

PNS/NSH/HR/WL

16th December 2020

CJ and JA Macey Partnership
Manor House
Oaken Lane
Oaken
Wolverhampton
WV8 2BD

Dear Mr Macey,

Re: Unit 2 St Pauls Crescent NW1 9TN

Further to our recent telephone call I write to confirm our reasons for terminating our lease on the ground floor of the above property, as requested. Clearly, we have rented the space for some years, but our termination has now come as a result of reluctantly having to accept that the space is unsuitable for office use for the following reasons:

- The Tube lines are at least 25 minutes' walk away which makes the staff commute difficult, the bus routes also require a decent walk and this is proving to be an obstacle for recruitment.
- The office is deep and only has one window at the end, therefore there is little natural light in the day at the end of the office and no through ventilation, which is especially difficult in these times when we have up to 12 people to accommodate within the office.
- The local mobile coverage is non-existent and is a problem for clients coming to the office.
- There are no local parking facilities for visitors. One parking space is available for our use but this is insufficient.
- The address is now perceived as gated residential premises due to the lack of local businesses.
- Delivery lorry access is near impossible with lorries having to illegally block St Pauls Crescent in the centre of the road and delivery's needing to be man handled into our office, which is causing distress to the many residents on the street and the Maiden Lane flats.

I am sorry we are in this position and I hope the above is of some assistance.

Yours sincerely,



Paul Savidge *B.Eng, M.Sc., FSFE, MCI Arb*
Managing Director

Wintech Limited

Group Head Office: Quartz House, Pendeford Business Park, Wolverhampton, WV9 5HA, UK
T: +44 190 230 7430
E: enquiries@wintech-group.com

Research & Projects: Unit 2, 44 St Paul's Crescent, London NW1 9TN, UK
T: +44 207 267 1734
E: projects@wintech-group.com

www.wintech-group.com

REGISTERED IN ENGLAND: No. 2430998
VAT REGISTERED: No. 55943795



CERTIFICATE NO: FX 564908