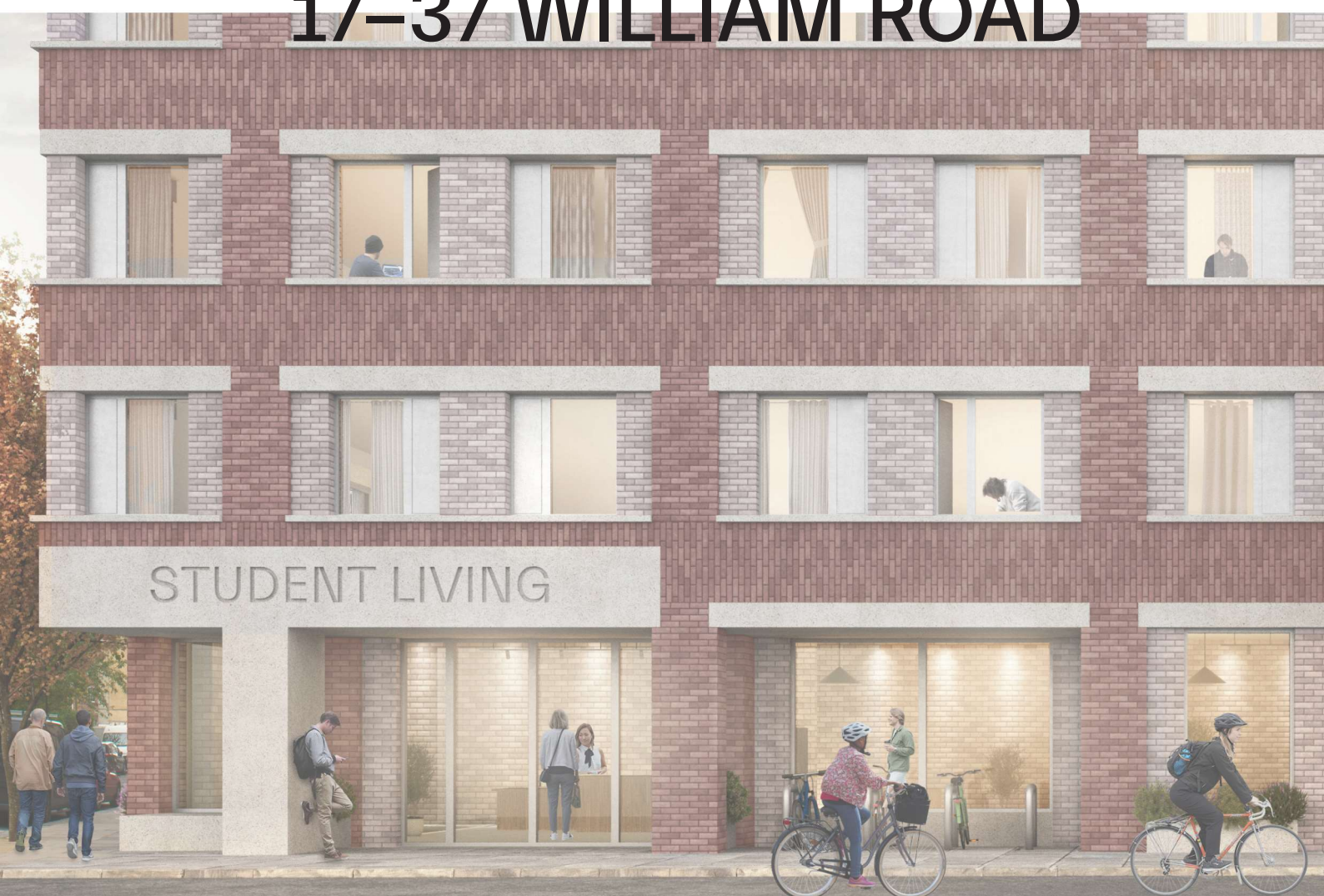
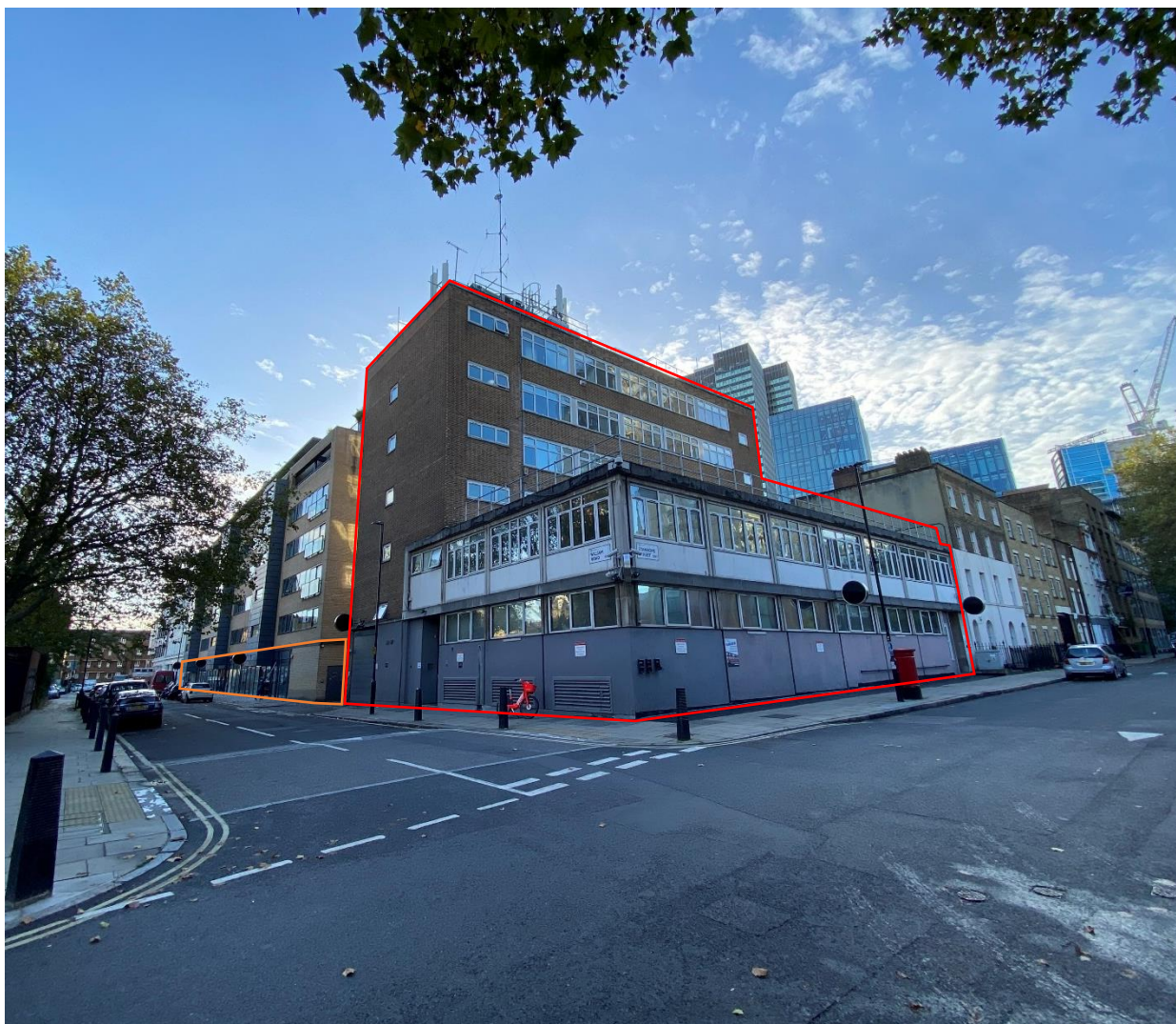


# 17-37 WILLIAM ROAD





 - 35-37 Williams Street (Plot A)

 - 17-33 William Street (Plot B)





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## **1.0 INTRODUCTION AND SCOPE OF REPORT**

### **1.1. Grant Mills Wood**

1.1.1. Grant Mills Wood (GMW) is a long established firm of Chartered Surveyors. We specialise in the business space sector with a particular emphasis upon the office, industrial and warehouse sectors within Greater London and the Home Counties. The firm has extensive agency departments dealing with the acquisition, sale and letting of B class property (including new 'E' Class). We are regularly instructed to advise on employment land supply and demand issues both for the private and public sectors. This includes preparation of reports and giving expert evidence upon Employment Land issues at Public Inquiries.

1.1.2. The firm is not closely linked with any particular developer and, in view of its independence we are regularly instructed to produce Employment Land Studies. Grant Mills Wood is a 6 times winner of the 'Estates Gazette Most Active Industrial Agent' in the Greater London area, the 2019 winner of the CoStar award for 'London Single Branch Industrial Investment Agency Deal by Value' and the 'YN Property Deal of the Year' award.

### **1.2. Scope of Instructions**

1.2.1. We are instructed to prepare a Written Statement in the context of the market aspects of the supply and demand for employment premises within the London Borough of Camden (LBC) and specifically in the context of the application site within the local area.

1.2.2. The plan at **Appendix 1** identifies the site. A location plan is found at **Appendix 2**. We are instructed by Euston One Limited, the applicant and understand our report will be submitted with a planning application.

1.2.3. The site current consists of the ground floor office accommodation of a contemporary residential building and a part 2 part 6 storey post war office building. The application will seek to retain the ground floor office space of the new building and demolish the post war building replacing it with a scheme to include student accommodation.



- 1.2.4. We have had sight of an email from the Case Officers from the LBC. The Officer reiterates the requirement for the proposal to comply with Policy E2 of the local plan. Policy E2 states the following:-

*'We will resist development of business premises and sites for non-business use unless it is demonstrated to the Council's satisfaction: a) the site or building is no longer suitable for its existing business use; and b) that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative type and size of business use has been fully explored over an appropriate period of time.'*

- 1.2.5. We have also had sight of some without prejudice initial comments from the Greater London Authority (GLA) in relation to the proposal of a mixed use scheme on the site, to include affordable housing, student accommodation and affordable workspace. The author found at paragraph 12, the following in consideration of the principle of the development:-

*'the principle of redeveloping the application site with a mixed use scheme which delivers housing and office floorspace is broadly supported'.*

- 1.2.6. Under the Employment heading at paragraph 13, the GLA quotes from the Intent to Publish London Plan highlighting their intention to:-

*'seeks improvements to the quality, flexibility and adaptability of office space at varying sizes within the Central Activities Zone, alongside increases to the overall quantum of office stock'.*

- 1.2.7. At paragraph 16 in specific reference to the principle of the commercial space within the application proposal the GLA note the following:-

*'Whilst the provision of affordable and flexible workspace for SME's within the Central Activities Zone is supported by Policy E3 of the Intent to Publish London Plan, further justification will be required before the loss of office floorspace can be supported. This justification should include analysis of existing and proposed employment capacity of the site, alongside any other limiting factors of the existing office floorspace (such as limitations caused by the layout and design of the existing building).'*

- 1.2.8. We understand that two floors in the building have been on the market since June 2019 as detailed in the marketing report from James Andrew International Limited (JAI) found at **Appendix 3**. We review this report in the context of market evidence within this statement.
- 1.2.9. We have investigated the supply and demand position for E(c) class uses and provide our opinions as to whether, in its current form, it is vital to retain the existing building for the local office market in the context of the supply and pipeline space. We will also make reference to the current economic and global conditions surrounding the COVID-19 pandemic, given the evolving nature of this situation our opinions are at the date of this Statement.
- 1.2.10. We have assessed the factual position as at the date of this Statement. However we have also considered the evolving planning nature and property market 'regimes' in terms of how we see future trends in the occupation and demand for office (E(g)) accommodation in this location.
- 1.2.11. Given this background context we are instructed to address the following key topics:-
- Review the marketing report in relation to the application site.
  - Review the responses from the GLA.
  - Set out the existing and evolving planning context in terms of its relevance to the application process.
  - To assess the current nature of the existing site and the suitability of the premises for its continued E(g) use in its present form, in line with Policy E2, as highlighted by the Case Officer.
  - Report upon the current nature of the immediate area surrounding the Application Site in terms of building type, use classes and occupiers including carrying out a quantitative and qualitative analysis of the stock and market availability of accommodation.



- To analyse the current strengths and threats to the national and local property markets with particular emphasis upon the local office market.
- To reach our Conclusions.

1.2.12. We address these points under appropriate side headings below before reaching our Conclusions in Section 8.

1.2.13. N.B in light of the changes of the Use Classes Order, clarity is difficult as historic reports will refer to offices as B1a, the new designated is E(g).



## **2.0 LOCATION AND APPLICATION SITE**

### **2.1. Location**

2.1.1. The application site is located on the junction of William Street and Stanhope Street in the London Borough of Camden within the Euston area. The application site is on an island or 'block' which comprises office, residential and hotel uses. To the south of the island is the Regents Place development.

2.1.2. The closest rail link is Euston Station, served by the Overground, West Midlands Trains, Avanti West Coast and the Caledonian Sleeper. There are three underground stations close by, Warren Street (Northern and Victoria lines) to the south, Euston Square (Circle, Hammersmith and City and Metropolitan lines) to the south east and Euston (Victoria and Northern lines) is to the east. The site will benefit from HS2, due in 2026 and various local bus services serve the surrounding area. The site attracts the highest PTAL rating of 6b.

2.1.3. In planning terms the site is within the Central Activities Zone (CAZ), within the Euston Opportunity Area and not within a Conservation Area.

2.1.4. The surrounding area is made up of a mixed residential and businesses space context. There is a considerable amount of office and mixed use development in progress close to the application site aswell as works and development in relation to the forthcoming HS2 line.

### **2.2. Existing Site**

2.2.1. The application site is in two parts. Plot A (35-37 William Street) comprises a post war part two, part six storey office building with basements levels and Plot B which consist of a seven storey residential led scheme with ground floor office accommodation. With regards to Plot B, we are only concerned with the ground floor office accommodation with reference to this Statement.

2.2.2. Plot A is dated in its appearance and its construction, it has little architectural merit. We understand it was owned and operated by the courier service Addison Lee for some years and has undergone some minor cosmetic refurbishment inside.

2.2.3. The application site currently provides 2,266 sqm GIA of office accommodation and 1,427 sqm GIA of ancillary storage.

2.2.4. A selection of 3D images can be found in **Appendix 4**.

## **2.3. Planning Application**

2.3.1. The planning application seeks to demolish no 35-37 William Road and replace it with a 15 storey building, plus basement, for use as student accommodation, providing 168 units including 35% affordable and shared internal and external amenity space. In addition the application seeks to retain the ground floor of 17-33 William Street and deliver 1,255 sqm (GIA) of affordable workspace, alongside improvements to the façade and associated servicing, cycle storage, refuse storage and other ancillary and associated works.

### **3.0 PLANNING CONTEXT**

#### **3.1. Planning History**

#### **3.2. NPPF**

3.2.1. The National Planning Policy Framework (NPPF), February 2019 at the outset states that:-

*'The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'*

3.2.2. The NPPF at paragraph 117 promotes the effective use of land, particularly in providing homes, paragraph 118 advising that planning policies should:-

*'d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively'.*

3.2.3. Paragraph 120 suggests that planning policies should adjust to the changes in demand for land being informed by regular review. Paragraph 121 notes that local authorities should 'take a positive approach to applications for alternative uses of land which is currently developed but not allocated for specific purpose in plans'.

#### **3.3. Camden Local Plan (Adopted July 2017)**

3.3.1. The Local Plan replaces the previous Core Strategy and Development Management Policies and is now the basis for decision making in LBC.

3.3.2. Policy E1 seeks to secure a successful and inclusive economy for Camden, supporting all businesses, particularly start-ups and maintaining a stock of premises suited for a wide range of needs. Additionally there is the desire to safeguard existing employment sites and premises that meet the needs of industry and other employers. In line with the predicted increase in demand for floorspace, LBC will direct new office development to the Growth Areas and Central London. The plan envisages between 180,000 and



280,000 sqm of new office space in the Euston area being delivered in the second half of the plan period.

- 3.3.3. Policy E2 deals with employment premises and sites. The LBC will resist development of sites for non-business unless it can be demonstrated that the site or building is no longer suitable for its existing business use or that the possibility of retaining, reusing or redeveloping the site or building for a similar or alternative type and size of business use has been fully explored over an appropriate period of time. When proposals involve the loss of businesses use to a non-business use then the LBC will consider the suitability of the location for any business use, whether the premises are in a reasonable condition to allow continued use and the range of units provided particularly with reference to small business. Where change of use is proposed the applicant must demonstrate that there is no realistic prospect of demand for the premises. The applicant must submit evidence of a two year marketing period (at realistic prices, including consideration of alternative business uses and layouts).

#### **4.1. Camden Planning Guidance – Employment Sites and Business Premises**

- 4.1.1. This document was prepared by LBC as guidance to support the policies of the 2017 Local Plan. It is a material consideration in planning decisions.
- 4.1.2. The report finds that the supply of offices will meet projected demand over the plan period, noting that much of this space will be larger, corporate style spaces in Kings Cross and Euston. Emphasis is placed on ensuring the supply of more affordable space, and the Council supports retention and/or re-provision of this type of space in the rest of the Borough.

#### **3.4. The London Plan (2016)**

- 3.4.1. The London Plan adopted in 2016 contains the current Development Plan Policies that carry weight in planning applications in London.
- 3.4.2. Policy 4.2 addresses offices, with the Mayor encouraging the renewal and modernisation of the existing office stock in viable locations to improve its quality and flexibility and to seek to increase the current stock where there is authoritative, strategic and local evidence of sustained demand for office based activities.

- 3.4.3. Policy 2.13 discusses Opportunity Areas and Intensification Areas. It is noted that these areas are the capitals 'major reservoir of brownfield land with significant capacity to accommodate new housing, commercial and other development'.
- 3.4.4. The Application Site is within Euston Opportunity Area (12) which covers 85 Ha. The Plan envisages an additional 7,700 -14,100 new jobs in the area and a minimum of 2,800 – 3,800 homes (these figures depended on the design of the station). There is little further discussion in this section on Euston, there is however reference to the Euston Area Plan.

### **3.5. Draft London Plan**

- 3.5.1. In November 2017, the Mayor published the draft New London Plan for consultation. The Examination in Public into the plan commenced on 15<sup>th</sup> January 2019 and has now been completed and suggested changes were published in July 2019. On 24<sup>th</sup> May the Panel issued a note *"Next Steps Following the end of the Examination Hearing Sessions"*. In December 2019, an 'Intent to Publish Plan' was published with the final plan due in March this year. In March, the Secretary of State Robert Jenrick, wrote to the Mayor of London Sadiq Khan outlining his concerns about the Draft London Plan and ordering directions upon the Mayor to improve it. The Secretary of State had particular concerns surrounding the lack of planning for housing need.
- 3.5.2. The 2016 Plan is still the relevant adopted development plan. The Mayor is however attaching weight to the New London Plan in the determination of planning applications.
- 3.5.3. Policy E1 address offices. Support will be given for improvements in quality, flexibility and adaptability of space of different sizes. Increase in stock will be supported in the CAZ. Existing viable office floorspace capacity should be retained. Development proposals for new or existing space should take into account the need for a range of workspace including lower cost and affordable workspace and the reuse of surplus large scale office space as smaller units should be considered. The redevelopment, intensification and change of use of surplus office space to other uses including residential is supported. The plan predicts an increase of 619,300 office jobs in the period to 2041 and an increase in demand of 1.4 million sqm of space across London. For surplus office space where there is no reasonable prospect of the space coming

forward should be evidenced against strategic and local assessment and evidence of vacancy and marketing (marketing for 1 year unless the local plan requires more).

3.5.4. Policy E2 addresses the provision of suitable space. Local development plans should ensure there is a provision or where appropriate a protection of B class space, in terms of type, use, and at a range of appropriate rents to meet the needs of SME's.

3.5.5. Policy E3 addresses affordable space. Local development plans should consider detailed affordable workspace policies in light of local evidence and viability.



## **4.0 EVIDENCE BASE**

### **4.1. London Office Policy Review 2017**

4.1.1. Ramidus Consulting and CAG planning were instructed to review the office market in London in reference to Policies that ensure the sufficient supply of stock in the Capital. 1.2.2 outlines the full requirements of the study. There have been a series of LOPR, with the previous one being published in 2012. Paragraphs 1.2.3 highlights the changes in the market which have been seen since that review. The most important being Brexit, workstyles, firm reconstruction, new forms of occupation, continued spatial restructuring, permitted development rights, evolving central London market dynamics and employment change. We have picked up on most of these themes in our research. 1.2.4 notes that given the said concerns, the London office market is facing a 'phase of uncertainty as great as any it has faced in the past'.

4.1.2. Page iv projects an increase of 619,300 jobs in office based employment between 2016 and 2041 which is a rise of 31%, it is projected that with will require an additional 4.72 sqm of office space in the same period. **The report finds that there is sufficient capacity in the pipeline to satisfy this growth.**

4.1.3. The document discusses categories by borough in its research and analysis. There is mention of plans to develop office space in the region of 300,000 sqm (3,229,200 sq ft) at Euston. The LBC is projected to have a net demand figure for additional floorspace of 574,145 sqm (GIA) in the period between 2016 and 2041, whilst this is high, given the location and office context of LBC, there are boroughs with considerably higher demand estimations. Figure 9.16 finds that LBC will meet its demand by 114.8% over this period.

### **4.2. LBC Employment Land Review 2014**

4.2.1. This review was undertaken by URS for the LBC in August 2014, it is now over six years old and somewhat out of date. The study was commissioned to update the 2008 employment land review and to inform the local plan.

4.2.2. In their introductions the report highlights that economic growth within LBC is predicted to be higher than the rest of the London in the period to 2036.

- 4.2.3. The application building is within the Euston Opportunity Area which is defined as Euston GA in figure 5.1 of the study. The study, at 5.1 sets out their categorisation of office spaces, the application building does not fit exactly into any of these categories.
- 4.2.4. The study found that the majority of office space within the LBC was provided within older office stock or within new build mixed use developments. Whilst this may have been true at the time, there is a large amount of dedicated office development now completed or under construction, particularly in the Kings Cross and Euston areas. The study notes good quality office stock with low vacancy rates and good access to public transport, within the CAZ it is found that there had been recent completions aswell as refurbishments of older stock, providing high quality floor space.
- 4.2.5. At 5.5 there is reference to the Opportunity and Growth areas at Kings Cross, Euston, Holborn and Tottenham Court Road, there was a planned 440,000 sqm (4,736,160 sq ft) of grade A space at Kings Cross. It is noted that the Euston Opportunity area could accommodate between 180,000 and 280,000 sqm of space (including some retail).
- 4.2.6. It is concluded that the Opportunity and Growth Areas all have significant potential for accommodating growth.
- 4.2.7. 6.3 reviews the office market in terms of supply, the scale of potential supply in the Midtown area is emphasised, with the redevelopments of Kings Cross and Euston. At the time of writing details about Euston were unsure but they predicted a potential of 300,000 sqm of speculative development. Again, at the time of writing there was 100,000 sqm of speculative space under construction, with 150,000 sqm of available space on the market. There was a pipeline figure of 307,000 sqm across 19 schemes. This leads to a conclusion that the combination of availability, speculative space and planning pipeline equalled a supply figure of 557,000 (5,995,548 sq ft) in Midtown in 2014 according to this study.
- 4.2.8. 6.9 reviews the position in terms of the market for start-up and small businesses, there is reference to the London Plan finding that whilst there is adequate provision of this space there may be some short falls and issues with affordability. There is emphasis placed here in the importance of this market sector for LBC, and there is an issue with providing enough SME space in terms of scale, form and location. SME space is identified as managed space, incubators and coworking spaces.

4.2.9. 6.12 and table 6.4 review development pipeline LBC by ward, the application site is in the 'Regents Park' ward and sees a increase of 48,800 sqm of office space approved by LBC

4.2.10. In reviewing demand the study sites table 7.2 an increase of 22.6% in office employment over the period between 2000 and 2012, in support of this however, the office space provision has increased by 12.8%. It is predicted that in the period between 2013 and 2031 office employment will grow by 1.3%. Here the supply of space will outstrip demand, in addition given recent events it is possible that the office employment figure over that figure could in fact contract. The study then goes into make reference to the London Office Policy Review which predicts that office employment will grow in Camden by around 33.6%, in the period from 2011 to 2031.

### **4.3. Conclusions**

4.3.1. It is clear from the evidence base documents which are being used to inform policy decisions of the emerging local plan, that there is a large supply in the pipeline of office space in the LBC. Kings Cross and Euston being the epicentre the epicentre for this new development, there are no contemporary studies which take into account the effects of the UK's withdrawal from the European Union and the seismic issues surrounding the COVID-19 pandemic (particularly for the office sector). Is also notable that the LBC acknowledges that there is a good supply of grade A space but highlights the need to ensure provision of affordable workspace for SME style businesses.



## **5.0 MARKET CONDITIONS**

### **5.1. National Office Market Overview**

- 5.1.1. The office market is susceptible to market shocks and political instability more than many other sectors of the property market. Challenging business conditions often result in cuts in property expenditure. The last decade has been testing in the office market, with the global economic crisis seeing many companies undertaken serious cooperate restructuring programs and once recovery from this had begun, instability from the vote to leave the European Union took hold.
- 5.1.2. The vote to leave the EU in June 2016 bought uncertainty to the office market in the UK and in London with many companies reconsidering their business plans, especially occupiers such as banks and financial service providers who fear that access into the European markets will be restricted once the UK leaves the EU. JP Morgan Chase, for example, has recently expanded into a second office in Paris as part of their post Brexit plan. The political instability, led by the disagreement surrounding the UK's withdrawal from the EU, has led to no growth for many businesses. Two Brexit deadlines have come and gone and four years have elapsed since the referendum.
- 5.1.3. The December 2019 general election did achieve some certainty with a majority government being in office. A clear withdrawal from the EU was confirmed, with the transition period commencing on 31<sup>st</sup> January 2020. Whilst there was an element of 'Boris Bounce' within the commercial property market, it was short lived and the markets have returned to a period of uncertainty regarding the unknown terms of a withdrawal agreement with the EU. Terms are due to be agreed by the end of 2020, but most believe that this is an ambitious deadline, it is now more likely than ever that there will not be a deal struck between the UK and the EU.
- 5.1.4. A further structural change is the way that people are working, this involves moving away from traditional individually let floors towards the co-working model. This is epitomised by suppliers such as 'WeWork'. Whilst their business model has been questioned recently, the take up in this type of space has been considerable in the last few years. People are working from home more as mobile working and conferencing has become more accessible, meaning that less office space is required, in this instance the hot desking model works effectively. Also many of the financial institutions (banks

particularly) are contracting. For all these reasons many companies are more resistant to committing to traditional office space and demand is declining.

5.1.5. The market entered a state of structural stock towards the end of Q1 of this year in view of the pandemic. Many firms had staff furloughed or working remotely for the entirety of the summer and into the autumn. When the furlough scheme ends at the end of November it is predicted that many jobs will have been lost. It is unclear when or if every 'normal' working practices will resume. Many parts of London which have high numbers of offices are quiet with little actual occupation. A true assessment of the office market is challenging until the dust has settled following the events of this year. What is clear though is that the tenant now has the upper hand in negotiation and will have the pick of stock, secondary space will fall in desirability given the favourable terms being offered on higher quality space.

## **5.2. Local Market Review**

5.2.1. We have reviewed the CBRE Central London Office Report (Q3 2020), this is the most up to date market report available. The general outlook is very poor in terms of the market. The following is summarised in Central London as a whole:-

- a) Take up down 67% on the 10 year average (lowest since records began).
- b) Availability at its highest since 2001, increasing by 23%.
- c) Vacancy rates stand at 6.5% at the end of Q3.
- d) Requirements for space fell from 7.7 million sq ft (Q4 2019) to 5.4 million sq ft.
- e) A development completion figure of 5.1 million sq ft.
- f) Increased investment volumes lower than the trend figure.

5.2.2. The largest amount of take up came from the professional services sector, lease renewals have stayed stable as occupiers are still unsure as to their future property requirements. The largest amount of released space came from second hand stock with 43% of the marketed space available for assignment or sublet.

5.2.3. The CBRE report identifies the application building as being in the West End market area. The figures for the West End are outlined below:-

- a) Take up for the year so far is 1,405,522 sq ft and the total for 2019 was 4,273,653 sq ft, a fall of 67%.
- b) Availability is currently 5,964,250 sq ft and at Q1 2020 was 3,683,065 sq ft, an increase of 61%.
- c) Vacancy rate increased from 3.3% to 4.8 % between Q3 and Q1 and availability rates increased from 4.1% to 6.6% over the same period.

5.2.4. Despite the year not being complete, it is clear that the chance of the market returning to where it was at the beginning of the year is unlikely in the near or foreseeable future.

5.2.5. The usual economic depression and collapse of the property market seen in times such as the 2008 Global Financial Crisis does not necessarily accord with what is unfolding at the moment. In these times, once the economy picks up pace, companies resume their property requirements. In this instance however, the advancement of remote working technologies has shown that for many, an office is not a necessity and whilst they will not do it immediately, firms will be considering their property requirements going forward.

5.2.6. Large companies have been in the press in recent times regarding their reduction in property uses and changing working practices. Google for example has taken a 650,000 sq ft building at Kings Cross, whilst they have recently reaffirmed their commitment to the scheme, there is talk from the company in the press of staff never returning to the office full time. A recent report from PWC and the CBI found that 74% of firms in the City of London were reviewing their office space requirements in light of the Pandemic.

5.2.7. We have undertaken a visual survey of the area surrounding the application site, whilst there is a considerable amount of development in progress, offices appear to be empty or very under occupied.

5.2.8. We noted the following schemes under construction or recently completed in the immediate vicinity of the application site:-

- a) The Lantern – 14,779 sqm (159,084 sq ft) office space (100% vacancy).
- b) One Triton Square – 26,942 sqm (290,000 sq ft) office space (pre let to single occupier).
- c) 184-192 Drummond Street – 7,246 sqm (78,000 sq ft) office space (25% vacancy).

5.2.9. The Regents Place development is a mixed use business and retail scheme from British Land with approximately 139,353 sqm (1,500,000 sq ft) of office space.

### **5.3. Marketing Report (October 2020)**

5.3.1. We have had sight of a marketing report in relation to the Application Site, produced by James Andrew International, this is found at **Appendix 3**. The report sets out the extensive marketing campaign. This included the production of marketing particulars and circulation to over 1,000 active agents working in the subject market area as well as the particulars being uploaded onto property platforms. In addition to online advertising and targeted mail outs, JAI and the applicant met with two well known serviced office suppliers (WeWork and Landmark) to present the property to them with the potential of conversion to serviced offices. JAI report that these providers rejected the property on the basis of location and quality of space.

5.3.2. Since marketing commenced, JAI have undertaken 23 viewings, with a range of different occupiers. A single offer was received from One Avenue (a serviced office company). This offer was rejected by the applicant given that the offer included provision for considerable capital improvement to be made by applicant. Acting in capacity as a reasonable landlord, rejecting this offer is justified as it would have placed them in a loss making position over the duration of the term.

5.3.3. From review of the report provided by James Andrews International, it is clear that the property has been marketed prudently, with a wide spread campaign and reasonable terms. We believe the property has been fully tested in the open market and has attracted little interest.

### **5.4. Summary**

5.4.1. The research we have undertaken and the marketing report from James Andrew International paints a bleak outlook for the office market in general and the subject locality.

5.4.2. Changing working practices, combined with a large glut of new space arriving onto the market will lead contracted demand for secondary space such as the application site.



- 5.4.3. In these challenging and uncertain times it is however hard to predict the future, whilst the market is bleak at present, the year ahead could yield a good level of recovery.
- 5.4.4. The agents instructed to market the property have undertaken a full marketing campaign, resulting in very little serious and viable interest.

## **6.0 ANALYSIS OF SUPPLY OF B1a BUILDINGS**

### **6.1. Overview of the Market Area**

6.1.1. In order to carry out an analysis of the current stock available on the market it is essential to establish an appropriate market area. In other words where would a potential occupier considering the application site also view property opportunities.

6.1.2. We have carried out a quantitative and qualitative analysis of the current level of office space being marketed in the West End and Midtown Areas. These areas are referred to in the CBRE Central London Office Market Report and also defined on the Radius Data Exchange availabilities databases.

6.1.3. These market areas are outlined in the plans at **Appendix 5**.

6.1.4. The availability schedules of premises being marketed are found at **Appendix 6**.

### **6.2. Quantitative Analysis (West End and Midtown)**

6.2.1. The table below summaries the supply position in this area from B1a office stock in the two areas above:-

<b>B1a</b>	<b>West End</b>	<b>Midtown</b>	<b>Total</b>
<b>Supply in Sqm</b>	182,605	73,658	256,264
<b>No. of availabilities</b>	163	63	227

6.2.2. There is 256,264 sqm (2,758,425 sq ft) of office floorspace within these two market areas, the office floor space comprises 227 units.

6.2.3. We have also carried out a quantitative analysis of office stock being marketing in the London Borough of Camden, our research suggests a figure of 46,998 sqm (505,885 sq ft) is representative of the current availability in the market.

6.2.4. The source of our information is Radius Data Exchange, which we have cross referenced with those properties currently being marketed on the Estate Gazette Website and the



websites of the most active local agents, together with letting boards on properties within the search area as identified by the site inspections carried out by ourselves. We have made every effort to ensure there is no double counting.

- 6.2.5. It is important to remember that the supply statistics are not static in that properties may be unoccupied and others are sometimes left vacant on a continuing basis. Additionally, some vacant properties may not be subject to active marketing at the present time and inevitably they have been left off the schedule. Also, some buildings are under-occupied as companies downsize and others acquire properties for future relocations and in these two examples, surplus space often exists within existing buildings which again will not be referred to in our schedules. The overall totals of existing space must therefore be taken as a broad indicator of supply. However, in reality the statistics are far more likely to be an underestimate of the true position rather than an overestimate for the reasons summarised in this paragraph.
- 6.2.6. One must conclude that the supply levels are very substantial indeed, additionally given the themes alluded to in the market section of this Statement, many firms will be considering downsizing at the moment, putting more stock on the market.
- 6.2.7. Our research found that there was also a wider range floor sizes available for let. Given the current market conditions, many landlords will be willing to subdivide floor space, or rent out areas on a more flexible basis. In terms of the varied type of stock available, it is clear that there is a large amount of grade A space coming into the market, especially in the Kings Cross area, employment land studies recognise this. There is still a good amount of secondary space available in the rest of the borough and indeed the wider market area that we have identified.
- 6.2.8. The obvious conclusion must be that the loss of part of the Application Site to a non-business use will have no consequence upon the supply and demand balance of the market.

## **7.0 THE CONTINUED USE OF THE BUILDING AND PROPOSED SPACE**

### **7.1. The Existing Building**

7.1.1. Plot A, which would be demolished as part of the proposal, comprises a post war part concrete framed, part brick building of little architectural merit or interest. Internally the space consist of mainly deep floorplates with poor natural light.

7.1.2. Since this buildings construction, planning and building regulations have moved on considerable, meaning new build premises are of considerably higher quality. The interior of the property has been refurbished cosmetically, pulling it more in line with acceptable market standards. However we would say that save for major reconstruction this is the limit of the buildings capabilities.

7.1.3. We have included at **Appendix 7**, some photographs of the interior of the Plot A. Below is the institutional specification for offices, set out by the British Council for Offices. In its current state, Plot A does not meet these criteria.

- a) Full access raised floors
- b) Ceiling height between 2.6 and 2.8 m
- c) Ceiling void of 350 mm and a raised floor void of 150 mm
- d) Maximised opportunities for daylighting with 300-500 lux average
- e) Approximate floor loading of 2.5 to 3.00 kN/sq m
- f) Airconditioning and double glazed windows
- g) Passenger lifts
- h) Planning grid of 1.5 m to 1.5 m
- i) Maximum of 12 m to 15 m (shallow plan) to 15 m to 21 m (deep plan) to allow for natural light to the office area
- j) 1 cycle per 10 staff and 1 shower per 100 staff
- k) 8 sqm to 10 sqm general workspace density

### **7.2. Marketing of the Premise**

7.2.1. We have reviewed the marketing report form James Andrews International. This exercise yielded very little to no serious interest, the property was marketed on flexible and market based terms.

7.2.2. A further factor to bear in mind is that despite the premises being successfully used up until 2018, the occupier was the owner of the building. This sets very different parameters to if it was tenanted and being tested for suitability in the competitive open market. It is likely that the owners (Addison Lee) probably held the premise for that length of time give the hope value generated by the increasing land values in the area. It should be recognised that the last time (other than the unsuccessful marketing program recently) the property was tested in the occupational market was back in 2000 when Addison Lee took occupation. Considerable economic and physical obsolescence has occurred over this 20 year period.

7.2.3. We understand that the LBC requires a marketing period of at least 2 years to demonstrate that premises are not in demand in the market. The property has been on the market since the current owners acquired it nearly 18 months ago. In our opinion it will continue to be of no interest to the market.

7.2.4. Given the current economic situation there is almost no hope of an occupier being found in the foreseeable future. Continued marketing would be merely a formality.

### **7.3. Future of the Premises**

7.3.1. When appraising a site such as the application site, it is important to consider the unofficial 'fallback' position of the premises and what will happen in its continued use.

7.3.2. It would be wrong to claim that the premises is unlettable, anything can be let if the rent is low enough. This however is not a sustainable position. Unfortunately, this type of architecture and construction has not stood the test of time, it will, ultimately be demolished and redeveloped. The same cannot be said for traditional architecture. In this sense the key consideration is the type of scheme that replaces it.

### **7.4. The Proposed Space**

7.4.1. The commercial space in Plot B will comprise 1,255 sqm GIA (13,509 sq ft). The space will be workspace directed at SME's who require affordable space, the requirement for this space is heavily emphasised in much of the planning policy relevant to this application.

7.4.2. Whilst there is a large supply of grade A and indeed secondary office stock in the market, there is often little provision made for affordable space. SME often find that the



only space they are able to occupy is that found in buildings that are soon to be demolished.

- 7.4.3. Permanent and high quality flexible space such as that proposed in this instance will be welcomed in the market and is likely to be occupied quickly.

## **8.0 CONCLUSIONS**

**8.1.** With the reference to the evidence above and the research carried out in this Statement, we draw the following conclusions.

8.1.1. The building to be demolished (Plot A) is not suitable for continued use or desirable in the market, it would not meet the needs of the majority of occupiers looking for secondary space. It is inevitable that Plot A will be demolished in the short to medium term, the question is what should it be replaced with. It is unlikely to be economically viable to convert Plot A into modern co-working spaces.

8.1.2. The office market has been affected by political and economic instability in recent years and occupiers are now being more careful than ever when addressing their property requirements in terms of locations and costs. Many companies are downsizing their office requirements due to changing working practices, and demand for traditional office space is declining. This process is likely to accelerate given the current situation with the pandemic.

8.1.3. Plot A has been fully tested in the open market and has achieved very little serious interest. This suggests that the property is not suitable for current needs and requirements of office occupiers in this area.

8.1.4. There is an abundance of available office space of differing quality and sizes in central London and in the immediate vicinity of the application site.

8.1.5. Planning policy supports conversion to non-business uses from office space if the space is surplus to requirements. The Application Building is not required by the market.

8.1.6. The initial response from the GLA supported the principle of the development (without prejudice) in terms of land use. Further explanation into the limiting factors of the current space needed to be explored before a loss of office floorspace could be supported. We believe this statement provides that support.

8.1.7. In our opinion the loss of this office space will have no material impact upon the market in terms of the supply and demand balance of office space. The introduction of the



proposed affordable workspace will have a positive impact in terms of meeting an identified need in the market.

## **9.0 DECLARATION**

We can confirm that this Statement has been prepared in accordance with the requirements of the RICS – Royal Institution of Chartered Surveyors, as set down in the RICS Practice Statement Surveyors Acting as Expert Witness (4<sup>th</sup> Edition).

We confirm that we are not instructed under any conditional or other success-based fee arrangement.

We confirm that we are aware of and have complied with the requirements of the rules, protocols and directions for Experts.

We confirm that we understand and have complied with our duty to the Planning Authority as an expert witness which overrides any duty to those instructing or paying our firm, that we have given our evidence impartially and objectively, and that we will continue to comply with that duty as required.

We confirm that this Statement has drawn attention to all material facts which are relevant and have affected our professional opinions.

We confirm that we have no conflicts of interest.

**John Stephenson FRICS MCIArb**

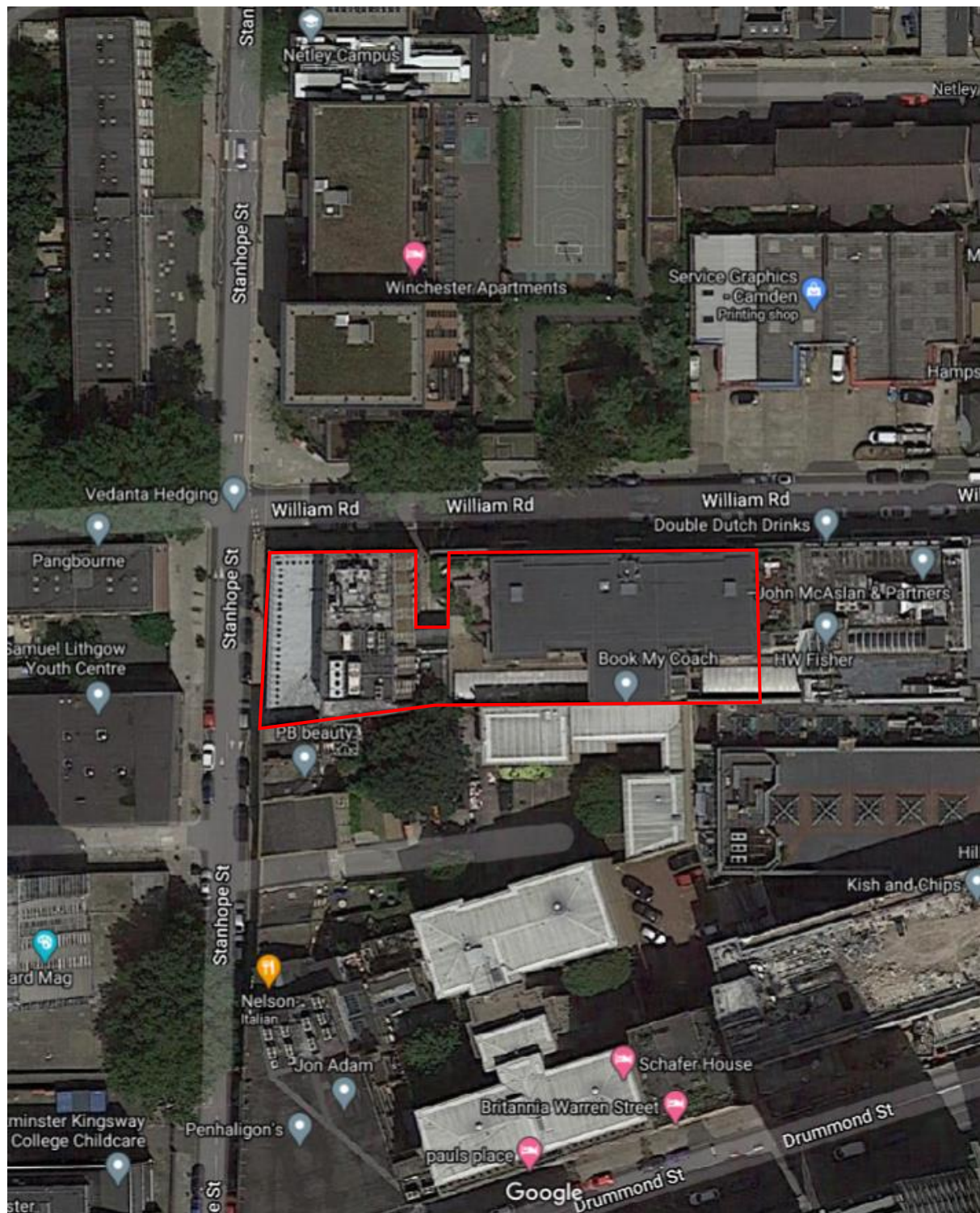
**Grant Mills Wood Chartered Surveyors & Development Consultants**

**November 2020**



# APPENDIX 1

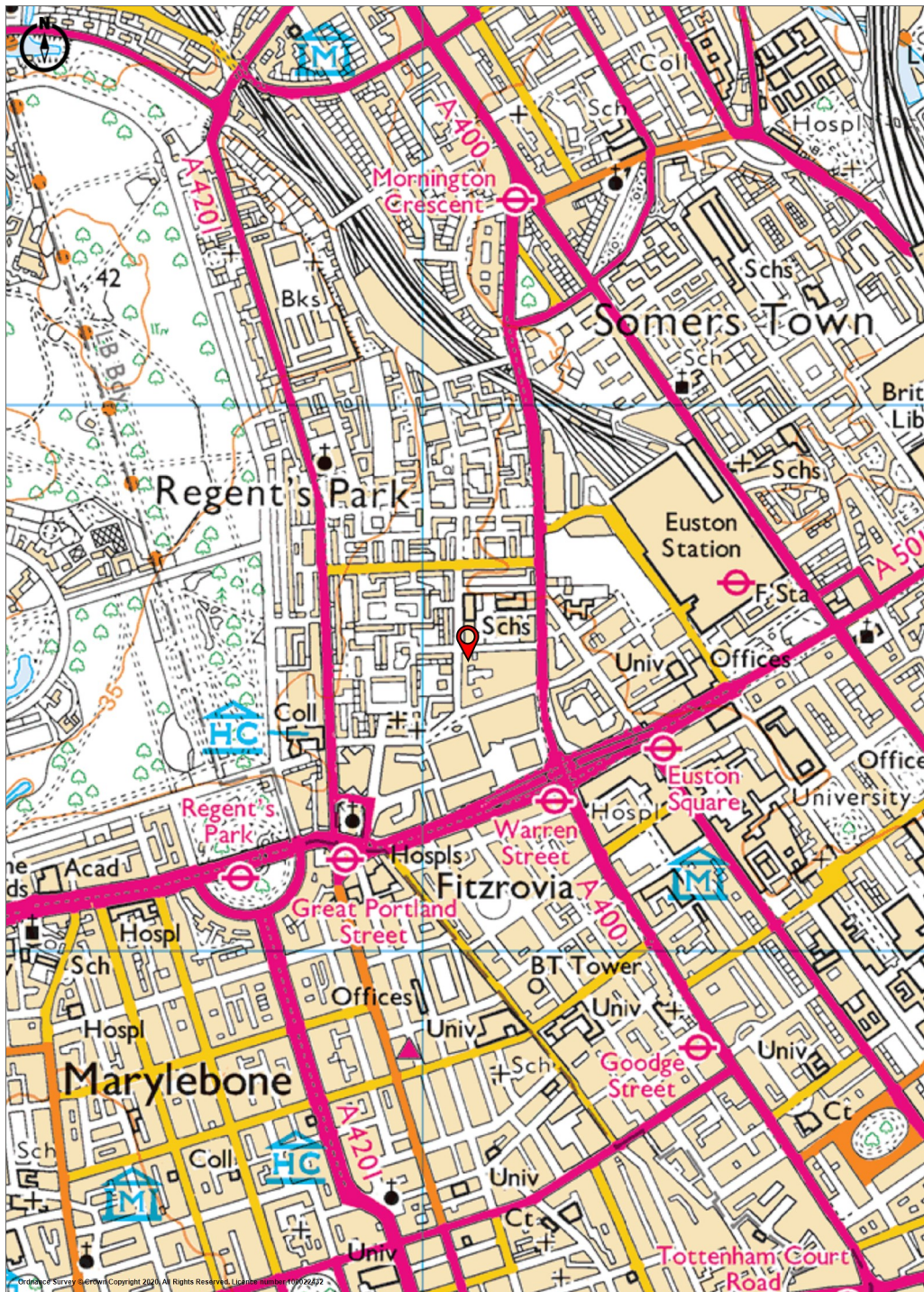
Site Plan



## **APPENDIX 2**

**Location Plan**





**Promapv2**  
 LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2020. All rights reserved.  
 Licence number 100022432.  
 Plotted Scale - 1:12500. Paper Size - A4

## **APPENDIX 3**

**Marketing Report**





28<sup>th</sup> October 2020

Mr Pete Moore  
MBU Capital Group Limited  
65 Curzon Street  
Mayfair  
London W1J 8PE

Dear Pete,

**RE: Marketing of 35-37 William Road, Euston NW1**

Further to our correspondence, I have outlined below a summary of our marketing process at the 35-37 William Road, Euston NW1.

JAI commenced marketing of this property in June 2019 when MBU Capital completed on the purchase. This was a far and wide marketing campaign covering the whole of the Central London market.

We commenced our marketing by circulating the particulars, images, and summary around both City and West End Agents Society on the 18<sup>th</sup> June 2019, covering over 1,000 individual agents. This was then recirculated every 6 weeks with the last circular being 10<sup>th</sup> February 2020. The availability was also updated on platforms such as CoStar and EGI.

JAI also targeted growing companies in the area as well as serviced office companies who, at the time were expanding. MBU and JAI together went and met with WeWork on 17<sup>th</sup> July 2019 and Landmark on 24<sup>th</sup> July 2019 to present the building to them. Both discounted it based on quality and location.

In total we carried out 23 inspections between 14<sup>th</sup> June 2019 and 14<sup>th</sup> February 2020 and received one proposal from One Avenue (serviced office company) which was at a level where MBU would be making a loss over the duration of the term due to the amount of capital expenditure being asked for. Other interested parties included:

- **Karma Kitchens (catering company)** – discounted on building quality.
- **BE Offices (serviced office)** – discounted on location and building quality.
- **Knotel (managed office)** – discounted on location and building quality.
- **Just Park (transport company)** – discounted due to better options.
- **Undisclosed client of Kontor (technology company)** – discounted due to lack of natural light on lower floors.

Having carried out extensive marketing which resulted in 23 inspections, JAI are confident that the property has been fully exposed to a wide audience. In that time, we attracted very little interest and only two parties who viewed more than once (One Avenue and Karma Kitchens).

Kind Regards,

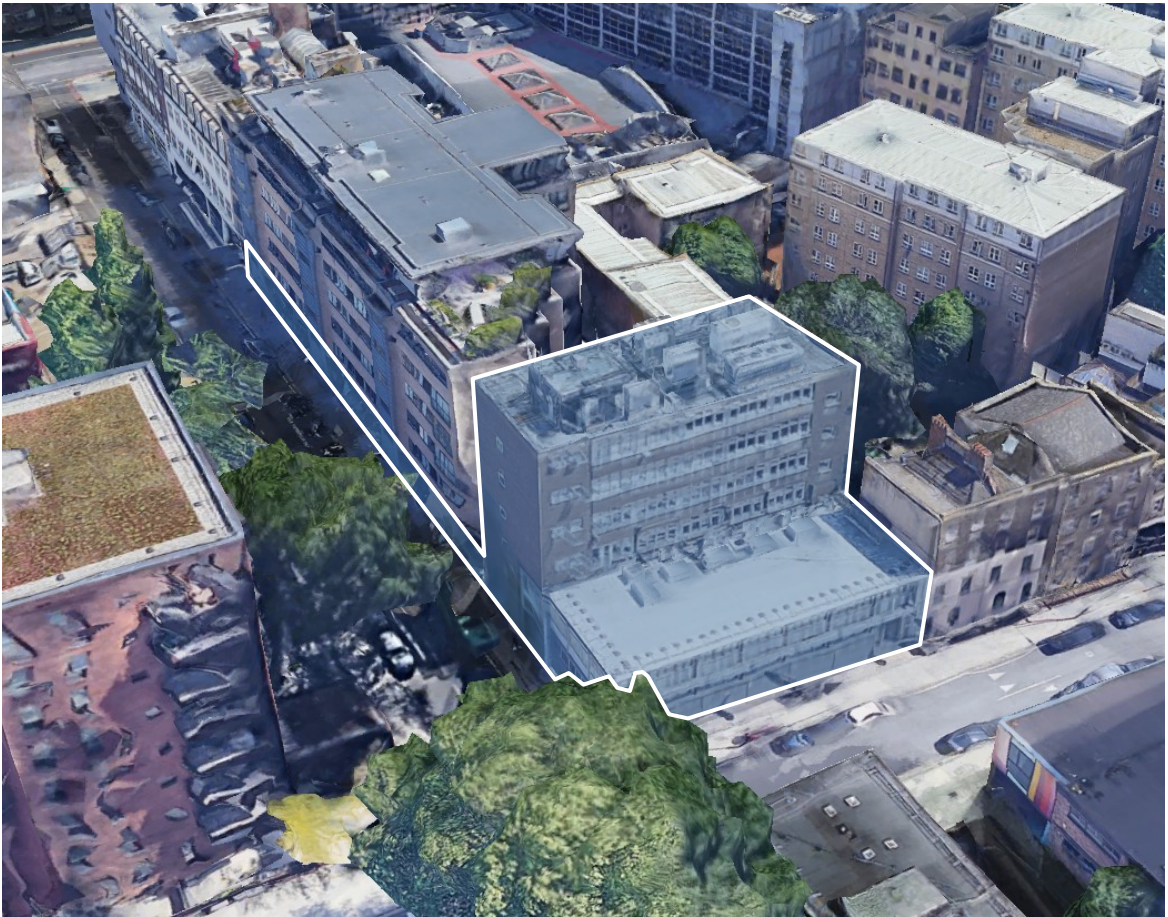
**Harry Blanshard**

Associate Director  
James Andrew International

## **APPENDIX 4**

**3D Images of Application Building**





## **APPENDIX 5**

**Market Area**





## **APPENDIX 6**

**Availability Schedules**





## West End Availabilities

Address	Postcode	Unit Name	Size	Unit of Measure	Grade Of Space	Days on the Market	Asking Rent (£)	Disposing Agent
60 Great Portland Street, London, W1W 8QL	W1W 7RT	1st, 2nd, Ground	25,120	SqFt	Not Available	4	63	CBRE Ltd-44 207 182 2447
Debenhams, Henrietta Place, London, W1C 1JG	W1C 1JG	4th, 5th	64,316	SqFt	Not Available	4	29.50	CBRE Ltd-44 207 182 2447
37 Duke Street, London, W1U 1LN	W1U 1LN	2nd, 4th	3,030	SqFt	Not Available	4	Not Available	CBRE Ltd-44 207 182 2023
33 Cavendish Square, London, W1G 9PQ	W1G 0PW	11th East Wing, 11th North & South Wing, 14th North & South Wing, 15th South Wing, 3rd East Wing, 3rd North Wing, 5th, 6th East Eing, 7th East Wing, 7th West Wing	60,932	SqFt	Not Available	4	Not Available	CBRE Ltd-44 207 182 2023
Portland Place 41, London, W1B 1QH	W1B 1QH	Fourth Floor	1,600	SqFt	Not Available	145	59	HNG Limited-020 3205 0200
6, CARLISLE STREET, LONDON, W1D 3BN	W1D 3BN	1, 2, 3, 4, 5, B, G, Reception	38,934	SqFt	Not Available	8	55	Cushman & Wakefield-+44 207 152 5102
2, St James's Street, London, SW1A 1EF	SW1A 1EF	2nd floor	1,423	SqFt	Not Available	13	95	Knight Frank LLP-+44 20 7861 1547
50, SEYMOUR STREET, LONDON, W1H 7JG	W1H 7JG	Ground floor	1,365	SqFt	Not Available	13	57.50	Northam Clover Limited-020 7629 5000
50, SEYMOUR STREET, LONDON, W1H 7JG	W1H 7JG	Lower ground floor	2,145	SqFt	Not Available	13	40	Northam Clover Limited-020 7629 5000
SOUTHSIDE, 105 VICTORIA STREET, LONDON SW1E 6QT	SW1E 6ZE	Office - 5th Floor	24,880	SqFt	Not Available	13	Not Available	BNP Paribas Real Estate (City)-02073184684
5 ARGYLL STREET, LONDON W1F 7TD	W1F 7TD	Office - 2nd Floor, Office - 5th Floor	3,948	SqFt	Not Available	15	69.50	BNP Paribas Real Estate (City)-02073185038
3, Sheldon Square, London, W2 6HY	W2 6HY	First , Ground, Lower Ground	28,128	SqFt	Not Available	18	35	Cushman & Wakefield-+44 207 152 5964
Ground & 1st, 86 Harley Street, Marylebone W1G 7EB	W1G 7EB	Ground & 1st	238	SqFt	Not Available	19	22,200	Howard de Walden 020 7580 3163
OCEANIC HOUSE, COCKSPUR STREET, LONDON SW1Y	SW1Y 5BG	Unit 1 - Basement, Unit 1 - Ground Floor, Unit 2 - Basement, Unit 2 - Ground Floor	7,065	SqFt	Not Available	19	Not Available	BNP Paribas Real Estate (City)-02073184684
Suite 6 & 7, 1st Floor, 75 Harley Street, Marylebone W1 8QL	W1G 8QL	Suite 6 & 7	1,829	SqFt	Not Available	20	Not Available	Howard de Walden 020 7291 6095
Suite 8, 1st Floor, 75 Harley Street, Marylebone W1 8QL	W1G 8QL	Suite 8	371	SqFt	Not Available	20	Not Available	Howard de Walden 020 7291 6095
80, Charlotte Street, London, W1T 4QP	W1T 4DF	Office - 2nd Floor, Office - 3rd Floor	80,508	SqFt	Not Available	21	87.50	BNP Paribas Real Estate (City)-02073185038
HERON HOUSE, 10 DEAN FARRAR STREET, LONDON SW1H 0DX	SW1H 0DX	Ground Floor, 1st Floor, 2nd Floor	13,855	SqFt	Not Available	21	62.50	BNP Paribas Real Estate (City)-02073184684
WELBY HOUSE, 96 WILTON ROAD, LONDON SW1V 1DW	SW1V 1DW	Office - Ground, Office - 2nd Floor, Office - 3rd Floor, Office - Lower Ground	5,103	SqFt	Not Available	21	49.50	BNP Paribas Real Estate (City)-02073185019
10, GREAT GEORGE STREET, LONDON, SW1P 3AE	SW1P 3AE	Office, Office	11,367	SqFt	Not Available	21	40	BNP Paribas Real Estate (City)-02073185038

8 PORTMAN SQUARE, LONDON, W1H 6ED	W1H 6ED	Office - 1st Floor	3,562	SqFt	Not Available	21	80	BNP Paribas Real Estate (City)-02073185043
14, Cavendish Square, London, W1G 9HA	W1G 9DB	Office - Ground, Office - 1st Floor, Office - 2nd Floor, Office - 3rd Floor, Office - Lower Ground	7,319	SqFt	Not Available	21	Not Available	BNP Paribas Real Estate (City)-02073185038
STIRLING SQUARE, 5-7 CARLTON GARDENS, ST JAMES'S, LONDON SW1Y 5AD	SW1Y 5AD	Office - 2nd Floor	14,269	SqFt	Not Available	22	120	BNP Paribas Real Estate (City)-02073184684
45, Clarges Street, London, W1J 7EP	W1J 7EP	Office - Ground Floor, Office - 1st Floor, Office - 2nd Floor, Office - 3rd Floor, Office - 4th Floor, Office - Lower Ground	3,992	SqFt	Not Available	22	82.50	BNP Paribas Real Estate (City)-02073185019
14-16, CHARLES II STREET, LONDON, SW1Y 4QU	SW1Y 4QU	Office - 2nd Floor	3,430	SqFt	Not Available	22	30	BNP Paribas Real Estate (City)-02073185019
KINGSLAND HOUSE, 122-124 REGENT STREET, LONDON, W1B 5RZ	W1B 5RZ	Office Pt 3rd Floor (North), Office - Pt 4th Floor (North), Office - Pt 4th Floor (South)	1,654	SqFt	Not Available	22	82	BNP Paribas Real Estate (City)-02073185038
Airw1, 20, Air Street, London, W1B 5RD	W1B 5AN	Office - Part 5th Floor, Office - Part 5th Floor	16,980	SqFt	Not Available	22	78.43	BNP Paribas Real Estate (City)-02073185038
FOXGLOVE HOUSE, 166 PICCADILLY, LONDON W1J 9EF	W1J 9EF	Office - 1st Floor	1,940	SqFt	Not Available	22	69.50	BNP Paribas Real Estate (City)-02073185038
24/24a, Savile Row, London, W1S 2ES	W1S 2ES	Office - 2nd Floor	4,586	SqFt	Not Available	22	110	BNP Paribas Real Estate (City)-02073184684
23, Old Bond Street, London, W1S 4PZ	W1S 4PZ	Office - 3rd Floor, Office - 5th Floor	3,138	SqFt	Not Available	22	Not Available	BNP Paribas Real Estate (City)-02073185041
31, BRUTON PLACE, LONDON, W1J 6QG	W1J 6QG	Office	4,000	SqFt	Not Available	22	Not Available	BNP Paribas Real Estate (City)-02073185043
14, Berkeley Street, London, W1J 8DX	W1G 0AR	Office - 2nd Floor, Office - 4th Floor, Office - 6th Floor	4,085	SqFt	Not Available	22	87.50	BNP Paribas Real Estate (City)-02073185043
43, Berkeley Square, London, W1J 5AP	W1J 5AP	Office - Ground, Office - 1st Floor, Office - 2nd Floor, Office - 3rd Floor, Office - 4th Floor, Office - Lower Ground	4,968	SqFt	Not Available	22	Not Available	BNP Paribas Real Estate (City)-020 7318 5043
48, Albemarle Street, London, W1S 4DH	W1S 4JW	Office - 1st Floor, Office - 2nd Floor, Office - 3rd Floor, Office - 4th Floor	5,493	SqFt	Not Available	22	Not Available	BNP Paribas Real Estate (City)-02073184684
St Margaret's House, 19-23, Wells Street, London, W1T 3PQ	W1T 3QB	Gnd, Lower Ground Floor	5,505	SqFt	Not Available	25	55	Knight Frank LLP-+44 20 7861 1547
22, Grosvenor Gardens, London, SW1W 0DH	SW1W 0DH	3rd	791	SqFt	Not Available	25	415,000	Knight Frank LLP-+44 207 861 1191
Maple House, 149, Tottenham Court Road, London, W1T 7NF	W1T 7NF	Part 5th (West) - Q2 2020, Part 5th (north)	15,959	SqFt	Not Available	26	55	Knight Frank LLP-+44 20 7861 1197
91, KNIGHTSBRIDGE, LONDON, SW1X 9HL	SW1X 9HL	2nd floor, floor	17,814	SqFt	Not Available	26	Not Available	Knight Frank LLP-+44 20 7861 1196
5 Swallow Place London W1A 4NA	W1B 2AF	2nd North, 2nd South, 4th North, 4th South	8,843	SqFt	Not Available	28	Not Available	CBRE Ltd-0203 214 1862, CBRE-0203 257 6173
2 Park Street, London W1K 2XA	W1K 2HX	2nd, 3rd, 4th East, 5th, Ground West	25,275	SqFt	Not Available	28	Not Available	CBRE Ltd-0207 182 2169, CBRE-0202 257 6173
25, BERKELEY SQUARE, LONDON, W1J 6HN	W1J 6HN	1st, 6th, 7th, 8th, 9th, Ground	25,351	SqFt	Not Available	28	Not Available	CBRE Ltd-0207 182 2648

12, Berkeley Street, London, W1J 8DT	W1J 8DT	2nd	1,800	SqFt	Second-hand Grade A	32	Not Available	Devono Property Limited-07967 345 830
6 Duke Street, London, SW1 6BN	SW1Y 6BN	6th	2,821	SqFt	Not Available	32	Not Available	CBRE Ltd-0207 182 2447
13-14, Archer Street, London, W1D 7BD	W1D 7BD	Ground, First Floor, Second Floor, Third Floor	4,905	SqFt	Not Available	34	50	Dalton Warner Davis LLP-07785545954
2nd & 5th floors, 54, Conduit Street, London, W1S 2HU	W1S 2HU	2nd & 5th floors	1,539	SqFt	Not Available	35	57.50	Simon Korn -02079093988
162, Buckingham Palace Road, London, SW1W 9TR	SW1W 9TR	1st, 2nd, Gnd, Lower Ground Floor, Storage	3,723	SqFt	Not Available	39	49.50	Knight Frank LLP--44 20 7861 1547
93-95, Gloucester Place, London, W1H 3PG	W1U 6JG	0	500	SqFt	Not Applicable	39	Not Available	Dron & Wright-020 7891 2306
84, Grosvenor Street, London, W1K 3LN	W1K 3JZ	Not Available	4,468	SqFt	Not Available	43	89.50	Cushman & Wakefield--44 20 7152 5250
QUEEN ANNES GATE BUILDINGS, 2, DARTMOUTH STREET, LONDON, SW1H 9BP	SW1H 9BP	LG	984	SqFt	Second-hand (undisclosed)	43	24	Workplace Professional Limited-07415 961 043
111, Buckingham Palace Road, London, SW1W 0SR	SW1W 0SR	Pt. 1st Floor, Pt. 4th floor	33,000	SqFt	Not Available	43	75	Cushman & Wakefield--44 207 152 5564
20, St James's Street, London, SW1A 1ES	SW1A 1ES	1st, 2nd, 6th - U/O, 8th , G - U/O, LG - U/O	28,361	SqFt	Not Available	43	105	Cushman & Wakefield--44 207 152 5102
21, Queen Anne's Gate, London, SW1H 9BU	SW1H 9BU	2nd, 3rd, 4th	901	SqFt	Not Available	46	75	Knight Frank LLP--44 20 7167 2493
10, Stratton Street, London, W1J 8JR	W1J 8LG	2nd	5,757	SqFt	Not Available	47	115	Knight Frank LLP--44 20 7861 1547
39, St James's Street, London, SW1A 1JD	SW1A 1JD	7th Floor	2,289	SqFt	Not Available	48	Not Available	Cushman & Wakefield--44 207 152 5964
22, Soho Square, London, W1D 4NS	W1D 4NS	1st Floor - CAT A , 2nd Floor - Plyg & Play	3,625	SqFt	Not Available	48	Not Available	Cushman & Wakefield--44 (20) 32964246
1, CASTLE LANE, LONDON, SW1E 6DR	SW1E 6DR	Part 1st	1,342	SqFt	Second-hand Grade A	56	64	Devono Property Limited-07967 345 830
43, Portland Place, London, W1B 1LD	W1B 1QH	43	1,700	SqFt	Not Available	62	69.50	HNG Limited-020 3205 0200
2, Mill Street, London, W1S 2AT	W1S 2AT	2nd Rear, Gnd	1,099	SqFt	Not Available	70	69.50	Knight Frank LLP--44 20 7861 1458
4, St James's Place, London, SW1A 1NP	SW1A 1NP	Lower Ground Floor	361	SqFt	Not Available	74	15,000	Knight Frank LLP--44 20 7861 5131
16 Connaught Place, London, W2 2ED	W2 2ED	1	2,364	SqFt	Not Available	77	75	Gerald Eve-07880454161
65, Petty France, London, SW1H 9EU	SW1H 9EU	2nd	1,742	SqFt	Not Available	78	69.50	Knight Frank LLP--44 20 7861 1547
184-192, Drummond Street, London, NW1 3HP	NW1 3HP	4th, Gnd, Lgf	19,402	SqFt	Not Available	84	65	Knight Frank LLP--44 20 7861 1547
3rd Floor Suite 15, 75 Harley Street, Marylebone W1G 8QL	W1G 8QL	Suite 15	430	SqFt	Second-hand Grade B	95	Not Available	Howard de Walden Estates Limited-020 7291 6095
3rd Floor Suite 17, 75 Harley Street, Marylebone W1 8QL	W1G 8QL	Suite 17	674	SqFt	Second-hand Grade B	95	Not Available	Howard de Walden Estates Limited-020 7291 6095
Lower Ground, 75 Harley Street, Marylebone W1 8QL	W1G 8QL	Lower Ground	2,439	SqFt	New - Refurb (under construction)	95	Not Available	Howard de Walden Estates Limited-020 7291 6095
Ground, 75 Harley Street, Marylebone W1 8QL	W1G 8QL	Ground	1,894	SqFt	New - Refurb (under construction)	95	Not Available	Howard de Walden Estates Limited-020 7291 6095
13-15, Rathbone Street, London, W1T 1NB	W1T 1NB	4th	1,340	SqFt	Not Available	102	79.50	Knight Frank LLP--44 20 3640 7027
HOLDEN HOUSE, 57, RATHBONE PLACE, LONDON, W1T 1JU	W1T 1JU	Part 1st , Part 4th & Part 5th	8,583	SqFt	Not Available	106	59.50	Cushman & Wakefield--44 (20) 32964246



105, Piccadilly, London, W1J 7NJ	W1J 7NJ	EAST, WEST, Part ground	4,555	SqFt	Not Available	113	75	Gerald Eve-07780454161
Charlotte Studios, 76-78 Charlotte Street	W1T 4DF	2	1,494	SqFt	Not Available	113	174,000	Gerald Eve-07825 006692
14, Waterloo Place, London, SW1Y 4AR	SW1Y 4AR	Lower Ground	1,251	SqFt	Not Available	113	Not Available	Gerald Eve-07880454161
11, REGENT STREET, LONDON, SW1Y 4LR	SW1Y 4LR	6	4,210	SqFt	Not Available	113	77.50	Gerald Eve-07792 078 397
76, Wardour Street, London, W1F 0UU	W1F 0UR	3rd	7,080	SqFt	Not Available	117	85	Knight Frank LLP-+44 20 3967 7095
20, GROSVENOR PLACE, LONDON, SW1X 7BE	SW1X 7BE	3rd	3,116	SqFt	Second-hand Grade A	124	Not Available	Devono Property Limited-020 7451 1332
1st Floor Offices, 1-5 Dell's Mews, London, SW1V 2LW	SW1V 2LW	1st Floor	1,187	SqFt	Second-hand Grade B	124	70,000	Tuckerman-020 3328 5374
129 Wilton Road London SW1V 1HU	SW1V 1HU	1st and 2nd floors	8,213	SqFt	Second-hand Grade A	125	59.25	Northam Clover Limited-020 7629 5000
129, Wilton Road, London, SW1V 1JZ	SW1V 1HU	2nd floor	8,055	SqFt	Second-hand Grade A	125	60.75	Northam Clover Limited-020 7629 5000
66, GROSVENOR STREET, LONDON, W1K 3JL	W1K 3JL	2nd, 3rd, 4th	4,282	SqFt	Not Available	130	90	Knight Frank LLP-+44 20 7861 1547
80, BROOK STREET, MAYFAIR, LONDON, W1K 5EG	W1K 5EG	3rd, 4th, Ground, L/Grd, Storage	3,486	SqFt	Not Available	131	90	Gryphon Property Partners-0203 440 9802
22 Great Marlborough Street (1st Floor), Soho, London, W1T 1QZ	W1T 1QJ	1st Floor	800	SqFt	Not Available	132	28,000	Max Barney Estate (The)-07968529632
FOURTH FLOOR, 20, BERKELEY SQUARE, LONDON, W1J 6LH	W1J 6LH	3rd floor, 8th floor	4,963	SqFt	Not Available	140	45	BNP Paribas Real Estate (City)-02073184727
11, Maddox Street, London, W1S 2QF	W1S 2QF	1st Floor	535	SqFt	Not Available	146	34,776	Regent Street Office Direct-020 7758 0333
COURTYARD BUILDING, EVELYN YARD, LONDON	W1T 1AU	Whole Unit	4,550	SqFt	Not Available	151	250,000	Savills (UK) Limited-020 7409 8764
BASEMENT, 9, HANOVER STREET, LONDON, W1S 1YF	W1S 1YF	Lower Ground Floor, Part Gnd	5,094	SqFt	Not Available	166	375,000	Knight Frank LLP-+44 20 7861 1197
Princes House, 38, Jermyn Street, London, SW1Y 6DN	SW1Y 6DN	Mezzanine, Suite a, Suite a, Suite b, Suite b, Suite c	12,068	SqFt	Not Available	166	92.50	Knight Frank LLP-+44 20 7861 1197
10 CORK STREET, LONDON W1S 3LT	W1S 3LT	Office - 1st Flr, Office - Pt 2nd Flr (Front), Office - Pt 2nd Flr	7,639	SqFt	Not Available	176	105	BNP Paribas Real Estate (City)-02073185043
63, BROOK STREET, MAYFAIR, LONDON, W1K 4HS	W1K 4HS	1st floor	5,007	SqFt	Not Available	176	95	BNP Paribas Real Estate (City)-020 7318 5019
35, PARK LANE, LONDON, W1J 7FU	W1J 7FU	3rd	4,779	SqFt	Second-hand Grade A	179	83.15	Devono Property Limited-0207 4511 332
PADDINGTON TECHNICAL COLLEGE, 25-31, PADDINGTON GREEN, LONDON, W2 1NB	W2 1NB	10th, 11th, 12th, 13th, 14th, 15th, 16th, 3rd, 4th, 5th, 6th, 7th, 8th, 9th	348,026	SqFt	Not Available	180	Not Available	Knight Frank LLP-+44 20 7861 5132
Bekeley Square, Lansdowne Road, London, W1	W1J 6ER	Pt. 2nd	4,970	SqFt	Not Available	188	27.50	Cushman & Wakefield-020 7152 5102
Part 4th Floor, UK House, 2 Great Titchfield Street, Noho, London, W1W 8NN	W1W 8AU	4th Floor	6,202	SqFt	Not Available	207	85	Monmouth Dean LLP-020 7025 1391
21-22, Warwick Street, London, W1B 5NF	W1B 5NF	21-22	1,140	SqFt	Second-hand Grade B	211	73,530	Harper Dennis Hobbs-020 7462 9100
75, Wells Street, London, W1T 3QH	W1T 3QH	75	2,312	SqFt	Second-hand Grade B	211	77.50	Harper Dennis Hobbs-020 7462 9100
1st Floor, 39-42 New Bond Street, London	W1S 2SQ	1st Floor	3,898	SqFt	Second-hand Grade B	211	77	Harper Dennis Hobbs-020 7462 9100

19-20, New Bond Street, London, W1S 2TD	W1S 2TD	19-20	1,300	SqFt	Second-hand Grade B	211	75	Harper Dennis Hobbs-020 7462 9128
Third Floor, 39-42 New Bond Street, London	W1S 2SQ	Third Floor	1,410	SqFt	Second-hand Grade B	211	75	Harper Dennis Hobbs-020 7462 9128
4th Floor, 135, New Bond Street, London, W1S 2TQ	W1S 2TQ	4th Floor	1,971	SqFt	Second-hand Grade B	211	77.50	Harper Dennis Hobbs-020 7462 9128
2nd, Flo Bewlay House, 2, Swallow Place, London, W1B 2AE	W1B 2AE	2nd Floor	1,555	SqFt	New - Refurb (existing)	238	101,076	Regent Street Direct-078 2694 6336
9, Masons Yard, London, SW1Y 6BU	SW1Y 6BU	9	1,287	SqFt	New - Refurb (existing)	238	120,000	Bluebook-020 7167 6410
55, New Bond Street, London, W1S 1DG	W1S 1DG	Part 2nd Floor, Part 2nd Floor (U/O)	5,651	SqFt	Not Available	250	Not Available	Cushman & Wakefield-+44 (0)20 7152 5011
9 Stratford Place, W1	W1C 1AZ	2nd Floor, 1st Floor	3,000	SqFt	Not Available	263	Not Available	Ashwell London-020 7758 3289
61 South Molton Street, London, W1K 5SR	W1K 5SR	3rd Floor	1,200	SqFt	Not Available	263	70,000	MB&A-0207 118 3456
17, EVELYN YARD, LONDON, W1T 1AU	W1T 1AU	LG, G, 1st, 2nd, 3rd	5,171	SqFt	New - Refurb (existing)	288	250,000	Savills (UK) Limited-0207 409 8764
Waverley House, 7-12, Noel Street, London, W1F 8GQ	W1F 8GH	2nd floor	5,670	SqFt	New - Refurb (existing)	293	Not Available	Chase & Partners LLP-07947449372
46, Dorset Street, London, W1H 3FH	W1U 7NB	4th floor	200	SqFt	Second-hand (undisclosed)	300	15,360	Aston Rose-02076291533
47-49 Goodge Street, London, W1T 1TD	W1T 1TD	Lower Ground Floor	76	SqFt	Not Available	300	Not Available	Farebrother-020 7855 3584
17, Grosvenor Hill, London, W1K 3QB	W1K 3QB	1st	1,158	SqFt	Not Available	349	80	Knight Frank LLP-020 7861 1195
Charles House, 5-11, Regent Street, London, SW1Y 4LR	SW1Y 4LR	2nd floor	4,584	SqFt	Not Available	350	79.50	Cushman & Wakefield-+44 (20) 7152 5102
Sutherland House, 5-6, Argyll Street, London, W1F 7TE	W1F 7TD	4th	1,924	SqFt	New - Refurb (existing)	350	Not Available	Savills (UK) Limited-02038109894
Regent's Place, Regent's Place, 338, Euston Road, London, NW1 3BG	NW1 3BG	15th, 16th, 5th	20,522	SqFt	Not Available	372	85	Knight Frank LLP-+44 20 7861 5132
136-138, GEORGE STREET, LONDON, W1H 5LD	W1H 5LD	Not Available	8,000	SqFt	Not Available	382	Not Available	Cushman & Wakefield-+44 (20) 32964246
6, Chesterfield Gardens, London, W1J 5BQ	W1J 5BQ	3rd Floor, 6th Floor	12,027	SqFt	Not Available	217	90	Cushman & Wakefield-+44 (0)20 7152 5712
34, Dover Street, London, W1S 4NF	W1S 4NG	3rd floor	2,486	SqFt	Not Available	392	75	Gerald Eve-02034863483
4th Floor, 31 Maddox Street, London W1	W1S 2PB	4th Floors	1,955	SqFt	Not Available	421	79.50	Dron & Wright-020 7891 2356
105, Piccadilly, London, W1J 7NJ	W1J 7NJ	3rd floor	4,194	SqFt	Not Available	424	65	Knight Frank LLP-+44 207 861 1541
30, Berwick Street, London, W1F 8RW	W1F 8RH	Third	312	SqFt	Second-hand (undisclosed)	446	Not Available	Savills (UK) Limited-020 7075 2858
75-77, Brook Street, London, W1K 4HY	W1K 4HY	2nd floor, 3rd floor, 4th floor, 5th floor, Ground floor, Lower Ground Floor, floor	14,125	SqFt	Not Available	463	Not Available	Knight Frank LLP-+44 207 861 1191
Kingsland House, 122, Regent Street, London, W1B 5SA	W1B 5SA	3rd North, 4th South	1,811	SqFt	Second-hand (undisclosed)	467	Not Available	Savills (UK) Limited-0207 409 8976
1, Red Place, London, W1K 6PL	W1K 6PL	Ground Floor, Third Floor, Fourth Floor	6,704	SqFt	New - Refurb (existing)	467	Not Available	Savills (UK) Limited-0207 299 3077
3, Cavendish Square, London, W1G 0PR	W1G 0PW	LG, G, 1st, 2nd, 3rd, 4th, 5th	12,660	SqFt	Second-hand (undisclosed)	468	Not Available	Savills (UK) Limited-0207 409 8803

120, New Cavendish Street, London, W1W 6XX	W1W 6XX	Not Available	2,442	SqFt	Second-hand (undisclosed)	468	Not Available	Savills (UK) Limited-0207 409 8764
2-5, Old Bond Street, London, W1S 4PD	W1S 4PQ	2, 3	6,352	SqFt	New - Refurb (under construction)	474	87.50	Gerald Eve-020 3486 3483
4, Albemarle Street, London, W1S 4TB	W1S 4GA	4th	3,070	SqFt	Not Available	503	87.50	Knight Frank LLP-+44 207 861 1191
10, London Mews, London, W2 1HY	W2 1HY	2nd floor	982	SqFt	New - New Build (existing)	518	57.50	IAN SCOTT INTERNATIONAL-020 7493 9911
3rd Floor, 1-1A, Portland Place, London, W1B 1PN	W1B 1PN	3rd Floor	3,135	SqFt	New - Refurb (pre-construction)	238	235,125	Howard De Walden 020 72900970
3, St James's Square, London, SW1Y 4JU	SW1Y 4JU	LG, G	11,413	SqFt	Second-hand (undisclosed)	560	Not Available	Savills (UK) Limited-0207 409 8976
12-14, Wigmore Street, London, W1U 2RE	W1U 2LZ	First Floor, Second Floor, Third Floor	6,058	SqFt	New - Refurb (under construction)	564	Not Available	Savills (UK) Limited-020 7409 5925
GROUND FLOOR, 60, ST JAMES'S STREET, LONDON, SW1A 1LE	SW1A 1LE	6	6,067	SqFt	Second-hand (undisclosed)	564	Not Available	Savills (UK) Limited-0207 409 8706
151, Marylebone Road, London, NW1 5QE	NW1 5QE	3, 4, 5, 6, 7, Lower Ground	33,402	SqFt	New - Refurb (existing)	587	69.50	Gerald Eve-020 7333 6368
12-14, Ryder Street, London, SW1Y 6QB	SW1Y 6QB	LG, G	10,314	SqFt	Second-hand (undisclosed)	601	Not Available	Savills (UK) Limited-0207 409 8976
Rosebery House, 4, Farm Street, London, W1J 5RD	W1J 5RD	Lower Ground, Ground, First, Second	5,281	SqFt	New - Refurb (existing)	643	Not Available	Savills (UK) Limited-02072993007
60, St James's Street, London, SW1A 1LE	SW1A 1LE	2nd, 3rd	2,368	SqFt	Not Available	713	105	Knight Frank LLP-+44 20 7861 1458
123, Pall Mall, London, SW1Y 5EA	SW1Y 5EA	Lower Ground Floor, Mezzanine, First Floor,	21,101	SqFt	New - Refurb (existing)	748	Not Available	Savills (UK) Limited-02074 098 832
10, Dover Street, London, W1S 4LQ	W1S 4LQ	3rd Floor	925	SqFt	Not Available	753	55	Cushman & Wakefield-+44 (0) 20 3296 4627
CAPITAL HOUSE, 25, CHAPEL STREET, BRYANSTON, LONDON, NW1 5DH	NW1 5DH	Seventh	3,925	SqFt	Second-hand (Retail)	776	45	Carter Jonas-0207 016 0732
41, Portland Place, London, W1B 1BN	W1B 1QH	Fourth floor	1,919	SqFt	Second-hand (Retail)	776	58	Carter Jonas-0207 016 0732
7-8, Chapel Place, London, W1G 0BG	W1G 0BG	First floor	1,615	SqFt	Second-hand (Retail)	776	85	Carter Jonas-0207 016 0732
Lilley House, Hanover Square, London, W1S 1HL	W1S 1HL	First, Second floor, Sixth Floor	11,624	SqFt	Second-hand (Retail)	776	60	Carter Jonas-0207 518 3303
Woolworth House, 242-246, Marylebone Road, London, NW1 6JQ	NW1 6JQ	Second Floor Unit A	6,231	SqFt	Second-hand Grade A	809	Not Available	Savills (UK) Limited-02074 098 832
27, Knightsbridge, London, SW1X 7YB	SW1X 7LY	1st South, 2, 3rd South	17,938	SqFt	New - Refurb (existing)	818	70	Gerald Eve-02034863451
21, St. James's Square, London, SW1Y 4JZ	SW1Y 4JZ	Lower Ground Floor, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, Sixth Floor	61,381	SqFt	New - Refurb (existing)	825	Not Available	Savills (UK) Limited-0207 409 8778
Paddington Basin, Topaz, 2, Merchant Square, London, W2 1AS	W2 1DP	10th, 11th, 12th, 13th, 14th, 15th, 16th, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, Ground	175,820	SqFt	Not Available	839	Not Available	Knight Frank LLP-+44 20 7861 1197
Belgrave House, 76, Buckingham Palace Road, London, SW1W 9TQ	SW1W 9TQ	Sixth Floor	30,639	SqFt	Second-hand Grade A	869	1,991,535	Savills (UK) Limited-0207 409 8803

NORFOLK SQUARE MEWS, LONDON, W2 1RZ	W2 1RZ	Ground floor	1,595	SqFt	Second-hand Grade B	876	59,500	DUNPHYS LTD-02085775172
25-26, Poland Street, London, W1F 8QN	W1F 8QN	5	836	SqFt	Second-hand Grade B	895	80	Knight Frank LLP-+44 207 861 1541
64, North Row, London, W1K 7DA	W1C 2QJ	2, 3, 5, 6	39,593	SqFt	New - Refurb (under construction)	900	Not Available	Gerald Eve-020 3486 3451
16, Connaught Place, London, W2 2ED	W2 2ED	Fourth Floor	3,674	SqFt	New - Refurb (pre-construction)	911	292,083	Savills (UK) Limited-0207 409 8778
123, Victoria Street, London, SW1E 6DE	SW1E 5BP	Part Second Floor, Part Third Floor	36,592	SqFt	Second-hand Grade A	918	Not Available	Savills (UK) Limited-02074 098 832
40, Argyll Street, London, W1B 3BR	W1B 3BR	Part Second Floor	14,989	SqFt	Second-hand Grade A	931	1,191,626	Savills (UK) Limited-0207 409 8778
52-53, Jermyn Street, London, SW1Y 6LX	SW1Y 6LX	1	1,611	SqFt	Second-hand (undisclosed)	932	111,964	Savills (UK) Limited-020 7409 5925
Carrington House, 126-130, Regent Street, London, W1B 5SE	W1B 5EA	Suite 1	2,609	SqFt	Not Available	932	Not Available	Savills (UK) Limited-0207 409 8706
13-14, Golden Square, London, W1F 9JG	W1F 9JG	Third Floor, Fourth Floor	2,589	SqFt	New - Refurb (existing)	932	Not Available	Savills (UK) Limited-020 7409 5925
22, Grosvenor Gardens, London, SW1W 0DH	SW1W 0DH	1st, LG	2,245	SqFt	Not Available	1069	72.50	Knight Frank LLP-+44 207 861 1191
4, OLD PARK LANE, LONDON, W1K 1QW	W1K 1QW	2, 3, 4	2,544	SqFt	Second-hand Grade A	1129	85	Knight Frank LLP-+44 207 861 1458
42, Upper Grosvenor Street, London, W1K 2NH	W1K 2NH	Lower Ground Floor, Ground Floor, First Floor, Second Floor, Third Floor, Fourth Floor	8,465	SqFt	New - Refurb (existing)	1225	Not Available	Savills (UK) Limited-0207 409 8764
130, JERMYN STREET, LONDON, SW1Y 4UR	SW1Y 4UR	Second Floor, Third Floor, Part A Fourth Floor, Sixth Floor	22,453	SqFt	New - Refurb (existing)	1236	Not Available	Savills (UK) Limited-0207 409 8803
Ariel House, 74a, Charlotte Street, London, W1T 4QL	W1T 4QJ	2nd, Lgf	4,525	SqFt	Not Available	1365	83.50	Knight Frank LLP-+44 20 7861 1197
54, Jermyn Street, London, SW1Y 6WL	SW1Y 6LX	1, 5, 6, 7, 8	12,118	SqFt	Not Available	1498	Not Available	Savills (UK) Limited-0207 409 8706
4, Millbank, London, SW1P 3JA	SW1P 3JA	Third Floor, Part Fourth Floor	24,689	SqFt	Second-hand Grade A	1499	1,468,996	Savills (UK) Limited-0207 409 8778
LOWER GROUND FLOOR PARNELL HOUSE, 25, WILTON ROAD, LONDON, SW1V 1LW	SW1V 1LW	G, 1, 2, 3, 4, 5, 6	80,427	SqFt	Second-hand (undisclosed)	1545	Not Available	Savills (UK) Limited-0207 409 8803
Empire House, 175, Piccadilly, London, W1J 9EN	W1J 9EN	Not Available	1,950	SqFt	Second-hand (undisclosed)	1735	Not Available	Savills (UK) Limited-0207 409 8706
8th, Verde Building, 10, Bressenden Place, London, SW1E 5DN	SW1E 5DN	8th	5,039	SqFt	Not Available	Not Available	79.50	Tuckerman-020 3328 5373
			1,965,564					

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## Midtown Availabilities

Address	Postcode	Unit Name	Size	Unit of Measure	Grade Of Space	Days on the Market	Asking Rent (£)	Disposing Agent
14 Floral Street, London, QC2E 9DH	WC2E 8JS	2nd	2,684	SqFt	Not Available	4	82.50	CBRE Ltd-+44 207 182 2447
Norman House, 105-109, Strand, London, WC2R 0AA	WC2R 0AA	1st, 4th, 5th, 6th, 7th, 8th, Reception	22,952	SqFt	Not Available	8	Not Available	Knight Frank LLP-+44 20 7861 1547
71, High Holborn, London, WC1V 6EA	WC1V 6EA	Third floor	14,822	SqFt	Not Available	8	63.68	Marchmont Surveyors Limited-0207 409 5477
20, Furnival Street, London, EC4A 1AU	EC4A 1JQ	5th - U/O, Ground - U/O	5,414	SqFt	Not Available	18	62.50	Cushman & Wakefield-+44 (0)20 3296 2133
Kingsbourne House, 229-231, High Holborn, London, WC1V 6LJ	WC1V 7DA	Office - 3rd Floor	5,257	SqFt	Not Available	20	Not Available	BNP Paribas Real Estate (City)-02073184674
22, Chancery Lane, London, WC2A 1LS	WC2A 1LS	Office - 1st Floor	5,859	SqFt	Not Available	21	65	BNP Paribas Real Estate (City)-02073184674
CHANCERY HOUSE, CHANCERY LANE, LONDON, WC2A 1AF	WC2A 1AF	Office - Pt 3rd Floor	5,300	SqFt	Not Available	21	47.50	BNP Paribas Real Estate (City)-02073184674
New Fetter Place, 8-10, New Fetter Lane, London, EC4A 1AG	EC4A 1AZ	1st - West, 2nd - East, 4th - West	11,092	SqFt	Not Available	26	62.50	Cushman & Wakefield-+44 203 296 4717
265, STRAND, LONDON, WC2R 1BH	WC2R 1BH	1st, 2nd, 3rd, 4th, 5th, 6th, 7th, Basement, Ground - Office, Ground - Reception	74,053	SqFt	Not Available	27	Not Available	Cushman & Wakefield-+44 0207 152 5214
McCann-Erickson House, 7-11, Herbrand Street, London, WC1N 1EX	WC1N 1EX	1st Floor , 2nd Floor , 3rd Floor , 4th Floor, Basement, Ground Floor , Lower Ground Floor	65,024	SqFt	Not Available	41	Not Available	Cushman & Wakefield-+44 207 152 5250
77, Kingsway, London, WC2B 6SR	WC2B 6SR	3rd	3,346	SqFt	Not Available	46	72.50	Knight Frank LLP-+44 20 7861 1547
SUITE 1, 1, LANCASTER PLACE, LONDON, WC2E 7HR	WC2E 7HR	Gnd	880	SqFt	Not Available	48	55	Knight Frank LLP-+44 20 7861 1547
FOURTH FLOOR, 80, STRAND, LONDON, WC2R 0DT	WC2R 0DT	Not Available	20,000	SqFt	Not Available	48	Not Available	Cushman & Wakefield-+44 207 152 5166
Imperial House, 8 Kean Street, London WC2B 4AS	WC2B 4AS	Part Fifth, Part Sixth , Eighth	7,938	SqFt	Not Available	53	72.50	ALLSOP LLP-02075884433
1st Floor, 75 Kenton Street	WC1N 1NN	1st floor	679	SqFt	Second-hand (undisclosed)	70	39,000	Fresson and Tee-07970128599
Ground Floor, 75 Kenton Street, London WC1	WC1N 1NN	Ground	736	SqFt	Second-hand (undisclosed)	71	39,000	Fresson and Tee-07970128599
14, James Street, London, WC2E 8BU	WC2E 8BU	4th	3,720	SqFt	Second-hand Grade A	75	77.50	Devono Property Limited-020 7451 1332
9, Savoy Street, London, WC2E 7AE	WC2E 7AE	2nd	4,887	SqFt	Not Available	85	67.50	Knight Frank LLP-+44 20 7861 1547
Canopy, One Quality Court (Off Chancery Lane), Holborn, London WC2	WC2A 1HR	Suite LG.01-02, Suite LG.03-04, Suite LG.07, Suite LG.08, Suite LG.09, Suite G.01-02, Suite G.05, Suite G.07, Suite G.09, Suite 1.05, Suite 1.06, Suite 2.01, Suite 2.02, Suite 2.03, Suite 2.07, Suite 2.08, Suite 3.01, Suite 3.12	8,675	SqFt	Not Available	97	Not Available	ALLSOP LLP-02075884433

3, Dorset Rise, London, EC4Y 8JL	EC4Y 8EN	8th	3,759	SqFt	Second-hand Grade B	113	58	Devono Property Limited-07967 345 830
Lincoln House, 296-302, High Holborn, London, WC1V 7JH	WC1V 7JH	4th, 5th, Pt 1st	10,192	SqFt	Not Available	125	39.50	Cushman & Wakefield-+44 (0)20 7152 5964
Ground floor, Unit 6 Onyx, 102 Camley Street	N1C 4PF	Ground	603	SqFt	New - New Build (existing)	127	49,000	Fresson and Tee-07970128599
6, Agar Street, London, WC2N 4HR	WC2N 4HN	4th	11,417	SqFt	Not Available	144	79.50	Knight Frank LLP-+44 20 7861 1458
NEW FETTER PLACE WEST, 55, FETTER LANE, LONDON, EC4A 1AA	EC4A 1AA	West	2,893	SqFt	Not Available	146	62.50	Knight Frank LLP-+44 207 861 1397
Onyx Apartments, 102, Camley Street, London, N1C 4PF	N1C 4PF	Ground, Mezzanine	1,228	SqFt	New - New Build (existing)	161	55	Fresson & Tee-07970128599
Ground Floor, Montagu House, The Old Dairy, Wakefield Street, London WC1	WC1N 1PG	Ground floor	1,252	SqFt	New - New Build (existing)	161	70	Fresson & Tee-07970128599
1st floor, Montagu House, The Old Dairy, Wakefield Street	WC1N 1PG	1st floor	1,386	SqFt	New - New Build (existing)	161	70	Fresson & Tee-07970128599
80, Strand, London, WC2R 0RE	WC2R 0RE	1st, 2nd , 3rd, 4th	148,645	SqFt	Not Available	204	Not Available	Cushman & Wakefield-+44 (20) 3296 4616
Craven House, 121, Kingsway, London, WC2B 6PA	WC2B 6PA	5th Floor	2,414	SqFt	Not Available	210	59.50	Cushman & Wakefield-07920 546 315
Office 2.11, 2nd Floor, Ink Rooms, 25-28 Easton Street, Clerkenwell, WC1X 0BE	WC1X 0DS	2nd Floor	328	SqFt	Not Available	224	22,440	Workspace Group Plc-0203 813 7479
King'S Cross Central - Offices - 1 Tapper Walk, Tapper Walk, London, N1C 4UZ	N1C 4AQ	Unit 1, 5 York Way	883	SqFt	Not Available	235	59.50	Cushman & Wakefield-+44 (0)20 7 152 5964
2nd Floor, 31-33, High Holborn, London, WC1V 6AX	WC1V 6AX	2nd Floor	2,690	SqFt	Second-hand Grade B	238	55	Kinney Green-020 7643 1531
BUILDERS HOUSE, 1-3, PEMBERTON ROW, LONDON, EC4A 3BG	EC4A 3BG	Part LG	1,896	SqFt	Second-hand (undisclosed)	334	Not Available	Savills (UK) Limited-02074098891
10, Bloomsbury Way, London, WC1A 2SL	WC1A 2SL	Part 7th East, Part 8th West	8,624	SqFt	Not Available	347	73.50	Knight Frank LLP-+44 20 7861 1274
4, Tavistock Place, London, WC1H 9RA	WC1H 9RA	1st, 2nd, 3rd, 4th, 5th, Ground, Lower Ground	6,619	SqFt	Not Available	354	59.50	Knight Frank LLP-+44 20 7861 5354
Montagu House, The Old Dairy, Wakefield Street	WC1N 1PG	Montagu House	2,638	SqFt	New - New Build (existing)	390	70	Fresson & Tee-07970128599
1, Tudor Street, London, EC4Y 0AH	EC4Y 0AH	6th	8,569	SqFt	New - New Build (existing)	390	Not Available	Savills (UK) Limited-020 7409 8967
1st Floor, 20-21 Jockey's Fields	WC1R 4BW	1st floor	1,654	SqFt	New - Refurb (existing)	464	48	Fresson and Tee-07970128599
Craven House, 121, Kingsway, London, WC2B 6PA	WC2B 6PA	5th, 6th	3,356	SqFt	New - Refurb (under construction)	470	Not Available	Savills (UK) Limited-0207 409 8706
280, High Holborn, London, WC1V 7EE	WC1V 7EE	2	9,499	SqFt	New - Refurb (existing)	474	69.50	Gerald Eve-07880454161
1, Smart's Place, London, WC2B 5LW	WC2B 5LW	Ground, First, Second, Third, Fourth, Fifth, Sixth, Seventh	38,918	SqFt	Second-hand (undisclosed)	482	Not Available	Savills (UK) Limited-0207 409 8961
1, New Fetter Lane, London, EC4A 1AN	EC4A 1AN	(part)	2,466	SqFt	Not Available	491	57.50	Knight Frank LLP-+44 20 7861 5354
Swan House, 37-39, High Holborn, London, WC1V 6AA	WC1V 6AA	4th	1,955	SqFt	Not Available	495	65	Knight Frank LLP-+44 20 7861 5354

Ground floor, 29 Field Street	WC1X 9DA	Ground	676	SqFt	Second-hand Grade B	495	52.50	Fresson & Tee-020 7391 7100
60, Strand, London, WC2N 5LR	WC2N 5LR	2nd, 3rd	5,910	SqFt	Not Available	503	59.50	Knight Frank LLP--44 207 861 1191
ROYAL INSTITUTE FOR THE BLIND, 105, JUDD STREET, LONDON, WC1H 9NE	WC1H 9NE	3	11,324	SqFt	Second-hand (undisclosed)	560	Not Available	Savills (UK) Limited-0207 409 8976
Pivotal, 123, Pentonville Road, London, N1 9LZ	N1 9LG	1	4,546	SqFt	New - Refurb (existing)	575	95	Gerald Eve-07792078397
53, Parker Street, London, WC2B 5PT	WC2B 5PT	Third Floor	3,633	SqFt	New - Refurb (existing)	601	Not Available	Savills (UK) Limited-0207 409 8706
44, Eagle Street, London, WC1R 4AU	WC1R 4FS	LG, G, 1, 2	7,998	SqFt	Second-hand (undisclosed)	636	Not Available	Savills (UK) Limited-0207 409 8961
90, FETTER LANE, LONDON, EC4A 1EN	EC4A 1EN	1st, 2nd, 5th, 6th, LG , Part Grd, Part Grd	49,904	SqFt	Not Available	641	Not Available	Knight Frank LLP--44 20 7861 1306
78-89, Pentonville Road, London, N1 9LG	N1 9LG	First Floor	2,468	SqFt	Second-hand Grade B	692	111,060	Savills (UK) Limited-0207 409 8976
84, KINGSWAY, LONDON, WC2B 6AE	WC2B 6AE	1	632	SqFt	Not Applicable	733	Not Available	Adlers Chartered Surveyors-02072242244
21, Southampton Row, London, WC1B 5HA	WC1B 5HA	Fifth Floor	4,409	SqFt	Second-hand Grade A	746	220,450	Savills (UK) Limited-020 7409 5925
29, Museum Street, London, WC1A 1LH	WC1A 1LH	3rd floor	360	SqFt	New - Refurb (existing)	786	24,300	Fresson & Tee-07970128599
WELLINGTON HOUSE, 125-130, STRAND, LONDON, WC2R 0AP	WC2R 0AP	4	5,553	SqFt	Second-hand Grade A	841	58	Knight Frank LLP--44 20 7861 5132
90, High Holborn, London, WC1V 6LJ	WC1V 6BH	G, 5, 6	51,006	SqFt	Second-hand Grade A	932	Not Available	Savills (UK) Limited-0207 409 8778
100, Victoria Embankment, London, EC4Y 0DY	EC4Y 0DY	(part)	11,256	SqFt	Not Available	999	61.50	Knight Frank LLP--44 20 7861 5150
3, Dorset Rise, London, EC4Y 8JL	EC4Y 8EN	4th (U/O), Ground	13,352	SqFt	Not Available	235	59.50	Cushman & Wakefield--44 (0)20 3296 4284
101, St Martin's Lane, London, WC2N 4AZ	WC2N 4AZ	Basement, Ground Floor, Second Floor, Third Floor, Fourth Floor	33,233	SqFt	New - Refurb (existing)	1239	Not Available	Savills (UK) Limited-0207 409 8778
Brettenham House, 5, Lancaster Place, London, WC2E 7EN	WC2E 7AE	Part Fourth Floor, Part Fifth Floor, Eight Floor	21,240	SqFt	Second-hand Grade A	1329	Not Available	Savills (UK) Limited-0207 409 8764
Former Winchmore House, 15, Fetter Lane, London, EC4A 1BW	EC4A 1BW	1, 7	16,177	SqFt	Second-hand Grade A	1447	Not Available	Savills (UK) Limited-0207 409 8961
53, Parker Street, London, WC2B 5PT	WC2B 5PT	3, 4	6,415	SqFt	New - Refurb (existing)	1498	Not Available	Savills (UK) Limited-0207 409 8706
Lacon House, 84, Theobalds Road, London, WC1X 8RW	WC1X 8NL	Part 5	5,570	SqFt	Second-hand (undisclosed)	1743	Not Available	Savills (UK) Limited-0207 409 8803
Total Sq ft			792,864					

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## Camden Availabilities

Address	Postcode	Unit Name	Size	Unit of Measure	Grade Of Space	Days on the Market	Asking Rent (£)	Disposing Agent
71, High Holborn, London, WC1V 6EA	WC1V 6EA	Third floor	14,822	SqFt	Not Available	8	63.68	Marchmont Surveyors Limited-0207 409 5477
Kingsbourne House, 229-231, High Holborn, London, WC1V 6LJ	WC1V 7DA	Office - 3rd Floor	5,257	SqFt	Not Available	20	Not Available	BNP Paribas Real Estate (City)-02073184674
80, Charlotte Street, London, W1T 4QP	W1T 4DF	Office - 2nd Floor, Office - 3rd Floor	80,508	SqFt	Not Available	21	87.50	BNP Paribas Real Estate (City)-02073185038
Maple House, 149, Tottenham Court Road, London, W1T 7NF	W1T 7NF	Part 5th (West) - Q2 2020, Part 5th (north)	15,959	SqFt	Not Available	26	55	Knight Frank LLP-+44 20 7861 1197
McCann-Erickson House, 7-11, Herbrand Street, London, WC1N 1EX	WC1N 1EX	1st Floor , 2nd Floor , 3rd Floor , 4th Floor, Basement, Ground Floor , Lower Ground Floor	65,024	SqFt	Not Available	41	Not Available	Cushman & Wakefield-+44 207 152 5250
184-192, Drummond Street, London, NW1 3HP	NW1 3HP	4th , Ground, Lower ground	19,130	SqFt	Not Available	41	52.50	Cushman & Wakefield-020 7152 5102
GRANARY MOORINGS, GRANARY STREET, LONDON, NW1 0NF	NW1 0NF	1st Floor, Ground Floor , Lower Ground Floor	28,707	SqFt	Not Available	43	Not Available	Cushman & Wakefield-+44 207 152 5250
77, Kingsway, London, WC2B 6SR	WC2B 6SR	3rd	3,346	SqFt	Not Available	46	72.50	Knight Frank LLP-+44 20 7861 1547
King'S Cross Central - Offices - S2, Handyside Street, London, N1C 4UZ	N1C 4AB	Not Available	1	SqFt	Not Available	48	Not Available	Cushman & Wakefield-+44 (0)20 7152 5497
1st Floor, 75 Kenton Street	WC1N 1NN	1st floor	679	SqFt	Second-hand (undisclosed)	70	39,000	Fresson and Tee-07970128599
Ground Floor, 75 Kenton Street, London WC1	WC1N 1NN	Ground	736	SqFt	Second-hand (undisclosed)	71	39,000	Fresson and Tee-07970128599
Charlotte Studios, 76-78 Charlotte Street	W1T 4DF	2	1,494	SqFt	Not Available	113	174,000	Gerald Eve-07825 006692
Lincoln House, 296-302, High Holborn, London, WC1V 7JH	WC1V 7JH	4th, 5th, Pt 1st	10,192	SqFt	Not Available	125	39.50	Cushman & Wakefield-+44 (0)20 7152 5964
Ground floor, Unit 6 Onyx, 102 Camley Street	N1C 4PF	Ground	603	SqFt	New - New Build (existing)	127	49,000	Fresson and Tee-07970128599
54, Hatton Garden, London, EC1N 8HN	EC1N 8HN	2nd floor, 3rd floor	1,985	SqFt	New - Refurb (existing)	131	65	Gryphon Property Partners-02034409802
Onyx Apartments, 102, Camley Street, London, N1C 4PF	N1C 4PF	Ground, Mezzanine	1,228	SqFt	New - New Build (existing)	161	55	Fresson & Tee-07970128599
Ground Floor, Montagu House, The Old Dairy, Wakefield Street, London WC1	WC1N 1PG	Ground floor	1,252	SqFt	New - New Build (existing)	161	70	Fresson & Tee-07970128599
1st floor, Montagu House, The Old Dairy, Wakefield Street	WC1N 1PG	1st floor	1,386	SqFt	New - New Build (existing)	161	70	Fresson & Tee-07970128599
Craven House, 121, Kingsway, London, WC2B 6PA	WC2B 6PA	5th Floor	2,414	SqFt	Not Available	210	59.50	Cushman & Wakefield-07920 546 315
2nd Floor, 31-33, High Holborn, London, WC1V 6AX	WC1V 6AX	2nd Floor	2,690	SqFt	Second-hand Grade B	238	55	Kinney Green-020 7643 1531
28-30, Kirby Street, London, EC1N 8TE	EC1N 8TE	LG, G, 1st, 2nd, 3rd, 4th	22,198	SqFt	New - Refurb (existing)	294	1,442,870	Savills (UK) Limited-0207 409 8764
8-14, St Pancras Way, London, NW1 0QG	NW1 0QG	Gr, 1st	3,946	SqFt	New - Refurb (existing)	344	Not Available	Savills (UK) Limited-020 7075 2858
10, Bloomsbury Way, London, WC1A 2SL	WC1A 2SL	Part 7th East, Part 8th West	8,624	SqFt	Not Available	347	73.50	Knight Frank LLP-+44 20 7861 1274

4, Tavistock Place, London, WC1H 9RA	WC1H 9RA	1st, 2nd, 3rd, 4th, 5th, Ground, Lower Ground	6,619	SqFt	Not Available	354	59.50	Knight Frank LLP-+44 20 7861 5354
Regent's Place, Regent's Place, 338, Euston Road, London, NW1 3BG	NW1 3BG	15th, 16th, 5th	20,522	SqFt	Not Available	372	85	Knight Frank LLP-+44 20 7861 5132
Montagu House, The Old Dairy, Wakefield Street	WC1N 1PG	Montagu House	2,638	SqFt	New - New Build (existing)	390	70	Fresson & Tee-07970128599
1st Floor, 20-21 Jockey's Fields	WC1R 4BW	1st floor	1,654	SqFt	New - Refurb (existing)	464	48	Fresson and Tee-07970128599
Craven House, 121, Kingsway, London, WC2B 6PA	WC2B 6PA	5th, 6th	3,356	SqFt	New - Refurb (under construction)	470	Not Available	Savills (UK) Limited-0207 409 8706
280, High Holborn, London, WC1V 7EE	WC1V 7EE	2	9,499	SqFt	New - Refurb (existing)	474	69.50	Gerald Eve-07880454161
1, Smart's Place, London, WC2B 5LW	WC2B 5LW	Ground, First, Second, Third, Fourth, Fifth, Sixth, Seventh	38,918	SqFt	Second-hand (undisclosed)	482	Not Available	Savills (UK) Limited-0207 409 8961
Swan House, 37-39, High Holborn, London, WC1V 6AA	WC1V 6AA	4th	1,955	SqFt	Not Available	495	65	Knight Frank LLP-+44 20 7861 5354
ROYAL INSTITUTE FOR THE BLIND, 105, JUDD STREET, LONDON, WC1H 9NE	WC1H 9NE	3	11,324	SqFt	Second-hand (undisclosed)	560	Not Available	Savills (UK) Limited-0207 409 8976
1-2, Herbal Hill, London, EC1R 5EJ	EC1R 5EJ	Not Available	7,392	SqFt	Second-hand Grade A	564	Not Available	Savills (UK) Limited-020 7409 8967
53, Parker Street, London, WC2B 5PT	WC2B 5PT	Third Floor	3,633	SqFt	New - Refurb (existing)	601	Not Available	Savills (UK) Limited-0207 409 8706
90, High Holborn, London, WC1V 6LJ	WC1V 6BH	Not Available	51,006	SqFt	Second-hand Grade A	615	Not Available	Savills (UK) Limited-020 7758 3899
44, Eagle Street, London, WC1R 4AU	WC1R 4FS	LG, G, 1, 2	7,998	SqFt	Second-hand (undisclosed)	636	Not Available	Savills (UK) Limited-0207 409 8961
Bedford House, 125-133, Camden High Street, London, NW1 7JR	NW1 7JR	Part 1	3,201	SqFt	Second-hand Grade A	651	Not Available	Savills (UK) Limited-020 7409 8946
84, KINGSWAY, LONDON, WC2B 6AE	WC2B 6AE	1	632	SqFt	Not Applicable	733	Not Available	Adlers Chartered Surveyors-02072242244
21, Southampton Row, London, WC1B 5HA	WC1B 5HA	Fifth Floor	4,409	SqFt	Second-hand Grade A	746	220,450	Savills (UK) Limited-020 7409 5925
29, Museum Street, London, WC1A 1LH	WC1A 1LH	3rd floor	360	SqFt	New - Refurb (existing)	786	24,300	Fresson & Tee-07970128599
Roundhouse Theatre, Chalk Farm Road, London, NW1 8EH	NW1 8EH	Fifth Floor	4,700	SqFt	Second-hand Grade A	825	Not Available	Savills (UK) Limited-020 7075 2858
Verulam Gardens, 70, Gray's Inn Road, London, WC1X 8BT	WC1X 8NH	1st, 2nd, Ground, Lower Ground	17,378	SqFt	Not Available	27	69.50	Cushman & Wakefield-+44 203 296 4717
Ariel House, 74a, Charlotte Street, London, W1T 4QL	W1T 4QJ	2nd, Lgf	4,525	SqFt	Not Available	1365	83.50	Knight Frank LLP-+44 20 7861 1197
53, Parker Street, London, WC2B 5PT	WC2B 5PT	3, 4	6,415	SqFt	New - Refurb (existing)	1498	Not Available	Savills (UK) Limited-0207 409 8706
Lacon House, 84, Theobalds Road, London, WC1X 8RW	WC1X 8NL	Part 5	5,570	SqFt	Second-hand (undisclosed)	1743	Not Available	Savills (UK) Limited-0207 409 8803
			505,885					

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## **APPENDIX 7**

**Interior Photographs**





