

Ketan Kanabar

From: Peter Morgan <peter@morganlambert.co.uk>
Sent: 09 February 2014 09:32
To: Atul Amin
Cc: Ketan Kanabar; Andrew Tennent
Subject: FW: 4th Floor - Subject to Contract

Hi Atul,

I have been giving this some thought.

I think the rental value of the 4th floor is £20 per sq.ft., i.e. say £8,000 per annum, because it is "walk up"

To cover the other aspects, i.e. rates, gas, electric, cleaning, repairs etc I propose another £10 per sq.ft.

So a total of £30 per sq.ft. (£12,000 p.a.x.) on a lease/licence, payable monthly, which can be terminated by either side on the giving of 3 months Notice.

regards

Peter Morgan
Morgan Lambert & Partners
Property Consultants
57 Doughty Street
London WC1N 2JT

www.morganlambert.co.uk

Direct Dial: +44(0) 207 025 4721
Direct Fax: +44(0) 207 405 1555
Mobile: +44(0) 7836 558 960

From: Peter Morgan [mailto:peter@morganlambert.co.uk]
Sent: 07 February 2014 10:07
To: 'Atul Amin'
Cc: 'Ketan Kanabar'; 'Andrew Tennent (Andrewt@hcasols.com)'
Subject: RE: 4th Floor

Dear Atul,

Reference your email below, these costs are extremely high and payment of what you propose, with rent, would all but double the costs of my existing basement office, which is 35% larger than your 4th floor of 405 sq.ft.

The cleaning costs are extremely high and the rate liability on the 4th floor, would be some 15% lower, on a per sq.ft. basis, than the ground & first floors.

Also the way you calculate i.e. at 20% is wrong, because this is on a floor by floor basis when the 4th is the smallest floor in the building.

regards

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From: Atul Amin [mailto:atul@hcasols.com]
Sent: 06 February 2014 16:49
To: Peter Morgan
Cc: Ketan Kanabar; Andrew Tennent (Andrewt@hcasols.com)
Subject: 4th Floor

Dear Peter,

Please come back to me re the rent that we should charge you. KK has prepared a schedule of costs:

Annual costs (approx.)

	<u>Costs</u>
Insurance	2500
Rates	35600
Heating	3750
Cleaning	13000
Water	420
Electricity	5000
Gen.Repairs etc	1000
	<hr/>
	61270

This is an annual figure and 20% (one fifth) is allocated historically to the fourth floor.

I have also asked Andrew to prepare a short outside the act tenancy agreement.

Regards,

Atul S. Amin
Partner
Hugh Cartwright & Amin
Solicitors and Privy Council Agents

12 John Street
London WC1N 2EB

Telephone Number : + 44 (0) 20 7632 4200
Facsimile Number : + 44 (0) 20 7831 8171
D.X. Number : 356 Chancery Lane



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Ketan Kanabar

From: Peter Morgan <peter@morganlambert.co.uk>
Sent: 07 January 2014 09:20
To: Atul Amin
Cc: Yvette Tucker
Subject: RE: Offices

Hi Atul,

Thanks for this, we hope to have a look later this morning and I will get back to you.

The problem is that there are three guys all in their 60's, two of which (one is me) have recently had knee operations.

regards

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From: Atul Amin [mailto:atul@hcasols.com]
Sent: 06 January 2014 10:36
To: Peter Morgan
Cc: Yvette Tucker
Subject: RE: Offices

Dear Peter,

I could do the fourth floor but will need the third floor soon. Please be my guest as far as viewing is concerned.

Regards,

Atul S. Amin
Partner
Hugh Cartwright & Amin
Solicitors and Privy Council Agents

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Ketan Kanabar

From: Peter Morgan <peter@morganlambert.co.uk>
Sent: 06 January 2014 09:59
To: Atul Amin
Cc: Yvette Tucker
Subject: RE: Offices

Hi Atul,

Happy New Year to you and I trust you had a good Christmas.

Reference my email below, could we have a meeting please if you would be happy to let some offices to me.

It would be me and ideally two former Directors of Bull Electrical Services.

regards

Peter Morgan
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From: Peter Morgan [mailto:peter@morganlambert.co.uk]
Sent: 21 December 2013 02:24
To: 'Atul Amin'
Cc: 'Yvette Tucker'
Subject: Offices

Hi Atul,

Yvette mentioned that you are away over the Christmas period, can I ask when are you back ?

I have now been advised by my landlord that I need to vacate by early February and I would like to discuss with you your vacant offices.

I am away until 2nd January, could we have a meeting as soon as possible after this date.

Have a good Christmas.

regards

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Ketan Kanabar

From: Peter Morgan <morgan@morganlambert.co.uk>
Sent: 23 May 2012 10:50
To: Atul Amin
Cc: Yvette Tucker
Subject: RE: 12 John Street, WC1 - Subject to Contract

Atul,

The people mentioned below want to view at 11.00am tomorrow (Thursday)

I hope this is O.K.

Peter Morgan

Morgan Lambert & Partners

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From: Peter Morgan [mailto:morgan@morganlambert.co.uk]

Sent: 22 May 2012 09:55

To: 'Atul Amin'

Cc: yvette@hcasols.com

Subject: FW: 12 John Street, WC1 - Subject to Contract

Atul,

See below.

Can I have your authority to take them in to the property

Peter Morgan

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— & Partners —

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Mobile: +44(0) 7836 558 960

From: Ben Kittow [mailto:ben.kittow@thestreamingcompany.com]

Sent: 21 May 2012 15:35

To: 'Peter Morgan'

Subject: RE: 12 John Street, WC1 - Subject to Contract

Peter,

Might be worth looking if you can arrange please? I am out tomorrow, but could do 23rd in the am, or 24th

I need to see how it would work, and what access we would have. Costs seem pretty full to me, but best to view first. We would need occupation as of August 1st. We are profitable >3 year trading company – we will have to do a search on the landlord to ensure that they are not in trouble, as that could cause big problems. We will have to arrange our own Telco as we need quite a lot of bandwidth.

Best,

Ben

Ben Kittow
CEO
The Streaming company
T: +44(0)207 2429 766
www.thestreamingcompany.com

From: Peter Morgan [<mailto:morgan@morganlambert.co.uk>]
Sent: 21 May 2012 14:34
To: 'Ben Kittow'
Subject: RE: 12 John Street, WC1 - Subject to Contract

Ben,

I have not discussed this with clients but somebody previously mentioned £3,000 per month, which clients would consider.

Whatever the rent it would be fully inclusive of rent, rates, service charge and other outgoings. The tenant would only be responsible for telephones etc.

The "all inclusive" rent would be subject annual indexation, geared to the Retail Price Index (RPI)

Peter Morgan



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From: Ben Kittow [<mailto:ben.kittow@thestreamingcompany.com>]
Sent: 21 May 2012 13:01
To: 'Peter Morgan'
Subject: RE: 12 John Street, Wc1

Thanks Peter,

An idea of cost would be the next useful step, to establish if I should then go and meet up with your clients

Best,

Ben

Ben Kittow
Director
The Streaming Company
www.thestreamingcompany.com

From: Peter Morgan [<mailto:morgan@morganlambert.co.uk>]
Sent: 21 May 2012 12:42
To: Ben@kittow.com
Subject: 12 John Street, Wc1

Ben,

Further to our conversation I attach scanned copies of the floor plans.

As to the floor sizes the third floor is 534 sq.ft., while the fourth is 405 sq.ft., total 939 sq.ft.

Peter Morgan



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Ketan Kanabar

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Cc: Yvette Tucker
Subject: FW: 12 John Street, WC1 - Subject to Contract

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Peter Morgan



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Director
The Streaming Company
www.thestreamingcompany.com

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Ketan Kanabar

From: Peter Morgan <morgan@morganlambert.co.uk>
Sent: 17 May 2012 17:00
To: Atul Amin
Cc: Yvette Tucker
Subject: FW: TeamSeer

Atul,

How about these people for your top two floors.

I have told them that the floors are third/fourth to which they have responded "we are all young"

Peter Morgan

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— & Partners —

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From: Carol Kelly [<mailto:Carol.Kelly@teamseer.com>]
Sent: 17 May 2012 16:20
To: 'morgan@morganlambert.co.uk'
Subject: TeamSeer

Dear Peter,

Thank you for your time on the telephone earlier.

We are a software development company currently looking for accommodation for 8 people with a budget of £3,000 per month (all inclusive). The space required is approx 1,000 sq ft.

If I can provide you with any further info please do not hesitate to contact me.

Kind regards,

Carol

Carol Kelly
carol.kelly@teamseer.com
tel: 020 7492 5716
88 Gray's Inn Road, London, WC1X 8AA
www.teamseer.com

TeamSeer is a double award winner in the 2011 Software Satisfaction Awards. Thank you for voting for us!

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Ketan Kanabar

From: Peter Morgan <morgan@morganlambert.co.uk>
Sent: 02 May 2012 10:26
To: Atul Amin
Cc: Yvette Tucker
Subject: 12 John Streetr, WC1

Hi Atul,

I have a requirement from someone that is looking for a single floor in the area and I have provisionally mentioned the possibility of your third/fourth floors.

He is aware that it is "walk up" which does not seem to be a problem and I wait ti hear from him on what his business is.

I will contact you later.

regards

Peter Morgan



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