

08 April 2021

Our Ref: JJH/mjd-37GJS

James Huish
Montagu Evans
70 St Mary Axe
London
EC3A 8BE

Dear James,

Re: 37 Great James Street, London, WC1

Following the site inspection and our various discussions, I now have pleasure in confirming my market and asset report on the above building.

Farebrother

We are a general practice firm of chartered surveyors, operating from a single office on Chancery Lane, ten minutes' walk from the subject property. Farebrother are a partnership, established in 1799; we have always been based in the same area of Central London, specialising in commercial property, predominantly offices.

We are recognised as the leading practice in the area, through our market performance, regularly topping industry benchmarking on number of instructions and space let. This is worthy of highlighting, as the sheer number and diversity of properties we deal successfully with, gives us an unparalleled viewpoint on the office stock in our market.

Our main specialisms are: -

- Leasing
- Development and refurbishment advice
- Investment
- Lease advisory – rent reviews, valuation, business rates
- Occupier consultancy – acquisition, workplace strategy
- Property Research

We would highlight the last two specialisms. We advise a wide range of occupiers from solicitors, barristers, accountants and patent agents, through to charities, corporates, media and marketing companies. Our advice is not limited to acquiring offices or handling rent reviews, we also put in place full workplace strategies, considering the quality of buildings, the style of workplace they provide and increasingly, their environmental credentials.

Our research is acknowledged as market leading, it is often used and quoted by others and we are delighted to be a strong, insightful voice. We publish research on a quarterly basis, reporting on office take up, supply, future stock and investment performance across WC2, EC1, EC4 and, of course, WC1.

We are always working right across WC1 and the Camden area in general, it is an area we know intimately and have done for decades. We are advising across a range of WC1 buildings; as an example, our current live disposal instructions extend to 18 buildings in WC1, totalling 276,000 sq ft.

Great James Street - Description and Condition

Great James Street is a fantastic example of a Georgian residential street, unbroken by modern additions to the external facades, appearing much as it would have done when the residential expansion of Bloomsbury was at its height.

This building is typical WC1 period stock. Built to be residential, its layout follows a standard five floor arrangement with basement, ground and three upper floors.

It is brick built with a pitched roof and mid terrace. We have had sight of the specific listing for the properties, noting that much of the internal layout, along with timber panelling are to be protected in any refurbishment project. Obviously, the age of the building and its street setting are very typical of Central London heritage/period stock.

It is in poor internal condition, not in fundamental disrepair just appearing very "tired", with decoration and floor coverings all showing significant signs of wear and tear. There has been structural movement in areas and clear damp problems at basement level. Virtually all the windows are in poor condition, offering little or no seal but certainly plenty of ventilation, even when closed.

Modern Workplaces

Building stock varies massively across the UK but Central London is particularly diverse. There is a base level of specification that office occupiers expect; some buildings provide all the list below, but much of the existing office supply is now struggling in a challenging marketplace. This is not a definitive, exhaustive checklist but is a base level of specification requirement for offices: -

- Fresh air supply
- Heating & cooling
- Robust, high quality power
- Modern lighting
- Comms and data wiring capacity
- Sufficient WC provision
- Kitchen facilities
- Lift
- Statutory compliance, specifically DDA

In its current layout and level of specification - aside from ability to open a window and the basic central heating - the subject building does not come anywhere close to providing appropriate and crucially lettable office space.

The office market has changed significantly over the past ten years, particularly in the last five, regarding the quality of office space demanded by tenants. Whereas in previous strong leasing markets, relatively compromised space would find a tenant just through sheer lack of supply, now an occupier's aspirations for a high quality workplace to both attract and retain staff is paramount; the business is generally not prepared to compromise. The level of investment necessary from a landlord to provide modern specification offices has been increased, as occupiers also look for greater levels of amenity, including (but not limited to) the following: -

- Outside space such as roof terraces
- Cycle storage

- Showers and changing facilities

Again, the subject building comes up short on these factors, albeit there is some limited opportunity for improvement in amenity space, having an external terrace between the original house and a more recent, totally separate two storey building to the rear. That has kitchen and WC provision and could well be converted to cycle/shower provision, albeit again this reduces net lettable space, therefore rental income, resulting in commercial viability issues, in addition to the required capital expenditure.

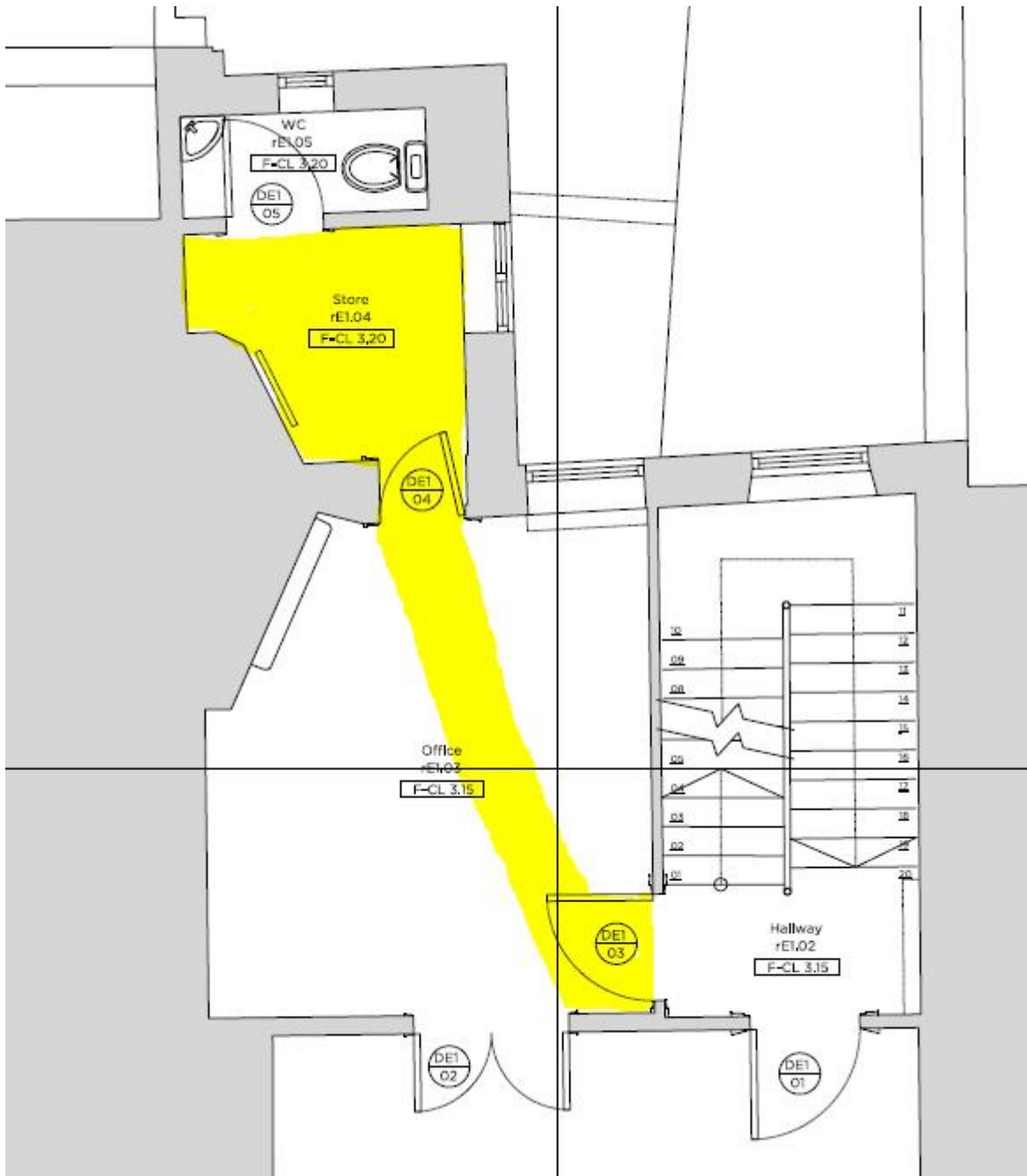
Building Constraints

As currently laid out and with the existing specification, there are several key areas that we would highlight as significant constraints to the marketability of the buildings as offices. Most of the weaknesses are inherent with the design, or more specifically the age of the buildings. These Georgian townhouses were not built to be offices; clearly the workplace of circa 1800 was very different to 2021 but the unsuitability of the residential floorplates is even more pronounced now for a modern workplace.

Useable Net Floor Area

Under the RICS Code of Measuring Practice, net area is measured effectively wall to wall, it takes no account (apart from restricted headroom) of what is truly useable. The full net area, upon which a tenant pays rent, includes circulation space. In these buildings the true "net net" area is much smaller, the effect being a tenant is paying for large areas that are useless; this makes already compromised space even less marketable and actually means the useable space is MORE expensive on a cost per sq ft. Many rooms cannot be accessed, other than through other rooms.....

The first, second and third floors of the original house have WC additions, within a rear extension, all accessed through net lettable area, that also accessed through office space; the actual useable space is far smaller, these rooms are glorified corridors to the WCs, this is the first floor: -



This building may offer more opportunity for improvement in amenity space, having an external terrace between the original house and a more recent, totally separate two storey building to the rear. That has kitchen and WC provision and could well be converted to cycle/shower provision, albeit again this reduces net lettable space, therefore rental income, resulting in commercial viability.

Disability Discrimination Act – Accessibility

There is often a wholly inappropriate approach to marketing those buildings where there is a lack of any means to access the space and move around for a disabled person. A building's age and/or listed status will be blamed, as being the reason why no structural interventions have been possible. On a simple level, this is entirely correct as a

building's listed status will just simply prevent any works being possible. This results in a further negative assessment of the building by any potential occupier; many businesses or organisations will be precluded from even considering buildings with no DDA appropriate access.

These buildings with no lift, level access or ground floor toilets are utterly useless in terms of DDA provision.

WC Provision

This is a very basic weakness in the building's layout and would affect any potential tenant's view of the space.

We cannot really criticise the location of the WCs, they are an addition to the original houses, but they will be a negative factor in any occupier's consideration, as an office building. The main issue, as highlighted above is that WC provision on the first, second and third floors is through office space.

Outdated Services

The building has a basic, domestic type central heating system and randomly distributed power and phone/IT sockets – that is the extent of services across the building.

All the constraints listed above are because of the nature of the building, as in age and design. There are plenty of examples of period offices in the market, all with the same challenges of physical layout but with modern cable distribution, either running alongside floor joists or in sympathetic perimeter trunking above or integrated with skirting. It is possible to bring in fresh air supplies and provide cooling; there are many examples of refurbished period buildings where such work has been undertaken but this comes with massive planning risk and limitations due to listing plus such work comes at considerable cost.

In this buildings, all existing services need to be stripped out, replaced by a full new installation, it cannot be let with the existing specification but the necessary capital expenditure to upgrade will have a massively negative affect on financial viability.

Potential Building Improvements

We have highlighted most of the necessary improvements above, in listing out the building's constraints. It would not be structurally impossible to install a lift but that would be at a totally inappropriate/unviable financial cost however this consideration is pure fantasy as planning/listing would prevent any such works.

The building must be fully redecorated and recarpeted. The lighting throughout must be replaced with modern fittings providing health and safety standard lighting. All WCs and the limited kitchen facilities need to be stripped out and replaced with high quality new fittings. All this work does not fundamentally improve the space or produce any enhanced rental prospects; that work would just bring the buildings up to a modern standard.

Market Sentiment

This is probably best summarised by considering the type of transactions we are seeing and the active demand, leading to negotiations that we are involved with or are aware of.

Occupiers are just not prepared to compromise on the quality of their workplace if they are considering a move. There had been a growing "flight to quality" well before the last twelve months; landlords were increasingly focused on delivering the highest quality specification because that was where the most active demand was, translating to increasing rents, reducing incentives etc. The market has softened, take up literally disappeared for six to nine

months, it is only beginning to increase slightly now but most of the active demand has focused again on the high quality buildings.

Fully fitted space is now an established part of the market. Landlords are providing kitchens, meeting rooms, furniture etc, all to encourage take up in buildings that may not be new or fully refurbished. The occupier gets a brand new, ready to occupy workplace, for little or no capital expenditure. This again was a growing factor in the market, pre lockdown, as landlords sought to make relatively average space stand out, particularly when faced with the exponential growth of serviced/coworking space.

Possibly the most significant factor in the market however is building amenity; what other facilities does a building offer, other than a high quality office environment. Those buildings without cycle facilities, showers and changing rooms will just not be considered by many occupiers. Is there any access to outside space? Larger buildings are giving over net lettable space to meeting areas, collaboration space, providing a hub for occupiers no longer using an office five days a week.

Office buildings with the current layout and specification of 37 Great James Street are getting left behind, potentially on a permanent basis.

Midtown/WC1 Research

For our formal, published research, we group together WC1 with WC2 and the western portions of EC1 and EC4, to form our "Midtown" market area; these combined postcodes total approximately 45 million sq ft.

WC1 stock is 9.98m, 22% of Midtown (WC2 10.56m, EC1 12m, EC4 12.63m)

We monitor four main grades of office stock: -

- New
- Refurbished (substantial works, new M&E, additional floors etc)
- Secondhand Grade A (Landlord or Tenant, could be redecorated, new lighting/ceilings)
- Secondhand Grade B (poor quality space, outdated specification)

37 Great James Street falls into Secondhand Grade B, being very poor quality office space.

As detailed above, over the last twelve months, in a period of unparalleled market disruption, supply has increased massively albeit from a relatively low base of vacancy. Our current primary focus in forecasting the market and analysing the quarterly statistics, is the level of supply but more importantly, the quality of it. Demand is always harder to accurately assess and with no real significant return to Central London offices, most businesses are yet to confidently plan how their workplace will function in the future – how big, what type of office and where....

As expected over 2020, the amount of tenant released space increased; at the beginning of the pandemic in March 2020 we were tracking tenant space as comprising 14% of market availability, this has risen to 40%, specifically 813,873 sq ft. Unsurprisingly, we have seen an increase in the space on the market offering an element of fitted space with nearly two thirds of total availability now offering "plug and play"/Cat A+ fitted accommodation. This is reflective of a growing trend for occupiers seeking fitted space with the clear benefit of reduced capital expenditure. Simply put, this portion of the market comprises either Landlords looking to market their space in the most attractive way to an occupier and the increase of tenant fitted space coming back to the market.

Secondhand supply is increasing, with many tenants looking to reduce property costs by subletting surplus space and/or moving office completely. This dilutes the overall market but has a polarising effect on the actual grades of stock. High quality new or refurbished space is in very short supply, with an insufficient pipeline; Secondhand space,

particularly poor quality is increasing, getting left behind in a market where quality space with amenity is sought out by occupiers.

The data below, is extracted from our last formal reported research, i.e. Q4 2020.

Looking first at the future pipeline in Midtown and WC1.

Midtown Development

-) Total under construction = 1,660,000 sq ft
-) Of that, 1,140,000 sq ft is still speculative, i.e. no pre-commitment by a tenant
-) 520,764 sq ft is already let

WC1 development

-) There are currently only two buildings underway in the whole of WC1
-) Nothing is due to complete in 2021
-) Castlewood House, on New Oxford Street is a new build of 150,000 sq ft, completing Q1 2022
-) The Bedford Row Estate (46,47,48) totals 10,000 sq ft and is completing Q1 2022

We are monitoring the following properties which could start in the short term, delivering space into the WC1 market but there is no speculative start date yet.

-) The Brain Yard, 38 Mount Pleasant, this will comprise 63,000 sq ft, with a potential late 2022 completion
-) Swan House, 37-39 High Holborn, a light refurbishment of an existing building where several floors are becoming vacant this year
-) 18-21 Hand Court, a 15,000 sq ft new building, just off high Holborn, potential late 2023 completion

All this pipeline – underway or potential – is high quality new build or major refurbishment, except Swan House. Those landlords/investors that are committing to deliver space are not compromising on the quality of the buildings, there is no real market for average space.

Midtown Availability

-) There is 2,040,000 sq ft of available space in Midtown
-) 6% of that is new, 29% is refurbished, 48% Secondhand Grade A and 18% Secondhand Grade B
-) This is an increase of 1,140,000 sq ft from pre-pandemic (i.e. over the last 12 months)
-) The Midtown vacancy rate has gone from 2.1% to 4.5%
-) 53% of total availability (number of units) was on space less than 5,000 sq ft

Delving into the numbers a little more, it is important to rationalise some of these big headline numbers...

For example, 13% of the total Midtown availability (264,792 sq ft) can only offer a lease of three years or less. This starts to narrow the choice for an occupier with a clearer business plan and therefore looking for a longer lease; it is a clear indication of the growing amount of short-term lease liability (tenant led) space coming to the market.

WC1 Availability

-)] Current overall level stands at 503,126 sq ft, an increase of 196% over the last 12 months
-)] 3% is new, 25% is refurbished, 50% is Secondhand Grade A and 23% is Grade B
-)] The Secondhand total is 364,406 sq ft (73% of the supply), an increase of 208%
-)] Total Secondhand space is at the highest figure for three years and well above the running five year average of 196,516 sq ft
-)] Vacancy rate has risen from 1.7% to 5.0% - the highest for three years
-)] 57% of the number of units available in WC1 are 5,000 sq ft or less
-)] 35% of the number of units available in WC1 are 3,000 sq ft or less

This clearly indicates that poor quality space is increasing in supply, with small units (i.e. the size of these Great James Street properties) dominating the market.

WC1 Take Up

-)] The average transaction size (over the last five years) is 7,243 sq ft
-)] In the past five years there have only been twenty-two transactions where the occupier has taken the whole building, the average size of the building in those transactions is 15,506 sq ft.
-)] There have only been nine transactions for an entire building under 5,000 sq ft over the last five years

Small scale, self-contained offices are just not letting. It is also the case that very little supply of such buildings has come onto the market in recent years but that is because tenant demand has reduced massively for self-contained, small, multiple floor buildings, particularly if the base specification of those buildings is poor/average. We have extracted a sample of similar available buildings from CoStar, the primary London office database, all are period and self-contained, please see attached appendix "Property reports – WC1".

The main point to illustrate here is the time on the market for these buildings, summarised as follows:-

- 20 Bedford Square, WC1 – Been on the market for 13 months
- 19 Bloomsbury Square, WC1 – 18 months
- 25 John Street, WC1 – 10 months
- 8 Montague Street, WC1 – 6 months, 15 days
- 9 Montague Street, WC1 – 55 months
- 45 Russell Square, WC1 – 5 months, 15 days
- 5 Southampton Place, WC1 – 44 months

Likely Tenants – Great James Street

One positive factor for the Midtown and WC1 leasing market is that the diversity of demand, in terms of the type of tenants looking across our market was well established prior to lockdown and seems set to continue.

Midtown and particularly WC1 has a strong base of occupiers from what we describe as the DAMIT sector:-

- Design
- Advertising, Marketing & PR
- Media

- Internet
- Technology

This broadly "creative" grouping of occupiers may embrace quirks in a building but they generally default to light filled, high ceiling buildings with relatively large floor plates encouraging collaboration across the business.

Traditionally, buildings like these would have been occupied by solicitors, patent agents, possibly accountants and definitely barristers. That broad sector of consultant/professional would have happily utilised the cellular nature and multiple floors, their workplaces being dominated by private offices. Except for barristers, much of the consultant world has now moved to a more open plan office environment, seeing cost savings in more efficient use of space and seeking much greater communication between individuals and across teams.

There is active demand from a range of occupiers across Midtown, but the vast majority will not consider buildings of this size, layout and limited specification.

Conclusion

Translating all this market performance into the prospects for this Great James Street property to lease again as offices does not make for positive reading. The building's size and specification puts it in the weakest sectors of market performance. Significant investment into the building is required to even meet average, modern standards and even then, leasing performance is by no means guaranteed.

I trust this report is what you required, if you have any further questions please do let me know.

Yours sincerely



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APPENDIX I

Lease Availability Report

20 Bedford Sq

London, WC1B 3HH - Bloomsbury Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1781
NIA:	4,353 SF
Floors:	5
Typical Floor:	869 SF

AVAILABILITY

Min Divisible:	50 SF
Max Contig:	4,351 SF
Total Available:	4,351 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P BSMT	Office	Serviced Office	50 - 1,091	4,351	Withheld			Negotiable
P GRND	Office	Serviced Office	50 - 955	4,351	Withheld			Negotiable
P 1st	Office	Serviced Office	50 - 866	4,351	Withheld			Negotiable
P 2nd	Office	Serviced Office	50 - 780	4,351	Withheld			Negotiable
P 3rd	Office	Serviced Office	50 - 659	4,351	Withheld			

BUILDING AMENITIES

Air Conditioning, Balcony, Controlled Access, Raised Floor, Security System, Storage Space

TRANSPORTATION

Transit/Subway:	6 minute walk to Tottenham Court Road Underground Station (Central, Northern)
Commuter Rail:	6 minute drive to London Euston Commuter Rail
Airport:	30 minute drive to London City Airport

KEY TENANTS

Reflex Business Space	4,351 SF
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Lease Availability Report

19 Bloomsbury Sq

London, WC1A 2NS - Bloomsbury Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1870; Renov 2009
NIA:	3,684 SF
Floors:	5
Typical Floor:	589 SF

AVAILABILITY

Min Divisible:	564 SF
Max Contig:	3,087 SF
Total Available:	3,087 SF
Asking Rent:	£55.00/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P BSMT	Office	Direct	564	3,087	£55.00/SF	£15.46/SF		Negotiable
P GRND	Office	Direct	621	3,087	£55.00/SF	£14.05/SF		Negotiable
P 1st	Office	Direct	638	3,087	£55.00/SF	£13.67/SF		Negotiable
P 2nd	Office	Direct	618	3,087	£55.00/SF	£14.11/SF		Negotiable
P 3rd	Office	Direct	646	3,087	£55.00/SF	£13.50/SF		Negotiable

BUILDING AMENITIES

Air Conditioning, Balcony, Raised Floor, Security System, Storage Space

TRANSPORTATION

Transit/Subway: 7 minute walk to Holborn Underground Station (Central, Piccadilly)

Commuter Rail: 4 minute drive to London Euston Commuter Rail

Airport: 28 minute drive to London City Airport

Lease Availability Report

25 John St

London, WC1N 2BS - Bloomsbury Submarket



BUILDING

Type:	Office
Tenancy:	Single
Year Built:	1819
NIA:	3,160 SF
Floors:	5
Typical Floor:	625 SF
Land Area:	0.05 AC

AVAILABILITY

Min Divisible:	445 SF
Max Contig:	3,160 SF
Total Available:	3,160 SF
Asking Rent:	£55.38/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P LL	Office	Direct	595	3,160	£55.38/SF			5 - 10 Yrs
P GRND	Office	Direct	990	3,160	£55.38/SF			5 - 10 Yrs
P 1st	Office	Direct	655	3,160	£55.38/SF			5 - 10 Yrs
P 2nd	Office	Direct	475	3,160	£55.38/SF			5 - 10 Yrs
P 3rd	Office	Direct	445	3,160	£55.38/SF			5 - 10 Yrs

SALE

Last Sale: Portfolio of 2 Office Properties Sold on 2 Jun 2020 for £4,250,000 (£1,034.06/SF)

BUILDING AMENITIES

Open-Plan, Security System, Storage Space

TRANSPORTATION

Transit/Subway:	8 minute walk to Chancery Lane Underground Station (Central)
Commuter Rail:	3 minute drive to Farringdon Commuter Rail
Airport:	28 minute drive to London City Airport

Lease Availability Report

8 Montague St

London, WC1B 5BP - Bloomsbury Submarket



BUILDING

Type:	Office
Year Built:	1806
NIA:	3,905 SF
Floors:	6
Typical Floor:	738 SF

AVAILABILITY

Min Divisible:	178 SF
Max Contig:	3,905 SF
Total Available:	3,905 SF
Asking Rent:	£47.50/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E BSMT	Office	Direct	829	3,905	£47.50/SF	£18.50/SF		Negotiable
E GRND	Office	Direct	705	3,905	£47.50/SF	£18.50/SF		Negotiable
E 1st	Office	Direct	777	3,905	£47.50/SF	£18.50/SF		Negotiable
E 2nd	Office	Direct	727	3,905	£47.50/SF	£18.50/SF		Negotiable
E 3rd	Office	Direct	689	3,905	£47.50/SF	£18.50/SF		Negotiable
E 4th	Office	Direct	178	3,905	£47.50/SF	£18.50/SF		Negotiable

BUILDING AMENITIES

Balcony, Security System

TRANSPORTATION

Transit/Subway:	7 minute walk to Russell Square Underground Station (Piccadilly)
Commuter Rail:	4 minute drive to London Euston Commuter Rail
Airport:	29 minute drive to London City Airport

Lease Availability Report

9 Montague St

London, WC1B 5BP - Bloomsbury Submarket



BUILDING

Type:	Office
Tenancy:	Single
Year Built:	1806
NIA:	3,804 SF
Floors:	5
Typical Floor:	753 SF

AVAILABILITY

Min Divisible:	700 SF
Max Contig:	3,804 SF
Total Available:	3,804 SF
Asking Rent:	£47.50/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
E BSMT	Office	Direct	753	3,804	£47.50/SF	£15.00/SF		Negotiable
E GRND	Office	Direct	842	3,804	£47.50/SF	£13.42/SF		Negotiable
E 1st	Office	Direct	775	3,804	£47.50/SF	£14.58/SF		Negotiable
E 2nd	Office	Direct	734	3,804	£47.50/SF	£15.39/SF		Negotiable
E 3rd	Office	Direct	700	3,804	£47.50/SF	£16.14/SF		Negotiable

BUILDING AMENITIES

Balcony, Security System

TRANSPORTATION

Transit/Subway:	7 minute walk to Russell Square Underground Station (Piccadilly)
Commuter Rail:	8 minute drive to London Euston Commuter Rail
Airport:	28 minute drive to London City Airport

Lease Availability Report

Monticello House - 45 Russell Sq London, WC1B 4JP - Bloomsbury Submarket



BUILDING

Type:	Office
Tenancy:	Single
Year Built:	1803
NIA:	4,696 SF
Floors:	5
Typical Floor:	643 SF

AVAILABILITY

Min Divisible:	762 SF
Max Contig:	4,696 SF
Total Available:	4,696 SF
Asking Rent:	£46.32/SF

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P BSMT	Office	Assignment	836	4,696	£46.32/SF	£112.34/SF		Thru Jun 2021
P GRND	Office	Assignment	1,368	4,696	£46.32/SF	£68.65/SF		Thru Jun 2021
P 1st	Office	Assignment	914	4,696	£46.32/SF	£102.76/SF		Thru Jun 2021
P 2nd	Office	Assignment	816	4,696	£46.32/SF	£115.10/SF		Thru Jun 2021
P 3rd	Office	Assignment	762	4,696	£46.32/SF	£123.25/SF		Thru Jun 2021

BUILDING AMENITIES

Balcony, Security System, Storage Space

TRANSPORTATION

Transit/Subway:	7 minute walk to Russell Square Underground Station (Piccadilly)
Commuter Rail:	4 minute drive to London Euston Commuter Rail
Airport:	29 minute drive to London City Airport

KEY TENANTS

Anglo American Educational Services	4,696 SF	London College of Massage Ltd	500 SF
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Lease Availability Report

5 Southampton PI

London, WC1A 2DA - Bloomsbury Submarket



BUILDING

Type:	Office
Tenancy:	Multiple
Year Built:	1789
NIA:	4,216 SF
Floors:	5
Typical Floor:	803 SF
Land Area:	0.04 AC

AVAILABILITY

Min Divisible:	100 SF
Max Contig:	4,216 SF
Total Available:	4,216 SF
Asking Rent:	Withheld

SPACES

Floor	Use	Type	SF Avail	Bldg Contig	Rent	Rates	Ser Charge	Term
P BSMT	Office	Serviced Office	150 - 779	4,216	Withheld			Negotiable
E GRND	Office	Serviced Office	450 - 1,316	4,216	Withheld			Negotiable
E 1st	Office	Serviced Office	650 - 750	4,216	Withheld			Negotiable
E 2nd	Office	Serviced Office	100 - 629	4,216	Withheld			Negotiable
E 3rd	Office	Serviced Office	100 - 742	4,216	Withheld			Negotiable

SALE

Last Sale: Portfolio of 28 Properties Sold on 2 Mar 2020 for £245,000,000 (£729.40/SF)

BUILDING AMENITIES

24 Hour Access, Controlled Access, Courtyard, EPC - E, Raised Floor, Security System

TRANSPORTATION

Transit/Subway:	4 minute walk to Holborn Underground Station (Central, Piccadilly)
Commuter Rail:	5 minute drive to Farringdon Commuter Rail
Airport:	28 minute drive to London City Airport

KEY TENANTS

The Boutique Workplace Company	4,216 SF	Corporate Travel Management Solutions Ltd	803 SF
Family Traveller	803 SF	Stroud International LTD	803 SF

Property Summary Report

20 Bedford Sq

London, WC1B 3HH - Bloomsbury Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1781
NIA	4,353 SF
Floors	5
Typical Floor	869 SF
Construction	Masonry

AMENITIES

- Air Conditioning
- Controlled Access
- Security System
- Balcony
- Raised Floor
- Storage Space

FOR LEASE

Smallest Space	50 SF	Office Avail	4,351 SF
Max Contiguous	4,351 SF		
# of Spaces	5		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		
CAM	Withheld		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
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Property Summary Report

20 Bedford Sq



London, WC1B 3HH - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P BSMT	Office	Serviced Office	50 - 1,091	4,351	Withheld	Negotiable
Clarendon Business Centres Ltd						
It has great natural light which includes its own lounge areas and breakouts. The building is a newly refurbished building to the highest standard which is beneficial for companies wanting presentable office space. If you want to be in a central part of London at a reasonable price the property is superb. Fast speed IT infrastructure will also be included within the property along with complimentary meeting rooms. The property, therefore, has been created with tech and finance companies in mind. Pricing for the building is based on fully inclusive with no fit-out costs. It is therefore available on competitive rates for those who want to secure space in this desired location. The desks within the space are very generous in size. Perfect for those looking for a spacious office environment in a new office building. Breakouts include plenty of meeting rooms throughout the building and includes lounge space. Furniture and desks are all in the space making it ideal for quick occupation. Suitable for companies who want to move into office space without unnecessary delays. Letting policy is based on a first come first serve basis which means those who are early will benefit. So Victor Harris highly recommends you to register your interest today in order to avoid missing out on the office space.						
P GRND	Office	Serviced Office	50 - 955	4,351	Withheld	Negotiable
Clarendon Business Centres Ltd						
It has great natural light which includes its own lounge areas and breakouts. The building is a newly refurbished building to the highest standard which is beneficial for companies wanting presentable office space. If you want to be in a central part of London at a reasonable price the property is superb. Fast speed IT infrastructure will also be included within the property along with complimentary meeting rooms. The property, therefore, has been created with tech and finance companies in mind. Pricing for the building is based on fully inclusive with no fit-out costs. It is therefore available on competitive rates for those who want to secure space in this desired location. The desks within the space are very generous in size. Perfect for those looking for a spacious office environment in a new office building. Breakouts include plenty of meeting rooms throughout the building and includes lounge space. Furniture and desks are all in the space making it ideal for quick occupation. Suitable for companies who want to move into office space without unnecessary delays. Letting policy is based on a first come first serve basis which means those who are early will benefit. So Victor Harris highly recommends you to register your interest today in order to avoid missing out on the office space.						
P 1st	Office	Serviced Office	50 - 866	4,351	Withheld	Negotiable
Clarendon Business Centres Ltd						
It has great natural light which includes its own lounge areas and breakouts. The building is a newly refurbished building to the highest standard which is beneficial for companies wanting presentable office space. If you want to be in a central part of London at a reasonable price the property is superb. Fast speed IT infrastructure will also be included within the property along with complimentary meeting rooms. The property, therefore, has been created with tech and finance companies in mind. Pricing for the building is based on fully inclusive with no fit-out costs. It is therefore available on competitive rates for those who want to secure space in this desired location. The desks within the space are very generous in size. Perfect for those looking for a spacious office environment in a new office building. Breakouts include plenty of meeting rooms throughout the building and includes lounge space. Furniture and desks are all in the space making it ideal for quick occupation. Suitable for companies who want to move into office space without unnecessary delays. Letting policy is based on a first come first serve basis which means those who are early will benefit. So Victor Harris highly recommends you to register your interest today in order to avoid missing out on the office space.						
P 2nd	Office	Serviced Office	50 - 780	4,351	Withheld	Negotiable
Clarendon Business Centres Ltd						
It has great natural light which includes its own lounge areas and breakouts. The building is a newly refurbished building to the highest standard which is beneficial for companies wanting presentable office space. If you want to be in a central part of London at a reasonable price the property is superb. Fast speed IT infrastructure will also be included within the property along with complimentary meeting rooms. The property, therefore, has been created with tech and finance companies in mind. Pricing for the building is based on fully inclusive with no fit-out costs. It is therefore available on competitive rates for those who want to secure space in this desired location. The desks within the space are very generous in size. Perfect for those looking for a spacious office environment in a new office building. Breakouts include plenty of meeting rooms throughout the building and includes lounge space. Furniture and desks are all in the space making it ideal for quick occupation. Suitable for companies who want to move into office space without unnecessary delays. Letting policy is based on a first come first serve basis which means those who are early will benefit. So Victor Harris highly recommends you to register your interest today in order to avoid missing out on the office space.						

Property Summary Report

20 Bedford Sq



London, WC1B 3HH - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P 3rd	Office	Serviced Office	50 - 659	4,351	Withheld	

Clarendon Business Centres Ltd

It has great natural light which includes its own lounge areas and breakouts. The building is a newly refurbished building to the highest standard which is beneficial for companies wanting presentable office space. If you want to be in a central part of London at a reasonable price the property is superb. Fast speed IT infrastructure will also be included within the property along with complimentary meeting rooms. The property, therefore, has been created with tech and finance companies in mind.

Pricing for the building is based on fully inclusive with no fit-out costs. It is therefore available on competitive rates for those who want to secure space in this desired location.

The desks within the space are very generous in size. Perfect for those looking for a spacious office environment in a new office building. Breakouts include plenty of meeting rooms throughout the building and includes lounge space. Furniture and desks are all in the space making it ideal for quick occupation. Suitable for companies who want to move into office space without unnecessary delays.

Letting policy is based on a first come first serve basis which means those who are early will benefit. So Victor Harris highly recommends you to register your interest today in order to avoid missing out on the office space.


TRANSPORTATION

Transit/Subway	3 min drive to Tottenham Court Road Underground Station (Central, Northern)
Commuter Rail	6 min drive to London Euston Commuter Rail
Airport	30 min drive to London City Airport
Walk Score®	Walker's Paradise (100)
Transit Score®	Minimal Transit (0)

TENANTS

Reflex Business Space	4,351 SF	Sim Kapila	-
Wolford London Ltd	-		

PROPERTY CONTACTS

Leasing Company	Clarendon 34-35 Eastcastle St London, LND W1W 8DW 020 7291 0644 (p)	True Owner  THE BEDFORD ESTATES	Bedford Estates 29A Montague St London, LND WC1B 5BH 020 7636 2885 (p)
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BUILDING NOTES

The property comprises a mid-terrace building providing office space over five floors.

The property is located on the north side of Bedford Square, between the junctions with Gower Street and Tottenham Court Road. Tottenham Court Road and Gower Street underground stations are close by.

Property Summary Report

19 Bloomsbury Sq



London, WC1A 2NS - Bloomsbury Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	1870
Year Renov	2009
NIA	3,684 SF
Floors	5
Typical Floor	589 SF
Construction	Masonry

AMENITIES

- Air Conditioning
- Balcony
- Raised Floor
- Security System
- Storage Space

FOR LEASE

Smallest Space	564 SF	Office Avail	3,087 SF
Max Contiguous	3,087 SF		
# of Spaces	5		
Vacant	3,087 SF		
% Leased	16.2%		
Rent	£55.00		
Service Type	Fully Repairing & Insuring		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P BSMT	Office	Direct	564	3,087	£55.00/FRI	Negotiable
CBRE, Edward Charles & Partners						
P GRND	Office	Direct	621	3,087	£55.00/FRI	Negotiable
CBRE, Edward Charles & Partners						
P 1st	Office	Direct	638	3,087	£55.00/FRI	Negotiable
CBRE, Edward Charles & Partners						
P 2nd	Office	Direct	618	3,087	£55.00/FRI	Negotiable
CBRE, Edward Charles & Partners						
P 3rd	Office	Direct	646	3,087	£55.00/FRI	Negotiable
CBRE, Edward Charles & Partners						

Property Summary Report

19 Bloomsbury Sq



London, WC1A 2NS - Bloomsbury Submarket

TRANSPORTATION

Transit/Subway	2 min drive to Holborn Underground Station (Central, Piccadilly)
Commuter Rail	4 min drive to London Euston Commuter Rail
Airport	28 min drive to London City Airport
Walk Score®	Walker's Paradise (100)
Transit Score®	Minimal Transit (0)

TENANTS

British Study Centre - School Of English	-
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PROPERTY CONTACTS

Leasing Company	CBRE 6-12 Henrietta Pl London, LND W1G 0NB 020 7182 2000 (p) 020 7182 2001 (f)	Leasing Company	Edward Charles & Partners 1-2 Marylebone High St London, LND W1U 4LZ 020 7009 2300 (p)
True Owner	Bedford Estates 29A Montague St London, LND WC1B 5BH 020 7636 2885 (p)	True Owner	Bedford Estates Bloomsbury Ltd 29A Montague St London, LND WC1B 5BH 020 7636 2885 (p)
Previous True Owner	Bedford Estates 29A Montague St London, LND WC1B 5BH 020 7636 2885 (p)		

BUILDING NOTES

The property comprises a period office building of brick construction arranged over a basement, ground and three upper floors. The building was partly refurbished in 2009.

The property is located on Bloomsbury Square with easy access to Charing Cross Railway Station.

Property Summary Report

25 John St

London, WC1N 2BS - Bloomsbury Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	1819
NIA	3,160 SF
Floors	5
Typical Floor	625 SF
Land AC - Gross	0.05 AC
Construction	Masonry

LAND

Land Acres	0.05 AC
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AMENITIES

- Open-Plan
- Security System
- Storage Space

FOR LEASE

Smallest Space	445 SF	Office Avail	3,160 SF
Max Contiguous	3,160 SF		
# of Spaces	5		
Vacant	3,160 SF		
% Leased	0%		
Rent	£55.38		
Service Type	Fully Repairing & Insuring		
CAM	Withheld		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P LL	Office	Direct	595	3,160	£55.38/FRI	5 - 10 Years
HNG						

This is a 595 sq ft office space available on the lower ground. This elegant period building is arranged over lower ground, ground and three upper floors, currently providing open plan and cellular offices.

The whole building is available for a term up to 10 years subject to rent review at the fifth year

Property Summary Report

25 John St



London, WC1N 2BS - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P GRND	Office	Direct	990	3,160	£55.38/FRI	5 - 10 Years
HNG						

This is a 990 sq ft office space available on the ground floor. This elegant period building is arranged over lower ground, ground and three upper floors, currently providing open plan and cellular offices.

The whole building is available for a term up to 10 years subject to rent review at the fifth year

P 1st	Office	Direct	655	3,160	£55.38/FRI	5 - 10 Years
HNG						

This is a 655 sq ft office space available on the first floor. This elegant period building is arranged over lower ground, ground and three upper floors, currently providing open plan and cellular offices.

The whole building is available for a term up to 10 years subject to rent review at the fifth year

P 2nd	Office	Direct	475	3,160	£55.38/FRI	5 - 10 Years
HNG						

This is a 475 sq ft office space available on the second floor. This elegant period building is arranged over lower ground, ground and three upper floors, currently providing open plan and cellular offices.

The whole building is available for a term up to 10 years subject to rent review at the fifth year

P 3rd	Office	Direct	445	3,160	£55.38/FRI	5 - 10 Years
HNG						

This is a 445 sq ft office space available on the third floor. This elegant period building is arranged over lower ground, ground and three upper floors, currently providing open plan and cellular offices.

The whole building is available for a term up to 10 years subject to rent review at the fifth year

SALE

Sold Price	£3,130,777 (£990.75/SF) - Part of Portfolio
Date	Jun 2020
Sale Type	Investment
Properties	2

TRANSPORTATION

Transit/Subway	3 min drive to Chancery Lane Underground Station (Central)
Commuter Rail	3 min drive to Farringdon Commuter Rail
Airport	28 min drive to London City Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Leasing Company	HNG 7-10 Chandos St London, LND W1G 9DQ 020 3205 0200 (p) 020 3205 0201 (f)	Previous True Owner	Seth Lovis & Co Solicitors 25 John St London, LND WC1N 2BS 020 7420 7020 (p)
Previous True Owner	Decent Holdings Ltd 3 Dorset St London, LND W1U 4EF		

Property Summary Report

25 John St



London, WC1N 2BS - Bloomsbury Submarket

BUILDING NOTES

The property comprises a mid terraced Grade II listed Georgian office building of masonry construction arranged over five floors.

The property is situated on the west side of John Street, just north of the junction with Theobald’s Road. Chancery Lane and Russell Square underground stations are within close proximity.

Property Summary Report

8 Montague St

London, WC1B 5BP - Bloomsbury Submarket



BUILDING

Type	2 Star Office
Year Built	1806
NIA	3,905 SF
Floors	6
Typical Floor	738 SF
Construction	Masonry

AMENITIES

- Balcony
- Security System

FOR LEASE

Smallest Space	178 SF	Office Avail	3,905 SF
Max Contiguous	3,905 SF		
# of Spaces	6		
Vacant	3,905 SF		
% Leased	0%		
Rent	£47.50		
Service Type	Fully Repairing & Insuring		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
E BSMT	Office	Direct	829	3,905	£47.50/FRI	Negotiable
Montagu Evans LLP The available space comprises office accommodation arranged over six floors.						
E GRND	Office	Direct	705	3,905	£47.50/FRI	Negotiable
Montagu Evans LLP The available space comprises office accommodation arranged over six floors.						
E 1st	Office	Direct	777	3,905	£47.50/FRI	Negotiable
Montagu Evans LLP The available space comprises office accommodation arranged over six floors.						

Property Summary Report

8 Montague St



London, WC1B 5BP - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
E 2nd	Office	Direct	727	3,905	£47.50/FRI	Negotiable
Montagu Evans LLP The available space comprises office accommodation arranged over six floors.						
E 3rd	Office	Direct	689	3,905	£47.50/FRI	Negotiable
Montagu Evans LLP The available space comprises office accommodation arranged over six floors.						
E 4th	Office	Direct	178	3,905	£47.50/FRI	Negotiable
Montagu Evans LLP The available space comprises office accommodation arranged over six floors.						

TRANSPORTATION

Transit/Subway	3 min drive to Russell Square Underground Station (Piccadilly)
Commuter Rail	4 min drive to London Euston Commuter Rail
Airport	29 min drive to London City Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Leasing Company	Montagu Evans LLP 70 St Mary Axe London, LND EC3A 8BE 020 7493 4002 (p) 020 7312 7548 (f)	True Owner	The British Museum Company Ltd 38 Russell Sq London, LND WC1B 3QQ 020 7323 8299 (p)
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BUILDING NOTES

The property is a traditional period building of brick construction which is arranged over five floors. These Grade II listed office buildings have recently undergone a comprehensive refurbishment.

The building is situated on the west side of Montague Street and is easily accessible from Russell Square and Tottenham Court Road Underground Stations. Euston mainline station is also within a short walk. The area is home to a number of world leading universities, colleges and hospitals.

Property Summary Report

9 Montague St

London, WC1B 5BP - Bloomsbury Submarket



BUILDING

Type	2 Star Office
Tenancy	Single
Year Built	1806
NIA	3,804 SF
Floors	5
Typical Floor	753 SF
Construction	Masonry

AMENITIES

- Balcony
- Security System

FOR LEASE

Smallest Space	700 SF	Office Avail	3,804 SF
Max Contiguous	3,804 SF		
# of Spaces	5		
Vacant	3,804 SF		
% Leased	0%		
Rent	£47.50		
Service Type	Fully Repairing & Insuring		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
E BSMT	Office	Direct	753	3,804	£47.50/FRI	Negotiable

Montagu Evans LLP

This is the basement office accommodation.

A new lease is available directly from the landlord for a term by arrangement.

E GRND	Office	Direct	842	3,804	£47.50/FRI	Negotiable
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Montagu Evans LLP

This is ground floor office accommodation.

A new lease is available directly from the landlord for a term by arrangement.

Property Summary Report

9 Montague St



London, WC1B 5BP - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
E 1st	Office	Direct	775	3,804	£47.50/FRI	Negotiable
Montagu Evans LLP This is 1st floor office accommodation. A new lease is available directly from the landlord for a term by arrangement.						
E 2nd	Office	Direct	734	3,804	£47.50/FRI	Negotiable
Montagu Evans LLP This is 2nd floor office accommodation. A new lease is available directly from the landlord for a term by arrangement.						
E 3rd	Office	Direct	700	3,804	£47.50/FRI	Negotiable
Montagu Evans LLP This is 3rd floor office accommodation. A new lease is available directly from the landlord for a term by arrangement.						

TRANSPORTATION

Transit/Subway	3 min drive to Russell Square Underground Station (Piccadilly)
Commuter Rail	8 min drive to London Euston Commuter Rail
Airport	28 min drive to London City Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Minimal Transit (0)

PROPERTY CONTACTS

Leasing Company	Montagu Evans LLP 70 St Mary Axe London, LND EC3A 8BE 020 7493 4002 (p) 020 7312 7548 (f)	True Owner	The British Museum Company Ltd 38 Russell Sq London, LND WC1B 3QQ 020 7323 8299 (p)
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BUILDING NOTES

The property is a traditional period buildings of brick construction.

The buildings are situated on the west side of Montague Street and are easily accessible to Russell Square and Tottenham Court Road Underground Stations. Euston mainline station is also within a short walk. The area is home to a number of world leading universities, colleges and hospitals.

Property Summary Report

45 Russell Sq - Monticello House

London, WC1B 4JP - Bloomsbury Submarket



BUILDING

Type	3 Star Office
Tenancy	Single
Year Built	1803
NIA	4,696 SF
Floors	5
Typical Floor	643 SF
Construction	Masonry

AMENITIES

- Balcony
- Security System
- Storage Space

FOR LEASE

Smallest Space	762 SF	Office Avail	4,696 SF
Max Contiguous	4,696 SF		
# of Spaces	5		
Vacant	0 SF		
% Leased	100.0%		
Rent	£46.32		
Service Type	Fully Repairing & Insuring		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P BSMT	Office	Assignment	836	4,696	£46.32/FRI	Thru Jun 2021
MB & A Commercial						
The existing lease is available for assignment. The lease is for a term to expire June 2021 and is contracted inside the L&T Act provisions for security of tenure and compensation						
P GRND	Office	Assignment	1,368	4,696	£46.32/FRI	Thru Jun 2021
MB & A Commercial						
The existing lease is available for assignment. The lease is for a term to expire June 2021 and is contracted inside the L&T Act provisions for security of tenure and compensation						

Property Summary Report

45 Russell Sq - Monticello House



London, WC1B 4JP - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P 1st	Office	Assignment	914	4,696	£46.32/FRI	Thru Jun 2021
MB & A Commercial						
The existing lease is available for assignment. The lease is for a term to expire June 2021 and is contracted inside the L&T Act provisions for security of tenure and compensation						
P 2nd	Office	Assignment	816	4,696	£46.32/FRI	Thru Jun 2021
MB & A Commercial						
The existing lease is available for assignment. The lease is for a term to expire June 2021 and is contracted inside the L&T Act provisions for security of tenure and compensation						
P 3rd	Office	Assignment	762	4,696	£46.32/FRI	Thru Jun 2021
MB & A Commercial						
The existing lease is available for assignment. The lease is for a term to expire June 2021 and is contracted inside the L&T Act provisions for security of tenure and compensation						

TRANSPORTATION

Transit/Subway	3 min drive to Russell Square Underground Station (Piccadilly)
Commuter Rail	4 min drive to London Euston Commuter Rail
Airport	29 min drive to London City Airport
Walk Score®	Walker's Paradise (99)
Transit Score®	Minimal Transit (0)

TENANTS

Anglo American Educational Services	4,696 SF	London College of Massage Ltd	500 SF
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PROPERTY CONTACTS

Leasing Company	MB & A Commercial 20 Bedford Sq London, LND WC1B 3HH 020 3405 7885 (p)	Previous True Owner	Bedford Estates 29A Montague St London, LND WC1B 5BH 020 7636 2885 (p)
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BUILDING NOTES

The property is a four floor building comprising office accommodation over the ground and upper floors.

Property Summary Report

5 Southampton Pl



London, WC1A 2DA - Bloomsbury Submarket



BUILDING

Type	3 Star Office
Tenancy	Multi
Year Built	Jun 1789
NIA	4,216 SF
Floors	5
Typical Floor	803 SF
Land AC - Gross	0.04 AC
Construction	Masonry

LAND

Land Acres	0.04 AC
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AMENITIES

- 24 Hour Access
- Controlled Access
- Courtyard
- EPC - E
- Raised Floor
- Security System

FOR LEASE

Smallest Space	100 SF	Office Avail	4,216 SF
Max Contiguous	4,216 SF		
# of Spaces	5		
Vacant	0 SF		
% Leased	100.0%		
Rent	Withheld - CoStar Est.		

AVAILABLE SPACES

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
P BSMT	Office	Serviced Office	150 - 779	4,216	Withheld	Negotiable
The Boutique Workplace Company A spacious, elegant Grade II-listed Georgian terrace where your business can happily grow, our Southampton Place office space has a fresh, contemporary feel.						
E GRND	Office	Serviced Office	450 - 1,316	4,216	Withheld	Negotiable
The Boutique Workplace Company A spacious, elegant Grade II-listed Georgian terrace where your business can happily grow, our Southampton Place office space has a fresh, contemporary feel.						

Property Summary Report

5 Southampton Pl



London, WC1A 2DA - Bloomsbury Submarket

Floor	Use	Type	SF Available	Bldg Contig	Rent	Term
E 1st	Office	Serviced Office	650 - 750	4,216	Withheld	Negotiable
The Boutique Workplace Company A spacious, elegant Grade II-listed Georgian terrace where your business can happily grow, our Southampton Place office space has a fresh, contemporary feel.						
E 2nd	Office	Serviced Office	100 - 629	4,216	Withheld	Negotiable
The Boutique Workplace Company A spacious, elegant Grade II-listed Georgian terrace where your business can happily grow, our Southampton Place office space has a fresh, contemporary feel.						
E 3rd	Office	Serviced Office	100 - 742	4,216	Withheld	Negotiable
The Boutique Workplace Company A spacious, elegant Grade II-listed Georgian terrace where your business can happily grow, our Southampton Place office space has a fresh, contemporary feel.						

SALE

Sold Price	£2,683,365 (£636.47/SF) - Part of Portfolio
Date	Mar 2020
Sale Type	Investment
NI Yield	3.48%
Properties	28

TRANSPORTATION

Transit/Subway	2 min drive to Holborn Underground Station (Central, Piccadilly)
Commuter Rail	5 min drive to Farringdon Commuter Rail
Airport	28 min drive to London City Airport
Walk Score®	Walker's Paradise (100)
Transit Score®	Minimal Transit (0)

TENANTS

The Boutique Workplace Company	4,216 SF	Corporate Travel Management Solutions Ltd	803 SF
Family Traveller	803 SF	Stroud International LTD	803 SF
Artist Studio International Ltd	-	Blyzinsky Limited	-
Chris Dyson Architects LLP	-	Coppe Forbes Russo Limited	-
Edge Of Arabia Community Interest Company	-	Elmbridge Estates Limited	-
Gumuchdjian Associates Limited	-	JF (PROFESSIONAL SERVICES) LLP	-
Rive Gauche London Ltd	-	Sphere Knowledge Limited	-




Property Summary Report

5 Southampton Pl



London, WC1A 2DA - Bloomsbury Submarket

PROPERTY CONTACTS

Leasing Company	Avison Young 80 Cheapside London, LND EC2V 6EE 020 7236 6363 (p) 020 7911 2846 (f)	True Owner	Edmond de Rothschild Real Estate Investment Manage 18-19 Savile Row London, LND W1S 3PW 020 3206 7910 (p)
			
True Owner	Tristan Capital Partners Ltd Berkeley Sq London, LND W1J 6DA 020 3463 8900 (p) 020 3463 8850 (f)	Recorded Owner	CCP 5 Long Life
		Previous True Owner	The Englander Group
Previous True Owner	Perez International		
Previous True Owner	Holborn Links Ltd 125 High Holborn London, LND WC1V 6QA		

BUILDING NOTES

The property comprises a Grade II listed terraced building offering office accommodation over five floors.

The property is on Southampton Place near the corner with Barter Street. Holborn Underground Station is in close proximity to the property.