

# 70 Grays Inn Road

All active deals as of 10-16-2019

Proposals				
Date	Tenant	Requirement Details	Broker	Comments
05-29-19	<b>University of Lincoln</b> Consumer Services	15,000 - 30,000 SF	Honor Rankin <i>Cushman</i>	May 29 - In negs Apr 05 - Inspecting on 10/04 Mar 28 - Preference for King's Cross and self contained building! Need to be in by April 2020. If you have any suitable options please send them through with financials and floor plans.
04-04-19	<b>Prospect Business Centre</b> Serviced Office	20,000 - 40,000 SF	Charlie Cudworth <i>Prospect Business Centres</i>	Apr 04 - Revised terms submitted. Mar 15 - Running numbers to finalise terms. Mar 05 - Terms have been submitted
03-15-19	<b>CoCreations</b> Serviced Office	10,000 - 30,000 SF		Jan 28 - Expecting a proposal shortly. Jan 18 - Viewing on 11/01 and plan to make us a proposal on a management basis.
03-15-19	<b>WeWork</b> Serviced Office	20,000 - 100,000 SF London, ENG - City	Oliver Meyers <i>WeWork</i>	Feb 27 - Does not work given size and spec. Jan 28 - Waiting for feedback following inspection. Jan 21 - Looking for additional space near Fox Court Grays Inn Road. Inspected on 21/01 and plans/design pack has been sent.
03-15-19	<b>Worklife</b> Serviced Office	10,000 - 20,000 SF	Henry Wilkinson <i>Work.Life</i>	Mar 15 - Final position almost confirmed. Feb 27 - In negotiations. Jan 18 - Counter proposal should be receive on 21/01
Total/Wtd Avg				

Touring				
Date	Tenant	Requirement Details	Broker	Comments
07-15-19	<b>Unknown</b>	3,000 - 5,000 SF	Henry Carrol <i>Brecker Grossmith</i>	April 03 - Looking for boutique gym operator Inspected on 03/04 and although they liked the space the location does not quite work.
07-15-19	<b>Unknown Gym Provider</b>	5,000 - 7,000 SF	Alan Wylie <i>Movement LDN</i>	April 05 - Looking for gym operator and inspected on 05/04 but found it difficult to space plan ground and lower ground.
07-15-19	<b>Unknown</b>	7,000 - 7,000 SF	Jonathan Franks <i>Richard Susskind and Co</i>	Jun 15 - Inspected on 10/06 but discounted as preference is to buy.
06-06-19	<b>Space as a Service</b>	10,000 - 20,000 SF	Michael Umfreville <i>BNP Paribas Real Estate</i>	Jun 06 - Have sent over initial info pack but preference is to try and let to a conventional tenant. May 29 - Inspected on 29/05 and should hear more shortly. May 20 - Looking for new space in City and Midtown. Details have been sent.

Inquiries				
Date	Tenant	Requirement Details	Broker	Comments
10/04/2019	<b>Unknown</b>	7,500 - 30,000	Poppy Taylor JLL	Oct 04 - Looking across Central London for a building with a gnd floor presence, details have been reported.
10/03/2019	<b>Unknown</b>	8,000 - 15,000	Dominic Hoole Colliers	Oct 03 - Serviced office provider looking for space with separate entrance. Details have been sent.
10/02/2019	<b>Unknown</b>	8,000 - 10,000	David Jackson Pilcher Hershman	Oct 02 - Looking for space around Kings, has been reported as an option.
09/16/2019	<b>Unknown</b>	6,000 - 9,000	Rob Rooney BNP Paribas	Sept 16 - Looking for single floor or two floor option in Midtown or Kings Cross.
09/16/2019	<b>Unknown</b>	7,000 - 8,000	Anthony Murphy Making Moves London Ltd	Sept 16 - Space in Midtown or City Fringe for now more than £65.00 per sq ft.

09/05/2019	Unknown	15,000 - 20,000	Nick Simmons The Workspace Company	Sept 05 - Singl or multiple floor options in and around Holborn. Details have been sent.
09/03/2019	Unknown	5,000 - 7,000	Will Franks JLL	Sept 03 - Looking for space in Midtown or Fringes for occupation Q1 2020.
08/28/2019	Unknown	5,000 - 7,000	George Haworth Ingleby Trice	Aug 28 - Single floor in Midtown, City or Finges at no more than £65.00 per sq ft. Details have been sent.
08/09/2019	Unknown	10,000 - 60,000	Ralph Dorey CBRE	Aug 09 - Looking for serviced office provider across Central London. Details have been sent.
08/01/2019	Unknown	4,500 - 7,000	Philip Dawe Philip Dawe & Co	Aug 01 - Looking for space in Covent Garden, NOHO and Midtown. Details have been sent.
06-04-19	Unknown	35,000 - 35,000 SF	David Mirelman Savoy Stewart	Jun 04 - Looking to purchase and occupy vacant part, details have been sent.
04-17-19	Unknown	15,000 - 20,000 SF Target Commencement: 09-01-2019	Nick Simmons The Workspace Company	Apr 17 - Looking for space for occupation by Q3 2019. Planning to view the week starting the 23/04 but concern over timing.
04-15-19	ETC Venues Group Ltd.	10,000 - 35,000 SF London, GREATER LONDON - City Target Commencement: 07-10-2018	Tom Marsden BNP Paribas Real Estate	Jun 09 - Looking for new centers across London. Details have been raised.
04-08-19	Wallacespace Other	8,000 - 15,000 SF London, GREATER LONDON - City	Stephen English Hanlon Bennett	Apr 08 - Details have been sent but currently in negs on space just up the road. If unable to secure they will come back to us.
03-28-19	Unknown	15,000 - 18,000 SF	Katie Stewart montagu evans	Mar 28 - Professional client looking for grade B space between now and Q1 2020.
03-19-19	CCTV	10,000 - 25,000 SF	Anthony Murphy Making Moves London Ltd	Mar 19 - Being put forward as an option. Mar 15 - Tenant is keen to explore in more detail, waiting for date to view. Mar 15 - Looking for space between Holborn, St Pauls and Clerkenwell. Details have been sent and waiting for further feedback.
03-15-19	Huckletree Limited Real Estate	10,000 - 50,000 SF	Andrew Lynch Huckletree	Mar 15 - Looking for opportunities across Central London, details have been raised again.
03-15-19	Undisclosed	20,000 - 20,000 SF	Jamie Statham C&W	Mar 15 - Looking for Grade a space in Midtown. Details have been sent again.
03-15-19	MindSpace Serviced Office	35,000 - 45,000 SF London, GREATER LONDON - West End	Elad Hod Mindspace	Jun 02 - Discounted as want to do managed deal. Mar 15 - Plan to view next time in UK Jan 27 - Details sent and could work on a management contract.
03-15-19	Undisclosed	10,000 - 20,000 SF	Ben Ashby DeVono Cresa	Mar 15 - Just missed out on an option so will be raised again. Jan 28 - Serviced Office looking City, Canary Wharf, Midtown, SE1. Being reported as an option.
03-15-19	Undisclosed	20,000 - 30,000 SF	Jeremy Prosser GVA	Mar 15 - Looking for ideally 25k so might be a little too small. Is being raised again.
03-15-19	Unknown	18,000 - 25,000 SF	Jamie Arva Koopmans	Mar 15 - Slow moving and waiting for instructions. Jan 31 - Rapidly expanding client expecting to have 200-250 staff within the next 18 months. Multiple floors considered but no less than 5,000 sq ft per floor. Media / Start-Up feel with exposed features. Fitzrovia, Covent Garden, Bloomsbury, Camden, Clerkenwell & Farringdon, Shoreditch, Midtown, Euston, King's Cross, Tech City
03-15-19	Workspace Group plc			Mar 15 - Preference is to buy but it is too expensive. Jan 31 - Introduced direct given they are in 70 Grays Inn Road. Details have been sent.
03-15-19	Techspace	20,000 - 50,000 SF	ROBERT RYAN Techspace	Mar 15 - Preference is for something larger. Feb 01 - Looking for new centers, details sent direct.
03-15-19	Undisclosed	2,000 - 10,000 SF	Olivia Blundell Colliers International	Mar 15 - Might be a little too expensive, waiting for final instructions. Feb 05 - Creative client looking a self-contained building on a long lease hold or freehold basis. Searching across zones 1-3.
03-15-19	Welkin & Meraki Serviced Office	50,000 - 60,000 SF London, GREATER LONDON - City London, GREATER LONDON - West End	William Furney Cbre	Mar 15 - Still waiting for an update. Plan to view next time decision makers are in London. Feb 11 - Details have been sent.

03-15-19	<b>Knotel, Inc.</b> Real Estate	20,000 - 30,000 SF London, GREATER LONDON - City London, GREATER LONDON - West End	Sophie Higgins <i>Colliers International</i>	Mar 15 - Keen to inspect and waiting for date to view.
03-15-19	<b>Unknown</b> Serviced Office	15,000 - 35,000 SF	Oxana Mayorova <i>URSPACE</i>	Mar 15 - Serviced office operator and 70 has been reported as an option. Mar 05 - Ben Cox has engaged direct re building and asks for rents. Mar 05 - Serviced office client looking for 15,000 to 35,000 sq ft West End - SE1.
03-15-19	<b>Unknown</b>	4,000 - 5,000 SF	Henry Carrol <i>Brecker Grossmith</i>	Mar 15 - Gym operator looking for new space in and around Midtown. Details have been sent and waiting for feedback.
03-15-19	<b>Unknown</b>	15,000 - 25,000 SF	Fergus Vardey <i>Cushman &amp; Wakefield</i>	Mar 15 - New client looking to be within easy reach of Kings Cross, details have been sent and waiting for feedback.
03-15-19	<b>Unknown</b>	4,500 - 7,500 SF	James Harrison <i>BDG Sparkes Porter</i>	Mar 15 - Media client looking for space from Soho to Kings Cross. Details have been reported as an option.
03-15-19	<b>Siemens Public Inc</b>	7,000 - 10,000 SF	Sophie Higgins <i>Colliers International</i>	Mar 15 - Looking for space over single or multiple floors, details have been sent and it has been reported as an option.
03-15-19	<b>Unknown Tech Business</b>	15,000 - 20,000 SF	Tobi Crosbie <i>Making Moves</i>	Mar 15 - Tech business looking for space in Midtown, Clerkenwell and Western City. Details have been sent and waiting for further feedback.
03-15-19	<b>Unknown</b>	20,000 - 25,000 SF	Luke Silva <i>Lambert Smith Hampton</i>	Mar 15 - Professional client looking for 20,000 to 25,000 sq ft in Victoria, Clerkenwell & Farringdon, Vauxhall, Southbank & London Bridge, Tech City. Looking for sub £60.00 per sq ft as a blend.
03-15-19	<b>Unknown</b>	9,000 - 15,000 SF	Dominic Hoole <i>Colliers International</i>	Mar 15 - Very slow moving, waiting for further feedback. Jan 14 - Serviced Office Client - 9,000 to 15,000 sq ft - Zone 1 - Ground Floor presence a MUST and less than 5 mins walk from a tube.
03-15-19	<b>Lewis Silkin</b> Legal Services 5 Chancery Lane	20,000 - 30,000 SF London, GREATER LONDON - City	Nick Patterson <i>CBRE</i>	Mar 15 - Looking for space over no more than 4 floors in Central London. Waiting for date to inspect.
03-15-19	<b>Unknown</b>	15,000 - 18,000 SF	Lois Bond <i>Knight Frank</i>	Mar 15 - Creative occupier looking for creative space in the fringe. Ideally as few a floors as possible. Details have been sent.
03-15-19	<b>Unknown</b>	10,000 - 20,000 SF	Andrew Ingram <i>Anton Page</i>	Mar 15 - Serviced office looking for space in Midtown, City, City Fringe or Southwark. Must be close to a tube station. Details sent and waiting for further feedback.
03-15-19	<b>Unknown Conference Operator</b>	10,000 - 15,000 SF	Andrew Rosen <i>Braham Good</i>	Mar 15 - Conference Organisers looking for 10,000 to 15,000 sq ft D1 / B1 unit in Paddington, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Waterloo, Vauxhall, North of Oxford Street, Southbank, Midtown, Euston, Marylebone, King's Cross. Details have been sent.
03-05-19	<b>Unknown</b>	20,000 - 20,000 SF	Nick Patterson <i>Farebrother / Union Street Partners</i>	Mar 05 - Looking for self contained unit in and around Midtown, details have been sent.
03-01-19	<b>Unknown</b>	10,000 - 20,000 SF	Ben Ashby <i>DeVono Cresa</i>	Mar 01 - Has been reported as an option. Feb 28 - US coworking business looking for new space across Central London having just missed out on an opportunity. Details have been sent.
02-28-19	<b>Unknown</b>	15,000 - 20,000 SF	Poppy Taylor <i>CBRE</i>	Feb 28 - Blue chip company looking for space in Fitzrovia, Bloomsbury, Marylebone, Euston, King's Cross
02-28-19	<b>Unknown</b>	12,500 - 15,000 SF	James Hendry <i>Monmouth Dean</i>	Feb 28 - Creative occupier looking for interesting space, will be out viewing options in Feb but never inspected.
02-27-19	<b>Unknown</b>	5,000 - 50,000 SF	Mark Phillips <i>Edward Charles &amp; Partners</i>	Feb 27 - Service Industry client looking from 5,000 to 50,000 sq ft in Hammersmith, Kensington & Chelsea, Paddington, Knightsbridge, Mayfair, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Camden, Clerkenwell & Farringdon, Waterloo, Vauxhall, Marylebone, Southbank & London Bridge, Midtown, Euston, North of Marylebone Rd, King's Cross, Notting Hill, Shepherd's Bush, Islington
02-01-19	<b>Unknown</b>	10,000 - 50,000 SF	Harrison Eagles <i>LDG</i>	Feb 01 - Owner occupier looking for space West End Midtown or SE1. Details have been sent.
02-01-19	<b>LSE</b> Education	10,000 - 80,000 SF		Feb 01 - Introduced but no further feedback.

01-29-19	Unknown	15,000 - 20,000 SF	Jamie Arva <i>Koopmans</i>	Jan 29 - Looking for a prop co for space in Fitzrovia, Camden and Midtown. Details sent.
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Dead Deals				
Date	Tenant	Requirement Details	Broker	Comments
03-15-19	Undisclosed	15,000 - 20,000 SF	Jack Fryer <i>KONTOR</i>	Mar 15 - dead deal Dec 11 - Looking for self contained option for a creative agency. Details have been sent and rents have been provided.
03-15-19	Unknown Serviced Office	8,000 - 4,000 SF	Sophie Bartlett <i>Cbre</i>	Jan 24 - Discounted as already seen as option. Jan 02 - Details have been resent. Dec 11 - Guide rents have been provided.
03-15-19	Smithfield Serviced Office	20,000 - 50,000 SF	David Cordier <i>SMITHFIELD</i>	Jan 25 - Looking across London but 70 Grays Inn Road will not work.
02-27-19	Unknown Serviced Office	25,000 - 60,000 SF Target Commencement: 04-01-2019	Olivia Blundell <i>Colliers International</i>	Feb 11 - Discounted as cant make the numbers work. Jan 31 - Like space and gone away to run numbers. Jan 29 - Inspecting 31/01
01-18-19	Uncommon Serviced Office	30,000 - 60,000 SF		Jan 18 - Discounted due to size
01-18-19	Ministry Of Sound Ltd Entertainment & Leisure	50,000 - 50,000 SF London, GREATER LONDON - City London, GREATER LONDON - West End		Jan 18 - Discounted as need 50k plus.
01-18-19	The Office Group Holdings Ltd Serviced Office Various	30,000 - 50,000 SF London, GREATER LONDON - West End		Jan 18 - Initially looking at purchase but has been discounted.
Total/Wtd Avg				