



Off Highway Research

**35 Great James Street, London,
W1CN 5HB**

**Loss of Employment
Supporting Statement**

November 2015

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1.0	List Description
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1. INTRODUCTION

- 1.1. Montagu Evans has been appointed by Off Highway Research to assess the need of the site at 35 Great James Street, London, WC1N 3HB to continue in employment use, having regard to the Council's planning policies, the condition of the building, and the alternative supply of B1 employment space in the area and occupier requirements.
- 1.2. This report sets out:
- A description of the application site;
 - The planning policy context relevant to the use of employment space for alternative uses;
 - The issues arising with the existing building's ability to contribute to providing appropriate B1 employment floorspace, in the context of the requirements of modern occupiers;
 - The supply of alternative B1 accommodation within the vicinity of the site, both from a quantitative and qualitative perspective; and
 - The likely demand for office space, in both qualitative and quantitative terms in the area.
- 1.3. The report sets out the factors relevant in this case to the assessment of the scheme against Policies CS8 of the Camden Core Strategy 2010 and policy DP13 of the Camden Development Policies DPD. We have also had regard to:
- Adopted Camden Planning Guidance 5 (CPG5) (Sept 13);
 - The Council's Annual Monitoring Reports;
 - The Council's Employment Land Review prepared by URS;
 - GLA the London Office Policy Review (2012); and
 - GLA London Office Floorspace Projections Review.
- 1.4. The report examines whether or not the loss of 35 Great James Street as an employment site would prejudice the council's ability to ensure a continued supply of a range of employment floorspace to meet its economic development objectives from an employment perspective.
- 1.5. This report also aims to establish if there is sufficient supply in the Borough for current and forecast requirements, and whether the loss of 35 Great James Street would prejudice opportunities for businesses to locate successfully in the borough.

2.0 THE EXISTING BUILDING

Location

- 2.1 Great James Street is located on the northern side of Theobalds Road, between Emerald Street to the west and John Street to the east. It is directly opposite the junction with Bedford Row to the south. It is located in the London Borough of Camden.
- 2.2 The nearest tube stations are Holborn and Chancery Lane both of which are approximately half a mile to the southwest and southeast respectively.
- 2.3 Great James Street is comprised of a row of London terraced houses on both the east and west side of the street. They are constructed over lower ground, ground and three upper floors.

The Building

- 2.4 No.35 Great James Street is a Grade II* listed mid-terrace property located in the Bloomsbury Conservation Area. The list description is contained at **Appendix 1**.
- 2.5 The list description covers 26-37 Great James Street and identifies the properties as follows:

“14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; No.39, architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.”

(See Appendix 1)

- 2.6 In summary the building comprises lower ground, ground, first, second, third and fourth floors. The building was extended to the rear in 1979 to allow for the infilling of the lightwell and also to allow for the installation of the lavatories off the half landings. A light refurbishment was carried out in 2000 to allow for replacement windows and the installation of rooflights.
- 2.7 The main entrance is taken from Great James Street, through a timber door with fanlight above, at ground floor level. There is no secondary entrance/exit.

Internal Layout

- 2.8 The building was originally designed as a single family dwelling house. As one would expect, the layout reflects that original use and is organised as a series of rooms off the hallway and stairs.
- 2.9 Specifically the arrangements are a single room to the front, which provides the largest space overlooking Great James Street. The middle and rear rooms become progressively smaller, and have an irregular shape as a result of a triangular shaped chimney breast. This straddles both rooms and removes a reasonable proportion of the floor area, impacting on the functionality of the space.
- 2.10 All rooms are interconnected. All divisions reflect/ are part of the original plan form. The floor plan repeats over the five floors of the original building, save for the third floor, where the rear closet wing does not extend to.
- 2.11 At ground floor and lower ground floor, there is an extension to the rear of the property which has been designed to provide an element of open plan accommodation. However, the access to it effectively renders the rear two rooms of the original building on the ground floor as a corridor. Furthermore, the second access to the area from behind the stairs has severely restricted head height.
- 2.12 The ground floor extension provides reasonable layout but represents a small proportion of the overall floorspace and it also has restricted access to it from the front of the building – i.e it is not DDA compliant.
- 2.13 The overall layout from an office perspective is impractical and inefficient and it would be undesirable in heritage terms to alter the plan form to regularize the shape of the rooms and improve their functionality.
- 2.14 It should also be noted that the building does not have a lift and is not DDA compliant. This restricts its attractiveness in the market.
- 2.15 The toilets are located on the half landings off the stair and are shared. There are no disabled toilets.
- 2.16 The lighting is of a poor quality. The number and location of IT, phone and electric connections are poor and being located around the perimeter of the rooms, inflexible. The floor finishes are of a poor standard and also inappropriate to the period of the building.
- 2.17 Following the extension to the light well, the rooms at lower ground floor level receive very poor levels of light and are compromised.
- 2.18 The building has gas fired central heating.

Areas

2.21 The accommodation comprises, approximately, of the following:

Accommodation	m2*	ft2*
Lower Ground Floor	102	1098
Ground Floor	95	1020
First Floor	57	612
Second Floor	57	616
Third Floor	51	551
Total	362	3898

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

2.22 The floor to ceiling heights are as follows:

Accommodation	Floor to ceiling height (Metres)
Lower Ground Floor	2.40
Ground Floor	2.95
First Floor	3.03
Second Floor	2.70
Third Floor	2.45

General Condition

2.23 The building's fit out is tired and dated. It has not been refurbished for a considerable period of time. The physical plan form and constraints of the listed building would mean that it could not be upgraded to provide modern standards of office accommodation without serious detriment to the special interest of the listed building.

Summary

2.24 In summary, the building has the following main constraints:

- Not fully accessible;
- Suffers from poor natural light to various parts;
- It has a very inefficient cellularised layout for office accommodation;
- Outdated and poor services;
- Poor energy efficiency;

- No flexibility on the layout for tenants – due to listed status; and
- No ability to create secure self-contained units with own toilets and kitchenettes on a single level, without significant alteration, intervention and refurbishment.

3.0 RELEVANT PLANNING POLICY

- 3.1 This section sets out the local planning policy against which the loss of B1 floorspace, in this case, will be assessed.
- 3.2 The Camden Development Plan comprises of Further Alterations to the London Plan (March 2015), Camden Core Strategy (2010), Camden Development Planning Policies document (2010) and Camden Site Allocations document (2013).
- 3.3 The most relevant policies are CS8 of the Core Strategy (2010), DP13 of the Development Planning Policies document (2010) and Camden Planning Guidance 5: Town Centres, Retail and Employment (Sept 2013).
- 3.4 Other material considerations include the London Office Policy Review (2012) the London Office Floorspace Projections (2014), the Camden Employment Land Study by URS (2014) and the Council's Annual Monitoring Reports with respect to employment floorspace. These are considered in section 6 of this report.

Core Strategy

- 3.5 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.
- 3.6 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).
- 3.7 It is noted that the borough has a shortage of good quality premises for Industrial and Light Industrial Premises and as such B1 premises which are capable of use for these purposes are protected by Policy CS8.
- 3.8 The policy also highlights that there is a lack of high quality premises suitable for small businesses which are below 100 sq m and capable of adaptation as a business grows.

Development Planning Policies

- 3.8 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 jewelry workshops.

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

Camden Planning Guidance 5 (Sept 13)

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

“Camden’s Core Strategy sets out the projected demand and planned supply of office floorspace in the borough. We expect the supply of offices to meet the projected demand over the plan period and as a result we may allow a change from B1(a) offices to another use in some circumstances, such as older office premises or buildings that were originally built as residential dwellings. Our priority is for the replacement use to be permanent housing or community use. This approach is in line with policy DP13 Employment premises and sites in the Camden Development Policies.

7.4 There are a number of considerations that we will take into account when assessing applications for a change of use from office to a non-business use, specifically:

- the criteria listed in paragraph 13.3 of policy DP13 of the Camden Development Policies;*
- the age of the premises. Some older premises may be more suitable to conversion;*
- whether the premises include features required by tenants seeking modern office accommodation;*
- the quality of the premises and whether it is purpose built accommodation. Poor quality premises that require significant investment to bring up to modern standards may be suitable for conversion;*
- whether there are existing tenants in the building, and whether these tenants intend to relocate;*
- the location of the premises and evidence of demand for office space in this location; and*
- whether the premises currently provide accommodation for small and medium businesses.*

7.5 When it would be difficult to make an assessment using the above, we may also ask for additional evidence in the form of a marketing assessment.”

- 3.11 In light of the above, policy requires the assessment as to the premises suitability for office accommodation and on the ability of 35 Great James Street to accommodate B1 uses other than office.
- 3.12 Given the vacancy, condition, layout and statutory constraints of the building, we do not consider it is difficult to make an assessment (as described in CPG5 paragraph 7.5). Therefore we consider that marketing information not is required.

4.0 RELEVANT NATIONAL GUIDANCE

4.1 The National Planning Policy Framework (2012) and the National Planning Policy Guidance (2014) are also a material consideration.

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

“approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.”

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

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

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

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

4.5 Having regard to the listed status of the property, its poor configuration, occupier requirements and supply in the borough we are of the view that there are not strong economic reasons which justify retention in this instance.

5.0 ASSESSMENT AGAINST POLICY

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

Camden Planning Guidance

- 5.2 We assess here the criteria set out under CPG 5

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

- 5.3 As set out earlier this criteria relates to the premises ability to be used for employment uses other than B1 (a) office accommodation.
- 5.4 The properties listed status and landlocked nature specifically rule out light industrial use for the following reasons;

- Modifications to the building's façade cannot be made to accommodate vehicular access.
- The floor to ceiling heights are dictated by the front façade and therefore cannot be increased, without significant and irreversible damage to historic fabric.

- 5.5 Furthermore, it has it has very narrow floor plates, which limits the range of activities that can be undertaken. Consequently the premises cannot be used for any other purpose other than office accommodation.

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

- 5.6 The premises were originally constructed in 1720. Although, they appear to have been altered internally in 1979 (according to the planning history), they do not provide open plan office accommodation but instead a cellularised layout with interconnected rooms.
- 5.7 Any alteration to the internal layout to suit occupier's requirements will require listed building consent, which is in most cases unlikely to be forthcoming.
- 5.8 The condition and services of the property are outdated and require significant upgrading. We comment upon this further below.

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

- 5.9 As set out in section 2, the property lacks the following features which are required by tenants seeking office accommodation:

- Open plan layout;
- A lift and consequently level access to and within the building;
- Corridors and doors being wide enough for wheelchair access;
- Separate toilets for Male / Female / Wheelchair Accessible – ideally on the same level, not off half landings;
- Suspended floors and ceiling to accommodate services;
- Modern heating;
- Double or Secondary Glazing; and
- Suitable means of escape;

5.10 The building cannot be subdivided on a floor by floor basis, without harm to the listed building.

5.11 The plant and services of the building are inefficient and out of date, comprising a single gas fired boiler. The services require upgrading to modern day standards in terms of energy efficiency and sustainability. Current legislation requires the building to provide an energy performance certificate and it is increasingly becoming an important issue for occupiers.

5.12 However, the building's listed status is likely to be restrictive in terms of the upgrading of its thermal efficiency as part of any refurbishment. The approach to thermal insulation and the standard it would achieve as a result is likely to be poorer than many other offices being marketed.

5.13 Suspended ceilings and raised floors are unlikely to be allowed to be incorporated into the building to accommodate the quality of lighting and services necessary as this may interfere with the relationship to the façade and the historic features of the building. Furthermore, from an occupier point of view the floor to ceiling heights would be reduced.

5.14 The Kitchens are of a low specification and would ideally be upgraded, although this may require an increase in services/pipe runs to serve the facilities.

5.15 As can be seen from the attached schedule of accommodation at **Appendix 2** there are several offices available providing these specifications at reasonable rents within the vicinity. This reflects policy CS8, which projects that the borough will have sufficient office supply to meet demand in the plan period.

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

5.16 The accommodation is not purpose built and has been adapted to provide an ill-conceived poor quality cellular layout and environment for office accommodation, particularly from an accessibility perspective.

- 5.17 As stated at paragraph 5.9, the premises specification is poor and the building will have difficulty in accommodating them in any upgrade, due to the constraints of the Statutory Listing. Indeed to overcome the building's deficiencies, as office accommodation, would be undesirable from a listed building perspective.

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

- 5.18 The building is owner occupied by Off Highway Research. The premises is now surplus to their requirements and their sub-tenant have relocated due to the poor standard of the accommodation.

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

- 5.19 Local Agents Morgan Lambert and Partners have advised on property matters in Bloomsbury for some 35 years. Their letter is enclosed at **Appendix 3**. They have commented that due to the constraints of these types of listed buildings (five storey town houses):

“more and more commercial tenants are now seeking non-Listed single, “open plan” office floors where they can plan their own use, can partition accordingly and which would include the standard modern amenities. It is general knowledge that a more modern property is fundamentally more viable, is more business/staff friendly and is also economically more suitable to tenants.

“For the reasons given above, virtually all of the properties that have come to the market in recent years have reverted to their former residential use, generally C3 Family Housing, for which purpose they were originally designed and constructed and because demand for commercial occupation, in this type of building, is all but non-existent”

- 5.20 It is evident that the demand for office space is focused on alternatively specified buildings in different parts of Camden.

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

- 5.20 As noted above the premises do not lend themselves to small office occupiers on a floor by floor basis as they cannot create self-contained units of accommodation with their own individual facilities. In any event the layouts are cellularised, inefficient and do not provide the open plan working that firms seek. The rear two rooms are problematic at each level as they represent an inefficient /unusable areas but on which any occupier would still be paying rent.

- 5.21 Efficient and flexible open plan layouts are crucial to optimising the capacity and use of space, on which the rent is being paid. The present layout and constraints of the

listed building, dictates that the premises do not meet current market requirements and could not be adapted to do so.

Listing as Statutory Constraint

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

Summary

- 5.23 The accommodation is of a poor standard, particularly from an accessibility and layout perspectives. Other issues for the building relating to plant, lighting, IT, electrics are also poor.
- 5.24 Given that the property was last refurbished in the 1979, it would require significant and costly alterations to bring it up to modern office requirements. Even with an upgrade the building would still fall short of the standards expected by modern day occupiers.
- 5.25 Furthermore the introduction of such specifications would be constrained by listed building constraints which we have previously outlined.
- 5.26 Most alterations that would need to be made to the building require approval from the Local Planning Authority and as such limits the flexibility of the premises for potential occupiers, who may wish to make changes during the course of their lease.
- 5.26 It is clear from the above points that the building is not suitable for a full range of class B1 uses and that it represents a poor standard of B1 office accommodation.

6.0 SUPPLY AND DEMAND IN OFFICE MARKET ACROSS LONDON BOROUGH OF CAMDEN

- 6.1 The current office space provision at 35 Great James Street competes with other office accommodation in the wider area for tenants. We have therefore sought to examine the availability of alternative facilities, both from a quantitative point of view – that is, how much space is available, and from a qualitative standpoint – that is, how does, in terms of facilities and compliance with modern standards of design and accessibility the space at 35 Great James Street compare with other available space in the area.
- 6.2 We have reviewed the Council's evidence base on employment use - Camden Employment Land Study (2014); Authority Monitoring Report 2013/14 (2015).
- 6.3 We have also reviewed the London Borough of Camden's employment land in the wider context of London, with reference to the London Office Policy Review (2012), the most up to date office floorspace projections (2014).

London Office Policy Review (2012) and London Office Floorspace Projections (2014)

- 6.4 The London Office Policy Review was commissioned by the Mayor of London and informed current policy, based on its findings of the state of the office market. This concluded that there was sufficient supply in Camden to meet demand. The London Office Floorspace Projections (LOFP 2014) study reviews the employment forecasts in the LOPR 2012 in light of more recent data.
- 6.5 Within London as a whole, office jobs are projected to increase by 575,000 jobs over the period 2011-36, an average increase of 23,000 jobs a year. The LOFP 2014 projected that office employment in Camden is anticipated increase from 136,000 jobs in 2011 to 195,000 jobs in 2036, an increase of 60,000 jobs over a 25 year period (2,400 jobs per annum). Depending on floorspace, this is equivalent to 536,000 sqm (9 sqm per worker) to 714,000 sqm (12 sqm per worker) of office floorspace. This is a working paper and is not being used to inform the next iteration of the London Plan. They are therefore indicating a trend but are subject to further analysis.
- 6.6 The majority of demand will be met through the implementation of the 444,000 sqm of permitted office space in King's Cross and large scale office development in Euston in the region of 180,000 sqm to 280,000 sqm. This will meet the majority of the requirement for offices in Camden up to 2031. The delivery of this space will also release other accommodation within the borough back to the market. Clearly projecting requirements for such a long period with any certainty is challenging. It is therefore considered the projected additional increase in jobs, will not result in a significant shortage of accommodation in the borough.

London Borough of Camden Employment Land Study (2014) - Office Market

- 6.7 There are a number of different office markets that operate within the London Borough of Camden – the Central London office market, Camden Town office market and outer London Camden office market. These areas have distinctive sub-markets and generally attract different types of occupiers.

Central London office market

- 6.8 The Central London office market is geographically described as *“at its northern extent, the part of the CAZ that lies within LB Camden extends from British Land’s Regent’s Place in the west to King’s Cross and St Pancras in the east; while at its southern extent it runs from Cambridge Circus to the west, to Kingsway Holborn Viaduct in the east”* (page 34 of the Camden Employment Land Study).
- 6.9 The Site falls outside the Central London office market to the east. It is also outside but adjacent to the Holborn Growth Area, one of five areas which Camden has identified for growth. These growth areas are expected to provide *“a substantial majority of new business floorspace in the period to 2024/25”* (Policy CS2 of the Camden Core Strategy).
- 6.10 Whilst outside the Central London office market, the Site does fall into the area known by commercial agents as ‘Midtown’. The Camden Employment Land Study 2014 (CELD), indicates that between 2008 – 2013, the annual take up in Midtown has been around 176,000 sqm. The CELD states *“the growing stock of modern offices in Midtown has succeeded in attracting a stronger base of corporate occupiers”* (page 37 of the Camden Employment Land Study). Occupiers who have taken up B1 space in this area in 2013 range from legal firms (Bird and Bird – 13,200 sqm, Macfarlanes – 4, 500 sqm), who have traditionally been based in this location to advertising firms (Publicis – 9,000 sqm), publishing firms (Hachette - 12,500 sqm) and marketing firms (Whaleshark Media – 1,200 sqm and WEVE – 1,950 sqm).
- 6.11 The range of occupiers taking up B1 space in Midtown illustrates a diversity of demand, and demand for a relatively large amount of corporate space. In the past, Midtown provided a low cost alternative to the City or the West End. In 2014, the CELS indicated that the supply dynamics in Midtown (relatively thin pipeline and relatively large amount of second hand space) suggested a short term lack of good quality office space which businesses required (page 38 of the Camden Employment Land Study).

Camden Town office market

- 6.12 Camden Town sits adjacent to the central London market area. Despite the proximity to central London, the CELS comments that Camden Town has *“remained in essence a secondary office market location”*. There is relatively little large, modern corporate office space and the bulk of the office market comprises of converted light industrial buildings (page 41). As a result, the area’s stock of office space is very varied, in terms of condition, age, unit size and leasing terms, and this provides for a wide range of occupier requirements.

- 6.13 Despite the increase in price of corporate office space in Midtown, the local office provision in Camden has remained stable since the 2008 Camden Employment Land Study. The CELS indicates that whilst there has been a lack of supply for larger offices in Camden Town, there is also little demand (page 42).
- 6.14 This is due to a combination factors. Firstly, there is a high concentration of readily available space at large corporate offices close proximity, from Regent's Place on the Euston Road to King's Cross. The CELS expects that in the future these sites will absorb much of the larger, corporate overspill demand from central London. Secondly Camden Town office property costs offer a very significant discount on comparable properties in the West End, reported to be in the order of 30-40%.
- 6.15 Whilst there has been pressure for small commercial premises to be redeveloped for residential, there is still a strong demand for smaller, local offices in particular studios, start up space and for micro businesses. Good quality space is available in premises such as Belmont Yard, Camden and The Camden Collective (page 42). The CELS does not recommend a blanket protection of office sites, stating such an approach would risk safeguarding sites which will never be used for offices (page 43).
- 6.16 The CELS concludes that *"Camden Town provides a focus for specific sectors of demand which are important to LB Camden overall. Its attraction to creative industries and start-ups which "is a defining feature of the Camden Town market. Providing the kind of space to nurture these kinds of businesses will be more important than competing with schemes providing larger corporate buildings in the central London market area"* (page 44).

Outer London Camden office market

- 6.17 The Outer LB Camden area is characterised by the predominantly residential areas of Kentish Town, Finchley Road/Swiss Cottage, Hampstead, West Hampstead and Kilburn. These areas are served by busy town centres. These centres provide accommodation for office occupiers, the majority of which are professional businesses (legal, accounting, property and consulting) serving local markets.
- 6.19 The CELS indicates that these town centres do not compete with each other for occupiers and do not provide an alternative to corporate occupiers looking to move away from central London to a lower cost location (page 44). Much of the stock comprises of small units on the first and second floor above shops and other commercial units. The CELS indicates there is more supply than demand for these office units and the main threat in these locations is the conversion of existing office units to residential.

Workspace Hubs and Small Business Space

- 6.20 Whilst there is little interest in office space in Outer London Camden, the vast majority of workspace provision is located in this area. In particular, Kentish Town is emerging as a hub providing workspace for start-up, micro and small businesses. Occupiers in this area tend to be from creative and cultural industries (with a particular emphasis on new media, communication and digital technology sectors).

- 6.21 These occupiers are typically located in former industrial buildings providing large shared floor plates or small individual workspace for start-ups, and micro-businesses. Some successful examples of workspace hubs in the Kentish Town include the Highgate Studios, Highgate Business Centre and Deane House Studios. Smaller premises also include the Dove Centre in Kentish Town and the Primrose Hill Business Centre close to Camden Town.

Summary

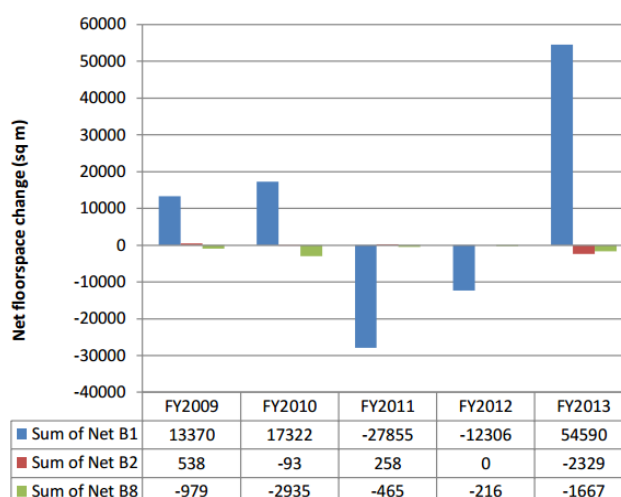
- 6.22 The evidence above demonstrates there are three distinctive office markets within the London Borough Camden. These office markets have developed due to occupiers having different requirements for their premises which shape where they choose to operate in the Borough.
- 6.23 The Building does not meet the requirements of these three different office markets operating within the Borough. Whilst located close to Midtown, near to the Central London office market, its small size and poor quality means it is unlikely to attract corporate occupiers who are looking for high quality office space in Central London.
- 6.24 Despite increases in rental levels in areas such as Midtown, corporate occupiers still wish to locate to central locations rather than relocating to cheaper accommodation in the north of the borough e.g. Camden Town. This is evident by the lack of demand for large office spaces in Camden Town. With an emerging concentration of high quality of office space in areas such as King's Cross, it is likely that this demand for offices in Central London will be met.
- 6.25 The Building also suffers from a poor layout and lacks an open space floorplan which are sought after by start-up and micro businesses. It is more likely that SMEs would find more suitable premises in either Camden Town, where there is a variety in type and quality of premises, or Kentish Town where there is a growing hub of start-up and micro businesses. There is also greater likelihood in these areas for SMEs to find premises where they would share spaces with similar businesses.

The Camden Authority Monitoring Report 2013/14 – Employment floorspace

Completed office development in Camden (2008-2013)

- 6.26 The amount of office floorspace developed in Camden has varied in the past last 5 years. This is shown on the graph below (Figure 4). However, overall there has been a net gain of office floorspace of approximately 45,121 sq m, most of which is as a result of major redevelopments. Most loss of B1 business floorspace that has taken place in the past 5 years has been due to redevelopment or conversion to housing.

Figure 4. Change in employment floorspace chart (5 years)



6.27 The Annual Monitoring Report (AMR) has reported that in 2013/14 a total of 57,948 sqm of B1 floorspace was completed and 7,354 sqm of B1 floorspace was removed, mostly due to change of use or development. This resulted in a net gain of 54,590 sqm of B1 floorspace in 2013/14 alone.

6.28 The scheme with the largest gain of B1 floorspace that has even completed was Triton Square North East Quadrant (2011/2500/P) which provided a net gain of 38,233sq m of B1 floorspace. In 2015, two office blocks were completed in Kings Cross Central; One Pancras Square with 5,720 sqm of office floorspace and Two Pancras Square with 13,660 sqm of office floorspace.

Pipeline office development in Camden

6.29 Camden has a good supply of office floorspace in the pipeline. The London Development Database indicates 613,555 sqm of floorspace of B1 floorspace has planning permission across London Borough of Camden. This is to be predominately located in King's Cross, where 455,510 sqm of B1 space is permitted under the planning application for the King's Cross Opportunity Area (ref:2004/2307/P). In the rest of Camden (outside of King's Cross), 160,045 sqm of B1 office space has been permitted.

6.30 A breakdown of Camden's employment land pipeline figures is set out in Table 15 below. This indicates there will be a net gain of 382,023 sqm of B1 floorspace in London Borough of Camden.

6.31 The supply that is available at King's Cross and Holborn, will be brand new category 'A' office accommodation that will appeal to Corporate Occupiers. It will result in a relocations in the market and freeing up of space elsewhere in the borough. The area will also create a critical mass and improve its attractiveness as an office location. Indeed startups and SMEs are being attracted to this area.

Table 15. Employment land pipeline: permissions under construction and not started (sq m)

	Floorspace	Under Construction	Not Started	Total
All Camden (excluding Kings Cross Central)				
Proposed B1		35,906	124,139	160,045
Net B1		-21,900	-40,404	-62,304
Proposed B2		1,959	492	2,451
Net B2		-3701	-561	-4262
Proposed B8		8604	4937	13541
Net B8		116	12411	-12295
King's Cross Central				
Proposed B1		60,015	395,495	455,510
Net B1		60,015	384,312	444,327
Proposed B2		0	0	0
Net B2		0	-9,162	-9,162
Proposed B8		0	5,113	5,113
Net B8		0	-28,044	-28,044
Total				
Proposed B1		95921	519,634	613,555
Net B1		38,115	343,908	382,023
Proposed B2		1,959	492	2,451
Net B2		-3,701	-9,723	-13,424
Proposed B8		8,604	10,050	18,654
Net B8		116	-40,455	-40,339

Source: London Development Database

Office to residential – permitted development

- 6.32 The Camden Annual Monitoring Report 2013/14 (published in 2015) has reported that between 30 May 2013 and 4 August 2014, Camden Council received a total of 147 prior approval applications under Class J of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013. About 83% of the decided prior approval applications were approved (87 applications). The overall impact of the approved developments would be loss of circa 50,000 sqm of office floorspace making way for up to 634 self-contained homes.
- 6.33 The Camden AMR (2013/2014) indicates that about 60% of all the losses of office space to residential are concentrated in three wards. If these applications are implemented, Camden Town and Primrose Hill would stand to lose about 12,400sq m of office floorspace mainly from older office accommodation whilst Kentish Town and Regent's Park would observe losses of 10,330 sqm and 6,485 sqm of office floorspace accordingly.
- 6.34 However, it should be noted that these losses have been significantly stemmed through the Council's designation of Article 4 directions across the Borough. These directions cover significant parts of the borough including the removal of the whole of Camden Town, as well as Kilburn, Hampstead, Swiss Cottage, West Hampstead, Highgate among others.

Summary

- 6.35 A review of Camden's latest AMR has shown that there is a significant amount of B1 floorspace which has been permitted across the borough. In the past five years, 45,121

sqm (net) of B1 office space has been delivered across Camden and there is also 382,023 sqm in the pipeline. This indicates there is a sufficient level of B1 office floorspace to meet requirements in the borough, taken together with other allocated sites.

- 6.36 Whilst there has been some loss of office space to residential, this has been occurring predominantly in the north of the borough. However, we consider the Article 4 directions applied by the Council will maintain a healthy supply of office accommodation in these areas.

Availability

- 6.37 We have undertaken a review of B1 office space on the market within the London Borough of Camden. Two searches have been undertaken - the first search was for all available office accommodation in London Borough of Camden. The second search was for all office accommodation in Camden the similar size (or less) as this Building. These searches have been done using property database CoStar. A map and schedule of accommodation of each search are contained at **Appendix 2**.

Search One - Office space across London Borough of Camden

- 6.38 Our search for all available office accommodation in the London Borough of Camden showed there was 157 properties / 507 spaces available for rent on the time the search was conducted (13 October 2015). The map of the search shows that the significant proportion of these properties are within or adjacent to the Central Activities Zone to the south of the borough. However, the search has also highlighted concentrations of office spaces to let around King's Cross and Camden Town, and some in Kentish Town.

Search Two - Office space of the similar quantity to 35 Great James Street

- 6.39 We also searched for properties in the London Borough of Camden that provided office accommodation up to 5,612 sqft, the GIA of the Building. The information compiled shows there were approximately 116 properties / 222 spaces available for rent on the market at the time the search was conducted (12 October 2015). Again, these properties remain predominantly in the south of the borough in and around the Central Activities Zone areas, with higher concentration of office stock available in areas such as Hatton Garden, Holborn and Tottenham Court Road. There are also still a number of office spaces available around Camden Town, although there are few sites in Kentish Town.
- 6.40 The searches demonstrate that there are office spaces available in Camden, particularly in the south of the borough, around 35 Great James Street.
- 6.41 The previous section clearly demonstrates the limitations of the current building and why the premises are not suitable for B1 office use and require significant alterations to bring it up to modern day requirements. The building's listed status and lack of vehicular access prevents alternative B1 uses, as well as flexibility for office users.

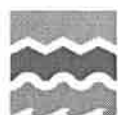
- 6.42 However, it is clear from the schedule of accommodation contained in **Appendix 2** that there are numerous premises on the market that have been purpose-built for B1 uses and have a specification higher than that offered by 35 Great James Street.
- 6.43 About a quarter of the properties identified are in construction stage and would be available before this property could be fully refurbished. Furthermore, the quantum of accommodation on the market combined with new development in the pipeline, as set out in the Council's Core Strategy and emerging Camden Local Plan, clearly demonstrates that there is sufficient supply of various types of Class B1 accommodation to meet the objectives of the Council's policies in relation to employment and regeneration, and that the release of this particular building would thus not prejudice the aims and objectives of these policies.

7.0 CONCLUSION

- 7.1 Policy DP13 and the draft Camden Planning Guidance (CPG5) which provide details of how the Council will apply the employment policies. These advise that where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change to permanent residential or community uses, where the standard of the office accommodation is poor. In such circumstances marketing information will not be required. The conversion of older office accommodation in listed buildings which are not suitable for conversion to alternative employment uses, to residential accommodation is compliant with this policy.
- 7.2 The building is severely constrained in terms of its ability to provide suitable accommodation for a full range of B1 uses and is entirely unsuited to other business uses other than office.
- 7.3 Even in use as office the building provides a poor standard of accommodation and the owner has vacated to alternative premises as the building does not meet their requirements. In particular, its accessibility and cellularised layout, with limited scope for alteration to fully resolve these issues, means that the building will always provide low quality office accommodation.
- 7.4 Supply in the market at the current time shows there to be a significant amount of accommodation for B1 offices at various grades and sizes across the borough. Supply is particularly high in the south of the borough, where the building is located, much of which provide a higher specification of accommodation at reasonable rents.
- 7.5 Having regard to the above points, due to standard of the accommodation and the site's constraints it can be seen that the building does not make a valuable contribution to the employment land within the borough and its release for alternative uses which provide alternative planning benefits, is considered to comply with Policy CS8 and DP13 and the adopted Camden Planning Guidance Policy CPG5. Therefore the release of 35 Great James Street will not prejudice the aims and objectives of the Council's employment policies and in this case it is not necessary to demonstrate the long term vacancy of the premises through marketing.

APPENDIX 1

List Description



Historic England

NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS

List entry Number: 1113203

Location

NUMBERS 26 TO 37 AND 39 TO 40 AND ATTACHED RAILINGS, 26-37 AND 39-40,
GREAT JAMES STREET

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 24-Oct-1957

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477628

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ3081NE GREAT JAMES STREET 798-1/101/662 (West side) 24/10/57 Nos.26-37 AND 39-40 (Consecutive) and attached railings (Formerly Listed as: GREAT JAMES STREET Nos.26-37, 38, 39 & 40 (Consecutive))

GV II*

14 terraced houses. 1720-24. For J Metcalfe. Brown brick, upper storeys with some refacing in multi-coloured, yellow (Nos 28, 34 & 40) and brown stock brick (1st floor and above of No.30). 4 storeys and basements. 3 windows each. Nos 27-38 and 40, good wood architraved doorcases with enriched, carved brackets carrying hoods with panelled soffits, most with patterned fanlights and panelled doors. No.27, C20 hood with shaped brackets; No.39,

architraved doorcase with pilasters, plain cornice, radial fanlight and panelled door. Red segmental arches and dressings to flush framed windows, No.35 upper storeys with glazing bars. Some frames reeded with roundels. Parapets. Some original lead rainwater heads with lion masks. INTERIORS: mostly having fine panelling. Staircases mostly with twisted balusters, column newels and carved brackets to treads. SUBSIDIARY FEATURES: attached cast-iron railings with urn or torch flambe finials to areas.

Listing NGR: TQ3071881985

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 30737 81943

Map



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© British Crown and SeaZone Solutions Limited 2015. All rights reserved. Licence number 102006.006.

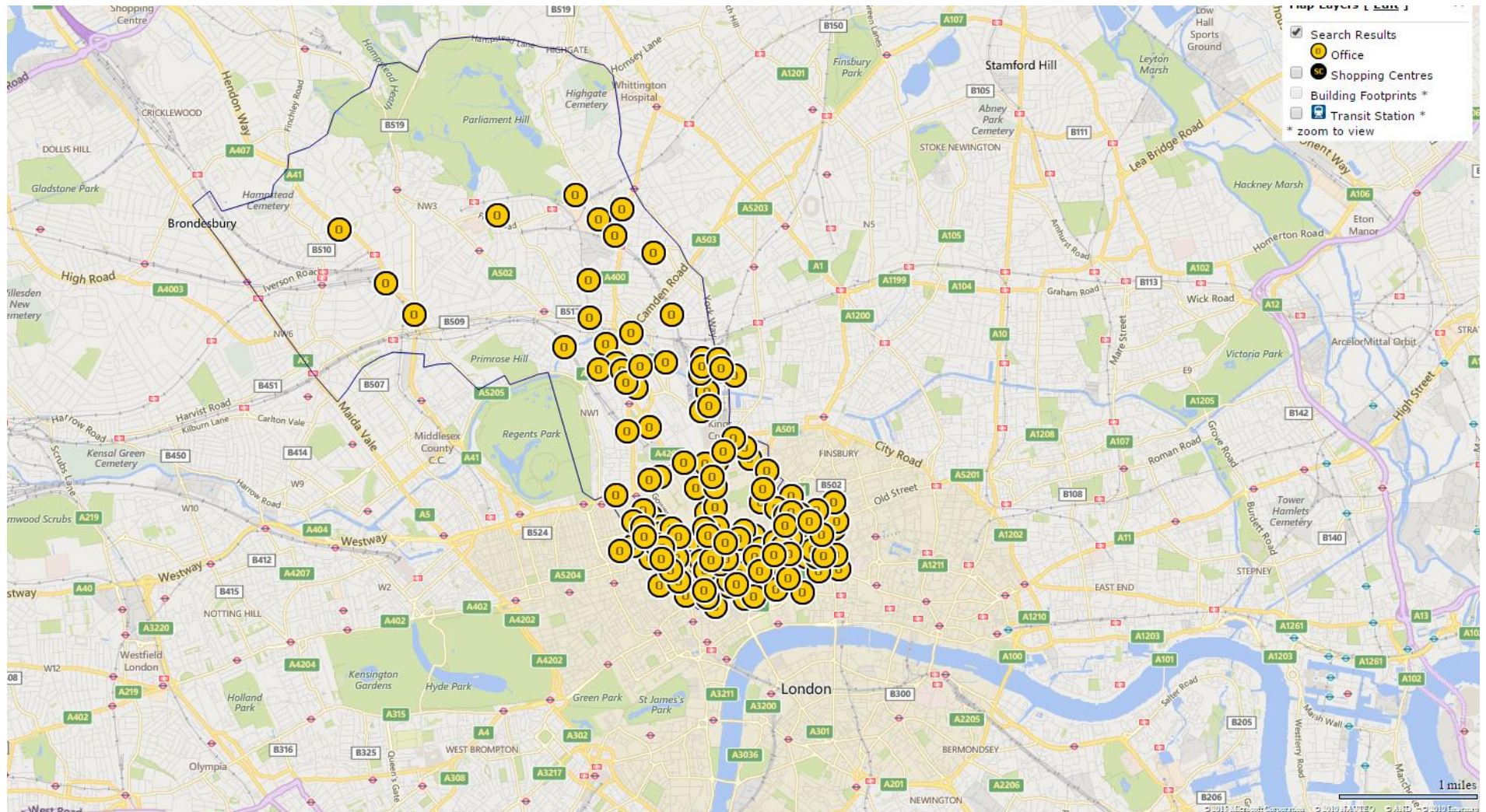
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1113203.pdf](http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/422063/HLE_A4L_Grade|HLE_A3L_Grade.pdf) (http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/422063/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 20-Nov-2015 at 01:58:09.

APPENDIX 2
Details of Available Space and Accompanying Map

All Available Office Spaces in London Borough of Camden





**15 Adeline PI
London, WC1B 3AJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	958 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E GRND	Office / B1	871 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 1st	Office / B1	966 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 2nd	Office / B1	966 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 3rd	Office / B1	925 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 4th	Office / B1	804 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	



**128 Albert St
London, NW1 7NE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	399 SF (399 SF)	£52.50/SF	£16.00/SF	£1.15/SF	£70/SF	U/O	Direct	Negotiable	-	



Oasis Serviced Offices
85-87 Bayham St
London, NW1 0AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P MEZZ	Office / B1	98-274 SF (274 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



89-93 Bayham St
London, NW1 0AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / D1	1,014 SF (1,014 SF)	£25,000 PA	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, Kitchen Facilities, Security System	



4 Bloomsbury Pl
London, WC1A 2QA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	353 SF (353 SF)	£42.50/SF	£13.50/SF	-	-	U/O	Direct	Negotiable	Central Heating, Kitchen Facilities, Open-Plan	



25 Bloomsbury Sq
London, WC1A 2PL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P LL	Office / B1	272 SF (272 SF)	£38.60/SF	£12.50/SF	-	-	U/O	Direct	Negotiable	Demised WC facilities, Natural Light - good	



Swedenborg House
20-21 Bloomsbury Way
London, WC1A 2TH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	600 SF (2,400 SF)	£52.00/SF	-	£7.50/SF	-	Avail	Direct	Negotiable	Common Parts WC facilities, Kitchen Facilities, Security System	
P 2nd	Office / B1	1,200 SF (2,400 SF)	£52.00/SF	-	£7.50/SF	-	Avail	Direct	Negotiable	Common Parts WC facilities, Kitchen Facilities, Security System	
P 3rd	Office / B1	600 SF (2,400 SF)	£52.00/SF	-	£7.50/SF	-	Avail	Direct	Negotiable	Common Parts WC facilities, Kitchen Facilities, Security System	



21 Bonny St
London, NW1 9PE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	260-1,295 SF (1,295 SF)	£35.00- £40.00/SF	-	-	-	Avail	Direct	1 yr	-	



7 Bury Pl
London, WC1A 2LA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	334 SF (673 SF)	£43.09/SF	£14.20/SF	£8.27/SF	£66/SF	Avail	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	
E 4th	Office / B1	339 SF (673 SF)	£43.09/SF	£14.20/SF	£8.27/SF	£66/SF	Avail	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	



50-52 Camden Sq
London, NW1 9XA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / D1	422 SF (422 SF)	£40.00/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	



Savant House
63-65 Camden High St
London, NW1 7JL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	56-208 SF (208 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



1-3 Canfield Pl
London, NW6 3BT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	540 SF (540 SF)	£32.41/SF	£9.11/SF	£3.00/SF	£45/SF	Avail	Assignme	Negotiable	Central Heating, Common Parts WC facilities, Kitchen Facilities, Natural Light - good	



**87 Chancery Ln
London, WC2A 1ET**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	406 SF (406 SF)	£49.26/SF	-	£7.35/SF	-	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, Fully Carpeted, Kitchen Facilities, Open-Plan, Perimeter Trunking, Security System	



**48-54 Charlotte St
London, W1T 4PF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	130-1,690 SF (1,690 SF)	Withheld	£14.09/SF	-	-	Avail	Sublet	Negotiable	Air Conditioning, Category 5 Lighting	



**61 Charlotte St
London, W1T 4PF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	1,701 SF (1,701 SF)	£50,000 PA	£23,668 PA	-	-	U/O	Direct	6 mnths	-	



**72 Charlotte St
London, W1T 4QQ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,250 SF (2,500 SF)	£46.00/SF	£9.21/SF	£4.00/SF	£59/SF	Avail	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities	
E GRND	Office / B1	1,250 SF (2,500 SF)	£46.00/SF	£9.21/SF	£4.00/SF	£59/SF	Avail	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities	



**73 Charlotte St
London, W1T 4PL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P LL	Office / B1	750 SF (1,500 SF)	£57.50/SF	-	-	-	U/O	Direct	Negotiable	-	
P GRND	Office / B1	750 SF (1,500 SF)	£57.50/SF	-	-	-	U/O	Direct	Negotiable	-	



**Ariel House
74A Charlotte St
London, W1T 4QJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,500 SF (4,500 SF)	£77.50/SF	£21.17/SF	£11.30/SF	£110/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - D, Raised Floor	



**76-78 Charlotte St
London, W1T 4QS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,494 SF (1,494 SF)	£58.00/SF	£19.00/SF	£9.30/SF	£86/SF	U/O	Assignme	Sep 2019	Air Conditioning, Demised WC facilities, Kitchen Facilities, Perimeter Trunking, Refurbished common parts	



**83 Charlotte St
London, W1T 4PR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	845 SF (1,282 SF)	£41.42/SF	£13.98/SF	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	437 SF (1,282 SF)	£40.04/SF	£14.34/SF	-	-	Avail	Direct	Negotiable	-	



**Clerkenwell House
67 Clerkenwell Rd
London, EC1R 5BL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,523 SF (1,523 SF)	£52.50/SF	£10.51/SF	£10.00/SF	£73/SF	Avail	Direct	Negotiable	Commissionaire service, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Reception, Refurbished common parts, Security System	



**79 Clerkenwell Rd
London, EC1R 5AR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,388 SF (2,868 SF)	£22.50- £47.50/SF	£15.22/SF	£7.59/SF	-	Avail	Assignme	Feb 2017	Air Conditioning, Demised WC facilities, Integral lighting, Kitchen Facilities, Lift Access, Open-Plan, Perimeter Trunking, Raised Floor, Refurbished common parts, Suspended Ceilings	
E 5th	Office / B1	1,480 SF (2,868 SF)	£50.00/SF	£19.96/SF	£9.35/SF	£79/SF	Avail	Sublet	Nov 2017	-	



**Griffin Building
83 Clerkenwell Rd
London, EC1R 5AR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	3,892 SF (3,892 SF)	£39.50/SF	-	£17.50/SF	-	U/O	Direct	Jul 2020	-	



7 Dowdney Clos
London, NW5 2BP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	350 SF (1,238 SF)	£12.50/SF	£9.36/SF	£4.50/SF	£26/SF	U/O	Direct	Negotiable	EPC - C	
P 2nd	Office / B1	572 SF (1,238 SF)	£12.50/SF	-	£4.50/SF	-	Avail	Direct	Negotiable	Central Heating, EPC - C, Kitchen Facilities, Lift Access, Perimeter Trunking, Suspended Ceilings	
P 2nd	Office / B1	316 SF (1,238 SF)	£12.50/SF	-	£4.50/SF	-	Avail	Direct	Negotiable	Central Heating, EPC - C, Kitchen Facilities, Lift Access, Perimeter Trunking, Suspended Ceilings	



160-161 Drury Ln
London, WC2B 5PN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,130 SF (2,130 SF)	£59.50/SF	£20.28/SF	£15.82/SF	£96/SF	U/O	Direct	Negotiable	-	



Seven Dials Warehouse
Earlham St
London, WC2H 9LD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	2,620 SF (2,620 SF)	£57.50/SF	£22.12/SF	£7.57/SF	£87/SF	U/O	Assignme	Dec 2019	24 Hour Access, Air Conditioning, Demised WC facilities, Lift Access, Plug & Play, Raised Floor, Wooden Floors	



10-12 Earlham St
London, WC2H 9LN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	498 SF (498 SF)	£63,000 PA	-	-	-	Avail	Assignme	Jul 2031	-	



5 ELLA MEWS
London, NW3 2NH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	971 SF (1,162 SF)	£30.00/SF	£7.54/SF	-	-	Avail	Direct	Negotiable	Car Parking, Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	
E GRND	Office / B1	191 SF (1,162 SF)	£30.00/SF	£7.50/SF	-	-	Avail	Direct	Negotiable	Car Parking, Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	



30 Euston Sq
London, NW1 2ED

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	3,605 SF (3,605 SF)	£59.50/SF	£20.88/SF	£12.50/SF	£93/SF	U/O	Direct	5 yrs	Air Conditioning, Bicycle storage, Kitchen Facilities, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Shared Shower Facilities	



Zeppelin Building
59-61 Farringdon Rd
London, EC1M 3JB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	1,671 SF (1,671 SF)	£54.50/SF	£8.58/SF	£5.10/SF	£68/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, High Ceilings, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Reception, Wooden Floors	



67 Farringdon Rd
London, EC1M 3JB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	500 SF (2,060 SF)	£62.50/SF	£7.00/SF	£4.50/SF	£74/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	
E 2nd	Office / B1	550 SF (2,060 SF)	£62.50/SF	£7.00/SF	£4.50/SF	£74/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	
E 3rd	Office / B1	500 SF (2,060 SF)	£57.50/SF	£7.00/SF	£4.50/SF	£69/SF	U/O	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	
E 4th	Office / B1	510 SF (2,060 SF)	£57.50/SF	£7.00/SF	£4.50/SF	£69/SF	U/O	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	



**73 Farringdon Rd
London, EC1M 3JQ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	650 SF (650 SF)	£32.31/SF	£8.34/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Lift Access, Natural Light - good, Period common parts/features	



**The Corner
91-93 Farringdon Rd
London, EC1M 3LN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	2,687 SF (2,687 SF)	Withheld	£13.27/SF	£11.23/SF	-	Avail	Sublet	Apr 2017	Refurbished common parts, Shared Shower Facilities, Wooden Floors	



**Marlborough House
179-189 Finchley Rd
London, NW3 6LB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	819 SF (819 SF)	£48,500 PA	£11,688 PA	-	-	Avail	Sublet	May 2026	EPC - F	



**307 Finchley Rd
London, NW3 6EH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	750 SF (750 SF)	£25,000 PA	-	-	-	U/O	Direct	Negotiable	-	



**455-461 Finchley Rd
London, NW3 6HN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	800 SF (800 SF)	£18.13/SF	-	-	-	Avail	Sublet	5 yrs	-	



**19-23 Fitzroy St
London, W1T 4BP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	3,421 SF (3,421 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	



**42 Gloucester Ave
London, NW1 8JD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,246 SF (4,246 SF)	£45.00/SF	£16.91/SF	£6.17/SF	£68/SF	Avail	Assignme	Sep 2018	Air Conditioning, Bicycle storage, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Plug & Play	



Spectrum House
32-34 Gordon House Rd
London, NW5 1LP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	227 SF (227 SF)	£31.72/SF	£8.37/SF	-	-	Avail	Direct	Negotiable	-	



3 Gower St
London, WC1E 6HA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	440 SF (775 SF)	£79.35/SF	-	-	-	Avail	Sublet	Negotiable	Air Conditioning, Category 5 Lighting, Demised WC facilities, Kitchen Facilities	
E 3rd	Office / B1	335 SF (775 SF)	£79.35/SF	-	-	-	Avail	Sublet	Negotiable	Air Conditioning, Category 5 Lighting, Demised WC facilities, Kitchen Facilities	



30-32 Grays Inn Rd
London, WC1X 8HR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	1,234 SF (1,234 SF)	£45,000 PA	-	-	-	Avail	Direct	Negotiable	-	



Pyramid House
252B-252C Grays Inn Rd
London, WC1X 8JT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	1,306 SF (2,889 SF)	Withheld	£10.96/SF	-	-	Avail	Sublet	Negotiable	Air Conditioning, Kitchen Facilities, Open-Plan, Reception, Shared Shower Facilities	
E 4th	Office / B1	1,583 SF (2,889 SF)	Withheld	£10.51/SF	-	-	U/O	Sublet	Negotiable	Air Conditioning, Kitchen Facilities, Open-Plan, Reception, Shared Shower Facilities	



285-287 Grays Inn Rd
London, WC1X 8QD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	591 SF (1,182 SF)	£21.15/SF	-	£2.54/SF	-	Avail	Sublet	Negotiable	-	
P 2nd	Office / B1	591 SF (1,182 SF)	£21.15/SF	-	£2.54/SF	-	Avail	Sublet	Negotiable	-	



Acorn House
314-320 Grays Inn Rd
London, WC1X 8DP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	1,100 SF (1,100 SF)	£45.45/SF	£13.15/SF	-	-	Avail	Direct	Negotiable	Comfort Cooling, EPC - C, Kitchen Facilities, Lift Access, Open-Plan, Reception	



**340 Grays Inn Rd
London, WC1X 8BG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,330 SF (4,345 SF)	£12.27/SF	-	£0.35/SF	-	Avail	Direct	Negotiable	-	
E GRND	Office / B1	985 SF (4,345 SF)	£12.27/SF	-	£0.35/SF	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	2,030 SF (4,345 SF)	£12.27/SF	-	£0.35/SF	-	Avail	Direct	Negotiable	-	



**30-31 Great Queen St
London, WC2B 5BB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A4	3,400 SF (3,400 SF)	£115,000 PA	-	-	-	Avail	Assignme	Jul 2033	-	



**37 Great Russell St
London, WC1B 3PP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	295 SF (700 SF)	£19,500 PA	£5,793 PA	-	-	Avail	Assignme	Apr 2026	-	
P GRND	Office / B1	405 SF (700 SF)	£44.44/SF	£14.28/SF	-	-	Avail	Direct	Negotiable	Common Parts WC facilities, EPC - G, Kitchen Facilities	



**91 Great Russell St
London, WC1B 3PS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	865 SF (865 SF)	£42,500 PA	£10,484 PA	-	-	Avail	Assignme	Apr 2020	-	



**6 Greenland Pl
London, NW1 0AP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,985 SF (3,970 SF)	£49.50/SF	£13.71/SF	-	-	Avail	Direct	Negotiable	Atrium, Central Heating, Comfort Cooling, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Security System	
E 1st	Office / B1	1,985 SF (3,970 SF)	£49.50/SF	£13.71/SF	-	-	Avail	Direct	Negotiable	Atrium, Central Heating, Comfort Cooling, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Security System	



**14 Greville St
London, EC1N 8SB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	165-545 SF (545 SF)	£50.22/SF	-	-	-	Avail	Sublet	Negotiable	-	



**28-30 Hanway St
London, W1T 1UL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,189 SF (4,023 SF)	Withheld	£24.85/SF	-	-	Avail	Direct	10 yrs	-	
E GRND	Office / B1	1,079 SF (4,023 SF)	Withheld	£24.85/SF	-	-	Avail	Direct	10 yrs	-	
E 1st	Office / B1	890 SF (4,023 SF)	Withheld	£24.85/SF	-	-	Avail	Direct	10 yrs	-	
E 2nd	Office / B1	865 SF (4,023 SF)	Withheld	£24.86/SF	-	-	Avail	Direct	10 yrs	Air Conditioning, EPC - C	



**1 Harrington St
London, NW1 3FA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	680 SF (1,355 SF)	£45.00/SF	-	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	675 SF (1,355 SF)	£45.00/SF	-	-	-	Avail	Direct	Negotiable	-	



**26 Hartland Rd
London, NW1 8DD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	950 SF (950 SF)	£33.68/SF	£9.35/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Car Parking, Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Open-Plan	



14 Hatton Wall
London, EC1N 8JH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	505 SF (505 SF)	£30,000 PA	£2,379 PA	-	-	Avail	Direct	Negotiable	-	



6-7 Hatton Garden
London, EC1N 8AD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	553 SF (553 SF)	£57.50/SF	£12.40/SF	£4.35/SF	£74/SF	U/O	Direct	Negotiable	Demised WC facilities, Lift Access, Natural Light - good, Perimeter Trunking, Period common parts/features, Refurbished common parts	



54 Hatton Garden
London, EC1N 8HN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	1,020 SF (1,020 SF)	£55.00/SF	£15.00/SF	£7.93/SF	£78/SF	Avail	Direct	Negotiable	Air Conditioning, Raised Floor	



Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	790 SF (4,915 SF)	£37.50/SF	£3.99/SF	£3.50/SF	£45/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Wooden Floors	
P GRND	Office / B1	800 SF (4,915 SF)	£35.00/SF	£9.00/SF	£2.50/SF	£47/SF	U/O	Direct	Negotiable	Demised WC facilities, High Ceilings, Kitchen Facilities, Open-Plan, Reception	
P 1st	Office / B1	750 SF (4,915 SF)	£49.50/SF	-	£3.50/SF	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	875 SF (4,915 SF)	£45.00/SF	£11.93/SF	£3.50/SF	£60/SF	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Comfort Cooling, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan, Security System, Wooden Floors	
E 4th	Office / B1	1,700 SF (4,915 SF)	£49.50/SF	-	£3.50/SF	-	Avail	Direct	Negotiable	-	



63-66 Hatton Garden
London, EC1N 8LE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B2	182 SF (3,891 SF)	£6.97/SF	-	-	-	Avail	Direct	Negotiable	-	
P GRND	Retail / A1	332 SF (3,891 SF)	£27,500 PA	£9,640 PA	-	-	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	1,325 SF (3,891 SF)	£35.09/SF	£10.88/SF	-	-	U/O	Direct	Negotiable	Central Heating, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan	
P 5th	Office / B1	385 SF (3,891 SF)	£36.36/SF	£12.42/SF	-	-	U/O	Direct	Negotiable	Central Heating, Lift Access, Natural Light - good	
P 5th	Office / B1	248 SF (3,891 SF)	£34.27/SF	£10.11/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 6th	Office / B1	1,419 SF (3,891 SF)	£31.71/SF	£11.55/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	



New House
67-68 Hatton Garden
London, EC1N 8JY

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	875 SF (4,637 SF)	£37.14/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Dedicated Shower Facilities, Kitchen Facilities, Open-Plan, Period common parts/features, Wooden Floors	
P 1st	Office / B1	1,600 SF (4,637 SF)	£34.37/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 2nd	Office / B1	150 SF (4,637 SF)	£40.00/SF	£12.21/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 2nd	Office / B1	292 SF (4,637 SF)	£30.82/SF	£12.20/SF	-	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	190 SF (4,637 SF)	£35.53/SF	£11.94/SF	-	-	Avail	Direct	Negotiable	Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 3rd	Office / B1	300 SF (4,637 SF)	£40.00/SF	£12.82/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 4th	Office / B1	328 SF (4,637 SF)	£32.01/SF	-	-	-	Avail	Direct	Negotiable	-	
P 4th	Office / B1	245 SF (4,637 SF)	£34.69/SF	£10.82/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	657 SF (4,637 SF)	£28.92/SF	£11.74/SF	-	-	Avail	Direct	Negotiable	-	



70 Hatton Garden
London, EC1N 8JT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / Sui	100 SF (100 SF)	£3,500 PA	-	-	-	Avail	Direct	Negotiable	-	



**88-90 Hatton Garden
London, EC1N 8PN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	1,150 SF (3,660 SF)	£13.91/SF	£7.75/SF	-	-	U/O	Direct	Negotiable	-	
P 1st	Office / B1	155 SF (3,660 SF)	£45.16/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 1st	Office / B1	170 SF (3,660 SF)	£41.18/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 1st	Office / B1	142 SF (3,660 SF)	£49.30/SF	£15.45/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 2nd	Office / B1	175 SF (3,660 SF)	£37.14/SF	£14.65/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 4th	Office / B1	180 SF (3,660 SF)	£38.89/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 4th	Office / B1	597 SF (3,660 SF)	£32.66/SF	£14.94/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	319 SF (3,660 SF)	£35.27/SF	£14.19/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	188 SF (3,660 SF)	£35.90/SF	£15.38/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	584 SF (3,660 SF)	£38.53/SF	£14.24/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	



95-108 Hatton Garden
London, EC1N 8NX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	636 SF (3,646 SF)	£55,000 PA	£22,339 PA	£4,000 PA	£81,339 PA	U/O	Direct	Negotiable	-	
P 1st	Office / B1	540 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	Avail	Direct	Negotiable	-	
P 1st	Office / B1	710 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	Avail	Direct	Negotiable	-	
P 1st	Office / B1	690 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	550 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	U/O	Direct	Negotiable	-	
P 2nd	Office / B1	315 SF (3,646 SF)	£40.00/SF	£1.22/SF	£10.00/SF	£51/SF	U/O	Direct	Negotiable	-	
P 2nd	Office / B1	205 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	U/O	Direct	Negotiable	-	



Brownlow House
50-51 High Holborn
London, WC1V 6ER

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,829 SF (1,829 SF)	£35.00/SF	-	-	-	Avail	Direct	Negotiable	-	



Caroline House
55-57 High Holborn
London, WC1V 6DT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 7th	Office / B1	1,537 SF (1,537 SF)	£72.50/SF	£16.00/SF	£8.32/SF	£97/SF	U/O	Direct	Negotiable	Air Conditioning	



75 High Holborn
London, WC1V 6LS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	2,145 SF (2,145 SF)	£75,000 PA	£34,749 PA	-	-	U/O	Assignme	Mar 2025	-	



90 High Holborn
London, WC1V 6LJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 6th	Office / B1	5,600 SF (5,600 SF)	£62.00/SF	£20.88/SF	£8.57/SF	£91/SF	Avail	Sublet	Sep 2022	24 Hour Access, Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, Lift Access, Raised Floor, Suspended Ceilings	



Holborn Town Hall
193-197 High Holborn
London, WC1V 7BD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	867 SF (4,470 SF)	£29.50/SF	£9.12/SF	£7.19/SF	£46/SF	U/O	Direct	Negotiable	Commissionaire service, Demised WC facilities, EPC - E, Kitchen Facilities, Lift Access, Natural Light - good, Period common parts/features	
P GRND	Retail / A3	3,603 SF (4,470 SF)	£135,000 PA	£66,998 PA	-	-	Avail	Assignme	Jan 2028	-	



233 High Holborn
London, WC1V 7DN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,450 SF (4,450 SF)	£49.50/SF	£17.97/SF	£8.15/SF	£76/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Natural Light - good, Raised Floor	



Celcon House
289 High Holborn
London, WC1V 7HZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 7th	Office / B1	982 SF (982 SF)	£62.50/SF	£18.31/SF	-	-	U/O	Sublet	Negotiable	Air Conditioning, Commissionaire service, LG7 Lighting, Lift Access, Natural Light - good, Open-Plan, Reception	



**5-7 Highgate Rd
London, NW5 1JY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	5,177 SF (5,177 SF)	£25.00/SF	-	-	-	Avail	Direct	Negotiable	EPC - D	



**Camden Island
106-110 Kentish Town Rd
London, NW1 9PX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	920 SF (920 SF)	£90,000 PA	-	-	-	Avail	Direct	Negotiable	-	



**73-75 Kenton St
London, WC1N 1NN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	750 SF (750 SF)	£52.50/SF	£8.04/SF	£1.50/SF	£62/SF	Avail	Direct	Negotiable	-	



43-45 Kings Ter
London, NW1 0JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	462 SF (462 SF)	£40.00/SF	£15.15/SF	£7.03/SF	£62/SF	Avail	Sublet	Negotiable	Demised WC facilities, EPC - C, Natural Light - good, Open-Plan, Perimeter Trunking, Secure Storage	



Africa House
64-78 Kingsway
London, WC2B 6AH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	2,858 SF (2,858 SF)	£135,000 PA	£41,659 PA	-	-	Avail	Assignme	Sep 2019	-	



77 Kingsway
London, WC2B 6SR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Retail / A2	1,575 SF (3,563 SF)	£37,000 PA	£18,225 PA	-	-	U/O	Sublet	Sep 2025	-	
P 1st	Office / B1	1,988 SF (3,563 SF)	£59.50/SF	£20.00/SF	£13.00/SF	£93/SF	U/O	Sublet	Jul 2018	Air Conditioning, Bicycle storage, Lift Access, Open-Plan, Partitioned Offices, Raised Floor, Reception, Refurbished common parts, Shared Shower Facilities	



80-86 Kingsway
London, WC2B 6AE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	632 SF (632 SF)	£39.56/SF	£16.78/SF	-	-	U/O	Sublet	Sep 2018	EPC - D	



Kingsway House
103 Kingsway
London, WC2B 6QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	735 SF (735 SF)	£50.00/SF	£14.96/SF	£8.00/SF	£73/SF	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, LG7 Lighting, Lift Access, Natural Light - good, Perimeter Trunking, Refurbished common parts	



Eurowed House
20-24 Kirby St
London, EC1N 8TS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	601 SF (601 SF)	£45.00/SF	£12.14/SF	£9.09/SF	£66/SF	U/O	Direct	Jun 2017	24 Hour Access, Central Heating, Comfort Cooling, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Security System, Wooden Floors	



45-49 Leather Ln
London, EC1N 7TJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,341 SF (1,341 SF)	£52.50/SF	£10.01/SF	£6.20/SF	£69/SF	U/O	Direct	5 yrs	Air Conditioning, Wooden Floors	



Queens House
55-56 Lincolns Inn Fields
London, WC2A 3BH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	3,758 SF (3,758 SF)	£57.50/SF	£17.20/SF	£5.86/SF	£81/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Demised WC facilities, Fully Carpeted, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Shared Shower Facilities, Suspended Ceilings	



8-14 Macklin St
London, WC2B 5NF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	3,890 SF (3,890 SF)	£45.00/SF	£7.50/SF	£3.00/SF	£56/SF	Avail	Direct	Negotiable	-	



**13 Monmouth St
London, WC2H 9DA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	286 SF (843 SF)	£49.50/SF	£18.39/SF	£5.00/SF	£73/SF	U/O	Direct	5 yrs	Category 2 Lighting, Comfort Cooling, EPC - D, Perimeter Trunking, Wooden Floors	
E 2nd	Office / B1	271 SF (843 SF)	£49.50/SF	£18.39/SF	£5.00/SF	£73/SF	U/O	Direct	5 yrs	Category 2 Lighting, Comfort Cooling, EPC - D, Perimeter Trunking, Wooden Floors	
E 3rd	Office / B1	286 SF (843 SF)	£49.50/SF	£18.39/SF	£5.00/SF	£73/SF	U/O	Direct	5 yrs	Category 2 Lighting, Comfort Cooling, EPC - D, Perimeter Trunking, Wooden Floors	



Panther House
38 Mount Pleasant
London, WC1X 0AN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	120 SF (3,319 SF)	£21.50/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P GRND	Office / B1	400 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P GRND	Office / B1	1,112 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 1st	Office / B1	186 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 1st	Office / B1	80 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	119 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	172 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	153 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	161 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	153 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	137 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	147 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	294 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	

P 3rd Office / B1 85 SF £35.00/SF - £5.34/SF - Avail Direct 12 mnths -
(3,319 SF)



Ruskin House
40-41 Museum St
London, WC1A 1LU

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	230-540 SF (540 SF)	£83.33/SF	-	-	-	Avail	Sublet	1 yr	24 Hour Access, Central Heating, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities	



16-16B Neals Yard
London, WC2H 9DP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	959 SF (959 SF)	£67.50/SF	£17.09/SF	£6.02/SF	£91/SF	U/O	Direct	Negotiable	Demised WC facilities, EPC - C, High Ceilings, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Suspended Ceilings	



**13 New North St
London, WC1N 3PJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,034 SF (1,726 SF)	£49.50/SF	£6.42/SF	£1.43/SF	£57/SF	U/O	Direct	Negotiable	Central Heating, Comfort Cooling, Demised WC facilities, Natural Light - good, Secure Storage	
E GRND	Office / B1	692 SF (1,726 SF)	£49.50/SF	£6.42/SF	£1.43/SF	£57/SF	U/O	Direct	Negotiable	Central Heating, Comfort Cooling, Demised WC facilities, Natural Light - good, Secure Storage	



**55 New Oxford St
London, WC1A 1BS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,150 SF (1,150 SF)	£49.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Commissionaire service, Lift Access, Raised Floor, Suspended Ceilings	



**Medius House
63-69 New Oxford St
London, WC1A 1EA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,430 SF (4,450 SF)	Withheld	-	-	-	Avail	Sublet	12 mnths	Air Conditioning, LG7 Lighting, Lift Access	
P 5th	Office / B1	2,020 SF (4,450 SF)	Withheld	-	-	-	Avail	Sublet	12 mnths	Air Conditioning, LG7 Lighting, Lift Access	



Faraday House
48-51 Old Gloucester St
London, WC1N 3AD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	1,584 SF (2,442 SF)	£67,000 PA	£25,434 PA	-	-	Avail	Assignme	Sep 2016	EPC - E	
P GRND	Retail / A1	858 SF (2,442 SF)	£75,000 PA	£26,028 PA	-	-	Avail	Direct	Negotiable	-	



51-53 Parker St
London, WC2B 5PT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	2,800 SF (2,800 SF)	£65.00/SF	£20.88/SF	-	-	Avail	Direct	Sep 2018	Comfort Cooling, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Raised Floor	



**3-4 Percy St
London, W1T 1DF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	735 SF (4,932 SF)	£36.81/SF	-	-	-	U/O	Sublet	Jun 2016	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities	
P GRND	Retail / A1	880 SF (4,932 SF)	£60,000 PA	-	-	-	U/O	Sublet	Jun 2016	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	
P GRND	Retail / A1	775 SF (4,932 SF)	£65,000 PA	-	-	-	U/O	Sublet	Jun 2016	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	
P 1st	Office / B1	454 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	559 SF (4,932 SF)	£42.49/SF	£15.31/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 2nd	Office / B1	607 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	490 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	
P 4th	Office / B1	432 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	



**5 Percy St
London, W1T 1DG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	600 SF (600 SF)	£125.00/SF	-	-	-	Avail	Sublet	Negotiable	Natural Light - good, Wooden Floors	



**30 Percy St
London, W1T 2DB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	745 SF (745 SF)	£65.10/SF	£18.20/SF	£6.00/SF	£89/SF	Avail	Direct	Negotiable	Common Parts WC facilities, Fully Carpeted, High Ceilings, Kitchen Facilities, Natural Light - good, Partitioned Offices	



**2-8 Ridgmount St
London, WC1E 7AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / D1	1,685 SF (4,570 SF)	Withheld	£24.60/SF	-	-	U/O	Assignme	Negotiable	-	
E 1st	Office / D1	1,425 SF (4,570 SF)	Withheld	£24.60/SF	-	-	U/O	Assignme	Negotiable	-	
E 2nd	Office / D1	1,460 SF (4,570 SF)	Withheld	£24.60/SF	-	-	U/O	Assignme	Negotiable	-	



**1 Rosebery Ave
London, EC1R 4SR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,636 SF (3,858 SF)	£38.88/SF	£4.34/SF	£1.30/SF	£45/SF	U/O	Direct	Negotiable	High Ceilings, Natural Light - good	
E GRND	Office / B1	2,222 SF (3,858 SF)	£38.88/SF	£4.30/SF	£1.30/SF	£44/SF	U/O	Direct	Negotiable	High Ceilings, Natural Light - good	



**48-49 Russell Sq
London, WC1B 4JP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,349 SF (2,720 SF)	£75.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	
P GRND	Office / B1	350 SF (2,720 SF)	£70.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	
P 3rd	Office / B1	281 SF (2,720 SF)	£64.77/SF	-	-	-	Avail	Sublet	1 yr	24 Hour Access, Demised WC facilities, Natural Light - good	
P 3rd	Office / B1	450 SF (2,720 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	
P 3rd	Office / B1	290 SF (2,720 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	



**57-58 Russell Sq
London, WC1B 4HS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	822 SF (1,416 SF)	£45.00/SF	£13.60/SF	£9.45/SF	£68/SF	Avail	Direct	Negotiable	Kitchen Facilities, Lift Access, Natural Light - good, Reception	
P 4th	Office / B1	594 SF (1,416 SF)	£45.00/SF	£13.60/SF	£9.45/SF	£68/SF	U/O	Direct	Negotiable	Kitchen Facilities, Lift Access, Natural Light - good, Period common parts/features, Reception	



**41-43 Saffron HI
London, EC1N 8FH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,033 SF (1,033 SF)	£55.66/SF	£11.32/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen Facilities	



1 Sandwich St
London, WC1H 9PF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	348 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P BSMT	Office / B1	100 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
E GRND	Office / B1	424 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P 1st	Office / B1	306 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P 2nd	Office / B1	306 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P 3rd	Office / B1	286 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	



Sovereign House
210-226 Shaftesbury Ave
London, WC2H 8EB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,169 SF (2,169 SF)	£34.50/SF	£15.02/SF	£12.50/SF	£62/SF	Avail	Direct	Negotiable	-	



**239-241 Shaftesbury Ave
London, WC2H 8ES**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	868 SF (1,736 SF)	£31.68/SF	£14.85/SF	-	-	U/O	Direct	6 yrs	EPC - D	
P GRND	Office / B1	868 SF (1,736 SF)	£31.68/SF	£14.85/SF	-	-	U/O	Direct	6 yrs	EPC - D	



**25-35 Southampton Row
London, WC1B 5HL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	260-3,640 SF (4,640 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Air Conditioning	
P 3rd	Office / B1	100-1,000 SF (4,640 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



**Derbyshire House
St Chads St
London, WC1H 8AG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	3,512 SF (3,512 SF)	£65.00/SF	£10.40/SF	£10.00/SF	£85/SF	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Lift Access, Perimeter Trunking, Suspended Ceilings	



**11 St Chads St
London, WC1H 8BG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	625 SF (1,870 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Balcony/Patio, Demised WC facilities, Lift Access	
E 2nd	Office / B1	625 SF (1,870 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Lift Access	
E 3rd	Office / B1	620 SF (1,870 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities	



**Central Saint Giles
St Giles High St
London, WC2H 8AB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	753 SF (753 SF)	£54,000 PA	£21,500 PA	-	-	Avail	Sublet	Negotiable	Basement Storage	



**Canal Side Studios
8-14 St Pancras Way
London, NW1 0QG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	2,900 SF (2,900 SF)	£55.00/SF	£15.00/SF	£11.50/SF	£82/SF	Avail	Direct	Negotiable	Bicycle storage, Car Parking, Commissionaire service, EPC - C, Kitchen Facilities, LG7 Lighting, Reception, Shared Shower Facilities	



**8-9 Stephen Mews
London, W1T 1AF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	910 SF (910 SF)	£41.21/SF	£14.63/SF	-	-	U/O	Direct	Negotiable	Natural Light - good, Open-Plan, Period common parts/features	



**1-2 Stephen St
London, W1T 1AL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 10th	Office / B1	2,700-3,500 SF (3,500 SF)	£87.50/SF	£20.33/SF	£12.32/SF	£120/SF	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, Commissionaire service, Lift Access, Natural Light - good, Raised Floor	



**Station House
9-13 Swiss Ter
London, NW6 4RR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	375-1,500 SF (1,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning	



Tavistock House
13 Tavistock Sq
London, WC1H 9LN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	4,320 SF (4,320 SF)	Withheld	£15.07/SF	£6.87/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Car Parking, Comfort Cooling, Commissionaire service, EPC - E, Integral lighting, Perimeter Trunking, Shared Shower Facilities, Suspended Ceilings	



90-94 Tottenham Court Rd
London, W1T 4TJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	642 SF (642 SF)	£80,000 PA	-	-	-	Avail	Sublet	Sep 2023	-	



114-115 Tottenham Court Rd
London, W1T 5AH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	873-1,176 SF (1,176 SF)	£95,000 PA	-	-	-	Avail	Direct	10 yrs	-	



Glen House
200-208 Tottenham Court Rd
London, W1T 7PL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 5th	Office / B1	2,400 SF (2,400 SF)	£60.00/SF	£20.60/SF	£11.07/SF	£92/SF	U/O	Direct	Mar 2018	24 Hour Access, Air Conditioning, Commissionaire service, Kitchen Facilities, Open-Plan, Partitioned Offices, Raised Floor	



241-247 Tottenham Court Rd
London, W1T 7QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,400 SF (1,400 SF)	£150,000 PA	£103,113 PA	-	-	Avail	Direct	10 yrs	-	



2-4 Whitfield St
London, W1T 2RD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	630 SF (1,300 SF)	£36.54/SF	£3.97/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Wooden Floors	
E GRND	Office / B1	670 SF (1,300 SF)	£36.54/SF	£3.98/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Wooden Floors	



Rubicon Court
3 York Way
London, N1C 4AE

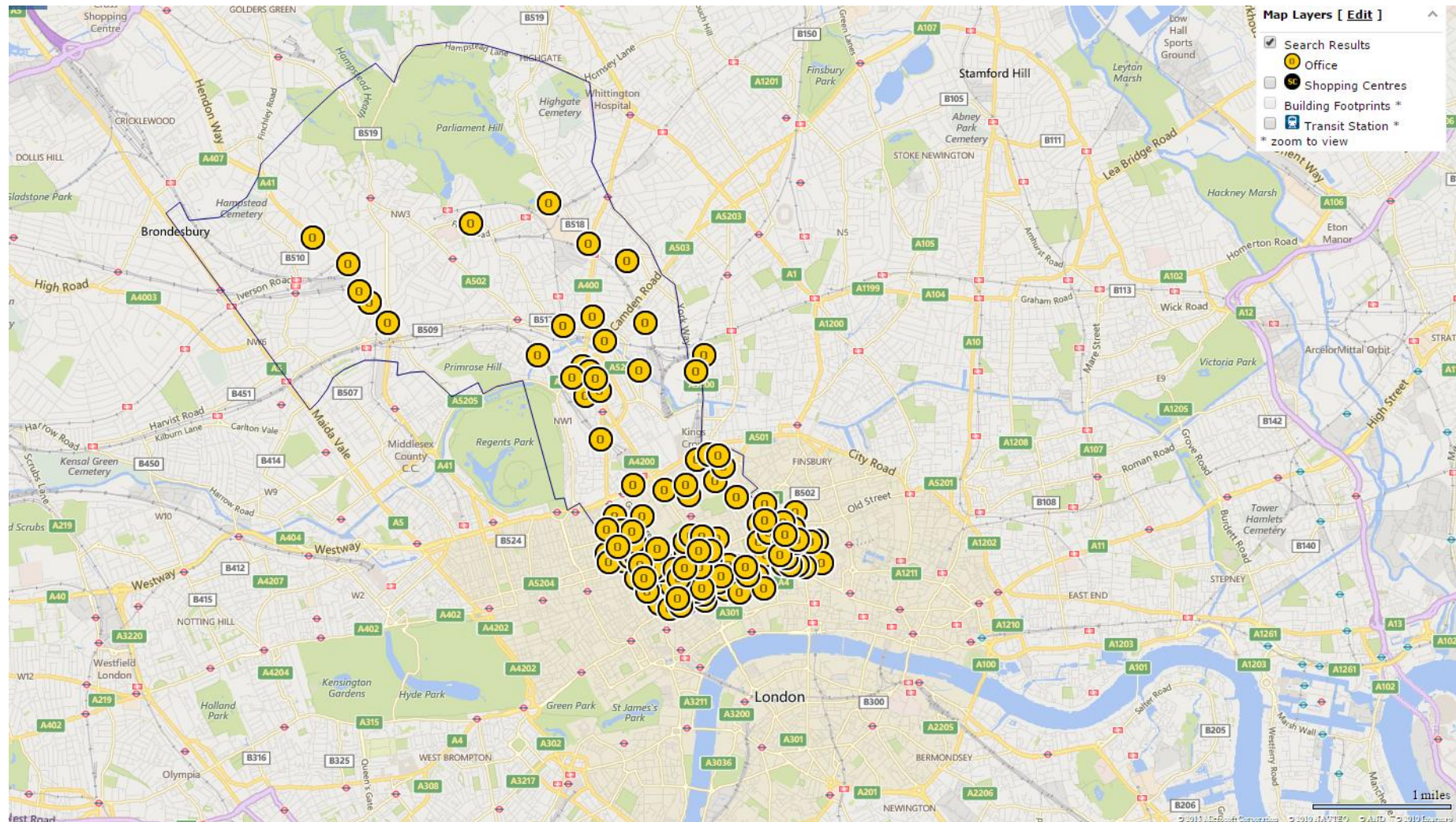
Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,950 SF (1,950 SF)	£45.00/SF	-	£6.50/SF	-	U/O	Direct	Negotiable	Air Conditioning, Natural Light - good	



Saxon Court
5 York Way
London, N1C 4AJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,963 SF (1,963 SF)	£45.00/SF	£10.00/SF	£6.50/SF	£62/SF	Avail	Direct	Negotiable	Raised Floor	

Up to 5617 sqft of office space in London Borough of Camden





**15 Adeline PI
London, WC1B 3AJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	958 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E GRND	Office / B1	871 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 1st	Office / B1	966 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 2nd	Office / B1	966 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 3rd	Office / B1	925 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	
E 4th	Office / B1	804 SF (5,490 SF)	Withheld	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	



**128 Albert St
London, NW1 7NE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	399 SF (399 SF)	£52.50/SF	£16.00/SF	£1.15/SF	£70/SF	U/O	Direct	Negotiable	-	



Oasis Serviced Offices
85-87 Bayham St
London, NW1 0AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P MEZZ	Office / B1	98-274 SF (274 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



52 Bedford Row
London, WC1R 4LR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	3,802 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	
E GRND	Office / B1	4,297 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	
E 1st	Office / B1	4,116 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	
E 2nd	Office / B1	4,253 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	
E 3rd	Office / B1	4,253 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	
E 4th	Office / B1	4,071 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	
E 5th	Office / B1	3,543 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	



40 Bernard St London, WC1N 1LE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P MEZZ	Office / B1	3,837 SF (39,879 SF)	£49.50/SF	£17.50/SF	£10.41/SF	£77/SF	Avail	Sublet	Negotiable	Air Conditioning, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, Lift Access, Reception	
P 1st	Office / B1	5,833 SF (39,879 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	8,970 SF (39,879 SF)	Withheld	£17.75/SF	£9.56/SF	-	U/O	Direct	Negotiable	-	
P 2nd	Office / B1	6,142 SF (39,879 SF)	£57.50/SF	£17.75/SF	£9.56/SF	£85/SF	U/O	Direct	Negotiable	-	
E 3rd	Office / B1	15,097 SF (39,879 SF)	Withheld	£8.40/SF	£10.41/SF	-	U/O	Direct	Negotiable	EPC - E, Raised Floor	



4 Bloomsbury Pl London, WC1A 2QA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	353 SF (353 SF)	£42.50/SF	£13.50/SF	-	-	U/O	Direct	Negotiable	Central Heating, Kitchen Facilities, Open-Plan	



25 Bloomsbury Sq London, WC1A 2PL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P LL	Office / B1	272 SF (272 SF)	£38.60/SF	£12.50/SF	-	-	U/O	Direct	Negotiable	Demised WC facilities, Natural Light - good	



10 Bloomsbury Way London, WC1A 2SL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 6th	Office / B1	18,449 SF (35,220 SF)	£69.50/SF	£25.00/SF	£9.80/SF	£104/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, Raised Floor	
P 7th	Office / B1	7,481 SF (35,220 SF)	£69.50/SF	£25.00/SF	£9.80/SF	£104/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, Raised Floor	



Swedenborg House 20-21 Bloomsbury Way London, WC1A 2TH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	600 SF (2,400 SF)	£52.00/SF	-	£7.50/SF	-	Avail	Direct	Negotiable	Common Parts WC facilities, Kitchen Facilities, Security System	
P 2nd	Office / B1	1,200 SF (2,400 SF)	£52.00/SF	-	£7.50/SF	-	Avail	Direct	Negotiable	Common Parts WC facilities, Kitchen Facilities, Security System	
P 3rd	Office / B1	600 SF (2,400 SF)	£52.00/SF	-	£7.50/SF	-	Avail	Direct	Negotiable	Common Parts WC facilities, Kitchen Facilities, Security System	



21 Bonny St
London, NW1 9PE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	260-1,295 SF (1,295 SF)	£35.00- £40.00/SF	-	-	-	Avail	Direct	1 yr	-	



7 Bury Pl
London, WC1A 2LA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	334 SF (673 SF)	£43.09/SF	£14.20/SF	£8.27/SF	£66/SF	Avail	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	
E 4th	Office / B1	339 SF (673 SF)	£43.09/SF	£14.20/SF	£8.27/SF	£66/SF	Avail	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	



50-52 Camden Sq
London, NW1 9XA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / D1	422 SF (422 SF)	£40.00/SF	-	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	



Savant House
63-65 Camden High St
London, NW1 7JL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	56-208 SF (208 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



Plot T3
Canal Reach
London, N1 0AZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	16,000 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



**Plot T2
Canal Reach
London, N1 0AZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	12,013 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	17,642 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	18,794 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	18,794 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	18,794 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	17,943 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	17,943 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	17,943 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 9th	Office / B1	15,898 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 10th	Office / B1	15,898 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



**Plot T4
Canal Reach
London, N1 0AZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	13,700 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	13,272 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



**1-3 Canfield PI
London, NW6 3BT**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	540 SF (540 SF)	£32.41/SF	£9.11/SF	£3.00/SF	£45/SF	Avail	Assignme	Negotiable	Central Heating, Common Parts WC facilities, Kitchen Facilities, Natural Light - good	



Chichester Rents
81 Chancery Ln
London, WC2A 1EG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	11,065 SF (18,797 SF)	£65.00/SF	£18.00/SF	£10.00/SF	£93/SF	Avail	Sublet	Negotiable	-	



87 Chancery Ln
London, WC2A 1ET

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	406 SF (406 SF)	£49.26/SF	-	£7.35/SF	-	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, Fully Carpeted, Kitchen Facilities, Open-Plan, Perimeter Trunking, Security System	



48-54 Charlotte St
London, W1T 4PF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	130-1,690 SF (1,690 SF)	Withheld	£14.09/SF	-	-	Avail	Sublet	Negotiable	Air Conditioning, Category 5 Lighting	



60 Charlotte St London, W1T 2NU

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	6,080 SF (9,135 SF)	£75.00/SF	£20.81/SF	£7.73/SF	£104/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle storage, Lift Access, Raised Floor, Refurbished common parts, Secure Storage, Shared Shower Facilities	
E 5th	Office / B1	3,055 SF (9,135 SF)	£75.00/SF	£21.83/SF	£9.50/SF	£106/SF	Avail	Assignme	Apr 2020	Air Conditioning, Dedicated Shower Facilities, Kitchen Facilities, LG3 lighting, Lift Access, Raised Floor, Reception, Suspended Ceilings	



72 Charlotte St London, W1T 4QQ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,250 SF (2,500 SF)	£46.00/SF	£9.21/SF	£4.00/SF	£59/SF	Avail	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities	
E GRND	Office / B1	1,250 SF (2,500 SF)	£46.00/SF	£9.21/SF	£4.00/SF	£59/SF	Avail	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities	



73 Charlotte St London, W1T 4PL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P LL	Office / B1	750 SF (1,500 SF)	£57.50/SF	-	-	-	U/O	Direct	Negotiable	-	
P GRND	Office / B1	750 SF (1,500 SF)	£57.50/SF	-	-	-	U/O	Direct	Negotiable	-	



Ariel House
74A Charlotte St
London, W1T 4QJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,500 SF (4,500 SF)	£77.50/SF	£21.17/SF	£11.30/SF	£110/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - D, Raised Floor	



76-78 Charlotte St
London, W1T 4QS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,494 SF (1,494 SF)	£58.00/SF	£19.00/SF	£9.30/SF	£86/SF	U/O	Assignme	Sep 2019	Air Conditioning, Demised WC facilities, Kitchen Facilities, Perimeter Trunking, Refurbished common parts	



**Proposed
80 Charlotte St
London, W1T 4QS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E GRND	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



**83 Charlotte St
London, W1T 4PR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	845 SF (1,282 SF)	£41.42/SF	£13.98/SF	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	437 SF (1,282 SF)	£40.04/SF	£14.34/SF	-	-	Avail	Direct	Negotiable	-	



**Clerkenwell House
67 Clerkenwell Rd
London, EC1R 5BL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,523 SF (1,523 SF)	£52.50/SF	£10.51/SF	£10.00/SF	£73/SF	Avail	Direct	Negotiable	Commissionaire service, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Reception, Refurbished common parts, Security System	



**79 Clerkenwell Rd
London, EC1R 5AR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,388 SF (2,868 SF)	£22.50- £47.50/SF	£15.22/SF	£7.59/SF	-	Avail	Assignme	Feb 2017	Air Conditioning, Demised WC facilities, Integral lighting, Kitchen Facilities, Lift Access, Open-Plan, Perimeter Trunking, Raised Floor, Refurbished common parts, Suspended Ceilings	
E 5th	Office / B1	1,480 SF (2,868 SF)	£50.00/SF	£19.96/SF	£9.35/SF	£79/SF	Avail	Sublet	Nov 2017	-	



Griffin Building
83 Clerkenwell Rd
London, EC1R 5AR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	3,892 SF (3,892 SF)	£39.50/SF	-	£17.50/SF	-	U/O	Direct	Jul 2020	-	



**Plot S4
Cubitt Park
London, N1 0AZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 9th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 10th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



7 Dowdney Clos
London, NW5 2BP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	350 SF (1,238 SF)	£12.50/SF	£9.36/SF	£4.50/SF	£26/SF	U/O	Direct	Negotiable	EPC - C	
P 2nd	Office / B1	572 SF (1,238 SF)	£12.50/SF	-	£4.50/SF	-	Avail	Direct	Negotiable	Central Heating, EPC - C, Kitchen Facilities, Lift Access, Perimeter Trunking, Suspended Ceilings	
P 2nd	Office / B1	316 SF (1,238 SF)	£12.50/SF	-	£4.50/SF	-	Avail	Direct	Negotiable	Central Heating, EPC - C, Kitchen Facilities, Lift Access, Perimeter Trunking, Suspended Ceilings	



160-161 Drury Ln
London, WC2B 5PN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,130 SF (2,130 SF)	£59.50/SF	£20.28/SF	£15.82/SF	£96/SF	U/O	Direct	Negotiable	-	



New London House
172 Drury Ln
London, WC2B 5QR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	7,860 SF (7,860 SF)	Withheld	£15.50/SF	£8.80/SF	-	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Natural Light - good, Perimeter Trunking	



Seven Dials Warehouse
Earlham St
London, WC2H 9LD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	2,620 SF (2,620 SF)	£57.50/SF	£22.12/SF	£7.57/SF	£87/SF	U/O	Assignme	Dec 2019	24 Hour Access, Air Conditioning, Demised WC facilities, Lift Access, Plug & Play, Raised Floor, Wooden Floors	



5 ELLA MEWS
London, NW3 2NH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	971 SF (1,162 SF)	£30.00/SF	£7.54/SF	-	-	Avail	Direct	Negotiable	Car Parking, Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	
E GRND	Office / B1	191 SF (1,162 SF)	£30.00/SF	£7.50/SF	-	-	Avail	Direct	Negotiable	Car Parking, Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	



Audrey House
16-20 Ely Pl
London, EC1N 6SN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	3,068 SF (6,050 SF)	£59.50/SF	£12.30/SF	£10.00/SF	£82/SF	Avail	Direct	Negotiable	Air Conditioning, Atrium, Car Parking, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, High Ceilings, Open-Plan, Period common parts/features, Reception	
P 2nd	Office / B1	2,982 SF (6,050 SF)	£59.50/SF	£12.30/SF	£10.00/SF	£82/SF	Avail	Direct	Negotiable	Air Conditioning, Atrium, Car Parking, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, High Ceilings, Open-Plan, Period common parts/features, Reception	



Evergreen House
156-160 Euston Rd
London, NW1 2DX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	388 SF (22,618 SF)	£40.00/SF	£29.79/SF	£11.73/SF	£82/SF	Avail	Direct	5 yrs	Comfort Cooling, EPC - G, Lift Access, Perimeter Trunking, Reception, Suspended Ceilings	
E 3rd	Office / B1	4,446 SF (22,618 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 4th	Office / B1	4,446 SF (22,618 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 5th	Office / B1	4,446 SF (22,618 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 6th	Office / B1	4,446 SF (22,618 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 7th	Office / B1	4,446 SF (22,618 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



Regent's Place
338 Euston Rd
London, NW1 3BG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	200-5,730 SF (24,463 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 3rd	Office / B1	200-5,730 SF (24,463 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Category 5 Lighting, Raised Floor	
P 4th	Office / B1	200-5,730 SF (24,463 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 8th	Office / B1	7,273 SF (24,463 SF)	£61.00/SF	£25.65/SF	£14.28/SF	£101/SF	U/O	Assignme	Apr 2020	24 Hour Access, Air Conditioning, LG7 Lighting, Lift Access, Raised Floor, Reception, Refurbished common parts	



30 Euston Sq
London, NW1 2ED

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	3,605 SF (3,605 SF)	£59.50/SF	£20.88/SF	£12.50/SF	£93/SF	U/O	Direct	5 yrs	Air Conditioning, Bicycle storage, Kitchen Facilities, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Shared Shower Facilities	



**163-203 Eversholt St
London, NW1 1BU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	5,065 SF (14,206 SF)	£44.50/SF	£12.50/SF	£11.00/SF	£68/SF	U/O	Sublet	Sep 2019	Kitchen, Raised Floor	
P 3rd	Office / B1	9,141 SF (14,206 SF)	Withheld	£13.72/SF	-	-	Avail	Direct	Negotiable -		



**Zeppelin Building
59-61 Farringdon Rd
London, EC1M 3JB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	1,671 SF (1,671 SF)	£54.50/SF	£8.58/SF	£5.10/SF	£68/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, High Ceilings, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Reception, Wooden Floors	



**67 Farringdon Rd
London, EC1M 3JB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	500 SF (2,060 SF)	£62.50/SF	£7.00/SF	£4.50/SF	£74/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	
E 2nd	Office / B1	550 SF (2,060 SF)	£62.50/SF	£7.00/SF	£4.50/SF	£74/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	
E 3rd	Office / B1	500 SF (2,060 SF)	£57.50/SF	£7.00/SF	£4.50/SF	£69/SF	U/O	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	
E 4th	Office / B1	510 SF (2,060 SF)	£57.50/SF	£7.00/SF	£4.50/SF	£69/SF	U/O	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Open-Plan, Perimeter Trunking, Wooden Floors	



**73 Farringdon Rd
London, EC1M 3JQ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	650 SF (650 SF)	£32.31/SF	£8.34/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Lift Access, Natural Light - good, Period common parts/features	



The Corner
91-93 Farringdon Rd
London, EC1M 3LN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	2,687 SF (2,687 SF)	Withheld	£13.27/SF	£11.23/SF	-	Avail	Sublet	Apr 2017	Refurbished common parts, Shared Shower Facilities, Wooden Floors	



455-461 Finchley Rd
London, NW3 6HN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	800 SF (800 SF)	£18.13/SF	-	-	-	Avail	Sublet	5 yrs	-	



19-23 Fitzroy St
London, W1T 4BP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	3,421 SF (3,421 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	



**79 Fortress Rd
London, NW5 1AG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	3,791 SF (15,013 SF)	£29.50/SF	£7.00/SF	£1.67/SF	£38/SF	Avail	Direct	Negotiable	Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Wooden Floors	
E GRND	Office / B1	3,649 SF (15,013 SF)	£34.00/SF	£7.00/SF	£1.67/SF	£43/SF	Avail	Direct	Negotiable	-	
E 1st	Office / B1	3,611 SF (15,013 SF)	£34.00/SF	£7.00/SF	£1.67/SF	£43/SF	U/O	Direct	Negotiable	-	
E 2nd	Office / B1	3,962 SF (15,013 SF)	£35.50/SF	£7.00/SF	£1.67/SF	£44/SF	U/O	Direct	Negotiable	-	



**42 Gloucester Ave
London, NW1 8JD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,246 SF (4,246 SF)	£45.00/SF	£16.91/SF	£6.17/SF	£68/SF	Avail	Assignme	Sep 2018	Air Conditioning, Bicycle storage, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Plug & Play	



**Spectrum House
32-34 Gordon House Rd
London, NW5 1LP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	227 SF (227 SF)	£31.72/SF	£8.37/SF	-	-	Avail	Direct	Negotiable	-	



3 Gower St
London, WC1E 6HA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	440 SF (775 SF)	£79.35/SF	-	-	-	Avail	Sublet	Negotiable	Air Conditioning, Category 5 Lighting, Demised WC facilities, Kitchen Facilities	
E 3rd	Office / B1	335 SF (775 SF)	£79.35/SF	-	-	-	Avail	Sublet	Negotiable	Air Conditioning, Category 5 Lighting, Demised WC facilities, Kitchen Facilities	



60 Grays Inn Rd **London, WC1X 8LU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	3,779 SF (14,862 SF)	£55.00/SF	£13.01/SF	£9.00/SF	£77/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Kitchen Facilities, Lift Access, Partitioned Offices, Raised Floor, Refurbished common parts, Shared Shower Facilities	
P 1st	Office / B1	3,517 SF (14,862 SF)	£55.00/SF	£13.01/SF	£9.00/SF	£77/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Kitchen Facilities, Lift Access, Partitioned Offices, Raised Floor, Refurbished common parts, Shared Shower Facilities	
E 2nd	Office / B1	5,866 SF (14,862 SF)	£55.00/SF	£16.93/SF	£9.00/SF	£81/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Kitchen Facilities, Lift Access, Partitioned Offices, Raised Floor, Refurbished common parts, Shared Shower Facilities	
P 3rd	Office / B1	1,700 SF (14,862 SF)	£55.00/SF	-	£9.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Kitchen Facilities, Lift Access, Partitioned Offices, Raised Floor, Refurbished common parts, Shared Shower Facilities	



100-108 Grays Inn Rd **London, WC1X 8AJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	5,975 SF (11,935 SF)	£57.50/SF	£15.57/SF	£8.90/SF	£82/SF	Avail	Direct	Dec 2018	-	
E 2nd	Office / B1	5,960 SF (11,935 SF)	£57.50/SF	£15.57/SF	£8.90/SF	£82/SF	Avail	Direct	Dec 2018	-	



**200 Grays Inn Rd
London, WC1X 8XZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 5th	Office / B1	18,576 SF (35,576 SF)	£60.00/SF	£21.74/SF	£11.50/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning, Integral lighting, Lift Access, Raised Floor, Reception	
E 7th	Office / B1	17,000 SF (35,576 SF)	£60.00- £65.00/SF	£21.73/SF	£11.50/SF	-	Avail	Direct	Negotiable	Air Conditioning, Integral lighting, Lift Access, Raised Floor, Reception	



**222-236 Grays Inn Rd
London, WC1X 8HB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	10,758- 26,742 SF (41,872 SF)	£45.00/SF	£14.47/SF	£7.61/SF	£67/SF	Avail	Sublet	Jun 2025	Air Conditioning	
P 4th	Office / B1	6,785 SF (41,872 SF)	£31.97/SF	£13.47/SF	£7.61/SF	£53/SF	Avail	Assignme	Mar 2018	24 Hour Access, Air Conditioning, Commissionaire service, Demised WC facilities, Kitchen Facilities, LG7 Lighting, Lift Access, Natural Light - good, Shared Shower Facilities	
P 5th	Office / B1	8,345 SF (41,872 SF)	Withheld	£14.10/SF	£9.46/SF	-	Avail	Sublet	Negotiable	24 Hour Access, Air Conditioning, Car Parking, Lift Access, Natural Light - good, Reception, Security System	



Pyramid House
252B-252C Grays Inn Rd
London, WC1X 8JT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	1,306 SF (2,889 SF)	Withheld	£10.96/SF	-	-	Avail	Sublet	Negotiable	Air Conditioning, Kitchen Facilities, Open-Plan, Reception, Shared Shower Facilities	
E 4th	Office / B1	1,583 SF (2,889 SF)	Withheld	£10.51/SF	-	-	U/O	Sublet	Negotiable	Air Conditioning, Kitchen Facilities, Open-Plan, Reception, Shared Shower Facilities	



285-287 Grays Inn Rd
London, WC1X 8QD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	591 SF (1,182 SF)	£21.15/SF	-	£2.54/SF	-	Avail	Sublet	Negotiable	-	
P 2nd	Office / B1	591 SF (1,182 SF)	£21.15/SF	-	£2.54/SF	-	Avail	Sublet	Negotiable	-	



Acorn House
314-320 Grays Inn Rd
London, WC1X 8DP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	1,100 SF (1,100 SF)	£45.45/SF	£13.15/SF	-	-	Avail	Direct	Negotiable	Comfort Cooling, EPC - C, Kitchen Facilities, Lift Access, Open-Plan, Reception	



**340 Grays Inn Rd
London, WC1X 8BG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,330 SF (4,345 SF)	£12.27/SF	-	£0.35/SF	-	Avail	Direct	Negotiable	-	
E GRND	Office / B1	985 SF (4,345 SF)	£12.27/SF	-	£0.35/SF	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	2,030 SF (4,345 SF)	£12.27/SF	-	£0.35/SF	-	Avail	Direct	Negotiable	-	



**King's Cross
344-354 Grays Inn Rd
London, WC1X 8BP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P GRND	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 1st	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 2nd	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 3rd	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 4th	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Air Conditioning	



**37 Great Russell St
London, WC1B 3PP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	405 SF (700 SF)	£44.44/SF	£14.28/SF	-	-	Avail	Direct	Negotiable	Common Parts WC facilities, EPC - G, Kitchen Facilities	



**6 Greenland PI
London, NW1 0AP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,985 SF (3,970 SF)	£49.50/SF	£13.71/SF	-	-	Avail	Direct	Negotiable	Atrium, Central Heating, Comfort Cooling, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Security System	
E 1st	Office / B1	1,985 SF (3,970 SF)	£49.50/SF	£13.71/SF	-	-	Avail	Direct	Negotiable	Atrium, Central Heating, Comfort Cooling, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Security System	



**14 Greville St
London, EC1N 8SB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	165-545 SF (545 SF)	£50.22/SF	-	-	-	Avail	Sublet	Negotiable	-	



Plot S1
Handyside St
London, N1 0AZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 9th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 10th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



R7
Handyside St
London, N1 0AU

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	17,912 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	17,912 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	17,319 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	16,291 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	16,469 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	16,168 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	15,016 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	14,467 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 9th	Office / B1	6,867 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 10th	Office / B1	6,308 SF (144,729 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



**28-30 Hanway St
London, W1T 1UL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,189 SF (4,023 SF)	Withheld	£24.85/SF	-	-	Avail	Direct	10 yrs	-	
E GRND	Office / B1	1,079 SF (4,023 SF)	Withheld	£24.85/SF	-	-	Avail	Direct	10 yrs	-	
E 1st	Office / B1	890 SF (4,023 SF)	Withheld	£24.85/SF	-	-	Avail	Direct	10 yrs	-	
E 2nd	Office / B1	865 SF (4,023 SF)	Withheld	£24.86/SF	-	-	Avail	Direct	10 yrs	Air Conditioning, EPC - C	



**1 Harrington St
London, NW1 3FA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	680 SF (1,355 SF)	£45.00/SF	-	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	675 SF (1,355 SF)	£45.00/SF	-	-	-	Avail	Direct	Negotiable	-	



**26 Hartland Rd
London, NW1 8DD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	950 SF (950 SF)	£33.68/SF	£9.35/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Car Parking, Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Open-Plan	



**6-7 Hatton Garden
London, EC1N 8AD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	553 SF (553 SF)	£57.50/SF	£12.40/SF	£4.35/SF	£74/SF	U/O	Direct	Negotiable	Demised WC facilities, Lift Access, Natural Light - good, Perimeter Trunking, Period common parts/features, Refurbished common parts	



**54 Hatton Garden
London, EC1N 8HN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	1,020 SF (1,020 SF)	£55.00/SF	£15.00/SF	£7.93/SF	£78/SF	Avail	Direct	Negotiable	Air Conditioning, Raised Floor	



Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	790 SF (4,915 SF)	£37.50/SF	£3.99/SF	£3.50/SF	£45/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Wooden Floors	
P GRND	Office / B1	800 SF (4,915 SF)	£35.00/SF	£9.00/SF	£2.50/SF	£47/SF	U/O	Direct	Negotiable	Demised WC facilities, High Ceilings, Kitchen Facilities, Open-Plan, Reception	
P 1st	Office / B1	750 SF (4,915 SF)	£49.50/SF	-	£3.50/SF	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	875 SF (4,915 SF)	£45.00/SF	£11.93/SF	£3.50/SF	£60/SF	Avail	Direct	Negotiable	Air Conditioning, Central Heating, Comfort Cooling, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan, Security System, Wooden Floors	
E 4th	Office / B1	1,700 SF (4,915 SF)	£49.50/SF	-	£3.50/SF	-	Avail	Direct	Negotiable	-	



63-66 Hatton Garden
London, EC1N 8LE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B2	182 SF (3,891 SF)	£6.97/SF	-	-	-	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	1,325 SF (3,891 SF)	£35.09/SF	£10.88/SF	-	-	U/O	Direct	Negotiable	Central Heating, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan	
P 5th	Office / B1	385 SF (3,891 SF)	£36.36/SF	£12.42/SF	-	-	U/O	Direct	Negotiable	Central Heating, Lift Access, Natural Light - good	
P 5th	Office / B1	248 SF (3,891 SF)	£34.27/SF	£10.11/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 6th	Office / B1	1,419 SF (3,891 SF)	£31.71/SF	£11.55/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	



New House
67-68 Hatton Garden
London, EC1N 8JY

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	875 SF (4,637 SF)	£37.14/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Dedicated Shower Facilities, Kitchen Facilities, Open-Plan, Period common parts/features, Wooden Floors	
P 1st	Office / B1	1,600 SF (4,637 SF)	£34.37/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 2nd	Office / B1	150 SF (4,637 SF)	£40.00/SF	£12.21/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 2nd	Office / B1	292 SF (4,637 SF)	£30.82/SF	£12.20/SF	-	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	190 SF (4,637 SF)	£35.53/SF	£11.94/SF	-	-	Avail	Direct	Negotiable	Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 3rd	Office / B1	300 SF (4,637 SF)	£40.00/SF	£12.82/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 4th	Office / B1	328 SF (4,637 SF)	£32.01/SF	-	-	-	Avail	Direct	Negotiable	-	
P 4th	Office / B1	245 SF (4,637 SF)	£34.69/SF	£10.82/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	657 SF (4,637 SF)	£28.92/SF	£11.74/SF	-	-	Avail	Direct	Negotiable	-	



**88-90 Hatton Garden
London, EC1N 8PN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	1,150 SF (3,660 SF)	£13.91/SF	£7.75/SF	-	-	U/O	Direct	Negotiable	-	
P 1st	Office / B1	155 SF (3,660 SF)	£45.16/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 1st	Office / B1	170 SF (3,660 SF)	£41.18/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 1st	Office / B1	142 SF (3,660 SF)	£49.30/SF	£15.45/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	
P 2nd	Office / B1	175 SF (3,660 SF)	£37.14/SF	£14.65/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 4th	Office / B1	180 SF (3,660 SF)	£38.89/SF	-	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 4th	Office / B1	597 SF (3,660 SF)	£32.66/SF	£14.94/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	319 SF (3,660 SF)	£35.27/SF	£14.19/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	188 SF (3,660 SF)	£35.90/SF	£15.38/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 5th	Office / B1	584 SF (3,660 SF)	£38.53/SF	£14.24/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	



95-108 Hatton Garden
London, EC1N 8NX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	540 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	Avail	Direct	Negotiable	-	
P 1st	Office / B1	710 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	Avail	Direct	Negotiable	-	
P 1st	Office / B1	690 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	550 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	U/O	Direct	Negotiable	-	
P 2nd	Office / B1	315 SF (3,646 SF)	£40.00/SF	£1.22/SF	£10.00/SF	£51/SF	U/O	Direct	Negotiable	-	
P 2nd	Office / B1	205 SF (3,646 SF)	£40.00/SF	£11.00/SF	£10.00/SF	£61/SF	U/O	Direct	Negotiable	-	



14-18 High Holborn
London, WC1V 6BX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	200-5,431 SF (26,478 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 2nd	Office / B1	200-5,429 SF (26,478 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 4th	Office / B1	200-5,499 SF (26,478 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 5th	Office / B1	200-3,891 SF (26,478 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 6th	Office / B1	200-3,114 SF (26,478 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
E 7th	Office / B1	200-3,114 SF (26,478 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



19-21 High Holborn
London, WC1V 6BS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,990 SF (11,825 SF)	£35.00/SF	£12.00/SF	£5.00/SF	£52/SF	Avail	Direct	Dec 2016	-	
E 2nd	Office / B1	2,600 SF (11,825 SF)	£35.00/SF	£12.00/SF	£5.00/SF	£52/SF	Avail	Direct	Dec 2016	-	
E 3rd	Office / B1	2,938 SF (11,825 SF)	£35.00/SF	£12.00/SF	£5.00/SF	£52/SF	Avail	Direct	Dec 2016	-	
E 4th	Office / B1	1,622 SF (11,825 SF)	£35.00/SF	£12.00/SF	£5.00/SF	£52/SF	Avail	Direct	Dec 2016	-	
E 5th	Office / B1	1,675 SF (11,825 SF)	£35.00/SF	£12.00/SF	£5.00/SF	£52/SF	U/O	Direct	Dec 2016	-	



Swan House
37-39 High Holborn
London, WC1V 6AA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	3,095 SF (6,934 SF)	£52.50/SF	£18.20/SF	£9.00/SF	£80/SF	Avail	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	
E 5th	Office / B1	1,947 SF (6,934 SF)	£52.50/SF	£18.20/SF	£9.00/SF	£80/SF	U/O	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	
P 6th	Office / B1	1,892 SF (6,934 SF)	£52.50/SF	£18.20/SF	£9.00/SF	£80/SF	Avail	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	



Brownlow House
50-51 High Holborn
London, WC1V 6ER

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,829 SF (1,829 SF)	£35.00/SF	-	-	-	Avail	Direct	Negotiable	-	



High Holborn House
52-54 High Holborn
London, WC1V 6RL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	7,898 SF (19,132 SF)	Withheld	£16.00/SF	£9.50/SF	-	U/O	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, Dedicated Shower Facilities, EPC - G, Lift Access	
P 3rd	Office / B1	3,099 SF (19,132 SF)	Withheld	£16.00/SF	£9.50/SF	-	U/O	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	
P 4th	Office / B1	4,975 SF (19,132 SF)	Withheld	£16.00/SF	£9.50/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	
P 4th	Office / B1	3,160 SF (19,132 SF)	Withheld	£16.00/SF	£9.50/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	



Caroline House
55-57 High Holborn
London, WC1V 6DT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 7th	Office / B1	1,537 SF (1,537 SF)	£72.50/SF	£16.00/SF	£8.32/SF	£97/SF	U/O	Direct	Negotiable	Air Conditioning	



Midcity Place
71 High Holborn
London, WC1V 6EA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	6,184 SF (6,184 SF)	£62.50/SF	£24.32/SF	£10.83/SF	£98/SF	Avail	Sublet	3 yrs	Air Conditioning, EPC - C, LG7 Lighting, Raised Floor	



90 High Holborn
London, WC1V 6LJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 6th	Office / B1	5,600 SF (5,600 SF)	£62.00/SF	£20.88/SF	£8.57/SF	£91/SF	Avail	Sublet	Sep 2022	24 Hour Access, Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, Lift Access, Raised Floor, Suspended Ceilings	



110 High Holborn
London, WC1V 6JS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	14,595 SF (40,222 SF)	£65.00/SF	£22.00/SF	£11.23/SF	£98/SF	Avail	Direct	Negotiable	Raised Floor, Suspended Ceilings	
E 6th	Office / B1	8,875 SF (40,222 SF)	£65.00/SF	£22.00/SF	£11.23/SF	£98/SF	U/O	Direct	Negotiable	Raised Floor, Suspended Ceilings	
E 7th	Office / B1	9,188 SF (40,222 SF)	£65.00/SF	£22.00/SF	£11.23/SF	£98/SF	Avail	Direct	Negotiable	Raised Floor, Suspended Ceilings	
E 8th	Office / B1	7,564 SF (40,222 SF)	£65.00/SF	£22.00/SF	£11.23/SF	£98/SF	U/O	Direct	Negotiable	Raised Floor, Suspended Ceilings	



Holborn Tower
137-144 High Holborn
London, WC1V 6PL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	3,000 SF (24,850 SF)	Withheld	£16.07/SF	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	3,000 SF (24,850 SF)	Withheld	£16.39/SF	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	2,900 SF (24,850 SF)	Withheld	£15.79/SF	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	2,900 SF (24,850 SF)	Withheld	£15.62/SF	-	-	Avail	Direct	Negotiable	-	
P 10th	Office / B1	2,900 SF (24,850 SF)	Withheld	£6.32/SF	-	-	Avail	Direct	Negotiable	-	
E 11th	Office / B1	1,150 SF (24,850 SF)	Withheld	£15.93/SF	-	-	Avail	Direct	Negotiable	-	



Holborn Town Hall
193-197 High Holborn
London, WC1V 7BD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	867 SF (4,470 SF)	£29.50/SF	£9.12/SF	£7.19/SF	£46/SF	U/O	Direct	Negotiable	Commissionaire service, Demised WC facilities, EPC - E, Kitchen Facilities, Lift Access, Natural Light - good, Period common parts/features	



233 High Holborn
London, WC1V 7DN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,450 SF (4,450 SF)	£49.50/SF	£17.97/SF	£8.15/SF	£76/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Natural Light - good, Raised Floor	



235 High Holborn
London, WC1V 7DJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	2,200 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	430 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	2,075 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	1,915 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	1,915 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	1,810 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	1,700 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	1,420 SF (13,465 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	-	



Weston House
242-246 High Holborn
London, WC1V 7EX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	12,887 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	
E 2nd	Office / B1	12,977 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	
E 3rd	Office / B1	11,454 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	
E 4th	Office / B1	8,648 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	
E 5th	Office / B1	8,570 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Demised WC facilities, Lift Access, Raised Floor, Reception	
E 6th	Office / B1	5,536 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	
E 7th	Office / B1	3,295 SF (63,367 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	



Celcon House
289 High Holborn
London, WC1V 7HZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 7th	Office / B1	982 SF (982 SF)	£62.50/SF	£18.31/SF	-	-	U/O	Sublet	Negotiable	Air Conditioning, Commissionaire service, LG7 Lighting, Lift Access, Natural Light - good, Open-Plan, Reception	



Northumberland House
303-306 High Holborn
London, WC1V 7JZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	3,254 SF (8,908 SF)	£58.50/SF	£14.87/SF	£13.38/SF	£87/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	
E 3rd	Office / B1	2,978 SF (8,908 SF)	£58.50/SF	£14.87/SF	£13.38/SF	£87/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	
P 6th	Office / B1	771 SF (8,908 SF)	£58.50/SF	£14.54/SF	£13.38/SF	£86/SF	Avail	Assignme	Dec 2020	Air Conditioning, Kitchen Facilities, Natural Light - good, Open-Plan, Suspended Ceilings	
P 8th	Office / B1	1,905 SF (8,908 SF)	£58.50/SF	£14.87/SF	£13.38/SF	£87/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	



**5-7 Highgate Rd
London, NW5 1JY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	5,177 SF (5,177 SF)	£25.00/SF	-	-	-	Avail	Direct	Negotiable	EPC - D	



**Highgate Studios
53-79 Highgate Rd
London, NW5 1TL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	3,681 SF (9,461 SF)	£32.50/SF	£7.27/SF	-	-	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, Car Parking, Commissionaire service, EPC - D, Natural Light - good	
P 1st	Office / B1	2,890 SF (9,461 SF)	£30.00/SF	£9.26/SF	-	-	Avail	Direct	Negotiable	Natural Light - good	
P 1st	Office / B1	2,890 SF (9,461 SF)	£30.00/SF	£9.26/SF	-	-	Avail	Direct	Negotiable	-	



**120-124 Holborn
London, EC1N 2TD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	19,205 SF (98,947 SF)	£59.50/SF	£17.96/SF	£11.76/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning	
E 2nd	Office / B1	19,051 SF (98,947 SF)	£59.50/SF	£18.11/SF	£11.76/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning	
P 3rd	Office / B1	18,208 SF (98,947 SF)	£59.50/SF	£18.95/SF	£11.76/SF	£90/SF	Avail	Direct	Negotiable	Air Conditioning	
E 4th	Office / B1	19,026 SF (98,947 SF)	£59.50/SF	£18.13/SF	£11.76/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning	
E 7th	Office / B1	11,705 SF (98,947 SF)	£59.50/SF	£22.00/SF	£11.76/SF	£93/SF	Avail	Direct	Negotiable	Air Conditioning	
E 8th	Office / B1	11,752 SF (98,947 SF)	£59.50/SF	£17.77/SF	£11.76/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning	



**73-75 Kenton St
London, WC1N 1NN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	750 SF (750 SF)	£52.50/SF	£8.04/SF	£1.50/SF	£62/SF	Avail	Direct	Negotiable	-	



43-45 Kings Ter
London, NW1 0JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	462 SF (462 SF)	£40.00/SF	£15.15/SF	£7.03/SF	£62/SF	Avail	Sublet	Negotiable	Demised WC facilities, EPC - C, Natural Light - good, Open-Plan, Perimeter Trunking, Secure Storage	



**67-75 Kingsway
London, WC2B 6ST**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	270 SF (11,021 SF)	£0.82/SF	-	£10.76/SF	-	Avail	Sublet	Dec 2019	24 Hour Access, Air Conditioning, Basement Storage, Dedicated Shower Facilities, Kitchen Facilities, Lift Access, Open-Plan, Reception, Suspended Ceilings	
P 2nd	Office / B1	2,480 SF (11,021 SF)	£56.00/SF	-	£10.76/SF	-	Avail	Sublet	Dec 2019	24 Hour Access, Air Conditioning, Basement Storage, Dedicated Shower Facilities, Kitchen Facilities, Lift Access, Open-Plan, Reception	
E 3rd	Office / B1	4,121 SF (11,021 SF)	£59.50/SF	£17.23/SF	£10.76/SF	£87/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, Dedicated Shower Facilities, EPC - D, Lift Access, Raised Floor, Reception, Suspended Ceilings	
P 5th	Office / B1	2,491 SF (11,021 SF)	£35.50/SF	£18.99/SF	£10.68/SF	£65/SF	U/O	Assignme	Aug 2021	Air Conditioning, Fully Carpeted, Kitchen Facilities, Lift Access, Open-Plan, Raised Floor, Reception	
P 5th	Office / B1	1,659 SF (11,021 SF)	£59.50/SF	£17.23/SF	£10.76/SF	£87/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, Dedicated Shower Facilities, EPC - D, Lift Access, Raised Floor, Reception, Suspended Ceilings	



77 Kingsway
London, WC2B 6SR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	1,988 SF (3,563 SF)	£59.50/SF	£20.00/SF	£13.00/SF	£93/SF	U/O	Sublet	Jul 2018	Air Conditioning, Bicycle storage, Lift Access, Open-Plan, Partitioned Offices, Raised Floor, Reception, Refurbished common parts, Shared Shower Facilities	



80-86 Kingsway
London, WC2B 6AE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	632 SF (632 SF)	£39.56/SF	£16.78/SF	-	-	U/O	Sublet	Sep 2018	EPC - D	



Holborn
88 Kingsway
London, WC2B 6AA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 2nd	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 3rd	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 4th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 5th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 6th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	
P 7th	Office / B1	844 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



Kingsway House
103 Kingsway
London, WC2B 6QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	735 SF (735 SF)	£50.00/SF	£14.96/SF	£8.00/SF	£73/SF	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, LG7 Lighting, Lift Access, Natural Light - good, Perimeter Trunking, Refurbished common parts	



Eurowed House
20-24 Kirby St
London, EC1N 8TS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	601 SF (601 SF)	£45.00/SF	£12.14/SF	£9.09/SF	£66/SF	U/O	Direct	Jun 2017	24 Hour Access, Central Heating, Comfort Cooling, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Security System, Wooden Floors	



45-49 Leather Ln
London, EC1N 7TJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,341 SF (1,341 SF)	£52.50/SF	£10.01/SF	£6.20/SF	£69/SF	U/O	Direct	5 yrs	Air Conditioning, Wooden Floors	



Queens House
55-56 Lincolns Inn Fields
London, WC2A 3BH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	3,758 SF (3,758 SF)	£57.50/SF	£17.20/SF	£5.86/SF	£81/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Demised WC facilities, Fully Carpeted, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Shared Shower Facilities, Suspended Ceilings	



Hamilton House
Mabledon PI
London, WC1H 9BB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	5,139 SF (20,703 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	7,782 SF (20,703 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Raised Floor	
P 4th	Office / B1	7,782 SF (20,703 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



8-14 Macklin St
London, WC2B 5NF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	3,890 SF (3,890 SF)	£45.00/SF	£7.50/SF	£3.00/SF	£56/SF	Avail	Direct	Negotiable	-	



10 Midford PI
London, W1T 5AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	382 SF (6,062 SF)	£69.50/SF	£23.00/SF	£9.80/SF	£102/SF	Avail	Direct	Negotiable	Air Conditioning, LG7 Lighting, Raised Floor	
E 1st	Office / B1	2,830 SF (6,062 SF)	£69.50/SF	£23.00/SF	£9.80/SF	£102/SF	U/O	Direct	Negotiable	Air Conditioning, LG7 Lighting, Raised Floor	
E 2nd	Office / B1	2,850 SF (6,062 SF)	£69.50/SF	£23.00/SF	£9.80/SF	£102/SF	Avail	Direct	Negotiable	Air Conditioning, LG7 Lighting, Raised Floor	



**13 Monmouth St
London, WC2H 9DA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	286 SF (843 SF)	£49.50/SF	£18.39/SF	£5.00/SF	£73/SF	U/O	Direct	5 yrs	Category 2 Lighting, Comfort Cooling, EPC - D, Perimeter Trunking, Wooden Floors	
E 2nd	Office / B1	271 SF (843 SF)	£49.50/SF	£18.39/SF	£5.00/SF	£73/SF	U/O	Direct	5 yrs	Category 2 Lighting, Comfort Cooling, EPC - D, Perimeter Trunking, Wooden Floors	
E 3rd	Office / B1	286 SF (843 SF)	£49.50/SF	£18.39/SF	£5.00/SF	£73/SF	U/O	Direct	5 yrs	Category 2 Lighting, Comfort Cooling, EPC - D, Perimeter Trunking, Wooden Floors	



Panther House
38 Mount Pleasant
London, WC1X 0AN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	120 SF (3,319 SF)	£21.50/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P GRND	Office / B1	400 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P GRND	Office / B1	1,112 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 1st	Office / B1	186 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 1st	Office / B1	80 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	119 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	172 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	153 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	161 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	153 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	137 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	147 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	
P 3rd	Office / B1	294 SF (3,319 SF)	£35.00/SF	-	£5.34/SF	-	Avail	Direct	12 mnths	-	

P 3rd Office / B1 85 SF £35.00/SF - £5.34/SF - Avail Direct 12 mnths -
(3,319 SF)



Ruskin House
40-41 Museum St
London, WC1A 1LU

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	230-540 SF (540 SF)	£83.33/SF	-	-	-	Avail	Sublet	1 yr	24 Hour Access, Central Heating, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities	



16-16B Neals Yard
London, WC2H 9DP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	959 SF (959 SF)	£67.50/SF	£17.09/SF	£6.02/SF	£91/SF	U/O	Direct	Negotiable	Demised WC facilities, EPC - C, High Ceilings, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Suspended Ceilings	



**13 New North St
London, WC1N 3PJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,034 SF (1,726 SF)	£49.50/SF	£6.42/SF	£1.43/SF	£57/SF	U/O	Direct	Negotiable	Central Heating, Comfort Cooling, Demised WC facilities, Natural Light - good, Secure Storage	
E GRND	Office / B1	692 SF (1,726 SF)	£49.50/SF	£6.42/SF	£1.43/SF	£57/SF	U/O	Direct	Negotiable	Central Heating, Comfort Cooling, Demised WC facilities, Natural Light - good, Secure Storage	



**55 New Oxford St
London, WC1A 1BS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,150 SF (1,150 SF)	£49.50/SF	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Commissionaire service, Lift Access, Raised Floor, Suspended Ceilings	



**Medius House
63-69 New Oxford St
London, WC1A 1EA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,430 SF (4,450 SF)	Withheld	-	-	-	Avail	Sublet	12 mnths	Air Conditioning, LG7 Lighting, Lift Access	
P 5th	Office / B1	2,020 SF (4,450 SF)	Withheld	-	-	-	Avail	Sublet	12 mnths	Air Conditioning, LG7 Lighting, Lift Access	



**64-76 New Oxford St
London, WC1A 1EU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	4,575 SF (12,756 SF)	£69.50/SF	£25.50/SF	£10.31/SF	£105/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, LG7 Lighting, Raised Floor	
E 3rd	Office / B1	4,575 SF (12,756 SF)	£69.50/SF	£25.50/SF	£10.31/SF	£105/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, LG7 Lighting, Raised Floor	
E 4th	Office / B1	3,606 SF (12,756 SF)	£72.50/SF	£25.50/SF	£10.31/SF	£108/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, LG7 Lighting, Raised Floor	



**80-110 New Oxford St
London, WC1A 1HB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	6,080 SF (6,080 SF)	£72.50/SF	£18.50/SF	£10.00/SF	£101/SF	Avail	Sublet	Nov 2017	Air Conditioning, EPC - C, Natural Light - good, Raised Floor, Reception	



**Kings Cross Central
2 Pancras Sq
London, N1C 4AG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 6th	Office / B1	8,549 SF (16,573 SF)	£75.00/SF	-	£8.17/SF	-	U/O	Sublet	May 2024	Air Conditioning, Bicycle storage, Kitchen Facilities, Lift Access, Shared Shower Facilities	



Kings Cross Central
4 Pancras Sq
London, N1C 4AA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	15,213 SF (186,008 SF)	Withheld	£14.28/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	18,557 SF (186,008 SF)	Withheld	£11.70/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	18,557 SF (186,008 SF)	Withheld	£11.70/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	18,557 SF (186,008 SF)	Withheld	£11.70/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	18,557 SF (186,008 SF)	Withheld	£11.70/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	18,579 SF (186,008 SF)	Withheld	£11.69/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	18,579 SF (186,008 SF)	Withheld	£11.69/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	18,579 SF (186,008 SF)	Withheld	£9.46/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 9th	Office / B1	18,579 SF (186,008 SF)	Withheld	£7.07/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	
E 10th	Office / B1	9,802 SF (186,008 SF)	Withheld	£6.98/SF	£8.00/SF	-	Avail	Direct	Negotiable	-	



Parker Tower
43-49 Parker St
London, WC2B 5PS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	5,000 SF (61,200 SF)	Withheld	£4.86/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
P GRND	Office / B1	7,000 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 1st	Office / B1	6,000 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 2nd	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 3rd	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 4th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 5th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 6th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 7th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 8th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 9th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 10th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor	
E 11th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	-	

E 12th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor
E 13th	Office / B1	3,600 SF (61,200 SF)	Withheld	£19.65/SF	-	-	Avail	Direct	Negotiable	Raised Floor



**51-53 Parker St
London, WC2B 5PT**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	2,800 SF (2,800 SF)	£65.00/SF	£20.88/SF	-	-	Avail	Direct	Sep 2018	Comfort Cooling, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Raised Floor	



**The Lighthouse
297 Pentonville Rd
London, N1 9NP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	4,527 SF (17,129 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Raised Floor	
E 2nd	Office / B1	4,512 SF (17,129 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Raised Floor	
E 3rd	Office / B1	3,853 SF (17,129 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Raised Floor	
E 4th	Office / B1	2,889 SF (17,129 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Air Conditioning, Raised Floor	



3-4 Percy St London, W1T 1DF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	735 SF (4,932 SF)	£36.81/SF	-	-	-	U/O	Sublet	Jun 2016	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities	
P 1st	Office / B1	454 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	607 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	
P 2nd	Office / B1	559 SF (4,932 SF)	£42.49/SF	£15.31/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	
P 3rd	Office / B1	490 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	
P 4th	Office / B1	432 SF (4,932 SF)	£42.86/SF	-	-	-	Avail	Direct	Negotiable	-	



5 Percy St London, W1T 1DG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	600 SF (600 SF)	£125.00/SF	-	-	-	Avail	Sublet	Negotiable	Natural Light - good, Wooden Floors	



**30 Percy St
London, W1T 2DB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	745 SF (745 SF)	£65.10/SF	£18.20/SF	£6.00/SF	£89/SF	Avail	Direct	Negotiable	Common Parts WC facilities, Fully Carpeted, High Ceilings, Kitchen Facilities, Natural Light - good, Partitioned Offices	



**Imperial Works
Perren St
London, NW5 3ED**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,555 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P GRND	Office / B1	1,555 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P 1st	Office / B1	1,555 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P 1st	Office / B1	1,890 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P 2nd	Office / B1	1,525 SF (13,344 SF)	£40.00/SF	£16.31/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P 2nd	Office / B1	1,874 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P 3rd	Office / B1	1,511 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		
P 3rd	Office / B1	1,879 SF (13,344 SF)	£40.00/SF	£16.00/SF	£3.18/SF	£59/SF	U/O	Direct	Negotiable -		



Atelier House
64 Pratt St
London, NW1 0AE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	2,133 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Comfort Cooling, High Ceilings, Lift Access, Wooden Floors	
P 2nd	Office / B1	2,818 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	2,804 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
P 4th	Office / B1	2,112 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



Summit House
11-12 Red Lion Sq
London, WC1R 4QJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	7,650 SF (7,650 SF)	£52.50/SF	£19.10/SF	-	-	Avail	Direct	Mar 2017	Air Conditioning, Lift Access, Raised Floor	



**2-8 Ridgmount St
London, WC1E 7AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / D1	1,685 SF (4,570 SF)	Withheld	£24.60/SF	-	-	U/O	Assignme	Negotiable	-	
E 1st	Office / D1	1,425 SF (4,570 SF)	Withheld	£24.60/SF	-	-	U/O	Assignme	Negotiable	-	
E 2nd	Office / D1	1,460 SF (4,570 SF)	Withheld	£24.60/SF	-	-	U/O	Assignme	Negotiable	-	



**1 Rosebery Ave
London, EC1R 4SR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,636 SF (3,858 SF)	£38.88/SF	£4.34/SF	£1.30/SF	£45/SF	U/O	Direct	Negotiable	High Ceilings, Natural Light - good	
E GRND	Office / B1	2,222 SF (3,858 SF)	£38.88/SF	£4.30/SF	£1.30/SF	£44/SF	U/O	Direct	Negotiable	High Ceilings, Natural Light - good	



Russell Square House
Russell Sq
London, WC2B 5HZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	7,000 SF (14,120 SF)	£62.50/SF	£2.74/SF	£10.50/SF	£76/SF	Avail	Direct	Negotiable	Bicycle storage, Raised Floor, Shared Shower Facilities	
P GRND	Office / B1	3,000 SF (14,120 SF)	£70.00/SF	£2.25/SF	£10.50/SF	£83/SF	Avail	Direct	Negotiable	Bicycle storage, Raised Floor, Shared Shower Facilities	
P 5th	Office / B1	4,120 SF (14,120 SF)	£70.00/SF	£16.50/SF	£10.50/SF	£97/SF	Avail	Direct	Negotiable	Bicycle storage, Raised Floor, Shared Shower Facilities	



Syntax House
44 Russell Sq
London, WC1B 4JP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	856 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	Avail	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	
E GRND	Office / B1	1,465 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	Avail	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	
E 1st	Office / B1	1,453 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	Avail	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	
E 2nd	Office / B1	810 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	Avail	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	
E 3rd	Office / B1	837 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	Avail	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	
E 4th	Office / B1	607 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	Avail	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	



**48-49 Russell Sq
London, WC1B 4JP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,349 SF (2,720 SF)	£75.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	
P GRND	Office / B1	350 SF (2,720 SF)	£70.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	
P 3rd	Office / B1	281 SF (2,720 SF)	£64.77/SF	-	-	-	Avail	Sublet	1 yr	24 Hour Access, Demised WC facilities, Natural Light - good	
P 3rd	Office / B1	450 SF (2,720 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	
P 3rd	Office / B1	290 SF (2,720 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	



**57-58 Russell Sq
London, WC1B 4HS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	822 SF (1,416 SF)	£45.00/SF	£13.60/SF	£9.45/SF	£68/SF	Avail	Direct	Negotiable	Kitchen Facilities, Lift Access, Natural Light - good, Reception	
P 4th	Office / B1	594 SF (1,416 SF)	£45.00/SF	£13.60/SF	£9.45/SF	£68/SF	U/O	Direct	Negotiable	Kitchen Facilities, Lift Access, Natural Light - good, Period common parts/features, Reception	



41-43 Saffron HI
London, EC1N 8FH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,033 SF (1,033 SF)	£55.66/SF	£11.32/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen Facilities	



67-74 Saffron HI
London, EC1N 8QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	4,270 SF (6,730 SF)	£42.50/SF	£10.50/SF	£5.00/SF	£58/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Demised WC facilities, Lift Access, Natural Light - good, Perimeter Trunking	
E 4th	Office / B1	2,460 SF (6,730 SF)	£42.50/SF	£18.23/SF	£5.00/SF	£66/SF	Avail	Direct	Negotiable	-	



1 Sandwich St
London, WC1H 9PF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	348 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P BSMT	Office / B1	100 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
E GRND	Office / B1	424 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P 1st	Office / B1	306 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P 2nd	Office / B1	306 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	
P 3rd	Office / B1	286 SF (1,770 SF)	Withheld	£9.60/SF	-	-	Avail	Direct	Negotiable	Car Parking, Comfort Cooling, Kitchen Facilities, Natural Light - good, Shared Shower Facilities	



Sovereign House
210-226 Shaftesbury Ave
London, WC2H 8EB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,169 SF (2,169 SF)	£34.50/SF	£15.02/SF	£12.50/SF	£62/SF	Avail	Direct	Negotiable	-	



**239-241 Shaftesbury Ave
London, WC2H 8ES**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	868 SF (1,736 SF)	£31.68/SF	£14.85/SF	-	-	U/O	Direct	6 yrs	EPC - D	
P GRND	Office / B1	868 SF (1,736 SF)	£31.68/SF	£14.85/SF	-	-	U/O	Direct	6 yrs	EPC - D	



**Vernon And Sicilian House
Sicilian Ave
London, WC1A 2QS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	1,566 SF (6,855 SF)	£55.00/SF	£16.46/SF	£12.00/SF	£83/SF	U/O	Direct	Negotiable	24 Hour Access, Comfort Cooling, EPC - D, Lift Access, Natural Light - good, Security System, Suspended Ceilings	
P 3rd	Office / B1	602 SF (6,855 SF)	£59.50/SF	£16.46/SF	£12.00/SF	£88/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Fully Carpeted, Lift Access, Natural Light - good, Suspended Ceilings	
P 4th	Office / B1	824 SF (6,855 SF)	£59.50/SF	£59.50/SF	£12.00/SF	£131/SF	Avail	Direct	Negotiable	24 Hour Access, Comfort Cooling, EPC - D, Fully Carpeted, Lift Access, Natural Light - good, Security System, Suspended Ceilings	



**25-35 Southampton Row
London, WC1B 5HL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	260-3,640 SF (4,640 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Air Conditioning	
P 3rd	Office / B1	100-1,000 SF (4,640 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	



**Victoria House
37-63 Southampton Row
London, WC1B 4DA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	26,928 SF (35,759 SF)	Withheld	£24.50/SF	£10.00/SF	-	Avail	Direct	Negotiable	-	
P 3rd	Office / B1	4,991 SF (35,759 SF)	Withheld	£24.50/SF	£10.00/SF	-	Avail	Direct	Negotiable	-	
P 4th	Office / B1	2,550 SF (35,759 SF)	Withheld	£24.50/SF	£10.00/SF	-	Avail	Direct	Negotiable	-	



**Derbyshire House
St Chads St
London, WC1H 8AG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	3,512 SF (3,512 SF)	£65.00/SF	£10.40/SF	£10.00/SF	£85/SF	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Lift Access, Perimeter Trunking, Suspended Ceilings	



**11 St Chads St
London, WC1H 8BG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	625 SF (1,870 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Balcony/Patio, Demised WC facilities, Lift Access	
E 2nd	Office / B1	625 SF (1,870 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Lift Access	
E 3rd	Office / B1	620 SF (1,870 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities	



**Canal Side Studios
8-14 St Pancras Way
London, NW1 0QG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	2,900 SF (2,900 SF)	£55.00/SF	£15.00/SF	£11.50/SF	£82/SF	Avail	Direct	Negotiable	Bicycle storage, Car Parking, Commissionaire service, EPC - C, Kitchen Facilities, LG7 Lighting, Reception, Shared Shower Facilities	



**8-9 Stephen Mews
London, W1T 1AF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	910 SF (910 SF)	£41.21/SF	£14.63/SF	-	-	U/O	Direct	Negotiable	Natural Light - good, Open-Plan, Period common parts/features	



**1-2 Stephen St
London, W1T 1AL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 10th	Office / B1	2,700-3,500 SF (3,500 SF)	£87.50/SF	£20.33/SF	£12.32/SF	£120/SF	U/O	Direct	Negotiable	24 Hour Access, Air Conditioning, Commissionaire service, Lift Access, Natural Light - good, Raised Floor	



**24-32 Stephenson Way
London, NW1 2HD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P LL	Office / B1	4,770 SF (15,280 SF)	Withheld	£9.28/SF	-	-	Avail	Direct	Negotiable	EPC - D	
E GRND	Office / B1	5,125 SF (15,280 SF)	Withheld	£9.28/SF	-	-	Avail	Direct	Negotiable	EPC - D	
P 1st	Office / B1	5,385 SF (15,280 SF)	Withheld	£9.98/SF	-	-	Avail	Direct	Negotiable	EPC - D	



Stucley Studios
1-8B Stucley PI
London, NW1 8NS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	230 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P BSMT	Office / B1	672 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P BSMT	Office / B1	247 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P BSMT	Office / B1	240 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P BSMT	Office / B1	244 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P BSMT	Office / B1	250 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P BSMT	Office / B1	222 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	222 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	250 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	244 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	240 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	247 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	
P GRND	Office / B1	672 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	

P GRND	Office / B1	230 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	222 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	230 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	672 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	247 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	240 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	244 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 1st	Office / B1	250 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	250 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	244 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	240 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	247 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	672 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	230 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -
P 2nd	Office / B1	222 SF (8,420 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -



Station House
9-13 Swiss Ter
London, NW6 4RR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	375-1,500 SF (1,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning	



Lynton House
7-12 Tavistock Sq
London, WC1H 9LT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	5,256-10,695 SF (10,695 SF)	Withheld	£19.38/SF	£8.65/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Demised WC facilities, Lift Access, Natural Light - good, Raised Floor, Reception, Shared Shower Facilities	



Tavistock House
13 Tavistock Sq
London, WC1H 9LN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	4,320 SF (4,320 SF)	Withheld	£15.07/SF	£6.87/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Car Parking, Comfort Cooling, Commissionaire service, EPC - E, Integral lighting, Perimeter Trunking, Shared Shower Facilities, Suspended Ceilings	



Lacon House
84 Theobalds Rd
London, WC1X 8WA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	6,091 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E GRND	Office / B1	18,288 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 1st	Office / B1	23,690 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 2nd	Office / B1	26,055 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 3rd	Office / B1	26,057 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 4th	Office / B1	26,074 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 5th	Office / B1	25,872 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	25,065 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 7th	Office / B1	21,693 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 8th	Office / B1	17,770 SF (216,655 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	



Heals Building
191-199 Tottenham Court Rd
London, W1T 7PJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	10,924 SF (19,214 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
P 5th	Office / B1	4,879 SF (19,214 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	
E 6th	Office / B1	3,411 SF (19,214 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	-	



Glen House
200-208 Tottenham Court Rd
London, W1T 7PL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 5th	Office / B1	2,400 SF (2,400 SF)	£60.00/SF	£20.60/SF	£11.07/SF	£92/SF	U/O	Direct	Mar 2018	24 Hour Access, Air Conditioning, Commissionaire service, Kitchen Facilities, Open-Plan, Partitioned Offices, Raised Floor	



**248-250 Tottenham Court Rd
London, W1T 7QZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,906 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	
E 2nd	Office / B1	3,229 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	
E 3rd	Office / B1	3,014 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	
E 4th	Office / B1	1,561 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	
E 5th	Office / B1	1,561 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	



**2-4 Whitfield St
London, W1T 2RD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	630 SF (1,300 SF)	£36.54/SF	£3.97/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Wooden Floors	
E GRND	Office / B1	670 SF (1,300 SF)	£36.54/SF	£3.98/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Wooden Floors	



Rubicon Court
3 York Way
London, N1C 4AE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,950 SF (1,950 SF)	£45.00/SF	-	£6.50/SF	-	U/O	Direct	Negotiable	Air Conditioning, Natural Light - good	



Saxon Court
5 York Way
London, N1C 4AJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,963 SF (1,963 SF)	£45.00/SF	£10.00/SF	£6.50/SF	£62/SF	Avail	Direct	Negotiable	Raised Floor	

APPENDIX 3

**Letter from Morgan Lambert and Partners
dated 20 November 2015**

Morgan Lambert & Partners

12 John Street, London WC1N 2EB

► Telephone: +44(0) 207 405 1686 ◀

www.morganlambert.co.uk

e-mail: info@morganlambert.co.uk

Mr. Graham Allison
Associate
Montagu Evans LLP
5 Bolton Street,
London W1J 8BA

Friday 20th November 2015

Dear Sir,

35 Great James Street, London WC1

Morgan Lambert & Partners have been involved in the Bloomsbury area of Central London for nearly 35 years, with particular reference to the properties comprising the listed former houses in John Street, Doughty Street and Great James Street and are considered a “niche” practise in the area. Over the years we have done work, in one form or another, on most of the properties in these streets.

The majority of the properties in these streets were originally constructed as 5 storey houses between 200/275 years ago and during the early 1900's Solicitors working in the Inns, started working from home, creating what we now know as “live-work” and gradually the work element expanded through the property.

It is now accepted that these buildings are not suitable for commercial occupation, for a variety of reasons. Firstly, they comprise rooms of various sizes, which are not ideal for commercial occupation and, more importantly, because of the listed status ingoing tenants are not able to alter the internal layout.

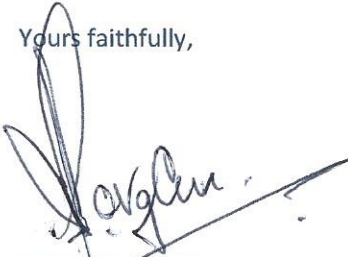
As these properties were not constructed for commercial use and in view of the listed status, they are not suitable for the modern amenities as required by tenants, i.e. IT, raised floors, air conditioning/comfort cooling, lifts, etc. The lift aspect is the most important because as very few of these buildings actually have lifts and access to the buildings from the streel is up some steps, these properties are not capable of ever being fully DDA compliant, which seems to be more important for occupiers and indeed regulations these days. As these properties are laid out mainly over 5 floors, (basement, ground & three upper floors) access between the floors is “walk up” which can cause problems, due to disabilities, age, health etc. with some tenants.

For this reason, more and more commercial tenants are now seeking non-Listed single, “open plan” office floors where they can plan their own use, can partition accordingly and which would include the standard modern amenities. It is general knowledge that a more modern property is fundamentally more viable, is more business/staff friendly and is also economically more suitable to tenants.

Cont/

For the reasons given above, virtually all of the properties that have come to the market in recent years have reverted to their former residential use, generally C3 Family Housing, for which purpose they were originally designed and constructed and because demand for commercial occupation, in this type of building, is all but non-existent.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Peter D. Morgan', is written over a horizontal line.

Peter D. Morgan
peter@morganlambert.co.uk

