

Appendix I

Mixed Use Policy DPI - Schedule of Available Premises February 2018

- Holborn & Covent Garden Ward
- 220-350 m² (2,368-3,767 ft²)

Source: CoStar 26 February 2018

Address	Demise/Floor	Floorspace Available (ft ²)	Amenities	Tenure/Lease Terms Available	Comments
20-22 Bedford Row, London, WC1R 4EB	3 rd floor	2,690	Air conditioning Cat 5 cabling Cat 2 lighting WC provision in common parts Single passenger lift serving all floors	By way of assignment of the existing lease for a term expiring Jan 2020	Unexpired term of under two years available. Freeholder will consider granting a new lease but residential or long leasehold sale of the floor will not be considered. The available space comprises a single floor in the building (whole building is 13,700 sq.ft) and therefore not feasible to provide for self containment or conversion to residential use.
26-28 Bedford Row, London, WC1R 4HE	3 rd floor (part)	2,700	Air conditioning Raised floor LG 7 lighting WC provision in common parts	New short term lease available direct from landlord	Lease of no longer than ten years will be considered. The available space forms part of a floor in the building (whole building is 17,100 sq.ft) and therefore not feasible to provide for self containment or conversion to residential use.
35-42 Earlham Street, London, WC2H 9LD	1 st floor (part)	2,593	Air conditioning Raised floors Lift access Communal reception Demised WCs	New lease available direct from the landlord to be contracted outside the security of tenure provisions of the L&T Act 1954.	Lease not exceeding 10 years envisaged with leasing strategy to ensure new lease expiries correspond with others in the building. The available space forms part of a floor in the building (whole building is 62,483 sq.ft) with single main entrance and lift/stair core and therefore not feasible to provide for self containment or conversion to residential use.

Herbal House, 10 Back Hill, EC1R 5LQ	6 th floor	2,852	Air conditioning Passenger lift Raised floors Central reception & concierge	Available on a new lease direct from landlord	This is a modern purpose built office building comprehensively refurbished in 2017. The building has a single office entrance and reception lobby, with the 6 th floor (total building is 67,650 sq.ft) accessible from the office core and so conversion of such a small element of the total building in residential use would be unfeasible.
60 Gray's Inn Road, London, WC1X 8LU	1 st floor (part) & 2 nd floor (part)	Suites of 259/941/534/476/356	Air conditioning Commissionaire WCs in common parts Cat 5 cabling Passenger lift	Available on flexible terms to be contracted outside the security of tenure provisions of the L&T Act 1954.	Short term, flexible leases of 2-5 years will be considered. The building is operated by Workspace Group as serviced offices. The available space is formed of a number of rooms/suites across part of the 1 st and 2 nd floors of the building (whole building is 43,331 sq.ft) and therefore not feasible to provide for self containment and inappropriate for the serviced office centre business operated from the site.
4 Bloomsbury Square, London, WC1A 2RP	B, G & 1 st -4 th floors	3,320	Period building No lift Dedicated reception Central heating	Available by way of short term sub-lease to be contracted outside the security of tenure provisions of the L&T Act 1954	Self contained building extending to 9,960 sq.ft of which the available accommodation forms part by way of whole floors. Short term sub-lease on offer would not support proposal for residential conversion. The building only has a single entrance therefore separation of any residential element would be unfeasible.
1-6 Ely Place, London, EC1N 6RY	2 nd floor (part) & mezzanine	3,223 / 1,527	Period building & features Air conditioning Raised floors Cat 2 lighting Roof terrace	Available on new lease from landlord on flexible terms	Grade II listed building with multiple floors of offices above banking hall (total building size 15,055 sq.ft). The office floors have a single shared entrance and common parts. The available accommodation comprises part floors and so conversion to residential within this multi-let office building is not feasible.

Audrey house, 16-20 Ely Place, London, EC1N 6SN	4 th floor (part)	3,500/2,636	Period building & features Air conditioning Raised floors Cat 2 lighting Smart reception lobby	Available on new lease from landlord on flexible terms	Grade II listed building with multiple floors of offices, multi-let. The available suites form two parts of the 4 th floor with all office floors have a single shared entrance and common parts (total building size 40,096 sq.ft). The available accommodation comprises part floors and so conversion to residential within this multi-let office building is not feasible.
Clerkenwell House, 67 Clerkenwell road, London, EC1R 5BL	Ground floor (part)	2,715/2,475	Comfort cooling Reception & concierge Passenger lift Refurbished common parts Wooden floors	Available by way of new lease direct from the landlord	This office building was refurbished extensively in 2011 and is multi-let to several office tenants (total building size 22,307 sq.ft). The occupiers have shared use of a single front entrance and reception and so unfeasible to create residential accommodation on part. Long term leasing options will not be considered, and existing leases in the block are contracted out of the L&T 1954 Act.
Fox Court, 14-22 Gray's Inn Road, London, WC1X 8WS	Multiple floors	Flexible range of suite sizes	Modern building Air conditioning LG7 lighting Passenger lift Raised floors	Available on short term, flexible leases	Building is operated by WeWork as serviced office centre configured as numerous small suites on all floors, non-self contained with shared services and utilities. Conversion to residential of part unfeasible and would fall outside the permitted use of WeWork's head-lease.
88 Gray's Inn Road, London, WC1X 8AA	2 nd floor	2,386	Communal reception Raised floors Central heating	Available by way of a sub-lease for a term expiring October 2020.	Only short sub-lease term available. The available space comprises a single floor in the building (whole building is 10,144 sq.ft). The building has a single entrance and single core and therefore not feasible to provide for self containment or conversion to residential use. Freehold held by pension fund so ownership structure would preclude holding any part of building as residential.

35 Great James Street, London, WC1N 3HB	Self contained building	2,626	Air conditioning Fitted reception Cat 5 cabling Period Grade II listed building	Available on a new lease direct from freeholder.	The freeholder will not consider a sale of the building, nor the grant of a long term residential lease. Has been held long term by the current freeholder since 2001 and we infer any potential disposal would involve significant CGT liability and hence re-letting in office use is the agreed disposal strategy.
Napier House, 24-28 High Holborn, London, WC1V 6AZ	1 st floor	3,561	Modern recently refurbished building Air conditioning Dedicated concierge for building Raised floors	Available on a new lease direct from landlord.	The freeholder will only consider leasing the floor for a term of up to 10 years. The available space comprises a single floor in the building (whole building is 23,854 sq.ft). The building has a single entrance and single core above retail and therefore not feasible to provide for self containment or conversion to residential use.
Wren House, 43 Hatton Garden, London, EC1N 8EL	3 rd floor (part)	3,442	Media style office space Air conditioning Raised floors Re-modelled reception	New leases available direct from the landlord to be contracted outside the security of tenure provisions of the L&T Act 1954.	Grade II listed building which has undergone a stylish office conversion. Accommodated single centrally positioned entrance, and limited ability to re-model entrance approaching due to listing constraints. The available space is available for a term of up to 10 years, on a part floor within a building (total floor area 15,447 sq.ft) multi-let by other office occupiers, so not feasible for conversion of part to residential.
Petersham House, 57a Hatton Garden, London, EC1N 8JG	G, 2 nd , 4 th & 5 th (all part floors)	1,323/2,427/ 2,506/2,482	Air conditioning Passenger lift Cat 2 lighting Perimeter trunking	New leases available to be contracted outside the security of tenure provisions of the L&T Act 1954	1960's built multi-let office building above retail. Single office entrance. The floors in the block have been split (total building size 23,603 sq.ft) with the available accommodation over part and multiple floors and so unsuitable for conversion of vacant elements into residential. Only short term leases are available.

3-11 Eyre Street Hill, London, EC1R 5ET	Part Ground & 1 st floors	3,616/2,734	Warehouse style offices High ceilings Good natural light Central heating	New leases available direct from landlord.	Building comprehensively refurbished in office use in 2016. Two floors remain available (total building is 16,536 sq.ft) with the remainder of the block let in office use. Single entrance and core make potential for conversion of offices to residential unfeasible.
High Holborn House, 42-54 High Holborn, London, WC1V 6RL	5 th floor (part)	3,098	Reception & concierge with refurbished common parts Air conditioning Passenger lift Raised floors Demised WCs	Available on a new lease direct from landlord.	The freeholder will only consider a lease for a term of 10 years to be contracted outside the security of tenure provisions of the L&T Act 1954. The available space comprises a self contained suite forming part of the 5 th floor (whole building is 87,165 sq.ft). The building has a single main entrance and core above retail and therefore not feasible to provide for self containment or conversion of part of a floor for residential use.
210 High Holborn, London, WC1V 7BN	3 rd floor (part) & 4 th floor (part)	2,427/2,500	Concierge lobby approach Air conditioning LG7 lighting Passenger lift Raised floors	3 rd floor available by way of assignment, term expiring Aug 2019. 4 th floor available by way of sub-let, term expiring May 2019.	Period office building with multi-let office floors above banking hall at ground floor level (total building 17,044 sq.ft). The available space is configured across two part floors, and only short term (assignment or sub-let). Neither lease length nor configuration deem building suitable for residential conversion.
Fairfax House, Fulwood Place, London, WC1V 6HU	1 st floor (part)	2,818/2,784	Air conditioning Raised floors Concierge Communal courtyard	Available by way of a new lease direct from landlord to be contracted outside the security of tenure provisions of the L&T Act 1954.	The units from different parts of the 1 st floor of the building (total building extends to 30,045 sq.ft). Single office entrance to the accommodation offering no feasible scope for conversion of part to residential.

319-325 High Holborn, London, WC1V 7PB	7 th floor (part)	3,315	Reception & concierge Air conditioning Raised floors	By way of assignment of the existing lease to expire mid 2018. Possibility of new lease direct from landlord.	The freeholder will consider a lease for a term of 10 years outside the security of tenure provision of the L&T Act 1954, which corresponds with lease expiries elsewhere across the office element of the block. The available space comprises a self contained suite forming part of the 7 th floor (whole building is 63,856 sq.ft) with deep floor plates and not suitable for formation of residential units.
Holborn Gate, 326-333 High Holborn, London, WC1V 7PP	1 st floor (part)	2,600	Refurbished reception & concierge Air conditioning Raised floors LG7 lighting Passenger lifts	By way of assignment or sub-lease (term to be confirmed)	Possibility of new lease direct from landlord although this is a self contained suite which comprises only about 20% of the 1 st floor of the building (whole building is 163,245 sq.ft) above ground floor retail. Deep floor plates, and so configuration and position in the building make it wholly unsuitable for residential conversion.
Halton House, 20-23 Holborn, London EC1N 2JD	3 rd floor	2,607	Communal reception Air conditioning LG7 lighting Raised floors Passenger lift	Available on a new lease direct from landlord to be contracted outside the security of tenure provisions of the L&T Act 1954	Period building above retail, all upper floors in office use. Single office entrance and stair/lift core. Only available on short term lease with no security of tenure. Conversion of this floor (forming part of building of 19,539 sq.ft) is unfeasible.
Craven House, 121 Kingsway, London, WC2B 6PA	4 th floor	2,517	Reception & concierge Air conditioning Meeting room facilities Central heating	Available by way of assignment of a lease expiring January 2023	Available only by way of assignment. Landlord has not indicated whether new lease could be offered. The accommodation is configured over the whole of the 4 th floor (whole building is 21,816 sq.ft) of this 6-storey building and so conversion to residential is unsuitable. The office element has a single entrance and core serving all floors.

<p>1-10 Staple Inn Buildings, London, WC1V 7QH</p>	<p>1st (part) & 2nd (part)</p>	<p>2,386</p>	<p>Period, Listed building Refurbished common parts Central heating Wooden floors Perimeter trunking</p>	<p>Available on a new lease from the landlord.</p>	<p>The building is only available for a term of up to 10 years.</p> <p>The office accommodation is provided in two separate suites (439 & 1,947 sq.ft) located on part of each of the 1st and 2nd floors of the building. The fragmented availability of the space which forms part of a building extending to 62,212 sq.ft, make them entirely unsuitable for residential conversion.</p> <p>We would anticipate constraints imposed by the Listing might also impact on re-configuration of the accommodation.</p>
<p>Peer House, 8-14 Verulam Street, London, WC1X 8LZ</p>	<p>2nd (part) & 4th (part)</p>	<p>3,430</p>	<p>Modern 1990s built block Cat 5 cabling Cat 2 lighting Air conditioning Reception Passenger lift</p>	<p>Available on new leases direct from landlord to be contracted outside the security of tenure provisions of the L&T Act 1954</p>	<p>This is a purpose built office block, multi-let. The available accommodation forms part of the 2nd and part of the 4th floors of this 5-storey building (total size 10,080 sq.ft) therefore making any possibility of conversion to residential impractical.</p> <p>In any event the building only has a single entrance and service core.</p>