

PLANNING STATEMENT – ADDENDUM

to accompany planning application

Conversion of upper parts at 30 Museum Street, London, WC1A 1LH

for Mr & Mrs P Athill and B Arbuthnot

16 January 2016

BACKGROUND

The LPA seeks additional justification that the application does not harm employment.

"I see from your website that Mr. Jennings on behalf of the Bloomsbury Conservation Area Advisory Committee 19 November objects to my application to change the use of the upper parts to residential "on grounds of loss of office space in this important part of the conservation area dedicated to individual businesses". My Planning Statement explains why this change is necessary and justifiable not least because (a) upper parts are currently ancillary to the shop so are incapable of independent occupation. (b) Upper parts are now surplus to the shop and there is no demand for their use as independent offices here any more than there is or has been at similar properties adjoining and nearby, upper parts of almost all of which have reverted to, or are reverting to, residential. (c) To make the upper parts usable independently from the shop requires alterations to the historic building which would be more extensive than restoring their original residential use which (d) is always the preferred use of historic buildings like this. (e) Some ancillary office space upstairs is of course relocated to the basement which becomes better used (see floor area tables). (f) The change of use for which permission is sought is essential for the continued economic viability of the remaining shop so if it is refused the current and established occupier will seek to relocate which would harm this speciality shopping street (it is a speciality shopping street not a speciality office street). (g) Residential is the primary need locally and nationally which this application seeks to fulfill. (h) Better offices are nearby in abundance and more is under construction."

My email 27 November 2015

"It is considered that your current justification as set out within your Design and Access Statement, to justify the loss of the upper floor office space, is unsatisfactory. Even though the upper floors can only currently be accessed through the gallery at ground floor level, it is clear that this can be overcome by the bringing the dummy door back into use and introducing a partition wall. That would then make it possible to let out the upper floors to new tenants and keep the office use in situ. The fact that market trends for your client have changed which have rendered the office space on the upper floors redundant is also not a satisfactory justification for its loss.

In light of this, in order for the change of use of the upper floors from office to residential to be acceptable, it will be necessary to satisfy the tests as set out within policy DP13. I have attached out our Development Policies document for your reference (see p.67). For clarity, it states:

The Council will retain land and buildings that are suitable for continued business use and will resist a change to non-business unless:

- 1. It can be demonstrated to the Council's satisfaction that a site or building is no longer suitable for its existing business use; and*
- 2. There is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.*

To that end, we will require more evidence in order to satisfy these tests."

Case Officer email 13 January 2016

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The LPA acknowledges that it is not possible to market the upper floors as offices whilst they remain ancillary and it is not possible to share the property with another occupier without compromising security and invalidating the insurance of the current retailer.

“Rather than advertising the building for a set amount of time and providing evidence of the results, an assessment needs to be made of the current supply of alternative B1(a) accommodation in the vicinity of the site, so that we can judge whether allowing the change of use would prejudice the Council’s ability to ensure a continued supply of B1(a) office space to meet demand. The assessment will be taken into consideration alongside the Loss of Employment Statement which you have already submitted. The assessment should be accompanied by a Loss of Employment Statement....It doesn’t necessarily need to be compiled by a specialist.”

Case Officer email 13 January 2016

SCOPE

Survey the availability of vacant self contained office space currently marketed to let within 1 mile of the application site as directed by the case officer 13&14 January. Consider the loss of employment arising from the application according to DP13. The case officer requires no evidence of demand or stock.

RANGE

¼ mile from the site includes the following postcodes:
WC1A, WC1B, WC1V, WC2B, WC2H

½ mile from the site includes the following postcodes:
W1A, W1D, W1F, W1T, WC1A, WC1B, WC1E, WC1H, WC1N, WC1R, WC1V, WC2A, WC2B, WC2E, WC2H

1mile from the site includes the following postcodes:
EC1A, EC1N, EC1M, EC1R, EC4A, EC4P, EC4Y, N1C1, N1C4, SE19, NW11, NW12, NW13, W1A, W1B, W1D, W1F, W1G, W1J, W1S, W1T, W1W, WC2A, WC2B, WC2E, WC2H, WC2N, WC2R, WC1A, WC1B, WC1E, WC1H, WC1R, WC1V, WC1X

SOURCES

Prime Location, Zoopla, Rightmove, Estates Gazette Property Link, Costar Focus. Costar Focus is the benchmark identified by CPG 5 as the market overview. Others represent only their subscribers so will be incomplete. Few agents subscribe to both Rightmove and Zoopla. Statistics include serviced offices. Some properties are listed with multiple agents so I have attempted to filter out duplications.

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VACANT SELF CONTAINED OFFICES CURRENTLY MARKETED TO LET

TOTAL AT 14 JANUARY 2016

Source	Distance from the application site					
	¼ mile		½ mile		1 mile	
	Quantity	Total floor area	Quantity	Total floor area	Quantity	Total floor area
Prime Location	15	70,610sqft / 6,561m ²	56	190,534sqft / 17,704m ²	225	550,923sqft / 51,192m ²
Zoopla	10	61,065sqft / 5,674m ²	52	132,302sqft / 12,293m ²	171	398,926sqft / 37,068m ²
Rightmove	38	33,416sqft / 3,105m ²	135	134,223sqft / 12,472m ²	556	279,162sqft / 25,940m ²
Estates Gazette Property Link	13	451,952sqft / 41,995m ²	37	569,075sqft / 52,878m ²	127	1,092,436sqft / 101,509m ²
Costar Focus (CPG 5 benchmark)	60	633,646sqft / 58,878m ²	172	1,572,709sqft / 146,135m ²	484	4,818,941sqft / 447,774m ²
Average	27	250,138sqft / 23,243m ²	90	519,769sqft / 48,296m ²	259	1,428,078sqft / 132,696m ²

SIMILAR SIZED OR SMALLER THAN APPLICATION AT 15 JANUARY 2016

Source	Distance from the application site					
	¼ mile		½ mile		1 mile	
	Quantity	Total floor area	Quantity	Total floor area	Quantity	Total floor area
Prime Location	11	16,649sqft / 1,547m ²	44	73,418sqft / 6,822m ²	178	317,274sqft / 29,481m ²
Zoopla	10	15,260sqft / 1,418m ²	41	72,385sqft / 6,726m ²	171	293,867sqft / 27,306m ²
Rightmove	38	24,161sqft / 2,245m ²	92	71,406sqft / 6,635m ²	377	228,509sqft / 21,233m ²
Estates Gazette Property Link	6	7,828sqft / 727m ²	11	10,953sqft / 1,018m ²	28	55,836sqft / 5,188m ²
Costar Focus (CPG 5 benchmark)	-	Not available	-	Not available	-	Not available
Average	16	15,974sqft / 1,484m ²	47	57,041sqft / 5,300m ²	188	223,872sqft / 20,802m ²

In the same WC1A postcode Costar Focus lists 11 offices available to let totalling 100,108sqft / 9,302m².

CONCLUSION

The application causes no loss of self contained offices because existing offices are not self contained. If they were, the loss to residential conversion (140m²) would be insignificant in the context of the alternative vacant self contained office space currently marketed to let nearby. Overall office availability within ¼ mile of the application site is 166 times the size of the offices converted to residential, 345 times within ½ mile, and 948 times within 1 mile.

Availability of similar sized or smaller offices within ¼ mile of the application site is 11 times the size of the offices converted to residential, 38 times within ½ mile, and 149 times within 1 mile. Vacant offices are a fraction of the total stock of offices.

It is therefore reasonable to conclude that the application has no appreciable effect on the supply of offices within the borough or the city at large.

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STOCK, DEMAND AND OCCUPANCY

The latest London Office Policy Review states:

"There is indeed capacity for conversion from office to residential in London. Consultations confirm there are examples of conversions in most London boroughs and there is pressure to convert employment floorspace to residential, particularly where the employment infrastructure is dated"

Ramidus Consulting Ltd. on behalf of Greater London Authority September 2012

"Relaxation of planning rules for change of use from offices to residential" by Department of Communities and Local Government, May 2013 suggests that this residential conversion has little effect on the supply of business land/property relative to demand since the value of such land and buildings in business/industrial use is typically many times lower than the value of housing land which is as high as four times the value of that available for industrial uses. And:

"tenants are increasingly more 'footloose' and will now look to the whole of Central London for space, rather than restricting searches to specific areas. In 2014 42% of requirements were for the whole of Central London, in 2005 it was 19%."

Savills reported 12 February 2015

Commercial vacancy rates averaged 9% between 1998 and 2005. Offices like those in the application site are called "secondary" and vacancy of such stock rose from 5% in 2000 to 12.6% in 2012. Housing vacancy rate of is 3% which is one of the lowest in Europe because there is a shortage.

Secondary offices are historically occupied by small business and start ups but commentators agree there is oversupply of this secondary stock, which is typically used by small business and start-ups. Changing business requirements and technological developments have driven such demand away from independent offices into incubator, serviced or most recently, bespoke shared "co-working" offices whilst business size increases with increased local, national and international regulation. Modern occupiers want bright airy open plan space purpose built for business with modern telecommunications not cellular converted residential space split over several levels. Otherwise they work from home.

Traditional midtown occupiers have consolidated and relocated their media businesses to new developments in Kings Cross, Farringdon, Clerkenwell & Shoreditch etc., at the same time midtown is redeveloped by CrossRail to replace out-dated smaller stock with larger more modern offices.

Justifying the residential conversion of no.28 in 2011, Pearl-Coutts stated "... from our experience in the Bloomsbury area there is currently very little demand for office space"

Leigh Peters to Campbell Architects 21/9/11

There is no measure of ancillary office supply or demand so the LPA will need strong evidence to justify refusing this application for residential conversion at no.30.

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EMPLOYMENT

The application causes no loss of employment as confirmed by section 19 of the planning application form which states that the property accommodates five employees full time and a further one part time, and declares that this will continue.

Existing offices are not self contained and new ancillary offices (44m²) are converted from basement storage. Including the 44m² shop, commercial accommodation remains capable of accommodating up to 13 employees according to the Building Regulations (6 employees in the ground floor shop at 7m²/person and 7 employees in the basement offices at 6m²/person).

Page 6 of my Planning Statement states that using the upper parts as self contained offices would be

“contrary to their original residential use and contrary to current building regulations parts A, B, K, L and M ie. structure, fire safety, protection from falling, conservation of fuel and power, and access to and use of buildings.”

The case officer states 13 January 2016:

“Even though the upper floors can only currently be accessed through the gallery at ground floor level, it is clear that this can be overcome by the bringing the dummy door back into use and introducing a partition wall. That would then make it possible to let out the upper floors to new tenants and keep the office use in situ.”

It is no simple matter to convert the upper parts of this Listed building into self contained offices. In addition to partitioning the shop from the upper parts identified by the case officer, Part A of the Building Regulations demands that floors be strengthened because office loads exceed the domestic loads for which the original floors were designed. Part B requires that the staircase is lobbied at each landing according to paragraph 4.34 would reduce each of the three floors by 2m² from 34m² to 32m². Part B also requires that structural fire resistance is increased between the shop and the upper parts (affecting both walls and floors), that all rooms have self closing fire resistant doors, that wall and ceiling finishes of the staircase resist the spread of fire (they are currently lined in fabric), and the fire alarm would need renewal and emergency lighting would need to be installed. Part K demands that landing balustrades are raised. Part L demands improvements to controlled fabric and systems. Alterations like the entrance corridor and lobbies and electrical services will be governed by Part M eg. paragraph 3.16, as well as improvements demanded by the DDA. Artificial lighting would need upgrading according to Regulation 8 of the Workplace (Health, Safety and Welfare) Regulations 1992 and Regulation 21 of the Provision and Use of Work Equipment. Two additional toilets would need to be installed to comply with Workplace Regulation 20 as the offices need two and shop needs one (there is currently only one in the whole building).

Such alterations are more extensive than the residential conversion proposed here and would not be liable for Community Infrastructure Levy. Were they granted Planning Permission, Listed Building consent and Building Regulations approval, and if such consents were implemented, the resulting 96m² self contained offices could accommodate 16 people at the rate prescribed by Table C1 of Approved Document B of the Building Regulations (6m²/person). This is not proposed here for the reasons previously stated principally that there is no shortage of alternative office accommodation, existing upper parts are surplus, residential supply is the stated priority of the LPA, and residential use is the default use because the building is Listed.

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Such constraints prohibit alternative business uses such as industrial or warehousing especially because it is multi-level rather than ground level, spatial arrangement is cellular not open-plan, structure is weak and unsuited to industrial loads and vibration, personnel and delivery access is restricted, there is no servicing area, the site is inaccessible to vehicles, the street is one-way, parking and waiting is prohibited outside the property, there is no lift and no mechanical extract), increased vehicle movements, parking is controlled and there is no off-street parking.

For upper parts to remain in ancillary use they need considerable work to modernise access, welfare facilities, mechanical and electrical services, emergency provisions which are all substandard. Again this all requires Listed Building consent or risks being unauthorised.

All this is supported by the Delegated Report for the residential conversion of the upper parts of no.31 next door:

“Given the layout of the property it appears that it was formerly used as a house prior to its office and retail use.

When assessing applications for a change of use the Council will consider whether there is potential for that use to continue. The site is not located in a Industry Area, is not suitable for a mix of uses including light industry and local distribution warehousing, it is not possible to be serviced by means other than a car, it has restricted on-site vehicle space for servicing and it is not close to other noise generating uses. Therefore the building could not be used for flexible employment uses such as B1c light industry or B8 storage/warehousing uses.

Furthermore, the nature of the building does not readily lend itself to employment floorspace: there are no lifts for the upper floors, the floors are serviced by narrow staircases and the internal layout is not flexible enough to allow for a range of employment generating uses. Given the building is listed it is difficult to achieve flexible and open space employment spaces without destroying the historical fabric. The host building is considered to be unsuitable for its continued employment use and therefore the loss of office space is considered to be satisfactory with regard to policies CS8 and DP13 in the LDF.”

Planning permission ref: PP/2011/6960/P

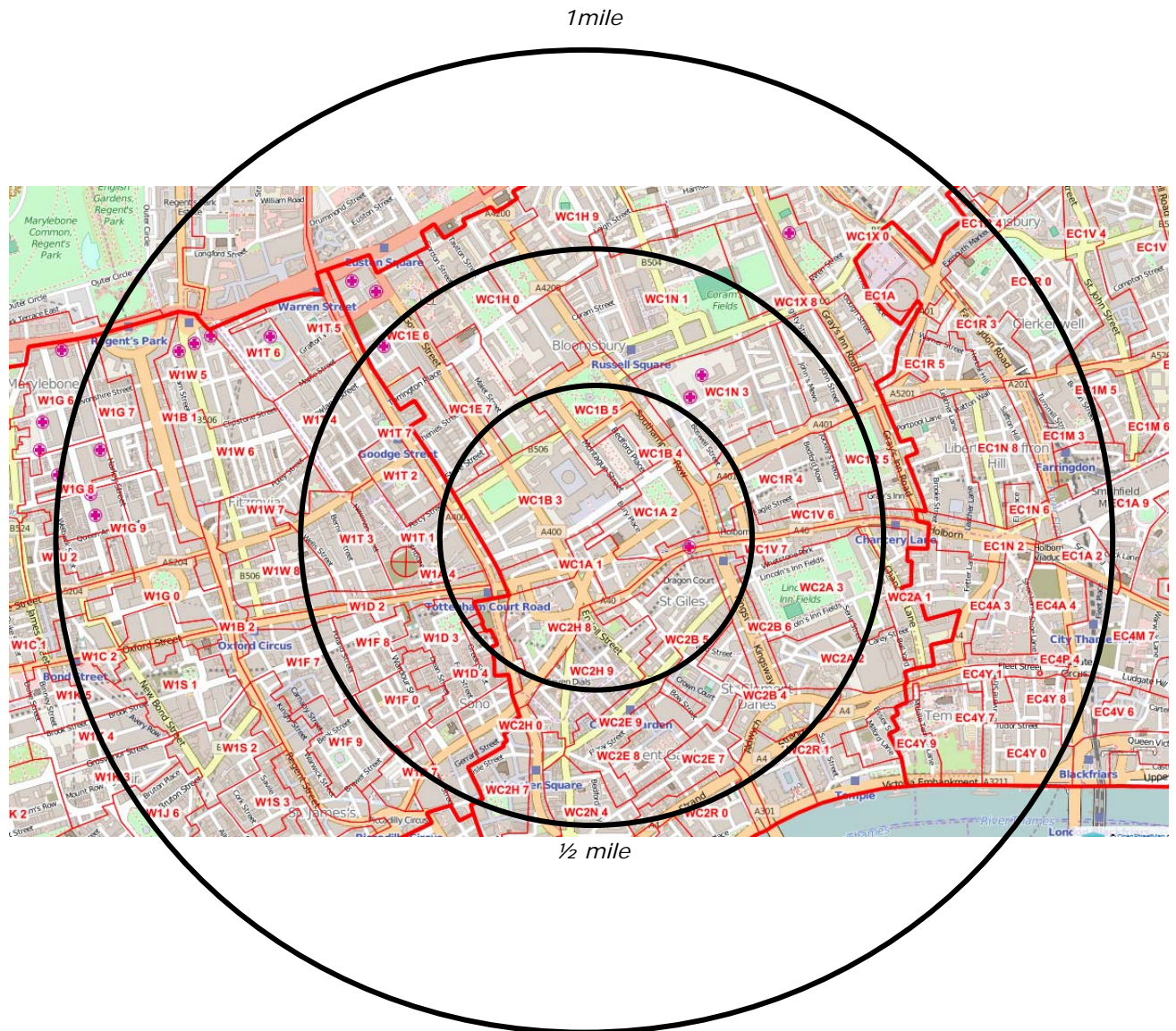
My planning statement describes the area's mixed character and the tendency for upper parts nearby to revert to residential use. Community facilities supporting residential use are a short walk from the site as are Lincoln's Inn Fields, Russell Square Gardens, Gray's Inn Fields, and a broad mix of retail, cultural and leisure facilities. So the LPA will need strong evidence to justify refusing this application for residential conversion at no.30.

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APPENDIX A

Postcode Map



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APPENDIX B

Costar Focus data summary (No. of offices + total lettable area)

<i>Costar Focus data</i>				
<i>Postcode</i>	<i>All offices</i>		<i>Similar and smaller than application</i>	
	<i>Quantity</i>	<i>Size</i>	<i>Quantity</i>	<i>Size</i>
EC1A	10	104,506sqft / 9,711m2	Statistics unavailable without subscription	
EC1M	27	376,732sqft / 35,006m2		
EC1N	17	128,891sqft / 11,977m2		
EC1R	10	185,837sqft / 17,268m2		
EC4A	21	313,522sqft / 29,132m2		
EC4P	0	0		
EC4Y	10	183,046sqft / 17,009m2		
N1C1	0	0		
N1C4	2	54,169sqft / 5,033m2		
SE19	1	3,755sqft / 349m2		
W1B	15	187,144sqft / 17,389m2		
W1D	17	71,690sqft / 6,661m2		
W1F	31	98,970sqft / 9,196m2		
W1G	26	202,855sqft / 18,849m2		
W1J	50	442,311sqft / 41,099m2		
W1S	52	253,900sqft / 23,592m2		
W1T	35	586,489sqft / 54,496m2		
W1W	31	131,482sqft / 12,217m2		
WC1A	11	100,108sqft / 9,302m2		
WC1B	0	0		
WC1E	0	0		
WC1H	7	43,870sqft / 4,076m2		
WC1N	0	0		
WC1R	4	36,791sqft / 3,419m2		
WC1V	18	187,207sqft / 17,395m2		
WC1X	16	322,460sqft / 29,963m2		
WC2A	0	0		
WC2B	20	208,134sqft / 19,340m2		
WC2E	18	101,253sqft / 9,408m2		
WC2H	11	138,197sqft / 12,841m2		
WC2N	13	337,279sqft / 31,340m2		
WC2R	11	18,343sqft / 1,704m2		

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APPENDIX C

Costar Focus data

EC1A:

<input type="checkbox"/>	 8-12 Smithfield Street London, EC1A 9LA Office / Retail	To Let 3,158 sq ft Negotiable	Lewis Craig 020 7009 0480 Theo Benedyk 020 7009 0486	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>	 23-24 Smithfield Street London, EC1A 9LB Office	To Let 1,010 sq ft £50.00 sq ft	Represented by: Goodsir Commercial Fidens Partners	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 11 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	Negotiable	1,494 sq ft		405,624 sq ft
Subscriber access only	Office	London, LND	£52.50	1,097 sq ft		18,183 sq ft
Subscriber access only	Office	London, LND	£27.00	2,260 sq ft		17,767 sq ft
Subscriber access only	Office	London, LND	Negotiable	14,000 sq ft		42,712 sq ft
Subscriber access only	Office	London, LND	£45.00 - 55.50	30,791 sq ft		288,553 sq ft
Subscriber access only	Office	London, LND	£42.50	936 sq ft		2,734 sq ft
Subscriber access only	Office	London, LND	£15.00 - 47.50	1,946 sq ft		13,745 sq ft
Subscriber access only	Office	London, LND	Negotiable	50,000 sq ft		200,000 sq ft
Subscriber access only	Office	London, LND	£39.50	966 sq ft		4,537 sq ft

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EC1M:

<input type="checkbox"/>		62 Britton Street London, EC1M 5UY Office	To Let 505 sq ft £49.50 sq ft	Goodsir Commercial  020 7566 6455 Jordan Foux  020 7566 6457 Paul Goodsir  020 7566 6451	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		19 Britton Street London, EC1M 5NZ Office	To Let 485-932 sq ft £55.00 sq ft	Goodsir Commercial  020 7566 6455 Jordan Foux  020 7566 6457 Paul Goodsir  020 7566 6451	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 26 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£32.31	650 sq ft		3,037 sq ft
Subscriber access only	Office	London, LND	£47.50	3,121 sq ft		23,013 sq ft
Subscriber access only	Office	London, LND	£20.00 - 59.50	50,057 sq ft		170,600 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,687 sq ft		20,621 sq ft
Subscriber access only	Office	London, LND	£40.00	1,033 sq ft		7,183 sq ft
Subscriber access only	Office	London, LND	£69.50	3,429 sq ft		15,525 sq ft
Subscriber access only	Office	London, LND	£59.50	3,800 sq ft		12,470 sq ft
Subscriber access only	Office	London, LND	£52.50	1,024 sq ft		17,572 sq ft
Subscriber access only	Office	London, LND	£41.67	420 sq ft		13,978 sq ft
Subscriber access only	Office	London, LND	Negotiable	165,887 sq ft		180,887 sq ft
Subscriber access only	Office	London, LND	£50.25	776 sq ft		12,926 sq ft
Subscriber access only	Office	London, LND	£47.50	7,123 sq ft		25,997 sq ft
Subscriber access only	Office	London, LND	£45.00	1,100 sq ft		5,948 sq ft
Subscriber access only	Office	London, LND	£50.00	890 sq ft		6,400 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,100 sq ft		18,372 sq ft
Subscriber access only	Office	London, LND	£62.50	2,919 sq ft		2,919 sq ft
Subscriber access only	Office	London, LND	£50.00	775 sq ft		6,451 sq ft
Subscriber access only	Office	London, LND	£55.00 - 60.00	7,778 sq ft		45,902 sq ft
Subscriber access only	Office	London, LND	£60.00	4,500 sq ft		48,313 sq ft
Subscriber access only	Office	London, LND	£45.00	4,178 sq ft		4,178 sq ft
Subscriber access only	Office	London, LND	£32.50	1,260 sq ft		2,620 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,545 sq ft		5,806 sq ft
Subscriber access only	Office	London, LND	Negotiable	101,246 sq ft		130,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	7,940 sq ft		26,766 sq ft

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EC1N:

<input type="checkbox"/>		62 Britton Street London, EC1M 5UY Office	To Let 505 sq ft £49.50 sq ft	Goodsir Commercial  020 7566 6455 Jordan Foux  020 7566 6457 Paul Goodsir  020 7566 6451	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		19 Britton Street London, EC1M 5NZ Office	To Let 485-932 sq ft £55.00 sq ft	Goodsir Commercial  020 7566 6455 Jordan Foux  020 7566 6457 Paul Goodsir  020 7566 6451	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY

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Subscriber access only	Office	London, LND	£47.50	3,121 sq ft		23,013 sq ft
Subscriber access only	Office	London, LND	£20.00 - 59.50	50,057 sq ft		170,600 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,687 sq ft		20,621 sq ft
Subscriber access only	Office	London, LND	£40.00	1,033 sq ft		7,183 sq ft
Subscriber access only	Office	London, LND	£69.50	3,429 sq ft		15,525 sq ft
Subscriber access only	Office	London, LND	£59.50	3,800 sq ft		12,470 sq ft
Subscriber access only	Office	London, LND	£52.50	1,024 sq ft		17,572 sq ft
Subscriber access only	Office	London, LND	£41.67	420 sq ft		13,978 sq ft
Subscriber access only	Office	London, LND	Negotiable	165,887 sq ft		180,887 sq ft
Subscriber access only	Office	London, LND	£50.25	776 sq ft		12,926 sq ft
Subscriber access only	Office	London, LND	£47.50	7,123 sq ft		25,997 sq ft
Subscriber access only	Office	London, LND	£45.00	1,100 sq ft		5,948 sq ft
Subscriber access only	Office	London, LND	£50.00	890 sq ft		6,400 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,100 sq ft		18,372 sq ft
Subscriber access only	Office	London, LND	£62.50	2,919 sq ft		2,919 sq ft
Subscriber access only	Office	London, LND	£50.00	775 sq ft		6,451 sq ft
Subscriber access only	Office	London, LND	£55.00 - 60.00	7,778 sq ft		45,902 sq ft
Subscriber access only	Office	London, LND	£60.00	4,500 sq ft		48,313 sq ft
Subscriber access only	Office	London, LND	£45.00	4,178 sq ft		4,178 sq ft
Subscriber access only	Office	London, LND	£32.50	1,260 sq ft		2,620 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,545 sq ft		5,806 sq ft
Subscriber access only	Office	London, LND	Negotiable	101,246 sq ft		130,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	7,940 sq ft		26,766 sq ft

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EC1R:

<input type="checkbox"/>		83 Clerkenwell Road Griffin Building London, EC1R 5AR Office	To Let 3,892-4,184 sq ft £39.50 sq ft	Represented by: James Andrew International  James Andrew International	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		69-73 Clerkenwell Road London, EC1R 5BU Retail	To Let 255 sq ft £15,000 pa	Represented by: Goodsir Commercial  Stirling Ackroyd	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		170-178 Clerkenwell Road London, EC1R 5DD Retail	To Let 533 sq ft £35,000 pa	Lewis Craig   020 7009 0480 Theo Benedyk   020 7009 0486 	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 26 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Light Indust	London, LND	£51.08 - 60.00	6,922 sq ft		19,743 sq ft
Subscriber access only	Office	London, LND	£57.50	2,433 sq ft		17,522 sq ft
Subscriber access only	Office	London, LND	£22.50 - 50.00	1,480 sq ft		9,355 sq ft
Subscriber access only	Office	London, LND	£87.27	550 sq ft		17,017 sq ft
Subscriber access only	Office	London, LND	Negotiable	4,726 sq ft		41,717 sq ft
Subscriber access only	Office	London, LND	£39.50	1,523 sq ft		22,319 sq ft
Subscriber access only	Office	London, LND	Negotiable	895 sq ft	Unit	7,463 sq ft
Subscriber access only	Office	London, LND	£64.10	741 sq ft		7,888 sq ft
Subscriber access only	Office	London, LND	£65.00 - 70.00	4,938 sq ft		36,874 sq ft
Subscriber access only	Office	London, LND	£52.96	3,965 sq ft		10,070 sq ft
Subscriber access only	Office	London, LND	£42.50	2,600 sq ft		10,881 sq ft
Subscriber access only	Office	London, LND	Negotiable	30,771 sq ft		30,771 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,614 sq ft		2,901 sq ft
Subscriber access only	Office	London, LND	£27.50	1,800 sq ft		8,492 sq ft
Subscriber access only	Office	London, LND	£43.48	736 sq ft		966 sq ft
Subscriber access only	Office	London, LND	£38.88	3,858 sq ft		3,858 sq ft
Subscriber access only	Office	London, LND	£31.07	2,253 sq ft	£2,000,000	2,253 sq ft
Subscriber access only	Office	London, LND	£60.00	110,867 sq ft		140,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,613 sq ft	Unit	7,988 sq ft
Subscriber access only	Office	London, LND	Negotiable	8,556 sq ft		16,536 sq ft
Subscriber access only	Office	London, LND	£40.00 - 72.50	2,368 sq ft		17,716 sq ft

12 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

EC4A:



107-111 Fleet Street
London, EC4A 2AB
Office

To Let
50-15,050 sq ft
Negotiable

Represented by:
MWB Business Exchange Centres Ltd
Square Mile Offices



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Subscribers to CoStar Focus have complete access to the 21 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£59.50	1,551 sq ft		81,241 sq ft
Subscriber access only	Office	London, LND	Negotiable	52,539 sq ft		54,880 sq ft
Subscriber access only	Office	London, LND	£35.00	1,355 sq ft		6,786 sq ft
Subscriber access only	Office	London, LND	£58.50	10,047 sq ft		92,972 sq ft
Subscriber access only	Office	London, LND	£35.00	629 sq ft		3,883 sq ft
Subscriber access only	Office	London, LND	£39.50 - 59.50	8,593 sq ft		26,676 sq ft
Subscriber access only	Office	London, LND	£47.83	345 sq ft		2,415 sq ft
Subscriber access only	Office	London, LND	£53.50 - 65.00	40,442 sq ft		188,630 sq ft
Subscriber access only	Office	London, LND	£54.50	5,420 sq ft		60,110 sq ft
Subscriber access only	Office	London, LND	Negotiable	14,175 sq ft		62,245 sq ft
Subscriber access only	Office	London, LND	Negotiable	14,580 sq ft		161,946 sq ft
Subscriber access only	Office	London, LND	£47.50	995 sq ft		5,638 sq ft
Subscriber access only	Office	London, LND	£61.92	3,031 sq ft		7,342 sq ft
Subscriber access only	Office	London, LND	Negotiable	19,500 sq ft		23,474 sq ft
Subscriber access only	Office	London, LND	£50.84 - 60.00	1,096 sq ft		3,323 sq ft
Subscriber access only	Office	London, LND	£59.50	3,620 sq ft		27,992 sq ft
Subscriber access only	Office	London, LND	£47.50	635 sq ft		635 sq ft
Subscriber access only	Office	London, LND	£52.50	2,128 sq ft		54,104 sq ft
Subscriber access only	Office	London, LND	£45.00	7,540 sq ft		28,947 sq ft
Subscriber access only	Office	London, LND	Negotiable	107,574 sq ft		107,574 sq ft

EC4Y:



2-9 Bride Court
Bride Court
London, EC4Y 8DU
Retail

To Let
154 sq ft
£35,000 pa

Tarn & Tarn
☎ 020 7377 8989
Arthur Nowicki ☎ 020 7377 8989 ✉
Etai Page ☎ 020 7377 8989 ✉



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Subscribers to CoStar Focus have complete access to the 10 listings below.


Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£49.50	7,599 sq ft		52,255 sq ft
Subscriber access only	Office	London, LND	£34.93 - 55.02	1,145 sq ft		18,741 sq ft
Subscriber access only	Office	London, LND	£26.61	938 sq ft		30,250 sq ft
Subscriber access only	Office	London, LND	£24.00 - 45.00	1,402 sq ft		100,732 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,302 sq ft		31,248 sq ft
Subscriber access only	Office	London, LND	£30.00	7,083 sq ft		51,435 sq ft
Subscriber access only	Office	London, LND	£54.00 - 55.00	1,537 sq ft		5,252 sq ft
Subscriber access only	Office	London, LND	Negotiable	156,474 sq ft		156,474 sq ft
Subscriber access only	Office	London, LND	£52.00	2,462 sq ft		1,975 sq ft

13 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

N1C:

<input type="checkbox"/>		2 Pancras Square London, N1C 4AG Office / Retail	To Let 1,735-3,801 sq ft Negotiable	Represented by: Lunson Mitchenall Nash Bond	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
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Subscribers to CoStar Focus have complete access to the 4 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Retail	London, LND	Negotiable	2,658 sq ft		11,128 sq ft
Subscriber access only	Industrial	Guelph, ON	Negotiable	2,500 sq ft	Unit	21,500 sq ft
Subscriber access only	Industrial	Guelph, ON	\$7.50	26,527 sq ft		26,527 sq ft
Subscriber access only	Office	Guelph, ON	\$13.00	50,368 sq ft		50,370 sq ft

SE19:

<input type="checkbox"/>		Alma Place Alma Yard London, SE19 2TB Industrial	For Sale & To Let 2,417 sq ft Negotiable	Pedder Chartered Surveyors S 020 7737 1464 James Dyson S 020 7737 1464 Ben Gannon S 020 7737 1464	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		76-78 Westow Street London, SE19 3AF Retail	To Let 473 sq ft £22,500 pa	Pedder Chartered Surveyors S 020 7737 1464 James Dyson S 020 7737 1464	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY














Subscribers to CoStar Focus have complete access to the 5 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£16.32	980 sq ft		3,852 sq ft
Subscriber access only	Office	London, LND	£10.65	3,755 sq ft		3,755 sq ft

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1B:

<input type="checkbox"/>		208-222 Regent Street Liberty London London, W1B 5AH Retail	To Let 100-5,768 sq ft Negotiable	Represented by: MWB Business Exchange Centres Ltd  Bilfinger GVA	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		115-131 Regent Street London, W1B 4HU Office / Retail	To Let 180 sq ft Negotiable	Stephen Kane & Company   020 7224 0101 Tom Gosden   020 7224 0101 Stephen Kane   020 7224 0101	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY






















Subscribers to CoStar Focus have complete access to the 17 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£58.48	6,840 sq ft		6,840 sq ft
Subscriber access only	Office	London, LND	£65.00	2,103 sq ft		39,539 sq ft
Subscriber access only	Office	London, LND	Negotiable	33,561 sq ft		49,836 sq ft
Subscriber access only	Office	London, LND	£55.00	1,065 sq ft		7,668 sq ft
Subscriber access only	Office	London, LND	£57.50	443 sq ft		47,806 sq ft
Subscriber access only	Office	London, LND	£67.50	674 sq ft		15,318 sq ft
Subscriber access only	Office	London, LND	£77.50 - 79.50	25,350 sq ft		59,367 sq ft
Subscriber access only	Office	London, LND	£45.00	200 sq ft		40,744 sq ft
Subscriber access only	Office	London, LND	£85.00	17,810 sq ft		55,959 sq ft
Subscriber access only	Office	London, LND	£85.00	13,240 sq ft		264,290 sq ft
Subscriber access only	Office	London, LND	£60.00	3,273 sq ft		6,306 sq ft
Subscriber access only	Office	London, LND	£70.00	293 sq ft		109,853 sq ft
Subscriber access only	Office	London, LND	Negotiable	25,000 sq ft		25,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	63,131 sq ft		88,249 sq ft
Subscriber access only	Office	London, LND	£45.00	1,872 sq ft		8,102 sq ft
Subscriber access only	Office	London, LND	Negotiable	6,059 sq ft		6,059 sq ft

15 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1D:

<input type="checkbox"/>		16-19 Soho Square Soho Square London, W1D 3QL Office	To Let 100-1,000 sq ft Negotiable	Represented by: MWB Business Exchange Centres Ltd  Square Mile Offices	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		187-195 Oxford Street London, W1D 2JY Office	To Let 6,315 sq ft £89.50 sq ft	Represented by: David Menzies Associates  Cushman & Wakefield	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		25 Gerrard Street Soho Island London, W1D 5QU Office	To Let 665-1,500 sq ft £56.50 sq ft	Metrus Property Advisors   020 7631 0550 Colin Becker  020 7079 3994 Joshua Milan  020 7079 3974	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		72 Old Compton Street London, W1D 4UN Retail	To Let 634 sq ft £75,000 pa	Kitchen La Frenais Morgan   020 7317 3700 Pippa Page  020 7317 3731	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 28 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£72.50	745 sq ft		12,103 sq ft
Subscriber access only	Office	London, LND	Negotiable	920 sq ft		6,861 sq ft
Subscriber access only	Office	London, LND	£45.13	4,210 sq ft		8,175 sq ft
Subscriber access only	Office	London, LND	£139.28	1,473 sq ft		6,018 sq ft
Subscriber access only	Office	London, LND	£55.00	1,078 sq ft		12,082 sq ft
Subscriber access only	Office	London, LND	£35.52 - 37.83	3,169 sq ft		5,876 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,659 sq ft		8,074 sq ft
Subscriber access only	Office	London, LND	Negotiable	252 sq ft		1,159 sq ft
Subscriber access only	Office	London, LND	Negotiable	249 sq ft		5,905 sq ft
Subscriber access only	Office	London, LND	£109.80	650 sq ft		3,836 sq ft
Subscriber access only	Office	London, LND	£52.50	4,096 sq ft		67,870 sq ft
Subscriber access only	Office	London, LND	£144.36	133 sq ft		1,658 sq ft
Subscriber access only	Office	London, LND	Negotiable	40,849 sq ft		68,461 sq ft
Subscriber access only	Office	London, LND	Negotiable	3,139 sq ft		29,404 sq ft
Subscriber access only	Office	London, LND	Negotiable	273 sq ft		3,423 sq ft

16 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1F:



19-20 Noel Street
Cobalt Building
London, W1F 8GW

Office

To Let
100-5,000 sq ft
Negotiable

MWB Business Exchange Centres Ltd

020 7868 7200

Sales Support Group 0808 1001800

FREE



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Subscribers to CoStar Focus have complete access to the 24 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£45.00	6,000 sq ft		71,810 sq ft
Subscriber access only	Office	London, LND	£89.55	5,025 sq ft		33,424 sq ft
Subscriber access only	Office	London, LND	£89.50	13,680 sq ft		27,090 sq ft
Subscriber access only	Office	London, LND	£65.00	573 sq ft		2,237 sq ft
Subscriber access only	Office	London, LND	£69.50	3,439 sq ft		26,380 sq ft
Subscriber access only	Office	London, LND	£69.50	1,607 sq ft		11,189 sq ft
Subscriber access only	Office	London, LND	£73.59	12,569 sq ft		12,618 sq ft
Subscriber access only	Office	London, LND	£77.50	9,499 sq ft		36,305 sq ft
Subscriber access only	Office	London, LND	£35.00	5,600 sq ft		56,821 sq ft
Subscriber access only	Office	London, LND	Negotiable	708 sq ft		4,422 sq ft
Subscriber access only	Office	London, LND	£67.50	2,550 sq ft		35,441 sq ft
Subscriber access only	Office	London, LND	£48.08 - 48.45	416 sq ft		3,695 sq ft
Subscriber access only	Office	London, LND	£62.50	1,044 sq ft		7,902 sq ft
Subscriber access only	Office	London, LND	£30.00	735 sq ft		4,370 sq ft
Subscriber access only	Office	London, LND	£75.00	2,906 sq ft		24,389 sq ft
Subscriber access only	Office	London, LND	£55.00	3,025 sq ft		6,618 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,200 sq ft		1,743 sq ft
Subscriber access only	Office	London, LND	£95.00	643 sq ft		7,058 sq ft
Subscriber access only	Office	London, LND	£65.00	1,802 sq ft		12,061 sq ft
Subscriber access only	Office	London, LND	£80.00	1,136 sq ft		7,572 sq ft
Subscriber access only	Office	London, LND	£45.00	1,125 sq ft		9,630 sq ft
Subscriber access only	Office	London, LND	£65.88	3,444 sq ft		3,444 sq ft
Subscriber access only	Office	London, LND	£69.23	650 sq ft		8,615 sq ft
Subscriber access only	Office	London, LND	£70.00 - 85.00	5,891 sq ft		32,497 sq ft

17 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1G:

<input type="checkbox"/>		41-42 Welbeck Street London, W1G 8DU Office	To Let 11,995-12,054 sq ft £82.63 sq ft	Represented by: Glinsman Weller  Howard De Walden Estates Ltd	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		33 Cavendish Square London, W1G 0PW Office	To Let 100-30,617 sq ft Negotiable	Represented by: MWB Business Exchange Centres Ltd  Bilfinger GVA	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		19-19A Cavendish Square Harcourt House London, W1G 0PL Office	To Let 1,241-18,618 sq ft £29.50 sq ft	Mellersh & Harding   020 7522 8500 George Reynolds   020 7522 8524 Stephen Weitzmann   020 7522 8519	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY








Subscribers to CoStar Focus have complete access to the 22 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Health Care	London, LND	£85.00	2,640 sq ft		105,203 sq ft
Subscriber access only	Office	London, LND	Negotiable	471 sq ft		6,225 sq ft
Subscriber access only	Office	London, LND	£67.00	1,485 sq ft		5,022 sq ft
Subscriber access only	Office	London, LND	Negotiable	4,101 sq ft		29,874 sq ft
Subscriber access only	Office	London, LND	£52.50	1,651 sq ft		13,682 sq ft
Subscriber access only	Office	London, LND	£72.50	12,323 sq ft		94,062 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,802 sq ft		10,135 sq ft
Subscriber access only	Office	London, LND	Negotiable	438 sq ft		5,815 sq ft
Subscriber access only	Office	London, LND	£72.50	711 sq ft		9,246 sq ft
Subscriber access only	Office	London, LND	Negotiable	6,795 sq ft		6,798 sq ft
Subscriber access only	Office	London, LND	£93.47	460 sq ft		2,678 sq ft
Subscriber access only	Office	London, LND	£77.50 - 82.50	6,103 sq ft		11,846 sq ft
Subscriber access only	Office	London, LND	£45.00 - 75.00	4,178 sq ft		16,946 sq ft
Subscriber access only	Office	London, LND	Negotiable	10,704 sq ft		10,704 sq ft
Subscriber access only	Office	London, LND	£50.00	612 sq ft		9,745 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,094 sq ft	Unit	7,820 sq ft
Subscriber access only	Office	London, LND	£60.00	1,805 sq ft		10,900 sq ft
Subscriber access only	Office	London, LND	Negotiable	5,865 sq ft		5,866 sq ft
Subscriber access only	Office	London, LND	Negotiable	53,841 sq ft		53,841 sq ft
Subscriber access only	Office	London, LND	£93.17 - 106.79	1,503 sq ft		3,126 sq ft
Subscriber access only	Office	London, LND	£85.00	7,716 sq ft		7,716 sq ft
Subscriber access only	Office	London, LND	£35.00	225 sq ft		2,195 sq ft

18 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1J:

<input type="checkbox"/>		19-20 Piccadilly Denman House London, W1J 0DG Retail	To Let 557 sq ft Negotiable	Doherty Baines S 020 7355 3033 Mark Howard S 020 7355 3033 Joss Lucas-Scudamore S 020 7355 3033	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		35 Hays Mews London, W1J 5PZ Office	To Let 2,000 sq ft £80.05 sq ft	Glinsman Weller S 020 7495 2728 Paul Glinsman S 020 7495 2728 Richard Weller S 020 7495 2732	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		1 Berkeley Street London, W1J 8DJ Office	To Let 100-50,000 sq ft Negotiable	MWB Business Exchange Centres Ltd S 020 7868 7200 Sales Support Group S 0808 1001800	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY FREE
<input type="checkbox"/>		1 Hay Hill London, W1J 6AS Office / Retail	To Let 1,927 sq ft Negotiable	Stephen Kane & Company S 020 7224 0101 Tom Gosden S 020 7224 0101 Stephen Kane S 020 7224 0101	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		17 Hill Street London, W1J 5LJ Office	To Let 980-4,490 sq ft £56.00 sq ft	Glinsman Weller S 020 7495 2728 Paul Glinsman S 020 7495 2728 Richard Weller S 020 7495 2732	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		25 Berkeley Square London, W1J 6HN Office	To Let 5,739 sq ft £78.50 sq ft	Mellersh & Harding S 020 7522 8500 George Reynolds S 020 7522 8524 Stephen Weitzmann S 020 7522 8519	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		1 Vine Street London, W1J 0AH Office	To Let 8,805 sq ft £77.50 sq ft	David Menzies Associates S 020 7491 7777 Ronald Laser S 020 7318 6912 Ben Sosner S 020 7318 6921	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 52 listings below

W1J continued overpage

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1J:









<u>Subscriber access only</u>	Office	London, LND	£100.00	600 sq ft	3,800 sq ft
<u>Subscriber access only</u>	Office	London, LND	£110.00	11,104 sq ft	98,784 sq ft
<u>Subscriber access only</u>	Office	London, LND	£89.50	1,219 sq ft	11,463 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	1,449 sq ft	21,561 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	3,533 sq ft	12,600 sq ft
<u>Subscriber access only</u>	Office	London, LND	£65.00	258 sq ft	4,237 sq ft
<u>Subscriber access only</u>	Office	London, LND	£39.50	5,407 sq ft	37,579 sq ft
<u>Subscriber access only</u>	Office	London, LND	£75.00	1,678 sq ft	12,741 sq ft
<u>Subscriber access only</u>	Office	London, LND	£85.00	2,295 sq ft	12,323 sq ft
<u>Subscriber access only</u>	Office	London, LND	£79.67	1,318 sq ft	7,396 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	531 sq ft	2,772 sq ft
<u>Subscriber access only</u>	Office	London, LND	£125.00	5,741 sq ft	19,896 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	45,000 sq ft	45,000 sq ft
<u>Subscriber access only</u>	Office	London, LND	£82.50	917 sq ft	4,848 sq ft
<u>Subscriber access only</u>	Office	London, LND	£75.00	2,182 sq ft	7,545 sq ft
<u>Subscriber access only</u>	Office	London, LND	£82.50	1,725 sq ft	8,931 sq ft
<u>Subscriber access only</u>	Office	London, LND	£110.00	8,686 sq ft	193,395 sq ft
<u>Subscriber access only</u>	Office	London, LND	£79.13	733 sq ft	27,983 sq ft
<u>Subscriber access only</u>	Office	London, LND	£95.00	4,788 sq ft	61,169 sq ft
<u>Subscriber access only</u>	Office	London, LND	£79.50	1,696 sq ft	21,855 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	1,219 sq ft	26,856 sq ft
<u>Subscriber access only</u>	Office	London, LND	£89.50	1,950 sq ft	25,535 sq ft
<u>Subscriber access only</u>	Office	London, LND	£19.50 - 59.50	11,394 sq ft	181,045 sq ft
<u>Subscriber access only</u>	Office	London, LND	£89.50	8,820 sq ft	44,517 sq ft
<u>Subscriber access only</u>	Office	London, LND	£90.00 - 95.00	2,844 sq ft	25,256 sq ft
<u>Subscriber access only</u>	Office	London, LND	£67.50	1,027 sq ft	10,474 sq ft
<u>Subscriber access only</u>	Office	London, LND	£87.50 - 110.00	11,060 sq ft	274,879 sq ft
<u>Subscriber access only</u>	Office	London, LND	£70.00	90,757 sq ft	471,802 sq ft
<u>Subscriber access only</u>	Office	London, LND	£79.50	1,394 sq ft	13,400 sq ft
<u>Subscriber access only</u>	Office	London, LND	£67.50	8,692 sq ft	80,654 sq ft
<u>Subscriber access only</u>	Office	London, LND	£37.76 - 69.50	3,178 sq ft	3,178 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	5,817 sq ft	5,817 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	10,260 sq ft	10,390 sq ft
<u>Subscriber access only</u>	Office	London, LND	£79.50	8,340 sq ft	12,989 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	5,522 sq ft	17,498 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	28,068 sq ft	47,770 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	1,100 sq ft	27,015 sq ft
<u>Subscriber access only</u>	Office	London, LND	£50.00 - 90.00	3,455 sq ft	12,717 sq ft
<u>Subscriber access only</u>	Office	London, LND	£125.00	340 sq ft	3,935 sq ft
<u>Subscriber access only</u>	Office	London, LND	£63.75	2,510 sq ft	2,510 sq ft
<u>Subscriber access only</u>	Office	London, LND	£71.63	349 sq ft	24,288 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	45,000 sq ft	45,000 sq ft
<u>Subscriber access only</u>	Office	London, LND	£105.00	12,301 sq ft	47,294 sq ft
<u>Subscriber access only</u>	Office	London, LND	£84.51	2,121 sq ft	9,310 sq ft

20 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1S:

<input type="checkbox"/>		6 Brook Street London, W1S 1BB Office / Retail	To Let 610 sq ft Negotiable	Harper Dennis Hobbs 020 7462 9100 David Harper 020 7462 9107 Hannah Mahoney 020 7462 9134	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		8-10 Hanover Street London, W1S 1YF Office	To Let 1,900 sq ft Negotiable	Summit Property Advisors 020 7486 6655 Marco Davis 020 7486 6699	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		13-14 Cork Street Chaucer House London, W1S 3NS Office	To Let 1,025 sq ft £82.50 sq ft	Metrus Property Advisors 020 7631 0550 Robin Lester 020 7079 2494 Joshua Milan 020 7079 3974	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		4 Tenterden Street London, W1S 1TE Office	To Let 17,070 sq ft £80.00 sq ft	Metrus Property Advisors 020 7631 0550 Colin Becker 020 7079 3994 Robin Lester 020 7079 2494 Joshua Milan 020 7079 3974	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		29 Sackville Street London, W1S 3DX Office	To Let 1,059-10,908 sq ft £50.00 - £80.00 sq ft	Mann Smith and Partners 020 7839 8989 Ashley Medway 020 7839 8989 Will Primrose 020 7839 8989	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		23-29 Maddox Street London, W1S 2QN Office	To Let 4,675 sq ft £87.76 sq ft	Represented by: Glinsman Weller Knight Frank LLP	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		13-14 Old Bond Street London, W1S 4PP Office	To Let 795-5,350 sq ft £81.31 sq ft	Represented by: Glinsman Weller Newton Perkins	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		15A Dover Street London, W1S 4LP Retail	To Let 2,071 sq ft £400,000 pa	James Andrew International 020 7224 4436 Nicholas Marks 020 7224 4436	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 49 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
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W1S continued overpage

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

















W1S:

<u>Subscriber access only</u>	Office	London, LND	£65.00	1,403 sq ft	9,850 sq ft
<u>Subscriber access only</u>	Office	London, LND	£87.50	2,848 sq ft	37,782 sq ft
<u>Subscriber access only</u>	Office	London, LND	£67.50	6,286 sq ft	14,929 sq ft
<u>Subscriber access only</u>	Office	London, LND	£75.00	2,592 sq ft	20,350 sq ft
<u>Subscriber access only</u>	Office	London, LND	£89.50	2,500 sq ft	20,155 sq ft
<u>Subscriber access only</u>	Office	London, LND	£85.00	6,090 sq ft	27,288 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	15,329 sq ft	41,050 sq ft
<u>Subscriber access only</u>	Office	London, LND	£77.14 - 85.00	4,475 sq ft	30,077 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	2,900 sq ft	17,075 sq ft
<u>Subscriber access only</u>	Office	London, LND	£55.40 - 57.14	361 sq ft	28,380 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	4,500 sq ft	40,297 sq ft
<u>Subscriber access only</u>	Office	London, LND	£82.50	2,860 sq ft	15,310 sq ft
<u>Subscriber access only</u>	Office	London, LND	£79.50	1,310 sq ft	7,485 sq ft
<u>Subscriber access only</u>	Office	London, LND	£85.00	1,386 sq ft	7,936 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	1,932 sq ft	10,415 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	4,892 sq ft	8,921 sq ft
<u>Subscriber access only</u>	Office	London, LND	£75.00	2,815 sq ft	16,942 sq ft
<u>Subscriber access only</u>	Office	London, LND	£89.50	3,044 sq ft	16,965 sq ft
<u>Subscriber access only</u>	Office	London, LND	£89.50	1,430 sq ft	10,046 sq ft
<u>Subscriber access only</u>	Office	London, LND	£95.00	8,820 sq ft	15,614 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable		34,070 sq ft
<u>Subscriber access only</u>	Office	London, LND	£77.50 - 85.18	8,058 sq ft	30,102 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	7,653 sq ft	15,974 sq ft
<u>Subscriber access only</u>	Office	London, LND	£82.50	1,023 sq ft	6,870 sq ft
<u>Subscriber access only</u>	Office	London, LND	£50.00	1,000 sq ft	£30,000,000 9,954 sq ft
<u>Subscriber access only</u>	Office	London, LND	£54.82	456 sq ft	2,758 sq ft
<u>Subscriber access only</u>	Office	London, LND	£97.50	1,669 sq ft	9,226 sq ft
<u>Subscriber access only</u>	Office	London, LND	£54.00	3,029 sq ft	7,666 sq ft
<u>Subscriber access only</u>	Office	London, LND	£87.50	1,477 sq ft	9,000 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	3,528 sq ft	25,199 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	6,124 sq ft	9,983 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	1,472 sq ft	5,143 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	21,876 sq ft	36,000 sq ft
<u>Subscriber access only</u>	Office	London, LND	£50.00	853 sq ft	4,158 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	40,000 sq ft	40,000 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	1,625 sq ft	7,528 sq ft
<u>Subscriber access only</u>	Office	London, LND	£105.00	1,000 sq ft	13,000 sq ft
<u>Subscriber access only</u>	Office	London, LND	£69.00	2,578 sq ft	4,295 sq ft
<u>Subscriber access only</u>	Office	London, LND	£75.00	1,614 sq ft	21,258 sq ft
<u>Subscriber access only</u>	Office	London, LND	£65.00	1,737 sq ft	14,419 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	550 sq ft	87,536 sq ft
<u>Subscriber access only</u>	Office	London, LND	£140.00	17,395 sq ft	30,701 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	5,530 sq ft	5,533 sq ft
<u>Subscriber access only</u>	Office	London, LND	Negotiable	2,275 sq ft	20,139 sq ft

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1T:

<input type="checkbox"/>		10 Midford Place London, W1T 5AG Office	To Let 2,830 sq ft £89.50 sq ft	Represented by: Metrus Property Advisors  Colliers International	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		84 Newman Street London, W1T 3EU Office	To Let 795 sq ft £49.50 sq ft	Metrus Property Advisors  020 7631 0550 Joshua Milan  020 7079 3974  Saul Zulman  020 7631 0550 	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		75-76 Wells Street Castle House London, W1T 3QH Office	To Let 1,931 sq ft £79.50 sq ft	Represented by: Mellers & Harding  BDG Sparkes Porter	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 37 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	Negotiable	1,690 sq ft		21,247 sq ft
Subscriber access only	Office	London, LND	£44.44 - 48.00	900 sq ft		8,765 sq ft
Subscriber access only	Office	London, LND	£59.62 - 62.73	2,800 sq ft		16,305 sq ft
Subscriber access only	Office	London, LND	Negotiable	44,888 sq ft		257,677 sq ft
Subscriber access only	Office	London, LND	£65.10	745 sq ft		6,198 sq ft
Subscriber access only	Office	London, LND	£47.87	3,931 sq ft		22,011 sq ft
Subscriber access only	Office	London, LND	£48.18	550 sq ft		3,730 sq ft
Subscriber access only	Office	London, LND	£87.50 - 105.00	4,400 sq ft		300,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	11,571 sq ft		11,571 sq ft
Subscriber access only	Office	London, LND	£79.50	4,500 sq ft		21,980 sq ft
Subscriber access only	Office	London, LND	£58.00	1,494 sq ft		12,350 sq ft
Subscriber access only	Office	London, LND	£75.00	6,080 sq ft		44,058 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,701 sq ft		6,647 sq ft
Subscriber access only	Office	London, LND	£45.65 - 45.93	675 sq ft		3,647 sq ft
Subscriber access only	Office	London, LND	£49.52	3,245 sq ft		8,333 sq ft
Subscriber access only	Office	London, LND	£70.09	1,702 sq ft		16,628 sq ft
Subscriber access only	Office	London, LND	Negotiable	642 sq ft		42,432 sq ft
Subscriber access only	Office	London, LND	£55.94 - 65.00	6,976 sq ft		11,516 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,400 sq ft		65,040 sq ft
Subscriber access only	Office	London, LND	£46.00	2,500 sq ft		4,079 sq ft
Subscriber access only	Office	London, LND	£79.50	18,364 sq ft		152,424 sq ft
Subscriber access only	Office	London, LND	£80.00	18,699 sq ft		18,699 sq ft
Subscriber access only	Office	London, LND	£65.00	3,421 sq ft		11,507 sq ft
Subscriber access only	Office	London, LND	Negotiable	12,271 sq ft		18,395 sq ft
Subscriber access only	Office	London, LND	£35.84	865 sq ft		865 sq ft
Subscriber access only	Office	London, LND	£52.50	756 sq ft		756 sq ft
Subscriber access only	Office	London, LND	Negotiable	8,046 sq ft		4,023 sq ft
Subscriber access only	Office	London, LND	£75.00	1,029 sq ft		2,989 sq ft
Subscriber access only	Office	London, LND	£85.00 - 90.00	25,743 sq ft		81,317 sq ft
Subscriber access only	Office	London, LND	Negotiable	390,000 sq ft		390,000 sq ft
Subscriber access only	Office	London, LND	£41.74	551 sq ft		1,102 sq ft

23 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

W1W:



29-35 Great Portland Street
London, W1W 8QG

Office

To Let
2,991 sq ft
£79.50 sq ft

Mellersh & Harding

☎ 020 7522 8500

Julian Leech ☎ ☎ 020 7522 8525

George Reynolds ☎ ☎ 020 7522 8524



GET MORE INFORMATION



ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 33 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£22.50	1,330 sq ft		4,715 sq ft
Subscriber access only	Office	London, LND	£58.50	375 sq ft		2,762 sq ft
Subscriber access only	Office	London, LND	£65.00	1,750 sq ft		12,778 sq ft
Subscriber access only	Office	London, LND	£34.70	3,088 sq ft		10,102 sq ft
Subscriber access only	Office	London, LND	£47.48	695 sq ft		5,308 sq ft
Subscriber access only	Office	London, LND	£57.32	567 sq ft		3,388 sq ft
Subscriber access only	Office	London, LND	£43.00	2,500 sq ft		19,081 sq ft
Subscriber access only	Office	London, LND	£52.00	2,840 sq ft		7,764 sq ft
Subscriber access only	Office	London, LND	£80.00 - 85.38	668 sq ft		14,812 sq ft
Subscriber access only	Office	London, LND	Negotiable	850 sq ft		7,715 sq ft
Subscriber access only	Office	London, LND	£34.60	2,155 sq ft		12,495 sq ft
Subscriber access only	Office	London, LND	£52.50	1,180 sq ft		7,630 sq ft
Subscriber access only	Office	London, LND	Negotiable	38,300 sq ft		38,300 sq ft
Subscriber access only	Office	London, LND	£60.00	1,038 sq ft		4,529 sq ft
Subscriber access only	Office	London, LND	£49.50 - 72.50	7,377 sq ft		91,679 sq ft
Subscriber access only	Office	London, LND	£50.00	2,383 sq ft		39,377 sq ft
Subscriber access only	Office	London, LND	£55.00 - 57.50	585 sq ft		6,849 sq ft
Subscriber access only	Office	London, LND	£65.00	1,725 sq ft		29,202 sq ft
Subscriber access only	Office	London, LND	£59.50	730 sq ft		12,506 sq ft
Subscriber access only	Office	London, LND	£65.00	2,050 sq ft		24,653 sq ft
Subscriber access only	Office	London, LND	£45.00	650 sq ft		1,697 sq ft
Subscriber access only	Office	London, LND	£82.50	15,102 sq ft		205,118 sq ft
Subscriber access only	Office	London, LND	£45.00	840 sq ft		13,555 sq ft
Subscriber access only	Office	London, LND	Negotiable	14,025 sq ft	£17,500,000	14,025 sq ft
Subscriber access only	Office	London, LND	£58.50 - 59.50	740 sq ft		11,241 sq ft
Subscriber access only	Office	London, LND	£100.00	15,895 sq ft		26,009 sq ft
Subscriber access only	Office	London, LND	£51.64	426 sq ft		3,594 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,139 sq ft		6,138 sq ft

WC1A:



24-28 Bloomsbury Way
London, WC1A 2SL

Office

To Let
20,464-44,392 sq ft
£59.50 sq ft

Represented by:

James Andrew International

Hanover Green



GET MORE INFORMATION



ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 10 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	Negotiable	4,450 sq ft		21,391 sq ft
Subscriber access only	Office	London, LND	£59.50	824 sq ft		27,623 sq ft
Subscriber access only	Office	London, LND	£69.50 - 72.50	12,756 sq ft		25,367 sq ft
Subscriber access only	Office	London, LND	£49.50	1,700 sq ft		14,749 sq ft
Subscriber access only	Office	London, LND	£43.09	673 sq ft		2,183 sq ft
Subscriber access only	Office	London, LND	£72.50	6,080 sq ft		100,858 sq ft
Subscriber access only	Office	London, LND	£69.50	25,930 sq ft		162,888 sq ft
Subscriber access only	Office	London, LND	£52.00	2,400 sq ft		8,159 sq ft
Subscriber access only	Office	London, LND	£42.50	353 sq ft		4,154 sq ft
Subscriber access only	Office	London, LND	£77.25 - 83.33	550 sq ft		8,291 sq ft

24 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM


for Mr & Mrs P Athill and B Arbuthnot

WC1H:

<input type="checkbox"/>		33-35 Woburn Place London, WC1H 0JR Retail	To Let 1,679 sq ft £61,000 pa	Claridges Commercial 0845 2050007 Adam Cole 0845 2050007	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		1 Sandwich Street London, WC1H 9PF Office	To Let 1,770 sq ft Negotiable	Metrus Property Advisors 020 7631 0550 Joshua Milan 020 7079 3974 Saul Zulman 020 7631 0550	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 8 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Hospitality	London, LND	Negotiable	873 sq ft		210,000 sq ft
Subscriber access only	Hospitality	London, LND	Negotiable	3,666 sq ft		900,000 sq ft
Subscriber access only	Office	London, LND	£35.00	1,000 sq ft		4,990 sq ft
Subscriber access only	Office	London, LND	£57.50	4,320 sq ft		211,799 sq ft
Subscriber access only	Office	London, LND	Negotiable	10,695 sq ft		107,802 sq ft
Subscriber access only	Office	London, LND	Negotiable	20,703 sq ft		69,953 sq ft
Subscriber access only	Office	London, LND	£56.50 - 58.50	3,512 sq ft		20,402 sq ft
Subscriber access only	Office	London, LND	£45.00	1,870 sq ft		3,386 sq ft

WC1V:

<input type="checkbox"/>		193-197 High Holborn Holborn Town Hall London, WC1V 7BD Office / Retail	To Let 3,603 sq ft Negotiable	Goodsir Commercial 020 7566 6455 Jordon Foux 020 7566 6457 Paul Goodsir 020 7566 6451	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
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Subscribers to CoStar Focus have complete access to the 17 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£33.50 - 49.50	4,450 sq ft		28,099 sq ft
Subscriber access only	Office	London, LND	Negotiable	18,950 sq ft		36,525 sq ft
Subscriber access only	Office	London, LND	£69.50	8,135 sq ft		87,165 sq ft
Subscriber access only	Office	London, LND	£42.50 - 55.00	1,504 sq ft		63,212 sq ft
Subscriber access only	Office	London, LND	£52.50 - 65.00	3,839 sq ft		19,651 sq ft
Subscriber access only	Office	London, LND	£62.50	6,232 sq ft		25,236 sq ft
Subscriber access only	Office	London, LND	Negotiable	15,618 sq ft		35,433 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,145 sq ft		26,237 sq ft
Subscriber access only	Office	London, LND	£62.00	5,100 sq ft		217,654 sq ft
Subscriber access only	Office	London, LND	£65.00	16,745 sq ft		156,967 sq ft
Subscriber access only	Office	London, LND	£29.00	2,820 sq ft		34,412 sq ft
Subscriber access only	Office	London, LND	Negotiable	63,367 sq ft		87,789 sq ft
Subscriber access only	Office	London, LND	£62.50	6,184 sq ft		351,511 sq ft
Subscriber access only	Office	London, LND	£45.00	895 sq ft		5,697 sq ft
Subscriber access only	Office	London, LND	£35.00	11,825 sq ft		17,185 sq ft
Subscriber access only	Office	London, LND	£65.00	14,595 sq ft		114,446 sq ft
Subscriber access only	Office	London, LND	£57.50	7,384 sq ft		71,864 sq ft

25 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

WC1X:





<input type="checkbox"/>		285-287 Grays Inn Road London, WC1X 8QD Office	To Let 1,182 sq ft £21.15 sq ft	Claridges Commercial 0845 2050007 Adam Cole 0845 2050007	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		344-354 Grays Inn Road King's Cross London, WC1X 8BP Office	To Let 50-15,000 sq ft Negotiable	MWB Business Exchange Centres Ltd 020 7868 7200 Sales Support Group 0808 1001800 FREE	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		39-45 Grays Inn Road London, WC1X 8PR Retail	To Let 545 sq ft £45,000 pa	Represented by: CWM & Partners Goodsir Commercial	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		30-32 Grays Inn Road London, WC1X 8HR Office / Retail	For Sale & To Let 290-944 sq ft unit 1,234 sq ft Negotiable	Represented by: Goodsir Commercial Knight Frank LLP	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 15 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£30.00	1,100 sq ft		17,677 sq ft
Subscriber access only	Office	London, LND	£32.00 - 45.00	26,742 sq ft		256,194 sq ft
Subscriber access only	Office	London, LND	£47.50	2,295 sq ft		12,263 sq ft
Subscriber access only	Office	London, LND	£59.50	11,935 sq ft		43,283 sq ft
Subscriber access only	Office	London, LND	Negotiable	216,655 sq ft		216,655 sq ft
Subscriber access only	Office	London, LND	£60.00 - 65.00	18,576 sq ft		292,000 sq ft
Subscriber access only	Office	London, LND	£21.50 - 35.00	1,512 sq ft		27,438 sq ft
Subscriber access only	Office	London, LND	Negotiable	3,212 sq ft		3,212 sq ft
Subscriber access only	Office	London, LND	£55.00	14,862 sq ft		43,331 sq ft
Subscriber access only	Office	London, LND	£12.27	4,345 sq ft		4,345 sq ft
Subscriber access only	Office	London, LND	Negotiable	156 sq ft		5,858 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,306 sq ft		7,785 sq ft
Subscriber access only	Office	London, LND	£55.00	2,071 sq ft		8,583 sq ft

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

WC2B:










<input type="checkbox"/>		34-43 Russell Street Drury House London, WC2B 5HA Office / Retail	To Let 4,822 sq ft Negotiable	CWM & Partners S 020 7494 6900 Nick Fisher S 020 7494 6947	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		1-2 Russell Street London, WC2B 5JD Retail	To Let 555 sq ft Negotiable	Represented by: CWM & Partners Davis Coffey Lyons	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		88 Kingsway Holborn London, WC2B 6AA Office	To Let 2,142-13,696 sq ft Negotiable	Represented by: MWB Business Exchange Centres Ltd Regus Management UK Ltd	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		15-19 Kingsway Imperial House London, WC2B 6UN Office	To Let 1,250 sq ft £34.40 sq ft	Molyneux Rose S 020 7409 0130 Julian Lochrane S 020 7409 0130	GET MORE INFORMATION ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 17 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	Negotiable	33,781 sq ft		69,077 sq ft
Subscriber access only	Office	London, LND	£39.56	632 sq ft		3,486 sq ft
Subscriber access only	Office	London, LND	£70.00	1,500 sq ft		18,938 sq ft
Subscriber access only	Office	London, LND	£59.50	1,988 sq ft		46,146 sq ft
Subscriber access only	Office	London, LND	£59.50	1,685 sq ft		26,005 sq ft
Subscriber access only	Office	London, LND	£45.45	1,485 sq ft		10,850 sq ft
Subscriber access only	Office	London, LND	Negotiable	7,860 sq ft		45,173 sq ft
Subscriber access only	Office	London, LND	£0.82 - 62.50	4,125 sq ft		30,528 sq ft
Subscriber access only	Office	London, LND	£59.50	2,130 sq ft		10,539 sq ft
Subscriber access only	Office	London, LND	£65.00	2,800 sq ft		47,900 sq ft
Subscriber access only	Office	London, LND	£72.60	2,982 sq ft		118,354 sq ft
Subscriber access only	Office	London, LND	£65.00	104,153 sq ft		154,601 sq ft
Subscriber access only	Office	London, LND	£45.00	3,890 sq ft		19,071 sq ft
Subscriber access only	Office	London, LND	£42.55 - 42.66	7,581 sq ft		36,252 sq ft
Subscriber access only	Office	London, LND	£69.50	5,946 sq ft		58,610 sq ft
Subscriber access only	Office	London, LND	£60.00	5,093 sq ft		24,095 sq ft

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

WC2E:

<input type="checkbox"/>		69-76 Long Acre House London, WC2E 7JH Retail	To Let 418 sq ft £85,000 pa	Stephen Kane & Company ☎ 020 7224 0101 Tom Gosden ☎ 020 7224 0101 Stephen Kane ☎ 020 7224 0101	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		27 Floral Street Stanford House London, WC2E 9DP Office	To Let 4,385-23,230 sq ft Negotiable	MWB Business Exchange Centres Ltd ☎ 020 7868 7200 Sales Support Group ☎ 0808 1001800 FREE	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY
<input type="checkbox"/>		North Row Covent Garden Market London, WC2E 8RF Retail	To Let 545-886 sq ft £65,000 - £215,000 pa	Represented by: CWM & Partners CBRE	 GET MORE INFORMATION  ENQUIRE ABOUT PROPERTY

Subscribers to CoStar Focus have complete access to the 22 listings below.						
Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	Negotiable	1,500 sq ft		9,423 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,713 sq ft		92,574 sq ft
Subscriber access only	Office	London, LND	£67.50	14,262 sq ft		111,751 sq ft
Subscriber access only	Office	London, LND	£40.00	1,310 sq ft		11,740 sq ft
Subscriber access only	Office	London, LND	£75.00	7,275 sq ft		193,776 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,500 sq ft		12,039 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,113 sq ft		169,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	31,958 sq ft		42,311 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,395 sq ft		4,558 sq ft
Subscriber access only	Office	London, LND	£65.00	1,875 sq ft		9,845 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,988 sq ft		4,140 sq ft
Subscriber access only	Office	London, LND	£42.50	4,749 sq ft		11,744 sq ft
Subscriber access only	Office	London, LND	£57.50	1,500 sq ft		2,694 sq ft
Subscriber access only	Office	London, LND	Negotiable	2,792 sq ft		10,359 sq ft
Subscriber access only	Office	London, LND	Negotiable	313 sq ft		8,907 sq ft
Subscriber access only	Office	London, LND	£52.76	1,469 sq ft		2,239 sq ft
Subscriber access only	Office	London, LND	£48.23	311 sq ft		1,784 sq ft

28 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

WC2H:



54-56 Neal Street
London, WC2H 9PA
Retail

To Let
477 sq ft
£97,000 pa

David Menzies Associates
☎ 020 7491 7777
Warren Domb ☎ 020 7318 6916
Nicholas Menzies ☎ 020 7491 7777

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Subscribers to CoStar Focus have complete access to the 25 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	Negotiable	481 sq ft		28,987 sq ft
Subscriber access only	Office	London, LND	£92.31	650 sq ft		13,238 sq ft
Subscriber access only	Office	London, LND	Negotiable	498 sq ft		3,203 sq ft
Subscriber access only	Office	London, LND	Negotiable	753 sq ft		433,000 sq ft
Subscriber access only	Office	London, LND	Negotiable	6,500 sq ft		64,003 sq ft
Subscriber access only	Office	London, LND	£92.50	17,266 sq ft		89,998 sq ft
Subscriber access only	Office	London, LND	Negotiable	11,900 sq ft		30,516 sq ft
Subscriber access only	Office	London, LND	£34.50	2,169 sq ft		21,034 sq ft
Subscriber access only	Office	London, LND	£57.50	2,620 sq ft		62,483 sq ft
Subscriber access only	Office	London, LND	£60.87	460 sq ft		1,215 sq ft
Subscriber access only	Office	London, LND	Negotiable	94,900 sq ft		111,900 sq ft

WC2N:



53 Chandos Place
London, WC2N 4HS
Office

To Let
100-5,000 sq ft
Negotiable

MWB Business Exchange Centres Ltd
☎ 020 7868 7200
Sales Support Group ☎ 0808 1001800
FREE ENQUIRE ABOUT PROPERTY

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3-8 Duncannon Street
Golden Cross House
London, WC2N 4JF
Office

To Let
5,000 sq ft
Negotiable

Represented by:
MWB Business Exchange Centres Ltd
Square Mile Offices

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Subscribers to CoStar Focus have complete access to the 13 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£59.50 - 65.00	1,087 sq ft		17,157 sq ft
Subscriber access only	Office	London, LND	Negotiable	471 sq ft		7,894 sq ft
Subscriber access only	Office	London, LND	£85.00	210,830 sq ft		548,293 sq ft
Subscriber access only	Office	London, LND	£82.50 - 95.00	40,201 sq ft		186,762 sq ft
Subscriber access only	Office	London, LND	£61.29	3,100 sq ft	Unit	10,169 sq ft
Subscriber access only	Office	London, LND	Negotiable	23,888 sq ft		29,968 sq ft
Subscriber access only	Office	London, LND	£17.50	1,507 sq ft		31,801 sq ft
Subscriber access only	Office	London, LND	£72.50	5,000 sq ft		141,467 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,549 sq ft		405,338 sq ft
Subscriber access only	Office	London, LND	£29.50	34,733 sq ft		47,810 sq ft
Subscriber access only	Office	London, LND	Negotiable	10,261 sq ft		72,104 sq ft

29 of 6 plus appendices

PLANNING STATEMENT – ADDENDUM

for Mr & Mrs P Athill and B Arbuthnot

WC2R:



227-228 Strand
London, WC2R 1BA
Office / Retail

To Let
742 sq ft
Negotiable

GCW
[S 020 7408 0030](tel:02074080030)
Chris Hovington [S 020 7647 4805](tel:02076474805)
Simon Morris [S 020 7647 4802](tel:02076474802)

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Subscribers to CoStar Focus have complete access to the 10 listings below.

Address	Property Type	City, County	Rent/SF/Yr	SF Avail	Sale Price	Building Size
Subscriber access only	Office	London, LND	£45.00	728 sq ft		3,735 sq ft
Subscriber access only	Office	London, LND	Negotiable	1,300 sq ft		180,480 sq ft
Subscriber access only	Office	London, LND	Negotiable	295 sq ft		17,597 sq ft
Subscriber access only	Office	London, LND	Negotiable	605 sq ft		51,555 sq ft
Subscriber access only	Office	London, LND	£67.50	3,250 sq ft		73,157 sq ft
Subscriber access only	Office	London, LND	£37.63	2,848 sq ft		6,212 sq ft
Subscriber access only	Office	London, LND	£70.00	3,415 sq ft		32,295 sq ft
Subscriber access only	Office	London, LND	£45.00	1,447 sq ft		12,960 sq ft
Subscriber access only	Office	London, LND	Negotiable	5,038 sq ft		440,308 sq ft

30 of 6 plus appendices