

7 GREAT JAMES STREET

SCHEDULE OF ACCOMMODATION & FACILITIES

| Total Existing Areas | (sqm) |
|----------------------|------------|
| GIA | 501 |
| NIA | 341 |
| NIA : GIA | 68% |
| NIA by Floor | (sqm) |
| LGF | 63 |
| GF | 88 |
| 1 | 59 |
| 2 | 58 |
| 3 | 58 |
| 4 | 15 |

| Occupancy Factor | British Standards | | BCO | | British Stds Shortfall | BCO Shortfall |
|-------------------------------|-------------------|-----------|-----------|-----------|---------------------------|---------------|
| | 10sqm | 6sqm | 10sqm | 8sqm | | |
| <i>Means of calculation</i> | | | | | | |
| LGF | 6 | 11 | 6 | 8 | | |
| GF | 9 | 15 | 9 | 11 | | |
| 1 | 6 | 10 | 6 | 7 | | |
| 2 | 6 | 10 | 6 | 7 | | |
| 3 | 6 | 10 | 6 | 7 | | |
| 4 | 2 | 3 | 2 | 2 | | |
| Total | 34 | 57 | 34 | 43 | Total Occupancy 15 | 56% |
| Cycle Spaces | | | | | | |
| Total | n/a | | 3 | 4 | 0 | 100% |
| Showers | | | | | | |
| Total | n/a | | 0 | 0 | 0 | 0% |
| Lockers | | | | | | |
| Total | n/a | | 3 | 4 | 0 | 100% |
| WCs | | | | | | |
| LGF | 2 | | 2 | | 2 | |
| GF | 2 | | 2 | | 0 | |
| 1 | 2 | | 2 | | 0 | |
| 2 | 2 | | 2 | | 0 | |
| 3 | 2 | | 2 | | 0 | |
| 4 | 1 | | 1 | | 2 | |
| Total | 11 | | 11 | | 4 | 64% |
| Waste Storage Capacity | | | | | | |
| Total Required | 680 | n/a | 680 | 850 | | |
| Recycling | 476 | n/a | 476 | 595 | * | |
| General Waste | 204 | n/a | 204 | 255 | * | |

*no existing provision for waste

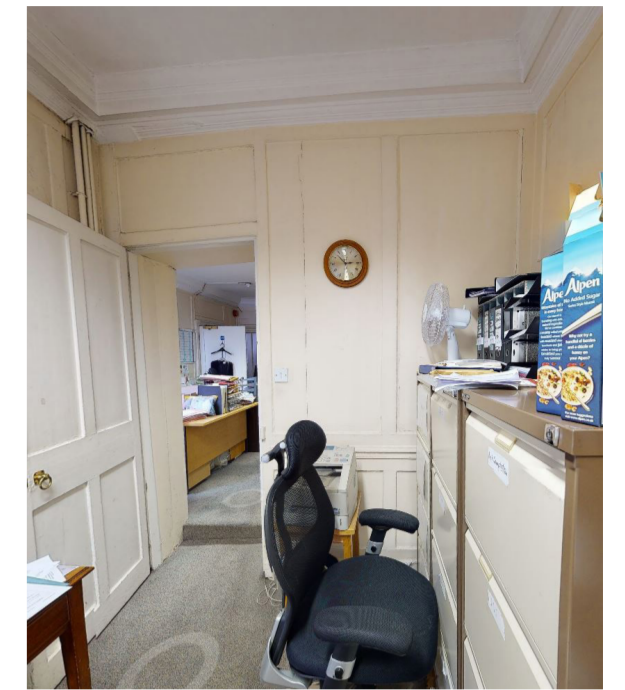
EXISTING PHOTOGRAPHS



Existing loft space with compromised head height



Surface mounted fire alarm cabling



Surface mounted services behind door



Surface mounted wiring and fluorescent lighting, non original windows



Fourth Floor Office Space



Uneven ceiling due to sagging floor joists



Visible cracking of walls



Wooden blocks used to support filing cabinets due to uneven floors

8 GREAT JAMES STREET

SCHEDULE OF ACCOMMODATION & FACILITIES

| Total Existing Areas | (sqm) |
|----------------------|------------|
| GIA | 449 |
| NIA | 290 |
| NIA : GIA | 65% |
| NIA by Floor | (sqm) |
| LGF | 77 |
| GF | 51 |
| 1 | 56 |
| 2 | 46 |
| 3 | 60 |
| 4 | |

| Occupancy Factor | British Standards | | BCO | | British Stds Shortfall | BCO Shortfall |
|-------------------------------|-------------------|-----------|-----------|-----------|---------------------------|---------------|
| | 10sqm | 6sqm | 10sqm | 8sqm | | |
| <i>Means of calculation</i> | | | | | | |
| LGF | 8 | 9 | 8 | 10 | | |
| GF | 5 | 9 | 5 | 6 | | |
| 1 | 6 | 9 | 6 | 7 | | |
| 2 | 6 | 8 | 6 | 6 | | |
| 3 | 6 | 10 | 6 | 8 | | |
| 4 | 0 | 0 | 0 | 0 | | |
| Total | 30 | 45 | 30 | 36 | Total Occupancy 15 | 51% |
| Cycle Spaces | | | | | | |
| Total | n/a | n/a | 3 | 4 | 0 | 100% |
| Showers | | | | | | |
| Total | n/a | n/a | 0 | 0 | 1 | 0% |
| Lockers | | | | | | |
| Total | n/a | n/a | 3 | 4 | 0 | 100% |
| WCs | | | | | | |
| LGF | 2 | | 2 | | 2 | |
| GF | 2 | | 2 | | 0 | |
| 1 | 2 | | 2 | | 0 | |
| 2 | 2 | | 2 | | 1 | |
| 3 | 2 | | 2 | | 0 | |
| 4 | 0 | | 0 | | 0 | |
| Total | 10 | | 10 | | 3 | 70% |
| Waste Storage Capacity | | | | | | |
| Total Required | 580 | n/a | 580 | 725 | | |
| Recycling | 406 | n/a | 406 | 508 | * | |
| General Waste | 174 | n/a | 174 | 218 | * | |

*no existing provision for waste

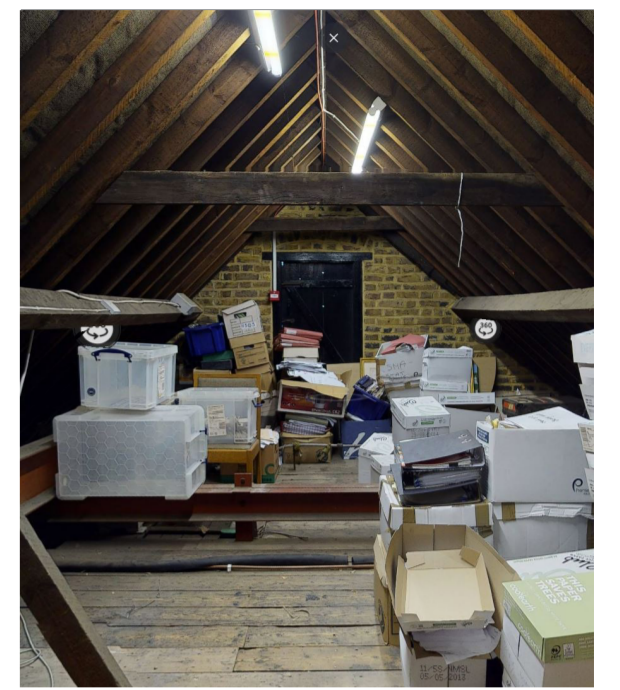
EXISTING PHOTOGRAPHS



Washroom condition



Lack of storage space and surface mounted fittings at first floor



Loft space, being used as storage



Surface mounted services throughout the property and ad-hoc fire provisions



Narrow office space, limited visibility



Vault space



One of the larger office spaces with a maximum warped timber doors and existing panelling



Wooden blocks used to support filing cabinets due to uneven floors Wooden

37 GREAT JAMES STREET

SCHEDULE OF ACCOMMODATION & FACILITIES

| Total Existing Areas | (sqm) |
|----------------------|------------|
| GIA | 396 |
| NIA | 218 |
| NIA: GIA | 55% |
| NIA by Floor | (sqm) |
| LGF | 31 |
| GF | 50 |
| 1 | 59 |
| 2 | 39 |
| 3 | 39 |
| 4 | 0 |

| Occupancy Factor | British Standards | | BCO | | British Stds Shortfall | BCO Shortfall |
|-------------------------------|-------------------|-----------|-----------|-----------|---------------------------|---------------|
| | 10sqm | 6sqm | 10sqm | 8sqm | | |
| <i>Means of calculation</i> | | | | | | |
| LGF | 3 | 8 | 3 | 4 | | |
| GF | 5 | 8 | 5 | 6 | | |
| 1 | 6 | 10 | 6 | 7 | | |
| 2 | 4 | 6 | 4 | 5 | | |
| 3 | 4 | 6 | 4 | 5 | | |
| 4 | 0 | 0 | 0 | 0 | | |
| Total | 22 | 38 | 22 | 27 | Total Occupancy 15 | 32% |
| Cycle Spaces | | | | | | |
| Total | n/a | | 3 | 4 | 0 | 100% |
| Showers | | | | | | |
| Total | n/a | | 0 | 0 | 2 | 0% |
| Lockers | | | | | | |
| Total | n/a | | 0 | 0 | 0 | 100% |
| WCs | | | | | | |
| LGF | 1 | | 1 | | 1 | |
| GF | 1 | | 1 | | 0 | |
| 1 | 2 | | 2 | | 2 | |
| 2 | 1 | | 1 | | 1 | |
| 3 | 1 | | 1 | | 1 | |
| 4 | 0 | | 0 | | 0 | |
| Total | 6 | | 6 | | 5 | 17% |
| Waste Storage Capacity | | | | | | |
| Total Required | 0 | n/a | 0 | 0 | | |
| Recycling | 0 | n/a | 0 | 0 | * | |
| General Waste | 0 | n/a | 0 | 0 | * | |

*no existing provision for waste

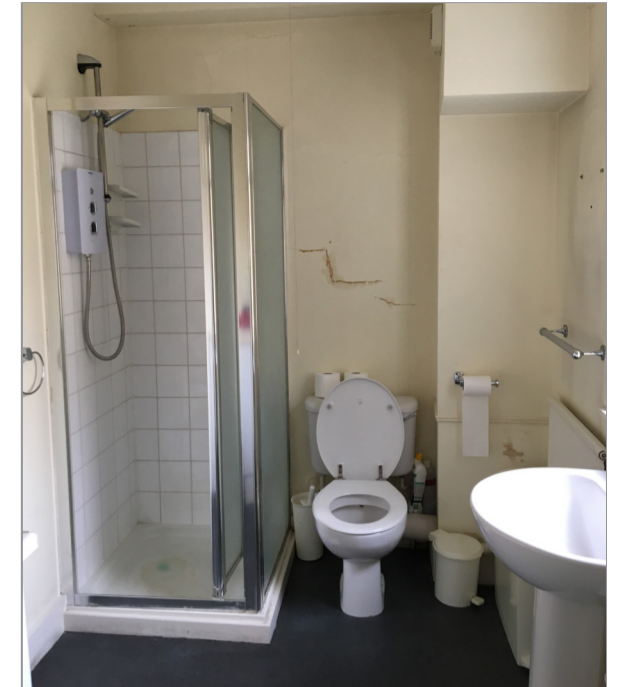
EXISTING PHOTOGRAPHS



Condition of existing ground floor office space, looking through to non-original rear extension



Existing first floor office space, requiring extensive refurbishment



Existing sanitary facilities in need of thorough refurbishment



Historic levelling of the original stairs



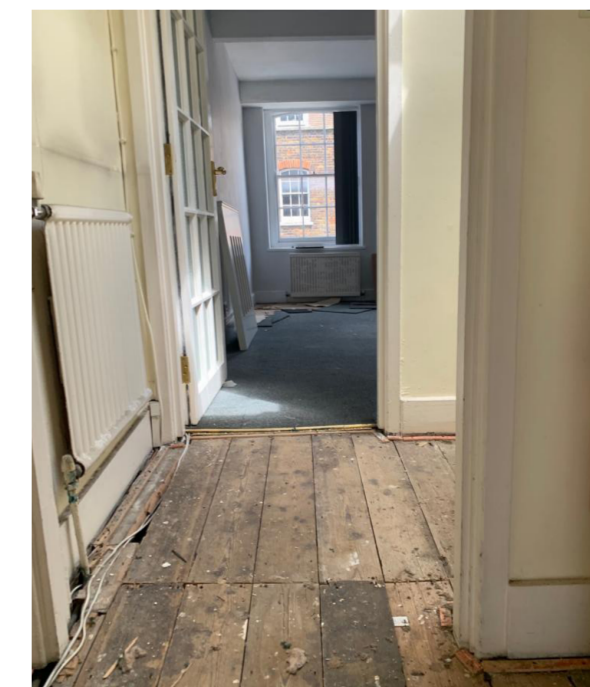
Large bowing of original timber partition



Non-original roof extension, with noticeable cracking to party wall

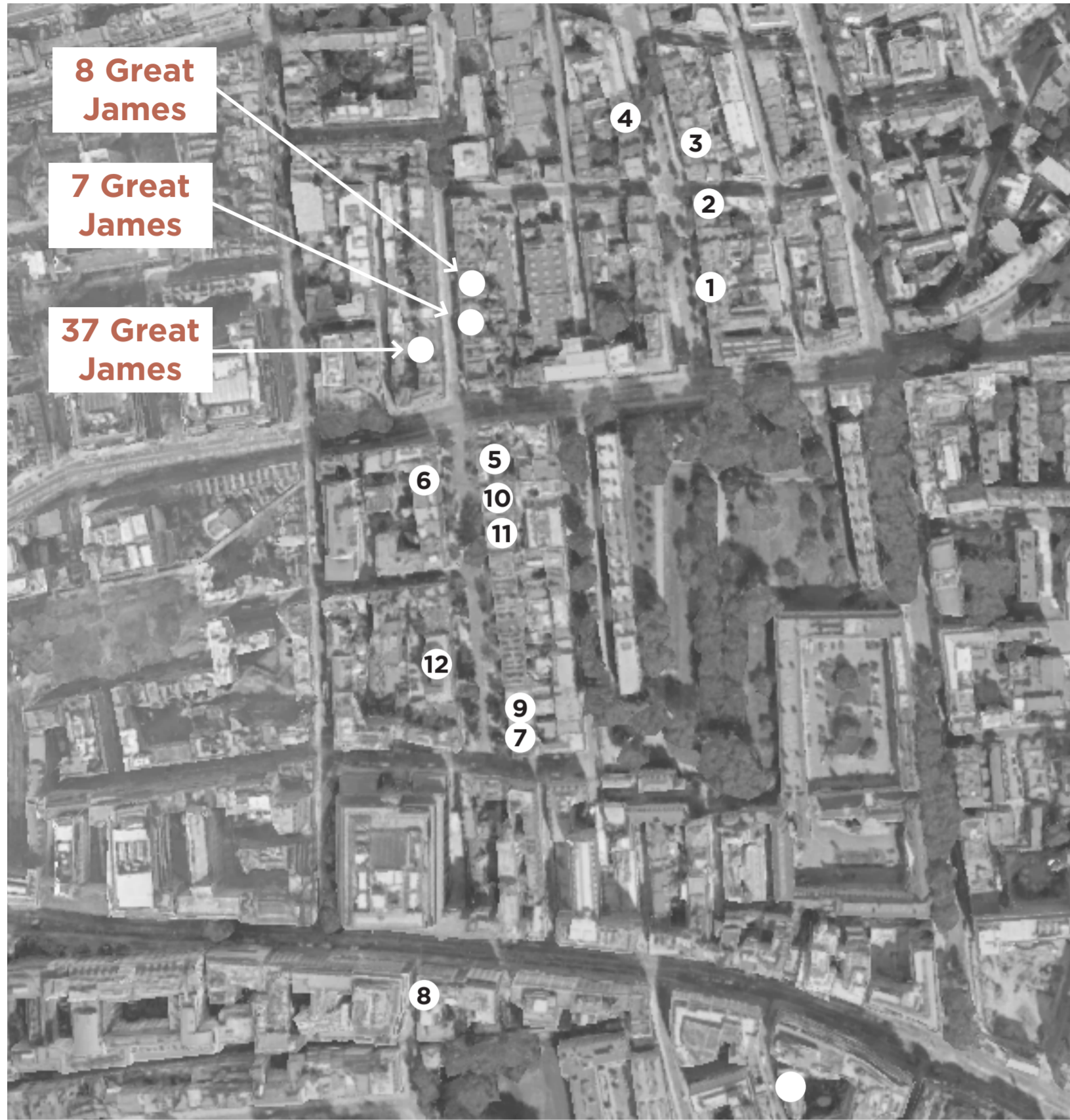


Significant cracking to the party wall within stairwell



View from stairwell to fourth floor office space

VACANT & AVAILABLE OFFICE SPACE WITHIN CLOSE PROXIMITY



7 John Street
 Listed: Yes
 Size: 4,757 sqft
 Quoting Rent: £38.6/sqft avg
 Availability: To Rent
 Marketed Since: Jan 2020, i.e. 18 months



9 John Street
 Listed: Yes
 Size: 3,229 sqft
 Quoting Rent: £38.6/sqft avg
 Availability: To Rent
 Marketed Since: Sept 2020, i.e. 9 months



12 John Street
 Listed: No
 Size: 2,139 sqft
 Quoting Rent: £42.5/sqft avg
 Availability: To Rent
 Marketed Since: Oct 2018, i.e. 21 months



25 John Street
 Listed: Yes
 Size: 2,160 sqft
 Quoting Rent: £175,000/annum
 Availability: To Rent
 Marketed Since: May 2020, i.e. 13 months
 Available to buy: May 2019



20 Bedford Row
 Listed: No
 Size: 4,091 sqft
 Quoting Rent: £21/sqft
 Availability: To Rent
 Marketed Since: Jan 2020, i.e. 18 months



26-28 Bedford Row
 Listed: No
 Size: 4,068 sqft
 Quoting Rent: £20/sqft
 Availability: To Rent
 Marketed Since: June 2019, i.e. 25 months



1 Bedford Row
 Listed: Yes
 Size: 7,150 sqft
 Quoting Rent: £252,500/annum
 Availability: To Rent
 Marketed Since: July 2020, i.e. 11 months



Staple Inns Buildings
 Listed: Yes
 Size: 2,947 sqft
 Quoting Rent: £37.50/sqft
 Availability: To Rent
 Marketed Since: -



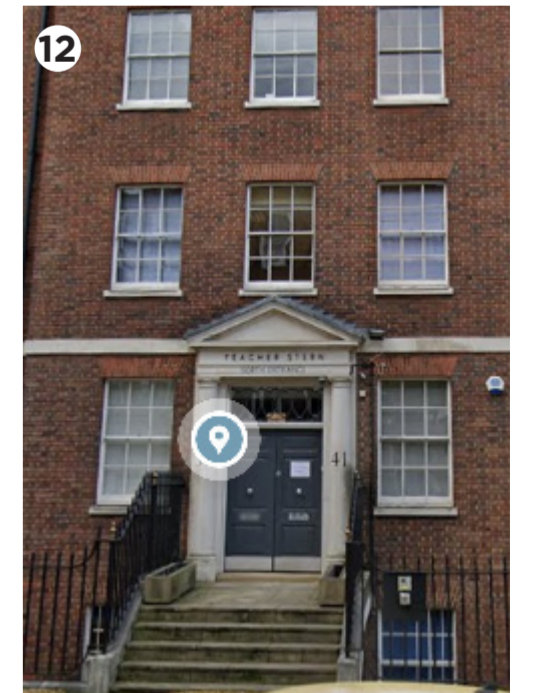
3-5 Bedford Row
 Listed: Yes
 Size: 23,521 sqft
 Quoting Rent: -
 Availability: Sale and/or Rent
 Marketed Since: Jan 2010, i.e. 138 months



Winchester House
 Listed: No
 Size: 1,899 sqft
 Quoting Rent: £49.50/sqft
 Availability: To Rent
 Marketed Since: -



18 Bedford Row
 Listed: No
 Size: 5,687 sqft
 Quoting Rent: £58/sqft
 Availability: To Rent
 Marketed Since: Jan 2021, i.e. 6 months



37-42 Bedford Row
 Listed: No
 Size: -
 Quoting Rent: -
 Availability: -
 Marketed Since: June 2020, i.e. 12 months

