

MARKETING REPORT

22nd November 2016

Instructions received from Shamir Sidu working with James Lloyd Associates Ltd (Town & Country Planning Consultants)



Ground floor 2a Bayham Street, Kings Cross, London NW1 0ES

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Introduction:

Featherstone Leigh Commercial is a subsidiary of Featherstone Leigh Residential, established in 1992 and recognised as one of the leading West London independent agencies. Andrew Weeks Commercial Director and Head of Department has been at the helm since 2010 and has pushed the department from niche local commercial agents to a London wide Commercial Property Consultants. The company focuses on the sales and letting of shops, offices and advising on the optimisation of mixed use development schemes.

The Property:

A self-contained ground floor office with good frontage and two separate entrance points. Approximately 66 square meters with a small lobby and 2 WC's. The general condition is good and there are sky lights servicing the rear creating generous light flow. Please refer to the photographic evidence. There is an unsightly closed down public house immediately opposite the target premises which would be a negative for office staff having to look onto on a daily basis.

**Location:**

The site lies 0.3 miles from Mornington Crescent Underground Station and 0.9 miles from Kings Cross and St Pancras. Bayham Street is a secondary parade and sits behind the main arterial roads. The immediate vicinity comprises mainly residential housing of varying types and styles. The exteriors suggest the Bayham Street and the adjoining roads sit outside the boundaries of the chic and wealthy neighbourhoods within the borough.





Conclusion:

I provide a CoStar report on available office space which is in healthy supply within a miles radius. Most of which is better located for the comprehensive rail networks and in buildings much more fit for purpose.

With a Net Internal Area of 66 square meters 2a Bayham Street has very nominal employment opportunity and would perhaps be better suited to a destination offering in the D1 / D2 Use Class Sectors. Small secondary offices are partial to high turnover through tenants outgrowing or going out of business. The layout (see photos) strikes me ideal for a small dance studio / Yoga / Palates or possibly a Dental Practice all of which far more sustainable.

For and on behalf of Featherstone Leigh Commercial



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Lease Availability Report

140-146 Camden St

London, NW1 9PF - Northern Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1998
NIA:	27,356 SF
Floors:	3
Typical Floor:	5,964 SF

AVAILABILITY

Min Divisible:	4,603 SF
Max Contig:	43,349 SF
Total Available:	27,014 SF
Asking Rent:	££35.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Relet	8,167	43,349	£35.00/SF	£6.94/SF		Negotiable
E 1st	Office	Relet	8,167	43,349	£35.00/SF	£6.27/SF		Negotiable
E MEZZ	Office	Relet	4,603	43,349	Withheld	£2.48/SF		Negotiable

TRANSPORTATION

Transit/Subway: 6 minute walk to Camden Town Underground Station (Northern)

Commuter Rail: 1 minute drive to Camden Road Commuter Rail

Airport: 37 minute drive to London City Airport

Lease Availability Report

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

★★★★★



BUILDING

Type: **Office**
Tenancy: **Multiple**
Year Built: **1970**
NIA: **30,588 SF**
Floors: **5**
Typical Floor: **6,117 SF**

AVAILABILITY

Min Divisible: **460 SF**
Max Contig: **6,164 SF**
Total Available: **6,624 SF**
Asking Rent: **££49.50 - £78.26/SF**

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 2nd	Office	Relet	3,229	6,164	£49.50/SF	£13.98/SF	£7.00/SF	5 Yrs
P 2nd	Office	Relet	2,935	6,164	£49.50/SF	£13.98/SF	£7.00/SF	5 Yrs
P 3rd	Office	Relet	460	460	£78.26/SF			Negotiable

SALE

Last Sale: Sold on 1 Dec 2005 for £18,470,000 (£603.83/SF) at 5.24% Yield

BUILDING AMENITIES

24 Hour Availability, Air Conditioning, Category 2 Lighting, Concierge, EPC - C, Raised Floor, Security System

TRANSPORTATION

Transit/Subway: 3 minute walk to Camden Town Underground Station (Northern)

Commuter Rail: 3 minute drive to Camden Road Commuter Rail

Airport: 38 minute drive to London City Airport

KEY TENANTS

Central and North West London	6,117 SF	Atom 42	3,967 SF
Maximus Employment & Training	3,117 SF	Waitrose	3,000 SF
Morph Talent	2,574 SF	Roughcut Television Ltd	2,150 SF

Lease Availability Report

163-203 Eversholt St

London, NW1 1BU - King's Cross & Euston Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1820; Renov 2016
NIA:	113,087 SF
Floors:	6
Typical Floor:	23,927 SF

AVAILABILITY

Min Divisible:	4,055 SF
Max Contig:	6,565 SF
Total Available:	25,226 SF
Asking Rent:	££45.00 - £55.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P LL	Office	Assignment	4,055	4,055	Withheld	£9.54/SF	£8.27/SF	Thru Dec 2018
P GRND	Office	New	5,007	5,007	£55.00/SF	£14.14/SF	£10.20/SF	Negotiable
P 1st	Office	New	6,565	6,565	£55.00/SF	£13.70/SF	£10.20/SF	Negotiable
P 2nd	Office	Sublease	5,068	5,068	£45.00/SF	£12.49/SF	£11.00/SF	Thru Sep 2019
P 3rd	Office	New	4,531	4,531	£55.00/SF	£13.77/SF	£10.20/SF	Negotiable

SALE

Last Sale: Sold on 1 Dec 2005 for £32,750,000 (£289.60/SF) at 7.00% Yield

BUILDING AMENITIES

24 Hour Availability, Air Conditioning, Balcony, Category 5 Lighting, Concierge, Raised Floor, Reception, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 4 minute walk to Mornington Crescent Underground Station (Northern)
 Commuter Rail: 3 minute drive to London Euston Commuter Rail
 Airport: 31 minute drive to London City Airport

KEY TENANTS

Whistles Ltd	11,000 SF	Illuminas	8,956 SF
British Red Cross	7,450 SF	Impetus – Private Equity Foundation	5,209 SF
Creator Mail	5,068 SF	Production Response Ltd	4,363 SF

Lease Availability Report

1-8 Harmond Grove

London, NW1 8DH - Northern Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2007
NIA:	6,194 SF
Floors:	3
Typical Floor:	6,194 SF

AVAILABILITY

Min Divisible:	696 SF
Max Contig:	1,518 SF
Total Available:	1,518 SF
Asking Rent:	£44.80/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Sublease	696	1,518	£44.80/SF	£10.35/SF		Thru Mar 2020
P GRND	Office	Sublease	822	1,518	£44.80/SF	£9.52/SF		Thru Mar 2020

BUILDING AMENITIES

24 Hour Availability, Storage Space

TRANSPORTATION

Transit/Subway: 7 minute walk to Chalk Farm Underground Station (Northern)

Commuter Rail: 2 minute drive to Kentish Town West Commuter Rail

Airport: 36 minute drive to London City Airport

KEY TENANTS

HOB Salons	1,581 SF	Third Sector Property	1,241 SF
F3 Architecture + Interiors	822 SF	Neuroblastoma Alliance UK	750 SF

Lease Availability Report

Granby House - 1 Harrington St
London, NW1 3FA - Western Fringe Submarket



BUILDING

Type: **Office Unit**
Tenancy: **Multiple**
Year Built: **2015**
NIA: **1,355 SF**
Floors: **4**
Typical Floor: **1,355 SF**

AVAILABILITY

Min Divisible: **680 SF**
Max Contig: **680 SF**
Total Available: **680 SF**
Asking Rent: **£37.50/SF**

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	New	680	680	£37.50/SF			3 Yrs

TRANSPORTATION

Transit/Subway: **5 minute walk to Mornington Crescent Underground Station (Northern)**
Commuter Rail: **3 minute drive to London Euston Commuter Rail**
Airport: **33 minute drive to London City Airport**

Lease Availability Report

158 Kentish Town Rd

London, NW5 2AG - Northern Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1985
NIA:	6,616 SF
Floors:	3
Typical Floor:	2,205 SF

AVAILABILITY

Min Divisible:	2,280 SF
Max Contig:	2,280 SF
Total Available:	2,280 SF
Asking Rent:	£10.58/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E GRND	Office	Assignment	2,280	2,280	£10.58/SF	£5.12/SF		Thru May 2029

SALE

Last Sale: Sold on 1 Dec 2004

BUILDING AMENITIES

Air Conditioning, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 5 minute walk to Kentish Town Underground Station (Northern)
 Commuter Rail: 1 minute drive to Kentish Town West Commuter Rail
 Airport: 36 minute drive to London City Airport

KEY TENANTS

Ace Dental	6,615 SF	ATS International Travel	1,400 SF
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Lease Availability Report

31 Oval Rd

London, NW1 7EA - Northern Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1983
NIA:	8,503 SF
Floors:	3
Typical Floor:	2,834 SF

AVAILABILITY

Min Divisible:	1,750 SF
Max Contig:	1,750 SF
Total Available:	1,750 SF
Asking Rent:	£32.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Assignment	1,750	1,750	£32.00/SF	£6.39/SF		Thru Mar 2019

BUILDING AMENITIES

Security System, Storage Space

TRANSPORTATION

Transit/Subway:	6 minute walk to Camden Town Underground Station (Northern)
Commuter Rail:	3 minute drive to Camden Road Commuter Rail
Airport:	36 minute drive to London City Airport

KEY TENANTS

ARP Anthony Richardson and Partners LTD	2,834 SF	Spirit Design Consultants Ltd	2,834 SF
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Lease Availability Report

Kings Cross Central - 2 Pancras Sq
London, N1C 4AG - King's Cross & Euston Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2014
NIA:	148,677 SF
Floors:	10
Typical Floor:	14,446 SF

AVAILABILITY

Min Divisible:	1,800 SF
Max Contig:	15,537 SF
Total Available:	23,626 SF
Asking Rent:	£85.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E 5th	Office	Relet	15,537	15,537	£85.00/SF	£23.00/SF	£10.00/SF	Negotiable

SALE

Last Sale: Portfolio of 15 Properties in London Sold on 22 Jan 2016 for £400,000,000 (£538.58/SF)

BUILDING AMENITIES

Air Conditioning, Bicycle Storage, Bus Line, Commuter Rail, Concierge, Public Transport, Raised Floor, Roof Terrace

TRANSPORTATION

Transit/Subway: 6 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)

Commuter Rail: 1 minute drive to London St Pancras (domestic) Commuter Rail

Airport: 30 minute drive to London City Airport

KEY TENANTS

PRS For Music Ltd	37,046 SF	Circle Housing Association	16,005 SF
Auto Trader Limited	15,746 SF	Merck Sharp & Dhome Limited	15,674 SF
Vistaprint (UK) Limited	15,596 SF	NewDay Ltd	15,537 SF

Lease Availability Report

St Martins House - 1A Polygon Rd
London, NW1 1QB - King's Cross & Euston Submarket



BUILDING

Type: **Office**
Tenancy: **Single**
Year Built: **1935**
NIA: **1,065 SF**
Floors: **3**
Typical Floor: **400 SF**

AVAILABILITY

Min Divisible: **250 SF**
Max Contig: **1,065 SF**
Total Available: **1,065 SF**
Asking Rent: **£30.00/SF**

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E GRND	Office	Relet	250	1,065	£30.00/SF	£9.00/SF		Negotiable
E 1st	Office	Relet	415	1,065	£30.00/SF	£9.00/SF		Negotiable
E 2nd	Office	Relet	400	1,065	£30.00/SF	£5.63/SF		Negotiable

TRANSPORTATION

Transit/Subway: **5 minute walk to Euston Underground Station (Northern, Victoria)**
Commuter Rail: **5 minute drive to London Euston Commuter Rail**
Airport: **34 minute drive to London City Airport**

KEY TENANTS

Career Analysts Ltd 1,065 SF

Lease Availability Report

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

★★★★★



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2011
NIA:	17,528 SF
Floors:	4
Typical Floor:	8,764 SF

AVAILABILITY

Min Divisible:	2,500 SF
Max Contig:	7,000 SF
Total Available:	7,000 SF
Asking Rent:	£47.50/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 1st	Office	Relet	2,500 - 7,000	7,000	£47.50/SF	£7.71/SF	£5.00/SF	Negotiable

SALE

Last Sale: Sold on 1 Sep 2005

BUILDING AMENITIES

Security System

TRANSPORTATION

Parking:	13 Covered Spaces are available; Ratio of 0.74/1,000 SF
Transit/Subway:	9 minute walk to Camden Town Underground Station (Northern)
Commuter Rail:	2 minute drive to Camden Road Commuter Rail
Airport:	37 minute drive to London City Airport

KEY TENANTS

Breeze (UK) Ltd	8,764 SF	Wasabi Co Ltd	4,400 SF
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Lease Availability Report

18-20 St Pancras Way

London, NW1 0QG - Northern Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Single
Year Built:	1954
NIA:	4,285 SF
Floors:	6
Typical Floor:	2,320 SF

AVAILABILITY

Min Divisible:	1,965 SF
Max Contig:	4,285 SF
Total Available:	4,285 SF
Asking Rent:	£38.04/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E GRND	Office	Relet	2,320	4,285	£38.04/SF	£15.00/SF		Negotiable
E 1st	Office	Relet	1,965	4,285	£38.04/SF	£15.00/SF		Negotiable

BUILDING AMENITIES

24 Hour Availability, Air Conditioning, LG3 Lighting, Raised Floor, Security System

TRANSPORTATION

Parking:	9 Surface Spaces are available; Ratio of 2.18/1,000 SF
Transit/Subway:	10 minute walk to Camden Town Underground Station (Northern)
Commuter Rail:	4 minute drive to Camden Road Commuter Rail
Airport:	35 minute drive to London City Airport

KEY TENANTS

Breeze Holdings Ltd

4,285 SF

Lease Availability Report

Tileyard Studios - 25-41 Tileyard Rd
London, N7 9AH - Northern Fringe Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1998; Renov 2008
NIA:	45,000 SF
Floors:	3
Typical Floor:	15,000 SF

AVAILABILITY

Min Divisible:	1,033 SF
Max Contig:	6,200 SF
Total Available:	10,700 SF
Asking Rent:	£45.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Relet	1,034	6,200	£45.00/SF		£4.00/SF	Negotiable
P GRND	Office	Relet	1,034	6,200	£45.00/SF		£4.00/SF	Negotiable
P GRND	Office	New	4,500	4,500	£45.00/SF	£8.00/SF	£4.00/SF	Negotiable
P 1st	Office	Relet	1,033	6,200	£45.00/SF		£4.00/SF	Negotiable
P 1st	Office	Relet	1,033	6,200	£45.00/SF		£4.00/SF	Negotiable
P 2nd	Office	Relet	1,033	6,200	£45.00/SF		£4.00/SF	Negotiable
P 2nd	Office	Relet	1,033	6,200	£45.00/SF		£4.00/SF	Negotiable

SALE

Last Sale: Sold on 1 Apr 2005 for £18,250,000 (£405.56/SF) at 5.70% Yield

BUILDING AMENITIES

24 Hour Availability, Air Conditioning, Category 2 Lighting, Restaurant, Security System

TRANSPORTATION

Transit/Subway: 16 minute walk to Caledonian Road Underground Station (Piccadilly)

Commuter Rail: 4 minute drive to Caledonian Rd & Barnsbury Commuter Rail

Airport: 31 minute drive to London City Airport

KEY TENANTS

Finish Creative Services Ltd	6,036 SF	Bravado Ltd	5,174 SF
Telepublishing Uk	4,120 SF	WENN	3,000 SF
Challow Design Network Services Ltd	2,475 SF	Principal	2,250 SF

Lease Availability Report

Kings Place - 90 York Way

London, N1 9AG - King's Cross & Euston Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	2008
NIA:	264,330 SF
Floors:	10
Typical Floor:	32,801 SF

AVAILABILITY

Min Divisible:	14,208 SF
Max Contig:	14,208 SF
Total Available:	14,208 SF
Asking Rent:	£39.52/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 4th	Office	Assignment	14,208	14,208	£39.52/SF	£18.00/SF	£8.75/SF	Thru Mar 2033

SALE

Last Sale: Sold on 4 Apr 2012 for £235,000,000 (£889.04/SF)

BUILDING AMENITIES

24 Hour Availability, Air Conditioning, Demised WC facilities, Raised Floor, Reception, Restaurant, Security System

TRANSPORTATION

Transit/Subway: 8 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)

Commuter Rail: 3 minute drive to London Kings Cross Commuter Rail

Airport: 29 minute drive to London City Airport

KEY TENANTS

Guardian Media Group plc	98,403 SF	CGI Group	25,893 SF
Wolverine Europe Ltd	24,448 SF	Hammerson UK Properties plc	17,742 SF
Boots UK Ltd	14,477 SF	Kings Place Music Foundation	13,788 SF