

Felicity Devonshire

Our Ref: RHW/mh

28 July 2016

Dear Felicity,

MUSEUM HOUSE, MUSEUM STREET, LONDON WC1

Please find below a summary of all the marketing that has taken place since marketing commenced in March and interest generated.

MARKETING

Board

A colour letting board stating OFFICES TO LET and including our details has been attached prominently on the hoarding around the building.

Email Announcement

An email flyer incorporating photographs and appropriate text has been circulated directly to some 650 individual agents active in the West End market on three separate occasions.

Marketing materials

In house details, being an expanded version of the flyer above, have been created and circulated on our network of approximately 500 agency practices across Central London on two occasions.

Internet advertising

Details of the property have been posted on our website and added to a variety of property marketing sites including **Showcase**, **EACH** and **Property Link**

INTEREST

I have conducted inspections with a number of potential occupiers which I would summarize as follows:

8 July: Management Consultants. Good location but insufficiently flexible layout. They need a single floor where all staff in open plan are clearly visible to each other and this cannot be achieved here.

2 & 16 July: US Charity. Liked the location and weren't overly concerned about the layout of the floor but do not want to be in a mixed use building, particularly one where the upper parts are divided between office and residential with a shared lift and accessed from the same common parts.

3 May: Locally based Consultants. Initial tour of inspection. Subsequent feedback was that they felt they could obtain better quality, more modern space that better suited their needs.

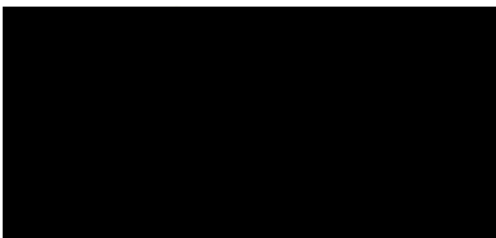
12 April: Commercial Property Advisers. Specialists in the restaurant sector who thought the location was ideal but needed open plan space only. Even removing those very few internal walls that could potentially be taken down would not be sufficient due to the shape of the floorplate

30 March: Casting Agents: Ideal location but layout of floor was not suitable as they work almost entirely in open plan and need to provide DDA facilities to their visitors.

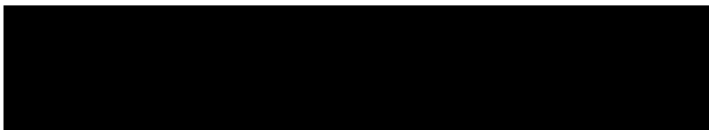
Unfortunately, this is proving difficult space to let due to the inflexibility of the office space, poor specification, lack of DDA compliance, the residential units sharing the office entrance / common parts and the fact that there are better quality, more suitable competing properties available.

However, as instructed, I will continue with the marketing campaign and keeping you regularly updated. In the meantime, I hope this provides you with the information you require but if you wish to discuss the matter further, please do not hesitate to contact me.

Yours sincerely



RICHARD H WELLER



Copies to Karen Hawes and Graham Watson