
STATEMENT OF TRUTH

of

JAMES WAITE

relating to 10 St Giles Square, London, WC2H 8AP

SHOOSMITHS

1 St. Martin's Le Grand
LONDON
EC1A 4AS
DX 36 London/Chancery Lane
Ref: KAH/M-00883097

STATEMENT OF TRUTH

I **JAMES WAITE** of **ALMACANTAR LIMITED** (which company provides management services to Almacantar Centre Point LP) am authorised to make this statement of truth by:

- (a) **ALMACANTAR CENTRE POINT INVESTMENTS S.À.R.L.** a private limited liability company (société à responsabilité limitée) incorporated under the laws of Luxembourg with its registered office at 8-10, avenue de la Gare, L-1610 Luxembourg (company registration number B-192706) ("**Long Leaseholder**"); and
- (b) **ALMACANTAR CENTRE POINT NOMINEE NO.1 LIMITED** a company incorporated in England and Wales (company number 08695695) whose registered office is at 3 Quebec Mews, London, W1H 7NX and **ALMACANTAR CENTRE POINT NOMINEE NO.2 LIMITED** a company incorporated in England and Wales (company number 08695689) whose registered office is at 3 Quebec Mews, London, W1H 7NX acting in their capacity as nominees for **Almacantar Centre Point LP** (a limited partnership registered under limited partnership number LP015716), the registered office of which is also at 3 Quebec Mews, London, W1H 7NX acting by its general partner Almacantar Centre Point GP S.À.R.L, a private limited liability company (société à responsabilité limitée) incorporated under the laws of Luxembourg with its registered office at 8-10, avenue de la Gare, L-1610 Luxembourg (company registration number B-188242) ("**Freeholder**")

(together "the **Companies**") and

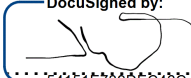
DO SOLEMNLY AND SINCERELY DECLARE as follows:

- 1 I have worked at Almacantar Limited for approximately 8 years and have been the Project Director of the estate known as Centre Point 101-103 New Oxford Street ("the **Property**") since that time. The Property includes 10 St Giles Square.
- 2 The Freeholder acquired the Property in 2011 and is the registered proprietor of the freehold title to the Property which is registered at the Land Registry under Title Number NGL606392.
- 3 A copy of the Land Registry title plan is produced and shown to me and marked "**Exhibit 1**" showing the extent of the Property edged in red.
- 4 On 10 November 2017 the Freeholder granted the Long Leaseholder a 999 year lease of the commercial parts of the Property (the "**Commercial Property**"). The Long Leaseholder is the registered proprietor of the leasehold title to the Commercial Property which is registered at the Land Registry under Title Number NGL974796.
- 5 As part of my duties as Project Director I have been involved with the commercial dealings in the Property and the Commercial Property.
- 6 I can confirm that since the commencement of my employment I have always known that the part of the second floor of the Commercial Property shown edged (but not

shaded) blue on the plan attached at “**Exhibit 2**” (“the **R03 Space**”) has been used as offices and I believe that it was so from the 1980s.

- 7 I also understand from colleagues and my dealings with directors and shareholders of the Companies that the office use has remained at the R03 Space without interruption since the 1980s.
- 8 Planning permission was granted by the local planning authority in 2014 for the redevelopment of the Property under which the R03 Space was to be used as retail/restaurant/bar. This change of use has not been implemented because of licensing and access constraint difficulties.
- 9 Copies of photographs are provided at “**Exhibit 3**” to demonstrate the layout of the R03 Space prior to any of the other major redevelopment works at the Property and show the layout of the office use.
- 10 I can confirm from my own personal knowledge that the R03 Space has never been used as anything other than offices.
- 11 The R03 Space was marketed as offices from December 2019 to March 2020 as shown on the marketing material which is provided at “**Exhibit 4**”.
- 12 I can confirm also that since the Freeholder’s ownership, the local planning authority has not made any contact with the Companies regarding the lawful use of the R03 Space or served any type of planning enforcement notice in respect of its use. As far as I am aware there is no previous record of planning enforcement action nor any objections to the use of this R03 Space as offices.
- 13 I am duly authorised by the Companies to make this statement of truth.

I believe that the facts and matters contained in this statement are true.

DocuSigned by:

.....54151E739DEC46C.....

James Waite MRICS

Project Director

THIS IS THE EXHIBIT MARKED “EXHIBIT 1”

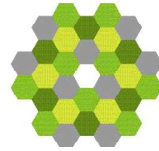
REFERRED TO IN THE STATEMENT OF TRUTH

OF

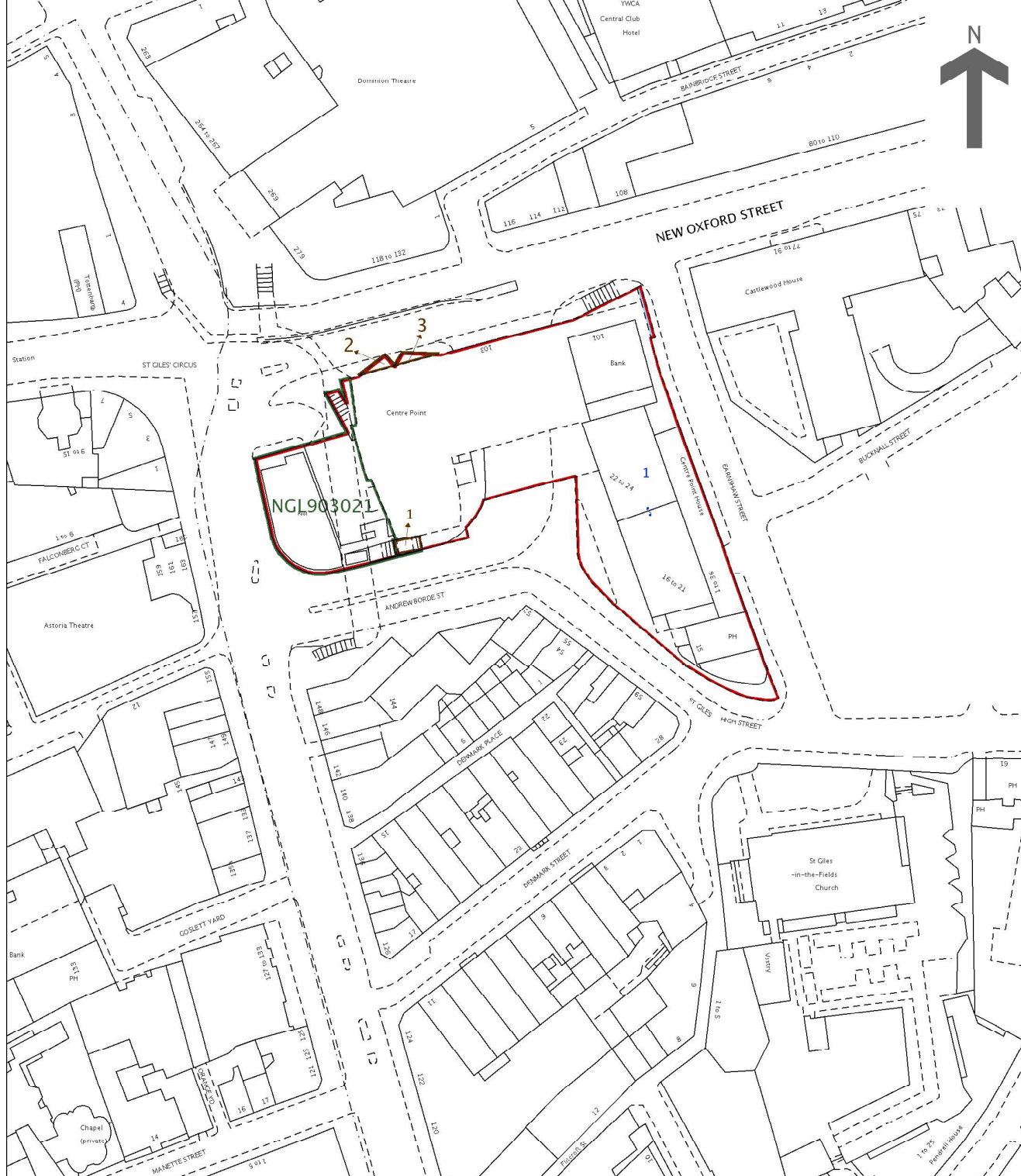
James Waite

Land Registry Official copy of title plan

Title number **NGL606392**
Ordnance Survey map reference **TQ2981SE**
Scale **1:1250**
Administrative area **Camden**



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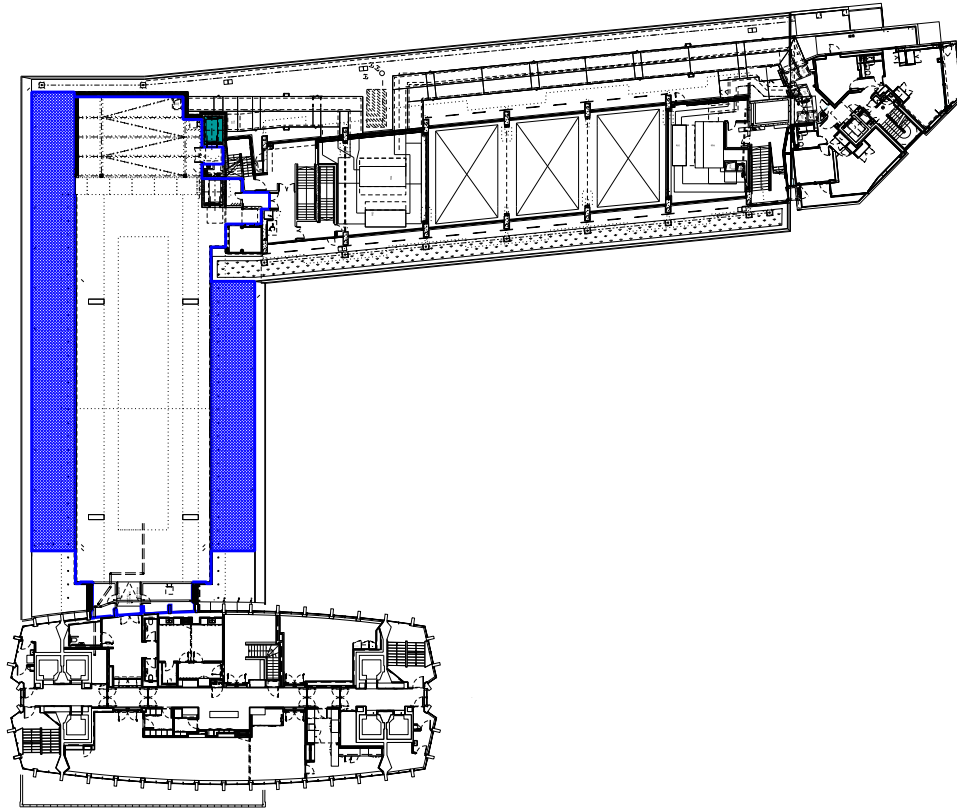


THIS IS THE EXHIBIT MARKED “EXHIBIT 2”

REFERRED TO IN THE STATEMENT OF TRUTH

OF

James Waite



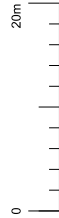
DRAFT



RICK MATHER ARCHITECTS ©

Centre Point
101-103 New Oxford Street
London, WC1A 1DD

REV	DATE	REV DATE	REV
30.03	DEC 14	DEC 14	P4
30.03	DEC 14	DEC 14	P4



THIS IS THE EXHIBIT MARKED “EXHIBIT 3”

REFERRED TO IN THE STATEMENT OF TRUTH

OF

James Waite















THIS IS THE EXHIBIT MARKED “EXHIBIT 4”

REFERRED TO IN THE STATEMENT OF TRUTH

OF

James Waite





£95.00 per sq ft

St Giles Square, 10 St Giles Square

Centre Point, London, WC1

The Space

Unique suite in the heart of the landmark Centre Point redevelopment

At a glance

Property Type	Office
Availability	To Let
Size	6,000 sq ft
Rent	£95.00 per sq ft

Business Rates	TBC
Service Charge	TBC
Energy Performance Rating	Upon enquiry

The Location

Centre Point is located directly above Tottenham Court Road Station

Piccadilly Circus Station
12 mins

Oxford Circus Underground Station
12 mins

Charing Cross
14 mins

Euston
23 mins

Tottenham Court Road
2 mins

Covent Garden
8 mins

Leicester Square Station
8 mins

Goodge Street Station
9 mins

Available area

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
2nd	6,000	557.42	To let	Under offer
Totals	6,000	557.42		

Description

Unique statement office suite in Centre Point, which is one of Almacantar’s most ambitious schemes, involving the transformation of the iconic Grade II listed building and creation of The West End's newest culinary destination and public square at the base of the tower.