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 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 (P136).

Development Planning Policies

- 3.5 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 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 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.*
- 3.6 Clearly there are circumstances where it is appropriate to release office to residential use.

Camden Planning Guidance 5 (Sept 13)

- 3.7 CPG 5 provides detailed advice on the circumstances where the Council will allow the release of office accommodation to alternative uses within the Borough. The following is stated within 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.”

- 3.8 We have therefore considered these matters with the following section having regard to the specific circumstance of the application site.

4.0 POLICY ASSESSMENT

4.1 This section assesses the proposed change of use against the relevant development plan policies and the considerations set out in CPG 5.

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

4.2 This consideration relates firstly to the suitability of the premises for office use. This is considered against criteria 2-7 of CPG 5 below.

4.3 Secondly it is necessary to consider if the premises could be used for employment purposes other than B1 (a) office accommodation.

4.4 The application premises are laid out in a cellar format with corridor access to the rear of the floorplate providing access to individual rooms. Due to constraints of the historic structure it would not be possible to create open plan space. The cellular format significantly limits the current office use and prevents modern standards of office accommodation being provided. The restricted layout would be even less suitable for other business uses (light industrial workshops etc) which typically would require larger furniture, specialist equipment and storage space. Opportunities for ventilation and cooling are also limited by the historic fabric.

4.5 Furthermore, access to the building is restricted due to the location on a pedestrianised street and rear boundary abutting the adjacent hotel. Therefore, vehicular access for the delivery of materials and collection of products related to light industrial/workshop use would be difficult. Access to the upper floors within the building is also constrained by a relatively narrow stairwell and no lift.

4.6 On this basis the application premises would clearly not be suitable for alternative business use.

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

4.7 The premises were constructed in c.1822. The upper floor accommodation was designed for residential use (as set out within the Heritage Statement). Whilst the relationship of the upper floors with the ground floor shop units and the original street access has changed over time, the upper floor accommodation is clearly better suited to its originally intended use. This is evident by the cellular room pattern, domestic style windows and lower floor-ceiling heights. Indeed, the properties on the opposite side of Woburn Walk (Nos. 4 – 18) are a mirror image of the application site and have retained their original residential function on upper levels.

4.8 Therefore, the application premises are clearly of a significant age and were originally designed for residential use. Aside from the heritage benefits of re-instating the original function, the building is clearly more suitable for residential use than offices.

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

4.9 We refer to the letter from Bruce Commercial (Appendix 1) which appraises the existing office accommodation in terms of its ability to meet modern occupier requirements. It is clear that the property lacks the following key features expected by businesses when leasing offices premises:

- Open plan layout;
- Modern connections for IT and other communication equipment;
- Modern heating and cooling;
- Good quality, energy efficient lighting;
- Ample floor to ceiling heights;
- Modern staff kitchen;
- Male and female WCs;
- Lift access

4.10 Due to the heritage constraints of the building, clearly it would not be possible to create open plan office space and floor-ceiling heights better suited to office use. It would also not be possible to install a lift and improve the general accessibility of the workspace beyond what exists. The services within the building need significant upgrading. For instance the suspended ceiling, lighting, electrical/IT connections and heating facilities (i.e. single gas fired boilers for each floor) are very out of date. There are also poor W/C and kitchenette facilities. Current legislation requires the building to provide an Energy Performance Certificate and it is increasingly becoming an important issue for occupiers. The basic requirements of modern office occupiers are therefore considerably lacking at present.

4.11 As can be seen from the attached EGi audit of accommodation at **Appendix 2** there are several offices available in the locality which provide these services at reasonable rents. This reflects policy CS8, which projects that the borough will have sufficient office supply to meet demand in the plan period. Office occupiers would therefore be attracted to these premises and other locations before they would even consider sub-standard accommodation at the application site.

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

4.12 The accommodation is not purpose built and has been adapted to provide ill conceived, poor quality office accommodation. Commercial agents have advised that in its current condition it would not be possible to secure an office tenant other than on a very short term basis. This is evident by the nature of the existing tenants which are on short term agreements scheduled to expire in December 2015.

- 4.13 As stated above, the premises lack a number of core features required by modern office occupiers and there would be significant constraints to meeting these requirements as part of any upgrade.
- 4.14 The accommodation requires a complete refurbishment for it to be marketable as office accommodation. Even with a significant level of investment, it would not be possible to overcome all of the deficiencies set out above due to heritage constraints and the accommodation would remain significantly below modern standards.
- 4.15 In the event that the premises are refurbished, the commercial agents do not consider that it would be possible to a) secure a standard full repairing and insuring lease with an office occupier or b) significantly increase rental levels above their existing level. Clearly it would not be viable to invest significant capital expenditure in the building for office use when the level and security of rental return would not be improved. The costs would simply outweigh the return.
- 4.16 Therefore, whilst the application premises require significant investment to improve the quality of office space, the heritage constraints would prevent the formation of office accommodation to modern standards. In any event the level of investment required to improve the quality of space is not financially viable. Reversion to residential use would therefore be more appropriate having regard to the particular circumstances of the site and the desire to secure a long term viable use for the heritage asset.

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

- 4.17 The building is currently occupied on a short term basis by a variety of tenants. As stated, these short term leases are due to expire in December 2015, following which the accommodation will be vacant. The EGi audit in Appendix 2 identifies a significant number of other office buildings available in the locality. Generally these are significantly better quality than the application site. Previous tenants have relocated from the application site due to the poor standard of the accommodation. It has also not been possible to secure longer term office tenants on standard full repairing and insuring leases due to the nature and quality of the building. Local agents do not consider that this tenant profile would improve even with significant investment in the building. Therefore, if retained in office use the premises will continue to accommodate relatively transient tenants whilst more permanent, better quality space is sourced elsewhere. The proposed residential conversion will secure an optimal long term use for the building that will also support significant upgrading of the heritage asset.

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

- 4.18 The commercial agents consider the location of the building to be poorly positioned to meet demand for office space in this area. Furthermore, the EGi audit identifies a significant amount of available space in the locality. The majority of this space is significantly better than the application site and in better condition. Therefore, the demand that exists in this location will be attracted to these buildings and other locations before the application site is considered.

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

- 4.19 The premises provide small office accommodation but, as set out above, they do not meet the requirements of the modern occupier. The rental levels and letting terms that would be achieved (in a refurbished condition) would not be sufficient to fund works that would be required to upgrade the building. They are not marketable, other than on a temporary basis, in their current condition or refurbished. It would not be viable for the landlord to upgrade the premises and small office occupiers would also not invest in improvements. Therefore, continued occupation by small business is not a viable option for the accommodation looking to the future and would not support significant improvement to the heritage asset.

Paragraph 7.5 - Marketing

- 4.20 Paragraph 7.5 of CPG5 state that ***“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.”***
- 4.21 We consider that it has been possible to make a full assessment of the 7 criteria set out within CPG5. Therefore, it should not be necessary to consider any marketing evidence to determine whether a change from offices to residential would be justified.
- 4.22 Whilst the existing accommodation is occupied at present, it is let on temporary arrangements and the accommodation is expected to fall vacant in December 2015 when these agreements lapse. Local agents have provided a clear view as to the quality and marketability of the space in existing and refurbished condition. It has also been identified that there is considerable alternative space available in the locality. The application site will only ever be able to provide limited quality office space for relatively transient tenants.
- 4.23 Therefore, whilst the premises have not yet been actively marketed, the market indicators highlighted by the commercial agent demonstrate that there are significant deficiencies as office accommodation and that residential use, as originally intended, is most suitable.

5.0 CONCLUSION

5.1 Policy DP13 and CPG5 provide details of how the Council will consider applications involving the loss of office accommodation. Where it can be demonstrated that a site is not suitable for offices or other business uses, the Council may allow a change to permanent residential use. In such circumstances marketing information will not be required.

5.2 In this instance it has been demonstrated that:

- 1) The existing accommodation is poor for current office users and would be even less suitable for other business operations (light industry, workshops etc) due to constrained layout, access and location.
- 2) The application premises are of a significant age and were originally designed for residential use. Aside from the heritage benefits of re-instating the original function, the design and layout of the building is more suitable for residential use than offices.
- 3) Whilst the application premises require significant investment to improve the quality of office space, the heritage constraints would prevent the formation of office accommodation to modern standards.
- 4) The level of investment required to improve the quality of office space would not be commensurate with increased rental levels or tenant security. Refurbishment of the building for office use would therefore not be financially viable.
- 5) Reversion to residential use would be most appropriate having regard to the particular circumstances of the site and the desire to secure a long term viable use for the heritage asset.
- 6) The premises are occupied on a short term basis and due to fall vacant in December 2015. There is considerable alternative space of better quality in the locality. The proposed residential conversion will secure an optimal long term use for the building that will also support significant upgrading of the heritage asset.
- 7) The premises do not provide accommodation which meet the modern requirements of small business and it would not be feasible to significantly upgrade the facilities. There are better quality buildings for small businesses in the locality and elsewhere.

5.3 Having regard to the above points, due to standard of the accommodation and the site constraints it can be seen that the building is not suitable for continued office use and does not make a valuable contribution to employment within the Borough. It is therefore not necessary to demonstrate suitability of the accommodation for continued office use through marketing.

5.4 Accordingly, release of the application site for high quality housing purposes which will deliver significant physical improvements to an important heritage asset that would not otherwise be feasible, is considered to comply with Policy CS8 and DP13 and the adopted Camden Planning Guidance Policy CPG5.

- 5.5 On this basis, we respectfully request that planning permission and listed building consent is granted for the proposed conversion to residential use in accordance with the statutory Development Plan.

APPENDIX 1
LETTER FROM BRUCE COMMERCIAL

7th September 2015

Rupert Mole
Dale Pass Ltd
Iron Bridge House
Bridge Approach
London NW3

Dear Rupert

1 - 7 Woburn Walk London WC1

I refer to my inspection of the above property and have pleasure in confirming my thoughts and opinion regarding the lettability of the office space in the building.

EXPERIENCE & BACKGROUND

Bruce Commercial have been based in the Camden area for nearly 40 years and specialise in the letting and acquisition of office and retail space in the area. In a personal capacity I have spent over 30 years dealing in Central London commercial property with an emphasis on offices acting for both landlords and tenants.

In this capacity I am well versed in the requirements of tenants and the marketability of different types of office space.

BUILDING LOCATION

Woburn Walk is situated just south of Euston Road between Upper Woburn Place and Dukes Place just a few moments from London Euston Station. The area is popular with tourists with a large number of Hotels in the area.

Woburn Walk is one of the oldest shopping streets in London with traditional shopfronts and Grade II listed facades. The properties were built by Thomas Cubitt in 1822 a fact commemorated by a plaque on one of the buildings. Another well-known resident was W B Yeates who is also celebrated by a plaque. The

Neil P. Sint

Street is pedestrianised and appears from the road as an alley way as there is no vehicular access or crossover for vehicles.

The subject property is situated on the north side of Woburn Walk with numbers 1 to 7 comprising 4 adjoining buildings with shops on the ground floor being a mixture of Cafés and a hair salon with low-grade offices above shops accessed from a separate entrance to the left hand side of the shops.

On the opposite side of the street there is a similar parade of shops with identical shop fronts but with residential accommodation above each of the shops accessed from a doorway to the side. The street is pedestrianised and the cafés and restaurants place tables in the street outside when the weather is good.

ACCOMMODATION

At some point in the past, probably the late 60s/early 70s the upper floors were modernised. Floors were converted laterally although the individual dividing walls between each building were largely retained. A brick built service core was added within a new extension providing stair access to the three upper floors.

At the rear of the first and second floors there are small Crittal windows with obscured glass, which overlook a service area for the Ambassadors Hotel. A large metal fire escape connects the second and third floors and leads onto a paved area and from there to an escape route.

Whilst we have not measured the premises, the valuation office website indicates that the property has the following floor areas: –

1 st floor	80 sq m	
2 nd floor	80 sq m	
<u>3rd floor</u>	<u>60 sq m</u>	
Total	220 sq m	2,368 sq ft

DESCRIPTION

The first and second floors provide individual rooms off a corridor which runs along the back of the building. The third floor is built into the eaves and therefore much narrower and does not have the corridor. The original dividing walls between each of the buildings has been largely retained which create small working areas which are not ideal for an open plan working environment where space efficiency is key. On each floor there is a single toilet which forms part of the demise. Ceiling heights are at the lower end of the spectrum for offices and well below modern standards.

There are two gas-fired boilers serving the three floors and individual floors are carpeted. The second floor has a partial suspended ceiling and most areas have ceiling mounted fluorescent lighting. Small electrical power is from wall mounted

electrical sockets. The solid dividing walls between the buildings make it difficult to install network cabling between offices without very long cable runs.

In general terms the offices are inefficient with a large amount of space taken up by corridors. Ceilings are low and the accommodation lacks flexibility and the ability to install modern data services such as raised floors or even trunking which would need to run round each of the retained walls.

Windows at the front of the first and second floors are wooden and single glazed whilst at the rear on all three floors there are metal Crittal Windows. The windows at the front of the third floor are UPVC double glazed units which cannot be seen from the street.

There is no lift or DDA compliant access. Due to the constraints of the building it would not be possible to improve the accessibility of the office accommodation to align with modern occupier expectation.

LETTABILITY

Without extensive works it would be extremely difficult to let these offices on a standard Full Repairing and Insuring lease, so the most likely outcome is short term lettings with limited repairing covenants. The recent history of the building demonstrates that leases have been short term and on smaller areas which creates problems over security, management, loss of floor space as well as concerns over toilet accommodation.

The ability to install air conditioning is a further limiting factor in an environments where computers generate significant heat.

Such short-term lettings are normally undertaken on an all-inclusive basis with the landlord usually liable for the cost of any repairs to be funded from the rent received.

Current rents are in the order of £25 per square foot and whilst the street is very attractive it is not a particularly well-known office location or generally an easy to find street. As such, even in good condition I would not expect any significant uplift on rent following any refurbishment as the internal layout does not provide the environment or flexibility required by modern occupiers.

I have not seen a copy of an EPC but the windows, older style heating system and lack of insulation would in my opinion give these offices a poor rating unless substantial works were undertaken. Bearing in mind the Listed nature of the buildings, this could be difficult and costly.

Our research based on information from EGI suggests that there is approximately 780,000 sq ft of office space either available, under development or with planning permission in the Camden area. This excludes Kings Cross and Camden

Lock/Hawley Wharf where over 100,000 sq ft will be specifically targeted at smaller companies and particularly those in the media sector. Proposals for Euston Square suggest a mixed use scheme providing some 340,000 ft.² of residential accommodation, 285,000 ft.² of offices and 58,000 ft.² of retail with additional public realm, social and other spaces. Whilst this is still some way off, the proposals will deliver substantial further office accommodation for the area.

Office buildings in the surrounding streets that can provide good quality modern offices will be retained whilst those of an inferior quality will need to be redeveloped or converted to alternative uses.

Changes in the minimum requirements for EPC's in 2018 are already having an impact on inferior quality properties with disputes over who pays for works.

CONCLUSION

I am of the opinion as stated above that there will be little demand for offices in their existing condition other than as short-term space primarily due to the layout, ceiling heights, poor accessibility, anticipated low rating of the a EPC and limited scope for upgrading to meet modern standards.

Even with a significant level of capital expenditure on refurbishment works, the achievable rent and tenant profile would not change significantly from its current level. Therefore significant improvement to the building for office purposes would not be financially viable.

On this basis, looking to the future, it is my view that offices do not represent the most appropriate or sustainable use for the upper floor accommodation, Office use would not be of sufficient value to justify significant refurbishment works. The premises are much better suited to residential use. Residential values will support a significant improvement to the quality of the building and a long term viable use for the accommodation.

Yours sincerely



Neil Sint

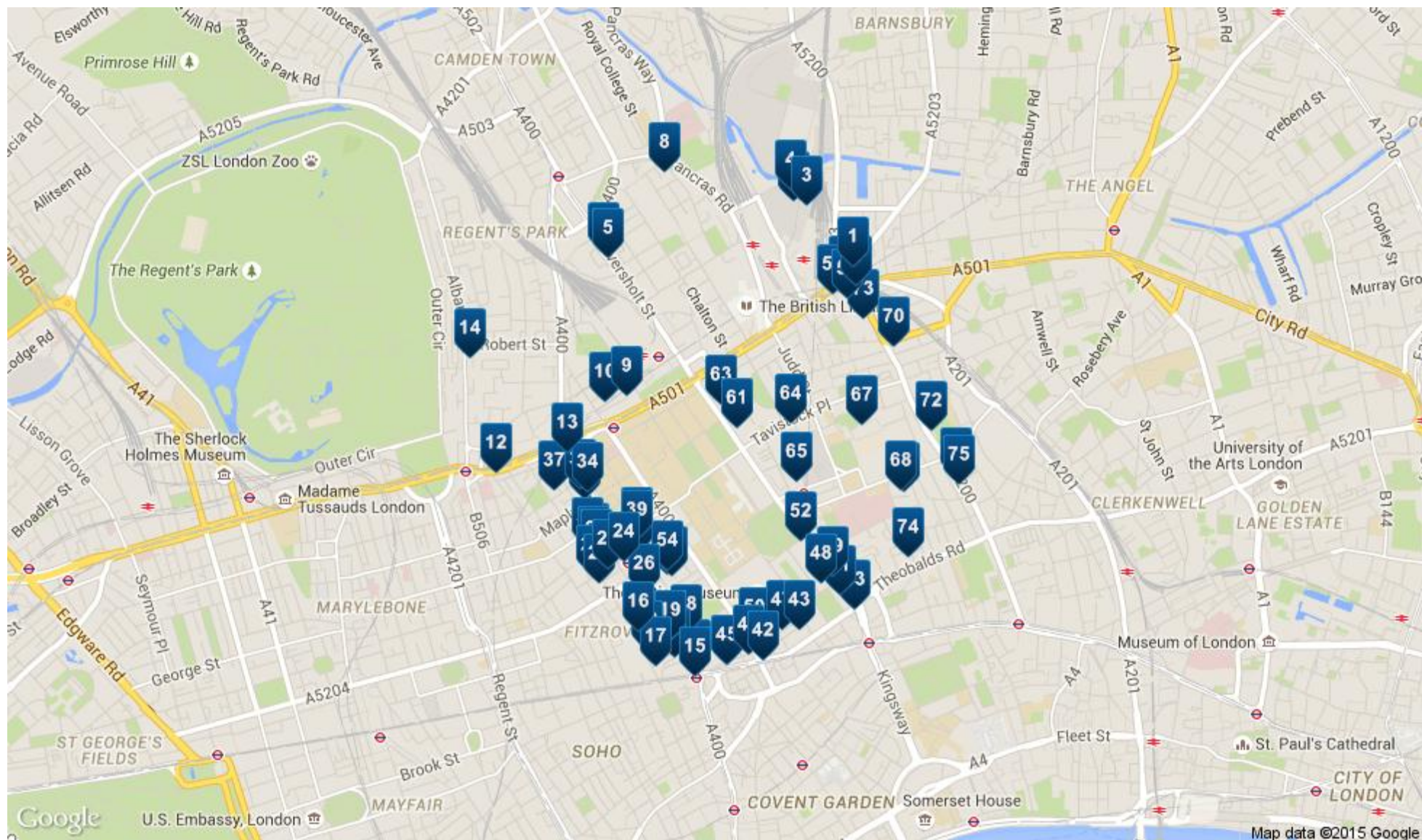
Bruce Commercial

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0207 267 6772

APPENDIX 2
EGI AUDIT OF AVAILABLE OFFICE
ACCOMMODATION IN LOCALITY

Availability summary, 17/08/2015



17/08/2015



www.egi.co.uk

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Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
1	7 Caledonian Road, London, N1 9DX  Last updated: 12/08/2015	Ground Lower Ground Mezzanine Total available space: Use type: Grade of space:	54 sq m (584 sq ft) 54 sq m (584 sq ft) 54 sq m (584 sq ft) 163 sq m (1,751 sq ft) Business (B1a) - Office Second-hand Grade A	• Comfort Cooling	Tenure type: Leasehold Asking rent: £592.02 psm (£55.00 psf) Per annum rent: Not quoted Rates: £75.03 psm (£6.97 psf) Service charge: Not quoted Total Cost: £667.05 psm (£61.97 psf) Total Annual Cost: £108,509	Unit description: Entire Building Other comments: Particulars: PDF A new lease is available from the landlord for a term by arrangement. Service charges are yet to be confirmed. (Bluebook, 11/2014) Under offer. (EGi Research, 05/2015)	Bluebook 020 7167 6400
2	1-5 Kings Cross Bridge, London, N1 9NW  Last updated: 27/07/2015	Proposed 1st Proposed 2nd Proposed Ground Total available space: Use type: Grade of space:	269 sq m (2,892 sq ft) 269 sq m (2,892 sq ft) 269 sq m (2,892 sq ft) 806 sq m (8,676 sq ft) Business (B1a) - Office New - New Build (pre-construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: No sign of marketing. (Site visit 06/2014) Empty under refurbishment (Site visit 10/2014, 02/2015, 06/2015)	Agent not yet appointed


Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	King'S Cross Central - Fish & Coal Offices, Eastern Wharf Road, London, N1C 4AH	Entire proposed building (pre construction)	1,154 sq m (12,422 sq ft)		Tenure type: Leasehold	Unit description: Entire Proposed Building	Agent not yet appointed
		Total available space:	1,154 sq m (12,422 sq ft)		Asking rent: Not quoted	Other comments: No sign of marketing. (Site visit, 02/2015, 06/2015)	
	Last updated: 27/07/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	New - New Build (pre-construction)		Rates: Not quoted		
					Service charge: Not quoted		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	King's Cross Central - Offices - 4 Pancras Square, 4 Pancras Square, London, N1C 4UZ  Last updated: 24/07/2015	10th (under construction) 1st (under construction) 2nd (under construction) 3rd (under construction) 4th (under construction) 5th (under construction) 6th (under construction) 7th (under construction) 8th (under construction) 9th (under construction)	919 sq m (9,892 sq ft) 1,413 sq m (15,213 sq ft) 1,724 sq m (18,557 sq ft) 1,724 sq m (18,557 sq ft) 1,724 sq m (18,557 sq ft) 1,724 sq m (18,557 sq ft) 1,726 sq m (18,579 sq ft) 1,726 sq m (18,579 sq ft) 1,726 sq m (18,579 sq ft) 1,726 sq m (18,579 sq ft)	<ul style="list-style-type: none"> • Parking Spaces • Shower • Bicycle Facilities • BREEAM excellent 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: Available from Q1. 2017. Built speculatively. (DTZ 10/2014) All financial particulars as yet undetermined. (DTZ 01/2015)	DTZ 020 3296 3000 Savills 020 7409 8150
		Total available space:	16,132 sq m (173,648 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - New Build (under construction)				

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Carriage Row, 203 Eversholt Street, London, NW1 1BU	2nd (part)	471 sq m (5,065 sq ft)	<ul style="list-style-type: none"> Air Conditioning Raised Floors Lift/s 	Tenure type: Leasehold	Unit description: 2nd (part)	Deloitte Real Estate 0207 303 5000
		Total available space:	471 sq m (5,065 sq ft)		Asking rent: £484.38 psm (£45.00 psf)	Other comments: Particulars: PDF	BNP Paribas Real Estate 020 7338 4000
	Last updated: 12/08/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	A new sublease is available until March 2019.(EGi Research, 12/2014)	
		Grade of space:	Second-hand Grade A		Rates: £134.55 psm (£12.50 psf)		
					Service charge: £118.40 psm (£11.00 psf)		
					Total Cost: £737.33 psm (£68.50 psf)		
					Total Annual Cost: £346,950		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	183 Eversholt Street, London, NW1 1BU	3rd	849 sq m (9,141 sq ft)		Tenure type: Leasehold	Unit description: 3rd	Colliers International 020 7935 4499
		Total available space:	849 sq m (9,141 sq ft)		Asking rent: £532.82 psm (£49.50 psf)	Other comments: This space will be available from Q3 2015. Terms upon application. (EGi Research, 05/2015)	
	Last updated: 23/07/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade A		Rates: £147.68 psm (£13.72 psf)		
					Service charge: £105.16 psm (£9.77 psf)		
					Total Cost: £785.66 psm (£72.99 psf)		
					Total Annual Cost: £667,196		


Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	King'S Cross Central - Offices 6th - 2 Pancras Square, Pancras Road, London, NW1 1UN		813 sq m (8,750 sq ft)		Tenure type: Leasehold	Unit description: 6th (part)	DTZ 020 3296 3000
		Total available space:	813 sq m (8,750 sq ft)		Asking rent: £855.74 psm (£79.50 psf)	Other comments: New sub-lease available until 21st May 2024. (DTZ 05/2015)	
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	New - New Build (existing)		Rates: Not quoted		
					Service charge: £87.94 psm (£8.17 psf)		
					Total Cost: £943.68 psm (£87.67 psf)		
					Total Annual Cost: £767,106		





Availability schedule - 17/08/2015







Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
 No image available Last updated: 24/07/2015	King'S Cross Central - Office - 10th (Proposed. Pre-Construction) R7, York Way, London, NW1 1UR	10th (Proposed. Pre-Construction)	586 sq m (6,308 sq ft)		Tenure type: Leasehold	Unit description: Entire Proposed Building	DTZ 020 3296 3000
		1st (Proposed. Pre-Construction)	1,664 sq m (17,912 sq ft)		Asking rent: Not quoted	Other comments:	Savills
		2nd (Proposed. Pre-Construction)	1,664 sq m (17,912 sq ft)		Per annum rent: Not quoted	Pre-let opportunity only.	020 7499 8644
		3rd (Proposed. Pre-Construction)	1,609 sq m (17,319 sq ft)		Rates: Not quoted	Financial particulars TBC. 10 x floors of 17,000 sq ft. (DTZ 01/2015)	
		4th (Proposed. Pre-Construction)	1,513 sq m (16,291 sq ft)		Service charge: Not quoted	Built speculatively. Q1 2017. (DTZ 03/2015)	
		5th (Proposed. Pre-Construction)	1,530 sq m (16,469 sq ft)				
		6th (Proposed. Pre-Construction)	1,502 sq m (16,168 sq ft)				
		7th (Proposed. Pre-Construction)	1,395 sq m (15,016 sq ft)				
		8th (Proposed. Pre-Construction)	1,344 sq m (14,467 sq ft)				
		9th (Proposed. Pre-Construction)	638 sq m (6,867 sq ft)				
		Total available space:	13,446 sq m (144,728 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - New Build (pre-construction)				

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Euston Xchange, 194 Euston Road, London, NW1 2DA  Last updated: 07/08/2015	3rd Total available space: Use type: Grade of space:	335 sq m (3,605 sq ft) 335 sq m (3,605 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Air Conditioning Raised Floors Lift/s Gym Shower Natural Light Roof Terrace Kitchenette Bicycle Facilities 	Tenure type: Leasehold Asking rent: £640.46 psm (£59.50 psf) Per annum rent: Not quoted Rates: £224.75 psm (£20.88 psf) Service charge: £134.55 psm (£12.50 psf) Total Cost: £999.76 psm (£92.88 psf) Total Annual Cost: £334,830	Unit description: 3rd (part) Other comments: Particulars: PDF A new lease is available from the landlord for a 5 year term. Furniture may be available by negotiation. (EGi Research, 05/2015) Under offer. (EGi Research, 08/2015)	BDG Sparkes Porter LLP
	24-32 Stephenson Way, London, NW1 2HD  Last updated: 29/07/2015	Lower Ground Total available space: Use type: Grade of space:	443 sq m (4,770 sq ft) 443 sq m (4,770 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Lower Ground Other comments: Particulars: PDF Full rent and lease terms available on request (EGi Research 06/2015)	HNG Limited 020 3205 0200

Availability schedule - 17/08/2015

Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	24-32 Stephenson Way, London, NW1 2HD  Last updated: 29/07/2015	1st Ground Total available space: Use type: Grade of space:	500 sq m (5,385 sq ft) 476 sq m (5,125 sq ft) 976 sq m (10,510 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Ground and 1st Other comments: Particulars: PDF Full rent and lease terms available on request (EGi Research 06/2015)	HNG Limited 020 3205 0200
	Cambridge House, 373-375 Euston Road, London, NW1 3AR  Last updated: 09/07/2015	Proposed Office building (pre-construction) Total available space: Use type: Grade of space:	314 sq m (3,380 sq ft) 314 sq m (3,380 sq ft) Business (B1a) - Office New - Refurb (pre-construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: No sign of marketing. (Site visit, 06/2015)	Agent not yet appointed





Availability schedule - 17/08/2015

Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Granby House, 1 Harrington Street, London, NW1 3FA No image available Last updated: 17/06/2015	Ground Total available space: Use type: Grade of space:	110 sq m (1,183 sq ft) 110 sq m (1,183 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: £484.38 psm (£45.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted Total Cost: £484.38 psm (£45.00 psf) Total Annual Cost: £53,235	Unit description: Ground Other comments: Particulars: PDF Date on the market: 17/06/2015 Asking rent per sq ft: £45.00 Unit: Suite 1&2 Grade of space: Second-hand Grade B	
	Troutbeck, Albany Street, London, NW1 4EJ No image available Last updated: 13/03/2015	Unit 92-93 Total available space: Use type: Grade of space:	61 sq m (660 sq ft) 61 sq m (660 sq ft) Business (B1c) - Light Industrial / Business Units Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: £15,000 Rates: Not quoted Service charge: Not quoted	Unit description: Unit 92-93 Other comments: Office/light industrial unit available (underneath residential block therefore restrictions on certain uses will apply i.e. if involves noisy processes). Asking rent per annum: £15000 Grade of space: Second-hand Grade B	Camden Council 020-7974 4444

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
15	Tenterden House, 3 Oxford Street, London, W1D 2DD  Last updated: 12/02/2015	Additional Office Space Total available space: Use type: Grade of space:	840 sq m (9,042 sq ft) 840 sq m (9,042 sq ft) Business (B1a) - Office New - New Build (pre-construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Additional Office Space Other comments: No sign of marketing. (Site visit, 09/2014, 01/2015)	Agent not yet appointed
16	2 Percy Street, London, W1T 1st 1DD  Last updated: 27/07/2015	Total available space: Use type: Grade of space:	65 sq m (705 sq ft) 65 sq m (705 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: £587.71 psm (£54.60 psf) Per annum rent: Not quoted Rates: £374.05 psm (£34.75 psf) Service charge: Not quoted Total Cost: £961.76 psm (£89.35 psf) Total Annual Cost: £62,991	Unit description: 1st Other comments: On the market through Pearl and Coutts, the space will be available 10/2015 (EGi Research 07/2015)	Pearl & Coutts Limited 020 7843 3788

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Ashbrook House, 3-5 Rathbone Place, London, W1T 1HJ	4th	161 sq m (1,735 sq ft)		Tenure type: Leasehold	Unit description: 4th	Monmouth Dean LLP 020 7025 1390
		Total available space:	161 sq m (1,735 sq ft)		Asking rent: £726.57 psm (£67.50 psf)	Other comments: Particulars: PDF	
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted	On the market through Monmouth Dean, a new sublease available for 4 years. (EGi Research 03/2015)	
		Grade of space:	Second-hand Grade B		Rates: £241.54 psm (£22.44 psf)	Under offer (EGi Research 06/2015)	
					Service charge: £61.35 psm (£5.70 psf)		
					Total Cost: £1,029.47 psm (£95.64 psf)		
					Total Annual Cost: £165,934		



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	15-18 Rathbone Place, London, W1T 1HU Last updated: 30/07/2015	Proposed 1st (pre-construction) Proposed 2nd (pre-construction) Proposed 3rd (pre-construction) Proposed 4th (pre-construction) Proposed Ground (pre construction)	276 sq m (2,975 sq ft) 276 sq m (2,975 sq ft) 276 sq m (2,975 sq ft) 276 sq m (2,975 sq ft) 276 sq m (2,976 sq ft)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: Proposed delivery for Q2 2016. Rent, rates and service charge TBC. (EGi Research 10/2014) The building remains vacant and will be redeveloped but not until Q2 or Q3 in 2016. (JLL 11/2014) Empty (Site visit 09/2014) Entire building available. Deliv...	JLL 020 7493 6040
		Total available space:	1,382 sq m (14,876 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - New Build (pre-construction)				



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Central Cross, 1 Stephen Street, London, W1T 1LN  Last updated: 07/08/2015	10th Total available space: Use type: Grade of space:	288 sq m (3,100 sq ft) 288 sq m (3,100 sq ft) Business (B1a) - Office New - Refurb (existing)		Tenure type: Leasehold Asking rent: £941.85 psm (£87.50 psf) Per annum rent: Not quoted Rates: £218.83 psm (£20.33 psf) Service charge: £132.61 psm (£12.32 psf) Total Cost: £1,293.29 psm (£120.15 psf) Total Annual Cost: £372,461	Unit description: 10th (part) Other comments: Particulars: PDF On the market through Monmouth Dean for a new flexible lease (EGi Research 04/2015)	Monmouth Dean LLP 020 7025 1390


Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents	
  <p>Last updated: 06/08/2015</p>	Central Cross, 1 Stephen Street, London, W1T 1LN	8th	388 sq m (4,175 sq ft)	<ul style="list-style-type: none"> • Raised Floors • Suspended Ceilings • Building Reception • Parking Spaces • Lift/s • VAV Air Conditioning 	Tenure type: Leasehold Asking rent: £914.94 psm (£85.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: £108.82 psm (£10.11 psf)	Unit description: 8th (part) Other comments: New lease available. NB: This is the currently occupied part of c.11,000 sq ft that has come onto the market on the 8th floor. The other part of the 8th floor that is available is occupied by a part of the same company (Fremantlemedia Ltd). Rates are...	DTZ 020 3296 3000 JLL 020 7493 6040	
	Total available space:	388 sq m (4,175 sq ft)						
	Use type:	Business (B1a) - Office						
	Grade of space:	Second-hand Grade A						
					Total Cost: £1,023.76 psm (£95.11 psf)			
					Total Annual Cost: £397,081			



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
21	Central Cross, 1 Stephen Street, London, W1T 1LN	8th	634 sq m (6,825 sq ft)		Tenure type: Leasehold	Unit description: 8th (part)	DTZ 020 3296 3000
		Total available space:	634 sq m (6,825 sq ft)		Asking rent: £914.94 psm (£85.00 psf)	Other comments: New lease available. NB: This is a currently occupied part of c.11,000 sq ft that has come onto the market on the 8th floor. The other part of the 8th floor that is available is represented by a separate availability although occupied by a part of th...	JLL 020 7493 6040
	Last updated: 06/08/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade A		Rates: Not quoted		
					Service charge: £108.82 psm (£10.11 psf)		
					Total Cost: £1,023.76 psm (£95.11 psf)		
					Total Annual Cost: £649,120		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
22	Charlotte Buildings, 17 Gresse Street, London, W1T 1QL  Last updated: 27/07/2015	6th Total available space: Use type: Grade of space:	501 sq m (5,397 sq ft) 501 sq m (5,397 sq ft) Business (B1a) - Office New - New Build (existing)	<ul style="list-style-type: none"> • Air Conditioning • Building Reception • Lift/s • Shower • Bicycle Facilities • WCs 	Tenure type: Leasehold Asking rent: £914.94 psm (£85.00 psf) Per annum rent: Not quoted Rates: £272.01 psm (£25.27 psf) Service charge: £107.64 psm (£10.00 psf) Total Cost: £1,294.59 psm (£120.27 psf) Total Annual Cost: £649,092	Unit description: 6th Other comments: Particulars: PDF A new lease is available for a 10 year (minimum) term. Rent is quoted at mid £80's. The space will be fully refurbished (outside of planning) by the end of May. (EGi Research, 05/2015) Under offer. (EGi Research, 07/2015)	Ashwell Rogers 020 7734 7766
23	Triad House, 18 Hanway Street, London, W1T 1UF  Last updated: 13/08/2015	Basement Total available space: Use type: Grade of space:	46 sq m (500 sq ft) 46 sq m (500 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> • Air Conditioning • 24 Hour Access • Shower • Natural Light • Kitchenette • WCs • Entry Phone 	Tenure type: Licence Asking rent: Not quoted Per annum rent: £66,000 Rates: Not quoted Service charge: Not quoted	Unit description: Basement (part) Other comments: Particulars: PDF A new licence to occupy for a period of 12 months outside the Landlord and Tenant Act 1954. (EGi Research, 08/2015)	Ferwood 0203 589 8671

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	11 Tottenham Street, London, W1T 2AG	Lower Ground	19 sq m (200 sq ft)		Tenure type: Leasehold	Unit description: Lower Ground	Pearl & Coutts Limited 020 7843 3788
	No image available	Total available space:	19 sq m (200 sq ft)		Asking rent: Not quoted	Other comments:	
	Last updated: 29/04/2015	Use type:	Business (B1a) - Office		Per annum rent: £14,000	PL ID: 5955127 Property Link Advert	
		Grade of space:	Second-hand Grade B		Rates: Not quoted	Date on the market: 15/03/2015 Asking rent per annum: £14000 Grade of space: Second-hand Grade B	
					Service charge: Not quoted		
	60 Charlotte Street, London, 2nd W1T 2NU		565 sq m (6,080 sq ft)		Tenure type: Leasehold	Unit description: 2nd	DTZ 020 3296 3000
	Last updated: 22/07/2015	Total available space:	565 sq m (6,080 sq ft)		Asking rent: £807.30 psm (£75.00 psf)		
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade A		Rates: Not quoted		
					Service charge: £76.75 psm (£7.13 psf)		
					Total Cost: £884.05 psm (£82.13 psf)		
					Total Annual Cost: £499,346		



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	10 Whitfield Street, London, W1T 2RE	3rd	394 sq m (4,241 sq ft)		Tenure type: Leasehold	Unit description: 3rd	Altus Edwin Hill 020 7636 7347
			Total available space: 394 sq m (4,241 sq ft)		Asking rent: Not quoted	Other comments: Particulars: PDF	
	Last updated: 24/07/2015	Use type:	Business (B1a) - Office		Per annum rent: £180,243	Awaiting Agent Confirmation Of Availability (EGi Research 05/2015)	
		Grade of space:	Second-hand Grade B		Rates: Not quoted		
					Service charge: Not quoted		
	59 Charlotte Street, London, W1T 4PE	First	103 sq m (1,109 sq ft)		Tenure type: Leasehold	Unit description: First	Pearl & Coutts Limited 020 7843 3788
			Total available space: 103 sq m (1,109 sq ft)		Asking rent: £538.20 psm (£50.00 psf)	Other comments: Particulars: PDF	
	Last updated: 29/07/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	On the market through Pearl & Coutts (EGi Research 06/2015)	
		Grade of space:	Second-hand Grade B		Rates: £369.42 psm (£34.32 psf)	Under offer (EGi Research 07/2015)	
					Service charge: Not quoted		
					Total Cost: £907.62 psm (£84.32 psf)		
					Total Annual Cost: £93,484		



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
28	The Corner House (Fmr James Pringle Hse), 73-75 Charlotte Street, London, W1T 4PN  Last updated: 11/06/2015	Proposed office space Total available space: Use type: Grade of space:	188 sq m (2,024 sq ft) 188 sq m (2,024 sq ft) Business (B1a) - Office New - New Build (under construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Proposed office space Other comments: under construction, may be turning into residential (Site visit 05/2015)	Agent not yet appointed
29	74 Charlotte Street, London, W1T 4QH  Last updated: 07/08/2015	Ground (72 Charlotte Street) Total available space: Use type: Grade of space:	116 sq m (1,250 sq ft) 116 sq m (1,250 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> • Comfort Cooling • Shower • Natural Light 	Tenure type: Leasehold Asking rent: £570.49 psm (£53.00 psf) Per annum rent: Not quoted Rates: £99.14 psm (£9.21 psf) Service charge: £21.53 psm (£2.00 psf) Total Cost: £691.16 psm (£64.21 psf) Total Annual Cost: £80,262	Unit description: Ground (72 Charlotte Street) Other comments: A new lease is available for a term by arrangement. The space is currently fully fitted but is due to be comprehensively refurbished by the Landlord, however an opportunity exists to take the space in existing condition. (EGi Research,...	Robert Irving Burns 020 7637 0821 BDG Sparkes Porter LLP 020 7629 1088



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	74 Charlotte Street, London, W1T 4QH  Last updated: 07/08/2015	Lower Ground (72 Charlotte Street) Total available space: Use type: Grade of space:	116 sq m (1,250 sq ft) 116 sq m (1,250 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Comfort Cooling Shower Natural Light 	Tenure type: Leasehold Asking rent: £570.49 psm (£53.00 psf) Per annum rent: Not quoted Rates: £99.14 psm (£9.21 psf) Service charge: £21.53 psm (£2.00 psf) Total Cost: £691.16 psm (£64.21 psf) Total Annual Cost: £80,262	Unit description: Lower Ground (72 Charlotte Street) Other comments: Particulars: PDF A new lease is available for a term by arrangement. The space is currently fully fitted but is due to be comprehensively refurbished by the Landlord, however an opportunity exists to take the space in existing condition. (EGi Research,...	Robert Irving Burns 020 7637 0821 BDG Sparkes Porter LLP 020 7629 1088

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Ariel House, 74a Charlotte Street, London, W1T 4QJ  Last updated: 05/08/2015	2nd Total available space: Use type: Grade of space:	420 sq m (4,525 sq ft) 420 sq m (4,525 sq ft) Business (B1a) - Office Second-hand Grade A	<ul style="list-style-type: none"> Air Conditioning Raised Floors Suspended Ceilings Security Building Reception Parking Spaces 4 Pipe Fan Coil Air Conditioning 	Tenure type: Leasehold Asking rent: £565.11 psm (£52.50 psf) Per annum rent: Not quoted Rates: £224.54 psm (£20.86 psf) Service charge: £121.63 psm (£11.30 psf) Total Cost: £911.28 psm (£84.66 psf) Total Annual Cost: £383,083	Unit description: 2nd Other comments: Assignment of a lease until 2023 with a break in 2018. (JLL 04/2015)	JLL 020 7493 6040
	80 Charlotte Street, London, W1T 4QP  Last updated: 30/07/2015	Proposed space Total available space: Use type: Grade of space:	22,297 sq m (240,003 sq ft) 22,297 sq m (240,003 sq ft) Business (B1a) - Office New - Refurb (pre-construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Proposed space Other comments: Works due to start in 2013 (Derwent London 09/2012) No sign of marketing (Site visit 06/2012 - 05/2013, 09/2013, 01/2014, 05/2014) Major refurbishment to commence in 2015 with a delivery year of 2018. (JLL 10/2014) Entire Building available. Deliv...	Pilcher Hershman 020 7399 8600 JLL 020 7493 4933



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	76-78 Charlotte Street, London, W1T 4QS Last updated: 07/08/2015	2nd Total available space: Use type: Grade of space:	139 sq m (1,494 sq ft) 139 sq m (1,494 sq ft) Business (B1a) - Office Second-hand Grade A	<ul style="list-style-type: none"> Air Conditioning Security Building Reception Perimeter Trunking Lift/s Natural Light WCs Fully fitted out 	Tenure type: Leasehold Asking rent: £624.31 psm (£58.00 psf) Per annum rent: Not quoted Rates: £204.52 psm (£19.00 psf) Service charge: £100.11 psm (£9.30 psf) Total Cost: £928.93 psm (£86.30 psf) Total Annual Cost: £128,931	Unit description: 2nd Other comments: Particulars: PDF An assignment of the existing lease is available for a term expiring September 2019. There is a tenant only break in August 2017 and a landlord rolling break option from September 2017. (EGi Research, 03/2015) Under offer. (EGi Researc...	BDG Sparkes Porter LLP
	109 Tottenham Court Road, London, W1T 5AD Last updated: 22/07/2015	1st Total available space: Use type: Grade of space:	32 sq m (345 sq ft) 32 sq m (345 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: £13,000 Rates: Not quoted Service charge: Not quoted	Unit description: 1st (part) Other comments: Asking rent per annum: £13000 Unit: Suite Grade of space: Second-hand Grade B	Hudsons Property Limited 020 7323 2277



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents	
  <p>Last updated: 12/08/2015</p>	10 Midford Place, London, W1T 5BG	First	263 sq m (2,830 sq ft)	<ul style="list-style-type: none"> • Raised Floors • Security 	Tenure type: Leasehold	Unit description: First and Second	Colliers International 020 7935 4499	
	Second	265 sq m (2,850 sq ft)	<ul style="list-style-type: none"> • Building Reception • Comfort Cooling • Lift/s 	Asking rent: £748.10 psm (£69.50 psf)	Other comments: Particulars: PDF	Metrus Property Advisors (Formerly MERJS) 020 7079 3976		
	Total available space:	528 sq m (5,680 sq ft)	<ul style="list-style-type: none"> • Disabled Access • Metal Ceilings • Shower 	Per annum rent: Not quoted	All floors under offer. EPC rating: C (61) (EGi Research 05/2015)			
	Use type:	Business (B1a) - Office	<ul style="list-style-type: none"> • Natural Light • WC's on each floor 	Rates: £215.28 psm (£20.00 psf)	2nd available (EGi Research 07/2015)			
	Grade of space:	New - Refurb (existing)	<ul style="list-style-type: none"> • Lg7 Lighting • Bicycle Facilities 	Service charge: £107.64 psm (£10.00 psf)	1st floor no longer under offer, 2nd floor under offer (EGi Research 08/2015)			
							Total Cost: £1,071.02 psm (£99.50 psf)	
					Total Annual Cost: £565,155			



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
  <p>Last updated: 20/07/2015</p>	4-8 Maple Street, London, W1T 5HD	1st	431 sq m (4,634 sq ft)	• Unknown	Tenure type: Leasehold	Unit description: Entire Building	Colliers International 020 7487 1695
		2nd	423 sq m (4,554 sq ft)		Asking rent: £861.12 psm (£80.00 psf)	Other comments: Particulars: PDF	DTZ 020 3296 3000
		3rd	160 sq m (1,719 sq ft)		Per annum rent: Not quoted	New lease available direct from the landlord. (DTZ 05/2015)	
		Ground	631 sq m (6,788 sq ft)		Rates: Not quoted		
		Lower Ground	93 sq m (1,004 sq ft)		Service charge: Not quoted		
		Total available space:	1,737 sq m (18,699 sq ft)		Total Cost: £861.12 psm (£80.00 psf)		
		Use type:	Business (B1a) - Office		Total Annual Cost: £1,495,907		
Grade of space:	Second-hand Grade B						



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
37	Adam House, 1 Fitzroy Square, London, W1T 5HE  Last updated: 24/07/2015	Basement Total available space: Use type: Grade of space:	276 sq m (2,968 sq ft) 276 sq m (2,968 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: £484.38 psm (£45.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted Total Cost: £484.38 psm (£45.00 psf) Total Annual Cost: £133,559	Unit description: Basement Other comments: On the market through Robert Irving Burns (EGi Research 07/2015)	Robert Irving Burns 020 7637 0821
38	Universal House, 251 Tottenham Court Road, London, W1T 7AB  Last updated: 11/06/2015	New proposed building (pre-construction) Total available space: Use type: Grade of space:	7,358 sq m (79,201 sq ft) 7,358 sq m (79,201 sq ft) Business (B1a) - Office New - New Build (pre-construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: Under construction (Site visit 05/2015)	Agent not yet appointed



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Heal's Building, 191-199 Tottenham Court Road, London, W1T 7LQ  Last updated: 14/08/2015	Phase 2- 3rd floor (1 Alfred Mews) Phase 2- 4th (1 Alfred Mews) Phase 2- 5th (1 Alfred Mews) Phase 2- 6th (1 Alfred Mews)	(1 1,017 sq m (10,946 sq ft) 1,072 sq m (11,544 sq ft) 521 sq m (5,608 sq ft) 317 sq m (3,411 sq ft)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: £215.28 psm (£20.00 psf) Service charge: £86.11 psm (£8.00 psf)	Unit description: Phase 2- 3rd floor (1 Alfred Mews), Phase 2- 4th (1 Alfred Mews), Phase 2- 5th (1 Alfred Mews) and Phase 2- 6th (1 Alfred Mews) Other comments: Particulars: PDF Phase 2 is available by way of new leases for terms by arrangement. (EGi Research, 06/2015) 4th and 6th under offer. (EGi Research, 07/2015)	Edward Charles & Partners 020 7009 2300 Braham Good 020 7935 1653
		Total available space:	2,927 sq m (31,509 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - Refurb (existing)				
					Total Cost: £301.39 psm (£28.00 psf)		
					Total Annual Cost: £882,245		



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
40	Glen House, 200-208 Tottenham Court Road, London, W1T 7PL  Last updated: 07/08/2015	5th Total available space: Use type: Grade of space:	223 sq m (2,400 sq ft) 223 sq m (2,400 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: £645.84 psm (£60.00 psf) Per annum rent: Not quoted Rates: £221.74 psm (£20.60 psf) Service charge: £119.16 psm (£11.07 psf) Total Cost: £986.74 psm (£91.67 psf) Total Annual Cost: £220,006	Unit description: 5th (part) Other comments: Particulars: PDF On the market through Monmouth Dean for a sublease until March 2018 (EGi Research 05/2015) Under offer (EGi Research 06/2015)	Monmouth Dean LLP 020 7025 1390
41	265 Tottenham Court Road, London, W1T 7RQ  Last updated: 29/07/2015	3rd 4th Total available space: Use type: Grade of space:	538 sq m (5,795 sq ft) 540 sq m (5,808 sq ft) 1,078 sq m (11,603 sq ft) Business (B1a) - Office Second-hand Grade A		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 3rd and 4th Other comments: Available November 2014. (EGi Research 09/2014) Under offer (EGi Research 05/2015)	Savills 020 7409 8150



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Hazelwood House, 53 New Oxford Street, London, WC1A 1BL  Last updated: 14/07/2015	2nd Total available space: Use type: Grade of space:	63 sq m (680 sq ft) • 63 sq m (680 sq ft) Business (B1a) - Office Second-hand Grade B	24 Hour Access	Tenure type: Leasehold Asking rent: £645.84 psm (£60.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: £53.82 psm (£5.00 psf) Total Cost: £699.66 psm (£65.00 psf) Total Annual Cost: £44,199	Unit description: 2nd Other comments: Particulars: PDF New FRI Lease for a term of 3 years. Rates TBC (EGi Research 02/2015) Under offer. (EGi Research, 06/2015)	Brecker Grossmith 020 7486 3531

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
  <p>Last updated: 03/08/2015</p>	10, Bloomsbury Way, London, WC1A 1EH	1st	1,621 sq m (17,448 sq ft)	<ul style="list-style-type: none"> • Raised Floors • Building Reception • Parking Spaces • Lift/s • Lift(s) • Goods lift(s) • Shower • Lg7 Lighting • Bicycle Facilities • WCs • BREEAM excellent 	Tenure type: Leasehold	Unit description: 1st, 2nd, 3rd, 4th, 5th, 6th and 7th (part) Other comments: Particulars: PDF Rates between £20 and £25 per sq ft (Edward Charles & Partners 11/2014) Service charge £10.00 per sq ft. Includes reception area of 5092 sq ft. (EGi Research 03/2015). BioMarin, Chandler Chicco and PubMatic are in advanced talks to ta...	Savills 020 7499 8644 Edward Charles & Partners 020 7009 2300
		2nd	1,700 sq m (18,299 sq ft)		Asking rent: £748.10 psm (£69.50 psf)		
		3rd	1,717 sq m (18,482 sq ft)		Per annum rent: Not quoted		
		4th	1,717 sq m (18,482 sq ft)		Rates: £269.10 psm (£25.00 psf)		
		5th	1,717 sq m (18,482 sq ft)		Service charge: £107.64 psm (£10.00 psf)		
		6th	1,714 sq m (18,449 sq ft)		Total Cost: £1,124.84 psm (£104.50 psf)		
		7th (part)	695 sq m (7,481 sq ft)		Total Annual Cost: £12,239,252		
		Total available space:	10,881 sq m (117,122 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	New - New Build (existing)				

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	70 New Oxford Street, London, WC1A 1EU	2nd 3rd 4th	358 sq m (3,850 sq ft) 358 sq m (3,850 sq ft) 426 sq m (4,585 sq ft)	<ul style="list-style-type: none"> VAV Air Conditioning Shower Roof Terrace Bicycle Facilities WCs BREEAM very good 	Tenure type: Leasehold Asking rent: £780.39 psm (£72.50 psf) Per annum rent: Not quoted Rates: £236.81 psm (£22.00 psf) Service charge: £104.95 psm (£9.75 psf) Total Cost: £1,122.15 psm (£104.25 psf) Total Annual Cost: £1,280,701	Unit description: 2nd, 3rd and 4th Other comments: Particulars: PDF A new lease for a term by arrangement. EPC rating: C (EGi Research, 05/2015)	Colliers International 020 7935 4499
			Total available space:				
				Use type:			
				Grade of space:			




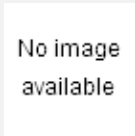
Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	100 New Oxford Street, London, WC1A 1HB	6th (West)	556 sq m (5,985 sq ft)	<ul style="list-style-type: none"> Air Conditioning Raised Floors 24 Hour Access Parking Spaces Lift/s 	Tenure type: Leasehold Asking rent: £726.57 psm (£67.50 psf) Per annum rent: Not quoted Rates: £258.34 psm (£24.00 psf) Service charge: £93.11 psm (£8.65 psf)	Unit description: 6th (West) Other comments: Particulars: PDF Rates are £24-£26 per sq ft. This space has been refurbished (outside of planning) (Bluebook 09/2014) Under offer. (EGi Research, 06/2015)	Edward Charles & Partners 020 7009 2300 Bluebook 020 7167 6400
	Last updated: 14/08/2015	Total available space:	556 sq m (5,985 sq ft)	Use type: Business (B1a) - Office			
		Grade of space:	Second-hand Grade B				
					Total Cost: £1,078.01 psm (£100.15 psf)		
					Total Annual Cost: £599,393		



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	100 New Oxford Street, London, WC1A 1HB  Last updated: 14/08/2015	1st (Phase 2) 2nd (Phase 2) Total available space: Use type: Grade of space:	1,347 sq m (14,500 sq ft) 1,347 sq m (14,500 sq ft) 2,694 sq m (29,000 sq ft) Business (B1a) - Office New - Refurb (pre-construction)		Tenure type: Leasehold Asking rent: £807.30 psm (£75.00 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted Total Cost: £807.30 psm (£75.00 psf) Total Annual Cost: £2,174,982	Unit description: 2nd (Phase 2) and 1st (Phase 2) Other comments: New leases are available for a term by arrangement. Refurbishment taking place outside of planning. (EGi Research, 04/2015) Under offer. (EGi Research, 06/2015)	Edward Charles & Partners 020 7009 2300 Bluebook 020 7167 6400
	Ruskin House, 40-41 Museum Street, London, WC1A 1LT  Last updated: 13/08/2015	Mezzanine Total available space: Use type: Grade of space:	50 sq m (540 sq ft) 50 sq m (540 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Mezzanine Other comments: Particulars: PDF On the market through Wiltshire Daniels for a new sublease for one year with a six month rolling break thereafter. £45,000 per annum inclusive of rent, rates and service charge. (EGi Research 08/2015)	Wiltshire Daniels 020 7529 5555





Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	24-25 Bloomsbury Square, London, WC1A 2PL  Last updated: 14/08/2015	Lower Ground Total available space: Use type: Grade of space:	25 sq m (272 sq ft) 25 sq m (272 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Central Heating Natural Light WCs 	Tenure type: Leasehold Asking rent: £415.49 psm (£38.60 psf) Per annum rent: Not quoted Rates: £134.55 psm (£12.50 psf) Service charge: Not quoted Total Cost: £550.04 psm (£51.10 psf) Total Annual Cost: £13,899	Unit description: Entire Building Other comments: Particulars: PDF A new sublease is available for a term by arrangement. Service charge to be confirmed. (EGi Research, 07/2015)	Edward Charles & Partners 020 7009 2300 Michael Boardman & Associates 0207 118 3456


Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	4 Bloomsbury Place, London, Ground WC1A 2QA  Last updated: 14/08/2015	Total available space: Use type: Grade of space:	33 sq m (353 sq ft) 33 sq m (353 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Central Heating Natural Light 	Tenure type: Leasehold Asking rent: £457.47 psm (£42.50 psf) Per annum rent: Not quoted Rates: £145.31 psm (£13.50 psf) Service charge: Not quoted Total Cost: £602.78 psm (£56.00 psf) Total Annual Cost: £19,768	Unit description: Ground (part) Other comments: Particulars: PDF A new sublease is available for a term by arrangement. Service charge to be confirmed. January 2016 occupancy or earlier by mutual agreement. (EGi Research, 07/2015)	Edward Charles & Partners 020 7009 2300 Michael Boardman & Associates 0207 118 3456
	Russell House, 37 Great Russell Street, London, WC1B 3PP  Last updated: 31/07/2015	Total available space: Use type: Grade of space:	13 sq m (143 sq ft) 13 sq m (143 sq ft) Business (B1a) - Office Second-hand Grade B		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: 2nd (part) Other comments: Particulars: PDF A short term leasehold is available for a term to be agreed. Rent is £900 p.a. exclusive. (EGi Research, 02/2015) Awaiting agent confirmation of availability (EGi Research 07/2015)	Kinleigh Folkard & Hayward Limited 020 7491 2055

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
51	Victoria House, Southampton Row, London, WC1B 4EA	3rd Heritage Rooms (3rd & 4th)	2,455 sq m (26,426 sq ft) 700 sq m (7,540 sq ft)	<ul style="list-style-type: none"> Suspended Ceilings Lift/s Shower Bicycle Facilities 	Tenure type: Leasehold Asking rent: £618.93 psm (£57.50 psf) Per annum rent: Not quoted Rates: £236.81 psm (£22.00 psf) Service charge: £107.64 psm (£10.00 psf) Total Cost: £963.38 psm (£89.50 psf) Total Annual Cost: £3,039,932	Unit description: Heritage Rooms (3rd & 4th) and 3rd Other comments: Particulars: PDF A new lease is available for a term by arrangement. Space includes Basement storage (4476 sq ft) (EGi Research, 01/2015) Available Q4 2015. CBRE and Farebrother are joint agents. (EGi Research, 05/2015)	Farebrother 020 7405 4545 CBRE 020 7240 2255
	 Last updated: 23/07/2015	Total available space: Use type:	3,156 sq m (33,966 sq ft) Business (B1a) - Office Grade of space:	Second-hand Grade A			





Availability schedule - 17/08/2015







Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	57-58 Russell Square, London, WC1B 4HS	3rd	76 sq m (822 sq ft)		Tenure type: Leasehold	Unit description: 3rd (part)	Monmouth Dean LLP 020 7025 1390
	Last updated: 07/08/2015	Total available space:	76 sq m (822 sq ft)	Use type: Business (B1a) - Office	Asking rent: £484.38 psm (£45.00 psf)	Other comments: Particulars: PDF On the market through Monmouth Dean, a new lease direct from the landlord (EGi Research 03/2015)	
		Grade of space:	Second-hand Grade B		Per annum rent: Not quoted		
					Rates: £146.39 psm (£13.60 psf)		
					Service charge: £101.72 psm (£9.45 psf)		
					Total Cost: £732.49 psm (£68.05 psf)		
					Total Annual Cost: £55,936		
	31 Southampton Row, London, WC1B 5HJ	5th (Proposed)	398 sq m (4,284 sq ft)		Tenure type: Leasehold	Unit description: 5th (Proposed)	Agent not yet appointed
	Last updated: 05/02/2015	Total available space:	398 sq m (4,284 sq ft)	Use type: Business (B1a) - Office	Asking rent: Not quoted	Other comments: Currently under refurbishment. (Site visit 06/2014, 10/2014)	
		Grade of space:	New - Refurb (under construction)		Per annum rent: Not quoted		
					Rates: Not quoted		
					Service charge: Not quoted		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
  <p>Last updated: 10/08/2015</p>	31-32 Alfred Place, London, WC1E 7DP	Ground	448 sq m (4,822 sq ft)		Tenure type: Leasehold	Unit description: Lower Ground and Ground	Monmouth Dean LLP 020 7025 1390
		Lower Ground	578 sq m (6,222 sq ft)		Asking rent: Not quoted		Other comments:
		Total available space:	1,026 sq m (11,044 sq ft)		Per annum rent: Not quoted		Awaiting Agent Confirmation Of Availability (EGi Research 05/2015)
		Use type:	Business (B1a) - Office		Rates: Not quoted		
		Grade of space:	Second-hand Grade B		Service charge: Not quoted		
  <p>Last updated: 21/07/2015</p>	35 Alfred Place, London, WC1E 7DP	1st	199 sq m (2,145 sq ft)	<ul style="list-style-type: none"> Shower Bicycle Facilities WCs 	Tenure type: Leasehold	Unit description: Entire Building	BNP Paribas Real Estate 020 7338 4000
		2nd	232 sq m (2,496 sq ft)		Asking rent: £672.75 psm (£62.50 psf)		Other comments: Particulars: PDF
		3rd	233 sq m (2,511 sq ft)		Per annum rent: Not quoted		All floors under offer. (EGi Research, 02/2015)
		4th	227 sq m (2,442 sq ft)		Rates: £164.15 psm (£15.25 psf)		
		Basement	208 sq m (2,243 sq ft)		Service charge: £102.26 psm (£9.50 psf)		
		Ground	143 sq m (1,534 sq ft)				
		Total available space:	1,242 sq m (13,371 sq ft)		Total Cost: £939.16 psm (£87.25 psf)		
		Use type:	Business (B1a) - Office		Total Annual Cost: £1,166,610		
Grade of space:	Second-hand Grade B						

Availability schedule - 17/08/2015

Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
  <p>Last updated: 23/01/2015</p>	33-34 Alfred Place, London, WC1E 7DP	Proposed 1st (pre-construction)	767 sq m (8,260 sq ft)		Tenure type: Leasehold	Unit description:	Agent not yet appointed
		Proposed 2nd (pre-construction)	767 sq m (8,260 sq ft)		Asking rent: Not quoted	Entire Proposed Building	
		Proposed 3rd (pre-construction)	767 sq m (8,260 sq ft)		Per annum rent: Not quoted		
		Proposed 4th (pre-construction)	767 sq m (8,260 sq ft)		Rates: Not quoted		
		Proposed 5th (pre-construction)	767 sq m (8,260 sq ft)		Service charge: Not quoted		
		Proposed 6th (pre-construction)	768 sq m (8,264 sq ft)				
		Proposed Ground (pre-construction)	767 sq m (8,260 sq ft)				
		Total available space:	5,372 sq m (57,824 sq ft)				
Use type:	Business (B1a) - Office						
Grade of space:	New - New Build (pre-construction)						
  <p>Last updated: 10/07/2015</p>	Brook House, 2-16 Torrington Place, London, WC1E 7HN	Proposed building (under construction)	3,540 sq m (38,105 sq ft)		Tenure type: Leasehold	Unit description:	Agent not yet appointed
		Total available space:	3,540 sq m (38,105 sq ft)		Asking rent: Not quoted	Entire Proposed Building	
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted	Other comments:	
		Grade of space:	New - Refurb (under construction)		Rates: Not quoted	No sign of marketing. (Site visit, 06/2015)	
					Service charge: Not quoted		



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	1a Birkenhead Street, London, WC1H 8BA Last updated: 23/07/2015	1st Ground Total available space: Use type: Grade of space:	78 sq m (835 sq ft) 78 sq m (844 sq ft) 156 sq m (1,679 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Parking Spaces Shower Kitchenette 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Ground (part) and 1st (part) Other comments: Particulars: PDF A new sublease is available for a term by arrangement. Rent is £71,400 per annum for the ground floor and £70600 per annum for the first floor. Rates and service charges included in rent. (EGi Research, 04/2015) Under offer. (EGi Resear...	Fresson & Tee 020 7391 7100
	61 Birkenhead Street, London, WC1H 8BB Last updated: 23/07/2015	Ground Total available space: Use type: Grade of space:	139 sq m (1,500 sq ft) 139 sq m (1,500 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Perimeter Trunking Comfort Cooling Lift/s Wooden Floors 	Tenure type: Leasehold Asking rent: £349.83 psm (£32.50 psf) Per annum rent: Not quoted Rates: £150.70 psm (£14.00 psf) Service charge: £91.49 psm (£8.50 psf) Total Cost: £592.02 psm (£55.00 psf) Total Annual Cost: £82,499	Unit description: Ground Other comments: Particulars: PDF A new lease is available from the landlord. (EGi Research, 04/2015) 2nd under offer. (EGi Research, 05/2015)	Fresson & Tee 020 7391 7100

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents	
  <p>Last updated: 14/08/2015</p>	The Lighthouse (block A), Pentonville Road, London, WC1H 8BG	1st	421 sq m (4,527 sq ft)	<ul style="list-style-type: none"> • Air Conditioning • Raised Floors • Lift/s • Disabled Access • WC's on each floor • Bicycle Facilities • WCs 	Tenure type: Leasehold	Unit description: Entire Building Other comments: Particulars: PDF Available (for pre-let). The scheme is due to complete early Autumn 2015. (EGi research 01/2015) Under offer. (EGi Research, 08/2015)	Deloitte Real Estate 0207 303 5000 Levy (formerly trading as D E & J Levy) 020 7930 1070	
		2nd	419 sq m (4,512 sq ft)		Asking rent: Not quoted			
		3rd	358 sq m (3,853 sq ft)		Per annum rent: Not quoted			
		4th	268 sq m (2,889 sq ft)		Rates: Not quoted			
		Basement	61 sq m (657 sq ft)		Service charge: Not quoted			
		Ground	64 sq m (691 sq ft)					
		Total available space:			1,591 sq m (17,129 sq ft)			
		Use type:			Business (B1a) - Office			
		Grade of space:			New - Refurb (under construction)			


Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Lynton House, 7-12 Tavistock Square, London, WC1H 9LT	2nd	488 sq m (5,256 sq ft)	<ul style="list-style-type: none"> Central Heating Suspended Ceilings Parking Spaces Lift/s 	Tenure type: Leasehold Asking rent: £640.46 psm (£59.50 psf) Per annum rent: Not quoted Rates: Not quoted Service charge: £107.64 psm (£10.00 psf) Total Cost: £748.10 psm (£69.50 psf) Total Annual Cost: £365,289	Unit description: 2nd (part) Other comments: A new lease is available direct from the Landlord. (EGi Research, 07/2015) Space can be split to provide 5,478 sq ft or 5,256 sq ft. (EGi Research, 08/2015)	Deloitte Real Estate 0207 303 5000 Farebrother 020 7405 4545
	Last updated: 11/08/2015	Total available space:	488 sq m (5,256 sq ft)	Use type: Business (B1a) - Office			
		Grade of space:	Second-hand Grade A				

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
62	Lynton House, 7-12 Tavistock Square, London, WC1H 9LT	2nd	509 sq m (5,478 sq ft)		Tenure type: Leasehold	Unit description: 2nd (part)	Deloitte Real Estate 0207 303 5000
		Total available space:	509 sq m (5,478 sq ft)		Asking rent: £640.46 psm (£59.50 psf)	Other comments: A new lease is available direct from the Landlord. (EGi Research, 07/2015)	Farebrother 020 7405 4545
	Last updated: 11/08/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	Space can be split to provide 5,478 sq ft or 5,256 sq ft. (EGi Research, 08/2015)	
		Grade of space:	Second-hand Grade B		Rates: Not quoted		
					Service charge: £107.64 psm (£10.00 psf)		
					Total Cost: £748.10 psm (£69.50 psf)		
					Total Annual Cost: £380,718		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Tavistock House, Tavistock Square, London, WC1H 9TW	Ground (north)	401 sq m (4,320 sq ft)	<ul style="list-style-type: none"> Air Conditioning Raised Floors Security 24 Hour Access 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: £162.21 psm (£15.07 psf) Service charge: £73.95 psm (£6.87 psf)	Unit description: Ground (north) Other comments: Particulars: PDF On the market through Thompson Yates for a lease for a term by negotiation direct from the freeholder. EPC: E-116. Rent upon application (EGi Research 07/2015)	Thompson Yates 020 7626 6060
	Last updated: 06/07/2015	Total available space:	401 sq m (4,320 sq ft)	Use type: Business (B1a) - Office	Total Cost: £236.16 psm (£21.94 psf)		
		Grade of space:	Second-hand Grade A		Total Annual Cost: £94,780		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	75 Kenton Street, London, WC1N 1NN Last updated: 23/07/2015	Lower Ground Total available space: Use type: Grade of space:	100 sq m (1,077 sq ft) 100 sq m (1,077 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Perimeter Trunking Comfort Cooling Natural Light 	Tenure type: Leasehold Asking rent: £376.74 psm (£35.00 psf) Per annum rent: Not quoted Rates: £60.28 psm (£5.60 psf) Service charge: £16.15 psm (£1.50 psf) Total Cost: £453.16 psm (£42.10 psf) Total Annual Cost: £45,341	Unit description: Lower Ground Other comments: Particulars: PDF A new FRI lease is available direct from the landlord. (EGi Research, 05/2015)	Fresson & Tee 020 7391 7100

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	40-48 Bernard Street, London, WC1N 1ST	Mezzanine (east)	356 sq m (3,837 sq ft)	<ul style="list-style-type: none"> Air Conditioning Under Floor Trunking Building Reception Perimeter Trunking Parking Spaces Lift/s Metal Ceilings Commissionaire 	Tenure type: Leasehold Asking rent: £532.82 psm (£49.50 psf) Per annum rent: Not quoted Rates: £188.37 psm (£17.50 psf) Service charge: £112.05 psm (£10.41 psf) Total Cost: £833.24 psm (£77.41 psf) Total Annual Cost: £297,020	Unit description: Mezzanine (east) Other comments: A new sublease is available until August 2021. (EGi Research, 07/2015) Under offer. (EGi Research, 08/2015)	BNP Paribas Real Estate 020 7338 4000
	Last updated: 12/08/2015	Total available space:	356 sq m (3,837 sq ft)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade A				





Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	40-48 Bernard Street, London, WC1N 1ST	2nd 3rd	1,342 sq m (14,445 sq ft)		Tenure type: Leasehold	Unit description: 2nd and 3rd	Colliers International 020 7935 4499
			Total available space: 1,342 sq m (14,445 sq ft)		Asking rent: £565.11 psm (£52.50 psf)	Other comments: Particulars: PDF	
	Last updated: 23/07/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade A		Rates: £191.06 psm (£17.75 psf)		
					Service charge: £102.90 psm (£9.56 psf)		
					Total Cost: £859.07 psm (£79.81 psf)		
					Total Annual Cost: £1,152,846		
	Coram Community Campus, 49 Mecklenburgh Square, London, WC1N 2NY	1st (proposed) 2nd (proposed) Ground (proposed)	552 sq m (5,941 sq ft) 552 sq m (5,942 sq ft) 552 sq m (5,942 sq ft)		Tenure type: Leasehold	Unit description: Entire Proposed Building	Agent not yet appointed
			Total available space: 1,656 sq m (17,825 sq ft)		Asking rent: Not quoted	Other comments: No sign of construction or marketing. (Site visit 06/2014, 10/2014, 02/2015, 06/2015)	
	Last updated: 20/07/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	New - New Build (pre-construction)		Rates: Not quoted		
					Service charge: Not quoted		

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
68 	3 Long Yard, London, WC1N 3LS  Last updated: 02/01/2015	Proposed building	965 sq m (10,387 sq ft) Total available space: 965 sq m (10,387 sq ft)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: No signs of marketing. (Site visit, 10/2014)	Agent not yet appointed
69 	4-5 Long Yard, London, WC1N 3LU  Last updated: 03/08/2015	1st 2nd	170 sq m (1,826 sq ft) • 140 sq m (1,506 sq ft) Total available space: 310 sq m (3,332 sq ft)	Central Heating	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Building Other comments: Available by way of a new lease direct from the Landlord. Space includes Storage space of 2694 sq ft. (EGi Research, 06/2015)	Farebrother 020 7405 4545
		Use type:	Business (B1a) - Office				
		Grade of space:	New - New Build (pre-construction)				
		Use type:	Business (B1a) - Office				
		Grade of space:	Second-hand Grade B				


Availability schedule - 17/08/2015







Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Headland House, 308-312 Gray's Inn Road, London, WC1X 8DP	4th	140 sq m (1,507 sq ft)		Tenure type: Leasehold	Unit description: 4th	Farebrother 020 7405 4545
		Total available space:	140 sq m (1,507 sq ft)		Asking rent: £484.38 psm (£45.00 psf)	Other comments: A new lease for a term by arrangement, direct from the freeholders. (EGi Research, 12/2014)	
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade B		Rates: £139.93 psm (£13.00 psf)		
					Service charge: £107.64 psm (£10.00 psf)		
					Total Cost: £731.95 psm (£68.00 psf)		
					Total Annual Cost: £102,475		

Availability schedule - 17/08/2015





Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
71	Headland House, 308-312 Gray's Inn Road, London, WC1X 8DP	5th	140 sq m (1,507 sq ft)		Tenure type: Leasehold	Unit description: 5th	Farebrother 020 7405 4545
		Total available space:	140 sq m (1,507 sq ft)		Asking rent: £484.38 psm (£45.00 psf)	Other comments: A new lease is available for a term by arrangement, direct from the freeholders. (EGi Research, 12/2014)	
		Use type:	Business (B1a) - Office		Per annum rent: Not quoted		
		Grade of space:	Second-hand Grade B		Rates: £139.93 psm (£13.00 psf)		
					Service charge: £107.64 psm (£10.00 psf)		
					Total Cost: £731.95 psm (£68.00 psf)		
					Total Annual Cost: £102,475		

Availability schedule - 17/08/2015

Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	252b Gray's Inn Road, London, WC1X 8JT  Last updated: 05/08/2015	3rd 4th Total available space: Use type: Grade of space:	121 sq m (1,306 sq ft) 147 sq m (1,583 sq ft) 268 sq m (2,889 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> Air Conditioning Shower Natural Light Kitchenette 	Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: £125.51 psm (£11.66 psf) Service charge: £104.20 psm (£9.68 ft. (EGi Research, 07/2015) psf) Total Cost: £229.70 psm (£21.34 psf) Total Annual Cost: £61,651	Unit description: 3rd and 4th Other comments: Particulars: PDF New subleases available on a floor by floor basis. There may also be an opportunity to lease the entire building up to 7,785 sq	Carter Jonas Llp
	St Pancras Place, 277a Gray's Inn Road, London, WC1X 8QF  Last updated: 23/10/2014	Proposed office (pre-construction) Total available space: Use type: Grade of space:	738 sq m (7,944 sq ft) 738 sq m (7,944 sq ft) Business (B1a) - Office New - New Build (pre-construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Proposed office (pre-construction)	Agent not yet appointed



Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	Lacon House, 84 Theobalds Road, London, WC1X 8RW  Last updated: 06/08/2015	Proposed building (under construction) Total available space: Use type: Grade of space:	20,903 sq m (224,998 sq ft) 20,903 sq m (224,998 sq ft) Business (B1a) - Office New - Refurb (under construction)		Tenure type: Leasehold Asking rent: Not quoted Per annum rent: Not quoted Rates: Not quoted Service charge: Not quoted	Unit description: Entire Proposed Building Other comments: On the market through joint agents JLL and Savills. All floors available for pre-let construction complete Q2 2016 (EGi Research 05/2015) Construction due to complete in Q1, 2016. (JLL 06/2015)	Savills 020 7499 8644 JLL 020 7493 4933
	Fanz House, 99 Gray's Inn Road, London, WC1X 8TY  Last updated: 22/07/2015	2nd Total available space: Use type: Grade of space:	107 sq m (1,155 sq ft) 107 sq m (1,155 sq ft) Business (B1a) - Office Second-hand Grade B	<ul style="list-style-type: none"> • Air Conditioning • Central Heating • Perimeter Trunking • Parking Spaces • Lift/s • Lg7 Lighting 	Tenure type: Leasehold Asking rent: £457.47 psm (£42.50 psf) Per annum rent: Not quoted Rates: £137.13 psm (£12.74 psf) Service charge: £48.87 psm (£4.54 psf) Total Cost: £643.47 psm (£59.78 psf) Total Annual Cost: £69,045	Unit description: 2nd Other comments: Particulars: PDF On the market through Kinney Green for a new lease direct from the landlord (EGi Research 04/2015) Under offer (EGi Research 07/2015)	Kinney Green 020 7269 8800

Availability schedule - 17/08/2015



Map	Address	Floors	Size	Amenities	Tenure details	Description & comments	Agents
	107 Gray's Inn Road, London, WC1X 8TZ	Proposed roof extension (U/C)	175 sq m (1,884 sq ft)		Tenure type: Leasehold	Unit description: Proposed roof extension (U/C)	Agent not yet appointed
		Total available space:	175 sq m (1,884 sq ft)		Asking rent: Not quoted	Other comments:	
	Last updated: 16/03/2015	Use type:	Business (B1a) - Office		Per annum rent: Not quoted	Empty, under refurbishment (Site visit 02/2015)	
		Grade of space:	New - New Build (under construction)		Rates: Not quoted		
					Service charge: Not quoted		

