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Dear Kate,

RH45 – CAMDEN OFFICE MARKET

The Application Site (155 – 157 Regents Park Road) is located in the north west of Camden. This part of Camden is not a recognised office market and as a result there is little demand for office floorspace in this area.

Across Camden as a whole, in past months office stock has remained at around 59,000 sq ft, of which 15,100 sq ft is Newly Built Grade A space and 44,100 sq ft is second hand space.

Year to date take up currently stands at 13,201 sq ft, and there are currently no units under offer within Camden, so this figure is not expected to increase over the next Quarter. As a result it appears there is an over-supply in Camden against demand.

Based on the above market analysis, in our opinion there would be little demand for a low quality 3,500 sq ft office unit in this part of Camden, and the potential removal of it from the market would have a very limited impact on the Camden office market dynamic and supply.

Yours sincerely,



Phil Gibb
Associate Director
Cushman & Wakefield Debenham Tie Leung Limited