

## **PLANNING STATEMENT ADDENDUM RE: 2016/6356/P**

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### **Mixed Use Policy DP1**

Further to the submission of planning application 2016/6356/P, this addendum to the current Planning Statement comprises an assessment of off-site alternatives to providing residential accommodation on-site, or a financial contribution in-lieu in accordance with Camden's adopted development plan.

Policy DP1 Sets out that where more than 200sqm (gross) additional floor space is provided, the council will require up to 50% of all additional floorspace to be in residential use. Where inclusion of a secondary use is appropriate for the area and cannot practically be achieved on the site, the Council may accept a contribution to the mix of uses elsewhere in the area or exceptionally a payment in lieu. The Council will seek additional housing floorspace to match the net addition to non-residential floorspace across all sites, taking into account any non-residential floorspace removed in conjunction with the off-site contribution.

In this case, an increase in commercial floorspace of 360.8sq m GEA is proposed without on-site secondary use. Therefore, this can either be matched on-site by the addition of 360.8sq m of residential floorspace (with no reduction of existing non-residential floorspace), or matched by the conversion or redevelopment of 180.4sqm of non-residential floorspace into residential floorspace.

The original Planning Statement contained an assessment which considered whether it is practical for on-site housing provision, based on the criterion set out in Policy DP1. The assessment concluded that given the site is landlocked with a single means of access and small site, it would not be possible to provide a separate entrance and core for any residential development without there being a significant compromise in the quality of space and accessibility to that space. Further, the outlook for any new units would be compromised by the site's close proximity to neighbouring residential properties. In order to avoid an unreasonable degree of overlooking to nearby residential properties the design of any new residential unit on the site would be designed in a manner that would unduly restrict the outlook of that property and would therefore impact on any future occupier, should housing be accommodated at the application site.

As such, a search for available commercial premises has been undertaken and has considered accommodation:

- Within the King's Cross ward; and
- Between 180sq m and 380sq m as the requisite size having regard to an element of flexibility.

The Schedule of available premises at Appendix 1 of this addendum lists the results of the site search and assessment and has been sourced through a desk top search of commercial property available via Co-Star and on Rightmove.co.uk. In addition to this we have also spoken with the agents, where relevant, to clarify listing information. This assessment demonstrates there are no premises available either freehold or on a long leasehold basis which meet the above criteria, a pre-requisite for securing new residential accommodation in perpetuity. Furthermore, none of the properties are suitable for residential conversions either through the buildings layouts, the type of floorspace available and the type of lease.

In addition to this the applicant does not own or control an alternative site in the area where off-site provision could be made, nor are there any suitable sites within the ward to convert to residential accommodation. As such there are no sites available for the residential floorspace and it is therefore considered that a payment-in-lieu would be appropriate in this instance.

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## APPENDIX 1

# OFF-SITE COMMERCIAL FLOORSPACE ASSESSMENT

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## Schedule of Available Premises

ADDRESS	POST CODE	TOTAL AREA	AMENITIES	LEASE TERM	POSSESSION	LESSOR	COMMENTS
<b>The Stables, 28-32 Britannia Street</b>	WC1X 9JF	144.9 – 289.9sqm  (1,560 - 3,120 sqft)	Air conditioning, roller shutters, security system	2 years sub-let 3 years assignment	Immediate	Assignment from tenant.	<p>Part ground and part first floor of the office building are available as a lease assignment which expires November 2020 (3 years) (Agent Anton Page).</p> <p>The building is occupied by multiple tenants and is currently in use as offices, a use protected by Camden's adopted policy DP13.</p> <p>The conversion of parts of floors to residential accommodation is not suitable given access is shared. The short lease period available and the property's layout also make this space unsuitable and impractical to convert to residential use.</p>
<b>25-28 Field Street, London</b>	WC1X 9DA	27.6 – 304.3sqm  (297 – 3,275 sqft)	Balcony, security system, storage space	Only basement available, lease negotiable	Immediate	Dogearred Films Ltd	<p>Part basement, part ground and part second floors of the office building were available directly from the freeholder for a negotiable term. However, ground and second floors have now been let. The agent has advised that the basement space is available but it is more akin to storage than office space.</p> <p>The conversion of part basement level is undesirable in residential amenity terms and the practicalities associated with subdividing the space render this unsuitable. Similarly, there is no prospect of creating a separate access and stair core for self-contained residential accommodation on this site, the prospects of converting the space to residential accommodation is therefore considered nil.</p> <p>In addition to this the existing use is protected by Policy DP13.</p>
<b>275 Grays Inn Rd</b>	WC1X 8QB	223sqm  (2,400 sqft)	Air conditioning, bicycle storage, DDA complaint, EPC – B, kitchen facilities, lift access, raised floor,	5 year lease	Immediate	National Union of Students (UK)	<p>The lease is 5 years and the landlord would not consider conversion to residential.</p> <p>Notwithstanding this the available accommodation comprises the entire second floor. The second floor</p>

			reception, security system, shared shower facilities, storage space				accommodation is situated within the centre of the building and are entirely unsuitable for residential conversion on a piecemeal basis because conflict with the existing office users; there is no separate entrance or realistic prospect of creating one.  In addition to this the office use is protected by Policy DP13.
<b>Headland House 308-312 Grays Inn Road</b>	WC1X 8DP	50.2 – 470.2 sqm (540 – 5,061sqft)	24 hour access, air conditioning, bicycle storage, commissionaire service, high ceilings, natural light, reception, restaurant, storage space	New 5 year lease	Immediate	National Union of Journalists	New lease terms of 5 years.  The building is a large office building with multiple tenants. The available space comprises part of second floor, and the entire third – fifth floors and is available directly from the freeholder.  There is no prospect of achieving a separate entrance or core. The conversion of part of second floor for residential accommodation is not considered practical because of its location within an office building and inability to create a separate access. In addition to this the conversion of upper floors to residential is entirely unsuitable given the wider office use and users within the building.  In addition to this the loss of office use is contrary to Policy DP13.
<b>Stanley House, 8 St Chads Place</b>	WC1X 9HH	47.5 – 302.2sqm (511 – 3,253 sqft)	Heating, lighting	Sub-lease for 2 years.	Immediate	Working Partners Ltd	Sub-lease for 2 years is available.  Conversion of a commercial building to residential is not a realistic prospect given the short-term lease arrangement as the applicant is not willing to invest in a short term lease for 2 years. In addition the conversion of the space to residential on a short lease will not provide Camden with permanent residential accommodation.  The conversion of industrial use to residential is contrary to Policy DP13.
<b>Tavistock House, 13 Tavistock Square</b>	WC1H 9LN	287.1sqm (3,090 sqft)	24 hour access, 24 hour availability, air conditioning, bicycle storage, car parking, comfort cooling, commissionaire service, concierge, conferencing facility, courtyard, dedicated shower facilities, lift access, on-	Mezzanine floor under offer	Immediate	British Medical Association	Mezzanine floor now under-offer, however lease available would be 5 years.  Grade II listed building, the alterations necessary to convert the space to residential would require significant internal intervention to the detriment of its special architectural and historic interest given the open plan nature of the office space.  The building is currently the British Medical Association headquarters, offices and conference facility. It is not

			site food services, perimeter trunking, refurbished common parts, restaurant, security system, shared shower facilities, storage space, suspended ceilings				considered practical or suitable to convert the available accommodation due to its location within the centre of an established office building. In addition to this the landlord will not agree to residential accommodation within the building. The creation of a separate access and core to serve converted residential accommodation is not possible. Furthermore the loss of office use is contrary to policy DP13.
<b>3-9 Carlton Street, London</b>	NW1 1JD	196-427.9sqm (2,110 - 4,606 sqft) commercial and 7 flats		Freehold of the whole building	Immediate		<p>The commercial space available comprise a 'factory' use at basement and restaurant use at ground floor. The upper floors comprise residential accommodation.</p> <p>The asking price for the whole property is £6,650,000, there is no possibility to acquire a lease on the commercial floorspace, and the applicant is not able to purchase the whole building.</p> <p>The building is situated within the Central Area and the Charlton Street Neighbourhood Centre where A3 uses are considered to contribute to the vitality and vibrancy of the local area. The loss of the restaurant use in this location is considered contrary to Policy DP12 and CPG5.</p>
<b>60 Marchmont Street,</b>	WC1N 1AB	264sqm (2,845sqft)		Freehold of the whole building	Immediate		<p>The commercial space available comprises a ground floor restaurant, the lower ground floor contains a flat and the upper floors are residential accommodation.</p> <p>The asking price is £4,750,000, there is no possibility to acquire a lease on the ground floor commercial space and the applicant is not in a position to purchase the whole building.</p> <p>The building is situated within the Central Area and the Marchmont Neighbourhood Area where A3 uses are considered to contribute to the vitality and vibrancy of the local area. The loss of the restaurant use in this location is considered contrary to Policy DP13 and CPG5.</p>
<b>East Side, Kings Cross Station, Kings Cross</b>	N1C 4AX	5-450 sq m (50-4,800 sq ft)	Break Areas, Club Room, 24 Hour Access and Security, Air conditioning, Kitchen Facility, Manned Reception, Meeting Rooms, Virtual Office Services, T	Flexible lease available on arrangement of between 3 and 12 months.	Immediate	The Office Group	Recently refurbished flexible serviced office space in Kings Cross Location. The office is located within the station complex and as such there is no realistic prospect of achieving a separate entrance or core. The flexible serviced office space offered means that the standard lease length is 3-24 months, which completely unsuitable for residential use.

<b>Argyle House, 13-29 Euston Road, Kings Cross</b>	NW1 2SD	390sq m (4200 sq ft)	Executive Business Lounge, Kitchen, Manned Reception, Virtual Office Service, 24-hour Access, Meeting and Conference Rooms.	Flexible lease available on arrangement of between 3 and 12 months.	Immediate	Unknown	The available accommodation is spread throughout the building within this flexible office space which offers occupiers an office size based on the size of the company, rendering it unsuitable for part conversion. There is a single existing ground floor level access to the upper floor office space and the existing A3/A5 and Bank use are unlikely to accommodate an additional access point.
<b>Phoenix Yard, Kings Cross</b>	WC1X 9LW	334.5 sq m (3,600 sq ft.)	Meeting and Conference rooms, High-speed internet.	Flexible lease available on arrangement of between 3 and 12 months.	Immediate	Unknown	Flexible working space is offered through at the building on a price per person per month basis. Typical lease length is between 3 and 24 months and space of varying size is available throughout the building and as such the site is unsuitable for part conversion to residential use.
<b>Hamilton House, Mabledon Place, Bloomsbury</b>	WC1H 9BB	16-111.5 sq m (180-1,200sq ft)	Meeting Room, Business Lounge, Break-Out Area.	Flexible lease on arrangement under 12 months.	Immediate	Regus Group	Site operated by a serviced office provider for small scale users with a high turnover. Typical lease length is 24 months and a range of office sizes are available. Hamilton House is set out in the Bloomsbury Conservation Area Appraisal as a positive contributor to the character and setting of the conservation area and as such providing separate access is considered unlikely to be supported. Furthermore, providing separate core is considered unachievable due to potential disturbance to the internal arrangements of the existing flexible office space.
<b>16 Upper Woburn Place</b>	WC1H 0BS	11 sq m (118 sq ft)	Meeting Room, Business Lounge, Break-Out Area.	Flexible lease on arrangement. Space is offered as an office, part time office available for days at a time or a day office available by the hour.	Immediate	Regus Group	Office space is operated by a serviced office provider who sublet space to office users on a price per person per month basis. The standard lease length is 24months. Further to this, the building comprises a B1, A3 and leisure use. The amenity of residential occupiers could be compromised by the existing use and a separate access point, core and servicing would need to be provided.

## APPENDIX 2

# CO-STAR COMMERCIAL AVAILABILITY SEARCH

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# Property Summary Report

## The Stables - 28-32 Britannia St

London, WC1X 9JF - Clerkenwell Submarket



### BUILDING

Type:	<b>Office Unit</b>	Tenancy:	<b>Multiple</b>
Year Built:	<b>1936</b>	NIA:	<b>15,909 SF</b>
Floors:	<b>2</b>	Typical Floor:	<b>7,954 SF</b>
Construction:	<b>Masonry</b>		

### BUILDING AMENITIES

Air Conditioning, Roller Shutters, Security System

### LEASING

Available Spaces: 1,560 - 3,120 SF Available in 2 Spaces

Availability: 19.6% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P GRND	Office	Assignment	1,560	3,120	£67.50 - 70.00/SF	£13.54/SF	£1.88/SF	Negotiable
P 1st	Office	Assignment	1,560	3,120	£67.50 - 70.00/SF	£13.54/SF	£1.88/SF	Negotiable

### SALE

Last Sale: Sold on 21 Nov 2003 for £4,950,000 (£311.14/SF)

### TRANSPORTATION

Transit/Subway: 5 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: 31 minute drive to London City Airport



# Property Summary Report

## The Stables - 28-32 Britannia St

London, WC1X 9JF - Clerkenwell Submarket



### KEY TENANTS

Balderton Capital	6,136 SF	Key Travel	3,588 SF
Squire & Partners	1,265 SF	Smithys London	1,000 SF

### PROPERTY CONTACTS

Freeholder: **Grosvenor Securities Ltd**

Freeholder: **Princes Securities Ltd**

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	8.3%	▲ 0.7%
Market Overall	5.7%	▼ 0.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	410,341	▼ 21.2%
Months On Market	4.7	▲ 1.0 mo

Asking Rents Per SF	Current	YOY
Current Building	£68.75	
Submarket 2-4 Star	£54.85	▲ 7.2%
Market Overall	£47.19	▲ 8.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	£265.5	▼ 10.0%
12 Mo. Price Per SF	£911	▲ 8.1%

# Property Summary Report

## 25-28 Field St

London, WC1X 9DA - Clerkenwell Submarket



### BUILDING

Type:	<b>Office</b>	Tenancy:	<b>Multiple</b>
Year Built:	<b>1954</b>	NIA:	<b>8,212 SF</b>
Floors:	<b>4</b>	Typical Floor:	<b>2,053 SF</b>
Construction:	<b>Masonry</b>		

### BUILDING AMENITIES

Balcony, Security System, Storage Space

### LEASING

Available Spaces: 297 - 3,275 SF Available in 3 Spaces

Availability: 39.9% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P BSMT	Office	Relet	1,137	3,275	£19.79/SF			Negotiable
P GRND	Office	Relet	1,841	3,275	£51.60/SF			Negotiable
P 2nd	Office	Relet	297	3,275	£53.87/SF			Negotiable

### SALE

Last Sale: Sold on 3 Aug 2009

### TRANSPORTATION

Transit/Subway: 5 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: 31 minute drive to London City Airport

# Property Summary Report

## 25-28 Field St

London, WC1X 9DA - Clerkenwell Submarket



### KEY TENANTS

Dog Eared Films	6,512 SF	Heatherwick Studio Ltd	1,400 SF
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### PROPERTY CONTACTS

Freeholder: **Dogearred Films Ltd**

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	8.3%	↑ 0.7%
Market Overall	5.7%	↓ 0.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	410,341	↓ 21.2%
Months On Market	4.7	↑ 1.0 mo

Asking Rents Per SF	Current	YOY
Current Building	£40.76	
Submarket 2-4 Star	£54.85	↑ 7.2%
Market Overall	£47.19	↑ 8.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	£265.5	↓ 10.0%
12 Mo. Price Per SF	£911	↑ 8.1%

# Property Summary Report

## 275 Grays Inn Rd

London, WC1X 8QB - Bloomsbury Submarket



### BUILDING

Type:	<b>Office</b>	Tenancy:	<b>Multiple</b>
Year Built:	<b>1965; Renov 1982</b>	NIA:	<b>12,769 SF</b>
Floors:	<b>6</b>	Typical Floor:	<b>2,262 SF</b>
Construction:	<b>Masonry</b>		

### BUILDING AMENITIES

Air Conditioning, Bicycle Storage, Concierge, DDA Compliant, EPC - B, Kitchen Facilities, Lift Access, Raised Floor, Reception, Security System, Shared Shower Facilities, Storage Space

### LEASING

Available Spaces:	2,400 SF Available in 1 Space
Availability:	18.8% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E 2nd	Office	Relet	2,400	2,400	£62.50/SF	£16.25/SF	£10.00/SF	Negotiable

### SALE

Last Sale:	Sold on 2 Jul 2012 for £4,250,000 (£332.84/SF)
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### TRANSPORTATION

Transit/Subway:	3 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)
Commuter Rail:	1 minute drive to London Kings Cross Commuter Rail
Airport:	28 minute drive to London City Airport

# Property Summary Report

## 275 Grays Inn Rd

London, WC1X 8QB - Bloomsbury Submarket



### KEY TENANTS

National Union of Students (UK)	4,662 SF	The Co-operative Food	1,838 SF
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### PROPERTY CONTACTS

Freeholder: <b>National Union of Students (UK)</b>	Prior Freeholder: <b>Imry Holdings Ltd</b>
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### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.5%	↑ 0.6%
Market Overall	5.7%	↓ 0.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	337,110	↓ 18.2%
Months On Market	6.3	↑ 0.9 mo

Asking Rents Per SF	Current	YOY
Current Building	£62.50	
Submarket 2-4 Star	£53.49	↑ 12.4%
Market Overall	£47.19	↑ 8.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	£91.4	↓ 19.1%
12 Mo. Price Per SF	£842	↓ 9.7%

# Property Summary Report

## Headland House - 308-312 Grays Inn Rd

London, WC1X 8DP - Clerkenwell Submarket



### BUILDING

Type:	<b>Office</b>	Tenancy:	<b>Multiple</b>
Year Built:	<b>1969</b>	NIA:	<b>10,966 SF</b>
Floors:	<b>7</b>	Typical Floor:	<b>1,567 SF</b>
Construction:	<b>Masonry</b>		

### BUILDING AMENITIES

24 Hour Access, Air Conditioning, Bicycle Storage, Commissionaire Service, High Ceilings, Natural Light - good, Reception, Restaurant, Storage Space

### LEASING

Available Spaces: 540 - 5,061 SF Available in 4 Spaces

Availability: 46.2% Available; 46.2% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P 2nd	Office	Relet	540	5,061	Withheld	£13.00/SF	£9.00/SF	Negotiable
E 3rd	Office	Relet	1,507	5,061	£57.50/SF	£13.00/SF	£9.00/SF	Negotiable
E 4th	Office	Relet	1,507	5,061	£57.50/SF	£13.00/SF	£9.00/SF	Negotiable
E 5th	Office	Relet	1,507	5,061	£57.50/SF	£13.00/SF	£9.00/SF	Negotiable

### TRANSPORTATION

Parking:	8 Surface Spaces are available
Transit/Subway:	4 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)
Commuter Rail:	1 minute drive to London Kings Cross Commuter Rail
Airport:	27 minute drive to London City Airport

# Property Summary Report

## Headland House - 308-312 Grays Inn Rd

London, WC1X 8DP - Clerkenwell Submarket



### KEY TENANTS

National Union of Journalists	4,524 SF	Action for Southern Africa	450 SF
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### PROPERTY CONTACTS

Freeholder: **National Union of Journalists**

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	46.2%	▲ 46.2%
Submarket 2-4 Star	8.3%	▲ 0.7%
Market Overall	5.7%	▼ 0.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	410,341	▼ 21.2%
Months On Market	4.7	▲ 1.0 mo

Asking Rents Per SF	Current	YOY
Current Building	£57.50	▲ 27.8%
Submarket 2-4 Star	£54.85	▲ 7.2%
Market Overall	£47.19	▲ 8.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	£265.5	▼ 10.0%
12 Mo. Price Per SF	£911	▲ 8.1%



# Property Summary Report

## Stanley House - 8 St Chads PI

London, WC1X 9HH - Camden Ind Submarket



### BUILDING

Type:	<b>Industrial</b>	Tenancy:	<b>Multiple</b>
GIA:	<b>4,242 SF</b>	Floors:	<b>3</b>
Typical Floor:	<b>2,228 SF</b>	Construction:	<b>Masonry</b>

### LOADING

Docks:	<b>None</b>	Cross Docks:	<b>None</b>
Cranes:	<b>None</b>	Rail Spots:	<b>None</b>

### POWER & UTILITIES

Utilities:	Heating, Lighting
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### FEATURES

Reception, Security System, Skylights, Storage Space

### LEASING

Available Spaces: 511 - 3,253 SF Available in 3 Spaces

Availability: 76.7% Available; 0% Vacant

### AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E GRND	Office	Relet	2,228	3,253	£64.55/SF	£11.08/SF		Negotiable
E 1st	Office	Relet	514	3,253	£64.55/SF	£48.01/SF		Negotiable
E 2nd	Office	Relet	511	3,253	£64.55/SF	£48.30/SF		Negotiable

### SALE

Last Sale: Sold on 1 Oct 2006 for £1,300,000 (£306.46/SF)



# Property Summary Report

## Stanley House - 8 St Chads PI

London, WC1X 9HH - Camden Ind Submarket



### TRANSPORTATION

Transit/Subway: 3 minute walk to King's Cross St. Pancras Underground Station (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria)

Commuter Rail: 1 minute drive to London Kings Cross Commuter Rail

Airport: 28 minute drive to London City Airport

### KEY TENANTS

Working Partners 3,253 SF

### PROPERTY CONTACTS

Freeholder: Working Partners Ltd

Prior Freeholder: Ravenhart Services (No 4) Ltd

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.3%	↑ 2.3%
Market Overall	3.0%	↓ 0.6%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	4,037	↑ 644.8%
Months On Market	0.4	↓ 6.7 mo

Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	£22.69	↑ 155.4%
Market Overall	£10.55	↑ 7.5%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	£10.7	↑ 75.4%
12 Mo. Price Per SF	£824	↑ 181.1%

# Property Summary Report

**Tavistock House - 13 Tavistock Sq**  
London, WC1H 9LN - Bloomsbury Submarket



## BUILDING

Type:	<b>Office</b>	Tenancy:	<b>Multiple</b>
Year Built:	<b>1935; Renov 2011</b>	NIA:	<b>211,799 SF</b>
Floors:	<b>7</b>	Typical Floor:	<b>30,257 SF</b>
Construction:	<b>Masonry</b>		

## BUILDING AMENITIES

24 Hour Access, 24 Hour Availability, Air Conditioning, Bicycle Storage, Car Parking, Comfort Cooling, Commissionaire Service, Concierge, Conferencing Facility, Courtyard, Dedicated Shower Facilities, Lift Access, On-site Food services, Perimeter Trunking, Refurbished common parts, Restaurant, Security System, Shared Shower Facilities, Storage Space, Suspended Ceilings

## LEASING

Available Spaces:	3,090 SF Available in 1 Space
Availability:	1.5% Available; 1.5% Vacant

## AVAILABLE SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E MEZZ	Office	Relet	3,090	3,090	£54.00/SF	£16.00/SF	£5.91/SF	Negotiable

## TRANSPORTATION

Transit/Subway:	4 minute walk to Euston Underground Station (Northern, Victoria)
Commuter Rail:	3 minute drive to London Euston Commuter Rail
Airport:	27 minute drive to London City Airport

# Property Summary Report

## Tavistock House - 13 Tavistock Sq

London, WC1H 9LN - Bloomsbury Submarket



### KEY TENANTS

British Medical Association	25,200 SF	Rayner Essex LLP	9,040 SF
RWS Information	5,660 SF	Birkbeck College (University of London)	5,010 SF
Association Of Medical Secretaries	4,500 SF	National Westminster Bank plc	4,500 SF

### PROPERTY CONTACTS

Freeholder: **British Medical Association**

### MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	1.5%	▼ 2.6%
Submarket 3-5 Star	5.5%	▲ 0.3%
Market Overall	5.7%	▼ 0.3%

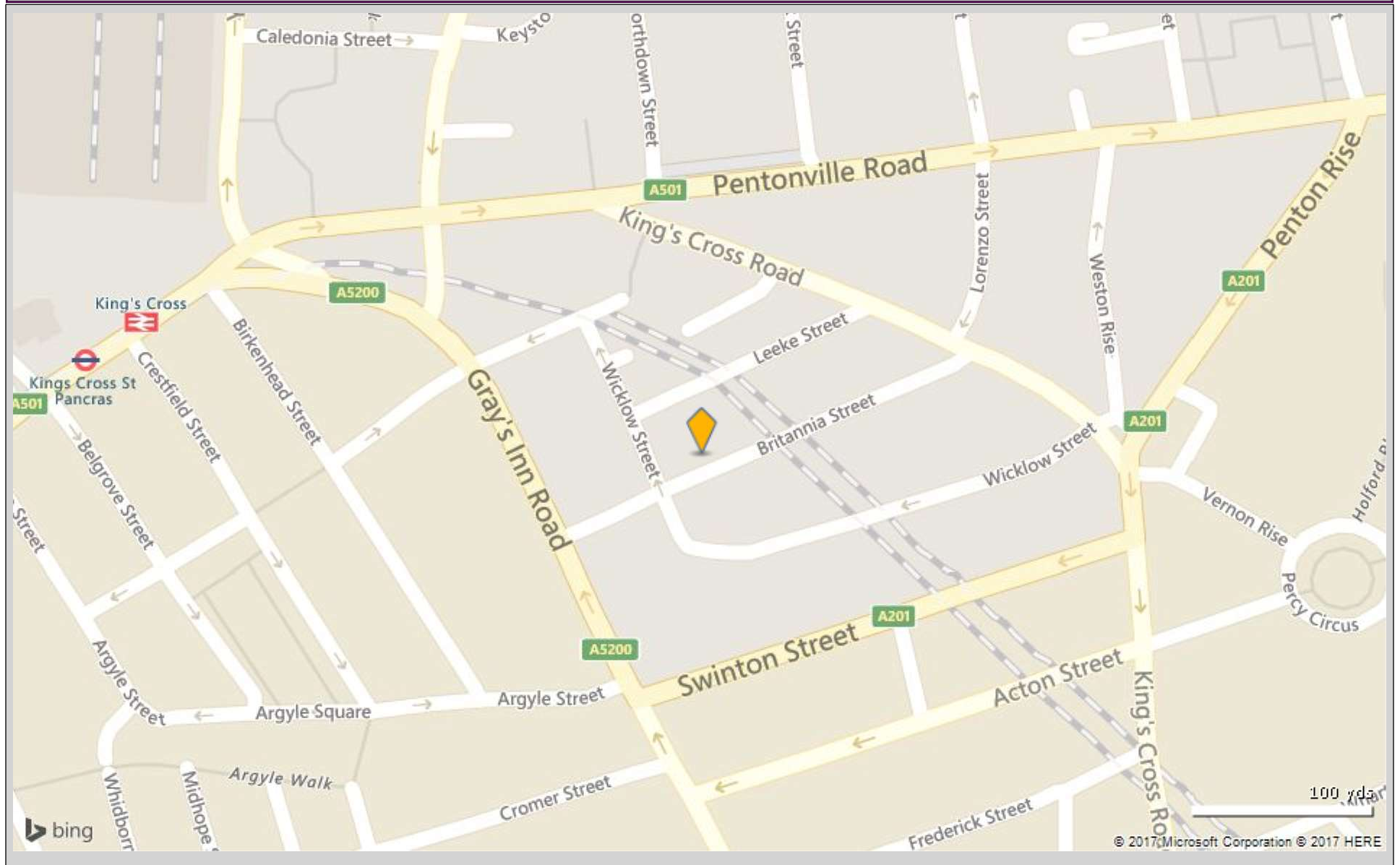
Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	337,110	▼ 18.2%
Months On Market	6.3	▲ 0.9 mo

Asking Rents Per SF	Current	YOY
Current Building	£54.00	▼ 7.1%
Submarket 3-5 Star	£53.81	▲ 12.1%
Market Overall	£47.19	▲ 8.9%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	£91.4	▼ 19.1%
12 Mo. Price Per SF	£842	▼ 9.7%

# The Stables

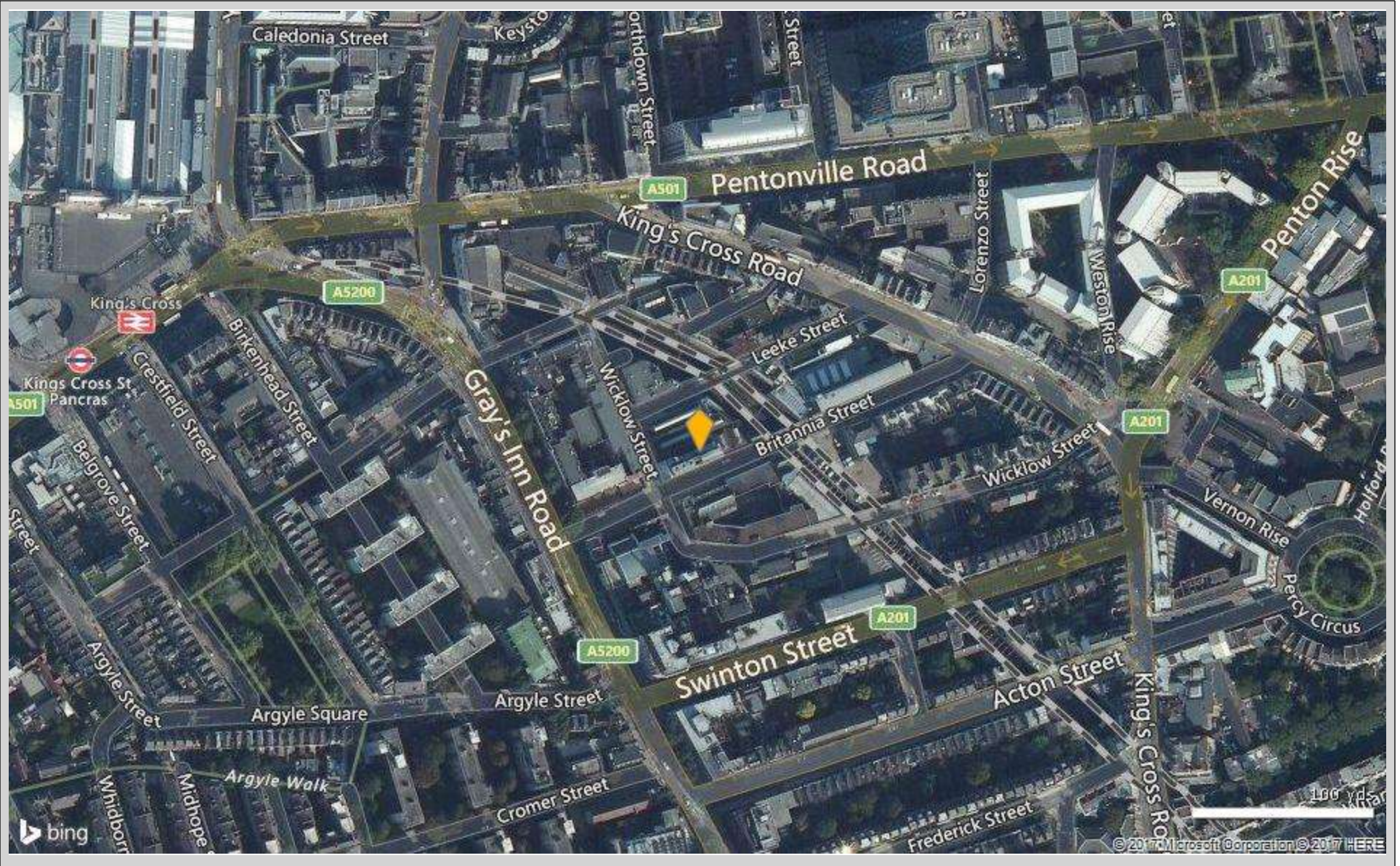
28-32 Britannia St - London, Greater London





# The Stables

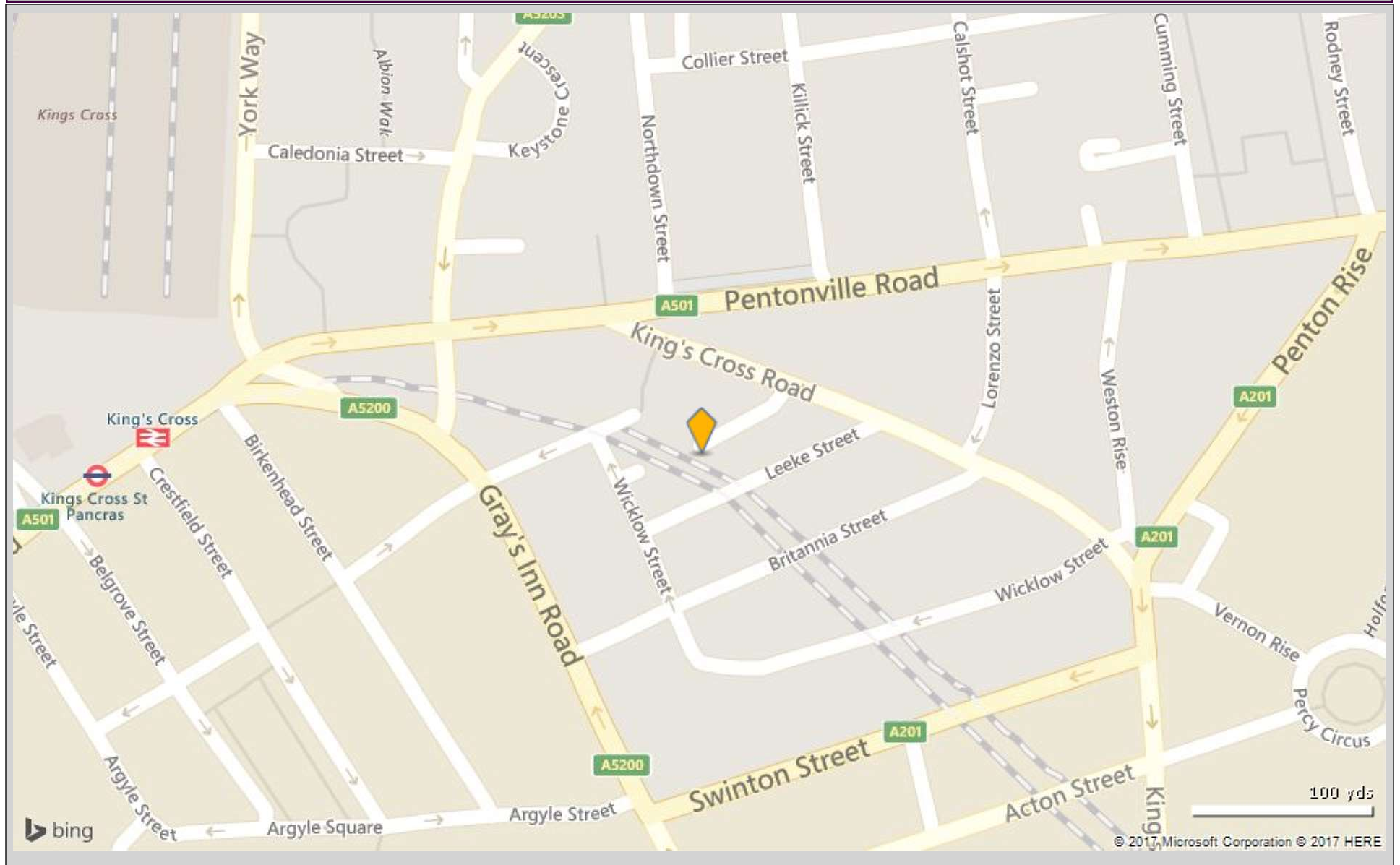
28-32 Britannia St - London, Greater London





# Aerial / Map Report

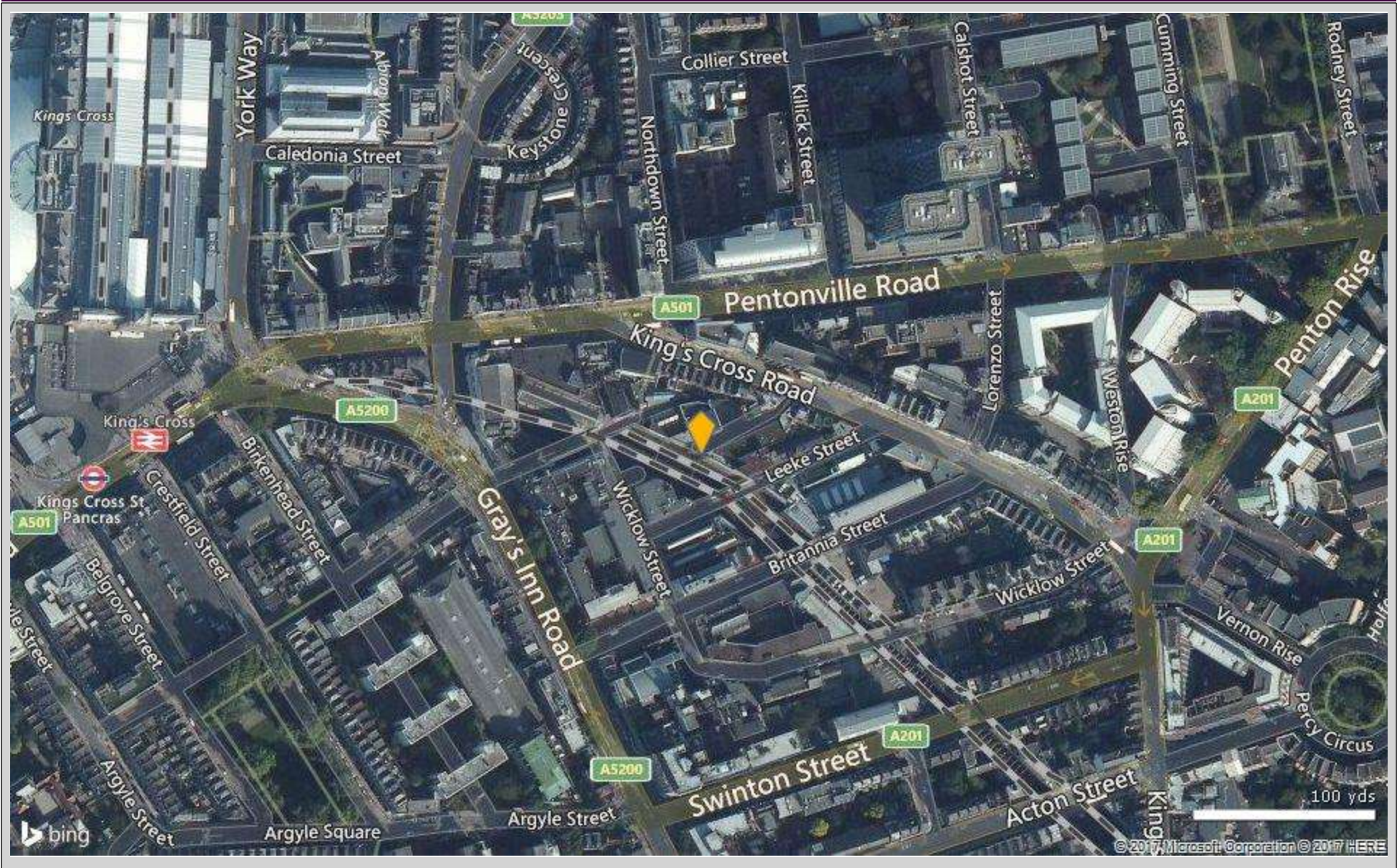
25-28 Field St - London, Greater London





Aerial / Map Report

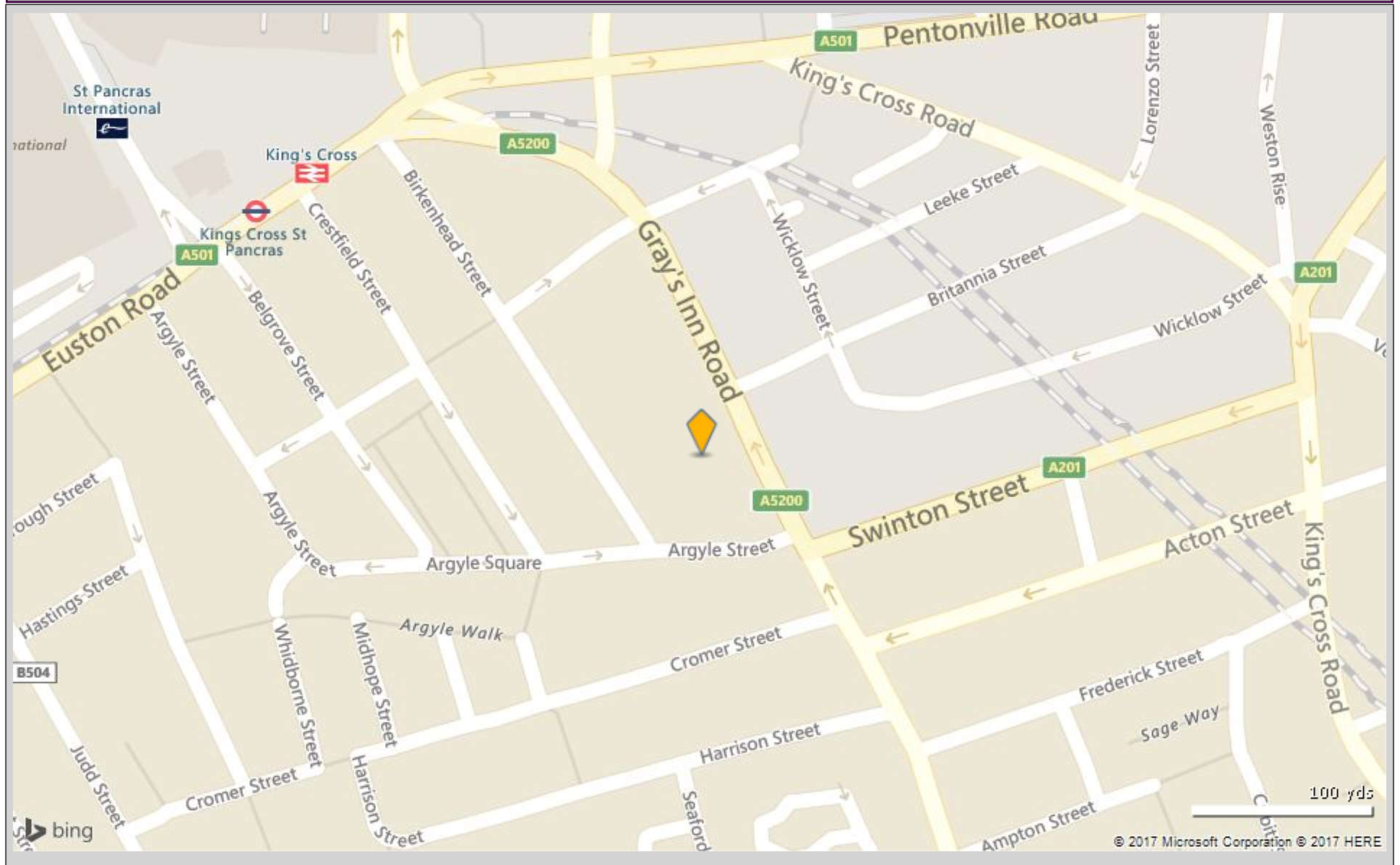
25-28 Field St - London, Greater London





# Aerial / Map Report

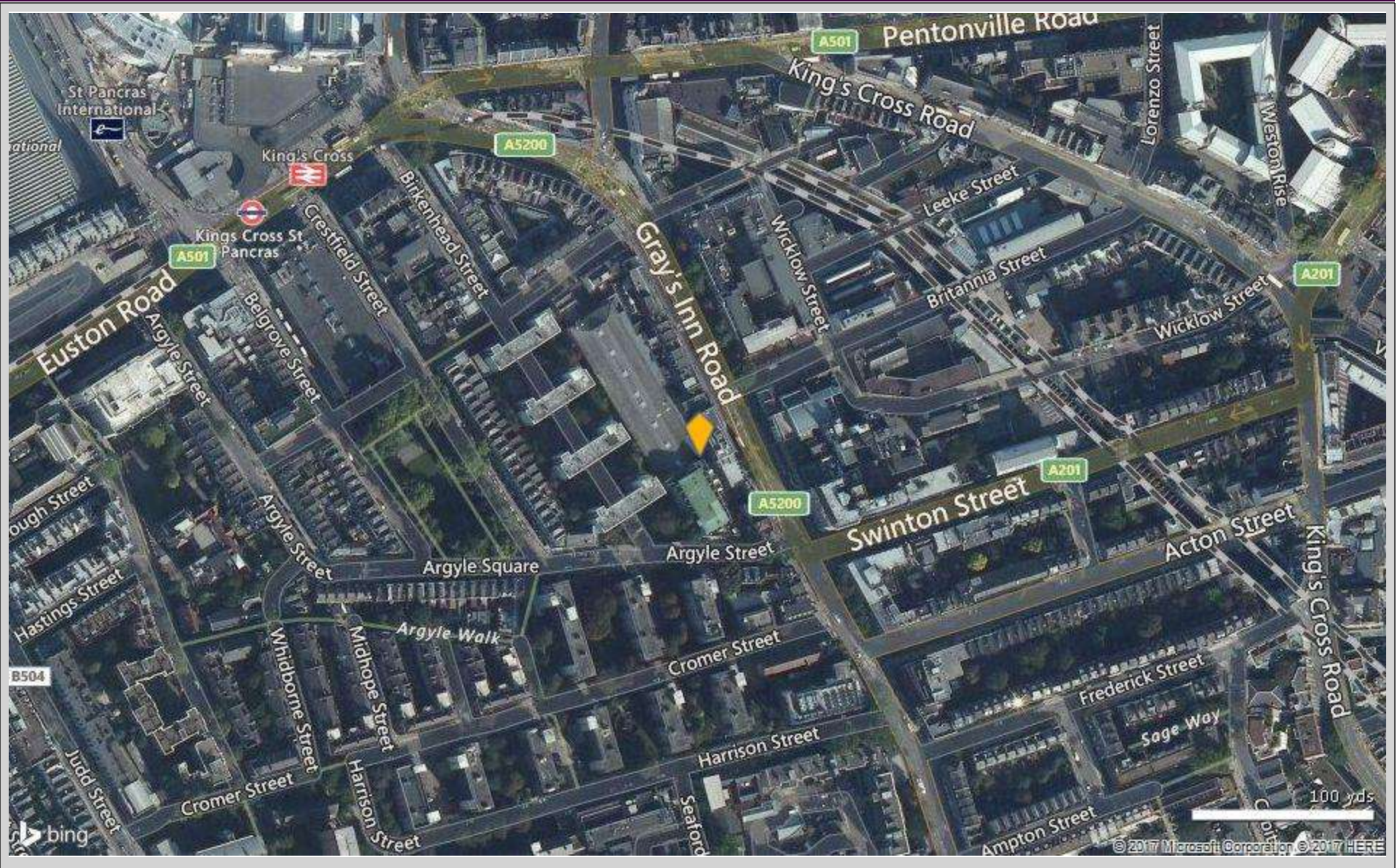
275 Grays Inn Rd - London, Greater London





Aerial / Map Report

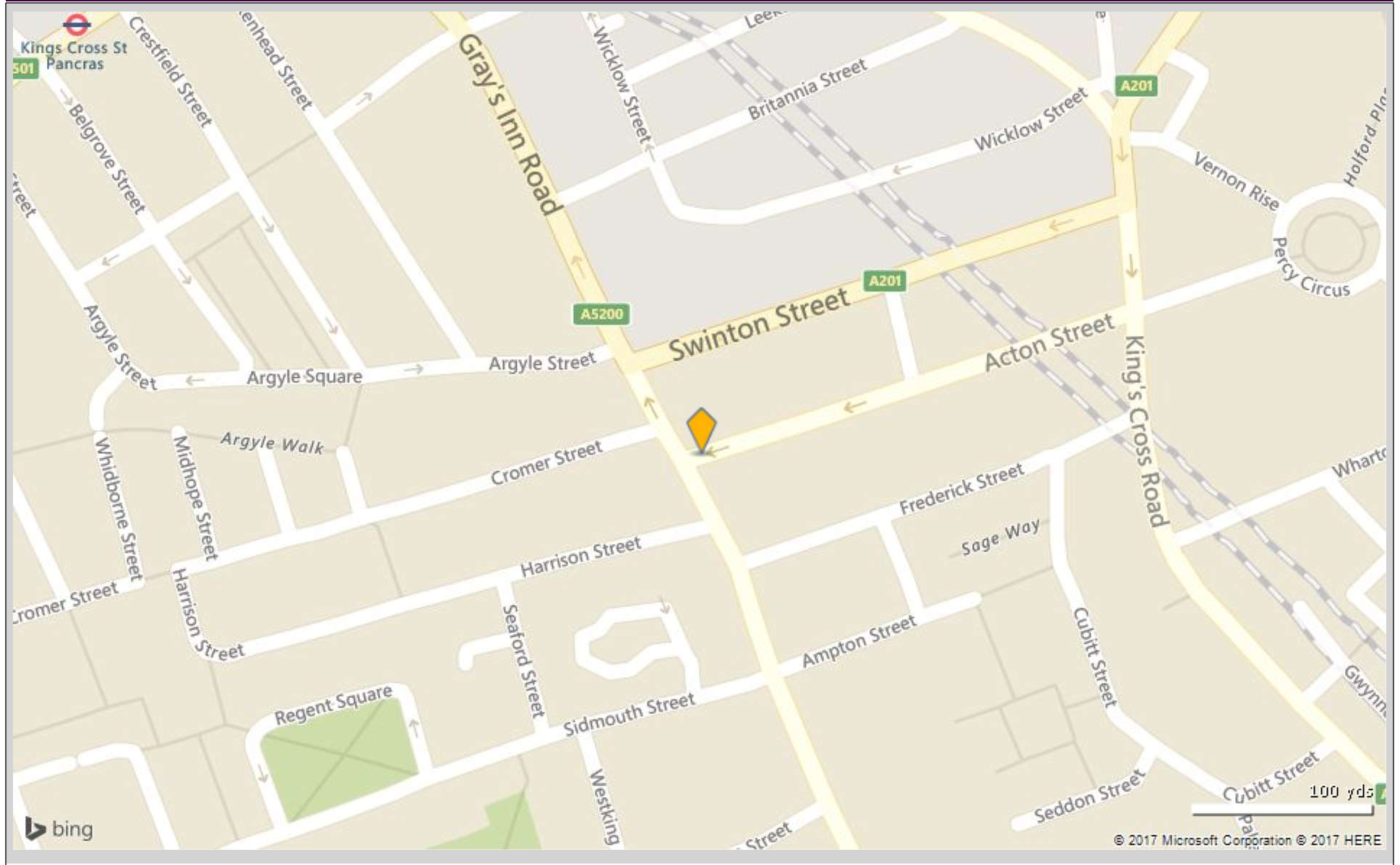
275 Grays Inn Rd - London, Greater London





# Headland House

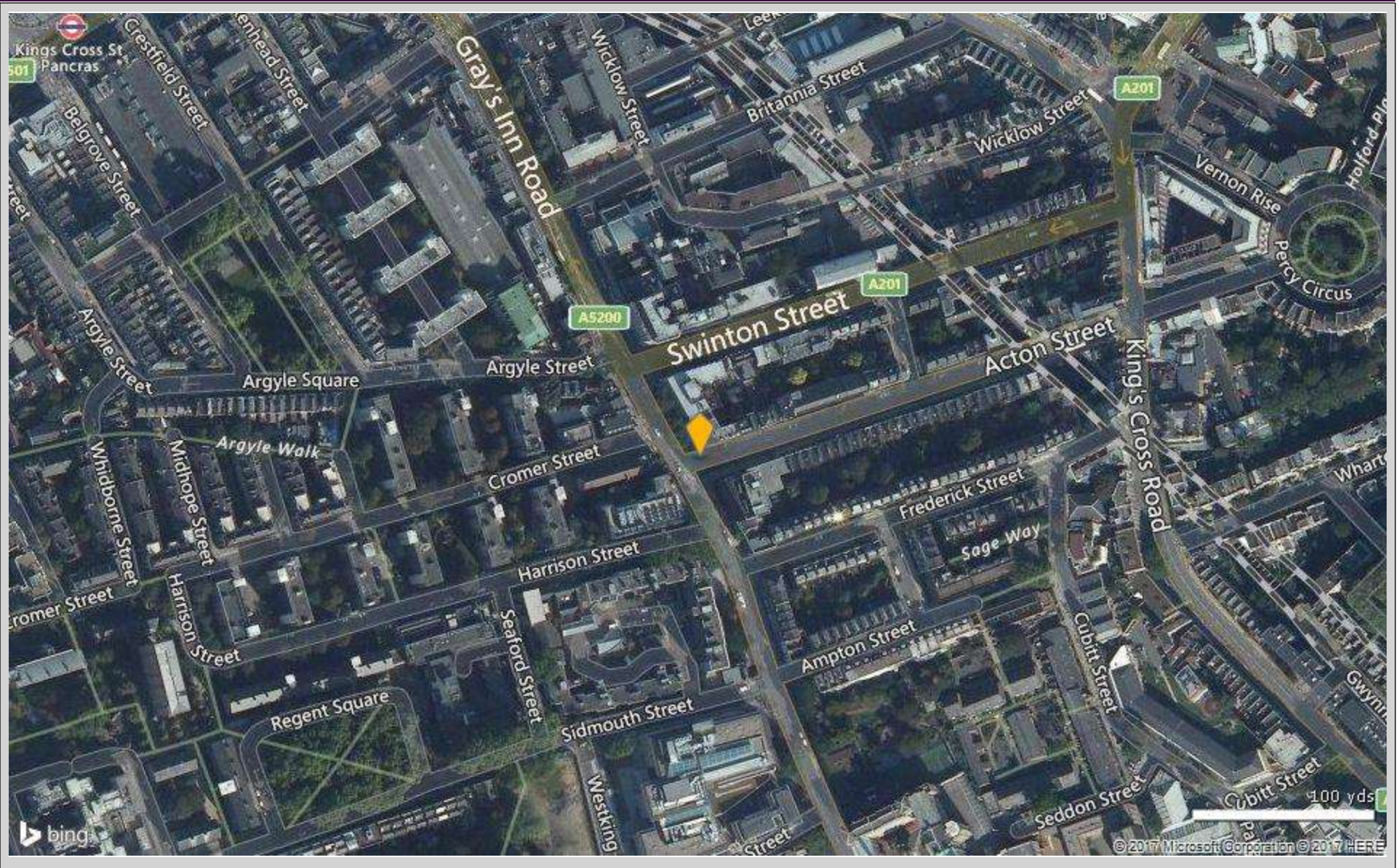
308-312 Grays Inn Rd - London, Greater London





# Headland House

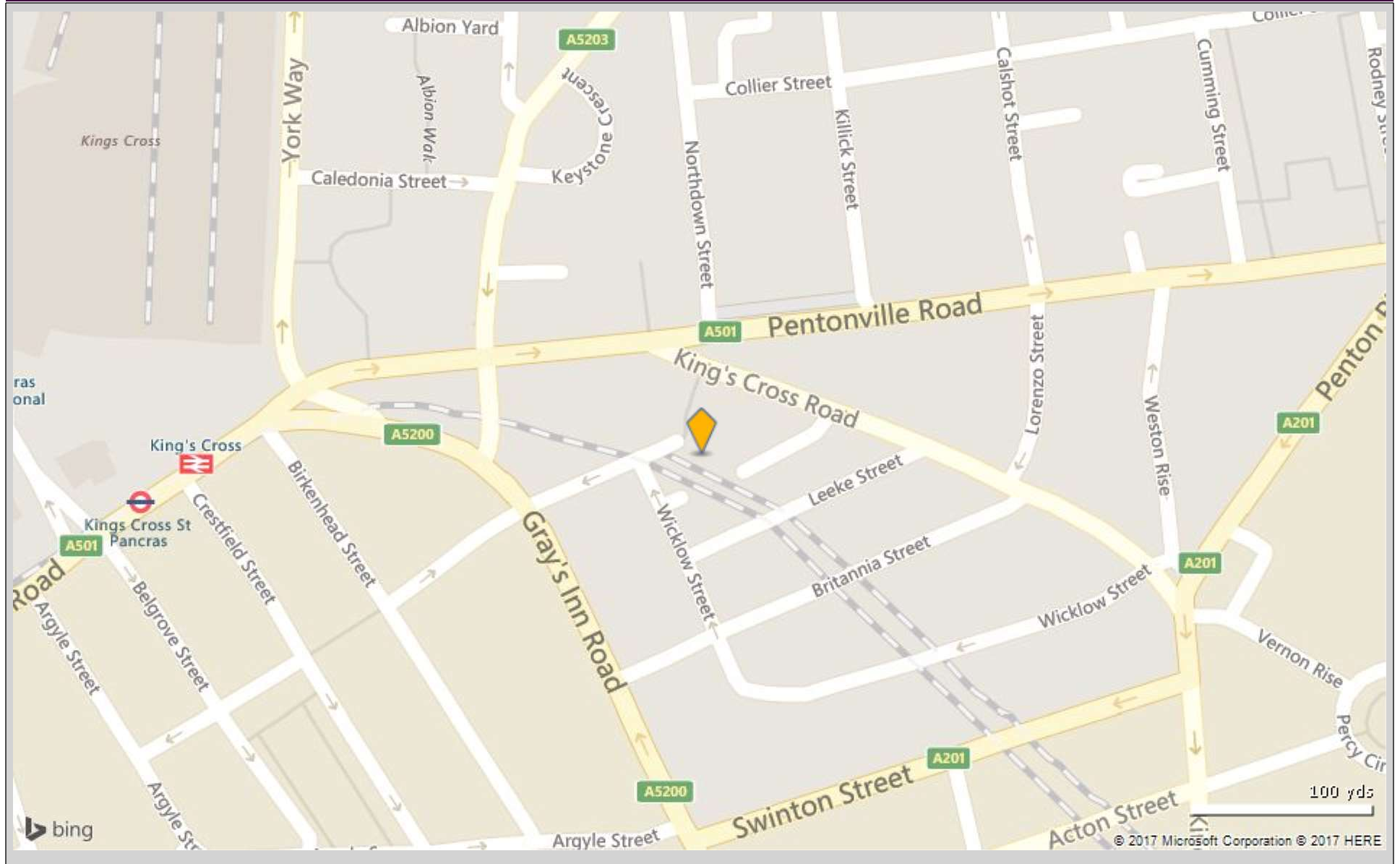
308-312 Grays Inn Rd - London, Greater London





Aerial / Map Report

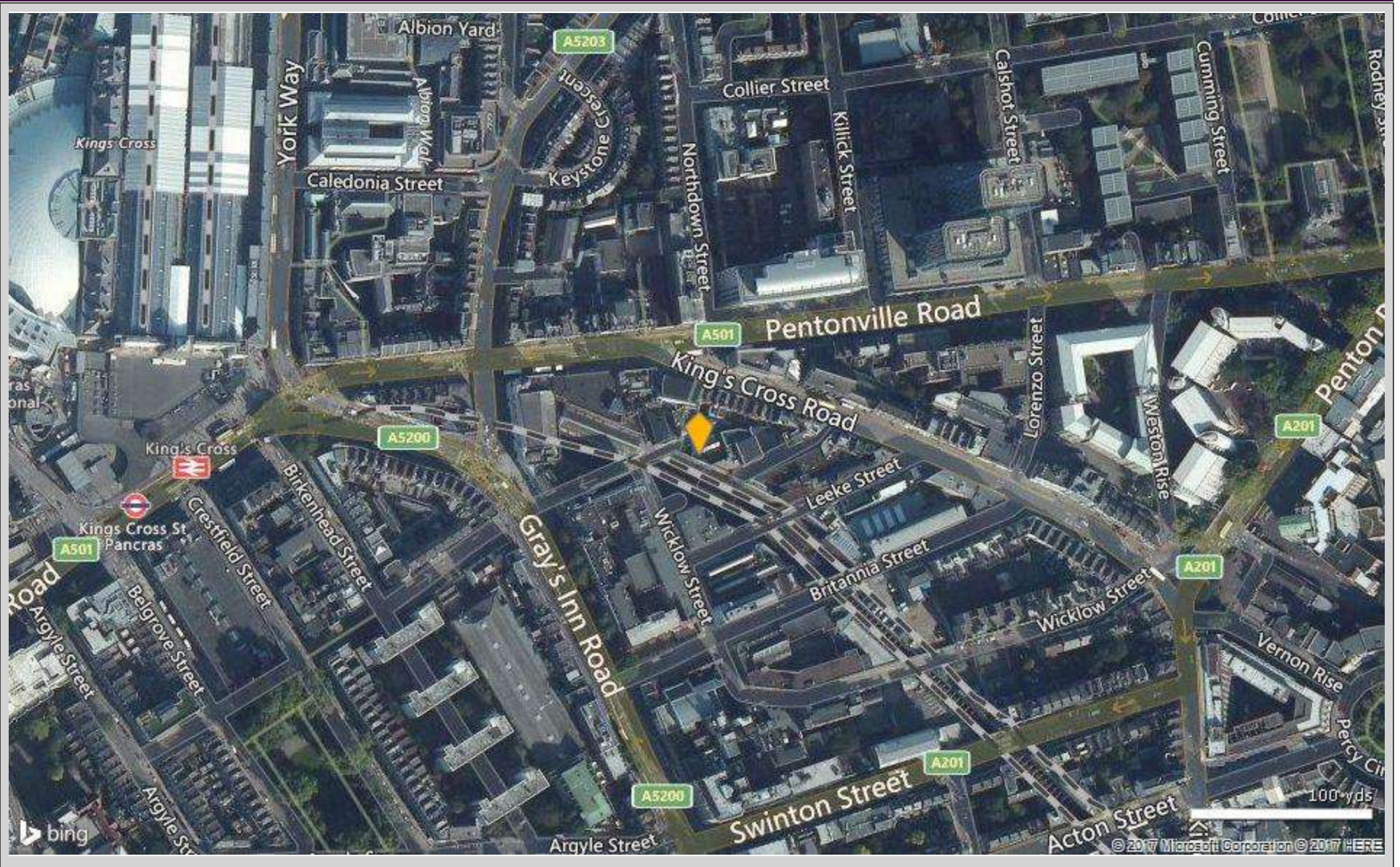
8 St Chads Pl - London, Greater London





Aerial / Map Report

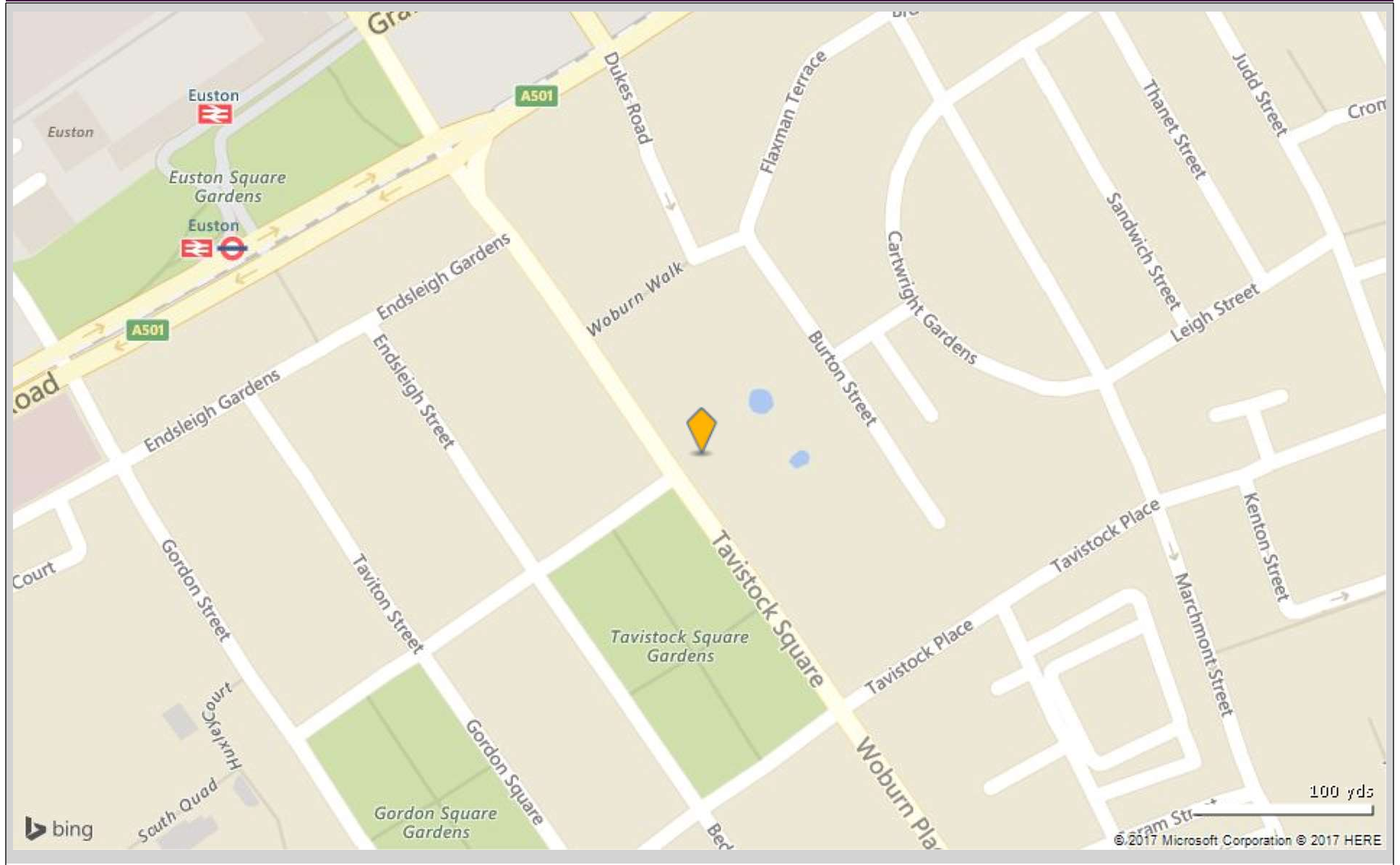
8 St Chads Pl - London, Greater London





# Tavistock House

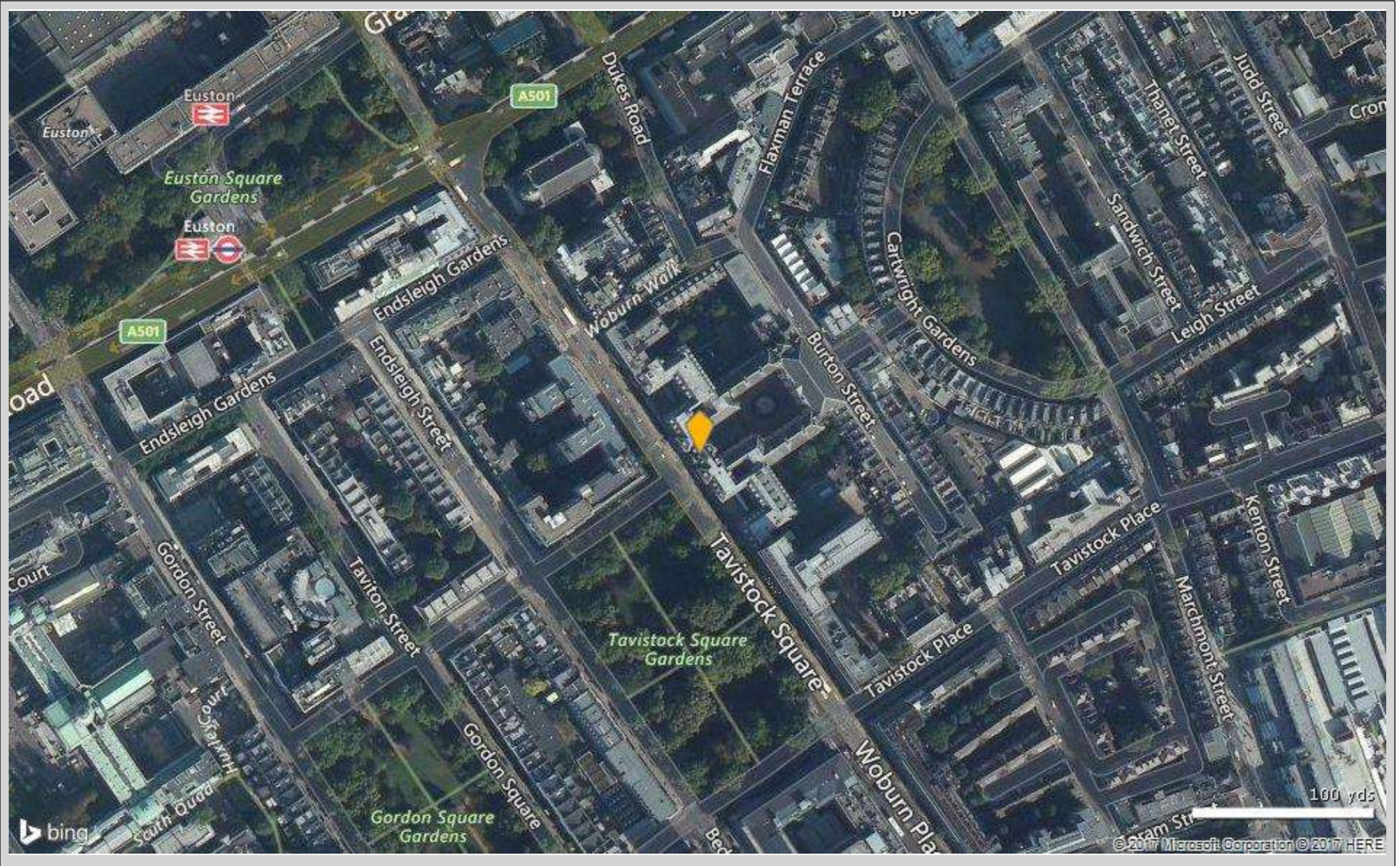
13 Tavistock Sq - London, Greater London





# Tavistock House

13 Tavistock Sq - London, Greater London





## The Stables, 28-32 Britannia St



Location: **The Stables**  
**AKA 48 Wicklow St**  
**London Midtown Cluster**  
**Clerkenwell Submarket**  
**London County**  
**London, WC1X 9JF**

Building Type: **Class B Office**

Status: **Built Apr 1936**

Stories: **2**

RBA: **15,909 SF**

Typical Floor: **7,954 SF**

Total Avail: **3,120 SF**

% Leased: **100%**

Developer: -  
 Management: -  
 Recorded Owner: -

Amenities: **Air Conditioning, Roller Shutters, Security System**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P GRND	1,560	1,560	3,120	No	\$67.50-\$70.00/fri	Negotiable	Negotiable	Assignment
P 1st	1,560	1,560	3,120	No	\$67.50-\$70.00/fri	Negotiable	Negotiable	Assignment



## 25-28 Field St



Location: **AKA 25-27 Field St  
London Midtown Cluster  
Clerkenwell Submarket  
London County  
London, WC1X 9DA**

Building Type: **Class B Office**

Status: **Built Apr 1954**

Stories: **4**

RBA: **8,212 SF**

Typical Floor: **2,053 SF**

Total Avail: **3,275 SF**

% Leased: **100%**

Developer: -  
Management: -  
Recorded Owner: -

Amenities: **Balcony, Security System, Storage Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P BSMT	1,137	1,137	3,275	\$19.79/tbd	Negotiable	Negotiable	Direct
P GRND	1,841	1,841	3,275	\$51.60/tbd	Negotiable	Negotiable	Direct
P 2nd	297	297	3,275	\$53.87/tbd	Negotiable	Negotiable	Direct

## 275 Grays Inn Rd



Location: **AKA 267-275 Grays Inn Rd  
London Midtown Cluster  
Bloomsbury Submarket  
London County  
London, WC1X 8QB**

Building Type: **Class B Office**

Status: **Built May 1965, Renov Jan 1982**

Stories: **6**

RBA: **12,769 SF**

Typical Floor: **2,262 SF**

Total Avail: **2,400 SF**

% Leased: **100%**

Developer: -  
Management: -  
Recorded Owner: -

Amenities: **Air Conditioning, Bicycle Storage, Concierge, DDA Compliant, EPC - B, Kitchen Facilities, Lift Access, Raised Floor, Reception, Security System, Shared Shower Facilities, Storage Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 2nd	2,400	2,400	2,400	\$62.50/tbd	60 Days	Negotiable	Direct

# Headland House, 308-312 Grays Inn Rd



Location: **Headland House**  
**AKA 308 Grays Inn Rd**  
**London Midtown Cluster**  
**Clerkenwell Submarket**  
**London County**  
**London, WC1X 8DP**

Building Type: **Class B Office**

Status: **Built May 1969**

Stories: **7**

RBA: **10,966 SF**

Typical Floor: **1,567 SF**

Total Avail: **5,061 SF**

% Leased: **53.9%**

Developer: -  
 Management: -  
 Recorded Owner: -

Expenses: **2008 Tax @ £15.96/sf**

Parking: **8 Surface Spaces are available**

Amenities: **24 Hour Access, Air Conditioning, Bicycle Storage, Commissionaire Service, High Ceilings, Natural Light - good, Reception, Restaurant, Storage Space**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	540	540	5,061	Withheld	Vacant	Negotiable	Direct
E 3rd	1,507	1,507	5,061	\$57.50/fri	Vacant	Negotiable	Direct
E 4th	1,507	1,507	5,061	\$57.50/fri	Vacant	Negotiable	Direct
E 5th	1,507	1,507	5,061	\$57.50/fri	Vacant	Negotiable	Direct

# Stanley House, 8 St Chads PI



Location: **Stanley House**  
**AKA St Chads PI**  
**Central London Ind Cluster**  
**Camden Ind Submarket**  
**London County**  
**London, WC1X 9HH**

Building Type: **Class B Industrial**

Status: **Existing**  
 Tenancy: **Multiple Tenant**

Land Area: -  
 Stories: **3**  
 RBA: **4,242 SF**

Management: -  
 Recorded Owner: -

Total Avail: **3,253 SF**  
 % Leased: **100%**

Ceiling Height: -  
 Column Spacing: -  
 Drive Ins: -  
 Loading Docks: **None**  
 Power: -

Crane: **None**  
 Rail Line: **None**  
 Cross Docks: -  
 Const Mat: **Masonry**  
 Utilities: -

Expenses: **2006 Tax @ £12.14/sf**  
 Amenities: **Reception, Security System, Skylights, Storage Space**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
E GRND	2,228	3,253	\$64.55/tbd	Negotiable	Negotiable	Direct
E 1st	514	3,253	\$64.55/tbd	Negotiable	Negotiable	Direct
E 2nd	511	3,253	\$64.55/tbd	Negotiable	Negotiable	Direct

# Tavistock House, 13 Tavistock Sq



Location: **Tavistock House**  
**AKA Tavistock Sq**  
**London Midtown Cluster**  
**Bloomsbury Submarket**  
**London County**  
**London, WC1H 9LN**

Building Type: **Class B Office**

Status: **Built Jul 1935, Renov Jul 2011**

Stories: **7**

RBA: **211,799 SF**

Typical Floor: **30,257 SF**

Total Avail: **3,090 SF**

% Leased: **98.5%**

Developer: -  
 Management: -  
 Recorded Owner: -

Amenities: **24 Hour Access, 24 Hour Availability, Air Conditioning, Bicycle Storage, Car Parking, Comfort Cooling, Commissionaire Service, Concierge, Conferencing Facility, Courtyard, Dedicated Shower Facilities, Lift Access, On-site Food services ...**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E MEZZ	3,090	3,090	3,090	\$54.00/fri	Vacant	Negotiable	Direct



**28-32 Britannia St - The Stables**

**AKA 48 Wicklow St**

**London, Greater London**

**London County**

Building Type: **Class B Office**  
Building Status: **Built Apr 1936**  
Building Size: **15,909 SF**  
Typical Floor Size: **7,954 SF**  
Stories: **2**

For Sale: **Not For Sale**

Space Avail: **3,120 SF**  
Max Contig: **3,120 SF**  
Smallest Space: **1,560 SF**  
Rent/SF/Yr: **\$67.50 - \$70.00/fri**  
% Leased: **100%**



Seller Rep (Condo): **Company information unavailable at this time**

**25-28 Field St**

**AKA 25-27 Field St**

**London, Greater London**

**London County**

Building Type: **Class B Office**  
Building Status: **Built Apr 1954**  
Building Size: **8,212 SF**  
Typical Floor Size: **2,053 SF**  
Stories: **4**

For Sale: **Not For Sale**

Space Avail: **3,275 SF**  
Max Contig: **3,275 SF**  
Smallest Space: **297 SF**  
Rent/SF/Yr: **\$19.79 - \$53.87/tbd**  
% Leased: **100%**



Landlord Rep: **The LDG Partnership / Harrison Eagles 020 7580 1010 / Harrison Eagles (207) 580-1010 / Cary Dennington (207) 291-0993 -- 3,275 SF (297-1,841 SF)**

**275 Grays Inn Rd**

**AKA 267-275 Grays Inn Rd**

**London, Greater London**

**London County**

Building Type: **Class B Office**  
Building Status: **Built May 1965, Renov Jan 1982**  
Building Size: **12,769 SF**  
Typical Floor Size: **2,262 SF**  
Stories: **6**

For Sale: **Not For Sale**

Space Avail: **2,400 SF**  
Max Contig: **2,400 SF**  
Smallest Space: **2,400 SF**  
Rent/SF/Yr: **\$62.50/tbd**  
% Leased: **100%**



Landlord Rep: **Lambert Smith Hampton Ltd / Mark Painter 020 3371 9501**  
Leasing Company: **Lambert Smith Hampton Ltd / Toby Chapman (207) 198-2333 Harry Gittoes (207) 198-2182 -- 2,400 SF (2,400 SF)**

### 308-312 Grays Inn Rd - Headland House

**AKA 308 Grays Inn Rd**  
**London, Greater London**  
**London County**

Building Type: **Class B Office**  
Building Status: **Built May 1969**  
Building Size: **10,966 SF**  
Typical Floor Size: **1,567 SF**  
Stories: **7**  
Expenses: **2008 Tax @ £15.96/sf**  
Parking: **8 Surface Spaces are available**  
For Sale: **Not For Sale**

Space Avail: **5,061 SF**  
Max Contig: **5,061 SF**  
Smallest Space: **540 SF**  
Rent/SF/Yr: **\$57.50/fri**  
% Leased: **53.9%**



Landlord Rep: **Farebrother / Mark Anstey 020 7855 3552 / Mark Anstey (207) 855-3552 / Jack Williamson (207) 855-3556 / Alex Krivinskas (207) 855-3551 -- 5,061 SF (540-1,507 SF)**

### 8 St Chads Pl - Stanley House

**AKA St Chads Pl**  
**London, Greater London**  
**London County**

Building Type: **Class B Industrial**  
Building Status: **Existing**  
Building Size: **4,242 SF**  
Land Area: -  
Stories: **3**  
Expenses: **2006 Tax @ £12.14/sf**  
For Sale: **Not For Sale**

Space Avail: **3,253 SF**  
Max Contig: **3,253 SF**  
Smallest Space: **511 SF**  
Rent/SF/Yr: **\$64.55/tbd**  
% Leased: **100%**



Landlord Rep: **Wiltshire Daniels / Daniel Isaacs 020 7529 5559 / Daniel Isaacs (207) 529-5559 -- 3,253 SF (511-2,228 SF)**

### 13 Tavistock Sq - Tavistock House

**AKA Tavistock Sq**  
**London, Greater London**  
**London County**

Building Type: **Class B Office**  
Building Status: **Built Jul 1935, Renov Jul 2011**  
Building Size: **211,799 SF**  
Typical Floor Size: **30,257 SF**  
Stories: **7**  
For Sale: **Not For Sale**

Space Avail: **3,090 SF**  
Max Contig: **3,090 SF**  
Smallest Space: **3,090 SF**  
Rent/SF/Yr: **\$54.00/fri**  
% Leased: **98.5%**



Landlord Rep: **Thompson Yates / Colin Povey 020 7626 6060 / Colin Povey (207) 626-6060 -- 3,090 SF (3,090 SF)**