

## Tracey Rust

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**From:** Neil Sint [REDACTED]  
**Sent:** 05 July 2017 22:53  
**To:** Barnaby Chapman  
**Subject:** St Georges Mews

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Dear Barnaby

Thank you for inviting me to look at the ground floor.

I do not need to describe the location or the accommodation other than to say it is two rooms with a store area kitchenette & toilet.

The accommodation is in very poor condition with trial pits in the floor and holes in the dry lining. There are large areas of damp and natural light is limited. The two main rooms are reasonable sizes and could accommodate 3-4 people more if the dividing wall between the back office and the store room could be taken down.

Before the property could be let, substantial works would be required to walls, floors, lighting, kitchen and toilet to create a proper and attractive office environment.

In refurbished condition the office could let for circa £14-16,000 £35-40 per sq ft exclusive. I have assumed that the property is circa 375 sq ft. This would need to be confirmed.

Typical leases would be for 5 years with a tenant break after 3 years. Tenants may however be concerned about damp (even once treated) and might expect more breaks and would also not want to accept a full repairing lease.

The property market since the election has been very quiet and more extensive marketing will be required.

We would recommend the following:

Board	£180.00
Preparation of colour details	£180.00
Detail circulation to agents	£240.00 2 circulations
Local mailing	£600.00
Facilitator Website	£250.00
HTML & Digital marketing	£650.00 Micro site

FEES

Our fees are based on 10% of one years rent subject to our minimum fee of £3,000 plus VAT and marketing disbursements as listed above.

I hope that this helps and look forward to hearing from you.

Regards

Neil Sint

The logo for Rust, featuring the letters 'R' and 'r' in a bold, stylized font.

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