

PD10618 16-20 Red Lion Street - Policy DP1 Off-Site Residential Sites (EGi Availability Report - Exported 06/01/2017)

#	Address	Unit description	Unit size (sq m)	Type of tenure	Use type	Grade of space	Allsop / ME Comment	Action
1	28 Fitzroy Square, London, W1T 6DD	Entire Building	300	Freehold	Office	Second-hand Grade B	Building purchased by owner occupier (Generation Media Limited) Nov-16 for owner occupation. Under the full amount of floorspace (360sqm) and spread over 5 floors. Building is Grade II* listed	Discounted
2	248-250 Tottenham Court Road, London, W1T 7QZ	2nd	300	Leasehold	Office	Second-hand Grade B	Site falls under the required amount of floorspace (360sqm) and available floorspace is a single floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
3	47 Theobalds Road, London, WC1X 8SP	Entire Building	306	Freehold	Office	Second-hand Grade B	Very narrow building frontage, with small floorplates. Difficult to see how you would access uppers independtly of commercial space & unlikely achieve GF resi. Usage because part of est. retail stretch.	Discounted
4	48 Gray's Inn Road, London, WC1X 8LT	Entire Building	309	Freehold	Office	Second-hand Grade B	Exchanged on contracts - nature of purchaser TBC. Under the full amount of floorspace (360sqm) and spread over 6 floors, each approximately 50sqm in size (including basement storage which would be unsuitable for residential use). Useable floorspace would therefore be approximately 200sqm and too small.	Discounted
5	4-5 Long Yard, London, WC1N 3LU	Entire Building	310	Leasehold	Office	Second-hand Grade B	Office warehouse comprehensively refurbished with delivery Q2 2017 & fully U/O. Neighbouring property is becoming resi. Will remain offices & not become resi - owned by Rugby school who rent out the space & income used to fund scholarships at the school - need income.	Discounted
6	Cambridge House, 373-375 Euston Road, London, NW1 3AR	Entire Proposed Building	314	Leasehold	Office	New - Refurb (pre-construction)	Planning permission for part resi on the uppers (2014). However, Birbeck Uni bought the property in June 2015 & intend to owner occupy following refurb.	Discounted
7	24 High Holborn, London, WC1V 6AZ	1st	315	Leasehold	Office	Second-hand Grade A	Site falls under the required amount of floorspace (360sqm) and available floorspace is a single floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
8	One Twenty, 120 Holborn, London, EC1N 2DY	8th (part)	317	Leasehold	Office	Second-hand Grade A	Site falls under the required amount of floorspace (360sqm) and available floorspace is a single floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
9	8 Gate Street, London, WC2A 3HP	2nd and 3rd	322	Leasehold	Office	Second-hand Grade B	Site falls under the required amount of floorspace (360sqm) and available floorspace is a two floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
10	Tavistock House, Tavistock Square, London, WC1H 9TW	4th (south)	324	Leasehold	Office	Second-hand Grade B	Site falls under the required amount of floorspace (360sqm) and available floorspace is a single floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
11	53 Parker Street, London, WC2B 6PP	3rd	338	Leasehold	Office	Second-hand Grade B	Site falls under the required amount of floorspace (360sqm) and available floorspace is a single floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
12	Eurowed House, 20-24 Kirby Street, London, EC1N 8TS	2nd	340	Leasehold	Office	Second-hand Grade B	Site falls under the required amount of floorspace (360sqm) and available floorspace is a single floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
13	25 Bedford Square, London, WC1B 3HW	Entire Building	348	Leasehold	Office	Second-hand Grade B	Trident Tax taken entire building for office use on new 10 year lease from Jan. 2017 without break. Also Grade I listed so highly unlikely will be able to alter to resi in the future.	Discounted
14	15 Grape Street, London, WC2H 8DR	Entire Building	349	Leasehold	Office	Second-hand Grade B	Cuban Embassy in occupation until Dec. 2023 c. 7 years to expiry (tbo Dec. 2018 c. 2 years)	Discounted
15	10 Gate Street, London, WC2A 3HP	Entire Building	353	Freehold	Office	Second-hand Grade B	Currently on the market for £3.25M / 3.20% / £857 psf - planning permission on uppers for 4 flats.	Discounted
16	15-17 Macklin Street, London, WC2B 5NH	17 Macklin Street (Ground) and 17 Macklin Street (1st)	353	Leasehold	Office	New - Refurb (existing)	Site falls under the required amount of floorspace (360sqm) and available floorspace is two floors of a wider office building. Ground floor would be unsuitable for residential use. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
17	Chancery Quarter, 24-28 Gray's Inn Road, London, WC1X 8HP	Entire Building	358	Leasehold or Feuhold	Office	New - New Build (existing)	Already converted to resi. - ground floor & basement retail with 14 apartments above.	Discounted
18	Kirkman House, 12-14 Whitfield Street, London, W1T 2RF	2nd (part) and 3rd (part)	366	Leasehold	Office	Second-hand Grade B	Available floorspace is above the required amount of floorspace (360sqm) and part of two floors of a wider office building. Would require subdivision of floor to separate from existing office floorspace. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
19	Baird House, 15-17 St. Cross Street, London, EC1N 8UW	Extension (proposed)	369	Leasehold	Office	New - New Build (pre-construction)	Available floorspace is above the required amount of floorspace (360sqm) and is an extension to a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted

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#	Address	Unit description	Unit size (sq m)	Type of tenure	Use type	Grade of space	Allsop / ME Comment	Action
20	114-118 Southampton Row, London, WC1B 5AA	Office space	374	Leasehold	Office	New - New Build (under construction)	Brand new office space - still available, established commercial area.	
21	53 Parker Street, London, WC2B 6PP	2nd and 6th	377	Leasehold	Office	Second-hand Grade B	Available floorspace is above the required amount of floorspace (360sqm) and is two separated floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
22	International Buildings, 71 Kingsway, London, WC2B 6ST	6th and 7th (Turret)	383	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is two floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
23	Central Cross, 1 Stephen Street, London, W1T 1LN	8th (part)	388	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is one floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
24	1 Rosebery Avenue, London, EC1R 4SR	Entire Building	390	Leasehold	Office	Second-hand Grade B	Freehold is owned by Camden. Ground floor & basement is let until 2026 (c. 9 years until expiry). Uppers already resi. From pictures basement does not appear to have natural light other than pavement lights.	Discounted
25	10 Whitfield Street, London, W1T 2RE	3rd	396	Leasehold	Office	Second-hand Grade B	Available floorspace is above the required amount of floorspace (360sqm) and is one floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
26	31 Southampton Row, London, WC1B 5HJ	5th (Proposed)	398	Leasehold	Office	New - Refurb (under construction)	Available floorspace is above the required amount of floorspace (360sqm) and is one floor of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
27	Tavistock House, Tavistock Square, London, WC1H 9TW	Ground (north)	401	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is one floor of a wider office building (ground - unlikely to be suitable for residential use).	Discounted
28	Northumberland House, 303-306 High Holborn, London, WC1V 7JZ	Basement, 2nd and 3rd	755	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is three floors of a wider office building, including basement which is unsuitable for residential. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
29	Sandra House, 3-11 Eyre Street Hill, London, EC1R 5ET	Entire Building	795	Leasehold	Office	New - Refurb (existing)	Already being converted to resi. Considerably over full required floorspace (360sqm). Available floors are individually too small and so would require subdivision.	Discounted
30	21 Stephen Street, London, W1T 1LN	4th and 5th	843	Leasehold	Office	Second-hand Grade B	Available floorspace is above the required amount of floorspace (360sqm) and is two floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
31	21 Farringdon Road, London, EC1M 3HA	Entire Building	1099	Leasehold	Office	Second-hand Grade B	Retail unit on ground & basement. Floors 4/5 are resi. Office floors 1 & 2 are on the market, 3 is U/O. Building developed 2006. Unlikely to achieve any more resi than already there.	Discounted
32	12-16 Theobalds Road, London, WC1X 8PL	Entire Building	1455	Leasehold	Office	Second-hand Grade B	Allsop are marketing this for office use	Discounted
33	The Lighthouse (block A), Pentonville Road, London, WC1H 8BG	Entire Building	1530	Leasehold	Office	New - Refurb (existing)	New office & retail building redeveloped 2016 (cost c. £30M). Entire building is U/O.	Discounted
34	22 Tower Street, London, WC2H 9NS	Entire Building	1542	Freehold	Office	Second-hand Grade B	This is on the market. And has planning permission for 22 resi units.	Discounted
35	77 Kingsway, London, WC2B 6SR	4th, 5th, 6th, 7th and 8th	1971	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is four floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
36	65 Kingsway, London, WC2B 6TD	Ground (rear), 1st and 2nd	1987	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is three floors of a wider office building. Ground floor unsuitable for residential use. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
37	76-80 Whitfield Street, London, W1T 4EZ	Ground (South), 1st, 2nd, 3rd and 4th	2035	Leasehold	Office	New - New Build (existing)	Available floorspace is above the required amount of floorspace (360sqm) and is five floors of a wider office building. Ground floor unsuitable for residential use. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
38	20Midtown, 16 Procter Street, London, WC1V 6NX	Entire Building	2137	Leasehold	Office	New - Refurb (under construction)	Fully refurbished 2015 - floor to ceiling window glazing - office block not residential.	Discounted
39	Black Bull Yard, 20-28a Hatton Wall, London, EC1N 8JH	Entire Proposed Building	2264	Leasehold	Office	New - Refurb (under construction)	Brand new office development behind retained façade - delivery Q2 2017 - not going to be resi.	Discounted
40	52 Bedford Row, London, WC1R 4LR	Entire Building	2567	Leasehold	Office	Second-hand Grade A	Lease expiry Dec. 2018 c. 2 years until expiry. Bedford Row is an established barrister chambers area due to proximity to courts unlikely to be converted to resi.	Discounted

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41	Weston House, 246 High Holborn, London, WC1V 7EX	4th, 5th, 6th (rear), 6th (front) and 7th	2814	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is four floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
42	Victoria House, Southampton Row, London, WC1B 4EA	3rd, Heritage Rooms (3rd) and Heritage Rooms (4th)	2951	Leasehold	Office	Second-hand Grade A	Available floorspace is above the required amount of floorspace (360sqm) and is two floors of a wider office building. Same practical difficulties in putting residential on-site as at Red Lion Street.	Discounted
43	262 High Holborn, London, WC1V 7NA	Entire Proposed Building	3195	Leasehold	Office	New - New Build (pre-construction)	Offices under refurbishment for delivery Q1 2018. Lazari - will remain offices.	Discounted
44	Elm House, 10-16 Elm Street, London, WC1X 0BJ	Entire Proposed Building	4661	Leasehold	Office	New - Refurb (pre-construction)	Purpose built offices under refurbishment for delivery 2017 - CW marketing.	Discounted

* 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