

Isabella Oliver
30 Leighton Road
London NW5 2QE
England

Telephone
UK 0 844 844 0448
US 1.800.961.4963
CA 1.800.662.0594
EUR/INT +44 20 7284 3001

Website IsabellaOliver.com
Email TheGirls@IsabellaOliver.com

Isabella Oliver

Monday 20th July 2015

To Whom it May Concern

Re: The Postmen's Office, 30 Leighton Road, Kentish Town

I am writing as the CEO and Co-Founder of Isabella Oliver Ltd, current tenants at The Postmen's Office, 30 Leighton Road.

We are an award-winning British fashion company, operating two brands; Isabella Oliver - maternity wear and Baukjen – womenswear. Our company, founded in 2003, is a pureplay e-commerce business, selling to customers worldwide. As a young and growing business, operating in a dynamic sector, it is important that we are able to attract talented staff from the many different spheres of fashion and ecommerce from fashion designers to web developers, merchandisers to accountants.

In 2010 we moved into The Postmen's Office and we believe that this building is a contributory factor in making employment at our company an attractive option. The location, with easy transport links, helps to attract staff from as far afield as Essex, Hertfordshire and the South Coast. The ambience created by the architecture of the building and the garden help foster a social atmosphere.

However, there are some significant drawbacks to the current set up and configuration of the unit which can make this a difficult environment in which to work. We were aware of some of these when we took on the lease, which we took on, subject to a comprehensive Schedule of Condition due to the poor physical condition of the property. We are however, now conscious that some of these will become limiters to our ability to grow the staffing levels required to develop our business for the short/medium term. It is therefore likely that we will have to consider relocation to more appropriate modern offices to accommodate our anticipated expansion.

I have indicated some of key areas whereby the property does not meet the standards we will required both now and for growth:

Space

The current configuration of buildings (Main Hall/ studio with link/garden room accessed externally) and the mezzanine level in the Main Hall restrict the flexibility for staff desk space/increasing staff levels. In addition there are areas which can only be used for storage e.g. the vault – the ratio of storage space to desk space, as a function of an old building is too high for a modern office.

Technology

Our servers and communications equipment is currently stored under the mezzanine level in the Main Hall, ideally this would be kept in a cool environment. The network cabling set up is compromised by this being an old building. This not only makes it an unattractive environment but decreases efficiencies for the IT team in managing the infrastructure.

Building repair & maintenance

There are numerous roof leaks in the Main Hall and older buildings that require vacant possession to rectify. The gutters cannot cope when there is heavy rain which results in water cascading through the roof and down the walls. This poses a potential risk from a health and safety issue for both electrical wiring and from damp and mould.

In addition the stone work on the front façade is deteriorating rapidly and parts have already fallen off.

Security

The front door security system is old and difficult to operate. A more secure and easily operated entry and alarm system to allow easier access for staff is required.

Amenities

The Main Hall's roof is un-insulated, with roof- lights. In summer the building overheats and has limited means of natural ventilation and we are unable to provide air condition as this is a listed building. In winter the reverse is true, with the Main Hall becoming very cold, heat retention is difficult and fuel bills are excessive. Disabled access is difficult at the moment, but would become a real problem for us to provide if we grow

The toilet facilities are limited and do not allow for a significant increase in staff.

I hope that the above has been a useful summary of how this building operates as a business unit, both for now and it's potential for enabling our business to grow.

Yours faithfully



Geoff Van Sonsbeeck
CEO and Co-Founder