

GFZ Developments

**19 John Street, London,
W1CN 2DL**

**Supporting Employment
Statement**

May 2016

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1. INTRODUCTION

- 1.1. Montagu Evans has been appointed by GFZ Developments Ltd to assess the need of the site at 19 John Street, London, WC1N 2DL 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 policy 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 19 John 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 19 John Street would prejudice opportunities for businesses to locate successfully in the borough.

2.0 THE EXISTING BUILDING

Location

- 2.1 John Street is located on the northern side of Theobalds Road, between its junctions with Great James Street and King's Mews. It is directly opposite Grays Inn Square 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 south respectively.
- 2.3 John Street is segregated half way up by Northington Street. 19 John Street is located north of Northington Street on the eastern side close to the junction with Roger Street.

The Building

- 2.4 No.19 John Street is a Grade II listed mid-terrace property located in the Bloomsbury Conservation Area. It is a former dwelling house constructed over lower ground, ground and three upper floors. The full list description is contained at **Appendix 1**.
- 2.5 The list description covers 10-20 John Street and identifies the properties as follows:

"11 terraced houses. 1799-1824. No.20, facade rebuilt in facsimile c1950. Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick. 4 storeys and basements. 3 windows each; No.10 with 3-window (blind) return to Northington Street. No.20, 3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars. Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes. No.10: round-arched doorway with mutule cornice-head, sidelights, radial fanlight and panelled door. Moulded cornice to parapet. INTERIOR with stick baluster stair in entrance hall with modillion cornice. No.11: round-arched doorway with fanlight and C20 door. INTERIOR: altered but noted to retain wooden fireplace with dentil cornice on ground floor, marble fireplace on the 1st floor. Stairs with shaped balusters and shaped ends in hallway with cornice formed of paired modillions. No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs. No.13: similar doorway to No.12. INTERIOR: noted to retain marble fireplaces ground floor front and 1st floor front and rear rooms. Stairs with square balusters and shaped ends in hallway whose cornice has guttae decoration. End wall with round-headed niches each side of landing window. Some added partitions. No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae

cornice decoration. Round-headed niches each side of landing window. No.15: slightly projecting. Round-arched doorway with wooden, attached Greek Doric columns carrying cornice-head; fanlight and panelled door. 1st floor windows in shallow round-arched recesses linked by moulded impost bands. INTERIOR: noted to retain marble fireplaces to ground and 1st floor. Stairs with square balusters. No.16: similar doorway to No.12. INTERIOR: noted to have additions but to retain marble fireplace in ground floor front room and stairs with square balusters. No.17: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters. Marble fireplace, with contemporary iron centre, ground floor rear room. Marble fireplace with sculptured leafwork, 1st floor front room. Contemporary china bell pulls and door plates. No.18: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain marble fireplaces with sculptured leafwork, 1st floor rooms. No.19: round-arched doorway with sidelights, fanlight and panelled door. INTERIOR: noted to retain good marble fireplaces in ground and 1st floor rooms. No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.”

(See Appendix 1)

- 2.6 The building is accessed from John Street, with no access from the rear. There are five steps up to the front entrance.
- 2.7 The property was last occupied by Blavo and Co Solicitors, who occupied the building in its entirety. They have since vacated.

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, overlooking John Street and one room to the rear, save for the ground and basement floors which have a rear extension/closet wing.
- 2.10 All divisions reflect/ are part of the original plan form and the building does not provide a full open plan layout. The flexibility surrounding the specification and layout is dictated by listed building legislation.
- 2.11 The building does not benefit from a lift and is not accessible to all persons.
- 2.12 The toilets and kitchenettes, located on the basement and ground floor, are small in size. The toilets are shared and not DDA compliant. The toilets for the first and second

floors are located at the half landing level. These are also shared and open out onto the kitchenettes. There are no disabled toilets.

- 2.14 The floor finishes are of a poor standard and also inappropriate to the period of the building.
- 2.15 The building does benefit from air conditioning although its location and pipe runs have been installed insensitively. It is unclear whether this benefits from listed building consent.
- 2.16 The accommodation comprises, approximately, of the following:

Accommodation	m2*	ft2*
Lower Ground Floor	126.00	1356.25
Ground Floor	92.4	994.58
First Floor	72.1	776.07
Second Floor	73.4	790.07
Third Floor	68.0	731.94
Total	431.9	4648.91

* Gross internal areas provided by MWA Architects

- 2.17 The floor to ceiling heights are as follows:

Accommodation	Floor to ceiling height (Metres)
Lower Ground Floor	2.45
Ground Floor	3.1
First Floor	3.4
Second Floor	2.95
Third Floor	2.5

General Condition

- 2.18 The building's fit out is tired and has not been refurbished since 2004. 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 detriment to the special interest of the listed building. The building has also suffered serious water penetration at roof level above the stair, which caused water damage to the ceiling and stair case. The floors are unlevel and the historic ceilings are in need of repair.

Planning History

2.19 The following table sets out the planning history of the site:

Reference	Description	Decision	Date
2009/5920/P	Erection of mansard roof extension and associated works raising both party wall parapets and chimney breasts of office building (Class B1).	Withdrawn	
2009/5257/L	Internal and external alterations in association with the erection of mansard roof extension, including the raising of both party wall parapets and chimney breasts and the creation of a new stair well from the third floor to new fourth floor of office building (Class B1).	Withdrawn	
2009/5839/L	Erection of mansard roof extension and associated works raising both party wall parapets and chimney breasts of office building (Class B1).	Withdrawn	
2010/5015/P	Erection of rear extension at ground floor level of existing office (Class A2).	Refused	
2010/5026/L	Works in association with erection of rear extension at ground floor level of existing office (Class A2).	Refused	
2012/0923/P	Erection of single storey infill extension with rooflight at ground floor level to rear, increase in height of rear boundary wall; installation of doors at lower ground floor level to offices (Class A2)	Refused	
2012/0926/L	Internal and external works in association with erection of single storey infill extension with rooflight at ground floor level to rear, increase in height of rear boundary wall; installation of doors at lower ground floor level to offices (Class A2)	Refused	

2.20 It indicates that the occupier had a need to expand and accommodate more space but that this was not possible within the confines and constraints of the listed building.

Summary

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

- Not fully accessible (no lift);
- Shared WCs;

- No DDA compliant WC in terms of layout.
- Toilets located on half landings;
- Suffers from poor natural light to lower ground floor level;
- It has a cellularised layout;
- Poor energy efficiency;
- Limited or no ability to adapt or extend 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 and intervention, which is incompatible with the building's listed status;
- Electrical / plumbing services are in need of upgrading; and
- The fire separation and noise separation is also very poor,

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 the London Plan (March 2016), 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

- 3.9 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.

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

Camden Planning Guidance 5 (Sept 13)

- 3.11 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.”

- 3.12 Given the, condition, layout and statutory constraints of the building, we consider it is not difficult to make an assessment (as described in CPG5 paragraph 7.5). Therefore we consider that marketing information is not required.

- 3.13 The property was originally built as a single family dwelling and is listed. There are clear heritage benefits from the property’s conversion back to this use and these are set out in the accompanying Heritage Report. Furthermore, as a matter of principle a property which was designed as a single family dwelling house in 1800 will be less suited to modern day office use. We assess the premises suitability for office

accommodation and on the ability of 19 John Street to accommodate B1 uses other than office in Section 5 of this report.

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 no 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 primarily relates to the premises ability to be used for employment uses other than B1 (a) office accommodation.

5.4 The property's 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; and
- The site is has no separate access to the rear.

5.5 Furthermore, having been designed as a residential dwelling, 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 employment 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 between 1799-1824, as a single family dwelling house. Although, they appear to have been altered internally in 2004 (according to the planning history), they do not provide open plan office accommodation but instead a cellularised layout with interconnected rooms. The layout of the premises is better suited to residential accommodation, in terms of plan form, fixtures and fittings.

5.7 Any alteration to the internal layout to suit an office occupier's requirements will require listed building consent, which is a constraint most occupiers do not want to deal with and in most cases unlikely to be forthcoming.

5.8 The condition of the building from a listed building perspective is poor and in need of enhancement.

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;
- Level access into and around 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 ceiling to accommodate services; and
- Double or Secondary Glazing;

5.10 The building cannot be subdivided on a floor by floor basis, without harm to the special architectural and historical interest of the listed building.

5.11 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 The kitchens are of a low specification and require upgrading. The size of those on the half landings is small and would ideally be enlarged, although to achieve this would require their relocation to another part of the building. This may not be desirable in listed building terms, in terms of the impact on the plan form and fabric of the building, as a result of fixtures, as well as a result of services/pipe runs to serve the facilities.

5.14 As can be seen from the attached schedule of accommodation at **Appendices 2 and 3** 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;

5.15 The accommodation is not purpose built and has been adapted from its use as a single family dwelling house to provide a poor quality work environment, with shared lavatory facilities, cellular layout and poor disabled access arrangements.

- 5.16 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 fully overcome the building's deficiencies, as office accommodation, would be undesirable from a listed building perspective. This puts it at an immediate disadvantage when considered against other available office buildings in the borough.

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

- 5.17 The building was owner occupied by John Blavo and Co Solicitors. They have vacated the premises and it is surplus to their requirements. The building is now in need of refurbishment following their vacation of the premises.

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

- 5.18 Local Agents Farebrother have advised on property matters in Bloomsbury for some 35 years. Their letter is enclosed at **Appendix 4**. They have commented that due to the constraints of these types of listed buildings (five storey town houses) and the dynamics of the market such properties have become unattractive for owner occupiers or tenants:

“Period property solutions for office occupiers currently only tend to make economic sense if the buildings are in good order and do not require substantial investment, which for 19 John Street is not the case. The works have been priced at between £610,000 and £1,070,000 in return for a finished level of aggregate rents of between £110,000 and £142,500 respectively.... Coupling with the difficulties of the building being a listed building means the property will be a difficult property to let”

- 5.19 It is also worth noting that the level of specification may also not necessarily be acceptable in listed building terms, which places the building at a further disadvantage in terms of the specification tenants are seeking and the rental return that would be made.
- 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.

- 5.21 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 because of the constraints of the listed building. In any event the layouts are cellularised, inefficient and do not provide the open plan working that firms seek.

5.22 Furthermore, SME occupiers are not willing to commit to long term leases that landlords would be seeking in order to get a return on refurbished buildings. A consequence of this, there has been a rise in the popularity of serviced office space of which there has been a recent influx in this part of town (see **Appendix 4**). These buildings have provided a significant proportion of new accommodation for SME's and in recent months serviced office providers have acquired buildings totaling a further 162,000 sq ft.

Listing as Statutory Constraint

5.23 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

5.24 The accommodation is of a poor standard, particularly from an accessibility and layout perspective.

5.25 The absence of a lift to all floors places the property at an immediate disadvantage and the provision of shared toilets and kitchens on half levels is undesirable and difficult to fully overcome.

5.26 Furthermore the introduction of such specifications would be constrained by listed building legislation which we have previously outlined.

5.27 Most alterations that would need to be made to the building require approval from the Local Planning Authority and as such this limits the flexibility of the premises for potential occupiers, who may wish to make changes during the course of their lease.

5.28 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 compared to other properties, which will be able to provide more flexible lease terms particularly in the case of serviced office accommodation.

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

- 6.1 The current office space provision at 19 John 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 the space at 19 John Street, in terms of facilities and compliance with modern standards of design and accessibility, 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.
- 6.18 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

- 6.19 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).
- 6.20 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

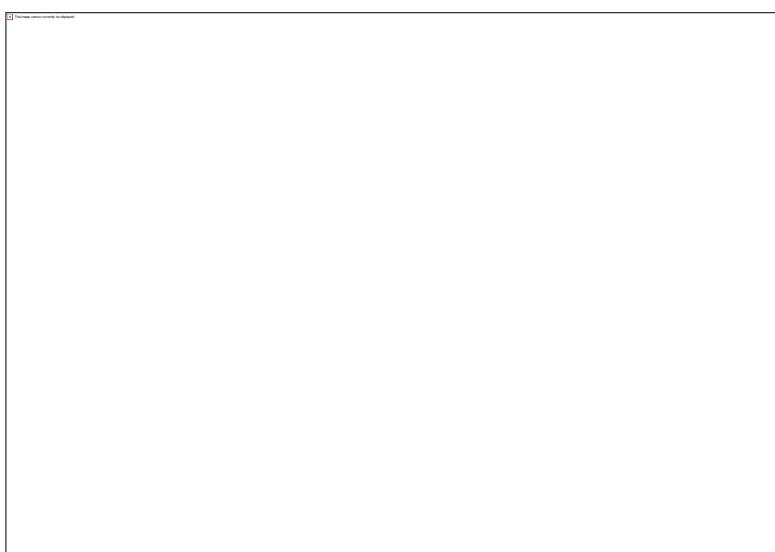
- 6.21 The evidence above demonstrates there are three distinctive office markets within the London Borough Camden. These office markets have developed due to occupiers having different requirements for their premises which shape where they choose to operate in the Borough.
- 6.22 The Building does not 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.
- 6.23 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.
- 6.24 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.
- 6.25 Furthermore, there is evidence of a growing trend in serviced office accommodation being attractive to SME's due to the flexibility that they provide. The availability of the many serviced office centres that exist do not form part of the overall availability statistics and this type of accommodation would provide a far better solution for any SME looking for accommodation.
- 6.26 Local Agents, Farebrother, have noted SMEs have become attracted to serviced office providers because they offer more flexible and better quality work space at comparable rents, in contrast to more traditional work space. They have advised that just within WC1 itself, there are 128 serviced office buildings. In the third Quarter Farebrother note the acquisitions of Fox Court by We Work (69,807 sq ft) and The Office Group have taken 54,229 sq ft 10 Bloomsbury Way and in the 4th Quarter We Work have taken a further 38,000 sq ft at 3 Waterhouse Square. Taken together with other serviced office provision at Holborn Gate, 88 Kingsway, 16 High Holborn and 5 chancery Lane it is evident that there is a significant amount of office accommodation suitable for SMEs' in this part of central London.
- 6.27 They further note that these offices can be taken for flexible amounts of time ranging from only 1 hour and require no capital investment from an occupier. In addition, they

provide support services such as receptionists, cleaning services, IT infrastructure and conference facilities which would not be available at 19 John Street. In essence these provide a much more attractive offer.

The Camden Authority Monitoring Report 2013/14 – Employment floorspace

Completed office development in Camden (2008-2013)

- 6.28 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.



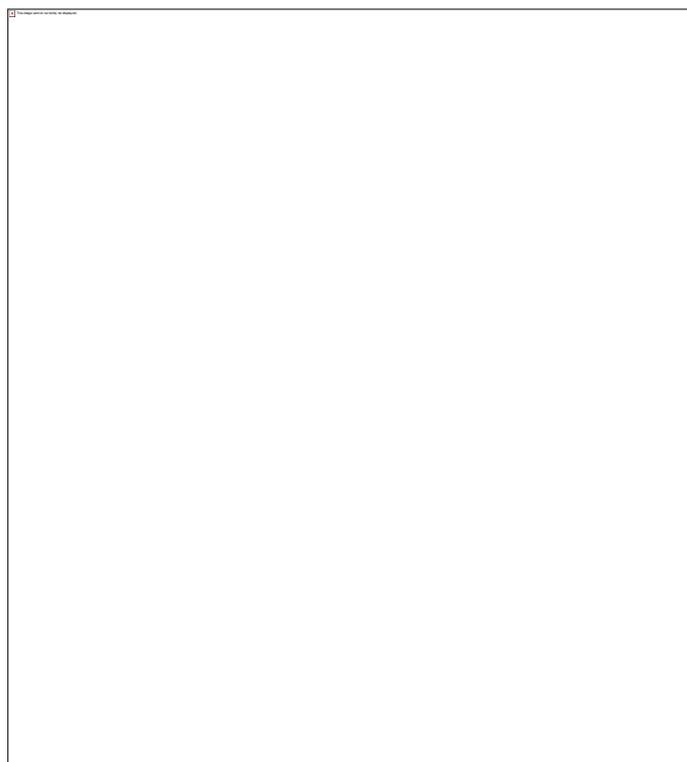
- 6.29 The Annual Monitoring Report (AMR) has reported that in 2013/14 a total of 57,948 sqm of B1 floorspace was completed and 7,354 sqm of B1 floorspace was removed, mostly due to change of use or development. This resulted in a net gain of 54,590 sqm of B1 floorspace in 2013/14 alone.

- 6.30 The scheme with the largest gain of B1 floorspace that was 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

- 6.31 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.

- 6.32 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.
- 6.33 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.



Office to residential – permitted development

- 6.34 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.
- 6.35 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.

- 6.36 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

- 6.37 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.
- 6.38 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

- 6.39 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 of a similar size (or less) as the Building at 19 John Street. These searches have been done using two property databases to ensure a full market coverage, namely EGi and CoStar. A map and schedule of accommodation of each search are contained at **Appendices 2 and 3**.

Search One - Office space across London Borough of Camden

- 6.40 Our Co-Star search for all available office accommodation in the London Borough of Camden showed there was 189 properties / 561 spaces available for rent at the time the search was conducted (18 May 2016). The EGi Search conducted on the same date revealed fewer properties but 206 spaces in all. Not all of these were on the Co Star Search.
- 6.41 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 19 John Street

- 6.42 We also searched for properties in the London Borough of Camden that provided office accommodation up to 450 sqm, the GIA of the Building at 19 John Street. The information compiled shows there were approximately 154 properties / 387 spaces

available for rent on the market at the time the search was conducted (18 May 2016). The EGi Search revealed a 113 spaces. This indicates a significant proportion of available space is a direct competitor to the building at 19 John Street. Furthermore the searches reveal that Serviced Office accommodation referred to at paragraph 6.26 of this report are not included in the availability figures as such operations tend to advertise through their own websites.

- 6.43 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.
- 6.44 The searches demonstrate that there are office spaces available in Camden, particularly in the south of the borough, in the market in which 19 John Street would compete.
- 6.45 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.
- 6.46 Moreover, it is clear from the schedules of accommodation contained in the appendices 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 19 John Street.
- 6.47 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.
- 6.48 Overall the market continues to deliver a range of accommodation to meet the current need and occupier requirements.

7.0 CONCLUSION

- 7.1 Policy DP13 and the draft Camden Planning Guidance (CPG5) 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.
- 7.2 The conversion of office accommodation in listed buildings that were designed as single residential dwellings, are not suitable for conversion to alternative employment uses and are not suitable for office accommodation. Their conversion to residential accommodation is compliant with policy.
- 7.2 The building is 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.
- 7.3 In use as office accommodation the building provides a poor standard of accommodation and the owner has vacated. In particular, its accessibility and cellularised layout, and limited scope for alteration to fully resolve these issues, means that the building will always provide low quality office accommodation and place it at disadvantage to competitor buildings. It will also place the building under pressure for further insensitive alterations, as evidenced by the planning history.
- 7.4 Availability in the market at the current time shows there to be a good amount of accommodation for B1 offices at various grades and sizes across the borough to meet current levels of demand. Availability of accommodation of a similar size to the building is particularly good in the south of the borough, where the building is located. Much of this provide a higher specification of accommodation at reasonable rents. Furthermore, the provision of serviced office space also further contributes to availability.
- 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, DP13 and the adopted Camden Planning Guidance Policy CPG5. Therefore the release of 19 John 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

NUMBERS 10 TO 20 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 10 TO 20 AND ATTACHED RAILINGS

List entry Number: 1379156

Location

NUMBERS 10 TO 20 AND ATTACHED RAILINGS, 10 TO 20, JOHN 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-1951

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 478523

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

CAMDEN

TQ3082SE JOHN STREET 798-1/96/943 (East side) 24/10/51 Nos.10-20
(Consecutive) and attached railings

GV II

11 terraced houses, 1799-1824. No.20, facade rebuilt in facsimile c1950, Multi-coloured stock brick with yellow stock brick patching. Rusticated stucco ground floors with band at 1st floor levels. No.20 stucco facade to John Street with rusticated ground floor; return to Roger Street, yellow stock brick. 4 storeys and basements. 3 windows each; No.10 with 3-window (blind) return to Northington Street. No.20, 3 storeys and basement. 2 windows and 3-window return with 2 storey, 3-window rear extension. Gauged brick flat arches (No.10 reddened) to recessed sashes, mostly with glazing bars. Cast-iron balconies to 1st floor windows of Nos 12-19. Parapets. Original fluted lead rainwater heads and pipes. No.10: round-arched doorway with mutule cornice-head, sidelights, radial fanlight and panelled door. Moulded cornice to parapet. INTERIOR with stick baluster stair in entrance hall with modillion cornice. No.11: round-arched doorway with fanlight and C20 door. INTERIOR: altered but noted to retain wooden fireplace with dentil cornice on ground floor, marble fireplace on the 1st floor. Stairs with shaped balusters and shaped ends in hallway with cornice formed of paired modillions. No.12: round-arched doorway with fluted surround, mutule cornice-head, radial fanlight and panelled double doors. INTERIOR: noted to retain marble fireplace in ground floor rear room. Shaped ends to stairs. No.13: similar doorway to No.12. INTERIOR: noted to retain marble fireplaces ground floor front and 1st floor front and rear rooms. Stairs with square balusters and shaped ends in hallway whose cornice has guttae decoration. End wall with round-headed niches each side of landing window. Some added partitions. No.14: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters in front hallway with guttae cornice decoration. Round-headed niches each side of landing window. No.15: slightly projecting. Round-arched doorway with wooden, attached Greek Doric columns carrying cornice-head; fanlight and panelled door, 1st floor windows in shallow round-arched recesses linked by moulded impost bands. INTERIOR: noted to

retain marble fireplaces to ground and 1st floor. Stairs with square balusters. No.16: similar doorway to No.12. INTERIOR: noted to have additions but to retain marble fireplace in ground floor front room and stairs with square balusters. No.17: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain stairs with square balusters. Marble fireplace, with contemporary iron centre, ground floor rear room. Marble fireplace with sculptured leafwork, 1st floor front room. Contemporary china bell pulls and door plates. No.18: similar doorway to No.12 with patterned radial fanlight. INTERIOR: noted to retain marble fireplaces with sculptured leafwork, 1st floor rooms. No.19: round-arched doorway with sidelights, fanlight and panelled door. INTERIOR: noted to retain good marble fireplaces in ground and 1st floor rooms. No.20: stucco entrance portico on return with moulded cornice and parapet; radial fanlight and panelled double doors. Rounded brick angle. John Street elevation with pilasters rising through 1st and 2nd floors to carry entablature and blocking course. Architraved, recessed casement windows; ground and 1st floor with console-bracketed cornices. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ3083982094

Selected Sources

<https://historicengland.org.uk/listing/the-list/list-entry/1379156>

05/04/20

Map



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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 - [1379156.pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/342105/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing

Appendix 2

EGi Details of Available Space and Accompanying Map

EGi Availability Report - Exported 18/05/2016

Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of tenure	Use type
73 Farringdon Road, London, EC1M 3JQ	Farringdon Road	London	EC1M 3JQ	3rd Floor	60	650	Leasehold	Office
One Twenty, 120 Holborn, London, EC1N 2DY	Holborn	London	EC1N 2DY	8th (part)	307	3300	Leasehold	Office
One Twenty, 120 Holborn, London, EC1N 2DY	Holborn	London	EC1N 2DY	1st, 7th (part) and 7th (part)	2872	30910	Leasehold	Office
26-28 Ely Place, London, EC1N 6AA	Ely Place	London	EC1N 6AA	2nd	201	2163	Leasehold	Office
26-28 Ely Place, London, EC1N 6AA	Ely Place	London	EC1N 6AA	Basement & Ground	495	5330	Leasehold	Office
Audrey House, 16-20 Ely Place, London, EC1N 6SN	Ely Place	London	EC1N 6SN	2nd (West)	285	3068	Leasehold	Office
29-30 Ely Place, London, EC1N 6TD	Ely Place	London	EC1N 6TD	1st floor (29 Ely Place), 3rd floor	366	3942	Leasehold	Office
16-16a Baldwins Gardens, London, EC1N 7RJ	Baldwins	London	EC1N 7RJ	Entire Proposed Building	4998	53798	Leasehold	Office
City House, 72-80 Leather Lane, London, EC1N 7TR	Leather Lane	London	EC1N 7TR	Unit 7	37	400	Leasehold	Office
Black Bull Yard, 98 Leather Lane, London, EC1N 7TX	Leather Lane	London	EC1N 7TX	Entire Proposed Building	2246	24176	Leasehold	Office
41-43 Saffron Hill, London, EC1N 8FH	Saffron Hill	London	EC1N 8FH	Entire Building	160	1722	Leasehold	Office
The Johnson Building, 77 Hatton Garden, London, EC1N 8LD	Hatton Garden	London	EC1N 8LD	3rd (part)	1006	10829	Leasehold	Office
100 Hatton Garden, London, EC1N 8NX	Hatton Garden	London	EC1N 8NX	Suite 111	50	540	Leasehold	Office
100 Hatton Garden, London, EC1N 8NX	Hatton Garden	London	EC1N 8NX	Suite 127	64	690	Leasehold	Office
100 Hatton Garden, London, EC1N 8NX	Hatton Garden	London	EC1N 8NX	Suite 126 and Suite 211	117	1260	Leasehold	Office
88-90 Hatton Garden, London, EC1N 8PN	Hatton Garden	London	EC1N 8PN	1st (part)	56	600	Leasehold	Office
Griffen House, 79 Saffron Hill, London, EC1N 8QR	Saffron Hill	London	EC1N 8QR	Entire Building	646	6950	Leasehold	Office
6-7 St. Cross Street, London, EC1N 8UB	St. Cross Street	London	EC1N 8UB	4th (A)	184	1977	Leasehold	Office
Baird House, 15-17 St. Cross Street, London, EC1N 8UW	St. Cross Street	London	EC1N 8UW	Extension (proposed)	369	3972	Leasehold	Office
Clerkenwell House, 67 Clerkenwell Road, London, EC1R 5BL	Clerkenwell Road	London	EC1R 5BL	1st (east)	126	1357	Leasehold	Office
Herbal House, 10 Back Hill, London, EC1R 5EN	Back Hill	London	EC1R 5EN	Entire Proposed Building	10300	110866	Leasehold	Office
Sandra House, 3-11 Eyre Street Hill, London, EC1R 5ET	Eyre Street Hill	London	EC1R 5ET	Entire Building	822	8848	Leasehold	Office
10b Warner Street, London, EC1R 5HA	Warner Street	London	EC1R 5HA	Ground (b) and 1st (b)	93	1000	Leasehold	Office
10b Warner Street, London, EC1R 5HA	Warner Street	London	EC1R 5HA	Ground (c) and 1st (c)	318	3426	Leasehold	Office
1-5 Kings Cross Bridge, London, N1 9NW	Kings Cross	London	N1 9NW	Entire Proposed Building	806	8676	Leasehold	Office
King'S Cross Central - Offices - 3 York Way, 3 York Way, London,	York Way	London	N1C 4AE	Unit 2	181	1950	Leasehold	Office
Fish and Coal Offices, York Way, London, N1C 4AH	York Way	London	N1C 4AH	Entire Proposed Building	1154	12422	Leasehold	Office
King'S Cross Central - T4, 7 York Way, London, N1C 4BE	York Way	London	N1C 4BE	Breakdown Unavailable	9290	99999	Leasehold	Office
King's Cross Central - T3, 7 York Way, London, N1C 4BE	York Way	London	N1C 4BE	Breakdown Unavailable	12077	129999	Leasehold	Office
King'S Cross Central - T2, 7 York Way, London, N1C 4BE	York Way	London	N1C 4BE	Breakdown Unavailable	21368	229998	Leasehold	Office
101 Camley Street, London, N1C 4PF	Camley Street	London	N1C 4PF	Proposed office space	1683	18116	Leasehold	Office
King'S Cross Central - S1, York Way, London, N1C 4UZ	York Way	London	N1C 4UZ	Breakdown Unavailable	16722	179999	Leasehold	Office
King's Cross Central - Master Record, York Way, London, N1C 4UZ	York Way	London	N1C 4UZ	Proposed buildings (less B1-6, E1,	185140	1992830	Long Leasehold or	Office
Regent House, 1-2 Pratt Mews, London, NW1 0AD	Pratt Mews	London	NW1 0AD	Entire Proposed Building	246	2648	Leasehold	Office
6 Greenland Place, London, NW1 0AP	Greenland Place	London	NW1 0AP	Ground & 1st	344	3706	Leasehold	Office
57-71 Pratt Street, London, NW1 0DP	Pratt Street	London	NW1 0DP		4125	44401	Leasehold or	Office
The Forum, 74-80 Camden Street, London, NW1 0EG	Camden Street	London	NW1 0EG	2nd (north), 2nd (south), 3rd	917	9867	Leasehold	Office
Kings Studios, 43-47 Kings Terrace, London, NW1 0JR	Kings Terrace	London	NW1 0JR	2nd (part)	43	462	Leasehold	Office
Canalside Studios, 8-14 St. Pancras Way, London, NW1 0QG	St. Pancras Way	London	NW1 0QG	Ground (part)	251	2702	Leasehold	Office
Carriage Row, 203 Eversholt Street, London, NW1 1BU	Eversholt Street	London	NW1 1BU	2nd (part)	471	5065	Leasehold	Office
183 Eversholt Street, London, NW1 1BU	Eversholt Street	London	NW1 1BU	3rd	849	9141	Leasehold	Office
Euston House, 24 Eversholt Street, London, NW1 1DB	Eversholt Street	London	NW1 1DB	4th	1095	11786	Leasehold	Office
The Collective King's Cross, 19 Chalton Street, London, NW1 1JD	Chalton Street	London	NW1 1JD	Proposed basement and ground	122	1313	Leasehold	Office
St Martins House, Polygon Road, London, NW1 1QB	Polygon Road	London	NW1 1QB	Entire Building	99	1065	Leasehold	Office
24-32 Stephenson Way, London, NW1 2HD	Stephenson Way	London	NW1 2HD	Lower Ground	443	4770	Leasehold	Office
24-32 Stephenson Way, London, NW1 2HD	Stephenson Way	London	NW1 2HD	Ground and 1st	976	10510	Leasehold	Office

EGi Availability Report - Exported 18/05/2016

Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of tenure	Use type
Cambridge House, 373-375 Euston Road, London, NW1 3AR	Euston Road	London	NW1 3AR	Entire Proposed Building	314	3380	Leasehold	Office
Granby House, 1 Harrington Street, London, NW1 3FA	Harrington Street	London	NW1 3FA	Ground	110	1183	Leasehold	Office
114-118 Parkway, London, NW1 7AN	Parkway	London	NW1 7AN	1st (part)	69	740	Leasehold	Office
Bewlay House, 32 Jamestown Road, London, NW1 7BY	Jamestown Road	London	NW1 7BY	Entire Building	3308	35607	Leasehold	Office
86 Delancey Street, London, NW1 7SA	Delancey Street	London	NW1 7SA	Entire Proposed Building	0	0	Leasehold	Office
Stables Market (Camden Lock), Stanley Sidings, London, NW1 8AH	Stanley Sidings	London	NW1 8AH	2nd (unit 62) (Camden Lock	77	833	Leasehold	Office
Stables Market (Camden Lock), Stanley Sidings, London, NW1 8AH	Stanley Sidings	London	NW1 8AH	2nd (unit 211/212) (Chalk Farm	96	1030	Leasehold	Office
Stables Market (Camden Lock), Stanley Sidings, London, NW1 8AH	Stanley Sidings	London	NW1 8AH	3rd (unit 216), 3rd (unit 215), 3rd	332	3571	Leasehold	Office
Belmont Yard, 10a Belmont Street, London, NW1 8HH	Belmont Street	London	NW1 8HH	Rear extension	274	2949	Leasehold	Office
Belmont Yard, 10a Belmont Street, London, NW1 8HH	Belmont Street	London	NW1 8HH	Lower Ground (North Studio) and	730	7863	Leasehold or	Office
42 Gloucester Avenue, London, NW1 8JD	Gloucester	London	NW1 8JD	1st	394	4246	Leasehold	Office
The Courtyard, 44 Gloucester Avenue, London, NW1 8JD	Gloucester	London	NW1 8JD	Entire Proposed Building	558	6006	Leasehold	Office
Utopia Village, 7 Chalcot Road, London, NW1 8LH	Chalcot Road	London	NW1 8LH	Unit 18, Unit 20, Unit 19, Unit 22,	1984	21354	Leasehold	Office
1-7 Stucley Place, London, NW1 8NS	Stucley Place	London	NW1 8NS	Unit 1, Unit 2, Unit 3, Unit 4, Unit	775	8345	Leasehold	Office
17-29 Hawley Crescent, London, NW1 8TT	Hawley Crescent	London	NW1 8TT	Extension	1527	16437	Leasehold	Office
Site To The Rear Of, 8 Fitzroy Road, London, NW1 8TX	Fitzroy Road	London	NW1 8TX	Entire Proposed Building	395	4252	Leasehold	Office
26-28 Rochester Place, London, NW1 9JR	Rochester Place	London	NW1 9JR	1st	418	4500	Leasehold	Office
9 Jeffreys Place, London, NW1 9PP	Jeffreys Place	London	NW1 9PP	Entire Building	69	742	Freehold	Office
52 Camden Square, London, NW1 9XB	Camden Square	London	NW1 9XB	Room 3, Room 2 and Room 1	41	438	Leasehold	Office
52 Camden Square, London, NW1 9XB	Camden Square	London	NW1 9XB	Ground	123	1320	Leasehold	Office
Eton Garages, Lambolle Place, London, NW3 4PE	Lambolle Place	London	NW3 4PE	5-6 Eton Garages	37	400	Leasehold	Office
3 Rosemont Road, London, NW3 6NG	Rosemont Road	London	NW3 6NG	Ground	37	402	Leasehold	Office
Highgate Studios, 53-79 Highgate Road, London, NW5 1TL	Highgate Road	London	NW5 1TL	3rd	0	0	Leasehold	Office
32 Leighton Road, London, NW5 2QE	Leighton Road	London	NW5 2QE	Ground and 1st	281	3024	Leasehold	Office
The Industry Building, 23 Hampshire Street, London, NW5 2TE	Hampshire Street	London	NW5 2TE	Entire Building	822	8848	Freehold	Office
61-63 Holmes Road, London, NW5 3AN	Holmes Road	London	NW5 3AN	Ground	100	1076	Long Leasehold	Office
Jml House, Regis Road, London, NW5 3EG	Regis Road	London	NW5 3EG	Entire Building	0	0	Leasehold or	Office
167 Broadhurst Gardens, London, NW6 3AX	Broadhurst	London	NW6 3AX	Unit 1 (part)	65	700	Leasehold	Office
27a Canfield Place, London, NW6 3BT	Canfield Place	London	NW6 3BT	Ground	51	550	Leasehold	Office
Omni House, 252 Belsize Road, London, NW6 4BT	Belsize Road	London	NW6 4BT	1st	581	6250	Leasehold	Office
5 Percy Street, London, W1T 1DG	Percy Street	London	W1T 1DG	1st	42	450	Leasehold	Office
5 Percy Street, London, W1T 1DG	Percy Street	London	W1T 1DG	Ground	51	550	Leasehold	Office
Central Cross, 1 Stephen Street, London, W1T 1LN	Stephen Street	London	W1T 1LN	8th (part)	388	4175	Leasehold	Office
Central Cross, 1 Stephen Street, London, W1T 1LN	Stephen Street	London	W1T 1LN	2nd (Suite B) and 2nd (Suite A)	409	4400	Leasehold	Office
Central Cross, 1 Stephen Street, London, W1T 1LN	Stephen Street	London	W1T 1LN	8th (part)	634	6825	Leasehold	Office
6 Windmill Street, London, W1T 2JB	Windmill Street	London	W1T 2JB	Ground (part)	29	310	Leasehold	Office
60 Charlotte Street, London, W1T 2NU	Charlotte Street	London	W1T 2NU	5th	279	3005	Leasehold	Office
60 Charlotte Street, London, W1T 2NU	Charlotte Street	London	W1T 2NU	7th	279	3005	Leasehold	Office
19-19a Goodge Street, London, W1T 2PH	Goodge Street	London	W1T 2PH	1st	35	378	Leasehold	Office
19-19a Goodge Street, London, W1T 2PH	Goodge Street	London	W1T 2PH	2nd	40	429	Leasehold	Office
10 Whitfield Street, London, W1T 2RE	Whitfield Street	London	W1T 2RE	4th	268	2885	Leasehold	Office
10 Whitfield Street, London, W1T 2RE	Whitfield Street	London	W1T 2RE	3rd	396	4258	Leasehold	Office
44-46 Whitfield Street, London, W1T 2RJ	Whitfield Street	London	W1T 2RJ	Entire Building	959	10318	Leasehold	Office
23 Fitzroy Street, London, W1T 4BA	Fitzroy Street	London	W1T 4BA	Ground	318	3421	Leasehold	Office
Ariel House, 74a Charlotte Street, London, W1T 4QJ	Charlotte Street	London	W1T 4QJ	1st	411	4424	Leasehold	Office
80 Charlotte Street, London, W1T 4QP	Charlotte Street	London	W1T 4QP	Proposed space	22297	240003	Leasehold	Office

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Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of tenure	Use type
90 Tottenham Court Road, London, W1T 4TJ	Tottenham Court	London	W1T 4TJ	3rd (part)	507	5456	Leasehold	Office
10 Midford Place, London, W1T 5BG	Midford Place	London	W1T 5BG	First	263	2830	Leasehold	Office
4-8 Maple Street, London, W1T 5HD	Maple Street	London	W1T 5HD	Entire Building	1737	18699	Leasehold	Office
Universal House, 251 Tottenham Court Road, London, W1T 7AB	Tottenham Court	London	W1T 7AB	Entire Proposed Building	7358	79199	Leasehold	Office
Butler House, 177-178 Tottenham Court Road, London, W1T 7NY	Tottenham Court	London	W1T 7NY	5th	81	870	Leasehold	Office
Butler House, 177-178 Tottenham Court Road, London, W1T 7NY	Tottenham Court	London	W1T 7NY	2nd	108	1165	Leasehold	Office
248-250 Tottenham Court Road, London, W1T 7QZ	Tottenham Court	London	W1T 7QZ	1st (U/C)	270	2906	Leasehold	Office
248-250 Tottenham Court Road, London, W1T 7QZ	Tottenham Court	London	W1T 7QZ	4th and 5th	295	3180	Leasehold	Office
248-250 Tottenham Court Road, London, W1T 7QZ	Tottenham Court	London	W1T 7QZ	2nd and 3rd	580	6243	Leasehold	Office
The Post Building, 21-31 New Oxford Street, London, WC1A 1BA	New Oxford	London	WC1A 1BA	Proposed Building	23226	249998	Leasehold	Office
St George's Court, 10 Bloomsbury Way, London, WC1A 1eh	Bloomsbury Way	London	WC1A 1eh	6th and 7th (part)	2409	25930	Leasehold	Office
70 New Oxford Street, London, WC1A 1EU	New Oxford	London	WC1A 1EU	2nd, 3rd and 4th	1141	12285	Leasehold	Office
112-116 New Oxford Street, London, WC1A 1HH	New Oxford	London	WC1A 1HH	2nd, 3rd, 4th, 5th, 6th and 7th	571	6144	Freehold	Office
Commonwealth House, 1-19 New Oxford Street, London, WC1A	New Oxford	London	WC1A 1NU	Proposed 7th (Under	884	9513	Leasehold	Office
Museum House, 25 Museum Street, London, WC1A 1PL	Museum Street	London	WC1A 1PL	3rd	162	1741	Leasehold	Office
23 Bloomsbury Square, London, WC1A 2PJ	Bloomsbury	London	WC1A 2PJ	Entire Building	407	4381	Leasehold	Office
4 Bloomsbury Place, London, WC1A 2QA	Bloomsbury	London	WC1A 2QA	Ground (front)	57	613	Leasehold	Office
Sicilian House, 7 Sicilian Avenue, London, WC1A 2QR	Sicilian Avenue	London	WC1A 2QR	Suite 4.4	79	852	Leasehold	Office
Vernon House, 23 Sicilian Avenue, London, WC1A 2QS	Sicilian Avenue	London	WC1A 2QS	2nd (suite 2.4)	76	819	Leasehold	Office
Vernon House, 23 Sicilian Avenue, London, WC1A 2QS	Sicilian Avenue	London	WC1A 2QS	4th (suite 4.4)	77	824	Leasehold	Office
15 Adeline Place, London, WC1B 3AJ	Adeline Place	London	WC1B 3AJ	Entire Building	510	5490	Leasehold	Office
25 Bedford Square, London, WC1B 3HW	Bedford Square	London	WC1B 3HW	Entire Building	350	3763	Leasehold	Office
Victoria House, Southampton Row, London, WC1B 4EA	Southampton	London	WC1B 4EA	Heritage Rooms (3rd), 3rd and	2951	31766	Leasehold	Office
57-58 Russell Square, London, WC1B 4HS	Russell Square	London	WC1B 4HS	3rd (part)	76	822	Leasehold	Office
Syntax House, 44 Russell Square, London, WC1B 4JP	Russell Square	London	WC1B 4JP	Entire Building	560	6028	Leasehold	Office
29a-29b Montague Street, London, WC1B 5BL	Montague Street	London	WC1B 5BL	Garden (B) and 1st (B)	290	3120	Leasehold	Office
Russell Square House, 10-12 Russell Square, London, WC1B 5EH	Russell Square	London	WC1B 5EH	Ground, Ground (garden), 3rd, 4th	3147	33870	Leasehold	Office
31 Southampton Row, London, WC1B 5HJ	Southampton	London	WC1B 5HJ	5th (Proposed)	398	4284	Leasehold	Office
99 Gower Street, London, WC1E 6AA	Gower Street	London	WC1E 6AA	Entire Building	480	5164	Leasehold	Office
7 Gower Street, London, WC1E 6HA	Gower Street	London	WC1E 6HA	Entire Building	242	2606	Leasehold	Office
33-34 Alfred Place, London, WC1E 7DP	Alfred Place	London	WC1E 7DP	Entire Proposed Building	5372	57824	Leasehold	Office
Brook House, 2-16 Torrington Place, London, WC1E 7HN	Torrington Place	London	WC1E 7HN	Entire Proposed Building	3540	38105	Leasehold	Office
Tankerton Works, Argyle Walk, London, WC1H 8HB	Argyle Walk	London	WC1H 8HB	Entire Building	275	2960	Freehold	Office
Lynton House, 7-12 Tavistock Square, London, WC1H 9LT	Tavistock Square	London	WC1H 9LT	2nd (part)	488	5256	Leasehold	Office
Lynton House, 7-12 Tavistock Square, London, WC1H 9LT	Tavistock Square	London	WC1H 9LT	2nd (part)	505	5439	Leasehold	Office
Tavistock House, Tavistock Square, London, WC1H 9TW	Tavistock Square	London	WC1H 9TW	4th (part)	64	690	Leasehold	Office
Tavistock House, Tavistock Square, London, WC1H 9TW	Tavistock Square	London	WC1H 9TW	4th (south)	324	3492	Leasehold	Office
Tavistock House, Tavistock Square, London, WC1H 9TW	Tavistock Square	London	WC1H 9TW	4th (north)	324	3492	Leasehold	Office
Tavistock House, Tavistock Square, London, WC1H 9TW	Tavistock Square	London	WC1H 9TW	Ground (north)	401	4320	Leasehold	Office
29-35 Colonnade, London, WC1N 1JA	Colonnade	London	WC1N 1JA	Ground	65	700	Leasehold	Light Industrial /
29-35 Colonnade, London, WC1N 1JA	Colonnade	London	WC1N 1JA	Ground	186	2000	Leasehold	Light Industrial /
40-48 Bernard Street, London, WC1N 1ST	Bernard Street	London	WC1N 1ST	1st (part)	539	5800	Leasehold	Office
Bedford House, 21a John Street, London, WC1N 2BF	John Street	London	WC1N 2BF	Ground (part)	231	2488	Leasehold	Office
Bedford House, 21a John Street, London, WC1N 2BF	John Street	London	WC1N 2BF	4th	407	4382	Leasehold	Office
Coram Community Campus, 49 Mecklenburgh Square, London,	Mecklenburgh	London	WC1N 2NY	Entire Proposed Building	1656	17825	Leasehold	Office
3 Queen Square, London, WC1N 3AR	Queen Square	London	WC1N 3AR	Ground	141	1520	Leasehold	Office

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Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of tenure	Use type
5 Great James Street, London, WC1N 3DB	Great James	London	WC1N 3DB	Ground	54	583	Leasehold	Office
3 Long Yard, London, WC1N 3LS	Long Yard	London	WC1N 3LS	Proposed building minus ground	871	9373	Leasehold	Office
4-5 Long Yard, London, WC1N 3LU	Long Yard	London	WC1N 3LU	Entire Building	310	3332	Leasehold	Office
Swan House, 37-39 High Holborn, London, WC1V 6AA	High Holborn	London	WC1V 6AA	6th	176	1892	Leasehold	Office
Fairfax House, 15 Fulwood Place, London, WC1V 6AY	Fulwood Place	London	WC1V 6AY	6th	216	2325	Leasehold	Office
Alliance House, High Holborn, London, WC1V 6AZ	High Holborn	London	WC1V 6AZ	Proposed Rear Extension (pre-	88	947	Leasehold	Office
19 High Holborn, London, WC1V 6BS	High Holborn	London	WC1V 6BS	2nd, 3rd, 4th and 5th	821	8835	Leasehold	Office
71 High Holborn, London, WC1V 6EA	High Holborn	London	WC1V 6EA	1st (part)	980	10554	Leasehold	Office
71 High Holborn, London, WC1V 6EA	High Holborn	London	WC1V 6EA	3rd	1967	21173	Leasehold	Office
71 High Holborn, London, WC1V 6EA	High Holborn	London	WC1V 6EA	6th	2779	29917	Leasehold	Office
Brownlow House, 50-51 High Holborn, London, WC1V 6ER	High Holborn	London	WC1V 6ER	1st	170	1829	Leasehold	Office
110 High Holborn, London, WC1V 6EU	High Holborn	London	WC1V 6EU	5th (part)	916	9860	Leasehold	Office
110 High Holborn, London, WC1V 6EU	High Holborn	London	WC1V 6EU	Entire Building	10180	109572	Freehold	Office
Aurora, 90 High Holborn, London, WC1V 6LJ	High Holborn	London	WC1V 6LJ	Ground	1598	17200	Leasehold	Office
Aurora, 90 High Holborn, London, WC1V 6LJ	High Holborn	London	WC1V 6LJ	3rd	2312	24890	Leasehold	Office
First Avenue House, 42-49 High Holborn, London, WC1V 6NP	High Holborn	London	WC1V 6NP	Entire Building	10431	112273	Freehold	Office
Holborn Tower, 137 High Holborn, London, WC1V 6PW	High Holborn	London	WC1V 6PW	1st, 2nd, 3rd, 4th, 6th, 7th, 8th,	2482	26714	Leasehold	Office
MidCity Place, 58-71 High Holborn, London, WC1V 6QS	High Holborn	London	WC1V 6QS	5th (part)	2704	29109	Leasehold	Office
MidCity Place, 58-71 High Holborn, London, WC1V 6QS	High Holborn	London	WC1V 6QS	4th	3599	38736	Leasehold	Office
High Holborn House, 52-54 High Holborn, London, WC1V 6RL	High Holborn	London	WC1V 6RL	4th (east & north) and 4th (south)	756	8135	Leasehold	Office
High Holborn House, 52-54 High Holborn, London, WC1V 6RL	High Holborn	London	WC1V 6RL	Permitted refurb	18710	201392	Leasehold	Office
210 High Holborn, London, WC1V 7DL	High Holborn	London	WC1V 7DL	2nd	223	2400	Leasehold	Office
233 High Holborn, London, WC1V 7DN	High Holborn	London	WC1V 7DN	5th	244	2630	Leasehold	Office
233 High Holborn, London, WC1V 7DN	High Holborn	London	WC1V 7DN	1st	413	4450	Leasehold	Office
Holborn Telephone Exchange, 268-270 High Holborn, London,	High Holborn	London	WC1V 7EJ	Entire Building	3716	39999	Freehold	Office
Weston House, 246 High Holborn, London, WC1V 7EX	High Holborn	London	WC1V 7EX	Entire Building	5917	63686	Leasehold	Office
294-295 High Holborn, London, WC1V 7JG	High Holborn	London	WC1V 7JG	Entire Proposed Building	1390	14963	Leasehold	Office
Northumberland House, 303-306 High Holborn, London, WC1V 7JZ	High Holborn	London	WC1V 7JZ	6th (part)	72	770	Leasehold	Office
Northumberland House, 303-306 High Holborn, London, WC1V 7JZ	High Holborn	London	WC1V 7JZ	3rd	277	2978	Leasehold	Office
Northumberland House, 303-306 High Holborn, London, WC1V 7JZ	High Holborn	London	WC1V 7JZ	2nd	302	3254	Leasehold	Office
262 High Holborn, London, WC1V 7NA	High Holborn	London	WC1V 7NA	Entire Proposed Building	3195	34390	Leasehold	Office
Staple Inn Buildings, 335 High Holborn, London, WC1V 7PX	High Holborn	London	WC1V 7PX	Proposed refurb	367	3950	Leasehold	Office
Elm House, 10-16 Elm Street, London, WC1X 0BJ	Elm Street	London	WC1X 0BJ	Entire Proposed Building	4661	50169	Leasehold	Office
Holborn Hall, 100 Gray's Inn Road, London, WC1X 8AL	Gray's Inn Road	London	WC1X 8AL	2nd	554	5960	Leasehold	Office
Holborn Hall, 100 Gray's Inn Road, London, WC1X 8AL	Gray's Inn Road	London	WC1X 8AL	1st	555	5975	Leasehold	Office
Headland House, 308-312 Gray's Inn Road, London, WC1X 8DP	Gray's Inn Road	London	WC1X 8DP	5th	140	1507	Leasehold	Office
Headland House, 308-312 Gray's Inn Road, London, WC1X 8DP	Gray's Inn Road	London	WC1X 8DP	4th	140	1507	Leasehold	Office
236 Gray's Inn Road, London, WC1X 8HB	Gray's Inn Road	London	WC1X 8HB	2nd (Part A)	605	6514	Leasehold	Office
Fox Court, 14 Gray's Inn Road, London, WC1X 8HN	Gray's Inn Road	London	WC1X 8HN	Proposed extension	4848	52185	Leasehold	Office
Chancery Quarter, 24-28 Gray's Inn Road, London, WC1X 8HP	Gray's Inn Road	London	WC1X 8HP	Entire Building	358	3854	Leasehold or	Office
St Pancras Place, 277a Gray's Inn Road, London, WC1X 8QF	Gray's Inn Road	London	WC1X 8QF	Proposed office (under-	738	7944	Leasehold	Office
Lacon House, 84 Theobalds Road, London, WC1X 8RW	Theobalds Road	London	WC1X 8RW	Entire Proposed Building	19327	208033	Leasehold	Office
47 Theobalds Road, London, WC1X 8SP	Theobalds Road	London	WC1X 8SP	Entire Building	306	3293	Freehold	Office
New Derwent House, 69-73 Theobalds Road, London, WC1X 8TA	Theobalds Road	London	WC1X 8TA	4th	232	2500	Leasehold	Office
107 Gray's Inn Road, London, WC1X 8TZ	Gray's Inn Road	London	WC1X 8TZ	4th (extension)	175	1884	Leasehold	Office
200 Gray's Inn Road, London, WC1X 8XZ	Gray's Inn Road	London	WC1X 8XZ	Proposed Ground (Extension)	159	1712	Leasehold	Office

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Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of tenure	Use type
200 Gray's Inn Road, London, WC1X 8XZ	Gray's Inn Road	London	WC1X 8XZ	7th	1654	17806	Leasehold	Office
200 Gray's Inn Road, London, WC1X 8XZ	Gray's Inn Road	London	WC1X 8XZ	5th (rear)	1726	18576	Leasehold	Office
15-27 Britannia Street, London, WC1X 9JN	Britannia Street	London	WC1X 9JN	Lower Ground (part)	141	1518	Leasehold	Office
81 Chancery Lane, London, WC2A 1BQ	Chancery Lane	London	WC2A 1BQ	2nd	1028	11065	Leasehold	Office
41-44 Great Queen Street, London, WC2B 5AD	Great Queen	London	WC2B 5AD	5th (Suite 1) and 5th (Suite 2)	58	629	Leasehold	Office
Lupus House, 11-13 Macklin Street, London, WC2B 5NH	Macklin Street	London	WC2B 5NH	3rd	138	1485	Leasehold	Office
172 Drury Lane, London, WC2B 5QR	Drury Lane	London	WC2B 5QR	2nd	730	7860	Leasehold	Office
Kingsway House, 103 Kingsway, London, WC2B 6QX	Kingsway	London	WC2B 6QX	3rd (South)	130	1401	Leasehold	Office
77 Kingsway, London, WC2B 6SR	Kingsway	London	WC2B 6SR	4th, 5th, 6th, 7th and 8th	2431	26170	Leasehold	Office
International Buildings, 71 Kingsway, London, WC2B 6ST	Kingsway	London	WC2B 6ST	6th and 7th (Turret)	383	4125	Leasehold	Office
St Martin's Courtyard, 17 Slingsby Place, London, WC2E 9AB	Slingsby Place	London	WC2E 9AB	4th	281	3023	Leasehold	Office
Shaftesbury House, 151 Shaftesbury Avenue, London, WC2H 8AL	Shaftesbury	London	WC2H 8AL	5th	606	6519	Leasehold	Office
Central Saint Giles, 1-13 St Giles High Street, London, WC2H 8AR	St Giles High	London	WC2H 8AR	10th	2369	25503	Leasehold	Office
9-13 Grape Street, London, WC2H 8ED	Grape Street	London	WC2H 8ED	Entire Building	1071	11528	Leasehold	Office
233 Shaftesbury Avenue, London, WC2H 8EE	Shaftesbury	London	WC2H 8EE	Proposed 5th (pre-construction)	81	872	Leasehold	Office
Sovereign House, 212-224 Shaftesbury Avenue, London, WC2H	Shaftesbury	London	WC2H 8HQ	5th	131	1411	Leasehold	Office
Sovereign House, 212-224 Shaftesbury Avenue, London, WC2H	Shaftesbury	London	WC2H 8HQ	4th (part)	202	2169	Leasehold	Office
Endeavour House, 189 Shaftesbury Avenue, London, WC2H 8JR	Shaftesbury	London	WC2H 8JR	8th	563	6063	Leasehold	Office
4 Ching Court, London, WC2H 9EY	Ching Court	London	WC2H 9EY	3rd	55	595	Leasehold	Office
41 Shelton Street, London, WC2H 9HG	Shelton Street	London	WC2H 9HG	2nd	213	2294	Leasehold	Office
Seven Dials Warehouse, 42-44 Earlham Street, London, WC2H 9LA	Earlham Street	London	WC2H 9LA	Reception, Mezzanine, 3rd, 4th	3385	36440	Leasehold	Office
22 Tower Street, London, WC2H 9NS	Tower Street	London	WC2H 9NS	Entire Building	1542	16598	Freehold	Office

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please contact our Client Services team (client.services@estatesgazette.com)

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking rent (£ psf)	Per annum rent	Asking price	Lease length	Lease expiry	Last updated
Business (B1a)	Second-hand Grade	10/21/2015	No	Not quoted	Not quoted	£21,000	Not quoted	Not quoted		10/29/2015
Business (B1a)	Second-hand Grade	01/01/2016	Yes	£726.57	£67.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	07/01/2013	Partial	£726.57	£67.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	03/01/2016	Yes	£457.47	£42.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£457.47	£42.50	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	08/01/2015	No	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	01/01/2016	Partial	£699.66	£65.00	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/13/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	£403.65	£37.50	Not quoted	Not quoted	Not quoted		04/01/2016
Business (B1a)	New - Refurb (under		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/13/2016
Business (B1a)	Second-hand Grade	03/01/2016	Yes	£452.09	£42.00	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£726.57	£67.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	02/01/2015	No	£484.38	£45.00	Not quoted	Not quoted	5 years		04/30/2016
Business (B1a)	Second-hand Grade	07/01/2013	No	£484.38	£45.00	Not quoted	Not quoted	5 years		04/30/2016
Business (B1a)	Second-hand Grade	11/01/2015	No	£484.38	£45.00	Not quoted	Not quoted	5 years		04/30/2016
Business (B1a)	Second-hand Grade	04/12/2016	Yes	Not quoted	Not quoted	£16,000	Not quoted	Not quoted		05/16/2016
Business (B1a)	Second-hand Grade	04/01/2014	Yes	£188.37	£17.50	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	05/01/2012	No	£726.57	£67.50	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		02/12/2014
Business (B1a)	Second-hand Grade	03/01/2016	Yes	£645.84	£60.00	Not quoted	Not quoted	Not quoted	09/01/2019	05/06/2016
Business (B1a)	New - New Build	08/01/2015	Partial	£645.84	£60.00	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/13/2016
Business (B1a)	Second-hand Grade	06/01/2015	No	£645.84	£60.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	11/01/2015	No	£549.72	£51.07	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/27/2015
Business (B1a)	New - New Build	02/01/2013	Yes	£484.38	£45.00	Not quoted	Not quoted	Not quoted		04/01/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/08/2016
Business (B1a)	New - New Build (pre-	01/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - New Build (pre-	01/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/12/2016
Business (B1a)	New - New Build (pre-	01/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/12/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		02/17/2016
Business (B1a)	New - New Build (pre-	01/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/12/2016
Business (B1a)	New - New Build (pre-	03/01/2008	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/01/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/22/2015
Business (B1a)	Second-hand Grade	09/01/2015	No	£532.82	£49.50	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Local Authority		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		02/16/2015
Business (B1a)	Second-hand Grade	09/01/2015	Partial	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	07/10/2015	No	Not quoted	Not quoted	£30,500	Not quoted	Not quoted		04/18/2016
Business (B1a)	Second-hand Grade	08/01/2015	Yes	£592.02	£55.00	Not quoted	Not quoted	Not quoted		04/01/2016
Business (B1a)	Second-hand Grade	08/01/2014	No	£349.83	£32.50	Not quoted	Not quoted	4 years	03/01/2019	05/10/2016
Business (B1a)	Second-hand Grade	05/01/2015	No	£645.84	£60.00	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	10/01/2015	Yes	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	New - Refurb (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		11/09/2015
Business (B1a)	Second-hand Grade	01/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/17/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/05/2016

Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking rent (£ psf)	Per annum rent	Asking price	Lease length	Lease expiry	Last updated
Business (B1a)	New - Refurb (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/16/2016
Business (B1a)	Second-hand Grade	06/17/2015	No	£484.38	£45.00	Not quoted	Not quoted	Not quoted		06/17/2015
Business (B1a)	Second-hand Grade	04/05/2016	No	Not quoted	Not quoted	£30,000	Not quoted	Not quoted		05/04/2016
Business (B1a)	New - Refurb (under		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/17/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		03/16/2015
Business (B1a)	Second-hand Grade	02/01/2016	No	£484.38	£45.00	Not quoted	Not quoted	Not quoted		04/14/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	£484.38	£45.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	£430.56	£40.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		10/29/2015
Business (B1a)	New - Refurb	01/01/2014	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	£484.38	£45.00	Not quoted	Not quoted	3 years	09/01/2018	05/06/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/17/2016
Business (B1a)	Second-hand Grade	02/01/2016	Partial	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	09/01/2015	Partial	£269.10	£25.00	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		01/16/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		01/14/2016
Business (B1a)	Second-hand Grade	05/01/2016	No	£511.29	£47.50	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	04/12/2016	Yes	Not quoted	Not quoted	Not quoted	£0.65 m	Not quoted		05/16/2016
Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	£15,950	Not quoted	Not quoted		03/15/2016
Business (B1a)	Second-hand Grade	12/05/2014	No	£429.81	£39.93	£39,500	Not quoted	Not quoted		04/15/2016
Business (B1a)	Second-hand (Retail)	11/11/2015	No	Not quoted	Not quoted	£27,500	Not quoted	Not quoted		03/04/2016
Business (B1a)	Second-hand Grade	03/07/2016	No	Not quoted	Not quoted	£20,548	Not quoted	Not quoted	11/17/2017	05/04/2016
Business (B1a)	Second-hand Grade	11/16/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		03/15/2016
Business (B1a)	Second-hand Grade	07/31/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/18/2016
Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	£5.75 m	Not quoted		05/13/2016
Business (B1a)	New - New Build	05/04/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	999 years		05/09/2016
Business (B1a)	Second-hand Grade	04/05/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/04/2016
Business (B1a)	Second-hand Grade	05/04/2016	No	Not quoted	Not quoted	£28,000	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	£16,500	Not quoted	5 years		05/10/2016
Business (B1a)	New - Refurb (pre-	03/07/2016	No	Not quoted	Not quoted	£125,000	Not quoted	Not quoted		05/04/2016
Business (B1a)	Second-hand Grade	05/17/2016	No	Not quoted	Not quoted	£22,000	Not quoted	Not quoted		05/17/2016
Business (B1a)	Second-hand Grade	12/01/2015	No	£518.61	£48.18	£26,500	Not quoted	Not quoted		02/15/2016
Business (B1a)	Second-hand Grade	02/01/2015	No	£861.12	£80.00	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	New - New Build	12/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	08/01/2021	04/30/2016
Business (B1a)	Second-hand Grade	02/01/2015	No	£861.12	£80.00	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	10/27/2015	No	£486.21	£45.17	£14,000	Not quoted	Not quoted		11/23/2015
Business (B1a)	Second-hand Grade	08/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	04/05/2020	05/06/2016
Business (B1a)	Second-hand Grade	11/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/18/2016
Business (B1a)	Second-hand Grade	04/01/2016	No	£600.20	£55.76	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	Second-hand Grade	04/01/2016	No	£600.20	£55.76	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	New - New Build	04/01/2016	No	£673.18	£62.54	Not quoted	Not quoted	Not quoted	06/09/2019	05/09/2016
Business (B1a)	Second-hand Grade	12/01/2014	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/03/2016
Business (B1a)	Second-hand Grade	05/01/2016	No	£941.85	£87.50	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	09/01/2015	Yes	£699.66	£65.00	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	11/01/2015	No	£855.74	£79.50	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	New - Refurb (pre-	10/01/2014	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/26/2016

Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking rent (£ psf)	Per annum rent	Asking price	Lease length	Lease expiry	Last updated
Business (B1a)	Second-hand Grade	05/09/2016	No	Not quoted	Not quoted	£315,000	Not quoted	Not quoted	05/01/2021	05/11/2016
Business (B1a)	New - Refurb	01/01/2015	Yes	£748.10	£69.50	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	05/01/2015	No	£861.12	£80.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		10/13/2015
Business (B1a)	Second-hand Grade	04/01/2016	No	£640.46	£59.50	Not quoted	Not quoted	3 years	01/01/2019	05/03/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£699.66	£65.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - Refurb (under	08/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/14/2016
Business (B1a)	Second-hand Grade	08/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/01/2016
Business (B1a)	Second-hand Grade	08/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/01/2016
Business (B1a)	New - Refurb (pre-	10/01/2014	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	New - New Build	04/01/2014	Yes	£748.10	£69.50	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	New - Refurb	07/01/2013	Yes	£780.39	£72.50	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	10/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - Refurb (under		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/08/2016
Business (B1a)	Second-hand Grade	04/01/2016	No	£639.92	£59.45	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	05/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/03/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	07/01/2015	Yes	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	03/01/2016	Yes	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - Refurb	03/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	07/01/2016	04/30/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	01/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	£376.74	£35.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	08/01/2015	Yes	£232.07	£21.56	Not quoted	Not quoted	Not quoted	12/01/2025	04/30/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£672.75	£62.50	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	10/01/2015	No	£748.10	£69.50	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	New - Refurb (under		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		02/05/2015
Business (B1a)	Second-hand Grade	04/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	New - New Build	04/01/2016	No	£640.46	£59.50	Not quoted	Not quoted	Not quoted		05/03/2016
Business (B1a)	New - Refurb (under		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/16/2016
Business (B1a)	Second-hand Grade	05/01/2016	No	Not quoted	Not quoted	Not quoted	£2.5 m	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	07/01/2015	No	£748.10	£69.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	07/01/2015	No	£748.10	£69.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	12/01/2015	Yes	£592.02	£55.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	12/01/2015	Yes	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	12/01/2015	Yes	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	07/01/2015	Yes	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1c)	New - Refurb	09/23/2015	No	£538.20	£50.00	£35,000	Not quoted	Not quoted		05/04/2016
Business (B1c)	Second-hand Grade	03/08/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/04/2016
Business (B1a)	Second-hand Grade	01/01/2016	No	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£532.82	£49.50	Not quoted	Not quoted	Not quoted	09/01/2021	04/29/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	£532.82	£49.50	Not quoted	Not quoted	Not quoted	09/01/2021	04/29/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/20/2015
Business (B1a)	Second-hand Grade	12/01/2015	Yes	£640.46	£59.50	Not quoted	Not quoted	Not quoted		04/30/2016

Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking rent (£ psf)	Per annum rent	Asking price	Lease length	Lease expiry	Last updated
Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	£15,000	Not quoted	Not quoted		10/23/2015
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		03/07/2016
Business (B1a)	Second-hand Grade	06/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	07/01/2015	No	£672.75	£62.50	Not quoted	Not quoted	Not quoted		04/18/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		12/04/2014
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		08/18/2014
Business (B1a)	Second-hand Grade	12/01/2014	No	£376.74	£35.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	03/28/2013	No	£565.11	£52.50	Not quoted	Not quoted	Not quoted		04/19/2016
Business (B1a)	Second-hand Grade		No	£565.11	£52.50	Not quoted	Not quoted	Not quoted		04/19/2016
Business (B1a)	Second-hand Grade	03/28/2013	No	£565.11	£52.50	Not quoted	Not quoted	Not quoted		04/19/2016
Business (B1a)	New - Refurb	12/01/2014	No	£376.74	£35.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - Refurb	03/01/2014	No	£699.66	£65.00	Not quoted	Not quoted	Not quoted		04/28/2016
Business (B1a)	Second-hand Grade	01/01/2016	Yes	Not quoted	Not quoted	Not quoted	£105.19 m	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	04/01/2016	No	£559.73	£52.00	Not quoted	Not quoted	Not quoted	03/01/2022	05/09/2016
Business (B1a)	Second-hand Grade	04/01/2016	No	£672.75	£62.50	Not quoted	Not quoted	Not quoted	03/01/2022	05/09/2016
Business (B1a)	Second-hand Grade	08/01/2015	No	Not quoted	Not quoted	Not quoted	£145 m	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	10/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£540.68	£50.23	Not quoted	Not quoted	Not quoted	09/25/2026	05/09/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£540.68	£50.23	Not quoted	Not quoted	Not quoted	12/24/2022	05/09/2016
Business (B1a)	Second-hand Grade	10/01/2014	No	£748.10	£69.50	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	New - Refurb (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/03/2014
Business (B1a)	Second-hand Grade	05/01/2016	No	£726.57	£67.50	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	07/01/2015	No	£360.59	£33.50	Not quoted	Not quoted	Not quoted	08/01/2018	04/26/2016
Business (B1a)	Second-hand Grade	06/01/2015	No	£565.11	£52.50	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	10/01/2015	No	Not quoted	Not quoted	Not quoted	£45 m	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	01/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/16/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/09/2015
Business (B1a)	Second-hand Grade	02/01/2015	No	£672.75	£62.50	Not quoted	Not quoted	5 years	12/01/2020	05/09/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	£672.75	£62.50	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	£672.75	£62.50	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	New - New Build (pre-	12/01/2014	No	£645.84	£60.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		09/16/2014
Business (B1a)	New - Refurb (pre-	01/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/28/2016
Business (B1a)	Second-hand Grade	06/01/2015	No	£484.38	£45.00	Not quoted	Not quoted	3 years	12/01/2018	04/30/2016
Business (B1a)	Second-hand Grade	06/01/2015	No	£640.46	£59.50	Not quoted	Not quoted	3 years	12/01/2023	04/30/2016
Business (B1a)	Second-hand Grade	12/01/2014	No	£484.38	£45.00	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	12/01/2014	No	£484.38	£45.00	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	05/01/2014	No	£484.38	£45.00	Not quoted	Not quoted	Not quoted	06/01/2025	05/09/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		01/04/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/21/2015
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		10/13/2015
Business (B1a)	New - Refurb	04/01/2015	Partial	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	£2.75 m	Not quoted		04/11/2016
Business (B1a)	Second-hand Grade	10/01/2015	Yes	£511.29	£47.50	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		10/07/2015
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		01/05/2015

Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking rent (£ psf)	Per annum rent	Asking price	Lease length	Lease expiry	Last updated
Business (B1a)	Second-hand Grade	06/01/2015	No	£699.66	£65.00	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	£699.66	£65.00	Not quoted	Not quoted	Not quoted		04/29/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£538.20	£50.00	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	New - Refurb	08/01/2014	No	£699.66	£65.00	Not quoted	Not quoted	Not quoted		05/12/2016
Business (B1a)	Second-hand Grade	10/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	11/01/2015	No	£489.22	£45.45	Not quoted	Not quoted	Not quoted		05/05/2016
Business (B1a)	Second-hand Grade	10/01/2015	No	£592.02	£55.00	Not quoted	Not quoted	Not quoted		05/06/2016
Business (B1a)	Second-hand Grade	03/01/2016	Yes	£559.73	£52.00	Not quoted	Not quoted	Not quoted	12/18/2018	05/13/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	02/01/2016	Yes	£570.49	£53.00	Not quoted	Not quoted	Not quoted	02/01/2018	04/30/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£855.74	£79.50	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	Second-hand Grade	02/01/2016	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted	11/01/2016	05/06/2016
Business (B1a)	Second-hand Grade	10/01/2015	Yes	£656.60	£61.00	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		09/01/2015
Business (B1a)	New - Refurb (pre-		No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		07/09/2015
Business (B1a)	Second-hand Grade	03/01/2015	Yes	£273.19	£25.38	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	03/01/2015	No	£268.02	£24.90	Not quoted	Not quoted	Not quoted		04/30/2016
Business (B1a)	Second-hand Grade	12/01/2015	No	£888.03	£82.50	Not quoted	Not quoted	Not quoted		05/09/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£633.14	£58.82	Not quoted	Not quoted	Not quoted	06/01/2018	04/25/2016
Business (B1a)	Second-hand Grade	03/01/2016	No	£672.75	£62.50	Not quoted	Not quoted	Not quoted		04/26/2016
Business (B1a)	Second-hand Grade	11/01/2015	No	£581.26	£54.00	Not quoted	Not quoted	Not quoted		05/10/2016
Business (B1a)	Second-hand Grade	09/01/2015	No	Not quoted	Not quoted	Not quoted	Not quoted	Not quoted		04/29/2016

Agent details
Pearl & Coutts Limited - Tel: 020 7843 3788
JLL - Tel: 020 7493 4933
Farebrother - Tel: 020 7405 4545, CBRE - Tel: 020 7182 2000
Edward Charles & Partners - Tel: 020 7009 2300, Hatton Real Estate
Edward Charles & Partners - Tel: 020 7009 2300, Hatton Real Estate
Monmouth Dean LLP - Tel: 020 7025 1390
Farebrother - Tel: 020 7405 4545
Agent not yet appointed
Pearl & Coutts Limited - Tel: 020 7843 3788
Agent not yet appointed
Stirling Ackroyd Limited - Tel: 020 7749 3814
CBRE - Tel: 020 7182 2000, Pilcher Hershman - Tel: 020 7399 8600
Metrus Property Advisors (Formerly MERJS) - Tel: 020 7079 3976
Metrus Property Advisors (Formerly MERJS) - Tel: 020 7079 3976
Metrus Property Advisors (Formerly MERJS) - Tel: 020 7079 3976
Pearl & Coutts Limited - Tel: 020 7843 3788
Gould and Company Chartered Surveyors
Hatton Real Estate (now part of Colliers Intl) - Tel: 020 7101 2020
Agent not yet appointed
Anton Page LLP - Tel: 020 7336 1313
JLL - Tel: 020 7248 6040
Agent not yet appointed
Stirling Ackroyd Limited - Tel: 020 7749 3814
Stirling Ackroyd Limited - Tel: 020 7749 3814
Agent not yet appointed
Cushman & Wakefield - Tel: 020 7935 5000, Savills - Tel: 020 7409
Agent not yet appointed
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
Agent not yet appointed
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
Savills - Tel: 020 7499 8644, DTZ (now part of Cushman &
Agent not yet appointed
Edward Charles & Partners - Tel: 020 7009 2300
Edward Charles & Partners - Tel: 020 7009 2300
TSP - Tel: 020 7284 9040
Fresson & Tee - Tel: 020 7391 7100
Deloitte Real Estate - Tel: 0207 303 5000, BNP Paribas Real Estate -
Colliers International - Tel: 020 7935 4499, Bluebook - Tel: 020 7167
Hanover Green LLP - Tel: 020 3130 6400
Agent not yet appointed
Tuckerman - Tel: 020 7222 5511
HNG Limited - Tel: 020 3205 0200
HNG Limited - Tel: 020 3205 0200

Agent details
Agent not yet appointed
Robert Irving Burns - Tel: 020 7637 0821
Agent not yet appointed
Agent not yet appointed
TSP - Tel: 020 7284 9040
TSP - Tel: 020 7284 9040
TSP - Tel: 020 7284 9040
Agent not yet appointed
Monmouth Dean LLP - Tel: 020 7025 1390
DeVono - Tel: 020 7096 9911
Agent not yet appointed
TSP - Tel: 020 7284 9040
Edward Charles & Partners - Tel: 020 7009 2300
Agent not yet appointed
Agent not yet appointed
Christo & Co Limited - Tel: 020 7482 1203, Metrus Property Advisors
Currell Commercial Limited - Tel: 020 7354 5050
3H Property Consultants - Tel: 020 7286 8363
3H Property Consultants - Tel: 020 7286 8363
Paul Simon Seaton Commercial - Tel: 020 8800 4321
Dutch & Dutch - Tel: 020 7794 7788
Drivers & Norris - Tel: 020 7607 5001
Salter Rex - Tel: 020 7431 1881
Koopmans - Tel: 01923 853749
Robert Irving Burns - Tel: 020 7637 0821
Robert Irving Burns - Tel: 020 7637 0821
Dutch & Dutch - Tel: 020 7794 7788
3H Property Consultants - Tel: 020 7286 8363
Dutch & Dutch - Tel: 020 7794 7788
Pearl & Coutts Limited - Tel: 020 7843 3788
Pearl & Coutts Limited - Tel: 020 7843 3788
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
The Lorenz Consultancy - Tel: 020 7647 4043
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
Pearl & Coutts Limited - Tel: 020 7843 3788
DeVono - Tel: 020 7096 9911
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
Davis Brown Limited - Tel: 020 7637 1066
Davis Brown Limited - Tel: 020 7637 1066
Mellersh & Harding - Tel: 020 7499 0866
CBRE - Tel: 020 7182 2000, Edward Charles & Partners - Tel: 020
Edward Charles & Partners - Tel: 020 7009 2300
Deloitte Real Estate - Tel: 0207 303 5000, BDG Sparkes Porter LLP
Knight Frank - Tel: 020 7606 0606, Montagu Evans - Tel: 020 7493
Pilcher Hershman - Tel: 020 7399 8600, JLL - Tel: 020 7493 4933

Agent details
Ashwell Rogers - Tel: 020 7734 7766
Colliers International - Tel: 020 7935 4499, Metrus Property Advisors DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
Agent not yet appointed
The Lorenz Consultancy - Tel: 020 7647 4043
The Lorenz Consultancy - Tel: 020 7647 4043
Philip Wragg & Partners - Tel: 01883 622221, Monmouth Dean LLP - Monmouth Dean LLP - Tel: 020 7025 1390, Philip Wragg & Partners - Philip Wragg & Partners - Tel: 01883 622221, Monmouth Dean LLP - CBRE - Tel: 020 7182 2000, JLL - Tel: 020 7493 6040
Savills - Tel: 020 7499 8644, Edward Charles & Partners - Tel: 020
Colliers International - Tel: 020 7935 4499
Savills - Tel: 020 7499 8644, Allsop - Tel: 020 7437 6977
Agent not yet appointed
Glinsman Weller Limited - Tel: 020 7495 2728
Carter Jonas Llp - Tel: 020 7518 3200, Michael Boardman & Edward Charles & Partners - Tel: 020 7009 2300, Michael Boardman
Farebrother - Tel: 020 7405 4545, Allsop - Tel: 020 7437 6977
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545
Kinney Green - Tel: 020 7643 1500
Edward Charles & Partners - Tel: 020 7009 2300, Michael Boardman CBRE - Tel: 020 7240 2255
Monmouth Dean LLP - Tel: 020 7025 1390
Fresson & Tee - Tel: 020 7391 7100
Edward Charles & Partners - Tel: 020 7009 2300, Michael Boardman CBRE - Tel: 020 7182 2000, HNG Limited - Tel: 020 3205 0200
Agent not yet appointed
Meillersh & Harding - Tel: 020 7499 0866
Edward Charles & Partners - Tel: 020 7009 2300, Michael Boardman GN2 - Tel: 020 7183 7676, Bluebook
Agent not yet appointed
Fresson & Tee - Tel: 020 7391 7100
Deloitte Real Estate - Tel: 0207 303 5000, Farebrother - Tel: 020
Deloitte Real Estate - Tel: 0207 303 5000, Farebrother - Tel: 020
Thompson Yates - Tel: 020 7626 6060
Thompson Yates - Tel: 020 7626 6060
Thompson Yates - Tel: 020 7626 6060
Thompson Yates - Tel: 020 7626 6060
Robert Irving Burns - Tel: 020 7637 0821
Robert Irving Burns - Tel: 020 7637 0821
Colliers International - Tel: 020 7935 4499
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545
Agent not yet appointed
HMC Surveyors Limited - Tel: 020 7439 1500

Agent details
Pearl & Coutts Limited - Tel: 020 7843 3788
Agent not yet appointed
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545, Knight Frank - Tel: 020 7606 0606
Agent not yet appointed
Agent not yet appointed
Farebrother - Tel: 020 7405 4545
JLL - Tel: 020 7493 6040
JLL - Tel: 020 7493 6040
JLL - Tel: 020 7493 6040
Farebrother - Tel: 020 7405 4545
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000, Knight Frank - Tel: 0113 246 1533, Tudor Toone - Tel: 020 7495
CBRE - Tel: 020 7240 2255
CBRE - Tel: 020 7240 2255
Savills - Tel: 020 7499 8644
Monmouth Dean LLP - Tel: 020 7025 1390
CBRE - Tel: 020 7182 2000
CBRE - Tel: 020 7182 2000
Farebrother - Tel: 020 7405 4545, Allsop - Tel: 020 7437 6977
Agent not yet appointed
Farebrother - Tel: 020 7405 4545, Bluebook - Tel: 020 7167 6400
Farebrother - Tel: 020 7405 4545, Allsop - Tel: 020 7437 6977
CBRE - Tel: 020 7240 2255
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545, Edward Charles & Partners - Tel:
Agent not yet appointed
Gryphon Property Partners - Tel: 020 3440 9800
Gryphon Property Partners - Tel: 020 3440 9800
Gryphon Property Partners - Tel: 020 3440 9800
Farebrother - Tel: 020 7405 4545
Agent not yet appointed
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000, Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545
Farebrother - Tel: 020 7405 4545
CBRE - Tel: 020 7182 2000, Gryphon Property Partners - Tel: 020
Agent not yet appointed
Agent not yet appointed
Agent not yet appointed
Savills - Tel: 020 7499 8644, JLL - Tel: 020 7493 6040
Allsop - Tel: 020 7437 6977, Michael Laurie Kaye - Tel: 020 7629
Hanover Green LLP - Tel: 020 3130 6400
Agent not yet appointed
Agent not yet appointed

Agent details
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
DTZ (now part of Cushman & Wakefield) - Tel: 020 3296 3000,
JLL - Tel: 020 7248 6040
BNP Paribas Real Estate - Tel: 020 7338 4000
Monmouth Dean LLP - Tel: 020 7025 1390
Davis Brown Limited - Tel: 020 7637 1066
CBRE - Tel: 020 7240 2255, Edward Charles & Partners - Tel: 020
CBRE - Tel: 020 7182 2000, Bluebook - Tel: 020 7167 6400
CBRE - Tel: 020 7240 2255, Colliers International - Tel: 020 7935
Farebrother - Tel: 020 7405 4545
CBRE - Tel: 020 7240 2255, Colliers International - Tel: 020 7935
DeVono - Tel: 020 7096 9911
JLL - Tel: 020 7248 6040
Agent not yet appointed
Agent not yet appointed
Altus Edwin Hill - Tel: 020 7636 7347
Altus Edwin Hill - Tel: 020 7636 7347
Strutt & Parker - Tel: 020 7629 7282
CBRE - Tel: 020 7240 2255
CBRE - Tel: 020 7240 2255
JLL - Tel: 020 7493 4933
Savills - Tel: 020 7499 8644, Colliers International - Tel: 020 7935

Appendix 3

Costar Details of Available Space and Accompanying Map



**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)	£50.00- £60.00/SF	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	Kinney Green Isabel Parker 020 7643 1500 / Neil Warwick 020 7643 1531
E GRND	Office / B1	871 SF (5,490 SF)	£50.00- £60.00/SF	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	Kinney Green Isabel Parker 020 7643 1500 / Neil Warwick 020 7643 1531
E 1st	Office / B1	966 SF (5,490 SF)	£50.00- £60.00/SF	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	Kinney Green Isabel Parker 020 7643 1500 / Neil Warwick 020 7643 1531
E 2nd	Office / B1	966 SF (5,490 SF)	£50.00- £60.00/SF	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	Kinney Green Isabel Parker 020 7643 1500 / Neil Warwick 020 7643 1531
E 3rd	Office / B1	925 SF (5,490 SF)	£50.00- £60.00/SF	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	Kinney Green Isabel Parker 020 7643 1500 / Neil Warwick 020 7643 1531
E 4th	Office / B1	804 SF (5,490 SF)	£50.00- £60.00/SF	£14.58/SF	-	-	Avail	Sublet	Jul 2016	Central Heating, Comfort Cooling, EPC - D, Lift Access, Perimeter Trunking	Kinney Green Isabel Parker 020 7643 1500 / Neil Warwick 020 7643 1531



**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 -		Edward Charles & Partners Jamie Shuttle 020 7009 2300 / Andrew Okin 020 7009 2300



**33-34 Alfred PI
London, WC1E 7DP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	2,540 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E GRND	Office / B1	1,303 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 1st	Office / B1	2,400 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 2nd	Office / B1	2,454 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402

E 3rd	Office / B1	2,454 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 4th	Office / B1	2,454 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 5th	Office / B1	753 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 6th	Office / B1	958 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402



Tankerton Walks
12 Argyle Walk
London, WC1H 8HA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	109 SF (724 SF)	£61.34/SF	£12.00/SF	-	-	Avail	Direct	Negotiable	Comfort Cooling, EPC - G	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100
P 1st	Office / B1	160 SF (724 SF)	£61.34/SF	£12.00/SF	-	-	Avail	Direct	Negotiable	Comfort Cooling, EPC - G	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100
P 1st	Office / B1	455 SF (724 SF)	£58.24/SF	£12.00/SF	-	-	Avail	Direct	Negotiable	Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100



Herbal House
10 Back HI
London, EC1R 5LQ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	6,297 SF (110,867 SF)	£60.00/SF	-	-	-	U/O	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E LL	Office / B1	13,670 SF (110,867 SF)	£60.00/SF	-	-	-	U/O	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E MEZZ	Office / B1	13,670 SF (110,867 SF)	£60.00/SF	-	-	-	U/O	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E GRND	Office / B1	9,580 SF (110,867 SF)	£60.00/SF	-	-	-	U/O	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E 1st	Office / B1	15,177 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E 2nd	Office / B1	15,177 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E 3rd	Office / B1	14,585 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E 4th	Office / B1	13,993 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E 5th	Office / B1	5,866 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675
E 6th	Office / B1	2,852 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Attfield 020 7399 5675



**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	£9,504 PA	£1,000 PA	£35,504 PA	U/O	Direct	Negotiable	24 Hour Access, Demised WC facilities, Kitchen Facilities, Security System	Aitchison Raffety Luca Nardini 020 7518 3440 / Ben Gilbey 020 7518 3440



**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	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E GRND	Office / B1	4,297 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 1st	Office / B1	4,116 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 2nd	Office / B1	4,253 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 3rd	Office / B1	4,253 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 4th	Office / B1	4,071 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 5th	Office / B1	3,543 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676



**25 Bedford Sq
London, WC1B 3HW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	639 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E GRND	Office / B1	632 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 1st	Office / B1	877 SF (3,762 SF)	Withheld	£15.17/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 2nd	Office / B1	839 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 3rd	Office / B1	775 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



Omni House
252 Belsize Rd
London, NW6 4BT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	6,250 SF (6,250 SF)	£20.00/SF	£5.64/SF	-	-	Avail	Direct	Negotiable	Reception	Dutch & Dutch Zach Forest 020 7794 7788



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 (9,500 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	BNP Paribas Real Estate UK Freddie Proctor 020 7338 4089
P 1st	Office / B1	5,663 SF (9,500 SF)	£59.50/SF	£17.75/SF	£9.56/SF	£87/SF	Avail	Direct	Negotiable	Attic, Car Parking, Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Raised Floor, Shared Shower Facilities	Colliers International Willem Janssen 020 7487 1707 / Catherine Tilley 020 7487 1987



**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	720 SF (2,315 SF)	£45.00/SF	£14.21/SF	£7.50/SF	£67/SF	Avail	Direct	Negotiable	Central Heating, Common Parts WC facilities, Kitchen Facilities, Natural Light - good, Secure Storage	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 2nd	Office / B1	791 SF (2,315 SF)	£39.32/SF	£14.21/SF	£7.50/SF	£61/SF	Avail	Direct	Negotiable	Central Heating, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Ian Bradshaw 020 7009 2300 / Jamie Shuttle 020 7009 2300 / Tony Parrack 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 3rd	Office / B1	804 SF (2,315 SF)	£34.39/SF	£14.21/SF	£7.50/SF	£56/SF	Avail	Direct	Negotiable	Central Heating, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Ian Bradshaw 020 7009 2300 / Jamie Shuttle 020 7009 2300 / Tony Parrack 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



**56-58 Bloomsbury St
London, WC1B 3QT**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	2,258 SF (3,125 SF)	£31.25/SF	£11.81/SF	-	-	Avail	Direct	Negotiable	Central Heating, Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P GRND	Office / B1	725 SF (3,125 SF)	£42.76/SF	£14.62/SF	-	-	Avail	Direct	Negotiable	Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P GRND	Office / B1	142 SF (3,125 SF)	£31.25/SF	£11.81/SF	-	-	Avail	Direct	Negotiable	Central Heating, Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788



**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 (25,930 SF)	£69.50/SF	£25.00/SF	£9.80/SF	£104/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, Raised Floor	Edward Charles & Partners Charles Okin 020 7009 2300 / Jamie Shuttle 020 7009 2300 Savills Brian Allen 020 7409 8778 / Tracy Collins 020 7409 8958
P 7th	Office / B1	7,481 SF (25,930 SF)	£69.50/SF	£25.00/SF	£9.80/SF	£104/SF	Avail	Direct	Negotiable	Air Conditioning, EPC - C, Raised Floor	Edward Charles & Partners Charles Okin 020 7009 2300 / Jamie Shuttle 020 7009 2300 Savills Brian Allen 020 7409 8778 / Tracy Collins 020 7409 8958



Depot Point
15-27 Britannia St
London, WC1X 9JN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	1,087 SF (2,605 SF)	£25.00/SF	£3.74/SF	£4.64/SF	£33/SF	U/O	Direct	Negotiable	Air Conditioning, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Plug & Play, Raised Floor, Security System	JLL Milton Karamani 020 7852 4269 / Harry Murphy 020 7852 4273
P BSMT	Office / B1	1,518 SF (2,605 SF)	£50.00/SF	£7.48/SF	£9.27/SF	£67/SF	U/O	Direct	Negotiable	Air Conditioning, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Plug & Play, Raised Floor, Security System	JLL Milton Karamani 020 7852 4269 / Harry Murphy 020 7852 4273



7 Bury PI
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	U/O	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	Aitchison Raffety Luca Nardini 020 7518 3440
E 4th	Office / B1	339 SF (673 SF)	£43.09/SF	£14.20/SF	£8.27/SF	£66/SF	U/O	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	Aitchison Raffety Luca Nardini 020 7518 3440



8-12 Camden High St
London, NW1 0JH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	2,100 SF (2,100 SF)	£55.00/SF	£12.00/SF	£6.00/SF	£73/SF	Avail	Direct	Negotiable	Natural Light - good, Raised Floor	Hoffman Partners Tony Gerver 020 7487 9707



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	-	Christo & Co Kellie Miles 020 7482 1203



Bedford House
125-133 Camden High St
London, NW1 7JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	3,229 SF (6,164 SF)	£55.00/SF	£13.98/SF	£7.00/SF	£76/SF	Avail	Direct	5 yrs	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, EPC - C, Lift Access, Open-Plan, Raised Floor, Recessed Lighting	Lambert Smith Hampton Ltd Toby Chapman 020 7198 2000 / David Earle 020 7198 2270 Hanover Green Sarah Porter 020 3130 6405 / Neil Proctor 020 3130 6406
P 2nd	Office / B1	2,935 SF (6,164 SF)	£55.00/SF	£13.98/SF	£7.00/SF	£76/SF	Avail	Direct	5 yrs	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, EPC - C, Open-Plan, Raised Floor, Recessed Lighting	Lambert Smith Hampton Ltd Toby Chapman 020 7198 2000 / David Earle 020 7198 2270 Hanover Green Sarah Porter 020 3130 6405 / Neil Proctor 020 3130 6406



**Rear of
251 Camden High St
London, NW1 7BU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	267 SF (680 SF)	£49.26/SF	£6.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Skylight, Wooden Floors	Bruce Commercial Estate Agent Neil Sint 020 7267 6772
E GRND	Office / B1	248 SF (680 SF)	£49.26/SF	£6.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Skylight, Wooden Floors	Bruce Commercial Estate Agent Neil Sint 020 7267 6772
E 1st	Office / B1	165 SF (680 SF)	£49.26/SF	£6.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Skylight, Wooden Floors	Bruce Commercial Estate Agent Neil Sint 020 7267 6772



**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	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 1st	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 2nd	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 3rd	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 4th	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 5th	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 6th	Office / B1	17,500 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 7th	Office / B1	16,000 SF (138,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>





**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	-	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>
E 2nd	Office / B1	17,642 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>

E 3rd	Office / B1	18,794 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>
E 4th	Office / B1	18,794 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>
E 5th	Office / B1	18,794 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>

E 6th	Office / B1	17,943 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>
E 7th	Office / B1	17,943 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>
E 8th	Office / B1	17,943 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>

E 9th	Office / B1	15,898 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>
E 10th	Office / B1	15,898 SF (171,662 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Savills Tracy Collins 020 7409 8958 / Roseanna Jaggard 020 7409 8812 / David Williams 020 7499 8644</p> <p>Savills Stuart Lawson 020 7409 8920</p>



**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	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 1st	Office / B1	13,272 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 2nd	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 3rd	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 4th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 5th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumble 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 6th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumble 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 7th	Office / B1	13,271 SF (106,598 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumble 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>



Shropshire House
2-20 Capper St
London, WC1E 6JA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	12,916 SF (12,916 SF)	£62.50/SF	£19.00/SF	£4.00/SF	£86/SF	Avail	Assignme	Feb 2022	Air Conditioning, Demised WC facilities, LG7 Lighting, Natural Light - good, Raised Floor, Reception	Cluttons LLP Hugo Knight 020 7647 7172 / Matthew Lord 020 7647 7257



Utopia Village
7 Chalcot Rd
London, NW1 8LH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,408 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P GRND	Office / B1	2,097 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P GRND	Office / B1	1,180 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P GRND	Office / B1	1,826 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 1st	Office / B1	1,954 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, Partitioned Offices, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772

P 1st	Office / B1	962 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, Partitioned Offices, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P 1st	Office / B1	1,636 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 1st	Office / B1	1,681 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 1st	Office / B1	2,163 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 2nd	Office / B1	2,642 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772



Camden Lock
200-218 Chalk Farm Rd
London, NW1 8AB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	582 SF (5,434 SF)	£45.00/SF	£9.91/SF	£6.60/SF	£62/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 2nd	Office / B1	448 SF (5,434 SF)	£45.00/SF	£9.91/SF	£6.60/SF	£62/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 2nd	Office / B1	833 SF (5,434 SF)	£40.00/SF	£4.49/SF	£6.45/SF	£51/SF	Avail	Direct	2 yrs	Central Heating, EPC - G, Wooden Floors	TSP James Keisner 020 7284 9057 / Carlie Cheall 020 7284 9056
P 3rd	Office / B1	609 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	802 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	607 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	497 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	1,056 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040



Chichester Rents
81 Chancery Ln
London, WC2A 1EG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A3	5,436 SF (18,813 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595
P GRND	Retail / A1	404 SF (18,813 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595
P GRND	Retail / A1	245 SF (18,813 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595
P GRND	Retail / A1	1,647 SF (18,813 SF)	-	-	-	-	U/O	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595
E 2nd	Office / B1	11,081 SF (18,813 SF)	£65.00/SF	£17.97/SF	£10.00/SF	£93/SF	Avail	Sublet	10 yrs	Air Conditioning, LG7 Lighting, Lift Access, Natural Light - good, Raised Floor, Reception	BNP Paribas Real Estate UK Chris Williams-Ellis 020 7338 4442 / David Wilson 020 7338 4028



**7-10 Charlotte Mews
London, W1T 4EE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	2,600 SF (4,100 SF)	£70.00/SF	-	-	-	Avail	Sublet	Jun 2019	Central Heating, Comfort Cooling, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Wooden Floors	Hardwicke & Company James Hardwicke 020 7636 3222
P 2nd	Office / B1	1,500 SF (4,100 SF)	£70.00/SF	-	-	-	Avail	Sublet	Jun 2019	Central Heating, Comfort Cooling, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Wooden Floors	Hardwicke & Company James Hardwicke 020 7636 3222



**11-12 Charlotte Mews
London, W1T 4EQ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,500 SF (1,500 SF)	£70.00/SF	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Comfort Cooling, Demised WC facilities, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Security System, Wooden Floors	Hardwicke & Company James Hardwicke 020 7636 3222



**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	Avanta UK Ltd James Harrap 020 3008 8543



**59 Charlotte St
London, W1T 4PE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,125 SF (1,125 SF)	£33.56/SF	£16.68/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan, 3788 Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843



**60 Charlotte St
London, W1T 2NU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	3,055 SF (3,055 SF)	£75.00/SF	£21.83/SF	£9.50/SF	£106/SF	U/O	Assignme	Apr 2020	Air Conditioning, Dedicated Shower Facilities, Kitchen Facilities, LG3 lighting, Lift Access, Raised Floor, Reception, Suspended Ceilings	DeVono Property George Blakemore 020 7096 9911 Cushman & Wakefield Tom Wildash 020 3296 4619



**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	-	Knight Frank LLP Josh Braid 020 7861 1176



**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	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E GRND	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 1st	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 2nd	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 3rd	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600

E 4th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 5th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 6th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 7th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 8th	Office / B1	39,000 SF (390,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	890 SF (1,215 SF)	£32.02/SF	-	-	-	Avail	Direct	Negotiable	Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
E 3rd	Office / B1	325 SF (1,215 SF)	£49.23/SF	£13.92/SF	-	-	Avail	Direct	Aug 2018	-	Pearl & Coutts Mischa Kursar 020 7843 3788



**28 Church Row
London, NW3 6UP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Retail / A3	757 SF (757 SF)	£40,000 PA	£12,818 PA	-	-	U/O	Direct	5 yrs	-	Martyn Gerrard Anthony Wilkinson-Denny 020 8444 3445



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	1,357 SF (1,357 SF)	£60.00/SF	£11.44/SF	£9.50/SF	£81/SF	Avail	Sublet	Sep 2019	Comfort Cooling, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Partitioned Offices, Perimeter Trunking, Reception, Refurbished common parts, Wooden Floors	Anton Page James Taylorson 020 7336 1313 / Harrison Turner 020 7336 1313 / Jack Rose 020 7336 1313



Griffin Building
83 Clerkenwell Rd
London, EC1R 5AR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	4,184 SF (8,076 SF)	£39.50/SF	£11.00/SF	-	-	Avail	Sublet	Jul 2020	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Lift Access, Natural Light - good, Raised Floor, Security System	James Andrew International Mark Kleinman 020 7224 4436
E 2nd	Office / B1	3,892 SF (8,076 SF)	£39.50/SF	-	£17.50/SF	-	U/O	Direct	Jul 2020	-	James Andrew International Mark Kleinman 020 7224 4436



29-35A Colonnade
London, WC1N 1JA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	570-2,700 SF (2,700 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Kitchen Facilities, Natural Light - good	Robert Irving Burns Jaimie Grossman 020 7927 0624 / Dimitri Melaisi 020 7927 0623



**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	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 2nd	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 3rd	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 4th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 5th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 6th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 7th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 8th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 9th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumble 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 10th	Office / B1	18,750 SF (187,500 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumble 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>



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)	£55.00/SF	£15.50/SF	£8.80/SF	£79/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Natural Light - good, Perimeter Trunking	CBRE Simon Lee 020 7240 2255 / Ben Deacon 020 7240 2255 Edward Charles & Partners Sean Cunningham 020 7009 2310 / Andrew Okin 020 7009 2300



180 Drury Ln
London, WC2B 5QF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	452 SF (452 SF)	£24,000 PA	£10,107 PA	-	-	U/O	Assignme	Jun 2023	EPC - C	TPF Retail LLP Mark Tindale 020 7462 5763 / Oliver Shipstone 020 7462 5767



Audrey House
16-20 Ely PI
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 (6,568 SF)	£65.00/SF	£12.30/SF	£10.00/SF	£87/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	Monmouth Dean Matthew Hall 020 7025 1398 / Jason Hanley 020 7025 1391 / Rebecca Saxon 020 7025 1397
P 4th	Office / B1	3,500 SF (6,568 SF)	£65.00/SF	£12.30/SF	£10.00/SF	£87/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Dedicated Shower Facilities, Lift Access, Perimeter Trunking, Reception	Monmouth Dean Jason Hanley 020 7025 1391 / Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397



22-24 Ely PI
London, EC1N 6TE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	2,145 SF (2,145 SF)	£55.00/SF	£18.00/SF	£13.00/SF	£86/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Kitchen Facilities, Lift Access, Open-Plan, Suspended Ceilings	PSK Knighton Holly Algar 020 7486 7707 / Nigel Knighton 020 7486 7707



**26-28 Ely PI
London, EC1N 6TD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	3,233 SF (7,368 SF)	£45.00/SF	£13.55/SF	£11.62/SF	£70/SF	Avail	Direct	Negotiable	Air Conditioning, Kitchen Facilities, LG7 Lighting, Lift Access, Raised Floor, Suspended Ceilings	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Tony Parrack 020 7009 2300 Hatton Real Estate Elliott Stern 020 7101 2020 / Ricky Blair 020 7101 2020 / Shaun Simons 020 7871 7422 Colliers International Ricky Blair 020 7101 2020
E GRND	Office / B1	1,972 SF (7,368 SF)	£45.00/SF	£13.55/SF	£11.62/SF	£70/SF	Avail	Direct	Negotiable	Air Conditioning, Kitchen Facilities, LG7 Lighting, Lift Access, Raised Floor, Suspended Ceilings	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Tony Parrack 020 7009 2300 Hatton Real Estate Elliott Stern 020 7101 2020 / Ricky Blair 020 7101 2020 / Shaun Simons 020 7871 7422 Colliers International Ricky Blair 020 7101 2020
E 2nd	Office / B1	2,163 SF (7,368 SF)	£45.00/SF	£18.35/SF	£11.62/SF	£75/SF	U/O	Direct	Negotiable	Air Conditioning, Kitchen Facilities, LG7 Lighting, Lift Access, Raised Floor, Suspended Ceilings	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Tony Parrack 020 7009 2300 Hatton Real Estate Elliott Stern 020 7101 2020 / Ricky Blair 020 7101 2020 / Shaun Simons 020 7871 7422 Colliers International Ricky Blair 020 7101 2020



**29-30 Ely PI
London, EC1N 6TD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,396 SF (3,951 SF)	£65.00/SF	£14.41/SF	£10.00/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor	Farebrother Jack Williamson 020 7855 3556 / Charles Thompson 020 7855 3554 / Tim Cooney 020 7855 3550 David Hynard Ltd David Hynard
E 3rd	Office / B1	1,396 SF (3,951 SF)	£65.00/SF	£14.41/SF	£10.00/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor	Farebrother Jack Williamson 020 7855 3556 / Charles Thompson 020 7855 3554 / Tim Cooney 020 7855 3550 David Hynard Ltd David Hynard
E 4th	Office / B1	1,159 SF (3,951 SF)	£65.00/SF	£14.41/SF	£10.00/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor	Farebrother Jack Williamson 020 7855 3556 / Charles Thompson 020 7855 3554 / Tim Cooney 020 7855 3550 David Hynard Ltd David Hynard



**12 Englands Ln
London, NW3 4TG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	382 SF (382 SF)	£31,000 PA	£12,448 PA	£1,985 PA	£45,433 PA	Avail	Assignme	Jan 2018	EPC - C	Sanderson Weatherall LLP Paul Moody 020 7851 2128 / Josh Peacock 020 7851 2131



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 4th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 5th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 6th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 7th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543



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 (17,190 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Regus Jon Mulholland 0845 300 3585 Regus Management (UK) Ltd Claudia Zache 020 3328 4949
P 3rd	Office / B1	200-5,730 SF (17,190 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Category 5 Lighting, Raised Floor	Regus Jon Mulholland 0845 300 3585 Regus Management (UK) Ltd Claudia Zache 020 3328 4949
P 4th	Office / B1	200-5,730 SF (17,190 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Regus Jon Mulholland 0845 300 3585 Regus Management (UK) Ltd Claudia Zache 020 3328 4949



**1 Euston Sq
London, NW1 2SA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 13th	Office / B1	7,834 SF (11,000 SF)	£65.00/SF	£19.40/SF	£12.50/SF	£97/SF	Avail	Sublet	Apr 2018	Air Conditioning, Bicycle storage, EPC - D, Kitchen Facilities, Lift Access, Open-Plan, Partitioned Offices, Reception, Shared Shower Facilities	Colliers International Catherine Tilley 020 7487 1987 / Tom Tregoning 020 7487 1813
P 14th	Office / B1	3,166 SF (11,000 SF)	£65.00/SF	£19.40/SF	£12.50/SF	£97/SF	Avail	Sublet	Apr 2018	Air Conditioning, Bicycle storage, EPC - D, Kitchen Facilities, Lift Access, Open-Plan, Partitioned Offices, Reception, Shared Shower Facilities	Colliers International Catherine Tilley 020 7487 1987



**54-56 Euston St
London, NW1 2ES**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,034 SF (1,951 SF)	£50.00/SF	£9.60/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Natural Light - good, Reception	Grant Mills Wood Jonathan Hay 020 7629 8501 / David Theobald 020 7629 8501
E GRND	Office / B1	917 SF (1,951 SF)	£50.00/SF	£9.60/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Natural Light - good, Reception	Grant Mills Wood Jonathan Hay 020 7629 8501 / David Theobald 020 7629 8501



**1 Eversholt St
London, NW1 2FL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 10th	Office / B1	2,450 SF (2,450 SF)	Withheld	£16.65/SF	£12.27/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, DDA Compliant, Lift Access, Natural Light - good, Reception, Recessed Lighting, Shared Shower Facilities, Suspended Ceilings	Lambert Smith Hampton Ltd Toby Chapman 020 7198 2000 / Harry Gittos 020 7198 2182



**Euston House
24 Eversholt St
London, NW1 1AD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	11,786 SF (11,786 SF)	£59.50/SF	£13.80/SF	£11.00/SF	£84/SF	U/O	Direct	Sep 2022	Air Conditioning, Commissionaire service, EPC - E, Lift Access, Natural Light - good, Open-Plan, Raised Floor, Security System	Hanover Green Neil Proctor 020 3130 6406 / Will Oldrieve 020 3130 6413



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	5,117 SF (29,294 SF)	£60.00/SF	£13.84/SF	£10.20/SF	£84/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Reception, Refurbished common parts, Security System	Colliers International Willem Janssen 020 7487 1707 / Alex Kemp 020 7487 1713 Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020 / Oliver Jay 020 7101 2020
P 1st	Office / B1	6,497 SF (29,294 SF)	Withheld	£13.84/SF	£10.20/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Reception, Refurbished common parts, Security System	Colliers International Willem Janssen 020 7487 1707 / Alex Kemp 020 7487 1713 Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020 / Oliver Jay 020 7101 2020
P 2nd	Office / B1	5,065 SF (29,294 SF)	£32.50/SF	£12.50/SF	£11.00/SF	£56/SF	Avail	Sublet	Sep 2019	Air Conditioning, EPC - B, Kitchen, Raised Floor	Deloitte Real Estate Cathal Diamond 020 7303 3129 Deloitte Real Estate Charlotte Timms 020 7007 9000 BNP Paribas Real Estate UK Freddie Proctor 020 7338 4089 / Rob Rooney 020 7338 4408
P 3rd	Office / B1	9,197 SF (29,294 SF)	£60.00/SF	£13.84/SF	£10.20/SF	£84/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Reception, Refurbished common parts, Security System	Colliers International Willem Janssen 020 7487 1707 / Alex Kemp 020 7487 1713 Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020 / Oliver Jay 020 7101 2020

P 3rd	Office / B1	3,418 SF (29,294 SF)	£60.00/SF	£18.26/SF	£10.20/SF	£88/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Reception, Refurbished common parts, Security System	Colliers International Willem Janssen 020 7487 1707 / Alex Kemp 020 7487 1713 Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020 / Oliver Jay 020 7101 2020
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**3-11 Eyre Street HI
London, EC1R 5ET**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	2,206 SF (8,556 SF)	£55.00/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Demised WC facilities, High Ceilings, Natural Light - good, Perimeter Trunking	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
E MEZZ	Office / B1	3,616 SF (8,556 SF)	£55.00/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Demised WC facilities, High Ceilings, Natural Light - good, Perimeter Trunking	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
E 1st	Office / B1	2,734 SF (8,556 SF)	£55.00/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Demised WC facilities, High Ceilings, Natural Light - good, Perimeter Trunking	Richard Susskind & Co Josh Perlmutter 020 7831 8311



**Farringdon Point
29-35 Farringdon Rd
London, EC1M 3HA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	5,100 SF (5,100 SF)	£34.22/SF	£12.47/SF	£8.50/SF	£55/SF	U/O	Assignme	Jan 2022	24 Hour Access, Air Conditioning, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Reception	The Noble Harris Partnership Matthew Noble 020 7637 3333 / Jake Doffman 020 7637 3333



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	1,545 SF (1,545 SF)	£75,000 PA	-	-	-	U/O	Direct	Negotiable	Air Conditioning, High Ceilings, Wooden Floors	Jarvis Keller Stephens Lucy Stephens 020 7251 9226



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,100 SF (1,100 SF)	£45.00/SF	£6.61/SF	-	-	Avail	Direct	Negotiable	Central Heating, High Ceilings, Lift Access, Natural Light - good	Jarvis Keller Stephens John Keller 020 7251 9226 / Lucy Stephens 020 7251 9226



**75 Farringdon Rd
London, EC1M 3JY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	3,800 SF (3,800 SF)	£49.50/SF	£10.70/SF	£9.56/SF	£70/SF	Avail	Sublet	Oct 2017	24 Hour Access, Air Conditioning, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Reception	The Noble Harris Partnership Matthew Noble 020 7637 3333 / Jake Doffman 020 7637 3333



Charles House
108-110 Finchley Rd
London, NW3 5JJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,790 SF (2,790 SF)	£42.51/SF	£11.70/SF	£7.50/SF	£62/SF	Avail	Direct	Negotiable	Comfort Cooling, Commissionaire service, EPC - C, Reception, Recessed Lighting, Suspended Ceilings	Braham Good Paul Gold 020 7487 9790 / Andrew Rosen 020 7487 9797



309 Finchley Rd
London, NW3 6EH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A4	2,825 SF (2,825 SF)	£75,000 PA	£21,500 PA	-	-	Avail	Direct	Negotiable	Air Conditioning, EPC - G	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898



Adam House
1 Fitzroy Sq
London, W1T 5HE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	2,800 SF (2,800 SF)	£75.00/SF	-	-	-	Avail	Direct	Negotiable	Fully Carpeted, Kitchen Facilities, Natural Light - good	Robert Irving Burns Jaimie Grossman 020 7927 0624 / Dimitri Melaisi 020 7927 0623



**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	£18.29/SF	£2.25/SF	£86/SF	U/O	Direct	5-10 yrs	-	Deloitte Real Estate Sophie Daw 020 7303 3839 / Sophie Dickens 020 7303 3315 BDG Sparkes Porter Marcus Mann 020 7629 1088 / Paul Gold 020 7629 1088



**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	U/O	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	DeVono Property Luke Philpott 020 7096 9911 / George Blakemore 020 7096 9911



**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	-	Workspace Group plc Norris Cyrus 020 7281 0298



**7 Gower St
London, WC1E 6HA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	718 SF (2,606 SF)	Withheld	£15.00/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Period common parts/features	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E GRND	Office / B1	749 SF (2,606 SF)	Withheld	£15.00/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
P 1st	Office / B1	400 SF (2,606 SF)	Withheld	£15.90/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
P 2nd	Office / B1	400 SF (2,606 SF)	Withheld	£16.13/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
P 3rd	Office / B1	339 SF (2,606 SF)	Withheld	£16.90/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



**99 Gower St
London, WC1E 6AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / D1	624 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E GRND	Office / D1	1,243 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 1st	Office / D1	1,359 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 2nd	Office / D1	1,257 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 3rd	Office / D1	522 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 4th	Office / D1	105 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524



**30-32 Grays Inn Rd
London, WC1X 8HR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A2	1,234 SF (1,234 SF)	£50,000 PA	-	-	-	Avail	Direct	Negotiable	-	Knight Frank LLP Josh Braid 020 7861 1176 Goodsir Commercial Jordon Foux 020 7566 6457



**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 (17,653 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	Anton Page James Taylorson 020 7336 1313
P 1st	Office / B1	3,517 SF (17,653 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	Anton Page James Taylorson 020 7336 1313
E 2nd	Office / B1	5,866 SF (17,653 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	Anton Page James Taylorson 020 7336 1313
P 3rd	Office / B1	1,700 SF (17,653 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	Anton Page James Taylorson 020 7336 1313
P 3rd	Office / B1	2,791 SF (17,653 SF)	£58.00/SF	£12.63/SF	£10.09/SF	£81/SF	Avail	Direct	Negotiable	Lift Access, Natural Light - good, Reception, Refurbished common parts	Anton Page James Taylorson 020 7336 1313 / Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313



**79 Grays Inn Rd
London, WC1X 8TP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	606 SF (606 SF)	£42.50/SF	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Central Heating, Common Parts WC facilities, Natural Light - good, Period common parts/features, Shared Shower Facilities	Hatton Real Estate Shaun Simons 020 7871 7422



**Fanz House
99-101 Grays Inn Rd
London, WC1X 8TY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,158 SF (1,158 SF)	£29.53/SF	£13.03/SF	£4.56/SF	£47/SF	Avail	Assignme	Jan 2019	Air Conditioning, Common Parts WC facilities, Kitchen Facilities, LG7 Lighting, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Plug & Play, Security System	Lambert Smith Hampton Ltd Harry Gittoes 020 7198 2182 / Glyn Lloyd 020 7198 2273



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	1,630 SF (13,629 SF)	£80,000 PA	£24,229 PA	£2,135 PA	£106,364 PA	Avail	Direct	Negotiable	EPC - C	Farebrother Becky Thorne 020 7855 3532 / Neil Davies 020 7855 3595
E 1st	Office / B1	6,022 SF (13,629 SF)	£59.50/SF	£15.45/SF	£8.90/SF	£84/SF	Avail	Direct	Dec 2023	-	Farebrother Charles Thompson 020 7855 3554 / Alex Krivinkas 020 7855 3551 / Jack Williamson 020 7855 3556
E 2nd	Office / B1	5,977 SF (13,629 SF)	£59.50/SF	£15.53/SF	£8.90/SF	£84/SF	Avail	Direct	Dec 2023	-	Farebrother Charles Thompson 020 7855 3554 / Alex Krivinkas 020 7855 3551 / Jack Williamson 020 7855 3556



**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	17,800 SF (35,300 SF)	£65.00/SF	£22.50/SF	£11.50/SF	£99/SF	U/O	Direct	Negotiable	Air Conditioning, Integral lighting, Lift Access, Raised Floor, Reception	Cushman & Wakefield Tom Wildash 020 3296 4619 / Craig Norton 020 3296 4620 Colliers International Paul Smith 020 7487 1767 / Ed Betts 020 7487 1745 / Emily Hutton 020 7487 1746 Hatton Real Estate Shaun Simons 020 7871 7422 Cushman & Wakefield Georgia Morton 020 7152 5481
E 7th	Office / B1	17,500 SF (35,300 SF)	£65.00/SF	£22.50/SF	£11.50/SF	£99/SF	Avail	Direct	Negotiable	Air Conditioning, Integral lighting, Lift Access, Raised Floor, Reception	Cushman & Wakefield Tom Wildash 020 3296 4619 / Craig Norton 020 3296 4620 Colliers International Paul Smith 020 7487 1767 / Ed Betts 020 7487 1745 / Emily Hutton 020 7487 1746 Hatton Real Estate Shaun Simons 020 7871 7422 Cushman & Wakefield Georgia Morton 020 7152 5481



**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	6,514- 26,785 SF (40,355 SF)	£45.00/SF	£14.45/SF	£7.61/SF	£67/SF	U/O	Sublet	Jun 2025	Air Conditioning	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Colin Hargreaves 020 3440 9804 CBRE Ben Fisher 020 7420 3045 CBRE Oliver Hawking 020 7182 3207 / James Walker 020 7182 3216
P 4th	Office / B1	6,785 SF (40,355 SF)	£32.00/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	Stuart Neils & Co Neil Mason 020 7493 0077 / Vik Sharma 020 7493 0077
P 4th	Office / B1	6,785 SF (40,355 SF)	£47.50/SF	£14.34/SF	£10.50/SF	£72/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, EPC - D, LG7 Lighting, Lift Access, Open-Plan, Plug & Play, Raised Floor, Security System, Suspended Ceilings	Bilfinger GVA Jeremy Prosser 020 7911 2865 / Patrick Phillips 020 7911 2618 / James Hughes 020 7911 2587



**285-287 Grays Inn Rd
London, WC1X 8QD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Medical / D1	510 SF (1,027 SF)	£24.34/SF	£13.38/SF	£11.68/SF	£49/SF	Avail	Assignme	Jan 2019	Kitchen Facilities, Reception, Refurbished common parts, Security System	Savoy Stewart Darren Best 020 7495 3666
E 3rd	Office / D1	517 SF (1,027 SF)	£24.34/SF	£13.20/SF	£11.68/SF	£49/SF	Avail	Assignme	Jan 2019	Kitchen Facilities, Reception, Refurbished common parts, Security System	Savoy Stewart Darren Best 020 7495 3666



**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 1st	Office / B1	867 SF (867 SF)	£51.90/SF	-	-	-	Avail	Direct	2 yrs	Air Conditioning, Dedicated Shower Facilities, EPC - G, Fully Carpeted, Kitchen Facilities, Lift Access, Open-Plan, Reception	TSP David Simnock 020 7284 9040 / James Keisner 020 7284 9057



Kings 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	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P GRND	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 1st	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 2nd	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 3rd	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 4th	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Air Conditioning	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800



5 Great James St
London, WC1N 3DB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	650 SF (1,485 SF)	£45.00/SF	£12.23/SF	-	-	Avail	Direct	2 yrs	Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P GRND	Office / B1	835 SF (1,485 SF)	£40.12/SF	-	-	-	Avail	Direct	Negotiable	Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788



**41-44 Great Queen St
London, WC2B 5AD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	2,407 SF (3,845 SF)	£72.50/SF	£0.01/SF	-	-	Avail	Assignme	Jul 2024	24 Hour Access, Comfort Cooling, Dedicated Shower Facilities, Lift Access, Raised Floor, Reception	Avison Young- UK Nick Rock 020 7101 0200
E 6th	Office / B1	1,438 SF (3,845 SF)	£73.02/SF	£19.82/SF	£13.00/SF	£106/SF	U/O	Assignme	Oct 2017	24 Hour Access, Lift Access, Raised Floor, Shared Shower Facilities, Suspended Ceilings	Avison Young- UK Alasdair Gurry 020 7046 6515 Avison Young- UK Gail Wickes 01494 540000



**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 (1,365 SF)	£49,000 PA	£10,484 PA	-	-	Avail	Assignme	Apr 2020	-	TK Retail Property Ltd Andy Xitsas 020 7323 6055 / Tim Kourides 020 7323 6050
P 1st	Office / B1	500 SF (1,365 SF)	£46.00/SF	£9.86/SF	-	-	Avail	Direct	Negotiable	Natural Light - good, Open-Plan, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788



**14 Great Turnstile
London, WC1V 7HH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	922 SF (2,082 SF)	£40.32/SF	£11.87/SF	£3.73/SF	£56/SF	Avail	Direct	Negotiable	24 Hour Access, Central Heating, DDA Compliant, Dedicated Shower Facilities, EPC - B, Kitchen Facilities, Open-Plan, Security System	Gale Priggen & Company Clarke Buxton 020 7404 5043
E GRND	Office / B1	1,160 SF (2,082 SF)	£40.32/SF	£11.87/SF	£3.73/SF	£56/SF	Avail	Direct	Negotiable	Open-Plan, Security System	Gale Priggen & Company Clarke Buxton 020 7404 5043



**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	Edward Charles & Partners Alex Kim 020 7009 2307 / Ian Bradshaw 020 7009 2300
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	Edward Charles & Partners Alex Kim 020 7009 2307 / Ian Bradshaw 020 7009 2300



**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	-	Workspace Group plc Nick Sneddon 020 7377 1154



**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	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 2nd	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 3rd	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 4th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 5th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 6th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 7th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 8th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>

E 9th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>
E 10th	Office / B1	18,000 SF (180,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Cushman & Wakefield Tim Plumbe 020 3296 2005</p> <p>Cushman & Wakefield John Forrester 020 3296 3000 / Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268</p> <p>Savills Stuart Lawson 020 7409 8920</p> <p>Savills Tracy Collins 020 7409 8958 / Mark Gilbert-Smith 020 7409 5925 / David Williams 020 7499 8644</p>



**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	£14.00/SF	-	-	U/O	Direct	Negotiable	-	Wiltshire Daniels Daniel Isaacs 020 7529 5559 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P GRND	Office / B1	675 SF (1,355 SF)	£45.00/SF	-	-	-	Avail	Direct	Negotiable	-	Wiltshire Daniels Daniel Isaacs 020 7529 5559 Bruce Commercial Estate Agent Neil Sint 020 7267 6772



**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	-	-	U/O	Direct	Negotiable	-	Jarvis Keller Stephens John Keller 020 7251 9226 / Lucy Stephens 020 7251 9226



**5 Hatton Garden
London, EC1N 8AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,338 SF (1,338 SF)	£53,000 PA	£20,089 PA	-	-	Avail	Assignme	Aug 2030	-	Nash Bond Charlie Wing 020 7290 4586 / Andrew Bond 020 7290 4566



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	900 SF (1,725 SF)	£62.50/SF	£12.40/SF	£4.35/SF	£79/SF	Avail	Direct	Negotiable	Comfort Cooling, High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Hatton Real Estate Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020
E 5th	Office / B1	825 SF (1,725 SF)	£62.50/SF	£12.40/SF	£4.35/SF	£79/SF	U/O	Direct	Negotiable	Comfort Cooling, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Refurbished common parts	Hatton Real Estate Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020



**32-33 Hatton Garden
London, EC1N 8DL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	222 SF (2,190 SF)	Withheld	-	£666.00/SF	-	Avail	Direct	6 mnths	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533
P 3rd	Office / B1	178 SF (2,190 SF)	Withheld	£12.15/SF	£534.00/SF	-	Avail	Direct	6 mnths	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533
P 3rd	Office / B1	390 SF (2,190 SF)	Withheld	£7.65/SF	£1,170.00/SF	-	Avail	Direct	6 mnths	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533
P 4th	Office / B1	1,400 SF (2,190 SF)	Withheld	£9.50/SF	£4,200.00/SF	-	Avail	Direct	Negotiable	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533



54 Hatton Garden
London, EC1N 8HN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,020 SF (1,020 SF)	£62.50/SF	£15.00/SF	£7.93/SF	£85/SF	U/O	Direct	Negotiable	Air Conditioning, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Refurbished common parts, Wooden Floors	Hatton Real Estate Shaun Simons 020 7871 7422 / Oliver Jay 020 7101 2020



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 1st	Office / B1	1,100 SF (3,541 SF)	£45.00/SF	£11.54/SF	£3.00/SF	£60/SF	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, High Ceilings, Kitchen Facilities, Perimeter Trunking, Period common parts/features, Wooden Floors	Anton Page Harrison Turner 020 7336 1313 / Jack Rose 020 7336 1313 Stirling Ackroyd Brett Sullings 020 7549 0634 / Josh Bevan / Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960
P 3rd	Office / B1	726 SF (3,541 SF)	£52.00/SF	£12.90/SF	£3.50/SF	£68/SF	Avail	Direct	Negotiable	Comfort Cooling, Demised WC facilities, High Ceilings, Kitchen Facilities, Natural Light - good, Wooden Floors	Anton Page Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
E 4th	Office / B1	1,715 SF (3,541 SF)	£47.50/SF	-	£3.50/SF	-	U/O	Direct	Negotiable -		Stirling Ackroyd Josh Bevan / Rod Fortune 020 7549 0618 / Brett Sullings 020 7549 0634 / Scott Ward-Reece 020 7421 8960 Elkay Properties Jamil Ahmed 020 7324 7051 Anton Page Jack Rose 020 7336 1313 / James Taylorson 020 7336 1313 Fidens Partners Lloyd Becker 020 7629 1111 / Daniel Kavanagh 020 3816 0640 / Jamie Levy 020 7629 1299



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 (2,475 SF)	£37.14/SF	£10.30/SF	£12.84/SF	£60/SF	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Dedicated Shower Facilities, Kitchen Facilities, Open-Plan, Period common parts/features, Wooden Floors	Pearl & Coultts Mischa Kursar 020 7843 3788 Richard Susskind & Co Jonathan Franks 020 7831 8311 / Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 1st	Office / B1	1,600 SF (2,475 SF)	£34.38/SF	£9.25/SF	£12.84/SF	£56/SF	U/O	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	Pearl & Coultts Mischa Kursar 020 7843 3788 Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jonathan Franks 020 7831 8311 / Jake Mullem 020 7831 8311



Johnson Building
77-78 Hatton Garden
London, EC1N 8JS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	10,829 SF (10,829 SF)	£67.50/SF	£16.49/SF	£8.00/SF	£92/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, Lift Access, Raised Floor, Reception, Refurbished common parts, Shared Shower Facilities	CBRE Dan Hanmer 020 7182 3646 CBRE Natalie Lelliott 020 7182 2507 CBRE Ltd Emma Crawford 020 7182 2719 / Andrew Gibson 020 7182 2162 / Luke Armstrong 020 7182 2687



**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 (2,826 SF)	£13.91/SF	£7.75/SF	-	-	U/O	Direct	Negotiable	-	Pearl & Coutts Mischa Kursar 020 7843 3788
P 2nd	Office / B1	165 SF (2,826 SF)	£48.48/SF	£12.70/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P 4th	Office / B1	597 SF (2,826 SF)	£32.66/SF	£14.94/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	Pearl & Coutts Mischa Kursar 020 7843 3788
P 5th	Office / B1	330 SF (2,826 SF)	£48.48/SF	£14.76/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features, Wooden Floors	Pearl & Coutts Mischa Kursar 020 7843 3788
P 5th	Office / B1	584 SF (2,826 SF)	£38.53/SF	£14.24/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	Pearl & Coutts Mischa Kursar 020 7843 3788



**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 (3,448 SF)	£55,000 PA	£22,339 PA	£4,000 PA	£81,339 PA	U/O	Direct	Negotiable	-	CBRE Ltd Jonny Perkins 020 7182 2187 / Jonathan Eastwood 020 7182 2635
P 1st	Office / B1	540 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 1st	Office / B1	710 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 1st	Office / B1	690 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 2nd	Office / B1	557 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 2nd	Office / B1	315 SF (3,448 SF)	£45.00/SF	£11.22/SF	£10.00/SF	£56/SF	U/O	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550



**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 (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000
E 2nd	Office / B1	200-5,429 SF (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000
E 4th	Office / B1	200-5,499 SF (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000
E 5th	Office / B1	200-3,891 SF (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000



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 5th	Office / B1	1,947 SF (3,839 SF)	£62.50/SF	£18.20/SF	£12.11/SF	£93/SF	U/O	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	Farebrother Alex Krivinskas 020 7855 3551 / Mark Anstey 020 7855 3552 Knight Frank LLP Rob Macnab 020 7861 1306 / Toby Pritchard-Davies 020 7861 5212
E 6th	Office / B1	1,892 SF (3,839 SF)	£62.50/SF	£18.20/SF	£12.11/SF	£93/SF	Avail	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	Farebrother Alex Krivinskas 020 7855 3551 / Mark Anstey 020 7855 3552 Knight Frank LLP Rob Macnab 020 7861 1306 / Toby Pritchard-Davies 020 7861 5212



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 4th	Office / B1	1,500-5,018 SF (8,108 SF)	£69.50/SF	£16.00/SF	£11.75/SF	£97/SF	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	<p>Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842</p> <p>Allsop James Proctor 020 7588 4433</p> <p>Farebrother Julian Hind 020 7855 3558 / Alex Krivinskas 020 7855 3551</p>
P 4th	Office / B1	3,090 SF (8,108 SF)	£69.50/SF	£16.00/SF	£11.75/SF	£97/SF	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	<p>Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842</p> <p>Allsop James Proctor 020 7588 4433</p> <p>Farebrother Julian Hind 020 7855 3558 / Alex Krivinskas 020 7855 3551</p>



MidCity Place
71 High Holborn
London, WC1V 6EA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	38,736 SF (67,845 SF)	£50.23/SF	-	£10.13/SF	-	Avail	Assignme	Dec 2022	24 Hour Access, Air Conditioning, Bicycle storage, Commissionaire service, Demised WC facilities, Lift Access, On-site Food services, Partitioned Offices, Plug & Play, Raised Floor, Reception, Shared 3207 Shower Facilities, Suspended Ceilings	CBRE Ben Deacon 020 7240 2255 / Dan Hanmer 020 7182 3646 CBRE Oliver Hawking 020 7182
P 5th	Office / B1	29,109 SF (67,845 SF)	£50.23/SF	-	£10.13/SF	-	Avail	Assignme	Sep 2026	24 Hour Access, Air Conditioning, Bicycle storage, Commissionaire service, Demised WC facilities, Lift Access, On-site Food services, Partitioned Offices, Plug & Play, Raised Floor, Reception, Shared 3207 Shower Facilities, Suspended Ceilings	CBRE Ben Deacon 020 7240 2255 / Dan Hanmer 020 7182 3646 CBRE Oliver Hawking 020 7182



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	1,598 SF (3,743 SF)	£131,250 PA	£40,426 PA	-	-	Avail	Assignme	Jan 2020	-	Stephen Kane & Company George Brooke 020 7224 0101 / Stephen Kane 020 7224 0101
P GRND	Retail / A1	2,145 SF (3,743 SF)	£75,000 PA	£34,749 PA	-	-	U/O	Assignme	Mar 2025	-	Marchmont Chartered Surveyors Omar Chaudhary 020 7409 5475



**90 High Holborn
London, WC1V 6LJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	17,271 SF (42,163 SF)	£52.00/SF	£24.37/SF	£9.15/SF	£86/SF	Avail	Sublet	Mar 2022	24 Hour Access, Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Lift Access, Plug & Play, Raised Floor, Shared Shower Facilities, Suspended Ceilings	CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730
E 3rd	Office / B1	24,892 SF (42,163 SF)	£62.50/SF	£24.37/SF	£9.15/SF	£96/SF	Avail	Sublet	Mar 2022	24 Hour Access, Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Lift Access, Plug & Play, Raised Floor, Shared Shower Facilities, Suspended Ceilings	CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730



**100-110 High Holborn
London, WC1V 6JS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 5th	Office / B1	9,860 SF (9,860 SF)	£65.00/SF	£22.00/SF	£11.21/SF	£98/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Lift Access, Natural Light - good, Raised Floor, Reception, Shared Shower Facilities, Suspended Ceilings	Farebrother Mark Anstey 020 7855 3552 / Julian Hind 020 7855 3558 / Tim Cooney 020 7855 3550 Cushman & Wakefield Craig Norton 020 3296 4620 / Tom Wildash 020 3296 4619 / Joel Randall 020 3296 2139



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	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 2nd	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 3rd	Office / B1	3,000 SF (24,850 SF)	Withheld	£16.07/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 4th	Office / B1	3,000 SF (24,850 SF)	Withheld	£16.39/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 6th	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 7th	Office / B1	2,900 SF (24,850 SF)	Withheld	£15.79/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 8th	Office / B1	2,900 SF (24,850 SF)	Withheld	£15.62/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
P 10th	Office / B1	2,900 SF (24,850 SF)	Withheld	£6.32/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397

E 11th	Office / B1	1,150 SF (24,850 SF)	Withheld	£15.93/SF	£11.00/SF	-	Avail	Direct	Negotiable -		Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
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**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 4th	Office / B1	839 SF (839 SF)	£59.50/SF	£16.75/SF	£8.45/SF	£85/SF	Avail	Direct	Negotiable	Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Period common parts/features, Wooden Floors	Hanover Green Will Oldrieve 020 3130 6413 / Sarah Porter 020 3130 6405



**210 High Holborn
London, WC1V 7BN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	2,416 SF (2,416 SF)	£67.50/SF	£20.53/SF	£12.50/SF	£101/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, Lift Access, Raised Floor, Reception	Farebrother Mark Anstey 020 7855 3552 / Tim Cooney 020 7855 3550 Bluebook Isobel Ewart 020 7167 6403 / Robbie Rowan 020 7167 6407



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 (7,080 SF)	£52.50/SF	£18.56/SF	£8.14/SF	£79/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Natural Light - good, Raised Floor	CBRE Ben Deacon 020 7240 2255 / Simon Lee 020 7240 2255 CBRE Ltd Lucy Dowling 020 3214 1861
E 5th	Office / B1	2,630 SF (7,080 SF)	£33.50/SF	£16.43/SF	£9.00/SF	£59/SF	U/O	Assignme	Aug 2018	24 Hour Access, Comfort Cooling, EPC - D, Lift Access, Natural Light - good, Raised Floor	Allsop James Proctor 020 7588 4433 Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842 Farebrother Alex Krivinskas 020 7855 3551 / Rory Subba Row 020 7855 3539



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 4th	Office / B1	8,612 SF (26,369 SF)	Withheld	£22.09/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558
E 5th	Office / B1	8,604 SF (26,369 SF)	Withheld	£21.91/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Demised WC facilities, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558
P 6th	Office / B1	3,920 SF (26,369 SF)	Withheld	£16.73/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558
P 6th	Office / B1	1,800 SF (26,369 SF)	Withheld	£15.47/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558

E 7th	Office / B1	3,433 SF (26,369 SF)	Withheld	£21.12/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ian Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558
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New Penderel House
283-288 High Holborn
London, WC1V 7HG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	3,380 SF (6,760 SF)	£47.50/SF	£16.63/SF	£6.50/SF	£71/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Open-Plan, Raised Floor	Anton Page Stephen Page 020 7336 1313 / James Taylorson 020 7336 1313
E 3rd	Office / B1	3,380 SF (6,760 SF)	£47.50/SF	£16.63/SF	£6.50/SF	£71/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Open-Plan, Raised Floor	Anton Page Stephen Page 020 7336 1313 / James Taylorson 020 7336 1313



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)	£62.50/SF	£14.87/SF	£13.38/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800
E 3rd	Office / B1	2,978 SF (8,908 SF)	£62.50/SF	£14.87/SF	£13.38/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800
P 6th	Office / B1	771 SF (8,908 SF)	£62.50/SF	£14.54/SF	£13.38/SF	£90/SF	Avail	Assignme	Dec 2020	Air Conditioning, Kitchen Facilities, Natural Light - good, Open-Plan, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800
P 8th	Office / B1	1,905 SF (8,908 SF)	£62.50/SF	£14.87/SF	£13.38/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800



**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 (35,875 SF)	£67.50/SF	£17.96/SF	£11.76/SF	£97/SF	U/O	Direct	Negotiable	Air Conditioning	Farebrother Charles Thompson 020 7855 3554 / Alistair Subba Row 020 7855 3555 / Mark Anstey 020 7855 3552 CBRE Ltd Andrew Gibson 020 7182 2162 CBRE Ben Deacon 020 7240 2255 CBRE Natalie Lelliott 020 7182 2507
P 2nd	Office / B1	4,965 SF (35,875 SF)	£62.50/SF	£18.00/SF	£12.00/SF	£93/SF	Avail	Sublet	3 yrs	Air Conditioning, Bicycle storage, Lift Access, Natural Light - good, Reception, Refurbished common parts, Shared Shower Facilities	Cluttons LLP Hugo Knight 020 7647 7172 / Matthew Lord 020 7647 7257
E 7th	Office / B1	11,705 SF (35,875 SF)	£67.50/SF	£22.00/SF	£11.76/SF	£101/SF	U/O	Direct	Negotiable	Air Conditioning	Farebrother Charles Thompson 020 7855 3554 / Alistair Subba Row 020 7855 3555 / Mark Anstey 020 7855 3552 CBRE Ltd Andrew Gibson 020 7182 2162 CBRE Ben Deacon 020 7240 2255 CBRE Natalie Lelliott 020 7182 2507



Waterhouse Square
138-142 Holborn
London, EC1N 2ST

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	12,038 SF (12,038 SF)	£28.45/SF	£20.72/SF	£8.11/SF	£57/SF	Avail	Assignme	Dec 2022	-	GCW Simon Morris 020 7647 4802 / James Crittenden 020 7647 4816



The Ivery
159-161 Iverson Rd
London, NW6 2HH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,765 SF (1,765 SF)	£22.66/SF	-	-	-	Avail	Direct	Negotiable	-	Field & Sons Ben Locke 020 7234 9639



Jamestown Wharf
32 Jamestown Rd
London, NW1 7BY

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	5,014 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E GRND	Office / B1	10,527 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 1st	Office / B1	12,152 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 2nd	Office / B1	12,152 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 3rd	Office / B1	11,965 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 4th	Office / B1	8,525 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 5th	Office / B1	5,500 SF (65,835 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307



Bedford House
21A John St
London, WC1N 2BF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	2,488 SF (6,870 SF)	£49.50/SF	£14.45/SF	£10.00/SF	£74/SF	Avail	Sublet	Sep 2021	24 Hour Access, Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Perimeter Trunking	Farebrother Tim Cooney 020 7855 3550 / Charles Thompson 020 7855 3554 / Jack Williamson 020 7855 3556
E 4th	Office / B1	4,382 SF (6,870 SF)	£49.50/SF	£14.45/SF	£10.00/SF	£74/SF	Avail	Sublet	Sep 2021	24 Hour Access, Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Perimeter Trunking	Farebrother Tim Cooney 020 7855 3550 / Charles Thompson 020 7855 3554 / Jack Williamson 020 7855 3556



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	TSP James Keisner 020 7284 9057



44 Kings Ter
London, NW1 0JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	922 SF (1,304 SF)	£46.00/SF	£6.82/SF	-	-	Avail	Direct	5 yrs	Partitioned Offices, Roller Shutters, Security System	Reedspace Ltd Bill Reed 020 7387 4521
E 1st	Office / B1	382 SF (1,304 SF)	£46.00/SF	£7.61/SF	-	-	Avail	Direct	5 yrs	Roller Shutters, Security System	Reedspace Ltd Bill Reed 020 7387 4521



65 Kingsway
London, WC2B 6TD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	8,249 SF (8,249 SF)	£62.50- £65.00/SF	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, Demised WC facilities, Kitchen Facilities, Lift Access, Open-Plan, Partitioned Offices, Perimeter Trunking, Reception, Shared Shower Facilities, Suspended Ceilings	Strutt & Parker Philip Mckenna 020 7397 8225 / Catherine Le Druillenec 020 7397 8224 / Charlotte Gidden 020 7318 4735



**77 Kingsway
London, WC2B 6SR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	5,405 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752
P 5th	Office / B1	5,352 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752
P 6th	Office / B1	5,069 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752
P 7th	Office / B1	4,137 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752
E 8th	Office / B1	1,030 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752



**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	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 2nd	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 3rd	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 4th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 5th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585

P 6th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable -	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 7th	Office / B1	844 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable -	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585



Kingsway House
103 Kingsway
London, WC2B 6QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,401 SF (1,401 SF)	£52.00/SF	£13.53/SF	£8.00/SF	£74/SF	U/O	Direct	Dec 2018	24 Hour Access, Air Conditioning, Kitchen Facilities, LG7 Lighting, Lift Access, Partitioned Offices, Period common parts/features, Raised Floor, Wooden Floors	CBRE Kate Dow 020 7182 2730 / Harry Spooner 020 7240 2255 Bluebook William Waples 020 7167 6406 / Joe Fuller 020 7167 6401



Saffron House
6-10 Kirby St
London, EC1N 8TS

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	12,500 SF (36,500 SF)	£60.00- £65.00/SF	£16.07/SF	-	-	Avail	Direct	Negotiable	-	BNP Paribas Real Estate UK Jack Knivett 020 7338 4000 BNP Paribas Real Estate UK Dan Bayley 020 7338 4444 Hatton Real Estate Shaun Simons 020 7871 7422 / Elliott Stern 020 7101 2020
E 2nd	Office / B1	12,500 SF (36,500 SF)	£60.00- £65.00/SF	£16.07/SF	-	-	Avail	Direct	Negotiable	-	BNP Paribas Real Estate UK Jack Knivett 020 7338 4000 BNP Paribas Real Estate UK Dan Bayley 020 7338 4444 Hatton Real Estate Shaun Simons 020 7871 7422 / Elliott Stern 020 7101 2020
E 3rd	Office / B1	11,500 SF (36,500 SF)	£60.00- £65.00/SF	£16.07/SF	-	-	Avail	Direct	Negotiable	-	BNP Paribas Real Estate UK Jack Knivett 020 7338 4000 BNP Paribas Real Estate UK Dan Bayley 020 7338 4444 Hatton Real Estate Shaun Simons 020 7871 7422 / Elliott Stern 020 7101 2020



**16-18 Kirby St
London, EC1N 8TS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	2,700 SF (6,627 SF)	Withheld	£15.37/SF	£10.73/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, Natural Light - good, Raised Floor, Reception, Security System, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020
E 4th	Office / B1	2,471 SF (6,627 SF)	Withheld	£10.73/SF	£10.73/SF	-	Avail	Direct	Negotiable	24 Hour Access, Dedicated Shower Facilities, Demised WC facilities, Natural Light - good, Raised Floor, Reception, Security System, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020
P 5th	Office / B1	1,456 SF (6,627 SF)	Withheld	£16.21/SF	£10.85/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, Natural Light - good, Reception, Security System, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	2,769 SF (3,656 SF)	£25.00/SF	£12.81/SF	£7.00/SF	£45/SF	Avail	Sublet	Jun 2017	Air Conditioning, Central Heating, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor, Security System	Alexander Reece Thomson (ART) George Brewster 020 7486 1681 / Sebastian Norman 020 7486 1681
P 2nd	Office / B1	887 SF (3,656 SF)	£25.00/SF	£12.81/SF	£7.00/SF	£45/SF	Avail	Sublet	Jun 2017	Air Conditioning, Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Lift Access, Raised Floor, Security System	Alexander Reece Thomson (ART) George Brewster 020 7486 1681 / Sebastian Norman 020 7486 1681



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 4th	Office / B1	3,703 SF (9,775 SF)	£65.00/SF	£16.64/SF	£6.90/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043
P 6th	Office / B1	2,270 SF (9,775 SF)	£65.00/SF	£17.19/SF	£6.90/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Basement Storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043
P 7th	Office / B1	2,630 SF (9,775 SF)	£65.00/SF	£17.20/SF	£6.90/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043
P 7th	Office / B1	1,172 SF (9,775 SF)	£70.00/SF	£17.07/SF	£6.90/SF	£94/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043



15 Lawfords Wharf
Lyme St
London, NW1 0SF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	349 SF (686 SF)	£28.28/SF	£14.50/SF	-	-	Avail	Direct	Apr 2019	Car Parking, Central Heating, Open-Plan, Security System, Wooden Floors	Monmouth Dean Rebecca Saxon 020 7025 1397 / Suzy Link 020 7025 1390
E 1st	Office / B1	337 SF (686 SF)	£28.28/SF	£14.50/SF	-	-	Avail	Direct	Apr 2019	Car Parking, Central Heating, Demised WC facilities, Kitchen Facilities, Open-Plan, Security System, Wooden Floors	Monmouth Dean Rebecca Saxon 020 7025 1397 / Suzy Link 020 7025 1390



**Hamilton House
Mabledon Pl
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	Sublet	Negotiable	-	Regus Jon Mulholland 0845 300 3585 Regus Andrew Hiking 020 7554 8500
P 3rd	Office / B1	7,782 SF (20,703 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Raised Floor	Regus Jon Mulholland 0845 300 3585 Regus Andrew Hiking 020 7554 8500
P 4th	Office / B1	7,782 SF (20,703 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Regus Jon Mulholland 0845 300 3585 Regus Andrew Hiking 020 7554 8500



**11-13 Macklin St
London, WC2B 5NH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,485 SF (1,485 SF)	£45.45/SF	£12.28/SF	£5.39/SF	£63/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, EPC - C, Kitchen Facilities, Open-Plan, Reception	Davis Brown Georgina Malcolm 020 7907 1825



The Old Fire Station
4-8 Maple St
London, W1T 5HD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,004 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E GRND	Office / B1	6,788 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E 1st	Office / B1	4,634 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E 2nd	Office / B1	4,554 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E 3rd	Office / B1	1,719 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139



10 Midford PI
London, W1T 5AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,830 SF (2,830 SF)	£69.50/SF	£23.00/SF	£9.80/SF	£102/SF	Avail	Direct	Negotiable	Air Conditioning, LG7 Lighting, Raised Floor	Colliers International Richard Townsend 020 7487 1759 / Catherine Tilley 020 7487 1987 Metrus Property Advisors Robin Lester 020 7079 2494 / Colin Becker 020 7079 3994



Ching Court
49-53 Monmouth St
London, WC2H 9EY

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	595 SF (595 SF)	£58.82/SF	£14.50/SF	£8.05/SF	£81/SF	Avail	Direct	Jun 2018	Demised WC facilities, Kitchen Facilities, Natural Light - good, Wooden Floors	Colliers International Freddie Pritchard-Smith 020 7487 1752 / Catherine Tilley 020 7487 1987 / Atalya Black 020 7487 1896 CBRE Ben Fisher 020 7420 3045 CBRE Ltd Lucy Dowling 020 3214 1861



**29B Montague St
London, WC1B 5BH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,610 SF (3,120 SF)	£62.50/SF	£14.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Tony Parrack 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E GRND	Office / B1	1,510 SF (3,120 SF)	£62.50/SF	£14.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Tony Parrack 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



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 (3,851 SF)	£21.50/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P GRND	Office / B1	286 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P GRND	Office / B1	400 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P GRND	Office / B1	109 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 1st	Office / B1	186 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	165 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	205 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	156 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311

P 2nd	Office / B1	235 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	76 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	172 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	172 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	153 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	161 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	153 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	150 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	137 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311

P 3rd	Office / B1	147 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	294 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	85 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	167 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	122 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311



Museum House
25 Museum St
London, WC1A 1JT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	1,741 SF (1,741 SF)	£59.45/SF	£15.13/SF	£7.00/SF	£82/SF	Avail	Direct	Negotiable	24 Hour Access, Central Heating, Demised WC facilities, Lift Access, Natural Light - good	Glinsman Weller Richard Weller 020 7495 2732 / Paul Glinsman 020 7495 2728



**39 Neal St
London, WC2H 9QG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	494 SF (494 SF)	£116,400 PA	£49,761 PA	-	-	Avail	Assignme	Negotiable	Basement Storage	CBRE Ltd Eric Eastman 020 7182 2614 / Sahar Rezazadeh 020 7182 2918



**21-31 New Oxford St
London, WC1A 1AP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 2nd	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 3rd	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 4th	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 5th	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600

E 6th	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 7th	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600
E 8th	Office / B1	32,500 SF (260,000 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	JLL Lillian Chandler 020 7493 6040 The Pilcher Hershman Partnersh David Jackson 020 7399 8600



**45 New Oxford St
London, WC1A 1BH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	1,346 SF (1,346 SF)	£75,000 PA	£37,275 PA	-	-	Avail	Assignme	Jul 2029	-	Marchmont Chartered Surveyors Omar Chaudhary 020 7409 5475 / Steve Weatherstone 020 7409 5477



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

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	REM Roberts Mark Hickmott 020 7499 0700
P 5th	Office / B1	2,020 SF (4,450 SF)	Withheld	-	-	-	Avail	Sublet	12 mnths	Air Conditioning, LG7 Lighting, Lift Access	REM Roberts Mark Hickmott 020 7499 0700



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 (4,575 SF)	£69.50/SF	£25.50/SF	£10.31/SF	£105/SF	U/O	Direct	Negotiable	Air Conditioning, EPC - C, LG7 Lighting, Raised Floor	Colliers International Richard Townsend 020 7487 1759 / Catherine Tilley 020 7487 1987



Fairgate House
78 New Oxford St
London, WC1A 1HB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,700 SF (3,400 SF)	Withheld	£13.55/SF	£7.00/SF	-	U/O	Direct	Negotiable	Air Conditioning, Lift Access, Suspended Ceilings	PSK Knighton Holly Algar 020 7486 7707
E 4th	Office / B1	1,700 SF (3,400 SF)	£59.50/SF	£13.55/SF	£7.50/SF	£81/SF	Avail	Direct	Negotiable	Air Conditioning, Lift Access, Suspended Ceilings	PSK Knighton Holly Algar 020 7486 7707



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,484 SF (2,830 SF)	£135,000 PA	£41,167 PA	-	-	Avail	Direct	10 yrs	-	Nash Bond Matt Peters 020 7290 4564 / Andrew Bond 020 7290 4566
P GRND	Retail / A3	1,346 SF (2,830 SF)	£130,000 PA	-	-	-	Avail	Assignme	Feb 2030	-	Restaurant Property Sally French 020 7935 2224 / Guy Marks 020 7935 2222



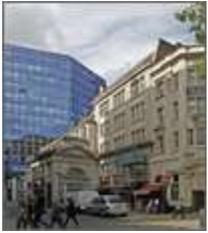
**Faraday House
48-51 Old Gloucester St
London, WC1N 3AD**

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	Stiles Harold Williams Ltd Nigel Evans 020 8662 2728
P GRND	Retail / A1	858 SF (2,442 SF)	£80,000 PA	£26,028 PA	-	-	U/O	Direct	Negotiable	-	Jackson Criss Adam Robinson 020 7637 7100



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 GRND	Retail / A1	3,801 SF (8,024 SF)	-	-	-	-	U/O	Direct	Negotiable	-	Nash Bond David Bannister 020 7290 4569 / John Lyons 020 7290 4583 Lunson Mitchenall Peter Courtney 020 7478 4980 / Will Hodge 020 7478 4985
P GRND	Retail / A1	1,735 SF (8,024 SF)	-	-	-	-	U/O	Direct	Negotiable	-	Nash Bond David Bannister 020 7290 4569 / John Lyons 020 7290 4583 Lunson Mitchenall Peter Courtney 020 7478 4980 / Will Hodge 020 7478 4985
P GRND	Retail / A1	2,488 SF (8,024 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Nash Bond David Bannister 020 7290 4569 / John Lyons 020 7290 4583 Lunson Mitchenall Peter Courtney 020 7478 4980 / Will Hodge 020 7478 4985



**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	-	-	U/O	Direct	Sep 2018	Comfort Cooling, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Raised Floor	Monmouth Dean Rebecca Saxon 020 7025 1397 / Christos Lemos 020 7025 8941



The Lighthouse
297 Pentonville Rd
London, N1 9NP

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Retail / B1	657 SF (17,129 SF)	-	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Raised Floor	Levy Real Estate Simon Tann 020 7747 0141 / Ben Orton 020 7747 0144 / James Elliott 020 7747 0143 Deloitte Real Estate Sophie Daw 020 7303 3839 / Stephen Peers 020 7303 3260 / Cathal Diamond 020 7303 3129
E GRND	Retail / B1	691 SF (17,129 SF)	-	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Raised Floor	Levy Real Estate Simon Tann 020 7747 0141 / Ben Orton 020 7747 0144 / James Elliott 020 7747 0143 Deloitte Real Estate Sophie Daw 020 7303 3839 / Stephen Peers 020 7303 3260 / Cathal Diamond 020 7303 3129
E 1st	Office / B1	4,527 SF (17,129 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Raised Floor	Levy Real Estate Simon Tann 020 7747 0141 / Ben Orton 020 7747 0144 / James Elliott 020 7747 0143 Deloitte Real Estate Sophie Daw 020 7303 3839 / Stephen Peers 020 7303 3260 / Cathal Diamond 020 7303 3129

E 2nd	Office / B1	4,512 SF (17,129 SF)	Withheld	-	-	-	Avail	Direct	Negotiable Air Conditioning, Raised Floor	Levy Real Estate Simon Tann 020 7747 0141 / Ben Orton 020 7747 0144 / James Elliott 020 7747 0143 Deloitte Real Estate Sophie Daw 020 7303 3839 / Stephen Peers 020 7303 3260 / Cathal Diamond 020 7303 3129
E 3rd	Office / B1	3,853 SF (17,129 SF)	Withheld	-	-	-	Avail	Direct	Negotiable Air Conditioning, Raised Floor	Levy Real Estate Simon Tann 020 7747 0141 / Ben Orton 020 7747 0144 / James Elliott 020 7747 0143 Deloitte Real Estate Sophie Daw 020 7303 3839 / Stephen Peers 020 7303 3260 / Cathal Diamond 020 7303 3129
E 4th	Office / B1	2,889 SF (17,129 SF)	Withheld	-	-	-	Avail	Direct	Negotiable Air Conditioning, Raised Floor	Levy Real Estate Simon Tann 020 7747 0141 / Ben Orton 020 7747 0144 / James Elliott 020 7747 0143 Deloitte Real Estate Sophie Daw 020 7303 3839 / Stephen Peers 020 7303 3260 / Cathal Diamond 020 7303 3129



**10 Perrins Ln
London, NW3 1QY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	586 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E MEZZ	Office / B1	86 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E 1st	Office / B1	410 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E 2nd	Office / B1	273 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E 3rd	Office / B1	174 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777



St Martins House
1A Polygon Rd
London, NW1 1QB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	250 SF (1,065 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	Tuckerman Harry Cormack 020 3328 5383 / Harriet de Freitas 020 3328 5380
E 1st	Office / B1	415 SF (1,065 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	Tuckerman Harry Cormack 020 3328 5383 / Harriet de Freitas 020 3328 5380
E 2nd	Office / B1	400 SF (1,065 SF)	Withheld	£5.63/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	Tuckerman Harry Cormack 020 3328 5383 / Harriet de Freitas 020 3328 5380



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	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307
P 2nd	Office / B1	2,818 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307
P 3rd	Office / B1	2,804 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307
P 4th	Office / B1	2,112 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307



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	Edward Charles & Partners Mark Phillips 020 7009 2300 / Sean Cunningham 020 7009 2310 / Ian Bradshaw 020 7009 2300



Fusion House
26-34 Rochester Pl
London, NW1 9JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	4,500 SF (4,500 SF)	£47.50/SF	£12.00/SF	£5.00/SF	£65/SF	Avail	Direct	Negotiable	Car Parking, DDA Compliant, Demised WC facilities, LG7 Lighting, Lift Access, Natural Light - good, Raised Floor, Security System	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550 Christo & Co Paul Stone 020 7482 1203



**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	1,807 SF (4,200 SF)	£68.00/SF	£3.94/SF	-	-	Avail	Sublet	Negotiable	High Ceilings, Kitchen Facilities, Natural Light - good, Partitioned Offices, Period common parts/features, Refurbished common parts	Stirling Ackroyd Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan Strettons Jon Cuthbert 020 7614 0901 / Adam Noble 020 7614 0902 / Max Taylor-Smith 020 7614 0904
E GRND	Office / B1	2,393 SF (4,200 SF)	£68.00/SF	£4.04/SF	-	-	Avail	Sublet	Negotiable	High Ceilings, Kitchen Facilities, Natural Light - good, Partitioned Offices, Period common parts/features, Roller Shutters	Stirling Ackroyd Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan Strettons Jon Cuthbert 020 7614 0901 / Adam Noble 020 7614 0902 / Max Taylor-Smith 020 7614 0904



**3 Rosemont Rd
London, NW3 6NG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	402 SF (402 SF)	£51.11/SF	£10.87/SF	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Central Heating, Common Parts WC facilities, Fully Carpeted, Kitchen Facilities, Security System	Dutch & Dutch Zach Forest 020 7794 7788



Russell Square House
Russell Sq
London, WC2B 5HZ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	6,665 SF (33,781 SF)	£59.50/SF	£20.00/SF	£9.00/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, EPC - D, Raised Floor, Reception, Shared Shower Facilities	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203 CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730 CBRE Felicity Ranger 020 7182 2177
P GRND	Office / B1	4,125 SF (33,781 SF)	£69.50/SF	£20.00/SF	£9.00/SF	£99/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, EPC - D, Raised Floor, Reception, Shared Shower Facilities	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203 CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730 CBRE Felicity Ranger 020 7182 2177
E 3rd	Office / B1	7,653 SF (33,781 SF)	£69.50/SF	£20.00/SF	£9.00/SF	£99/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, EPC - D, Raised Floor, Shared Shower Facilities	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203 CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730 CBRE Felicity Ranger 020 7182 2177

E 4th	Office / B1	7,653 SF (33,781 SF)	£69.50/SF	£20.00/SF	£9.00/SF	£99/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, EPC - D, Raised Floor, Shared Shower Facilities	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203 CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730 CBRE Felicity Ranger 020 7182 2177
E 5th	Office / B1	7,685 SF (33,781 SF)	£69.50/SF	£20.00/SF	£9.00/SF	£99/SF	Avail	Direct	Negotiable	Bicycle storage, EPC - D, Raised Floor, Shared Shower Facilities	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203 CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730 CBRE Felicity Ranger 020 7182 2177



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	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E GRND	Office / B1	1,465 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 1st	Office / B1	1,453 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 2nd	Office / B1	810 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 3rd	Office / B1	837 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 4th	Office / B1	607 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100



**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	290 SF (570 SF)	£67.50/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	John D Wood Jonathan Staniforth 020 7629 9050 / Tom Roberts 020 7629 9050
P 3rd	Office / B1	280 SF (570 SF)	£64.77/SF	-	-	-	Avail	Direct	1 yr	24 Hour Access, Demised WC facilities, Natural Light - good	John D Wood Jonathan Staniforth 020 7629 9050 / Tom Roberts 020 7629 9050



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	725 SF (1,758 SF)	£45.51/SF	£10.30/SF	-	-	Avail	Direct	Negotiable	-	Stirling Ackroyd Brett Sullings 020 7549 0634 / Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan
E GRND	Office / B1	1,033 SF (1,758 SF)	£45.51/SF	£10.30/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen Facilities	Stirling Ackroyd Brett Sullings 020 7549 0634 / Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan



Ziggurat Building
60-66 Saffron HI
London, EC1N 8QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,287 SF (1,287 SF)	£60.00/SF	£9.85/SF	£2.58/SF	£72/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Kitchen Facilities, Natural Light - good, Raised Floor, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Oliver Jay 020 7101 2020



**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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550



Shaftesbury House
151 Shaftesbury Ave
London, WC2H 8AL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 5th	Office / B1	6,500 SF (6,500 SF)	Withheld	£25.00/SF	£18.64/SF	-	Avail	Sublet	Nov 2016	Air Conditioning, Basement Storage, Commissionaire service, Kitchen Facilities, Raised Floor, Shared Shower Facilities, Suspended Ceilings	DeVono Property George Blakemore 020 7096 9911



164 Shaftesbury Ave
London, WC2H 8HL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	4,852 SF (4,852 SF)	£57.50/SF	£17.50/SF	-	-	U/O	Sublet	Oct 2018	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, LG3 lighting, Lift Access, Raised Floor, Shared Shower Facilities, Suspended Ceilings	Colliers International Stuart Melrose 020 7935 4499 / Atalya Black 020 7487 1896



Endeavour House
179-199 Shaftesbury Ave
London, WC2H 8JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 8th	Office / B1	6,063 SF (6,063 SF)	£82.50/SF	£11.28/SF	£18.43/SF	£112/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Dedicated Shower Facilities, Demised WC facilities, EPC - E, Lift Access, Reception, Security System, Suspended Ceilings	Colliers International Richard Townsend 020 7487 1759 / Alex Kemp 020 7487 1713 / Freddie Pritchard-Smith 020 7487 1752 Strutt & Parker Alex Walters 020 7318 5043 / Alex Hunt 020 7318 5038



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	-	Altus Group Gerard Barry 020 7636 7347



62-70 Shorts Gdns
London, WC2H 9AB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	3,794 SF (5,994 SF)	£55.06/SF	£18.74/SF	-	-	Avail	Direct	Negotiable	Car Parking, Natural Light - good, Open-Plan, Period common parts/features, Reception	Pearl & Coutts Mischa Kursar 020 7843 3788
P 2nd	Office / B1	2,200 SF (5,994 SF)	£55.06/SF	£18.74/SF	-	-	Avail	Direct	Negotiable	Car Parking, Natural Light - good, Open-Plan, Period common parts/features, Reception	Pearl & Coutts Mischa Kursar 020 7843 3788



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 2nd	Office / B1	819 SF (819 SF)	£59.50/SF	£8.04/SF	£12.00/SF	£80/SF	Avail	Direct	Negotiable	EPC - D, Lift Access	Allsop James Proctor 020 7588 4433 Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842 Farebrother Alex Krivinskas 020 7855 3551 / Mark Anstey 020 7855 3552



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	Avanta UK Ltd James Harrap 020 3008 8543
P 3rd	Office / B1	100-1,000 SF (4,640 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Square Mile Offices Victor Pardis 020 3657 6611



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 GRND	Retail / A1	1,217 SF (34,273 SF)	£65,000 PA	£23,911 PA	£2,353 PA	£91,264 PA	Avail	Direct	Negotiable	EPC - G	Farebrother Becky Thorne 020 7855 3532 / Neil Davies 020 7855 3595
P GRND	Retail / A1	1,290 SF (34,273 SF)	£60,000 PA	£22,555 PA	£2,490 PA	£85,045 PA	Avail	Direct	Negotiable	EPC - E	Farebrother Becky Thorne 020 7855 3532 / Neil Davies 020 7855 3595
P 3rd	Office / B1	26,154 SF (34,273 SF)	Withheld	£25.23/SF	£10.00/SF	-	Avail	Direct	Negotiable	-	CBRE Kate Dow 020 7182 2730 / Simon Lee 020 7240 2255
P 3rd	Office / B1	3,532 SF (34,273 SF)	Withheld	£34.62/SF	£10.00/SF	-	Avail	Direct	Negotiable	-	CBRE Kate Dow 020 7182 2730 / Simon Lee 020 7240 2255
P 4th	Office / B1	2,080 SF (34,273 SF)	Withheld	£30.04/SF	£10.00/SF	-	Avail	Direct	Negotiable	-	CBRE Kate Dow 020 7182 2730 / Simon Lee 020 7240 2255



Derbyshire House
St Chads St
London, WC1H 8AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,380 SF (4,892 SF)	£56.50/SF	£10.41/SF	£11.00/SF	£78/SF	U/O	Direct	Negotiable	Bicycle storage, Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Suspended Ceilings	Fresson & Tee Jonny Novick 020 7391 7100 / David Shapiro 020 7391 7100
E 4th	Office / B1	1,500-3,512 SF (4,892 SF)	£58.50/SF	-	£10.00/SF	-	U/O	Direct	Negotiable	Bicycle storage, Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Suspended Ceilings	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100



Dunstan House
14A St Cross St
London, EC1N 8XA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,200 SF (2,200 SF)	£59.50/SF	£13.00/SF	£9.00/SF	£82/SF	U/O	Sublet	May 2018	Wooden Floors	Monmouth Dean James Hendry 020 7025 1395 / Suzy Link 020 7025 1390 / Matthew Sugar 020 7025 1396



Baird House
15-17 St Cross St
London, EC1N 8UW

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	893 SF (893 SF)	£45.00/SF	£12.20/SF	£13.26/SF	£70/SF	Avail	Sublet	1 yr	Bicycle storage, Comfort Cooling, Commissionaire service, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Refurbished common parts, Wooden Floors	Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020



18 St Cross St
London, EC1N 8UN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	370 SF (370 SF)	£37.84/SF	£10.21/SF	-	-	Avail	Direct	Negotiable	Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Wooden Floors	Pearl & Coutts Mischa Kursar 020 7843 3788



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	1,300-4,400 SF (15,530 SF)	£72.50/SF	£21.44/SF	£14.50/SF	£108/SF	Avail	Sublet	Aug 2021	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor, Reception, Suspended Ceilings	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898
E 8th	Office / B1	11,130 SF (15,530 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Raised Floor, Reception, Shared Shower Facilities	Cushman & Wakefield Richard Howard 020 7152 5497 / Craig Norton 020 3296 4620 / Oliver Dobson 020 3296 4268 Cushman & Wakefield Georgia Morton 020 7152 5481



**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)	£25.00/SF	£9.28/SF	-	-	Avail	Direct	Negotiable	EPC - D	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203
E GRND	Office / B1	5,125 SF (15,280 SF)	£50.00/SF	£9.28/SF	-	-	Avail	Direct	Negotiable	EPC - D	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203
P 1st	Office / B1	5,385 SF (15,280 SF)	£60.00/SF	£9.98/SF	-	-	Avail	Direct	Negotiable	EPC - D	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203



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	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300

P GRND	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300

P 1st	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300

P 2nd	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable -		Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
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**20-22 Stukeley St
London, WC2B 5LR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,798 SF (5,093 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable -		Colliers International Willem Janssen 020 7487 1707 / Tom Tregoning 020 7487 1813 / Katrina Love 020 7487 1722
E 4th	Office / B1	3,295 SF (5,093 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable -		Colliers International Willem Janssen 020 7487 1707 / Tom Tregoning 020 7487 1813 / Katrina Love 020 7487 1722



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	5,256- 10,695 SF (10,695 SF)	£69.50/SF	£19.38/SF	£8.65/SF	£98/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Demised WC facilities, Lift Access, Natural Light - good, Raised Floor, Reception, Shared Shower Facilities	Deloitte Real Estate Cathal Diamond 020 7303 3129 / Sophie Daw 020 7303 3839 Farebrother Charles Thompson 020 7855 3554 / Jack Williamson 020 7855 3556



Tavistock House
13 Tavistock Sq
London, WC1H 9LN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E MEZZ	Office / B1	3,090 SF (6,582 SF)	£54.00/SF	-	£6.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Car Parking, Comfort Cooling, Commissionaire service, Dedicated Shower Facilities, On-site Food services, Perimeter Trunking, Suspended Ceilings	Thompson Yates Colin Povey 020 7626 6060
P 4th	Office / B1	3,492 SF (6,582 SF)	£59.50/SF	£16.23/SF	£6.87/SF	£83/SF	U/O	Direct	Negotiable	24 Hour Access, Bicycle storage, Car Parking, Comfort Cooling, Commissionaire service, Dedicated Shower Facilities, EPC - D, Integral lighting, On-site Food services, Perimeter Trunking, Suspended Ceilings	Thompson Yates Colin Povey 020 7626 6060



New Derment House
69-73 Theobalds Rd
London, WC1X 8TA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,295 SF (2,295 SF)	£47.50/SF	£16.00/SF	£7.00/SF	£71/SF	Avail	Sublet	Negotiable	Air Conditioning, EPC - D, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Suspended Ceilings	Hanover Green Neil Proctor 020 3130 6406 / Will Oldrieve 020 3130 6413



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 (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Savills Tim Wadhams 020 7409 8803 Savills Jim Harper 020 7409 8967 JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716 JLL Adrian Crooks 020 7493 4933
E GRND	Office / B1	18,288 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Savills Tim Wadhams 020 7409 8803 Savills Jim Harper 020 7409 8967 JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716 JLL Adrian Crooks 020 7493 4933
E 1st	Office / B1	23,690 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Savills Tim Wadhams 020 7409 8803 Savills Jim Harper 020 7409 8967 JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716 JLL Adrian Crooks 020 7493 4933

E 2nd	Office / B1	26,055 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Savills Tim Wadhams 020 7409 8803</p> <p>Savills Jim Harper 020 7409 8967</p> <p>JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716</p> <p>JLL Adrian Crooks 020 7493 4933</p>
E 3rd	Office / B1	26,057 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Savills Tim Wadhams 020 7409 8803</p> <p>Savills Jim Harper 020 7409 8967</p> <p>JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716</p> <p>JLL Adrian Crooks 020 7493 4933</p>
E 4th	Office / B1	26,074 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	<p>Savills Tim Wadhams 020 7409 8803</p> <p>Savills Jim Harper 020 7409 8967</p> <p>JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716</p> <p>JLL Adrian Crooks 020 7493 4933</p>

E 5th	Office / B1	25,872 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	Savills Tim Wadhams 020 7409 8803 Savills Jim Harper 020 7409 8967 JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716 JLL Adrian Crooks 020 7493 4933
E 7th	Office / B1	21,693 SF (191,590 SF)	Withheld	-	-	-	U/O	Direct	Negotiable -	Savills Tim Wadhams 020 7409 8803 Savills Jim Harper 020 7409 8967 JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716 JLL Adrian Crooks 020 7493 4933
E 8th	Office / B1	17,770 SF (191,590 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -	Savills Tim Wadhams 020 7409 8803 Savills Jim Harper 020 7409 8967 JLL Dan Burn 020 7399 5966 / Daisy Hunt 020 7399 5716 JLL Adrian Crooks 020 7493 4933



**88-94 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 (6,098 SF)	£80,000 PA	-	-	-	U/O	Sublet	Sep 2023	-	CBRE Ltd Jonny Perkins 020 7182 2187 / Aron Samra 020 7182 2744
P 3rd	Office / B1	5,456 SF (6,098 SF)	£57.73/SF	£19.78/SF	£5.53/SF	£83/SF	Avail	Sublet	May 2021	Air Conditioning, Car Parking, Kitchen Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Reception	Ashwell Rogers Tom Owtram 020 7734 7766



**Butler House
177-178 Tottenham Court Rd
London, W1T 7NY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,165 SF (2,035 SF)	£65.00/SF	£17.00/SF	£6.00/SF	£88/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - C, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Security System, Wooden Floors	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898
E 5th	Office / B1	870 SF (2,035 SF)	£59.50/SF	£16.64/SF	£6.00/SF	£82/SF	Avail	Sublet	Jan 2019	Kitchen Facilities, Natural Light - good, Perimeter Trunking, Security System, Wooden Floors	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898



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	1,889 SF (12,835 SF)	£55.00/SF	-	-	-	U/O	Direct	Jun 2017	Central Heating, Dedicated Shower Facilities, Demised WC facilities, Perimeter Trunking, Wooden Floors	Monmouth Dean Suzy Link 020 7025 1390 / Ray Walker 020 7025 1399
P 3rd	Office / B1	10,946 SF (12,835 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	-	Braham Good Paul Gold 020 7487 9790 Edward Charles & Partners Jamie Shuttle 020 7009 2300 / Tony Parrack 020 7009 2300



237-247 Tottenham Court Rd
London, W1T 7QW

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,400 SF (2,088 SF)	£150,000 PA	£103,113 PA	-	-	Avail	Direct	10 yrs	-	CBRE Ltd Jonathan Eastwood 020 7182 2635 / Jonny Perkins 020 7182 2187
P GRND	Retail / A1	688 SF (2,088 SF)	-	£51,300 PA	-	-	Avail	Direct	10 yrs	-	CBRE Ltd Jonathan Eastwood 020 7182 2635 / Jonny Perkins 020 7182 2187



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

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	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 2nd	Office / B1	3,229 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 3rd	Office / B1	3,014 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 4th	Office / B1	1,561 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 5th	Office / B1	1,561 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239



Regents Place
20 Triton St
London, NW1 3BF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	10,019 SF (31,589 SF)	£45.00/SF	£26.22/SF	£7.49/SF	£79/SF	Avail	Assignme	Feb 2026	Air Conditioning, Common Parts WC facilities, Lift Access, Natural Light - good, Raised Floor, Reception	Savills Brian Allen 020 7409 8778 / Tracy Collins 020 7409 8958
P 1st	Office / B1	21,570 SF (31,589 SF)	£47.50/SF	£26.22/SF	£7.49/SF	£81/SF	Avail	Assignme	Feb 2026	Air Conditioning, Common Parts WC facilities, Lift Access, Natural Light - good, Raised Floor, Reception	Savills Brian Allen 020 7409 8778 / Tracy Collins 020 7409 8958



**8-14 Vine HI
London, EC1R 5DX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	550 SF (4,763 SF)	£87.27/SF	-	-	-	Avail	Sublet	3 yrs	Central Heating, Comfort Cooling, Demised WC facilities, Kitchen Facilities, Raised Floor, Wooden Floors	Anton Page Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
P MEZZ	Office / B1	1,266 SF (4,763 SF)	£69.50/SF	£15.35/SF	£7.15/SF	£92/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - C, Lift Access, Natural Light - good, Open-Plan, Security System, Suspended Ceilings, Wooden Floors	Hatton Real Estate Elliott Stern 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020
P 2nd	Office / B1	780 SF (4,763 SF)	£74.36/SF	-	-	-	Avail	Sublet	Oct 2017	Comfort Cooling, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan, Raised Floor	Anton Page Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
E 4th	Office / B1	2,167 SF (4,763 SF)	£69.50/SF	£15.35/SF	£7.15/SF	£92/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - C, High Ceilings, Lift Access, Natural Light - good, Open-Plan, Security System, Suspended Ceilings, Wooden Floors	Hatton Real Estate Elliott Stern 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020



**Haskell House
146-152 West End Ln
London, NW6 1SD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	3,850 SF (3,850 SF)	£35.06/SF	£14.00/SF	£6.50/SF	£56/SF	Avail	Sublet	Dec 2017	Air Conditioning, Car Parking, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Raised Floor	Dutch & Dutch Zach Forest 020 7794 7788 Hoffman Partners Tony Gerver 020 7487 9707



**6-10 Whitfield St
London, W1T 2RE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	4,258 SF (7,088 SF)	Withheld	£23.93/SF	-	-	U/O	Direct	Negotiable	Lift Access	CBRE Ltd Lana Johnson 020 7182 2152 / Alex Kerr 020 7182 2165
P 4th	Office / B1	2,830 SF (7,088 SF)	£62.54/SF	£25.82/SF	£12.98/SF	£101/SF	Avail	Assignme	Jan 2019	Air Conditioning, Bicycle storage, Commissionaire service, LG7 Lighting, Lift Access, Open-Plan, Partitioned Offices, Raised Floor, Shared Shower Facilities	Mellersh & Harding Julian Leech 020 7522 8525 / George Reynolds 020 7522 8524



**Kirkman House
12-14 Whitfield St
London, W1T 2RF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	900 SF (900 SF)	£55.56/SF	£16.15/SF	-	-	Avail	Direct	Negotiable	Central Heating, Natural Light - good, Open-Plan	Pearl & Coutts Mischa Kursar 020 7843 3788



Whitfield Court
30-32 Whitfield St
London, W1T 2RQ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	2,844 SF (5,618 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Raised Floor, Reception, Security System	Reddin-Clancy & Co Derek Reddin-Clancy 020 7637 2175 The LDG Partnership Daniel Castle 020 7290 0590
E 3rd	Office / B1	2,774 SF (5,618 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Reception, Security System	Reddin-Clancy & Co Derek Reddin-Clancy 020 7637 2175 The LDG Partnership Daniel Castle 020 7290 0590



**44-46 Whitfield St
London, W1T 2RJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	2,153 SF (11,571 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 1st	Office / B1	2,260 SF (11,571 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 2nd	Office / B1	2,347 SF (11,571 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 3rd	Office / B1	2,034 SF (11,571 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 4th	Office / B1	1,927 SF (11,571 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307
E 5th	Office / B1	850 SF (11,571 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Alex Kim 020 7009 2307



**2 Windmill St
London, W1T 2HX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	420 SF (1,147 SF)	£62.50/SF	£21.00/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Natural Light - good, Open-Plan, Perimeter Trunking	Hudsons Ltd T/A Hudsons Simon Bray 020 7323 2277
E 1st	Office / B1	413 SF (1,147 SF)	£57.50/SF	£15.64/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Natural Light - good, Open-Plan, Perimeter Trunking	Hudsons Ltd T/A Hudsons Simon Bray 020 7323 2277
E 2nd	Office / B1	314 SF (1,147 SF)	£57.50/SF	£14.88/SF	-	-	U/O	Direct	Negotiable	Demised WC facilities, EPC - E, Natural Light - good, Open-Plan, Perimeter Trunking	Hudsons Ltd T/A Hudsons Simon Bray 020 7323 2277



**1) 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 -		Edward Charles & Partners Jamie Shuttle 020 7009 2300 / Andrew Okin 020 7009 2300



**2) 33-34 Alfred Pl
London, WC1E 7DP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	2,540 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E GRND	Office / B1	1,303 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 1st	Office / B1	2,400 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 2nd	Office / B1	2,454 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402

E 3rd	Office / B1	2,454 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 4th	Office / B1	2,454 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 5th	Office / B1	753 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402
E 6th	Office / B1	958 SF (15,316 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Bicycle storage, Comfort Cooling, Open-Plan, Perimeter Trunking, Refurbished common parts, Shared Shower Facilities	GN2 Mike MacKeith 020 7183 7676 / Nigel Wallnofer 020 7183 6508 Bluebook Robbie Rowan 020 7167 6407 / Chris Watkin 020 7167 6402



3) Tankerton Walks
12 Argyle Walk
London, WC1H 8HA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	109 SF (724 SF)	£61.34/SF	£12.00/SF	-	-	Avail	Direct	Negotiable	Comfort Cooling, EPC - G	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100
P 1st	Office / B1	455 SF (724 SF)	£58.24/SF	£12.00/SF	-	-	Avail	Direct	Negotiable	Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100
P 1st	Office / B1	160 SF (724 SF)	£61.34/SF	£12.00/SF	-	-	Avail	Direct	Negotiable	Comfort Cooling, EPC - G	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100



4) Herbal House
10 Back HI
London, EC1R 5LQ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 6th	Office / B1	2,852 SF (110,867 SF)	£60.00/SF	-	-	-	Avail	Direct	Negotiable	-	JLL Jeremy Atfield 020 7399 5675



5) 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	£9,504 PA	£1,000 PA	£35,504 PA	U/O	Direct	Negotiable	24 Hour Access, Demised WC facilities, Kitchen Facilities, Security System	Aitchison Raffety Luca Nardini 020 7518 3440 / Ben Gilbey 020 7518 3440



**6) 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	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E GRND	Office / B1	4,297 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 1st	Office / B1	4,116 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 2nd	Office / B1	4,253 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 3rd	Office / B1	4,253 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 4th	Office / B1	4,071 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676
E 5th	Office / B1	3,543 SF (28,335 SF)	£42.50/SF	£21.00/SF	-	-	Avail	Assignme	Dec 2018	-	GN2 Julie Rees 020 7183 4769 / Pippa Vincent 020 7183 7676 / Cressida Comyn 020 7183 7676



**7) 25 Bedford Sq
London, WC1B 3HW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	639 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E GRND	Office / B1	632 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 1st	Office / B1	877 SF (3,762 SF)	Withheld	£15.17/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 2nd	Office / B1	839 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E 3rd	Office / B1	775 SF (3,762 SF)	Withheld	£15.86/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Lift Access, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



**8) 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 (9,500 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	BNP Paribas Real Estate UK Freddie Proctor 020 7338 4089



**9) 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	720 SF (2,315 SF)	£45.00/SF	£14.21/SF	£7.50/SF	£67/SF	Avail	Direct	Negotiable	Central Heating, Common Parts WC facilities, Kitchen Facilities, Natural Light - good, Secure Storage	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300
E 2nd	Office / B1	791 SF (2,315 SF)	£39.32/SF	£14.21/SF	£7.50/SF	£61/SF	Avail	Direct	Negotiable	Central Heating, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Ian Bradshaw 020 7009 2300 / Jamie Shuttle 020 7009 2300 / Tony Parrack 020 7009 2300
E 3rd	Office / B1	804 SF (2,315 SF)	£34.39/SF	£14.21/SF	£7.50/SF	£56/SF	Avail	Direct	Negotiable	Central Heating, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Ian Bradshaw 020 7009 2300 / Jamie Shuttle 020 7009 2300 / Tony Parrack 020 7009 2300



**10) 56-58 Bloomsbury St
London, WC1B 3QT**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	2,258 SF (3,125 SF)	£31.25/SF	£11.81/SF	-	-	Avail	Direct	Negotiable	Central Heating, Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P GRND	Office / B1	725 SF (3,125 SF)	£42.76/SF	£14.62/SF	-	-	Avail	Direct	Negotiable	Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P GRND	Office / B1	142 SF (3,125 SF)	£31.25/SF	£11.81/SF	-	-	Avail	Direct	Negotiable	Central Heating, Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788



**11) Depot Point
15-27 Britannia St
London, WC1X 9JN**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P BSMT	Office / B1	1,087 SF (2,605 SF)	£25.00/SF	£3.74/SF	£4.64/SF	£33/SF	U/O	Direct	Negotiable	Air Conditioning, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Plug & Play, Raised Floor, Security System	JLL Milton Karamani 020 7852 4269 / Harry Murphy 020 7852 4273
P BSMT	Office / B1	1,518 SF (2,605 SF)	£50.00/SF	£7.48/SF	£9.27/SF	£67/SF	U/O	Direct	Negotiable	Air Conditioning, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Plug & Play, Raised Floor, Security System	JLL Milton Karamani 020 7852 4269 / Harry Murphy 020 7852 4273



**12) 7 Bury PI
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	U/O	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	Aitchison Raffety Luca Nardini 020 7518 3440
E 4th	Office / B1	339 SF (673 SF)	£43.09/SF	£14.20/SF	£8.27/SF	£66/SF	U/O	Direct	Negotiable	24 Hour Access, EPC - E, Wooden Floors	Aitchison Raffety Luca Nardini 020 7518 3440



**13) 8-12 Camden High St
London, NW1 0JH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	2,100 SF (2,100 SF)	£55.00/SF	£12.00/SF	£6.00/SF	£73/SF	Avail	Direct	Negotiable	Natural Light - good, Raised Floor	Hoffman Partners Tony Gerver 020 7487 9707



**14) 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	-	Christo & Co Kellie Miles 020 7482 1203



15) Bedford House
125-133 Camden High St
London, NW1 7JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	3,229 SF (6,164 SF)	£55.00/SF	£13.98/SF	£7.00/SF	£76/SF	Avail	Direct	5 yrs	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, EPC - C, Lift Access, Open-Plan, Raised Floor, Recessed Lighting	Lambert Smith Hampton Ltd Toby Chapman 020 7198 2000 / David Earle 020 7198 2270 Hanover Green Sarah Porter 020 3130 6405 / Neil Proctor 020 3130 6406
P 2nd	Office / B1	2,935 SF (6,164 SF)	£55.00/SF	£13.98/SF	£7.00/SF	£76/SF	Avail	Direct	5 yrs	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, EPC - C, Open-Plan, Raised Floor, Recessed Lighting	Lambert Smith Hampton Ltd Toby Chapman 020 7198 2000 / David Earle 020 7198 2270 Hanover Green Sarah Porter 020 3130 6405 / Neil Proctor 020 3130 6406



16) Rear of
251 Camden High St
London, NW1 7BU

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	267 SF (680 SF)	£49.26/SF	£6.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Skylight, Wooden Floors	Bruce Commercial Estate Agent Neil Sint 020 7267 6772
E GRND	Office / B1	248 SF (680 SF)	£49.26/SF	£6.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Skylight, Wooden Floors	Bruce Commercial Estate Agent Neil Sint 020 7267 6772
E 1st	Office / B1	165 SF (680 SF)	£49.26/SF	£6.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Skylight, Wooden Floors	Bruce Commercial Estate Agent Neil Sint 020 7267 6772



17) Utopia Village
7 Chalcot Rd
London, NW1 8LH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,408 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P GRND	Office / B1	2,097 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P GRND	Office / B1	1,180 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P GRND	Office / B1	1,826 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 1st	Office / B1	1,954 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, Partitioned Offices, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772

P 1st	Office / B1	962 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, Partitioned Offices, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040
P 1st	Office / B1	1,636 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 1st	Office / B1	1,681 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 1st	Office / B1	2,163 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P 2nd	Office / B1	2,642 SF (17,549 SF)	£55.00/SF	£12.78/SF	£4.50/SF	£72/SF	Avail	Direct	Negotiable	Bicycle storage, Central Heating, Demised WC facilities, Kitchen Facilities, On-site Food services, Partitioned Offices, Security System, Wooden Floors	TSP James Keisner 020 7284 9057 / Jonathan Vanstone-Walker 020 7284 9044 / David Simnock 020 7284 9040 Bruce Commercial Estate Agent Neil Sint 020 7267 6772



18) Camden Lock
200-218 Chalk Farm Rd
London, NW1 8AB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	582 SF (5,434 SF)	£45.00/SF	£9.91/SF	£6.60/SF	£62/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 2nd	Office / B1	448 SF (5,434 SF)	£45.00/SF	£9.91/SF	£6.60/SF	£62/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 2nd	Office / B1	833 SF (5,434 SF)	£40.00/SF	£4.49/SF	£6.45/SF	£51/SF	Avail	Direct	2 yrs	Central Heating, EPC - G, Wooden Floors	TSP James Keisner 020 7284 9057 / Carlie Cheall 020 7284 9056
P 3rd	Office / B1	609 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	802 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	607 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	497 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040
P 3rd	Office / B1	1,056 SF (5,434 SF)	£49.50/SF	£9.91/SF	£6.60/SF	£66/SF	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Lift Access, Skylight, Wooden Floors	TSP James Keisner 020 7284 9057 / David Simnock 020 7284 9040



19) Chichester Rents
81 Chancery Ln
London, WC2A 1EG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,647 SF (18,813 SF)	-	-	-	-	U/O	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595
P GRND	Retail / A1	404 SF (18,813 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595
P GRND	Retail / A1	245 SF (18,813 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Shackleton Tony Moore 020 7183 8571 / Sam Moyse 020 7183 8571 Farebrother Phil Thomas 020 7405 4545 / Neil Davies 020 7855 3595



**20) 7-10 Charlotte Mews
London, W1T 4EE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	2,600 SF (4,100 SF)	£70.00/SF	-	-	-	Avail	Sublet	Jun 2019	Central Heating, Comfort Cooling, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Wooden Floors	Hardwicke & Company James Hardwicke 020 7636 3222
P 2nd	Office / B1	1,500 SF (4,100 SF)	£70.00/SF	-	-	-	Avail	Sublet	Jun 2019	Central Heating, Comfort Cooling, High Ceilings, Kitchen Facilities, Natural Light - good, Open-Plan, Wooden Floors	Hardwicke & Company James Hardwicke 020 7636 3222



**21) 11-12 Charlotte Mews
London, W1T 4EQ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,500 SF (1,500 SF)	£70.00/SF	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Comfort Cooling, Demised WC facilities, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Security System, Wooden Floors	Hardwicke & Company James Hardwicke 020 7636 3222



**22) 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	Avanta UK Ltd James Harrap 020 3008 8543



**23) 59 Charlotte St
London, W1T 4PE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,125 SF (1,125 SF)	£33.56/SF	£16.68/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan, 3788 Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843



**24) 60 Charlotte St
London, W1T 2NU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	3,055 SF (3,055 SF)	£75.00/SF	£21.83/SF	£9.50/SF	£106/SF	U/O	Assignme	Apr 2020	Air Conditioning, Dedicated Shower Facilities, Kitchen Facilities, LG3 lighting, Lift Access, Raised Floor, Reception, Suspended Ceilings	DeVono Property George Blakemore 020 7096 9911 Cushman & Wakefield Tom Wildash 020 3296 4619



**25) 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	-	Knight Frank LLP Josh Braid 020 7861 1176



**26) 83 Charlotte St
London, W1T 4PR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	890 SF (1,215 SF)	£32.02/SF	-	-	-	Avail	Direct	Negotiable	Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
E 3rd	Office / B1	325 SF (1,215 SF)	£49.23/SF	£13.92/SF	-	-	Avail	Direct	Aug 2018	-	Pearl & Coutts Mischa Kursar 020 7843 3788



**27) 28 Church Row
London, NW3 6UP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Retail / A3	757 SF (757 SF)	£40,000 PA	£12,818 PA	-	-	U/O	Direct	5 yrs	-	Martyn Gerrard Anthony Wilkinson-Denny 020 8444 3445



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	1,357 SF (1,357 SF)	£60.00/SF	£11.44/SF	£9.50/SF	£81/SF	Avail	Sublet	Sep 2019	Comfort Cooling, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Partitioned Offices, Perimeter Trunking, Reception, Refurbished common parts, Wooden Floors	Anton Page James Taylorson 020 7336 1313 / Harrison Turner 020 7336 1313 / Jack Rose 020 7336 1313



29) Griffin Building
83 Clerkenwell Rd
London, EC1R 5AR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	4,184 SF (8,076 SF)	£39.50/SF	£11.00/SF	-	-	Avail	Sublet	Jul 2020	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Lift Access, Natural Light - good, Raised Floor, Security System	James Andrew International Mark Kleinman 020 7224 4436
E 2nd	Office / B1	3,892 SF (8,076 SF)	£39.50/SF	-	£17.50/SF	-	U/O	Direct	Jul 2020	-	James Andrew International Mark Kleinman 020 7224 4436



30) 29-35A Colonnade
London, WC1N 1JA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	570-2,700 SF (2,700 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Air Conditioning, Kitchen Facilities, Natural Light - good	Robert Irving Burns Jaimie Grossman 020 7927 0624 / Dimitri Melaisi 020 7927 0623



31) 180 Drury Ln
London, WC2B 5QF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	452 SF (452 SF)	£24,000 PA	£10,107 PA	-	-	U/O	Assignme	Jun 2023	EPC - C	TPF Retail LLP Mark Tindale 020 7462 5763 / Oliver Shipstone 020 7462 5767



32) Audrey House
16-20 Ely PI
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 (6,568 SF)	£65.00/SF	£12.30/SF	£10.00/SF	£87/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	Monmouth Dean Matthew Hall 020 7025 1398 / Jason Hanley 020 7025 1391 / Rebecca Saxon 020 7025 1397
P 4th	Office / B1	3,500 SF (6,568 SF)	£65.00/SF	£12.30/SF	£10.00/SF	£87/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Dedicated Shower Facilities, Lift Access, Perimeter Trunking, Reception	Monmouth Dean Jason Hanley 020 7025 1391 / Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397



33) 22-24 Ely PI
London, EC1N 6TE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	2,145 SF (2,145 SF)	£55.00/SF	£18.00/SF	£13.00/SF	£86/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Kitchen Facilities, Lift Access, Open-Plan, Suspended Ceilings	PSK Knighton Holly Algar 020 7486 7707 / Nigel Knighton 020 7486 7707



34) 26-28 Ely PI
London, EC1N 6TD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	2,163 SF (7,368 SF)	£45.00/SF	£18.35/SF	£11.62/SF	£75/SF	U/O	Direct	Negotiable	Air Conditioning, Kitchen Facilities, LG7 Lighting, Lift Access, Raised Floor, Suspended Ceilings	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Tony Parrack 020 7009 2300 Hatton Real Estate Elliott Stern 020 7101 2020 / Ricky Blair 020 7101 2020 / Shaun Simons 020 7871 7422 Colliers International Ricky Blair 020 7101 2020



**35) 29-30 Ely PI
London, EC1N 6TD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	1,396 SF (3,951 SF)	£65.00/SF	£14.41/SF	£10.00/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor	Farebrother Jack Williamson 020 7855 3556 / Charles Thompson 020 7855 3554 / Tim Cooney 020 7855 3550 David Hynard Ltd David Hynard
E 3rd	Office / B1	1,396 SF (3,951 SF)	£65.00/SF	£14.41/SF	£10.00/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor	Farebrother Jack Williamson 020 7855 3556 / Charles Thompson 020 7855 3554 / Tim Cooney 020 7855 3550 David Hynard Ltd David Hynard
E 4th	Office / B1	1,159 SF (3,951 SF)	£65.00/SF	£14.41/SF	£10.00/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor	Farebrother Jack Williamson 020 7855 3556 / Charles Thompson 020 7855 3554 / Tim Cooney 020 7855 3550 David Hynard Ltd David Hynard



**36) 12 England Ln
London, NW3 4TG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	382 SF (382 SF)	£31,000 PA	£12,448 PA	£1,985 PA	£45,433 PA	Avail	Assignme	Jan 2018	EPC - C	Sanderson Weatherall LLP Paul Moody 020 7851 2128 / Josh Peacock 020 7851 2131



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 4th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 5th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 6th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543
E 7th	Office / B1	4,446 SF (22,230 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Avanta UK Ltd James Harrap 020 3008 8543



**38) 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 (17,190 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Regus Jon Mulholland 0845 300 3585 Regus Management (UK) Ltd Claudia Zache 020 3328 4949
P 3rd	Office / B1	200-5,730 SF (17,190 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Category 5 Lighting, Raised Floor	Regus Jon Mulholland 0845 300 3585 Regus Management (UK) Ltd Claudia Zache 020 3328 4949
P 4th	Office / B1	200-5,730 SF (17,190 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Regus Jon Mulholland 0845 300 3585 Regus Management (UK) Ltd Claudia Zache 020 3328 4949



**39) 1 Euston Sq
London, NW1 2SA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 14th	Office / B1	3,166 SF (11,000 SF)	£65.00/SF	£19.40/SF	£12.50/SF	£97/SF	Avail	Sublet	Apr 2018	Air Conditioning, Bicycle storage, EPC - D, Kitchen Facilities, Lift Access, Open-Plan, Partitioned Offices, Reception, Shared Shower Facilities	Colliers International Catherine Tilley 020 7487 1987



**40) 54-56 Euston St
London, NW1 2ES**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,034 SF (1,951 SF)	£50.00/SF	£9.60/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Natural Light - good, Reception	Grant Mills Wood Jonathan Hay 020 7629 8501 / David Theobald 020 7629 8501
E GRND	Office / B1	917 SF (1,951 SF)	£50.00/SF	£9.60/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Natural Light - good, Reception	Grant Mills Wood Jonathan Hay 020 7629 8501 / David Theobald 020 7629 8501



**41) 1 Eversholt St
London, NW1 2FL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 10th	Office / B1	2,450 SF (2,450 SF)	Withheld	£16.65/SF	£12.27/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Bicycle storage, DDA Compliant, Lift Access, Natural Light - good, Reception, Recessed Lighting, Shared Shower Facilities, Suspended Ceilings	Lambert Smith Hampton Ltd Toby Chapman 020 7198 2000 / Harry Gittos 020 7198 2182



**42) 163-203 Eversholt St
London, NW1 1BU**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	3,418 SF (29,294 SF)	£60.00/SF	£18.26/SF	£10.20/SF	£88/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Raised Floor, Reception, Refurbished common parts, Security System	Colliers International Willem Janssen 020 7487 1707 / Alex Kemp 020 7487 1713 Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020 / Oliver Jay 020 7101 2020



**43) 3-11 Eyre Street HI
London, EC1R 5ET**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	2,206 SF (8,556 SF)	£55.00/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Demised WC facilities, High Ceilings, Natural Light - good, Perimeter Trunking	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
E MEZZ	Office / B1	3,616 SF (8,556 SF)	£55.00/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Demised WC facilities, High Ceilings, Natural Light - good, Perimeter Trunking	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
E 1st	Office / B1	2,734 SF (8,556 SF)	£55.00/SF	-	£4.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Demised WC facilities, High Ceilings, Natural Light - good, Perimeter Trunking	Richard Susskind & Co Josh Perlmutter 020 7831 8311



**44) 47 Farringdon Rd
London, EC1M 3JB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	1,545 SF (1,545 SF)	£75,000 PA	-	-	-	U/O	Direct	Negotiable	Air Conditioning, High Ceilings, Wooden Floors	Jarvis Keller Stephens Lucy Stephens 020 7251 9226



**45) 57 Farringdon Rd
London, EC1M 3JB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,100 SF (1,100 SF)	£45.00/SF	£6.61/SF	-	-	Avail	Direct	Negotiable	Central Heating, High Ceilings, Lift Access, Natural Light - good	Jarvis Keller Stephens John Keller 020 7251 9226 / Lucy Stephens 020 7251 9226



**46) 75 Farringdon Rd
London, EC1M 3JY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	3,800 SF (3,800 SF)	£49.50/SF	£10.70/SF	£9.56/SF	£70/SF	Avail	Sublet	Oct 2017	24 Hour Access, Air Conditioning, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Reception	The Noble Harris Partnership Matthew Noble 020 7637 3333 / Jake Doffman 020 7637 3333



47) Charles House
108-110 Finchley Rd
London, NW3 5JJ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,790 SF (2,790 SF)	£42.51/SF	£11.70/SF	£7.50/SF	£62/SF	Avail	Direct	Negotiable	Comfort Cooling, Commissionaire service, EPC - C, Reception, Recessed Lighting, Suspended Ceilings	Braham Good Paul Gold 020 7487 9790 / Andrew Rosen 020 7487 9797



48) 309 Finchley Rd
London, NW3 6EH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A4	2,825 SF (2,825 SF)	£75,000 PA	£21,500 PA	-	-	Avail	Direct	Negotiable	Air Conditioning, EPC - G	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898



49) Adam House
1 Fitzroy Sq
London, W1T 5HE

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	2,800 SF (2,800 SF)	£75.00/SF	-	-	-	Avail	Direct	Negotiable	Fully Carpeted, Kitchen Facilities, Natural Light - good	Robert Irving Burns Jaimie Grossman 020 7927 0624 / Dimitri Melaisi 020 7927 0623



**50) 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	£18.29/SF	£2.25/SF	£86/SF	U/O	Direct	5-10 yrs	-	Deloitte Real Estate Sophie Daw 020 7303 3839 / Sophie Dickens 020 7303 3315 BDG Sparkes Porter Marcus Mann 020 7629 1088 / Paul Gold 020 7629 1088



**51) 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	U/O	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	DeVono Property Luke Philpott 020 7096 9911 / George Blakemore 020 7096 9911



**52) 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	-	Workspace Group plc Norris Cyrus 020 7281 0298



**53) 7 Gower St
London, WC1E 6HA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	718 SF (2,606 SF)	Withheld	£15.00/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Period common parts/features	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E GRND	Office / B1	749 SF (2,606 SF)	Withheld	£15.00/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
P 1st	Office / B1	400 SF (2,606 SF)	Withheld	£15.90/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
P 2nd	Office / B1	400 SF (2,606 SF)	Withheld	£16.13/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
P 3rd	Office / B1	339 SF (2,606 SF)	Withheld	£16.90/SF	-	-	Avail	Direct	Negotiable	Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good	Edward Charles & Partners Tony Parrack 020 7009 2300 / Jamie Shuttle 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



**54) 99 Gower St
London, WC1E 6AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / D1	624 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E GRND	Office / D1	1,243 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 1st	Office / D1	1,359 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 2nd	Office / D1	1,257 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 3rd	Office / D1	522 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524
E 4th	Office / D1	105 SF (5,110 SF)	£35.00/SF	£12.55/SF	-	-	Avail	Assignme	Jan 2018	Air Conditioning, Dedicated Shower Facilities, EPC - C, Kitchen Facilities, Natural Light - good, Perimeter Trunking, Period common parts/features	Mellersh & Harding Paul Brewster 020 7522 8523 / George Reynolds 020 7522 8524



**55) 30-32 Grays Inn Rd
London, WC1X 8HR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A2	1,234 SF (1,234 SF)	£50,000 PA	-	-	-	Avail	Direct	Negotiable	-	Knight Frank LLP Josh Braid 020 7861 1176 Goodsir Commercial Jordan Foux 020 7566 6457



**56) 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 (17,653 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	Anton Page James Taylorson 020 7336 1313
P 1st	Office / B1	3,517 SF (17,653 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	Anton Page James Taylorson 020 7336 1313
P 3rd	Office / B1	2,791 SF (17,653 SF)	£58.00/SF	£12.63/SF	£10.09/SF	£81/SF	Avail	Direct	Negotiable	Lift Access, Natural Light - good, Reception, Refurbished common parts	Anton Page James Taylorson 020 7336 1313 / Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
P 3rd	Office / B1	1,700 SF (17,653 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	Anton Page James Taylorson 020 7336 1313



**57) 79 Grays Inn Rd
London, WC1X 8TP**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	606 SF (606 SF)	£42.50/SF	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Central Heating, Common Parts WC facilities, Natural Light - good, Period common parts/features, Shared Shower Facilities	Hatton Real Estate Shaun Simons 020 7871 7422



**58) Fanz House
99-101 Grays Inn Rd
London, WC1X 8TY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,158 SF (1,158 SF)	£29.53/SF	£13.03/SF	£4.56/SF	£47/SF	Avail	Assignme	Jan 2019	Air Conditioning, Common Parts WC facilities, Kitchen Facilities, LG7 Lighting, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Plug & Play, Security System	Lambert Smith Hampton Ltd Harry Gittoes 020 7198 2182 / Glyn Lloyd 020 7198 2273



**59) 100-108 Grays Inn Rd
London, WC1X 8AJ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	1,630 SF (13,629 SF)	£80,000 PA	£24,229 PA	£2,135 PA	£106,364 PA	Avail	Direct	Negotiable	EPC - C	Farebrother Becky Thorne 020 7855 3532 / Neil Davies 020 7855 3595



**60) 285-287 Grays Inn Rd
London, WC1X 8QD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Medical / D1	510 SF (1,027 SF)	£24.34/SF	£13.38/SF	£11.68/SF	£49/SF	Avail	Assignme	Jan 2019	Kitchen Facilities, Reception, Refurbished common parts, Security System	Savoy Stewart Darren Best 020 7495 3666
E 3rd	Office / D1	517 SF (1,027 SF)	£24.34/SF	£13.20/SF	£11.68/SF	£49/SF	Avail	Assignme	Jan 2019	Kitchen Facilities, Reception, Refurbished common parts, Security System	Savoy Stewart Darren Best 020 7495 3666



**61) 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 1st	Office / B1	867 SF (867 SF)	£51.90/SF	-	-	-	Avail	Direct	2 yrs	Air Conditioning, Dedicated Shower Facilities, EPC - G, Fully Carpeted, Kitchen Facilities, Lift Access, Open-Plan, Reception	TSP David Simnock 020 7284 9040 / James Keisner 020 7284 9057



62) Kings 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	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P GRND	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 1st	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 2nd	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 3rd	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800
P 4th	Office / B1	50-2,500 SF (15,000 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	Air Conditioning	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800



63) 5 Great James St
London, WC1N 3DB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	650 SF (1,485 SF)	£45.00/SF	£12.23/SF	-	-	Avail	Direct	2 yrs	Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P GRND	Office / B1	835 SF (1,485 SF)	£40.12/SF	-	-	-	Avail	Direct	Negotiable	Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788



**64) 41-44 Great Queen St
London, WC2B 5AD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 5th	Office / B1	2,407 SF (3,845 SF)	£72.50/SF	£0.01/SF	-	-	Avail	Assignme	Jul 2024	24 Hour Access, Comfort Cooling, Dedicated Shower Facilities, Lift Access, Raised Floor, Reception	Avison Young- UK Nick Rock 020 7101 0200
E 6th	Office / B1	1,438 SF (3,845 SF)	£73.02/SF	£19.82/SF	£13.00/SF	£106/SF	U/O	Assignme	Oct 2017	24 Hour Access, Lift Access, Raised Floor, Shared Shower Facilities, Suspended Ceilings	Avison Young- UK Alasdair Gurry 020 7046 6515 Avison Young- UK Gail Wickes 01494 540000



**65) 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 (1,365 SF)	£49,000 PA	£10,484 PA	-	-	Avail	Assignme	Apr 2020	-	TK Retail Property Ltd Andy Xitsas 020 7323 6055 / Tim Kourides 020 7323 6050
P 1st	Office / B1	500 SF (1,365 SF)	£46.00/SF	£9.86/SF	-	-	Avail	Direct	Negotiable	Natural Light - good, Open-Plan, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788



**66) 14 Great Turnstile
London, WC1V 7HH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	922 SF (2,082 SF)	£40.32/SF	£11.87/SF	£3.73/SF	£56/SF	Avail	Direct	Negotiable	24 Hour Access, Central Heating, DDA Compliant, Dedicated Shower Facilities, EPC - B, Kitchen Facilities, Open-Plan, Security System	Gale Priggen & Company Clarke Buxton 020 7404 5043
E GRND	Office / B1	1,160 SF (2,082 SF)	£40.32/SF	£11.87/SF	£3.73/SF	£56/SF	Avail	Direct	Negotiable	Open-Plan, Security System	Gale Priggen & Company Clarke Buxton 020 7404 5043



**67) 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	Edward Charles & Partners Alex Kim 020 7009 2307 / Ian Bradshaw 020 7009 2300
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	Edward Charles & Partners Alex Kim 020 7009 2307 / Ian Bradshaw 020 7009 2300



**68) 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	-	Workspace Group plc Nick Sneddon 020 7377 1154



**69) 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	£14.00/SF	-	-	U/O	Direct	Negotiable	-	Wiltshire Daniels Daniel Isaacs 020 7529 5559 Bruce Commercial Estate Agent Neil Sint 020 7267 6772
P GRND	Office / B1	675 SF (1,355 SF)	£45.00/SF	-	-	-	Avail	Direct	Negotiable	-	Wiltshire Daniels Daniel Isaacs 020 7529 5559 Bruce Commercial Estate Agent Neil Sint 020 7267 6772



**70) 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	-	-	U/O	Direct	Negotiable	-	Jarvis Keller Stephens John Keller 020 7251 9226 / Lucy Stephens 020 7251 9226



**71) 5 Hatton Garden
London, EC1N 8AA**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,338 SF (1,338 SF)	£53,000 PA	£20,089 PA	-	-	Avail	Assignme	Aug 2030	-	Nash Bond Charlie Wing 020 7290 4586 / Andrew Bond 020 7290 4566



**72) 6-7 Hatton Garden
London, EC1N 8AD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	900 SF (1,725 SF)	£62.50/SF	£12.40/SF	£4.35/SF	£79/SF	Avail	Direct	Negotiable	Comfort Cooling, High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Hatton Real Estate Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020
E 5th	Office / B1	825 SF (1,725 SF)	£62.50/SF	£12.40/SF	£4.35/SF	£79/SF	U/O	Direct	Negotiable	Comfort Cooling, High Ceilings, Lift Access, Natural Light - good, Period common parts/features, Refurbished common parts	Hatton Real Estate Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020



**73) 32-33 Hatton Garden
London, EC1N 8DL**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	222 SF (2,190 SF)	Withheld	-	£666.00/SF	-	Avail	Direct	6 mnths	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533
P 3rd	Office / B1	390 SF (2,190 SF)	Withheld	£7.65/SF	£1,170.00/SF	-	Avail	Direct	6 mnths	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533
P 3rd	Office / B1	178 SF (2,190 SF)	Withheld	£12.15/SF	£534.00/SF	-	Avail	Direct	6 mnths	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533
P 4th	Office / B1	1,400 SF (2,190 SF)	Withheld	£9.50/SF	£4,200.00/SF	-	Avail	Direct	Negotiable	Demised WC facilities, Lift Access, Natural Light - good, Security System	Aston Rose Jamie Mackenzie 020 7629 1533



74) 54 Hatton Garden
London, EC1N 8HN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,020 SF (1,020 SF)	£62.50/SF	£15.00/SF	£7.93/SF	£85/SF	U/O	Direct	Negotiable	Air Conditioning, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Refurbished common parts, Wooden Floors	Hatton Real Estate Shaun Simons 020 7871 7422 / Oliver Jay 020 7101 2020



75) 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 1st	Office / B1	1,100 SF (3,541 SF)	£45.00/SF	£11.54/SF	£3.00/SF	£60/SF	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, High Ceilings, Kitchen Facilities, Perimeter Trunking, Period common parts/features, Wooden Floors	Anton Page Harrison Turner 020 7336 1313 / Jack Rose 020 7336 1313 Stirling Ackroyd Brett Sullings 020 7549 0634 / Josh Bevan / Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960
P 3rd	Office / B1	726 SF (3,541 SF)	£52.00/SF	£12.90/SF	£3.50/SF	£68/SF	Avail	Direct	Negotiable	Comfort Cooling, Demised WC facilities, High Ceilings, Kitchen Facilities, Natural Light - good, Wooden Floors	Anton Page Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
E 4th	Office / B1	1,715 SF (3,541 SF)	£47.50/SF	-	£3.50/SF	-	U/O	Direct	Negotiable -		Stirling Ackroyd Josh Bevan / Rod Fortune 020 7549 0618 / Brett Sullings 020 7549 0634 / Scott Ward-Reece 020 7421 8960 Elkay Properties Jamil Ahmed 020 7324 7051 Anton Page Jack Rose 020 7336 1313 / James Taylorson 020 7336 1313 Fidens Partners Lloyd Becker 020 7629 1111 / Daniel Kavanagh 020 3816 0640 / Jamie Levy 020 7629 1299



76) 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 (2,475 SF)	£37.14/SF	£10.30/SF	£12.84/SF	£60/SF	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Dedicated Shower Facilities, Kitchen Facilities, Open-Plan, Period common parts/features, Wooden Floors	Pearl & Coultts Mischa Kursar 020 7843 3788 Richard Susskind & Co Jonathan Franks 020 7831 8311 / Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 1st	Office / B1	1,600 SF (2,475 SF)	£34.38/SF	£9.25/SF	£12.84/SF	£56/SF	U/O	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	Pearl & Coultts Mischa Kursar 020 7843 3788 Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jonathan Franks 020 7831 8311 / Jake Mullem 020 7831 8311



**77) 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 (2,826 SF)	£13.91/SF	£7.75/SF	-	-	U/O	Direct	Negotiable	-	Pearl & Coutts Mischa Kursar 020 7843 3788
P 2nd	Office / B1	165 SF (2,826 SF)	£48.48/SF	£12.70/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features	Pearl & Coutts Mischa Kursar 020 7843 3788
P 4th	Office / B1	597 SF (2,826 SF)	£32.66/SF	£14.94/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	Pearl & Coutts Mischa Kursar 020 7843 3788
P 5th	Office / B1	330 SF (2,826 SF)	£48.48/SF	£14.76/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting, Central Heating, Lift Access, Natural Light - good, Period common parts/features, Wooden Floors	Pearl & Coutts Mischa Kursar 020 7843 3788
P 5th	Office / B1	584 SF (2,826 SF)	£38.53/SF	£14.24/SF	-	-	Avail	Direct	Negotiable	Category 2 Lighting	Pearl & Coutts Mischa Kursar 020 7843 3788



**78) 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 (3,448 SF)	£55,000 PA	£22,339 PA	£4,000 PA	£81,339 PA	U/O	Direct	Negotiable	-	CBRE Ltd Jonny Perkins 020 7182 2187 / Jonathan Eastwood 020 7182 2635
P 1st	Office / B1	540 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 1st	Office / B1	710 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 1st	Office / B1	690 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 2nd	Office / B1	557 SF (3,448 SF)	£45.00/SF	£11.00/SF	£10.00/SF	£66/SF	Avail	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
P 2nd	Office / B1	315 SF (3,448 SF)	£45.00/SF	£1.22/SF	£10.00/SF	£56/SF	U/O	Direct	Negotiable	-	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550



**79) 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 (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000
E 2nd	Office / B1	200-5,429 SF (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000
E 4th	Office / B1	200-5,499 SF (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000
E 5th	Office / B1	200-3,891 SF (20,250 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Bilfinger GVA Diane Hewitt 0121 609 8447 Orega Ltd James Harrap 0800 977 8000



80) 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 5th	Office / B1	1,947 SF (3,839 SF)	£62.50/SF	£18.20/SF	£12.11/SF	£93/SF	U/O	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	Farebrother Alex Krivinskas 020 7855 3551 / Mark Anstey 020 7855 3552 Knight Frank LLP Rob Macnab 020 7861 1306 / Toby Pritchard-Davies 020 7861 5212
E 6th	Office / B1	1,892 SF (3,839 SF)	£62.50/SF	£18.20/SF	£12.11/SF	£93/SF	Avail	Direct	Negotiable	Commissionaire service, Lift Access, Natural Light - good, Perimeter Trunking	Farebrother Alex Krivinskas 020 7855 3551 / Mark Anstey 020 7855 3552 Knight Frank LLP Rob Macnab 020 7861 1306 / Toby Pritchard-Davies 020 7861 5212



81) 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 4th	Office / B1	1,500-5,018 SF (8,108 SF)	£69.50/SF	£16.00/SF	£11.75/SF	£97/SF	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	<p>Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842</p> <p>Allsop James Proctor 020 7588 4433</p> <p>Farebrother Julian Hind 020 7855 3558 / Alex Krivinkas 020 7855 3551</p>
P 4th	Office / B1	3,090 SF (8,108 SF)	£69.50/SF	£16.00/SF	£11.75/SF	£97/SF	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Commissionaire service, EPC - G, Lift Access, Shared Shower Facilities	<p>Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842</p> <p>Allsop James Proctor 020 7588 4433</p> <p>Farebrother Julian Hind 020 7855 3558 / Alex Krivinkas 020 7855 3551</p>



82) 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	1,598 SF (3,743 SF)	£131,250 PA	£40,426 PA	-	-	Avail	Assignme	Jan 2020	-	Stephen Kane & Company George Brooke 020 7224 0101 / Stephen Kane 020 7224 0101
P GRND	Retail / A1	2,145 SF (3,743 SF)	£75,000 PA	£34,749 PA	-	-	U/O	Assignme	Mar 2025	-	Marchmont Chartered Surveyors Omar Chaudhary 020 7409 5475



83) 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	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 2nd	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 3rd	Office / B1	3,000 SF (24,850 SF)	Withheld	£16.07/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 4th	Office / B1	3,000 SF (24,850 SF)	Withheld	£16.39/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 6th	Office / B1	3,000 SF (24,850 SF)	Withheld	£15.26/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 7th	Office / B1	2,900 SF (24,850 SF)	Withheld	£15.79/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
E 8th	Office / B1	2,900 SF (24,850 SF)	Withheld	£15.62/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
P 10th	Office / B1	2,900 SF (24,850 SF)	Withheld	£6.32/SF	£11.00/SF	-	Avail	Direct	Negotiable	-	Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397

E 11th	Office / B1	1,150 SF (24,850 SF)	Withheld	£15.93/SF	£11.00/SF	-	Avail	Direct	Negotiable -		Monmouth Dean Rhys Evans 020 7025 1393 / Rebecca Saxon 020 7025 1397
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84) 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 4th	Office / B1	839 SF (839 SF)	£59.50/SF	£16.75/SF	£8.45/SF	£85/SF	Avail	Direct	Negotiable	Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Period common parts/features, Wooden Floors	Hanover Green Will Oldrieve 020 3130 6413 / Sarah Porter 020 3130 6405



85) 210 High Holborn
London, WC1V 7BN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	2,416 SF (2,416 SF)	£67.50/SF	£20.53/SF	£12.50/SF	£101/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Dedicated Shower Facilities, Demised WC facilities, Lift Access, Raised Floor, Reception	Farebrother Mark Anstey 020 7855 3552 / Tim Cooney 020 7855 3550 Bluebook Isobel Ewart 020 7167 6403 / Robbie Rowan 020 7167 6407



**86) 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 (7,080 SF)	£52.50/SF	£18.56/SF	£8.14/SF	£79/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Natural Light - good, Raised Floor	CBRE Ben Deacon 020 7240 2255 / Simon Lee 020 7240 2255 CBRE Ltd Lucy Dowling 020 3214 1861
E 5th	Office / B1	2,630 SF (7,080 SF)	£33.50/SF	£16.43/SF	£9.00/SF	£59/SF	U/O	Assignme	Aug 2018	24 Hour Access, Comfort Cooling, EPC - D, Lift Access, Natural Light - good, Raised Floor	Allsop James Proctor 020 7588 4433 Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842 Farebrother Alex Krivinskas 020 7855 3551 / Rory Subba Row 020 7855 3539



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 6th	Office / B1	3,920 SF (26,369 SF)	Withheld	£16.73/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558
P 6th	Office / B1	1,800 SF (26,369 SF)	Withheld	£15.47/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558
E 7th	Office / B1	3,433 SF (26,369 SF)	Withheld	£21.12/SF	£10.00/SF	-	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Dedicated Shower Facilities, Demised WC facilities, LG7 Lighting, Lift Access, Raised Floor, Reception	Edward Charles & Partners Ilan Bradshaw 020 7009 2300 / Tony Parrack 020 7009 2300 Farebrother Charles Thompson 020 7855 3554 / Julian Hind 020 7855 3558



88) New Penderel House
283-288 High Holborn
London, WC1V 7HG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	3,380 SF (6,760 SF)	£47.50/SF	£16.63/SF	£6.50/SF	£71/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Open-Plan, Raised Floor	Anton Page Stephen Page 020 7336 1313 / James Taylorson 020 7336 1313
E 3rd	Office / B1	3,380 SF (6,760 SF)	£47.50/SF	£16.63/SF	£6.50/SF	£71/SF	Avail	Direct	Negotiable	Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Natural Light - good, Open-Plan, Raised Floor	Anton Page Stephen Page 020 7336 1313 / James Taylorson 020 7336 1313



89) 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)	£62.50/SF	£14.87/SF	£13.38/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800
E 3rd	Office / B1	2,978 SF (8,908 SF)	£62.50/SF	£14.87/SF	£13.38/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800
P 6th	Office / B1	771 SF (8,908 SF)	£62.50/SF	£14.54/SF	£13.38/SF	£90/SF	Avail	Assignme	Dec 2020	Air Conditioning, Kitchen Facilities, Natural Light - good, Open-Plan, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800
P 8th	Office / B1	1,905 SF (8,908 SF)	£62.50/SF	£14.87/SF	£13.38/SF	£91/SF	Avail	Direct	Negotiable	Air Conditioning, Natural Light - good, Suspended Ceilings	Gryphon Property Partners Jeremy Trice 020 3440 9802 / Jamie Major 020 3440 9800



90) The Ivery
159-161 Iverson Rd
London, NW6 2HH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,765 SF (1,765 SF)	£22.66/SF	-	-	-	Avail	Direct	Negotiable	-	Field & Sons Ben Locke 020 7234 9639



91) Bedford House
21A John St
London, WC1N 2BF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	2,488 SF (6,870 SF)	£49.50/SF	£14.45/SF	£10.00/SF	£74/SF	Avail	Sublet	Sep 2021	24 Hour Access, Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Perimeter Trunking	Farebrother Tim Cooney 020 7855 3550 / Charles Thompson 020 7855 3554 / Jack Williamson 020 7855 3556
E 4th	Office / B1	4,382 SF (6,870 SF)	£49.50/SF	£14.45/SF	£10.00/SF	£74/SF	Avail	Sublet	Sep 2021	24 Hour Access, Air Conditioning, Commissionaire service, Demised WC facilities, Lift Access, Perimeter Trunking	Farebrother Tim Cooney 020 7855 3550 / Charles Thompson 020 7855 3554 / Jack Williamson 020 7855 3556



92) 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	TSP James Keisner 020 7284 9057



**93) 44 Kings Ter
London, NW1 0JR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	922 SF (1,304 SF)	£46.00/SF	£6.82/SF	-	-	Avail	Direct	5 yrs	Partitioned Offices, Roller Shutters, Security System	Reedspace Ltd Bill Reed 020 7387 4521
E 1st	Office / B1	382 SF (1,304 SF)	£46.00/SF	£7.61/SF	-	-	Avail	Direct	5 yrs	Roller Shutters, Security System	Reedspace Ltd Bill Reed 020 7387 4521



**94) 77 Kingsway
London, WC2B 6SR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 7th	Office / B1	4,137 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -		Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752
E 8th	Office / B1	1,030 SF (20,993 SF)	Withheld	-	-	-	Avail	Direct	Negotiable -		Colliers International Richard Townsend 020 7487 1759 / Freddie Pritchard-Smith 020 7487 1752



**95) 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	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 2nd	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 3rd	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 4th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 5th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585

P 6th	Office / B1	2,142 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable -	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585
P 7th	Office / B1	844 SF (13,696 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable -	(Regus) MWB Business Exchange Sales Support Group 0808 100 1800 Regus Jon Mulholland 0845 300 3585



96) Kingsway House
103 Kingsway
London, WC2B 6QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,401 SF (1,401 SF)	£52.00/SF	£13.53/SF	£8.00/SF	£74/SF	U/O	Direct	Dec 2018	24 Hour Access, Air Conditioning, Kitchen Facilities, LG7 Lighting, Lift Access, Partitioned Offices, Period common parts/features, Raised Floor, Wooden Floors	CBRE Kate Dow 020 7182 2730 / Harry Spooner 020 7240 2255 Bluebook William Waples 020 7167 6406 / Joe Fuller 020 7167 6401



**97) 16-18 Kirby St
London, EC1N 8TS**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	2,700 SF (6,627 SF)	Withheld	£15.37/SF	£10.73/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, Natural Light - good, Raised Floor, Reception, Security System, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020
E 4th	Office / B1	2,471 SF (6,627 SF)	Withheld	£10.73/SF	£10.73/SF	-	Avail	Direct	Negotiable	24 Hour Access, Dedicated Shower Facilities, Demised WC facilities, Natural Light - good, Raised Floor, Reception, Security System, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020
P 5th	Office / B1	1,456 SF (6,627 SF)	Withheld	£16.21/SF	£10.85/SF	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Dedicated Shower Facilities, Demised WC facilities, Natural Light - good, Reception, Security System, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Richard Silver 020 7101 2020 / Oliver Jay 020 7101 2020



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

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	2,769 SF (3,656 SF)	£25.00/SF	£12.81/SF	£7.00/SF	£45/SF	Avail	Sublet	Jun 2017	Air Conditioning, Central Heating, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor, Security System	Alexander Reece Thomson (ART) George Brewster 020 7486 1681 / Sebastian Norman 020 7486 1681
P 2nd	Office / B1	887 SF (3,656 SF)	£25.00/SF	£12.81/SF	£7.00/SF	£45/SF	Avail	Sublet	Jun 2017	Air Conditioning, Central Heating, Demised WC facilities, EPC - D, Kitchen Facilities, Lift Access, Raised Floor, Security System	Alexander Reece Thomson (ART) George Brewster 020 7486 1681 / Sebastian Norman 020 7486 1681



99) 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 4th	Office / B1	3,703 SF (9,775 SF)	£65.00/SF	£16.64/SF	£6.90/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043
P 6th	Office / B1	2,270 SF (9,775 SF)	£65.00/SF	£17.19/SF	£6.90/SF	£89/SF	U/O	Direct	Negotiable	Air Conditioning, Basement Storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043
P 7th	Office / B1	1,172 SF (9,775 SF)	£70.00/SF	£17.07/SF	£6.90/SF	£94/SF	U/O	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043
P 7th	Office / B1	2,630 SF (9,775 SF)	£65.00/SF	£17.20/SF	£6.90/SF	£89/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, Car Parking, Commissionaire service, Dedicated Shower Facilities, LG7 Lighting, Lift Access, Open-Plan, Perimeter Trunking, Suspended Ceilings	Gale Priggen & Company Tim Gale 020 7404 5043 / Tony Priggen 020 7404 5043



100) 15 Lawfords Wharf
Lyme St
London, NW1 0SF

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	349 SF (686 SF)	£28.28/SF	£14.50/SF	-	-	Avail	Direct	Apr 2019	Car Parking, Central Heating, Open-Plan, Security System, Wooden Floors	Monmouth Dean Rebecca Saxon 020 7025 1397 / Suzy Link 020 7025 1390
E 1st	Office / B1	337 SF (686 SF)	£28.28/SF	£14.50/SF	-	-	Avail	Direct	Apr 2019	Car Parking, Central Heating, Demised WC facilities, Kitchen Facilities, Open-Plan, Security System, Wooden Floors	Monmouth Dean Rebecca Saxon 020 7025 1397 / Suzy Link 020 7025 1390



101) 11-13 Macklin St
London, WC2B 5NH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,485 SF (1,485 SF)	£45.45/SF	£12.28/SF	£5.39/SF	£63/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, EPC - C, Kitchen Facilities, Open-Plan, Reception	Davis Brown Georgina Malcolm 020 7907 1825



102) The Old Fire Station
4-8 Maple St
London, W1T 5HD

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E LL	Office / B1	1,004 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E 1st	Office / B1	4,634 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E 2nd	Office / B1	4,554 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139
E 3rd	Office / B1	1,719 SF (18,699 SF)	£80.00/SF	-	-	-	Avail	Direct	Negotiable	High Ceilings, Lift Access, Natural Light - good, Period common parts/features	Cushman & Wakefield Richard Howard 020 7152 5497 / Oliver Dobson 020 3296 4268 / Joel Randall 020 3296 2139



103) 10 Midford PI
London, W1T 5AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,830 SF (2,830 SF)	£69.50/SF	£23.00/SF	£9.80/SF	£102/SF	Avail	Direct	Negotiable	Air Conditioning, LG7 Lighting, Raised Floor	Colliers International Richard Townsend 020 7487 1759 / Catherine Tilley 020 7487 1987 Metrus Property Advisors Robin Lester 020 7079 2494 / Colin Becker 020 7079 3994



104) Ching Court
49-53 Monmouth St
London, WC2H 9EY

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	595 SF (595 SF)	£58.82/SF	£14.50/SF	£8.05/SF	£81/SF	Avail	Direct	Jun 2018	Demised WC facilities, Kitchen Facilities, Natural Light - good, Wooden Floors	Colliers International Freddie Pritchard-Smith 020 7487 1752 / Catherine Tilley 020 7487 1987 / Atalya Black 020 7487 1896 CBRE Ben Fisher 020 7420 3045 CBRE Ltd Lucy Dowling 020 3214 1861



105) 29B Montague St
London, WC1B 5BH

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	1,610 SF (3,120 SF)	£62.50/SF	£14.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Tony Parrack 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456
E GRND	Office / B1	1,510 SF (3,120 SF)	£62.50/SF	£14.50/SF	-	-	Avail	Direct	Negotiable	Air Conditioning, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan	Edward Charles & Partners Tony Parrack 020 7009 2300 MB & A Commercial Michael Boardman 020 7118 3456



106) 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 (3,851 SF)	£21.50/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P GRND	Office / B1	286 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P GRND	Office / B1	400 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P GRND	Office / B1	109 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 1st	Office / B1	186 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	165 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	205 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	156 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311

P 2nd	Office / B1	235 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 2nd	Office / B1	76 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	172 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	172 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	153 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	161 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	153 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	150 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	137 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311

P 3rd	Office / B1	147 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	294 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	85 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	167 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311
P 3rd	Office / B1	122 SF (3,851 SF)	£35.00/SF	-	£7.75/SF	-	Avail	Direct	12 mnths	-	Richard Susskind & Co Josh Perlmutter 020 7831 8311 / Jake Mullem 020 7831 8311



107) Museum House
25 Museum St
London, WC1A 1JT

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	1,741 SF (1,741 SF)	£59.45/SF	£15.13/SF	£7.00/SF	£82/SF	Avail	Direct	Negotiable	24 Hour Access, Central Heating, Demised WC facilities, Lift Access, Natural Light - good	Glinsman Weller Richard Weller 020 7495 2732 / Paul Glinsman 020 7495 2728



**108) 39 Neal St
London, WC2H 9QG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Retail / A1	494 SF (494 SF)	£116,400 PA	£49,761 PA	-	-	Avail	Assignme	Negotiable	Basement Storage	CBRE Ltd Eric Eastman 020 7182 2614 / Sahar Rezazadeh 020 7182 2918



**109) 45 New Oxford St
London, WC1A 1BH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A2	1,346 SF (1,346 SF)	£75,000 PA	£37,275 PA	-	-	Avail	Assignme	Jul 2029	-	Marchmont Chartered Surveyors Omar Chaudhary 020 7409 5475 / Steve Weatherstone 020 7409 5477



**110) Medius House
63-69 New Oxford St
London, WC1A 1DG**

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	REM Roberts Mark Hickmott 020 7499 0700
P 5th	Office / B1	2,020 SF (4,450 SF)	Withheld	-	-	-	Avail	Sublet	12 mnths	Air Conditioning, LG7 Lighting, Lift Access	REM Roberts Mark Hickmott 020 7499 0700



**111) 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 (4,575 SF)	£69.50/SF	£25.50/SF	£10.31/SF	£105/SF	U/O	Direct	Negotiable	Air Conditioning, EPC - C, LG7 Lighting, Raised Floor	Colliers International Richard Townsend 020 7487 1759 / Catherine Tilley 020 7487 1987



**112) Fairgate House
78 New Oxford St
London, WC1A 1HB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,700 SF (3,400 SF)	Withheld	£13.55/SF	£7.00/SF	-	U/O	Direct	Negotiable	Air Conditioning, Lift Access, Suspended Ceilings	PSK Knighton Holly Algar 020 7486 7707
E 4th	Office / B1	1,700 SF (3,400 SF)	£59.50/SF	£13.55/SF	£7.50/SF	£81/SF	Avail	Direct	Negotiable	Air Conditioning, Lift Access, Suspended Ceilings	PSK Knighton Holly Algar 020 7486 7707



**113) 80-110 New Oxford St
London, WC1A 1HB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A3	1,346 SF (2,830 SF)	£130,000 PA -	-	-	-	Avail	Assignme	Feb 2030	-	Restaurant Property Sally French 020 7935 2224 / Guy Marks 020 7935 2222
P GRND	Retail / A1	1,484 SF (2,830 SF)	£135,000 PA	£41,167 PA	-	-	Avail	Direct	10 yrs	-	Nash Bond Matt Peters 020 7290 4564 / Andrew Bond 020 7290 4566



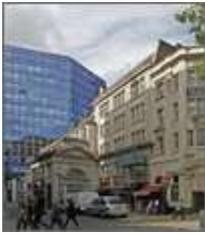
114) Faraday House
48-51 Old Gloucester St
London, WC1N 3AD

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	Stiles Harold Williams Ltd Nigel Evans 020 8662 2728
P GRND	Retail / A1	858 SF (2,442 SF)	£80,000 PA	£26,028 PA	-	-	U/O	Direct	Negotiable	-	Jackson Criss Adam Robinson 020 7637 7100



115) 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 GRND	Retail / A1	3,801 SF (8,024 SF)	-	-	-	-	U/O	Direct	Negotiable	-	Nash Bond David Bannister 020 7290 4569 / John Lyons 020 7290 4583 Lunson Mitchenall Peter Courtney 020 7478 4980 / Will Hodge 020 7478 4985
P GRND	Retail / A1	1,735 SF (8,024 SF)	-	-	-	-	U/O	Direct	Negotiable	-	Nash Bond David Bannister 020 7290 4569 / John Lyons 020 7290 4583 Lunson Mitchenall Peter Courtney 020 7478 4980 / Will Hodge 020 7478 4985
P GRND	Retail / A1	2,488 SF (8,024 SF)	-	-	-	-	Avail	Direct	Negotiable	-	Nash Bond David Bannister 020 7290 4569 / John Lyons 020 7290 4583 Lunson Mitchenall Peter Courtney 020 7478 4980 / Will Hodge 020 7478 4985



**116) 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	-	-	U/O	Direct	Sep 2018	Comfort Cooling, Dedicated Shower Facilities, Demised WC facilities, Kitchen Facilities, Lift Access, Natural Light - good, Raised Floor	Monmouth Dean Rebecca Saxon 020 7025 1397 / Christos Lemos 020 7025 8941



**117) 10 Perrins Ln
London, NW3 1QY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	586 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E MEZZ	Office / B1	86 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E 1st	Office / B1	410 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E 2nd	Office / B1	273 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777
E 3rd	Office / B1	174 SF (1,529 SF)	£42.51/SF	£11.45/SF	-	-	U/O	Direct	Negotiable	Air Conditioning, Central Heating, Demised WC facilities, Kitchen Facilities, Natural Light - good, Security System	David Menzies Associates David Menzies 020 7491 7777 / Sam Gwinnell 020 7491 7777



118) St Martins House
1A Polygon Rd
London, NW1 1QB

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	250 SF (1,065 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	Tuckerman Harry Cormack 020 3328 5383 / Harriet de Freitas 020 3328 5380
E 1st	Office / B1	415 SF (1,065 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	Tuckerman Harry Cormack 020 3328 5383 / Harriet de Freitas 020 3328 5380
E 2nd	Office / B1	400 SF (1,065 SF)	Withheld	£5.63/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - C, Kitchen Facilities, Natural Light - good, Security System	Tuckerman Harry Cormack 020 3328 5383 / Harriet de Freitas 020 3328 5380



119) 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	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307
P 2nd	Office / B1	2,818 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307
P 3rd	Office / B1	2,804 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307
P 4th	Office / B1	2,112 SF (9,867 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Tony Parrack 020 7009 2300 / Alex Kim 020 7009 2307



120) Fusion House
26-34 Rochester Pl
London, NW1 9JR

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	4,500 SF (4,500 SF)	£47.50/SF	£12.00/SF	£5.00/SF	£65/SF	Avail	Direct	Negotiable	Car Parking, DDA Compliant, Demised WC facilities, LG7 Lighting, Lift Access, Natural Light - good, Raised Floor, Security System	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550 Christo & Co Paul Stone 020 7482 1203



121) 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	1,807 SF (4,200 SF)	£68.00/SF	£3.94/SF	-	-	Avail	Sublet	Negotiable	High Ceilings, Kitchen Facilities, Natural Light - good, Partitioned Offices, Period common parts/features, Refurbished common parts	Stirling Ackroyd Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan Strettons Jon Cuthbert 020 7614 0901 / Adam Noble 020 7614 0902 / Max Taylor-Smith 020 7614 0904
E GRND	Office / B1	2,393 SF (4,200 SF)	£68.00/SF	£4.04/SF	-	-	Avail	Sublet	Negotiable	High Ceilings, Kitchen Facilities, Natural Light - good, Partitioned Offices, Period common parts/features, Roller Shutters	Stirling Ackroyd Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan Strettons Jon Cuthbert 020 7614 0901 / Adam Noble 020 7614 0902 / Max Taylor-Smith 020 7614 0904



**122) 3 Rosemont Rd
London, NW3 6NG**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	402 SF (402 SF)	£51.11/SF	£10.87/SF	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Central Heating, Common Parts WC facilities, Fully Carpeted, Kitchen Facilities, Security System	Dutch & Dutch Zach Forest 020 7794 7788



**123) Russell Square House
Russell Sq
London, WC2B 5HZ**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	4,125 SF (33,781 SF)	£69.50/SF	£20.00/SF	£9.00/SF	£99/SF	Avail	Direct	Negotiable	Air Conditioning, Bicycle storage, EPC - D, Raised Floor, Reception, Shared Shower Facilities	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203 CBRE Dan Hanmer 020 7182 3646 / Kate Dow 020 7182 2730 CBRE Felicity Ranger 020 7182 2177



124) 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	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E GRND	Office / B1	1,465 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 1st	Office / B1	1,453 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 2nd	Office / B1	810 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 3rd	Office / B1	837 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100
E 4th	Office / B1	607 SF (6,028 SF)	£21.57/SF	£13.00/SF	-	-	U/O	Assignme	Dec 2025	Period common parts/features, Shared Shower Facilities	Fresson & Tee David Shapiro 020 7391 7100



**125) 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	290 SF (570 SF)	£67.50/SF	-	-	-	Avail	Direct	Negotiable	Comfort Cooling	John D Wood Jonathan Staniforth 020 7629 9050 / Tom Roberts 020 7629 9050
P 3rd	Office / B1	280 SF (570 SF)	£64.77/SF	-	-	-	Avail	Direct	1 yr	24 Hour Access, Demised WC facilities, Natural Light - good	John D Wood Jonathan Staniforth 020 7629 9050 / Tom Roberts 020 7629 9050



**126) 41-43 Saffron HI
London, EC1N 8FH**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E BSMT	Office / B1	725 SF (1,758 SF)	£45.51/SF	£10.30/SF	-	-	Avail	Direct	Negotiable	-	Stirling Ackroyd Brett Sullings 020 7549 0634 / Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan
E GRND	Office / B1	1,033 SF (1,758 SF)	£45.51/SF	£10.30/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, Kitchen Facilities	Stirling Ackroyd Brett Sullings 020 7549 0634 / Rod Fortune 020 7549 0618 / Scott Ward-Reece 020 7421 8960 / Josh Bevan



127) Ziggurat Building
60-66 Saffron HI
London, EC1N 8QX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	1,287 SF (1,287 SF)	£60.00/SF	£9.85/SF	£2.58/SF	£72/SF	Avail	Direct	Negotiable	24 Hour Access, Demised WC facilities, High Ceilings, Kitchen Facilities, Natural Light - good, Raised Floor, Suspended Ceilings	Hatton Real Estate Ricky Blair 020 7101 2020 / Oliver Jay 020 7101 2020



**128) 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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550
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	Metrus Property Advisors Joshua Milan 020 7079 3974 / Saul Zulman 020 7631 0550



**129) 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	-	Altus Group Gerard Barry 020 7636 7347



**130) 62-70 Shorts Gdns
London, WC2H 9AB**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 1st	Office / B1	3,794 SF (5,994 SF)	£55.06/SF	£18.74/SF	-	-	Avail	Direct	Negotiable	Car Parking, Natural Light - good, Open-Plan, Period common parts/features, Reception	Pearl & Couetts Mischa Kursar 020 7843 3788
P 2nd	Office / B1	2,200 SF (5,994 SF)	£55.06/SF	£18.74/SF	-	-	Avail	Direct	Negotiable	Car Parking, Natural Light - good, Open-Plan, Period common parts/features, Reception	Pearl & Couetts Mischa Kursar 020 7843 3788



**131) 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 2nd	Office / B1	819 SF (819 SF)	£59.50/SF	£8.04/SF	£12.00/SF	£80/SF	Avail	Direct	Negotiable	EPC - D, Lift Access	Allsop James Proctor 020 7588 4433 Allsop Barney Lewis 020 7543 6742 / Harry Theakston 020 7543 6842 Farebrother Alex Krivinskas 020 7855 3551 / Mark Anstey 020 7855 3552



**132) 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	Avanta UK Ltd James Harrap 020 3008 8543
P 3rd	Office / B1	100-1,000 SF (4,640 SF)	Withheld	-	-	-	Avail	Sublet	Negotiable	-	Square Mile Offices Victor Pardis 020 3657 6611



**133) 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 GRND	Retail / A1	1,290 SF (34,273 SF)	£60,000 PA	£22,555 PA	£2,490 PA	£85,045 PA	Avail	Direct	Negotiable	EPC - E	Farebrother Becky Thorne 020 7855 3532 / Neil Davies 020 7855 3595
P GRND	Retail / A1	1,217 SF (34,273 SF)	£65,000 PA	£23,911 PA	£2,353 PA	£91,264 PA	Avail	Direct	Negotiable	EPC - G	Farebrother Becky Thorne 020 7855 3532 / Neil Davies 020 7855 3595



134) Derbyshire House
St Chads St
London, WC1H 8AG

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	1,380 SF (4,892 SF)	£56.50/SF	£10.41/SF	£11.00/SF	£78/SF	U/O	Direct	Negotiable	Bicycle storage, Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Suspended Ceilings	Fresson & Tee Jonny Novick 020 7391 7100 / David Shapiro 020 7391 7100
E 4th	Office / B1	1,500-3,512 SF (4,892 SF)	£58.50/SF	-	£10.00/SF	-	U/O	Direct	Negotiable	Bicycle storage, Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Perimeter Trunking, Suspended Ceilings	Fresson & Tee David Shapiro 020 7391 7100 / Jonny Novick 020 7391 7100



135) Dunstan House
14A St Cross St
London, EC1N 8XA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 1st	Office / B1	2,200 SF (2,200 SF)	£59.50/SF	£13.00/SF	£9.00/SF	£82/SF	U/O	Sublet	May 2018	Wooden Floors	Monmouth Dean James Hendry 020 7025 1395 / Suzy Link 020 7025 1390 / Matthew Sugar 020 7025 1396



136) Baird House
15-17 St Cross St
London, EC1N 8UW

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 4th	Office / B1	893 SF (893 SF)	£45.00/SF	£12.20/SF	£13.26/SF	£70/SF	Avail	Sublet	1 yr	Bicycle storage, Comfort Cooling, Commissionaire service, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Refurbished common parts, Wooden Floors	Hatton Real Estate Ricky Blair 020 7101 2020 / Joshua Miller 020 7101 2020



137) 18 St Cross St
London, EC1N 8UN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	370 SF (370 SF)	£37.84/SF	£10.21/SF	-	-	Avail	Direct	Negotiable	Kitchen Facilities, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Wooden Floors	Pearl & Coutts Mischa Kursar 020 7843 3788



138) 1-2 Stephen St
London, W1T 1AL

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 2nd	Office / B1	1,300-4,400 SF (15,530 SF)	£72.50/SF	£21.44/SF	£14.50/SF	£108/SF	Avail	Sublet	Aug 2021	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - D, Lift Access, Natural Light - good, Raised Floor, Reception, Suspended Ceilings	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898



**139) 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)	£25.00/SF	£9.28/SF	-	-	Avail	Direct	Negotiable	EPC - D	HNG Richard Spencer 020 3205 0204 / William Gyngell 020 3205 0203



140) 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	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P BSMT	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable	-	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300

P GRND	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P GRND	Office / B1	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	250 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300

P 1st	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 1st	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	222 SF (7,500 SF)	Withheld	£9.00/SF	-	-	U/O	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	672 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	247 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	244 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300
P 2nd	Office / B1	240 SF (7,500 SF)	Withheld	£9.00/SF	-	-	Avail	Direct	Negotiable -	Edward Charles & Partners Sean Cunningham 020 7009 2310 / Mark Phillips 020 7009 2300 / Jamie Shuttle 020 7009 2300

P 2nd Office / B1 250 SF (7,500 SF) Withheld £9.00/SF - - Avail Direct Negotiable -

Edward Charles & Partners
Sean Cunningham 020 7009
2310 / Mark Phillips 020
7009 2300 / Jamie Shuttle
020 7009 2300



**141) 20-22 Stukeley St
London, WC2B 5LR**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	1,798 SF (5,093 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable -		Colliers International Willem Janssen 020 7487 1707 / Tom Tregoning 020 7487 1813 / Katrina Love 020 7487 1722
E 4th	Office / B1	3,295 SF (5,093 SF)	£65.00/SF	-	-	-	Avail	Direct	Negotiable -		Colliers International Willem Janssen 020 7487 1707 / Tom Tregoning 020 7487 1813 / Katrina Love 020 7487 1722



142) Tavistock House
13 Tavistock Sq
London, WC1H 9LN

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E MEZZ	Office / B1	3,090 SF (6,582 SF)	£54.00/SF	-	£6.00/SF	-	Avail	Direct	Negotiable	24 Hour Access, Bicycle storage, Car Parking, Comfort Cooling, Commissionaire service, Dedicated Shower Facilities, On-site Food services, Perimeter Trunking, Suspended Ceilings	Thompson Yates Colin Povey 020 7626 6060
P 4th	Office / B1	3,492 SF (6,582 SF)	£59.50/SF	£16.23/SF	£6.87/SF	£83/SF	U/O	Direct	Negotiable	24 Hour Access, Bicycle storage, Car Parking, Comfort Cooling, Commissionaire service, Dedicated Shower Facilities, EPC - D, Integral lighting, On-site Food services, Perimeter Trunking, Suspended Ceilings	Thompson Yates Colin Povey 020 7626 6060



143) New Derment House
69-73 Theobalds Rd
London, WC1X 8TA

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 4th	Office / B1	2,295 SF (2,295 SF)	£47.50/SF	£16.00/SF	£7.00/SF	£71/SF	Avail	Sublet	Negotiable	Air Conditioning, EPC - D, Lift Access, Natural Light - good, Open-Plan, Perimeter Trunking, Suspended Ceilings	Hanover Green Neil Proctor 020 3130 6406 / Will Oldrieve 020 3130 6413



**144) 88-94 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 (6,098 SF)	£80,000 PA	-	-	-	U/O	Sublet	Sep 2023	-	CBRE Ltd Jonny Perkins 020 7182 2187 / Aron Samra 020 7182 2744



**145) Butler House
177-178 Tottenham Court Rd
London, W1T 7NY**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	1,165 SF (2,035 SF)	£65.00/SF	£17.00/SF	£6.00/SF	£88/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - C, High Ceilings, Lift Access, Natural Light - good, Perimeter Trunking, Security System, Wooden Floors	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898
E 5th	Office / B1	870 SF (2,035 SF)	£59.50/SF	£16.64/SF	£6.00/SF	£82/SF	Avail	Sublet	Jan 2019	Kitchen Facilities, Natural Light - good, Perimeter Trunking, Security System, Wooden Floors	The Lorenz Consultancy Andrew Knights 020 7647 4043 / Anthony Epenetos 020 7629 9898



**146) 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	1,889 SF (12,835 SF)	£55.00/SF	-	-	-	U/O	Direct	Jun 2017	Central Heating, Dedicated Shower Facilities, Demised WC facilities, Perimeter Trunking, Wooden Floors	Monmouth Dean Suzy Link 020 7025 1390 / Ray Walker 020 7025 1399



**147) 237-247 Tottenham Court Rd
London, W1T 7QW**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Retail / A1	1,400 SF (2,088 SF)	£150,000 PA	£103,113 PA -	-	-	Avail	Direct	10 yrs	-	CBRE Ltd Jonathan Eastwood 020 7182 2635 / Jonny Perkins 020 7182 2187
P GRND	Retail / A1	688 SF (2,088 SF)	-	£51,300 PA -	-	-	Avail	Direct	10 yrs	-	CBRE Ltd Jonathan Eastwood 020 7182 2635 / Jonny Perkins 020 7182 2187



**148) 248-250 Tottenham Court Rd
London, W1T 7RA**

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	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 2nd	Office / B1	3,229 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 3rd	Office / B1	3,014 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 4th	Office / B1	1,561 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239
E 5th	Office / B1	1,561 SF (12,271 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Lift Access, Raised Floor, Reception	Monmouth Dean Ray Walker 020 7025 1399 / Rebecca Saxon 020 7025 1397 Philip Wragg & Partners Philip Wragg 020 7078 7239



**149) 8-14 Vine HI
London, EC1R 5DX**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	550 SF (4,763 SF)	£87.27/SF	-	-	-	Avail	Sublet	3 yrs	Central Heating, Comfort Cooling, Demised WC facilities, Kitchen Facilities, Raised Floor, Wooden Floors	Anton Page Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
P MEZZ	Office / B1	1,266 SF (4,763 SF)	£69.50/SF	£15.35/SF	£7.15/SF	£92/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - C, Lift Access, Natural Light - good, Open-Plan, Security System, Suspended Ceilings, Wooden Floors	Hatton Real Estate Elliott Stern 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020
P 2nd	Office / B1	780 SF (4,763 SF)	£74.36/SF	-	-	-	Avail	Sublet	Oct 2017	Comfort Cooling, Demised WC facilities, Kitchen Facilities, Natural Light - good, Open-Plan, Raised Floor	Anton Page Jack Rose 020 7336 1313 / Harrison Turner 020 7336 1313
E 4th	Office / B1	2,167 SF (4,763 SF)	£69.50/SF	£15.35/SF	£7.15/SF	£92/SF	Avail	Direct	Negotiable	24 Hour Access, Air Conditioning, Demised WC facilities, EPC - C, High Ceilings, Lift Access, Natural Light - good, Open-Plan, Security System, Suspended Ceilings, Wooden Floors	Hatton Real Estate Elliott Stern 020 7101 2020 / Oliver Jay 020 7101 2020 / Joshua Miller 020 7101 2020



**150) Haskell House
146-152 West End Ln
London, NW6 1SD**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P 3rd	Office / B1	3,850 SF (3,850 SF)	£35.06/SF	£14.00/SF	£6.50/SF	£56/SF	Avail	Sublet	Dec 2017	Air Conditioning, Car Parking, Demised WC facilities, High Ceilings, Kitchen Facilities, Lift Access, Natural Light - good, Raised Floor	Dutch & Dutch Zach Forest 020 7794 7788 Hoffman Partners Tony Gerver 020 7487 9707



**151) 6-10 Whitfield St
London, W1T 2RE**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 3rd	Office / B1	4,258 SF (7,088 SF)	Withheld	£23.93/SF	-	-	U/O	Direct	Negotiable	Lift Access	CBRE Ltd Lana Johnson 020 7182 2152 / Alex Kerr 020 7182 2165
P 4th	Office / B1	2,830 SF (7,088 SF)	£62.54/SF	£25.82/SF	£12.98/SF	£101/SF	Avail	Assignme	Jan 2019	Air Conditioning, Bicycle storage, Commissionaire service, LG7 Lighting, Lift Access, Open-Plan, Partitioned Offices, Raised Floor, Shared Shower Facilities	Mellersh & Harding Julian Leech 020 7522 8525 / George Reynolds 020 7522 8524



**152) Kirkman House
12-14 Whitfield St
London, W1T 2RF**

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
P GRND	Office / B1	900 SF (900 SF)	£55.56/SF	£16.15/SF	-	-	Avail	Direct	Negotiable	Central Heating, Natural Light - good, Open-Plan	Pearl & Coutts Mischa Kursar 020 7843 3788



153) Whitfield Court
30-32 Whitfield St
London, W1T 2RQ

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E 2nd	Office / B1	2,844 SF (5,618 SF)	Withheld	-	-	-	U/O	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Raised Floor, Reception, Security System	Reddin-Clancy & Co Derek Reddin-Clancy 020 7637 2175 The LDG Partnership Daniel Castle 020 7290 0590
E 3rd	Office / B1	2,774 SF (5,618 SF)	Withheld	-	-	-	Avail	Direct	Negotiable	Comfort Cooling, Dedicated Shower Facilities, Lift Access, Natural Light - good, Reception, Security System	Reddin-Clancy & Co Derek Reddin-Clancy 020 7637 2175 The LDG Partnership Daniel Castle 020 7290 0590



154) 2 Windmill St
London, W1T 2HX

Floor	Use	SF Avail	Rent	Rates	Service Charge	Total Costs	Status	Type	Term	Amenities	Agents
E GRND	Office / B1	420 SF (1,147 SF)	£62.50/SF	£21.00/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Natural Light - good, Open-Plan, Perimeter Trunking	Hudsons Ltd T/A Hudsons Simon Bray 020 7323 2277
E 1st	Office / B1	413 SF (1,147 SF)	£57.50/SF	£15.64/SF	-	-	Avail	Direct	Negotiable	Demised WC facilities, EPC - E, Natural Light - good, Open-Plan, Perimeter Trunking	Hudsons Ltd T/A Hudsons Simon Bray 020 7323 2277
E 2nd	Office / B1	314 SF (1,147 SF)	£57.50/SF	£14.88/SF	-	-	U/O	Direct	Negotiable	Demised WC facilities, EPC - E, Natural Light - good, Open-Plan, Perimeter Trunking	Hudsons Ltd T/A Hudsons Simon Bray 020 7323 2277

Appendix 4

Letter from Farebrother

Our Ref: MMB/lo'd

12th May 2016

Tim Blackwell
Marek Wojciechowski Architects London
66-68 Margaret Street
London
W1W 8SR

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London

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Direct Line: 020 7855 3566
mbrackley@farebrother.com

Dear Tim

Re: 19 John Street, London WC1N 2DL

Reference is made to your request for a brief Market Report relating to the premises 19 John Street. This report is for the purposes of the current freeholder GFZ Developments Limited to support their various planning documentation and to be used in conjunction with their Financial Viability Assessment. We understand GFZ own the freehold of the premises and we have not made any further investigations into the Title, and forms of restrictions on use and have assumed that the premises have unfettered vacant possession and were in the condition that we found on our inspection of the 11th April 2016. Farebrother are a leading firm of local Chartered Surveyors that concentrate on the Midtown Office market and specialise in the letting, and acquiring of office buildings, but also providing generally consultancy advice to a wide range of Midtown owners, investors and occupiers.

We have relied on the various documentation that has been passed to us which includes:

- Area Schedule provided by Marek Wojciechowski Architects.
- Supporting Loss of Employment Statement by Montagu Evans.
- Budget Cost Estimates by Coll Associates.
- Planning Application Drawings

Premises

19 John Street is a mid-terraced period property on the eastern side of the street, constructed in the early 1800s over lower ground, ground, and 3 upper floors, it forms part of a terrace of 11 houses dating from 1799-1824. John Street lies to the north of Theobalds Road. The subject premises are situated just to the south of the intersection with Roger Street. 19John Street is currently not let and is currently in a dilapidated state. The building is Grade II Listed constructed of multi coloured stock brick with rusticated stucco at ground floor. The property lies within the Bloomsbury Conservation Area.

The building totals 4,649 sq ft on a Gross Internal Area basis and from the Rating List we note that the Net Internal Area basis under the 6th Edition of the Code of Measuring Practice, shows an area of 3,193 sq ft, with the largest floor 661 sq ft. The property does not benefit from a passenger lift. The general layout of the building is a series of rooms off a hallway and stairs. The ground and lower ground floors have a rear extension wing. The toilets and the kitchenette on the first and second floor levels are at half landing level.

F:\FB\PRO\Property Records\John Street\19\16.05.12 - Planning Report.doc

The accommodation has at some point had the insertion of air conditioning in some of the rooms of which the condensers have been placed on a flat roof to the rear, but it is unclear whether these additions have had planning permission.

Condition

The premises are in a dilapidated state and whilst the floors still have some floor coverings and wall finishes, the premises are unlettable in our opinion in their current state. Substantial repair works will be required to bring the property up to modern standards. There is also serious water penetration at party wall and roof level above the stairs which will need to be repaired, reinstated and redecorated.

The works required to make the premises lettable include external works such as repairing the external structure, scaffolding, and substantial works to the doors and windows that are in poor condition. Internally works will include repairs to the floor and the floor coverings, plaster repairs and all the associated finishes with this, installation of new heating and extensive lighting and power works. New WCs will need to be installed along with all of the various plumbing and servicing for a kitchenette too. A decision will also need to be taken as to whether some form of comfort cooling will be provided. All of these repairs and improvements to bring the property into a lettable condition will need to be carried out under the Listed Building requirements.

- Floor levelling at ground (front and rear including extension) and first floor levels.
- Ceiling repairs to historic ceilings at ground and first floors
- Overhaul of water and heating infrastructure within the property

Midtown Office Market

Farebrother undertake Quarterly research on the Midtown Office Market that we publish every quarter measuring the total level of take up and the levels of availability within the Midtown Market. Our research is well respected and is relied on by large numbers of investors, owners and occupiers of property within Midtown.

The continuing reduction in the supply of available office space has continued throughout 2015 and into the first quarter of 2016 which has culminated in the current Midtown Office availability rate now sitting at 3.6% out of an office stock of 41.6m sq ft.

Within the WC1 postcode, of which John Street sits, the position is slightly different with the WC1 availability rate currently at 5.2% with availability at the end of the 1st Quarter 2016 standing at 487,256 sq ft out of a total stock of 9.3m sq ft.

Whilst the Office Market has low availability and we are experiencing strong levels of rental growth it should be stated that there are still properties that are in a poor and dilapidated condition that will not let regardless of how low the availability rate falls. Occupier demand is not buoyant, market conditions coupled with a recovering economic condition has given occupiers confidence that the economic stability will continue in the short to medium term, but demand is steady. Larger occupiers are faced with higher occupational costs as the costs of rent have been increasing, so many are faced with decisions whether to stay in Central London or to consolidate and potentially move out of the higher value property areas. Smaller occupiers have become increasingly looking for flexible space that will enable them to adapt to the needs of their business. So we are seeing reduced length of leases for space under 5,000 sq ft and even shorter leases for space below 2,000 sq ft, occupiers are tending to not want to commit much beyond 3 years but generally leases for this size of suites tend to be for a maximum commitment of 5 years term certain.

For an occupier to take 5,000-6,000 sq ft it is extremely unusual for them to be satisfied to take this in a building that is over 5 different floors and almost unheard of in a building that is not only split over several floors but is split into two different constituent parts per floor. It would have to be a very unusual occupier who would be willing to take 19 John Street as a whole no matter what condition it was in. So this would lead to the building almost certainly being let as a multi let building with letting in individual sizes of between 400 and 1,000 sq ft. The type of occupiers willing to take leases on this amount of space are unlikely to be willing to commit to anything more than 3 years, so the best letting g outcome for this building in my opinion would be 5 years lease with tenant only breaks at the 3rd year.

Small and medium-sized enterprises (SMEs) are loathe to commit for lease terms that landlords are seeking for them to get a suitable return on their capital investment in their properties. This has resulted in many buildings being converted to alternative uses as the level of demand for many of the period properties has dwindled and only large landlords who have longer term views are willing to undertake refurbishment to many buildings of a standard that occupiers are ideally looking for. The number of period properties that come to be let in the open market is very small and the ones that do, tend to be the ones that have been substantially refurbished in the last few years.

SMEs have also been provided with the growth of an alternative property solution. Service office providers have been around for many years and recently there has been an explosion of the number of differing types of providers whether they are collaborative working, flexible working solutions or the traditional work station model, the range of options and the types of provider have changed radically. New entrants into this field have attracted many SMEs who are looking for a flexible leasing structure, varying size capabilities and also the ability to meet and be around similarly like-minded organisations. From Workspace through Regus to WeWork the options are meeting the many requirements of the Central London occupiers. In Midtown recently this has seen a major growth in take up by these groups in the 3rd Quarter 2015, with WeWork taking 69,807 sq ft at nearby Fox Court, Grays Inn Road and also The Office Group taking 54,229 sq ft at 10 Bloomsbury Way. In the 4th Quarter 2015 WeWork have taken a further 38,000 sq ft at 3 Waterhouse Square, Holborn EC1 in a further expansion of their Fox Court holdings. These two large acquisitions, along with the existing options of Regus at Holborn Gate and 88 Kingsway as well as Orega Serviced Offices at 16 High Holborn and 5 Chancery Lane provide a huge amount of serviced office space in this location. The varying offers will enable SMEs to be able to find the space that works well for them and the competition for period buildings will struggle to cope with the need from a landlord for a sizeable commitment compared with SMEs needs of short term flexible space.

Rental Levels, Cost of Works & Economic Viability

As a Listed Building there are very little enhancements that would be allowed for a building of this nature, however due to its very basic internal layout and flack of features I could envisage some form of cooling system to be permitted.

As with all forms of refurbishment there are a range of levels of refurbishment that could be undertaken. For the purposes of this exercise we have looked at three options a Minor Refurbishment, a Medium Range Refurbishment of Existing Building and a Cat A Standard High Quality Refurbishment of the Existing Building.

Minor refurbishment - this is basically doing the minimal amount of works to convert the property to be lettable and even in a relatively low supply market this will still involve a substantial spend. On the Coll Associates costs for a minor refurbishment they see this as being in the region of £611,000. However the

relatively low level of refurbishment that takes place here would not give tenants huge confidence in the building and I cannot believe that many tenants would be willing to commit for anything more than a maximum period of 3 years. The level of rents are at historically high levels and with a basic refurbishment in the order as described in the Coll Associates report the maximum rental value that I could see being achieved a san aggregate of a large number of small lettings would be in the order of a maximum rent of £45.00 per sq ft and a total maximum rental aggregate of £110,000 per annum. The costs to be spent are a multiple in excess of 5.5 years annual rent, and this is before marketing voids, letting voids and rent free incentives are added into the equation. For a maximum guaranteed terms of 3 years I cannot understand why a commercial landlord would be willing to undertake this investment in a building where the costs he would incur would not be met by the first tranche of any lettings.

The buildings as a partially refurbished building will not be as attractive in the investment market and may command a pre refurbishment equivalent yield of mid to high 5%.

Medium Range Refurbishment – these works are more substantial and whilst they include all of the works within a minor refurbishment, they do also have a longer period of scaffolding, some structural alterations, refurbishment of the roof and gutters, installation of a lift and a raised floor. These additional elements will enable a higher rental to be achieved of £52.50 psf but for all of the upper floors with no discount for the walk up floors. The costs of these works are higher being estimates of £874,000. However the likely level of rent achieved will also be higher which would be an annual rent of c £135,000. These works equate to a costs of nearly 6.5 years! Whilst the building has been refurbished to a higher level and quality I would expect the yields applicable to be at low to mid 5% yields.

Major refurbishment – these works are likely to be more time consuming and more expansive in their intentions, so these will involve longer term view of many of the works so bigger level of structural alterations, the additional feature of secondary glazing, alternative flooring solutions and more robust and more substantial lift arrangements. These costs have been looked at again by Coll Associates and are looked at in some detail at arriving at a cost of approximately £1,070,000. Clearly the works will create a better product to let and may encourage some tenants to pay a higher rent perhaps as much as £55.00 per sq ft on best office space. Again the leases may only be for 3 years bit there might be some parties willing to take a 5 year commitment to reflect the addition and comprehensive investment that the landlord has put into the building. I calculate that the maximum likely aggregate rent would be up to £142,500 per annum. As a proportion of years rent received compared to capital spent, as a major refurbishment this is well in excess of 7.5 years rent! So with all the same issues of marketing voids, letting voids and rent free incentives are added into the equation again I cannot see the logic for any commercial landlord to do these works based upon these returns.

The buildings as a fully refurbished building will be a lot more attractive in the investment market and may command a post refurbishment equivalent yield of mid to high 4%.

So combining the lack of a commitment beyond 5 years and the time and effort in achieving this level of repair, the economic viability of undertaking these works to get the building into a lettable condition just do not make any financial sense. This assessment of viability does not even reflect the time it will take to do the works, the cost of borrowing monies to do the works and then the overall level of incentive that will need to be offered to an incoming tenant.

Bearing in mind some of the works will be in place for a longer period than 5 years, such as the lift works, this does not mean it will never take place, but with the current office market demand and the supply of

alternatives for occupiers and SMEs, the need will be for a landlord to take either a non-profitable approach or an alternative 10 plus year strategy will be required.

Summary

The levels of rents that are being achieved even in a low availability Midtown Office Market are not sufficient to offer owners of buildings of this size and style, the levels of return to complete refurbishments of this scale. Historically, when tenants were not looking for as flexible space as they are now, or they did not have the alternative of a differing myriad of occupational solutions, then the option of a period property may have encouraged them to take longer leases. So currently even the balance of the market being in landlord's favour, it does not mean that occupiers will see buildings such as 19 John Street as a solution to their occupational needs. This is forcing landlords to review their reasons for holding properties of this nature and to investigate economically viable alternative solutions. We are also seeing an increasing number of period properties being bought by owner occupiers who can take a much longer view of how long the return on their capital investment is looked at.

Period property solutions for office occupiers currently only tend to make economic sense if the buildings are in a good order and do not require substantial investment, which for 19 John Street is not the case. The works have been priced at between £610,000 and £1,070,000 in return for a finished level of aggregate rents of between £110,000 and £142,500 respectively. This equates to either approximately 5.5 or 7.5 years annual rent. Coupling this with the difficulties of the building being a Listed Building means the property will be a difficult property to let and almost certainly will be a multi let property rather than a letting to a single tenant.

To find a landlord who would be willing to invest that level of capital in the building to achieve that return no matter how little or indeed how much money that have spent in purchasing the property, is not in my opinion a realistic proposition in the current Midtown Office Market.

Kind regards

Yours sincerely



Malcolm M Brackley

FAREBROTHER

Appendix 5

Costs of Refurbishment Options



**BUDGET COST ESTIMATE
(Option 1)**

(MINOR - REFURBISHMENT ONLY OF EXISTING
BUILDING)

FOR

19 JOHN STREET,
BLOOMSBURY,
LONDON
WC1N 2DL

FOR

GFZ PROPERTIES LIMITED

COLL ASSOCIATES LIMITED

7 Curzon Street,
Mayfair
London
W1J 5HG

Tel: 0207 493 6228

Fax: 0207 493 3475

19 JOHN STREET,, LONDON, WC1N 2DL



1.1 INTRODUCTION - OPTION 01

1.1 This report has been prepared at the request of GFZ Properties Limited

1.2 The proposed unit has been estimated on the basis of the a gross internal floor area

19 John Street, Bloomsbury, London. WC1N 2DL

Existing	420	m ²	4,520	ft ²
Proposed Office	357	m ²	3,843	ft ²
Proposed Communal	63		678	ft ²

Constructed as one contract with no break in the programme.

1.3 The estimated costs have been built up using approximate quantities and appropriate rates applied to areas measured from MWA Architects drawings stated in Section 4 of this report.

1.4 Attention is drawn to the general comments and qualifications contained in Section 4 which details the assumptions made in preparing this report together with a list of general exclusions.

1.5 Assumptions that have been made in order to build up the Budget Estimate can broadly be determined from the cost breakdowns (See Sections 3 - 5).

1.6 Please note that we have included a contingency within this budget estimate option. We would strongly advise that an allowance is included in any development appraisal for design and general risk.

CONTENTS:

SECTION

- 1 INTRODUCTION
- 2 EXECUTIVE SUMMARY OF PRELIMINARY BUDGET ESTIMATE
- 3 DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE
SITE PREPARATION
- 4 GENERAL COMMENTS AND QUALIFICATIONS

SECTION 3**SUMMARY OF PRELIMINARY BUDGET ESTIMATE**

		EXISTING FLOOR AREA	420	m ²	4,521	ft ²
		PROPOSED FLOOR AREA	420	m ²	4,521	ft ²
			£	£ / m ²	£ / ft ²	
19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL						
4.1	SITE PREPARATION		£40,100.00	£95.48		£8.87
4.2	CONSTRUCTION		£258,763.00	£616.10		£57.24
4.2.1	Substructure	15,500				
4.2.2	Frame	10,360				
4.2.3	Upper floors	24,200				
4.2.4	Roof	0				
4.2.5	External walls	4,500				
4.2.6	External windows and Doors	21,450				
4.2.7	Internal Walls, Partitions and Doors	58,700				
4.2.8	Wall finishes	55,778				
4.2.9	Ceiling finishes	15,600				
4.2.10	Floor finishes	19,725				
4.2.11	Sanitary ware and fittings	24,200				
4.2.12	Fixtures and Fittings	8,750				
4.3	SERVICES		£141,088.50	£335.93		£31.21
4.4	EXTERNAL WORKS		£43,850.00	£104.40		£9.70
SECTION 5 - MAINS SERVICES						
5.1	MAINS SERVICES		£0.00	£0.00		£0.00
Sub-Total			£483,801.50	£1,151.91		£107.01
PRELIMINARIES @ 12%			£58,056.18	£138.23		£12.84
Sub-Total			£541,857.68	£1,290.14		£119.85
OVERHEADS AND PROFIT @ 7.5%			£40,639.33	£96.76		£8.99
Sub-Total			£582,497.01	£1,386.90		£128.84
CONTINGENCY @ 5%			£29,124.85	£69.35		£6.44
TOTAL £			£611,621.86	£1,456.24		£135.28

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.1 SITE PREPARATION						
4.1.1 Site Preparation						
a Asbestos survey and removal		item	12,500.00	12,500.00	29.76	2.76
b Remove existing lift	1	Nr.	N/A	Not Applicable	Not Applicable	Not Applicable
c Remove existing finishes to Lower Ground, Ground, First, Second and Third	420	m ²	30.00	12,600.00	30.00	2.79
d Erect scaffolding (Minor Repairs to the Front Elevation)		item	15,000.00	15,000.00	35.71	3.32
SITE PREPARATION TOTAL excl. OH&P, Preliminaries and Contingency £				40,100.00	95.48	8.87

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2 CONSTRUCTION						
4.2.1 Substructure						
a Ramp to GF for level difference	1	nr	5,000.00	5,000.00	11.90	1.11
b Tanking and Damp proofing (Minor Repairs)	210	m ²	50.00	10,500.00	25.00	2.32
4.2.2 Frame						
a Fire protection between floors	296	m ²	35.00	10,360.00	24.67	2.29
b Minor Structural Alterations	1	Item	N/A	Not Applicable	Not Applicable	Not Applicable
4.2.3 Upper floors and stairs						
a Redecorate balustrade and handrails to existing core stairs; repairs to stairs	6	nr	2,000.00	12,000.00	28.57	2.65
b Allow for levelling existing floors (Minor Repairs)	420	m ²	10.00	4,200.00	10.00	0.93
c Listed Building Requirements / Protection	1	Item	8,000.00	8,000.00	19.05	1.77
4.2.4 Roof						
a Refurbish existing roof	122	m ²	N/A	Not Applicable	Not Applicable	Not Applicable
b New rainwater gutters and downpipes	420	m ²	N/A	Not Applicable	Not Applicable	Not Applicable
4.2.5 External walls						
a Repairs to external walls (Minor Repairs)	90	m ²	50.00	4,500.00	10.71	1.00
4.2.6 External windows and Doors						
a Existing front door to be re-hung and fully refurbished with new ironmongery	1	nr	2,000.00	2,000.00	4.76	0.44
b Single door bin store (lower ground floor)	1	nr	1,200.00	1,200.00	2.86	0.27
c Rear Elevation - Refurbish the existing Aluminium Framed Double Door	1	nr	1,000.00	1,000.00	2.38	0.22
d Existing windows to be retained. Refurbish and paint	13	nr	750.00	9,750.00	23.21	2.16
e Provide Window Guarantee	1	Item	N/A	Not Applicable	Not Applicable	Not Applicable
f Rear Elevation - Re-instate sash windows in original elevations 1.0 x 2.0m	6	nr	1,250.00	7,500.00	17.86	1.66

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2.7 Internal Walls, Partitions and Doors						
a Partitions to new WC units - LG	30	m ²	75.00	2,250.00	5.36	0.50
b Repair Plasterboard/ Plastered walls to internal face of external wall (Lower Ground to Third floor)	1,008	m ²	25.00	25,200.00	60.00	5.57
c Partitions to new WC units - Ground to 3rd floor	140	m ²	75.00	10,500.00	25.00	2.32
d Refurbish Internal fire rated doors to stairwell	10	nr	500.00	5,000.00	11.90	1.11
e Refurbish Non fire rated internal doors	9	nr	500.00	4,500.00	10.71	1.00
f 1 Nr. Shower / 2 Nr. WC partition per floor	15	nr	750.00	11,250.00	26.79	2.49
4.2.8 Wall finishes						
a Plastered walls to receive 2 coats of emulsion paint to internal walls. (New areas only)	1,145	m ²	14.00	16,030.00	38.17	3.55
b Hack off loose plaster and replaster (Staircore)	550	m ²	19.00	10,450.00	24.88	2.31
c Emulsion to plastered walls	882	m ²	14.00	12,348.00	29.40	2.73
d Finishes to Reception room	54	m ²	50.00	2,700.00	6.43	0.60
e Wall tiles to WC's & Shower Rooms	190	m ²	75.00	14,250.00	33.93	3.15
4.2.9 Ceiling finishes						
a Ceilings to W.C. area	25	m ²	45.00	1,125.00	2.68	0.25
b Ceilings to staircores	45	m ²	45.00	2,025.00	4.82	0.45
c New ceilings to office	330	m ²	35.00	11,550.00	27.50	2.55
d Ceilings to Reception room	20	m ²	45.00	900.00	2.14	0.20
4.2.10 Floor finishes						
a Raised flooring to offices		m ²	N/A	Not Applicable	Not Applicable	Not Applicable
b Carpet flooring to office areas	330	m ²	35.00	11,550.00	27.50	2.55
c Ceramic floor finishes to wet areas	25	m ²	90.00	2,250.00	5.36	0.50
d Flooring to staircores	45	m ²	50.00	2,250.00	5.36	0.50
e Flooring to reception area	20	m ²	150.00	3,000.00	7.14	0.66
f Flooring to service areas (plant rooms)	45	m ²	15.00	675.00	1.61	0.15

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2.11 Sanitary ware and fittings						
a WC's (2 per floor)	10	nr	400.00	4,000.00	9.52	0.88
b Wash hand basins	10	nr	300.00	3,000.00	7.14	0.66
c Showers 2 per floor	10	nr	750.00	7,500.00	17.86	1.66
d Cleaners sink	2	nr	350.00	700.00	1.67	0.15
e Disabled WC fittings	5	nr	1,000.00	5,000.00	11.90	1.11
f Coat rails, hooks and sundry fittings	8	nr	500.00	4,000.00	9.52	0.88
4.2.12 Fixtures and Fittings						
a Plumbing and Services for a Kithenette fit out (1 per floor)	5	nr	1,750.00	8,750.00	20.83	1.94
b Reception desk	1	nr	N/A	Not Applicable	Not Applicable	Not Applicable
4.3 SERVICES						
a Incoming gas supply (Provisional allowance)	1	Item	5,000.00	5,000.00	11.90	1.11
b Incoming electricity supply - (Provisional Allowance)	1	Item	5,000.00	5,000.00	11.90	1.11
c Incoming water supply (Provisional allowance)	1	Item	3,000.00	3,000.00	7.14	0.66
d Incoming telecom (Provisional allowance)	1	Item	2,500.00	2,500.00	5.95	0.55
e Heating and ventilation (Service and Repair existing)	420	m ²	30.00	12,600.00	30.00	2.79
f Hot and cold water installation to wc areas (Service and Repair existing)	37	nr	250.00	9,250.00	22.02	2.05
g Lighting & small power supply to office areas	357	m ²	130.00	46,410.00	110.50	10.27
h Lighting & small power supply to other areas	63	m ²	80.00	5,040.00	12.00	1.11
i Communication installations	420	m ²	15.00	6,300.00	15.00	1.39
j Comfort Cooling to offices	357	m ²	110.00	39,270.00	93.50	8.69
k Special installations : BMS	420	m ²	N/A	Not Applicable	Not Applicable	Not Applicable
l Sprinkler installation (excluded)		m ²		Excluded		
m Lift (Refurbish existing)	1	nr	N/A	Not Applicable	Not Applicable	Not Applicable
n BWIC with services installation	1	nr	6,718.50	6,718.50	16.00	1.49
CONSTRUCTION WORKS TOTAL excl. OH&P, Preliminaries and Contingency £				399,851.50	822.10	76.39

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.4 EXTERNAL WORKS						
a Works to front entrance		item	5,000.00	5,000.00	11.90	1.11
b Landscaping		item	5,000.00	5,000.00	11.90	1.11
c Refuse enclosures	1	nr	3,000.00	3,000.00	7.14	0.66
d Foul and surface water drainage (Repair existing)	420	m ²	30.00	12,600.00	30.00	2.79
e Allowance for signage	1	nr	1,500.00	1,500.00	3.57	0.33
f BWIC with mains services installation	1	Item	5,000.00	5,000.00	11.90	1.11
g Galvanised cycle hoops	5	nr	350.00	1,750.00	4.17	0.39
h External Feature Lighting		item	5,000.00	5,000.00	11.90	1.11
i Plantroom Housing		item	5,000.00	5,000.00	11.90	1.11

EXTERNAL WORKS TOTAL excl. OH&P, Preliminaries and Contingency £	43,850.00	104.38	9.72
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DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

SECTION 5 - MAINS SERVICES

ITEM	QUANTITY	UNIT	RATE	£	£ / m²	£ / ft²
5.1 MAINS SERVICES						
5.11 Site Preparation						
a Provisional allowance for provision of new mains gas, electrics and water supplies and upgrade	1	Nr.	Incl.	Incl.		

TOTAL excl. OH&P, Preliminaries and Contingency (carried to Executive Summary) £

SECTION 6 - GENERAL COMMENTS AND QUALIFICATIONS

- 1) The preliminary budget estimate has been based on the following information:
 - a MWA Architects
Pre-Planning Document dated November 2015 Rev. B. Ref: 15084
Planning Areas dated November 2015
- 2) No allowance has been made for additional floors to the Building.
- 3) Contingency has been included within the reported costs.
- 4) No Provisional allowances have been made for encountering obstructions.
- 5) No allowance has been made for encountering groundwater.
- 6) Costs have been prepared on a first run through basis.
- 7) The estimated costs have been built on an approximate quantities basis using rates from schemes of a similar nature.
- 8) No allowance has been made for any acoustic enhancement of the external envelope or external works.
- 9) There is no allowance for additional piling or foundations works to the building
- 10) No allowance has been made for drainage related attenuation.
- 11) We have assumed that the site has a good percolation rate.
- 12) No C.C.T.V. security or the like is included within the estimated costs.
- 13) No allowance has been made for alterations to existing roads.
- 14) Provisional allowances have been made for Public Utilities / Statutory Services supplies. Firm quotations from the relevant authorities will be required for greater cost certainty.
- 15) We have made no allowance for sprinklers to any areas
- 16) No works to party walls
- 17) The estimate has been compiled using Present Day Costs and no allowance has been made for Tender Price increases past 2nd Quarter 2016.
- 18) No allowance has been made for archaeological investigations or any implications of encountering issues of an archaeological interest.

SECTION 6 - GENERAL COMMENTS AND QUALIFICATIONS

- 19) Costs detailed exclude the following:
- i) Value added tax, Site Acquisition, Legal Fees and the cost of finance during construction.
 - ii) Professional Fees, Planning and Building Control Fees, Building Regulations, Site surveys, Local Authority Section 38, 104, 106 and 278 works and Investigation works. We suggest a 16% allowance to cover these items.



**BUDGET COST ESTIMATE
(Option 2)**

(MEDIUM RANGE - REFURBISHMENT ONLY OF
EXISTING BUILDING)

FOR

19 JOHN STREET,
BLOOMSBURY,
LONDON
WC1N 2DL

FOR

GFZ PROPERTIES LIMITED

COLL ASSOCIATES LIMITED

7 Curzon Street,
Mayfair
London
W1J 5HG

Tel: 0207 493 6228

Fax: 0207 493 3475

1.1 INTRODUCTION - OPTION 02

1.1 This report has been prepared at the request of GFZ Properties Limited

1.2 The proposed unit has been estimated on the basis of the a gross internal floor area

19 John Street, Bloomsbury, London. WC1N 2DL

Existing	420	m ²	4,520	ft ²
Proposed Office	357	m ²	3,843	ft ²
Proposed Communal	63		678	ft ²

Constructed as one contract with no break in the programme.

1.3 The estimated costs have been built up using approximate quantities and appropriate rates applied to areas measured from MWA Architects drawings stated in Section 4 of this report.

1.4 Attention is drawn to the general comments and qualifications contained in Section 4 which details the assumptions made in preparing this report together with a list of general exclusions.

1.5 Assumptions that have been made in order to build up the Budget Estimate can broadly be determined from the cost breakdowns (See Sections 3 - 5).

1.6 Please note that we have included a contingency within this budget estimate option. We would strongly advise that an allowance is included in any development appraisal for design and general risk.

CONTENTS:

SECTION

- 1 INTRODUCTION
- 2 EXECUTIVE SUMMARY OF PRELIMINARY BUDGET ESTIMATE
- 3 DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE
SITE PREPARATION
- 4 GENERAL COMMENTS AND QUALIFICATIONS

SECTION 3**SUMMARY OF PRELIMINARY BUDGET ESTIMATE**

	EXISTING FLOOR AREA	420	m ²	4,521	ft ²
	PROPOSED FLOOR AREA	420	m ²	4,521	ft ²
		£	£ / m ²	£ / ft ²	
19 JOHN STREET, LONDON WC1N 2DL					
4.1	SITE PREPARATION	£45,100.00	£107.38	£9.98	
4.2	CONSTRUCTION	£368,888.00	£878.30	£81.59	
4.2.1	Substructure				15,500
4.2.2	Frame				20,360
4.2.3	Upper floors				42,200
4.2.4	Roof				19,940
4.2.5	External walls				4,500
4.2.6	External windows and Doors				30,450
4.2.7	Internal Walls, Partitions and Doors				85,100
4.2.8	Wall finishes				67,638
4.2.9	Ceiling finishes				15,600
4.2.10	Floor finishes				30,900
4.2.11	Sanitary ware and fittings				24,200
4.2.12	Fixtures and Fittings				12,500
4.3	SERVICES	£223,671.00	£532.55	£49.47	
4.4	EXTERNAL WORKS	£53,850.00	£128.21	£11.91	
SECTION 5 - MAINS SERVICES					
5.1	MAINS SERVICES	£0.00	£0.00	£0.00	
	Sub-Total	£691,509.00	£1,646.45	£152.95	
	PRELIMINARIES @ 12%	£82,981.08	£197.57	£18.35	
	Sub-Total	£774,490.08	£1,844.02	£171.31	
	OVERHEADS AND PROFIT @ 7.5%	£58,086.76	£138.30	£12.85	
	Sub-Total	£832,576.84	£1,982.33	£184.16	
	CONTINGENCY @ 5%	£41,628.84	£99.12	£9.21	
	TOTAL £	£874,205.68	£2,081.44	£193.37	

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.1 SITE PREPARATION						
4.1.1 Site Preparation						
a Asbestos survey and removal		item	12,500.00	12,500.00	29.76	2.76
b Remove existing lift	1	Nr.	N/A	Not Applicable	Not Applicable	Not Applicable
c Remove existing finishes to Lower Ground, Ground, First, Second and Third	420	m ²	30.00	12,600.00	30.00	2.79
d Erect scaffolding		item	20,000.00	20,000.00	47.62	4.42
SITE PREPARATION TOTAL excl. OH&P, Preliminaries and Contingency £				45,100.00	107.38	9.98

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2 CONSTRUCTION						
4.2.1 Substructure						
a Ramp to GF for level difference	1	nr	5,000.00	5,000.00	11.90	1.11
b Tanking and Damp proofing	210	m ²	50.00	10,500.00	25.00	2.32
4.2.2 Frame						
a Fire protection between floors	296	m ²	35.00	10,360.00	24.67	2.29
b Minor Structural Alterations	1	Item	10,000.00	10,000.00	23.81	2.21
4.2.3 Upper floors and stairs						
a New balustrade and handrails to existing core stairs; repairs to stairs	6	nr	5,000.00	30,000.00	71.43	6.64
b Allow for levelling existing floors	420	m ²	10.00	4,200.00	10.00	0.93
c Listed Building Requirements / Protection	1	Item	8,000.00	8,000.00	19.05	1.77
4.2.4 Roof						
a Refurbish existing roof	124	m ²	110.00	13,640.00	32.48	3.02
b New rainwater gutters and downpipes	420	m ²	15.00	6,300.00	15.00	1.39
4.2.5 External walls						
a Repairs to external walls	90	m ²	50.00	4,500.00	10.71	1.00
4.2.6 External windows and Doors						
a Existing front door to be re-hung and fully refurbished with new ironmongery	1	nr	3,000.00	3,000.00	7.14	0.66
b Single door bin store (lower ground floor)	1	nr	1,200.00	1,200.00	2.86	0.27
c Rear Elevation - New Aluminium Framed Double Door	1	nr	2,500.00	2,500.00	5.95	0.55
d Existing windows to be retained. Refurbish and paint	13	nr	750.00	9,750.00	23.21	2.16
e New sash window to match in existing door way 1.2 x 2.0m	1	nr	1,500.00	1,500.00	3.57	0.33
f Provide Window Guarantee	1	Item	5,000.00	5,000.00	11.90	1.11
g Rear Elevation - Re-instate sash windows in original elevations 1.0 x 2.0m	6	nr	1,250.00	7,500.00	17.86	1.66

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2.7 Internal Walls, Partitions and Doors						
a Partitions to new WC units - LG	30	m ²	75.00	2,250.00	5.36	0.50
b Plasterboard/ Plastered walls to internal face of external wall (Lower Ground to Third floor)	1,008	m ²	25.00	25,200.00	60.00	5.57
c New Lift Walls	180	m ²	75.00	13,500.00	32.14	2.99
d Partitions to new WC units - Ground to 3rd floor	140	m ²	75.00	10,500.00	25.00	2.32
e Internal fire rated doors to stairwell	10	nr	1,250.00	12,500.00	29.76	2.76
f Non fire rated internal doors	9	nr	1,100.00	9,900.00	23.57	2.19
1 Nr. Shower / 2 Nr. WC partition per floor	15	nr	750.00	11,250.00	26.79	2.49
4.2.8 Wall finishes						
a Plastered walls to receive 2 coats of emulsion paint to internal walls. (New areas only)	1,145	m ²	22.00	25,190.00	59.98	5.57
b Hack off loose plaster and replaster (Staircore)	550	m ²	19.00	10,450.00	24.88	2.31
c Emulsion to plastered walls	882	m ²	14.00	12,348.00	29.40	2.73
d Finishes to Reception room	54	m ²	100.00	5,400.00	12.86	1.19
e Wall tiles to WC's & Shower Rooms	190	m ²	75.00	14,250.00	33.93	3.15
4.2.9 Ceiling finishes						
a Ceilings to W.C. area	25	m ²	45.00	1,125.00	2.68	0.25
b Ceilings to staircores	45	m ²	45.00	2,025.00	4.82	0.45
c New ceilings to office	330	m ²	35.00	11,550.00	27.50	2.55
d Ceilings to Reception room	20	m ²	45.00	900.00	2.14	0.20
4.2.10 Floor finishes						
a Raised flooring to offices	330	m ²	35.00	11,550.00	27.50	2.55
b Carpet flooring to office areas	330	m ²	35.00	11,550.00	27.50	2.55
c Ceramic floor finishes to wet areas	25	m ²	75.00	1,875.00	4.46	0.41
d Flooring to staircores	45	m ²	50.00	2,250.00	5.36	0.50
e Flooring to reception area	20	m ²	150.00	3,000.00	7.14	0.66
f Flooring to service areas (plant rooms)	45	m ²	15.00	675.00	1.61	0.15

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2.11 Sanitary ware and fittings						
a WC's (2 per floor)	10	nr	400.00	4,000.00	9.52	0.88
b Wash hand basins	10	nr	300.00	3,000.00	7.14	0.66
c Showers 2 per floor	10	nr	750.00	7,500.00	17.86	1.66
d Cleaners sink	2	nr	350.00	700.00	1.67	0.15
e Disabled WC fittings	5	nr	1,000.00	5,000.00	11.90	1.11
f Coat rails, hooks and sundry fittings	8	nr	500.00	4,000.00	9.52	0.88
4.2.12 Fixtures and Fittings						
a Kithenette fit out (1 per floor)	5	nr	2,500.00	12,500.00	29.76	2.76
b Reception desk	1	nr	N/A	Not Applicable	Not Applicable	Not Applicable
4.3 SERVICES						
a Incoming gas supply (Provisional allowance)	1	Item	5,000.00	5,000.00	11.90	1.11
b Incoming electricity supply - (Provisional Allowance)	1	Item	5,000.00	5,000.00	11.90	1.11
c Incoming water supply (Provisional allowance)	1	Item	3,000.00	3,000.00	7.14	0.66
d Incoming telecom (Provisional allowance)	1	Item	2,500.00	2,500.00	5.95	0.55
e Heating and ventilation	420	m ²	50.00	21,000.00	50.00	4.65
f Hot and cold water installation to wc areas	37	nr	300.00	11,100.00	26.43	2.46
g Lighting & small power supply to office areas	357	m ²	130.00	46,410.00	110.50	10.27
h Lighting & small power supply to other areas	63	m ²	80.00	5,040.00	12.00	1.11
i Communication installations	420	m ²	15.00	6,300.00	15.00	1.39
j Comfort Cooling to offices	357	m ²	110.00	39,270.00	93.50	8.69
k Special installations : BMS	420	m ²	20.00	8,400.00	20.00	1.86
l Sprinkler installation (excluded)		m ²		Excluded		
m New Lift	1	nr	60,000.00	60,000.00	142.86	13.27
n BWIC with services installation	1	nr	10,651.00	10,651.00	25.36	2.36
CONSTRUCTION WORKS TOTAL excl. OH&P, Preliminaries and Contingency £				592,559.00	1,166.78	108.37

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.4 EXTERNAL WORKS						
a Works to front entrance		item	10,000.00	10,000.00	23.81	2.21
b Landscaping		item	5,000.00	5,000.00	11.90	1.11
c Refuse enclosures	1	nr	3,000.00	3,000.00	7.14	0.66
d Foul and surface water drainage	420	m ²	30.00	12,600.00	30.00	2.79
e Allowance for signage	1	nr	1,500.00	1,500.00	3.57	0.33
f BWIC with mains services installation	1	Item	5,000.00	5,000.00	11.90	1.11
g Galvanised cycle hoops	5	nr	350.00	1,750.00	4.17	0.39
h External Feature Lighting		item	5,000.00	5,000.00	11.90	1.11
i Plantroom Housing		item	10,000.00	10,000.00	23.81	2.21

EXTERNAL WORKS TOTAL excl. OH&P, Preliminaries and Contingency £	53,850.00	128.20	11.92
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DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

SECTION 5 - MAINS SERVICES

ITEM	QUANTITY	UNIT	RATE	£	£ / m²	£ / ft²
5.1 MAINS SERVICES						
5.11 Site Preparation						
a Provisional allowance for provision of new mains gas, electrics and water supplies and upgrade	1	Nr.	Incl.	Incl.		

TOTAL excl. OH&P, Preliminaries and Contingency (carried to Executive Summary) £

SECTION 6 - GENERAL COMMENTS AND QUALIFICATIONS

- 1) The preliminary budget estimate has been based on the following information:
 - a MWA Architects

Pre-Planning Document dated November 2015 Rev. B. Ref: 15084
Planning Areas dated November 2015
- 2) No allowance has been made for additional floors to the Building.
- 3) Contingency has been included within the reported costs.
- 4) No Provisional allowances have been made for encountering obstructions.
- 5) No allowance has been made for encountering groundwater.
- 6) Costs have been prepared on a first run through basis.
- 7) The estimated costs have been built on an approximate quantities basis using rates from schemes of a similar nature.
- 8) No allowance has been made for any acoustic enhancement of the external envelope or external works.
- 9) There is no allowance for additional piling or foundations works to the building
- 10) No allowance has been made for drainage related attenuation.
- 11) We have assumed that the site has a good percolation rate.
- 12) No C.C.T.V. security or the like is included within the estimated costs.
- 13) No allowance has been made for alterations to existing roads.
- 14) Provisional allowances have been made for Public Utilities / Statutory Services supplies. Firm quotations from the relevant authorities will be required for greater cost certainty.
- 15) We have made no allowance for sprinklers to any areas
- 16) No works to party walls
- 17) The estimate has been compiled using Present Day Costs and no allowance has been made for Tender Price increases past 2nd Quarter 2016.
- 18) No allowance has been made for archaeological investigations or any implications of encountering issues of an archaeological interest.

SECTION 6 - GENERAL COMMENTS AND QUALIFICATIONS

- 19) Costs detailed exclude the following:
- i) Value added tax, Site Acquisition, Legal Fees and the cost of finance during construction.
 - ii) Professional Fees, Planning and Building Control Fees, Building Regulations, Site surveys, Local Authority Section 38, 104, 106 and 278 works and Investigation works. We suggest a 16% allowance to cover these items.



**BUDGET COST ESTIMATE
(Option 3)**

(CAT A STANDARD HIGH QUALITY - REFURBISHMENT
ONLY OF EXISTING BUILDING)

FOR

19 JOHN STREET,
BLOOMSBURY,
LONDON
WC1N 2DL

FOR

GFZ PROPERTIES LIMITED

COLL ASSOCIATES LIMITED

7 Curzon Street,
Mayfair
London
W1J 5HG

Tel: 0207 493 6228
Fax: 0207 493 3475

1.1 INTRODUCTION

1.1 This report has been prepared at the request of GFZ Properties Limited

1.2 The proposed unit has been estimated on the basis of the a gross internal floor area

19 John Street, Bloomsbury, London. WC1N 2DL

Existing	420	m ²	4,520	ft ²
Proposed Office	357	m ²	3,843	ft ²
Proposed Communal	63		678	ft ²

Constructed as one contract with no break in the programme.

1.3 The estimated costs have been built up using approximate quantities and appropriate rates applied to areas measured from MWA Architects drawings stated in Section 4 of this report.

1.4 Attention is drawn to the general comments and qualifications contained in Section 4 which details the assumptions made in preparing this report together with a list of general exclusions.

1.5 Assumptions that have been made in order to build up the Budget Estimate can broadly be determined from the cost breakdowns (See Sections 3 - 5).

1.6 Please note that we have included a contingency within this budget estimate option. We would strongly advise that an allowance is included in any development appraisal for design and general risk.

CONTENTS:

SECTION

- 1 INTRODUCTION
- 2 EXECUTIVE SUMMARY OF PRELIMINARY BUDGET ESTIMATE
- 3 DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE
SITE PREPARATION
- 4 GENERAL COMMENTS AND QUALIFICATIONS

SECTION 3**SUMMARY OF PRELIMINARY BUDGET ESTIMATE**

		EXISTING FLOOR AREA	420	m ²	4,521	ft ²
		PROPOSED FLOOR AREA	420	m ²	4,521	ft ²
			£	£ / m ²	£ / ft ²	
19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL						
4.1	SITE PREPARATION		50,100	119.29	11.08	
4.2	CONSTRUCTION		498,013	1185.75	110.16	
4.2.1	Substructure	15,500				
4.2.2	Frame	40,360				
4.2.3	Upper floors	49,200				
4.2.4	Roof	19,720				
4.2.5	External walls	8,100				
4.2.6	External windows and Doors	46,650				
4.2.7	Internal Walls, Partitions and Doors	100,220				
4.2.8	Wall finishes	70,338				
4.2.9	Ceiling finishes	29,400				
4.2.10	Floor finishes	59,325				
4.2.11	Sanitary ware and fittings	24,200				
4.2.12	Fixtures and Fittings	35,000				
4.3	SERVICES		245,044	583.44	54.20	
4.4	EXTERNAL WORKS		53,850	128.21	11.91	
SECTION 5 - MAINS SERVICES						
5.1	MAINS SERVICES		0	0.00	0.00	
Sub-Total			847,007	2016.68	187.35	
PRELIMINARIES @ 12%			101,641	242.00	22.48	
Sub-Total			948,648	2258.69	209.83	
OVERHEADS AND PROFIT @ 7.5%			71,149	169.40	15.74	
Sub-Total			1,019,797	2428.09	225.57	
CONTINGENCY @ 5%			50,990	121.40	11.28	
TOTAL £			1,070,787	2549.49	236.85	

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.1 SITE PREPARATION						
4.1.1 Site Preparation						
a Asbestos survey and removal		item	12,500.00	12,500.00	29.76	2.76
b Remove existing lift	1	Nr.	N/A	Not Applicable	Not Applicable	Not Applicable
c Remove existing finishes to Lower Ground, Ground, First, Second and Third	420	m ²	30.00	12,600.00	30.00	2.79
d Erect scaffolding		item	25,000.00	25,000.00	59.52	5.53
SITE PREPARATION TOTAL excl. OH&P, Preliminaries and Contingency £				50,100.00	119.29	11.08

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2 CONSTRUCTION						
4.2.1 Substructure						
a Ramp to GF for level difference	1	nr	5,000.00	5,000.00	11.90	1.11
b Tanking and Damp proofing	210	m ²	50.00	10,500.00	25.00	2.32
4.2.2 Frame						
a Fire protection between floors	296	m ²	35.00	10,360.00	24.67	2.29
b Structural Alterations	1	Item	30,000.00	30,000.00	71.43	6.64
4.2.3 Upper floors and stairs						
a New balustrade and handrails to existing core stairs; repairs to stairs	6	nr	5,000.00	30,000.00	71.43	6.64
b Allow for levelling existing floors	420	m ²	10.00	4,200.00	10.00	0.93
c Listed Building Requirements / Protection	1	Item	15,000.00	15,000.00	35.71	3.32
4.2.4 Roof						
a Refurbish existing roof	122	m ²	110.00	13,420.00	31.95	2.97
b New rainwater gutters and downpipes	420	m ²	15.00	6,300.00	15.00	1.39
4.2.5 External walls						
a Repairs to external walls	90	m ²	90.00	8,100.00	19.29	1.79
4.2.6 External windows and Doors						
a Existing front door to be re-hung and fully refurbished with new ironmongery	1	nr	3,000.00	3,000.00	7.14	0.66
b Single door bin store (lower ground floor)	1	nr	1,200.00	1,200.00	2.86	0.27
c Rear Elevation - New Aluminium Framed Double Door	1	nr	2,500.00	2,500.00	5.95	0.55
d Existing windows to be retained. Refurbish and paint	13	nr	900.00	11,700.00	27.86	2.59
e Secondary Glazing	19	nr	750.00	14,250.00	33.93	3.15
f New sash window to match in existing door way 1.2 x 2.0m	1	nr	1,500.00	1,500.00	3.57	0.33
g Provide Window Guarantee	1	Item	5,000.00	5,000.00	11.90	1.11
g Rear Elevation - Re-instate sash windows in original elevations 1.0 x 2.0m	6	nr	1,250.00	7,500.00	17.86	1.66

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2.7 Internal Walls, Partitions and Doors						
a Partitions to new WC units - LG	30	m ²	75.00	2,250.00	5.36	0.50
b Plasterboard/ Plastered walls to internal face of external wall (Lower Ground to Third floor)	1,008	m ²	40.00	40,320.00	96.00	8.92
c New Lift Walls	180	m ²	75.00	13,500.00	32.14	2.99
d Partitions to new WC units - Ground to 3rd floor	140	m ²	75.00	10,500.00	25.00	2.32
e Internal fire rated doors to stairwell	10	nr	1,250.00	12,500.00	29.76	2.76
f Non fire rated internal doors	9	nr	1,100.00	9,900.00	23.57	2.19
g 1 Nr. Shower / 2 Nr. WC partition per floor	15	nr	750.00	11,250.00	26.79	2.49
4.2.8 Wall finishes						
a Plastered walls to receive 2 coats of emulsion paint to internal walls. (New areas only)	1,145	m ²	22.00	25,190.00	59.98	5.57
b Hack off loose plaster and replaster (Staircore)	550	m ²	19.00	10,450.00	24.88	2.31
c Emulsion to plastered walls	882	m ²	14.00	12,348.00	29.40	2.73
d Finishes to Reception room	54	m ²	150.00	8,100.00	19.29	1.79
e Wall tiles to WC's	190	m ²	75.00	14,250.00	33.93	3.15
4.2.9 Ceiling finishes						
a Ceilings to W.C. area	25	m ²	45.00	1,125.00	2.68	0.25
b Ceilings to staircores	45	m ²	45.00	2,025.00	4.82	0.45
c New ceilings to office	330	m ²	75.00	24,750.00	58.93	5.47
d Ceilings to Reception room	20	m ²	75.00	1,500.00	3.57	0.33
4.2.10 Floor finishes						
a Raised flooring to offices	330	m ²	45.00	14,850.00	35.36	3.28
b Timber flooring to office areas	330	m ²	110.00	36,300.00	86.43	8.03
c Ceramic floor finishes to wet areas	25	m ²	90.00	2,250.00	5.36	0.50
d Flooring to staircores	45	m ²	50.00	2,250.00	5.36	0.50
e Flooring to reception area	20	m ²	150.00	3,000.00	7.14	0.66
f Flooring to service areas (plant rooms)	45	m ²	15.00	675.00	1.61	0.15

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
PROPOSED FLOOR AREAS (GIA)	420	m ²	4,521	ft ²
PROPOSED COMMON AREAS (GIA)	63	m ²	678	ft ²
PROPOSED OFFICE FLOOR AREAS (GIA)	357	m ²	3,843	ft ²

SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.2.11 Sanitary ware and fittings						
a WC's (2 per floor)	10	nr	400.00	4,000.00	9.52	0.88
b Wash hand basins	10	nr	300.00	3,000.00	7.14	0.66
c Showers 2 per floor	10	nr	750.00	7,500.00	17.86	1.66
d Cleaners sink	2	nr	350.00	700.00	1.67	0.15
e Disabled WC fittings	5	nr	1,000.00	5,000.00	11.90	1.11
f Coat rails, hooks and sundry fittings	8	nr	500.00	4,000.00	9.52	0.88
4.2.12 Fixtures and Fittings						
a Kithenette fit out (1 per floor)	5	nr	5,000.00	25,000.00	59.52	5.53
b Reception desk	1	nr	10,000.00	10,000.00	23.81	2.21
4.3 SERVICES						
a Incoming gas supply (Provisional allowance)	1	Item	5,000.00	5,000.00	11.90	1.11
b Incoming electricity supply - (Provisional Allowance)	1	Item	5,000.00	5,000.00	11.90	1.11
c Incoming water supply (Provisional allowance)	1	Item	3,000.00	3,000.00	7.14	0.66
d Incoming telecom (Provisional allowance)	1	Item	2,500.00	2,500.00	5.95	0.55
e Heating and ventilation	420	m ²	50.00	21,000.00	50.00	4.65
f Hot and cold water installation to wc areas	37	nr	300.00	11,100.00	26.43	2.46
g Lighting & small power supply to office areas	357	m ²	130.00	46,410.00	110.50	10.27
h Lighting & small power supply to other areas	63	m ²	80.00	5,040.00	12.00	1.11
i Communication installations	420	m ²	15.00	6,300.00	15.00	1.39
j Comfort Cooling to offices	357	m ²	125.00	44,625.00	106.25	9.87
k Special installations : BMS	420	m ²	20.00	8,400.00	20.00	1.86
l Sprinkler installation (excluded)		m ²		Excluded		
m New Lift	1	nr	75,000.00	75,000.00	178.57	16.59
n BWIC with services installation	1	nr	11,668.75	11,668.75	27.78	2.58
CONSTRUCTION WORKS TOTAL excl. OH&P, Preliminaries and Contingency £				743,056.75	1,452.79	134.95

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

EXISTING FLOOR AREA (GIA)	420	m ²	4,521	ft ²
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SECTION 4 - 19 JOHN STREET, BLOOMSBURY, LONDON. WC1N 2DL

ITEM	QUANTITY	UNIT	RATE	£	£ / m ²	£ / ft ²
4.4 EXTERNAL WORKS						
a Works to front entrance		item	10,000.00	10,000.00	23.81	2.21
b Landscaping		item	5,000.00	5,000.00	11.90	1.11
c Refuse enclosures	1	nr	3,000.00	3,000.00	7.14	0.66
d Foul and surface water drainage	420	m ²	30.00	12,600.00	30.00	2.79
e Allowance for signage	1	nr	1,500.00	1,500.00	3.57	0.33
f BWIC with mains services installation	1	Item	5,000.00	5,000.00	11.90	1.11
g Galvanised cycle hoops	5	nr	350.00	1,750.00	4.17	0.39
h External Feature Lighting		item	5,000.00	5,000.00	11.90	1.11
i Plantroom Housing		item	10,000.00	10,000.00	23.81	2.21
EXTERNAL WORKS TOTAL excl. OH&P, Preliminaries and Contingency £				53,850.00	128.20	11.92

DETAILED BREAKDOWN OF PRELIMINARY BUDGET ESTIMATE

SECTION 5 - MAINS SERVICES

ITEM	QUANTITY	UNIT	RATE	£	£ / m²	£ / ft²
5.1 MAINS SERVICES						
5.11 Site Preparation						
a Provisional allowance for provision of new mains gas, electrics and water supplies and upgrade	1	Nr.	Incl.	Incl.		

TOTAL excl. OH&P, Preliminaries and Contingency (carried to Executive Summary) £

SECTION 6 - GENERAL COMMENTS AND QUALIFICATIONS

- 1) The preliminary budget estimate has been based on the following information:
 - a MWA Architects

Pre-Planning Document dated November 2015 Rev. B. Ref: 15084
Planning Areas dated November 2015
- 2) No allowance has been made for additional floors to the Building.
- 3) Contingency has been included within the reported costs.
- 4) No Provisional allowances have been made for encountering obstructions.
- 5) No allowance has been made for encountering groundwater.
- 6) Costs have been prepared on a first run through basis.
- 7) The estimated costs have been built on an approximate quantities basis using rates from schemes of a similar nature.
- 8) No allowance has been made for any acoustic enhancement of the external envelope or external works.
- 9) There is no allowance for additional piling or foundations works to the building
- 10) No allowance has been made for drainage related attenuation.
- 11) We have assumed that the site has a good percolation rate.
- 12) No C.C.T.V. security or the like is included within the estimated costs.
- 13) No allowance has been made for alterations to existing roads.
- 14) Provisional allowances have been made for Public Utilities / Statutory Services supplies. Firm quotations from the relevant authorities will be required for greater cost certainty.
- 15) We have made no allowance for sprinklers to any areas
- 16) No works to party walls
- 17) The estimate has been compiled using Present Day Costs and no allowance has been made for Tender Price increases past 2nd Quarter 2016.
- 18) No allowance has been made for archaeological investigations or any implications of encountering issues of an archaeological interest.

SECTION 6 - GENERAL COMMENTS AND QUALIFICATIONS

- 19) Costs detailed exclude the following:
- i) Value added tax, Site Acquisition, Legal Fees and the cost of finance during construction.
 - ii) Professional Fees, Planning and Building Control Fees, Building Regulations, Site surveys, Local Authority Section 38, 104, 106 and 278 works and Investigation works. We suggest a 16% allowance to cover these items.

