

17 February 2020

Our Ref: JJH/HHH/mjd

Mr D Jordan
DP9 Ltd
100 Pall Mall
London
SW1Y 5NQ

Dear Dean,

Re: Basement – High Holborn House, 52-54 High Holborn, WC1.

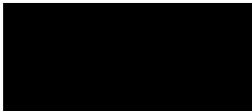
We have been asked by SRG Holborn Ltd, the owners of the High Holborn Housing building, to provide our professional opinion as commercial agents on whether the basement space at the High Holborn House could be used and marketed for office accommodation.

We have been to the site and obtained access to the basement. From our visit we can confirm that the basement of High Holborn House is either vacant or used as ancillary storage space. Our understanding is that this space has never been used as office accommodation. It is our professional opinion that the basement could not be marketed or used as office accommodation due to a number of contributing factors;

- 1 – the space is of poor quality
- 2 – the space has low ceiling heights
- 3 – the space lacks the capability to accommodate modern, minimum office standard services
- 4 – the space does not have any windows and therefore it has no natural daylight
- 5 – there is no heating and/or ventilation

These items are fundamental considerations for tenants across the full spectrum of the market. In our capacity as commercial agents who have been acting in the area and across London for the last 100 years, we do not believe the basement could be classified as office accommodation and therefore it is our advice that you would not be successful in marketing the space.

Yours sincerely



Jules Hind
FAREBROTHER

Direct Line: +44(0)20 7855 3558
Mobile: +44 (0)79 7683 9011
jhind@farebrother.com