

## 12 Adeline Place

## London WC1

### Ground floor office premises

### Report on marketing undertaken



May 2022

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## Executive summary

Gale Priggen & Co have been asked to provide a report and comment on the marketing campaign undertaken in connection with the proposed disposal of the above referenced office premises.

Our instructions were confirmed in January 2021 to market the accommodation on either a commercial leasehold basis or for outright sale as a self-contained office property.

This firm has been established since 1991 and specialises in all aspects of commercial premises within the wider Midtown area.

We have a wealth of experience in dealing with commercial properties, covering not only the sale and letting of accommodation but also providing rent review and lease renewal services for a range of both landlords and tenants alike.

## The property & location

The property forms part of the Bedford Court Mansions block, situated at the junction of Adeline Place and Bedford Avenue. It is fully self-contained raised ground floor unit, approached via a short flight of steps up from Adeline place with its own front door.

In keeping with the remainder of the residential block, the property has a domestic feel and configuration; on entering the premises a central hallway leads through to the rear of the accommodation, with five rooms off on either side, and a central area providing a small reception, kitchenette, WC and shower facility.



The unit comprises of 1,381 sq ft net, 1,548 sq ft gross internal.

The property retains some period style features and there is a mix of plastered & painted and mineral fibre suspended ceilings, partial perimeter trunking and central heating. Four of the five

rooms enjoy good levels of natural light, overlooking Adeline place and/or Bedford Avenue; the fifth (rear) office has limited light via a central lightwell.

The property is centrally located, with convenient access to Tottenham Court Road underground station, just five minutes' walk away; once completed, this will also serve as a central station for the planned Crossrail Elizabeth line.

The building is immediately to the South of Bedford Square, the most complete of London's landscaped Georgian garden Squares, and there are many fine period properties in the immediate area providing a mix of commercial and residential uses, as well as many educational and medical occupiers.

## Marketing strategy

We made inspection of the premises and thereafter reported our views on 28<sup>th</sup> November 2020.

We were asked to consider the options for both letting and selling the premises, with the benefit of the existing Class E commercial use but were also mindful of the potential for a purchaser to seek consent for conversion to residential usage at some stage in the future.

Further, the user clause in the long leasehold interest permitted use for either a single private dwelling or as commercial/professional offices. Reference to the *possibility* of residential use was included on our sales particulars, as it was felt this may increase levels of interest from owner occupiers.

At that time the commercial market had endured a pretty torrid year with the effects from the COVID pandemic depressing market activity and influencing business occupiers' decision making generally. A flexible approach was therefore recommended, particularly in relation to potential leasing enquiries to reflect tenants' needs for short term commitments and a desire to keep costs low.

Despite the effects of the pandemic on demand, sales of small commercial units were taking place in the central area, though the letting market remained challenging.

The physical constraints presented by the configuration of the space, separated by solid/structural partitioning, was considered a limiting factor, bearing in mind a majority of tenants for this size accommodation tend to prefer primarily open plan space.

In terms of condition, in the event a purchaser was identified, our view was that they may welcome the opportunity to undertake cosmetic refurbishment/redecoration works of their own, and therefore did not consider it appropriate for speculative works to be undertaken for marketing purposes.

In January 2021 we received instructions to commence marketing on the basis of either a traditional leasehold or outright disposal.

We adopted a quoting a rent of £62,500 per annum (£45.25 per sq ft) on a leasing basis, which we considered to be competitive and in line with market trends at the time. A lease for a term by arrangement was offered so as to attract the maximum number of enquiries and offer flexibility.

On a disposal basis, we sought offers in excess of £1.6 million, for an assignment of the remainder of the 999 year lease, granted from September 1974.

We prepared PDF letting particulars (attached at Appendix B) and a dedicated microsite (<https://m.search-prop.com/12-adeline-place-london>). Separate particulars (attached at Appendix A) and a microsite (<https://m.search-prop.com/12-adeline-place-london-NDI=-NTU5MTQ=>) were prepared in relation to the disposal option. Both options were published on the main inter-agents' agency database and marketing portal, AgentsInsight, on 1st February '21.

A listing was included on Gale Priggen & Co's website from the end of January, which included downloadable details and floor plans. Details were sent automatically to all registered applicants seeking commercial leasehold or freehold/long leasehold disposals at the same time.

Availability on both bases was loaded onto CoStar, the principal UK commercial agents' database and website. In addition, details were included on the Realla portal, owned by CoStar, but offering a separate commercial property database which is one of the main direct marketing sites, specialising in central London commercial premises.

In view of the mixed-use nature of the location, we ensured that all enquiries of appropriate size and/or price range were targeted, including occupiers seeking alternative uses to traditional office premises, such as doctors' surgeries, dentists, physiotherapists and the like.

Examples of the on-line marketing & advertising is attached at Appendix C.

## Enquiries received

Set out below is a summary of the various enquiries received and/or targeted over the course of our marketing efforts:

### Commercial leasing enquiries

Match requests sent	30
Inspections	nil
Enquiries	4

### Purchase enquiries

Match requests sent	11
Inspections	2
Enquiries	4

Full schedules are attached at Appendix D & E.

## Abortive transaction

Throughout the marketing period we received just one offer, from a private doctors' surgery based in Knightsbridge seeking an additional Surgery in a more central location. After a period of negotiation, terms were agreed with Mr Eoin Waters, practising as Knightsbridge doctors, for a sale of the long leasehold interest at a price of £1.55m.

Solicitors were instructed on 26<sup>th</sup> April 2021, contracts issued and numerous inspections undertaken; however, following a period of inactivity, the purchaser withdrew from the transaction in mid-September.

No proper reason was given by the proposed purchaser, despite several enquiries through their retained agent.

The premises were immediately remarketed.

## Market overview & summary

We attach at Appendix F & G schedules of available competing premises, available on both commercial leasing and outright disposal terms within the general area, which demonstrates the amount of accommodation currently on offer.

We believe there has been a steady increase in the availability of commercial offices premises over the course of the marketing period, which has not helped our efforts to secure a tenant or purchaser.

Whilst the worst ravages of the effects of The Pandemic are now probably behind us, a return to anything approaching *normal* business activity – and, particularly, the return of tenants to the office environment – is very slow in coming forward. Current estimates (which are the highest for many months) still suggest that office occupancy levels are less than 30% of pre-Covid levels [*Remit's May survey shows 26%*]

Moving forward, events in Ukraine have also cast something of a shadow over the wider micro and macro-economic climate.

In short, we continue to operate in an extremely uncertain and challenging business environment, the effects of which are likely to be a major factor in many aspects of daily life, not least the demand for commercial premises for business purposes.

Yours faithfully



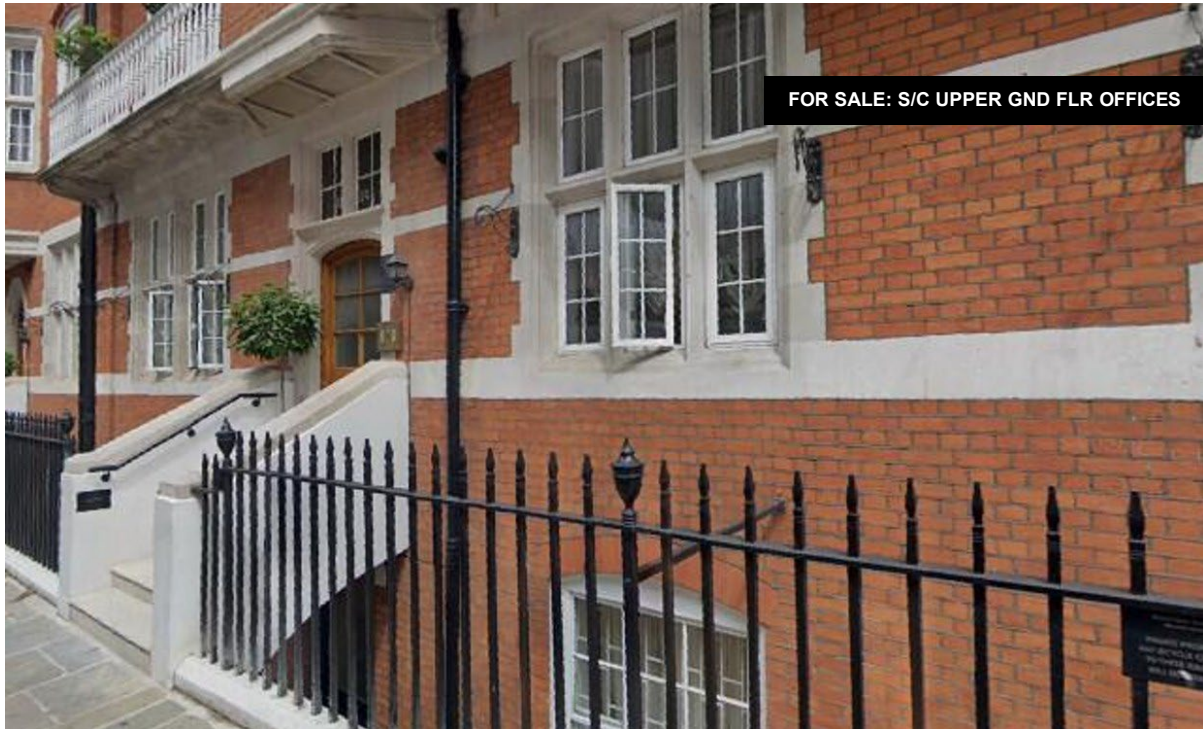
**T P Gale**

**Gale Priggen & Co**

## Appendix A



For Sale



### 12 Adeline Place

WC1B 3AJ

**\*Available again following abortive negotiations\* - s/c virtual F/H in imposing Bloomsbury building; own front door from street**

**1,381 sq ft**

(128.30 sq m)

- Self-contained suite
- Period style configuration
- Potential for conversion to residential use
- Central heating
- 1,381 sq ft NIA; 1,548 sq ft GIA
- Kitchenette & shower facilities

[galepriggen.co.uk](http://galepriggen.co.uk)

020 7404 5043

## 12 Adeline Place, London, WC1B 3AJ

### Description

The accommodation is currently arranged to provide four offices, meeting room, reception area, kitchenette, wc & shower.

The suite is situated at upper gnd floor level, approached via a private entrance from Adeline Place.

### Location

The property forms part of the Bedford Court Mansions block, situated at the junction of Adeline Place & Bedford Avenue.

Tottenham Court Road Station is just 5 minutes' walk away, affording access to Central & Northern underground lines and the new Crossrail Elizabeth Line (once construction is complete).

### Accommodation

The accommodation is currently arranged to provide four offices, meeting room, reception area, kitchenette, wc & shower.

Name	Sq ft	Sq m	Availability
Upper Ground	1,381	128.30	Available
<b>Total</b>	<b>1,381</b>	<b>128.30</b>	

### Specification

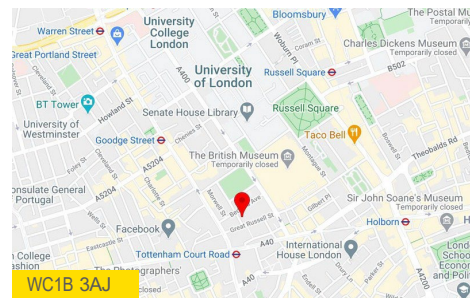
- \*Fully self-contained, with own entrance
- \* Attractive period style block
- \* Perimeter trunking
- \* Central heating
- \* Kitchenette
- \* Own wc & shower facilities

### Viewings

Strictly by appointment through sole agents

### Terms

The property is subject to a lease granted for a term of 999 yrs from 29th Sep 1974, which is offered by way of assignment. The ground rent payable is £100 per annum. The permitted user is for either a single private dwelling, or as commercial/professional offices.



### Summary

<b>Available Size</b>	1,381 sq ft
<b>Price</b>	Offers in excess of £1,600,000
<b>Rates Payable</b>	£12.70 per sq ft
<b>Rateable Value</b>	£34,250
<b>Service Charge</b>	£11,500 per annum For year to Sep 2021
<b>EPC Rating</b>	Upon Enquiry

### Viewing & Further Information



**Tim Gale**  
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**Clarke Buxton**  
020 7404 5043 | 07816 663468  
cb@galepriggen.co.uk



Marketing text |

Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 13/09/2021

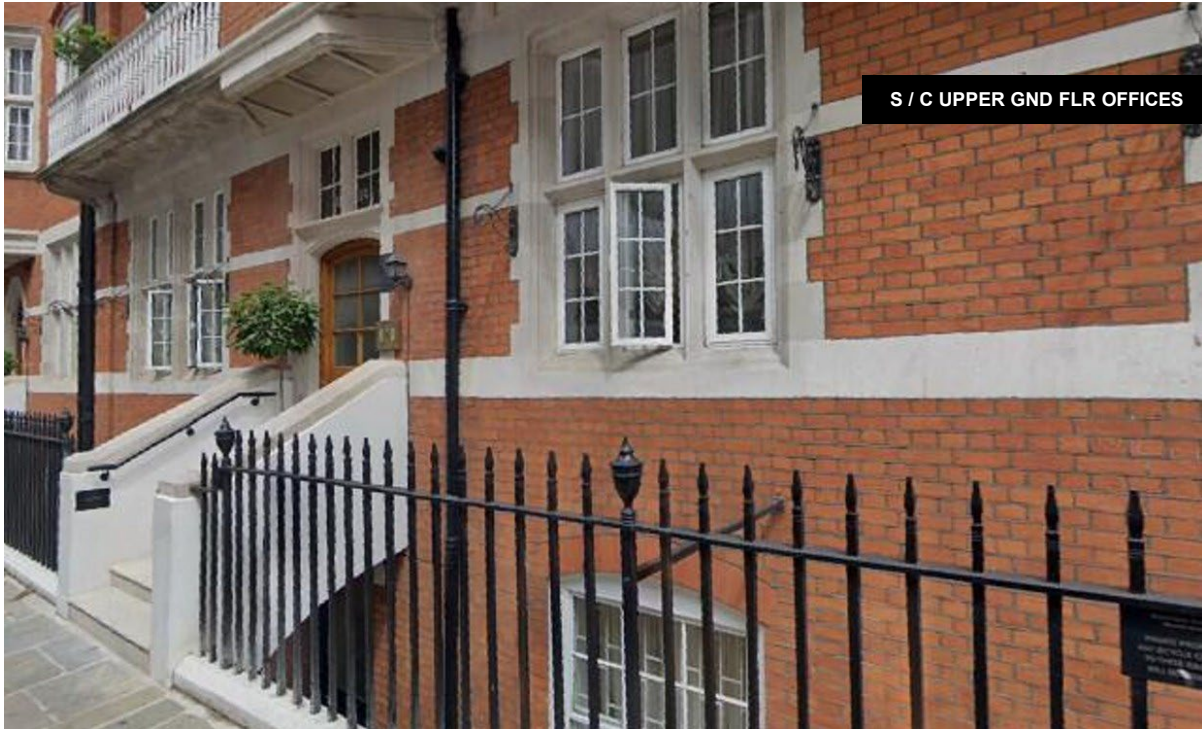




## Appendix B



To Let



### 12 Adeline Place

London, WC1B 3AJ

**Upper Gnd floor self-contained suite available within imposing Bloomsbury building**

**1,381 sq ft**

(128.30 sq m)

- Self-contained suite
- Period style configuration
- Central heating
- 1,381 sq ft NIA; 1,548 sq ft GIA
- Kitchenette & shower facilities

[galepriggen.co.uk](http://galepriggen.co.uk)

020 7404 5043

## 12 Adeline Place, London, WC1B 3AJ

### Description

The accommodation is currently arranged to provide four offices, meeting room, reception area, kitchenette, wc & shower.

The suite is situated at upper gnd floor level, approached via a private entrance from Adeline Place.

### Location

The property forms part of the Bedford Court Mansions block, situated at the junction of Adeline Place & Bedford Avenue.

Tottenham Court Road Station is just 5 minutes' walk away, affording access to Central & Northern underground lines and the new Crossrail Elizabeth Line (once construction is complete).

### Accommodation

The accommodation is currently arranged to provide four offices, meeting room, reception area, kitchenette, wc & shower.

Name	Sq ft	Sq m	Availability
Upper Ground	1,381	128.30	Available
<b>Total</b>	<b>1,381</b>	<b>128.30</b>	

### Specification

- \*Fully self-contained, with own entrance
- \* Attractive period style block
- \* Perimeter trunking
- \* Central heating
- \* Kitchenette
- \* Own wc & shower facilities

### Viewings

Strictly by appointment through sole agents

### Terms

A new lease is available for a term by arrangement, to be contracted out of the security of tenure & compensation provisions of the Landlord & Tenant Acts.

Alternatively, consideration will be given to an outright sale of our client's Long Leasehold interest.

Terms on application.



### Summary

<b>Available Size</b>	1,381 sq ft
<b>Rent</b>	£62,500 per annum
<b>Rates Payable</b>	£12.70 per sq ft
<b>Rateable Value</b>	£34,250
<b>Service Charge</b>	£11,500 per annum For year to Sep 2021
<b>EPC Rating</b>	Upon Enquiry

### Viewing & Further Information



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Marketing text I



# Appendix C

## Extract from G P & Co website

The screenshot displays a web browser window with the URL <https://search.galepriggen.co.uk/properties?paging=wall>. The page features six property listings arranged in a 2x3 grid. Each listing includes a photograph of the building, a title, location, size, and rental/price information. Each listing also has 'Shortlist' and 'View Property' buttons.

Property Title	Location	Size	Details
OFFICE FLOORS TO LET IN E15	London Boardman House	1,250 sq ft	Offices To Let Rent: £29.50 per sq ft
S / C UPPER GND FLR OFFICES	London 12 Adeline Place	1,381 sq ft	Offices To Let Rent: £62,500 per annum
FOR SALE: S/C UPPER GND FLR OFFICES	London 12 Adeline Place	1,381 sq ft	Offices For Sale Price: Offers In excess of £1,600,000
SMALL SELF-CONTAINED OFFICES IN EC4	London		
SMALL FITTED OFFICE TO LET WC1	London		
FULLY FITTED OFFICES TO LET IN EC4	London		

## Extract from AgentsInsight webpage

The screenshot displays the AgentsInsight 'Disposals' page. The interface includes a dark sidebar with navigation options like 'Dashboard', 'Disposals', 'Requirements', 'Transactions', 'Contacts', 'Diary', and 'More'. The main content area is titled 'Disposals' and features a search bar, filters for 'Date Updated', and a 'Save View' button. A grid of eight property listings is shown, each with a photo, location, size, and price. The listings are:

- 12 Adeline Place** (London, WC1B 3AJ): 1,381 sq ft. FOR SALE. Offers in excess of £1,600,000. Updated: 07 May. Agent: Tim Gale.
- 12 Adeline Place** (London, WC1B 3AJ): 1,381 sq ft. TO LET. £62,500 per annum. Updated: 07 May. Agent: Tim Gale.
- Tavistock House, Entrance D** (Tavistock House South, London, WC1H 9JZ): 7,593 sq ft. TO LET. £29.50 per sq ft. Updated: 05 May. Agent: Tim Gale.
- 30-31 Fournal Street** (London, EC4A 1JQ): 1,655 - 3,579 sq ft. TO LET. £55 per sq ft. Updated: 05 May. Agent: Clarke Buxton.

The bottom of the screenshot shows a Windows taskbar with the search bar, system tray, and date/time (21:27, 19/05/2022).

## Extract from CoStar/Realla web listing

The screenshot shows a web browser window displaying the CoStar/Realla listing manager interface. The browser's address bar shows the URL: <https://listingmanager.costar.com/my-listings/list?pa=1&ps=10&t=12+>. The page header includes the CoStar and Realla logos, a 'Sign Out' link, and an 'Add a Listing' button. Below the header is a 'Marketing Centre' navigation bar with tabs for 'MY LISTINGS', 'LISTING PLAN', 'MY PROFILE', 'ADMINS', and 'CDX MAIL'. The main content area displays 'SPACE TO LET' statistics: 31 Listings and 63 Spaces. A user profile for Tom Davison, Client Relationship Consultant, is shown with contact information. The listing details for '12-14 Adeline Pl, Bloomsbury Submarket - Office' are shown, including a search bar with '12', a dropdown for 'All Listings', and a 'Sort By' dropdown. The listing features a photo of the building, a 'MANAGE PHOTOS' button, and a 'Days Since Last Update' of 56. The 'Marketing Quality' is listed as 'Fair'. Action buttons include 'Edit Listing' and 'Confirm up to date'. At the bottom, there are options to 'HIDE SPACE', 'REMOVE LISTING', and 'MANAGE CONTIGUOUS SPACES' with an 'Add a Space' button. The Windows taskbar at the bottom shows the search bar, task view, and various application icons, along with system tray information including 'VXX -2.82%' and the date '19/05/2022'.

office 365 x Microsoft x Gale Prigs x Email - Tin x Agents So x Agents So x Agents So x Agents So x costar log x CoStar - M x

https://listingmanager.costar.com/my-listings/list?pa=1&ps=10&t=12+

Menu CoStar Realla Sign Out Add a Listing

Marketing Centre MY LISTINGS LISTING PLAN MY PROFILE ADMINS CDX MAIL

SPACE TO LET  
31 Listings 63 Spaces

Talk To Your Client Relationship Consultant  
Tom Davison 00203 790 6030

12 All Listings Sort By MORE FILTERS LIST DETAIL CAROUSEL

12-14 Adeline Pl, Bloomsbury Submarket - Office  
Space To Let | 1 Space | £21.34 | 1,381 SF Avail | 1,381 SF Max Contig

MANAGE PHOTOS

Days Since Last Update  
56  
Edit Listing  
Confirm up to date

Marketing Quality  
Fair  
Want to improve?

HIDE SPACE REMOVE LISTING Marketing Tools: Leads Create Email Campaign Listing Performance

Available Spaces MANAGE CONTIGUOUS SPACES Add a Space Help

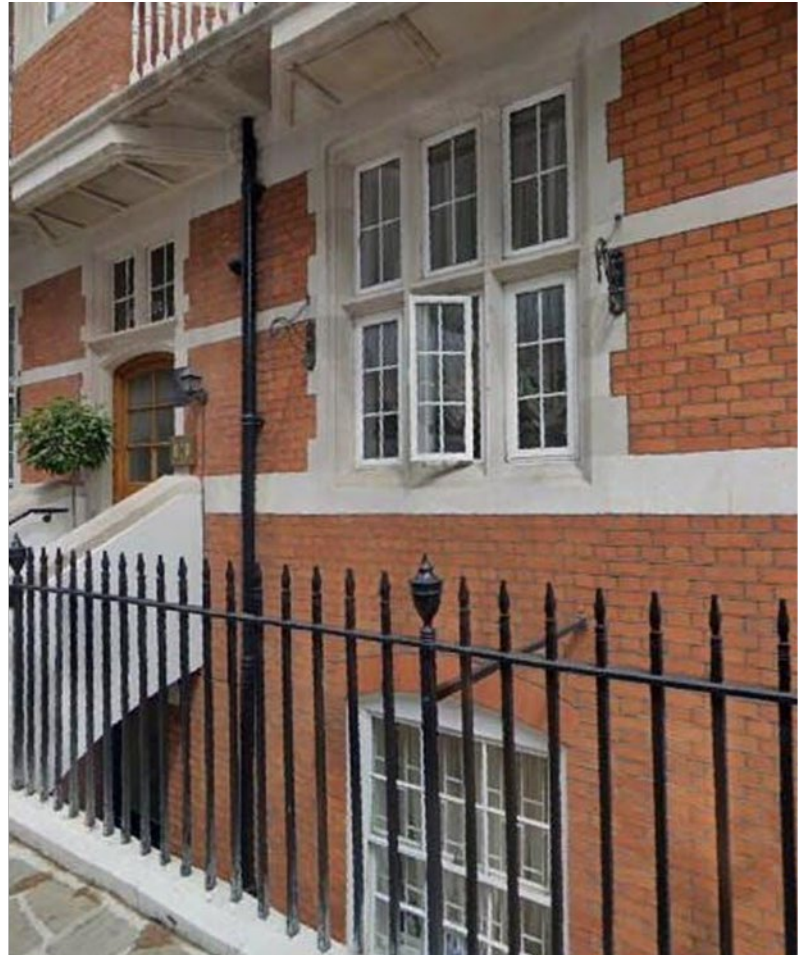
Type here to search VXX -2.82% 21:34 19/05/2022

## Appendix D

### 12 Adeline Place

#### Interest Schedule

May 2022



### Viewings

Interest Schedule - May 2022



Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Comments
25th Feb 2021	Unknown Other	Morgan Pryce	All Availability	<p><b>Size: 1,500 - 3,000 sq ft   Budget: Up to £2,500,000</b></p> <p>Looking for 1,500 to 3,000 sq ft of Office in Kensington &amp; Chelsea, Knightsbridge, St. James's, Fitzrovia, Victoria, Marylebone, City Southern, Southbank &amp; London Bridge, Notting Hill</p>	Viewed with client 2nd Mar; copy lse forwarded 17th Mar.



## Enquiries



Interest Schedule - May 2022

Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Comments
8th Dec 2021	Unknown Other	Morgan Pryce	All Availability	<b>Size: 800 - 1,500 sq ft   Occupancy: Q1 2022</b> Looking for 800 to 1,500 sq ft of Office in Fitzrovia, Bloomsbury, King's Cross, Clerkenwell & Farringdon	
19th Jul 2021	Unknown Banking & Finance	Simon Garfield	All Availability	<b>Size: 1,000 - 4,000 sq ft   Occupancy: Immediately   Budget: £1,000,000 - £4,000,000</b> Searching for that special small Freehold or Long leasehold Office in Knightsbridge, Belgravia, Mayfair and St James's, Kensington & Chelsea	
16th Mar 2021	Unknown Unknown Sector	LDG	All Availability	<b>Size: 600 - 1,500 sq ft</b> Looking for 600 to 1,500 sq ft of Office in Paddington, Fitzrovia, Covent Garden, Bloomsbury, Camden, Shoreditch & Hoxton, Euston, North of Marylebone Rd, King's Cross, Midtown, Clerkenwell & Farringdon, Islington, Tech City	
5th Mar 2021	Unknown Creative & Media	Morgan Pryce	All Availability	<b>Size: 1,500 - 2,000 sq ft</b> Looking for a 1,500 to 2,000 sq ft of Office to BUY in City Northern, City Fringe East, Midtown, Clerkenwell & Farringdon, Tech City	

## Match Requests Sent



Interest Schedule - May 2022

Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Comments
4th Apr 2022	Unknown Other	Noble Harris	All Availability	<b>Size: 1,250 - 1,750 sq ft   Occupancy: Immediately   Budget: Up to £2,000,000</b> Looking for 1,250 to 1,750 sq ft of Office in Hammersmith, Kensington & Chelsea, Paddington, Knightsbridge, Fitzrovia, Soho, Covent Garden, Bloomsbury, Shoreditch & Hoxton, Marylebone, Euston, North of Marylebone Rd, King's Cross, City Southern, City Core, City Western, City Northern, City Eastern, Aldgate, Clerkenwell & Farringdon, Islington, Notting Hill, Tech City, White City	
21st Feb 2022	Unknown Other	LDG	All Availability	<b>Size: 1,400 - 2,500 sq ft   Occupancy: Q2 2022   Budget: £1,800,000 - £3,000,000</b> Looking for 1,400 to 2,500 sq ft of Development, Investment, Mixed Use, Office in St. James's, Fitzrovia, Soho, Marylebone, North of Marylebone Rd, Midtown	
13th Dec 2021	Unknown Retail & Leisure	LDG	All Availability	<b>Size: 650 - 2,000 sq ft   Occupancy: Q1 2022   Budget: £1,000,000 - £2,000,000</b> Looking for 650 to 2,000 sq ft of Office in Fitzrovia, Marylebone, Euston, North of Marylebone Rd	
6th Dec 2021	Unknown Professional	XIX	All Availability	<b>Size: 1,500 - 3,000 sq ft   Occupancy: Q3 2022   Budget: Up to £2,000,000</b> FH purchase - Midtown - £2m	
1st Nov 2021	Unknown Design & Architecture	Noble Harris	All Availability	<b>Size: 1,500 - 3,000 sq ft   Occupancy: Q1 2022   Budget: £1,000,000 - £3,000,000</b> Looking for 1,500 to 3,000 sq ft of Office in Knightsbridge, Fitzrovia, Soho, Covent Garden, Bloomsbury, Camden, Shoreditch & Hoxton, Marylebone, Euston, King's Cross,	

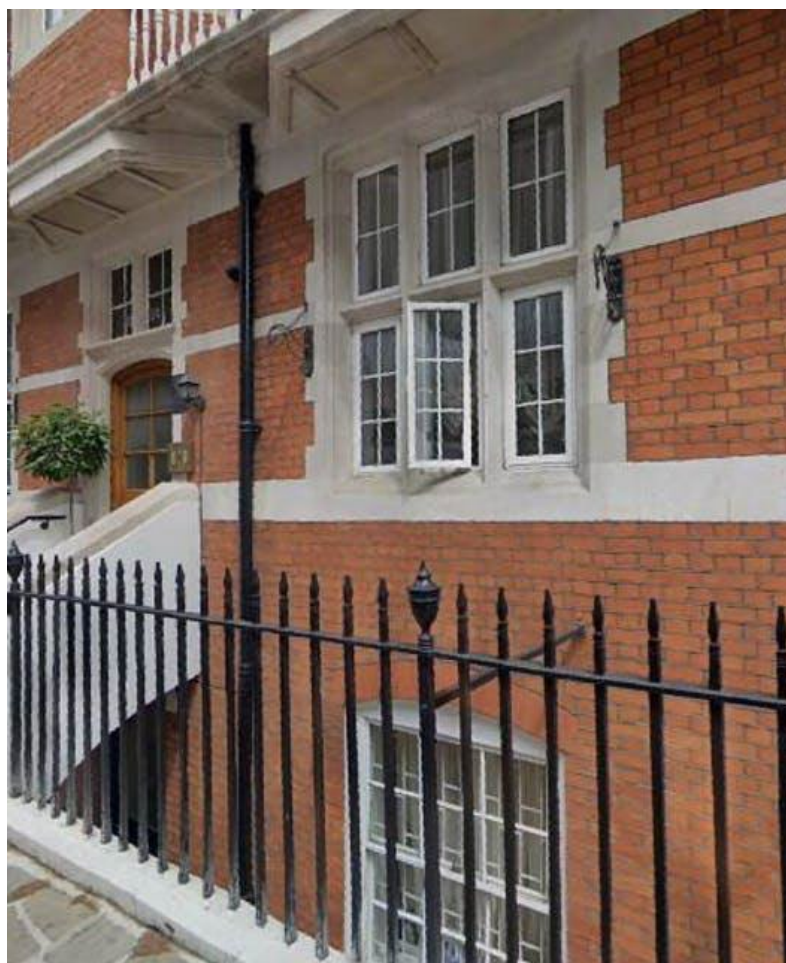
12th Oct 2021	Unknown Professional	LDG	All Availability	<p><b>Size: 700 - 2,500 sq ft   Occupancy: Q1 2022   Budget: Up to £2,000,000</b></p> <p>Looking for 700 to 2,500 sq ft of Office in Camden, Euston, North of Marylebone Rd, King's Cross</p>
6th Oct 2021	Unknown Creative & Media	Lonic	All Availability	<p><b>Size: 800 - 2,500 sq ft   Occupancy: Q1 2022</b></p> <p>Looking for 800 to 2,500 sq ft of Office in Paddington, Mayfair, Fitzrovia, Soho, Covent Garden, Camden, Shoreditch &amp; Hoxton, Marylebone, Euston, North of Marylebone Rd, King's Cross, Midtown, Clerkenwell &amp; Farringdon, Islington, Notting Hill, Tech City</p>
1st Oct 2021	Unknown Retail & Leisure	Rebase	All Availability	<p><b>Size: 1,000 - 5,000 sq ft   Occupancy: Q1 2022   Budget: £3,000,000 - £6,000,000</b></p> <p>Looking for 1,000 to 5,000 sq ft of Office in Mayfair, St. James's</p>
23rd Sep 2021	Unknown Professional	Lonic	All Availability	<p><b>Size: 1,000 - 6,000 sq ft   Occupancy: Q4 2021   Budget: Up to £1,500,000</b></p> <p>Looking for 1,000 to 6,000 sq ft of Office in Fitzrovia, Covent Garden, Bloomsbury, Camden, Shoreditch &amp; Hoxton, Marylebone, Euston, King's Cross, Midtown, Clerkenwell &amp; Farringdon, Islington</p>
23rd Sep 2021	Unknown Other	LDG	All Availability	<p><b>Size: 1,500 - 5,000 sq ft   Occupancy: Q3 2021   Budget: Up to £5,000,000</b></p> <p>Looking for 1,500 to 5,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Marylebone</p>
19th Jul 2021	Unknown Creative & Media	LDG	All Availability	<p><b>Size: 750 - 2,000 sq ft</b></p> <p>*MATCHES ONLY* PURCHASING REQUIREMENT - - - 750 to 2,000 sq ft</p>

## Appendix E

### 12 Adeline Place

#### Interest Schedule

May 2022



#### Enquiries

Interest Schedule - May 2022



Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Comments
25th Mar 2022	Unknown Property Company	Occupa Alexander Reuben	All Availability	Size: 500 - 5,000 sq ft   Occupancy: Q2 2022	Looking for 500 to 5,000 sq ft of Office in Fitzrovia, Soho, Bloomsbury, Marylebone
6th Jan 2022	EIG (Mr Bill EIG) Property Company		All Availability	Size: 1,500 to 2,500 sq ft   Occupancy: Q2 2022   Budget: £20 - £60 per sq ft	Looking for 1,500 to 2,500 sq ft of Office in Bloomsbury, Midtown, Clerkenwell & Farringdon
19th Jul 2021	Unknown Banking & Finance	Simon Garfield Simon Garfield	All Availability	Size: 1,000 - 4,000 sq ft   Occupancy: Immediately   Budget: £1,000,000 - £4,000,000	Searching for that special small Freehold or Long leasehold Office in Knightsbridge, Belgravia, Mayfair and St James's, Kensington & Chelsea
23rd Jan 2020	Unknown Service Industry	One One One Advisory Adam Landau	All Availability	Size: 800 - 1,500 sq ft   Occupancy: Q2   Budget: £40 - £75 per sq ft	New client Looking for 1,700 to 2,300 sq ft of Office in Mayfair

## Match Requests Sent

Interest Schedule - May 2022



Date of Requirement	Tenant / Sector	Agent	Matched Space	Summary	Comments
22nd Mar 2022	Unknown Banking & Finance	Scale Real Estate	All Availability	<b>Size: 1,000 - 2,000 sq ft   Occupancy: Q2 2022   Budget: Up to £3,000,000</b> Looking for 1,000 to 2,000 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Midtown	
1st Feb 2022	Unknown Retail & Leisure	WR Consultancy	All Availability	<b>Size: 1,200 - 1,750 sq ft   Occupancy: Q2 2022</b> Looking for 1,200 to 1,750 sq ft of Office in Fitzrovia, Bloomsbury, Camden, Euston, King's Cross	
19th Jan 2022	Unknown Technology	Colliers	All Availability	<b>Size: 1,400 - 2,400 sq ft   Occupancy: Q1 2022</b> Looking for 1,400 to 2,400 sq ft of Office in Paddington, Fitzrovia, Bloomsbury, Marylebone, Euston, King's Cross	
13th Dec 2021	Unknown Property Company	Robert Irving Burns	All Availability	<b>Size: 1,000 - 1,600 sq ft   Occupancy: Q1 2022   Budget: £40 - £60 per sq ft</b> Looking for 1,000 to 1,600 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Midtown	
30th Nov 2021	Unknown Property Company	Colliers	All Availability	<b>Size: 1,250 - 1,750 sq ft   Occupancy: Q3 2022</b> 1,250 to 1,750 sq ft in Soho, Mayfair, Fitzrovia, Covent Garden, Bloomsbury, Marylebone, King's Cross	
13th Oct 2021	Unknown Creative & Media	CBRE LTD	All Availability	<b>Size: 1,200 - 1,700 sq ft   Occupancy: Q1 2022   Budget: Up to £150,000 per annum</b> Looking for 1,200 to 1,700 sq ft of Office, Serviced Office in Bloomsbury, King's Cross, Midtown, Clerkenwell & Farringdon	
6th Oct 2021	Unknown Creative & Media	Lonic	All Availability	<b>Size: 800 - 2,500 sq ft   Occupancy: Q1 2022</b> Looking for 800 to 2,500 sq ft of Office in Paddington, Mayfair, Fitzrovia, Soho, Covent Garden, Camden, Shoreditch & Hoxton, Marylebone, Euston, North of Marylebone Rd, King's Cross, Midtown, Clerkenwell & Farringdon, Islington, Notting Hill, Tech City	
29th Mar 2021	Unknown Banking & Finance	DeVono	All Availability	<b>Size: 1,000 - 2,000 sq ft   Occupancy: Immediately   Budget: Up to £70 per sq ft</b> Looking for 1,000 to 2,000 sq ft of Office in Mayfair, Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone	
11th Mar 2021	Unknown Charities & Associations	Lambert Smith Hampton	All Availability	<b>Size: 1,250 - 1,800 sq ft   Occupancy: Q1 2022   Budget: Up to £57.50 per sq ft</b> Looking for 1,250 to 1,800 sq ft of Office in Oxford Circus, Kings Cross or Victoria	
11th Mar 2021	Unknown Unknown Sector	Robert Irving Burns	All Availability	<b>Size: 1,500 - 2,000 sq ft   Budget: £50 - £60 per sq ft</b> Looking for 1,500 to 2,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Marylebone, Midtown, Clerkenwell & Farringdon	
9th Mar 2021	Unknown Creative & Media	Stoneway Real Estate	All Availability	<b>Size: 1,450 - 2,000 sq ft   Budget: Up to £50 per sq ft</b> Looking for 1,450 to 2,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Midtown, Clerkenwell & Farringdon	
8th Mar 2021	Unknown Banking & Finance	Allsop	All Availability	<b>Size: 1,250 - 1,750 sq ft   Occupancy: Immediately</b> Looking for 1,250 to 1,750 sq ft of Office in Paddington, Knightsbridge, Mayfair, St. James's, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Marylebone, City Southern, City Core, City Western, City Northern, City Eastern, Midtown, Clerkenwell & Farringdon, Tech City	
7th Mar 2021	Unknown Technology	CBRE LTD	All Availability	<b>Size: 1,500 - 2,500 sq ft   Occupancy: Immediately</b> Tech Occupier looking for a single floor of 1,500 to 2,500 sqft. Key areas for the search are King's Cross, Euston, close to Warren Street Station, Marylebone & close to Great Portland Street	
2nd Mar 2021	Unknown Professional	Colliers	All Availability	<b>Size: 1,500 - 2,000 sq ft</b>	

26th Feb 2021	Unknown Property Company	Kontor	All Availability	Size: 500 - 1,200 sq ft Looking for 500 to 1,200 sq ft of Office in client
22nd Feb 2021	Unknown Banking & Finance	The Workplace Company	All Availability	Size: 750 - 1,000 sq ft   Occupancy: Immediately Looking for 750 to 1,000 sq ft of Office in Fitzrovia, Bloomsbury, Marylebone
15th Feb 2021	Unknown Creative & Media	Cummings Commercial	All Availability	Size: 1,400 - 1,800 sq ft   Occupancy: November 2021   Budget: £60 - £65 per sq ft Media company looking for for 1,400 to 1,800 sq ft of Office. Ideal location - Close to Farringdon Station. Up to £60 psf exclusive. Unfurnished however space can be fitted.
9th Feb 2021	Unknown Banking & Finance	Ashwell London	All Availability	Size: 700 - 1,000 sq ft Looking for 700 to 1,000 sq ft of Office in Covent Garden, Midtown - Must have an element of Ground floor
25th Jan 2021	Unknown Unknown Sector	Colliers	All Availability	Size: 500 - 2,000 sq ft   Budget: £40 - £65 per sq ft Looking for 500 to 2,000 sq ft of Office in EC1, WC1
18th Jan 2021	Unknown Unknown Sector	Cummings Commercial	All Availability	Size: 1,500 - 2,500 sq ft   Occupancy: February 2021   Budget: £50 per sq ft Nursery client looking for 1,500 to 2,500 sq ft of 'E' Use space. 10-15 year lease. Ideal locations - Hackney or Islington. MAX budget - £50 psf exclusive
18th Jan 2021	Unknown Creative & Media	SHB Real Estate	All Availability	Size: 1,000 - 2,000 sq ft   Occupancy: Immediately Looking for 1,000 to 2,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Waterloo, Vauxhall, Marylebone, Euston, King's Cross, Midtown, Tech City
8th Jan 2021	Unknown Banking & Finance	Bluebook	All Availability	Size: 700 - 1,000 sq ft   Occupancy: Immediately   Budget: Up to £55 per sq ft Looking for 700 to 1,000 sq ft of Office in Mayfair, St. James's, Fitzrovia, Soho, Covent Garden, Victoria, Bloomsbury, Waterloo, Marylebone, Southbank & London Bridge, Southwark
6th Jan 2021	Unknown Other	Sint	All Availability	Size: 2,000 - 4,000 sq ft   Occupancy: Immediately   Budget: Up to £3,000,000 Looking for up to 4,000 sq ft of Office, D1 (Non Residential Institutions), Retail in Marylebone, North of Marylebone Rd, West End Market
16th Dec 2020	Unknown Other	Edward Charles & Partners	All Availability	Size: 800 - 1,200 sq ft Looking for 800 to 1,200 sq ft of Office in Fitzrovia, Soho, Marylebone, Euston, King's Cross
14th Dec 2020	Unknown Professional	Cushman & Wakefield	All Availability	Size: 1,500 - 2,000 sq ft   Occupancy: June 2021   Budget: Up to £180,000 per annum Looking for 1,500 to 2,000 sq ft of Office in Fitzrovia, Covent Garden, Bloomsbury, King's Cross, Midtown, Clerkenwell & Farringdon, Islington
26th Nov 2020	Unknown Charities & Associations	Bray Fox Smith	All Availability	Size: 1,250 - 1,750 sq ft   Budget: Up to £30 per sq ft Looking for 1,250 to 1,750 sq ft of Office in Camden, Kentish Town, Chalk Farm, Belsize Park, Euston, Kings Cross, Bloomsbury, Mornington Crescent
26th Nov 2020	Unknown Creative & Media	SHB Real Estate	All Availability	Size: 1,000 - 2,000 sq ft   Occupancy: February 2021   Budget: Up to £120,000 per annum Looking for 1,000 to 2,000 sq ft of Office in Fitzrovia, Soho, Covent Garden, Bloomsbury, Camden, Euston
25th Nov 2020	Unknown Professional	Cushman & Wakefield	All Availability	Size: 1,500 - 2,000 sq ft   Occupancy: June 2021 Looking for 1,500 to 2,000 sq ft of Office in Fitzrovia, Covent Garden, Bloomsbury, Euston, King's Cross, Midtown, Clerkenwell & Farringdon
20th Nov 2020	Unknown Creative & Media	LDG	All Availability	Size: 1,500 - 2,000 sq ft   Occupancy: Q3 2021 **TIMING - Q2/Q3 2021** 1,500 to 2,000 sq ft - Offices - Single Floor / Room.
18th Nov 2020	Unknown Professional	Ashurst Real Estate	All Availability	Size: 700 - 1,000 sq ft   Occupancy: March 2021   Budget: £40 - £80 per sq ft Looking for 700 to 1,000 sq ft of Office, Serviced Office in Bloomsbury, Midtown

# Appendix F

## List Availability Report

20/05/2022

PREPARED BY:

**Gale Priggen & Company**

**Tim Gale**  
Partner  
020 7404 5043  
[tpg@galepriggen.co.uk](mailto:tpg@galepriggen.co.uk)

### 44 Bedford Row

London, WC1R 4LL  
United Kingdom



#### SF AVAILABILITY

P GRND	1,711
P LL	1,071
Total	2,782

#### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£39.54/SF
Rates:	£7.61 - £8.20/SF
Service:	£4.74/SF
Total £:	£51.89 - £52.48/SF

#### AMENITIES

Demised WC facilities, Energy Performance Rating - A, Kitchen, Natural Light

### 15 Cavendish Sq

London, W1G 9DB  
United Kingdom



#### SF AVAILABILITY

3rd	1,265
2nd	1,187
1st	1,210
P GRND	1,658
BSMT	2,061
Total	7,381

#### OVERVIEW

Use:	Medical
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

#### AMENITIES

Secure Storage

### Durham House

16 John Adam St  
London, WC2N 6HE



#### SF AVAILABILITY

P 1st	895
P GRND	765
P BSMT	730
Total	2,390

#### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£60.08 - £73.66/SF
Service:	-
Total £:	-

#### AMENITIES

Air Conditioning, Drop Ceiling, Energy Performance Rating - D, Kitchen, Perimeter Trunking

### 1 Rosebery Ave

London, EC1R 4SR



#### SF AVAILABILITY

P GRND	2,325
P LL	1,647
Total	3,972

#### OVERVIEW

Use:	Office
Term:	5 Years
Type:	Direct
Rent:	£42.50/SF
Rates:	£2.84 - £4.01/SF
Service:	-
Total £:	-

#### AMENITIES

Air Conditioning, Central Heating, Demised WC facilities, Kitchen, Open-Plan, Secure Storage, Security System

### 4 Tavistock Pl

London, WC1H 9RA  
United Kingdom



#### SF AVAILABILITY

P 5th	760
P 4th	889
P 3rd	1,051
P 2nd	1,088
P 1st	628
P GRND	1,288
P BSMT	915
Total	6,619

#### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£59.50/SF
Rates:	£16.63 - £19.45/SF
Service:	-
Total £:	-

#### AMENITIES

Air Conditioning, Bicycle Storage, Common Parts WC Facilities, Shower Facilities

### 52 Tottenham Court Rd

London, W1T 2EH  
United Kingdom



#### SF AVAILABILITY

P 3rd	374
P 2nd	347
P 1st	699
Total	1,420

#### OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£50.00/SF
Rates:	-
Service:	-
Total £:	-

#### AMENITIES

Air Conditioning, Balcony, Hardwood Floors, Kitchen, Natural Light

# Appendix G

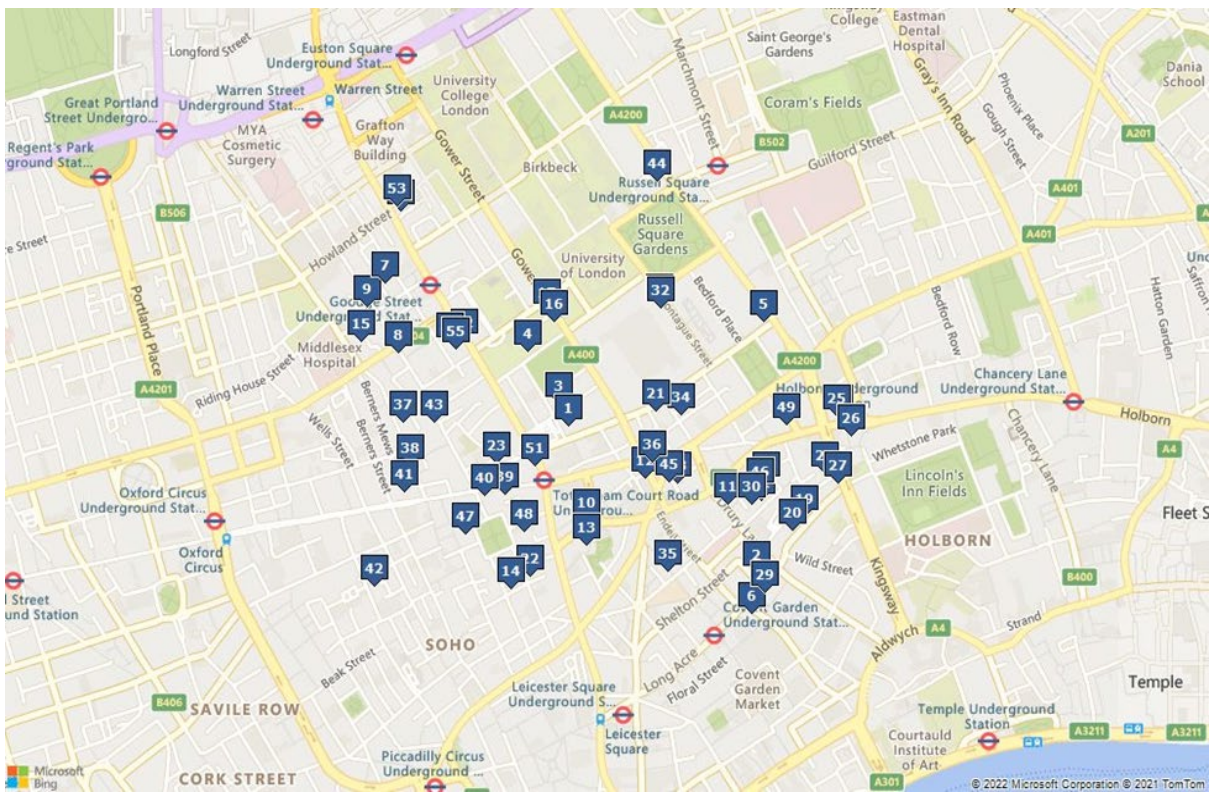
## List Availability Report

20/05/2022

PREPARED BY:

**Gale Priggen & Company**

**Tim Gale**  
Partner  
020 7404 5043  
[top@galepriggen.co.uk](mailto:top@galepriggen.co.uk)



**15 Adeline Pl**  
London, WC1B 3AJ



SF AVAILABILITY	
4th	860
3rd	950
2nd	950
1st	950
GRND	870
P BSMT	1,177
<b>Total</b>	<b>5,757</b>

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES
Air Conditioning, Private Restrooms, Security System, Shower Facilities, Wi-Fi

**5 Dryden St**  
London, WC2E 9NB  
United Kingdom



SF AVAILABILITY	
GRND	1,238
BSMT	1,554
<b>Total</b>	<b>2,792</b>

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£46.56/SF
Rates:	£2.89 - £3.62/SF
Service:	-
Total £:	-

AMENITIES
Energy Performance Rating - C

**11 Bedford Av**  
London, WC1B 3AS  
United Kingdom



SF AVAILABILITY	
P 2nd	312
P 1st	484
P GRND	420
<b>Total</b>	<b>1,216</b>

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£59.62/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Demised WC facilities, Fully Carpeted

**Bloomsbury House**  
23 Bedford Sq  
London, WC1B 3HH



SF AVAILABILITY	
P 3rd	867
P 2nd	868
P 1st	989
P GRND	880
P BSMT	551
<b>Total</b>	<b>4,155</b>

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Air Conditioning, Common Parts WC Facilities

**4 Bloomsbury Pl**  
London, WC1A 2QA



SF AVAILABILITY	
P BSMT	732
<b>Total</b>	<b>732</b>

OVERVIEW	
Use:	Office
Term:	Thru Oct 2029
Type:	undefined
Rent:	£58.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Natural Light, Open-Plan, Secure Storage, Security System

**4 Bloomsbury Pl**  
London, WC1A 2QA



SF AVAILABILITY	
P GRND	1,270
<b>Total</b>	<b>1,270</b>

OVERVIEW	
Use:	Office
Term:	Thru Oct 2029
Type:	undefined
Rent:	£58.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Natural Light, Open-Plan, Secure Storage, Security System



**4 Bloomsbury Pl**  
London, WC1A 2QA



SF AVAILABILITY	
P 1st	797
Total	797

OVERVIEW	
Use:	Office
Term:	Thru Oct 2029
Type:	undefined
Rent:	£58.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Natural Light, Open-Plan, Secure Storage, Security System

**4 Bloomsbury Pl**  
London, WC1A 2QA



SF AVAILABILITY	
P 2nd	840
Total	840

OVERVIEW	
Use:	Office
Term:	Thru Oct 2029
Type:	undefined
Rent:	£58.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Natural Light, Open-Plan, Secure Storage, Security System

**4 Bloomsbury Pl**  
London, WC1A 2QA



SF AVAILABILITY	
P 3rd	689
Total	689

OVERVIEW	
Use:	Office
Term:	Thru Oct 2029
Type:	undefined
Rent:	£58.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Natural Light, Open-Plan, Secure Storage, Security System

**9-12 Bow St**  
London, WC2E 7AB



SF AVAILABILITY	
P GRND	222
Total	222

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

**9-12 Bow St**  
London, WC2E 7AB



SF AVAILABILITY	
P 1st	1,759
Total	1,759

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

**9-12 Bow St**  
London, WC2E 7AB



SF AVAILABILITY	
P 2nd	1,758
Total	1,758

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES

**9-12 Bow St**  
London, WC2E 7AB



SF AVAILABILITY	
P 3rd	1,765
Total	1,765

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**9-12 Bow St**  
London, WC2E 7AB



SF AVAILABILITY	
P 4th	1,840
Total	1,840

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**11-12 Charlotte Mews**  
London, W1T 4EQ



SF AVAILABILITY	
P 2nd	1,600
Total	1,600

OVERVIEW	
Use:	Office
Term:	3 Years
Type:	Direct
Rent:	£67.50/SF
Rates:	£22.00/SF
Service:	£5.25/SF
Total £:	£94.75/SF

**AMENITIES**  
Air Conditioning, Demised WC facilities, Hardwood Floors, High Ceilings, Kitchen, Natural Light, Perimeter Trunking

**43-45 Charlotte St**  
London, W1T 1RS



SF AVAILABILITY	
P 3rd	915
Total	915

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£37.50/SF
Rates:	£19.13/SF
Service:	-
Total £:	-

**AMENITIES**  
Central Heating, Demised WC facilities, Energy Performance Rating - D, Fully Carpeted, Kitchen, Perimeter Trunking, Shower Facilities

**77-79 Charlotte St**  
London, W1T 4PW

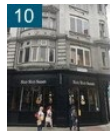


SF AVAILABILITY	
P 4th	1,767
P 3rd	1,551
P 2nd	1,644
P 1st	1,653
P GRND	2,966
Total	9,581

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**28 Denmark St**  
London, WC2H 8NJ  
United Kingdom



SF AVAILABILITY	
4th	210
3rd	257
2nd	676
1st	693
Total	1,836

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£67.50/SF
Rates:	-
Service:	£6.78/SF
Total £:	-

**AMENITIES**  
Air Conditioning

**186 Drury Ln**  
London, WC2B 5QD



SF AVAILABILITY	
P GRND	1,400
Total	1,400

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	-
Service:	£4.00/SF
Total £:	-

AMENITIES	
Hardwood Floors, Kitchen, Open-Plan	

**The Rookery**  
2 Dyott  
London, WC1A 1DE  
United Kingdom



SF AVAILABILITY	
P 4th	4,273
Total	4,273

OVERVIEW	
Use:	Office
Term:	2 to 20 Years
Type:	Direct
Rent:	£59.50/SF
Rates:	£15.15/SF
Service:	£10.00/SF
Total £:	£84.65/SF

AMENITIES	
Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Elevator Exposure, Food Service, Shower Facilities	

**The Rookery**  
2 Dyott  
London, WC1A 1DE  
United Kingdom



SF AVAILABILITY	
P 2nd	1,200
Total	1,200

OVERVIEW	
Use:	Office
Term:	2 to 20 Years
Type:	Direct
Rent:	£45.00/SF
Rates:	£15.15/SF
Service:	£10.00/SF
Total £:	£70.15/SF

AMENITIES	
Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Elevator Exposure, Food Service, Shower Facilities	

**6 Flitcroft St**  
London, WC2H 8DJ



SF AVAILABILITY	
P GRND	1,118
Total	1,118

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£40.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Central Heating, Common Parts WC Facilities, Hardwood Floors, Natural Light	

**6 Flitcroft St**  
London, WC2H 8DJ



SF AVAILABILITY	
P 2nd	990
Total	990

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£40.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Central Heating, Common Parts WC Facilities, Hardwood Floors, Natural Light	

**6 Flitcroft St**  
London, WC2H 8DJ



SF AVAILABILITY	
P BSMT	1,118
Total	1,118

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£40.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Central Heating, Common Parts WC Facilities, Hardwood Floors, Natural Light	

**10 Frith St**  
London, W1D 3JF  
United Kingdom



SF AVAILABILITY	
P 4th	1,787
Total	1,787

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£65.00/SF
Rates:	£17.81/SF
Service:	£9.00/SF
Total £:	£91.81/SF

**AMENITIES**  
Demised WC facilities, Energy Performance Rating - E, Hardwood Floors

**10 Frith St**  
London, W1D 3JF  
United Kingdom



SF AVAILABILITY	
P 3rd	1,931
Total	1,931

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£65.00/SF
Rates:	£14.18/SF
Service:	£9.00/SF
Total £:	£88.18/SF

**AMENITIES**  
Demised WC facilities, Hardwood Floors, Perimeter Trunking, Shower Facilities

**10 Frith St**  
London, W1D 3JF  
United Kingdom



SF AVAILABILITY	
P 2nd	1,931
Total	1,931

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£65.00/SF
Rates:	£14.18/SF
Service:	£9.00/SF
Total £:	£88.18/SF

**AMENITIES**  
Demised WC facilities, Hardwood Floors, Perimeter Trunking, Shower Facilities

**20 Goodle Pl**  
London, W1T 4SH



SF AVAILABILITY	
P GRND	557
P BSMT	557
Total	1,114

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£47.12/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**  
Air Conditioning, Central Heating, Kitchen, Open-Plan, Secure Storage, Security System

**3 Gower St**  
London, WC1E 6HA  
United Kingdom



SF AVAILABILITY	
P 3rd	350
P 2nd	450
P 1st	425
P GRND	400
P BSMT	670
Total	2,295

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£55.00/SF
Rates:	£63.03 - £120.65/SF
Service:	-
Total £:	-

**AMENITIES**  
Air Conditioning

**11 Gower St**  
London, WC1E 6HB  
United Kingdom

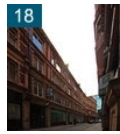


SF AVAILABILITY	
P 3rd	470
P 2nd	485
P 1st	575
P GRND	495
P BSMT	441
Total	2,466

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£57.50/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**  
Air Conditioning, Kitchen, Perimeter Trunking, Shower Facilities

**Charles Doll Building**  
9-13 Grape St  
London, WC2H 8ED  
United Kingdom



SF AVAILABILITY	
P 3rd	1,920
P 2nd	1,888
P 1st	1,872
P GRND	1,799
P LL	1,690
Total	9,169

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Accent Lighting, Air Conditioning, Bicycle Storage, Central Heating, DDA Compliant, Direct Elevator Exposure, Exposed Ceiling, Kitchen, Natural Light, Open-Plan, Private Restrooms, Security System, Shower Facilities, Wi-Fi	

**23 Great Queen St**  
London, WC2B 5BB  
United Kingdom



SF AVAILABILITY	
P 3rd	320
P 2nd	311
P 1st	312
Total	943

OVERVIEW	
Use:	Office
Term:	1 to 20 Years
Type:	Direct
Rent:	£55.00/SF
Rates:	-
Service:	£5.00/SF
Total £:	-

AMENITIES	
Air Conditioning, Demised WC facilities, Kitchen, Perimeter Trunking, Shower Facilities	

**23 Great Queen St**  
London, WC2B 5BB  
United Kingdom

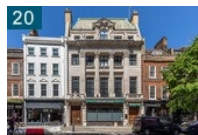


SF AVAILABILITY	
P GRND	288
Total	288

OVERVIEW	
Use:	Retail
Term:	Negotiable
Type:	Direct
Rent:	£35,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES	

**30-31 Great Queen St**  
London, WC2B 5BB  
United Kingdom



SF AVAILABILITY	
P GRND	2,774
Total	2,774

OVERVIEW	
Use:	Retail
Term:	1 to 30 Years
Type:	Direct
Rent:	£150,000 PA
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Demised WC facilities, Kitchen	

**30-31 Great Queen St**  
London, WC2B 5BB  
United Kingdom

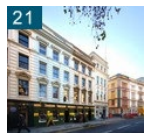


SF AVAILABILITY	
P 4th	750
P 3rd	2,463
P MEZZ	502
P 2nd	2,110
P 1st	4,066
P 1st	495
Total	10,386

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	£25.00 - £230.35/SF
Service:	-
Total £:	-

AMENITIES	
Air Conditioning, Demised WC facilities, Direct Elevator Exposure, Perimeter Trunking	

**44-45 Great Russell St**  
London, WC1B 3PA  
United Kingdom



SF AVAILABILITY	
2nd	585
1st	585
P GRND	500
Total	1,670

OVERVIEW	
Use:	Office
Term:	1 to 3 Years
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Air Conditioning, Demised WC facilities, Direct Elevator Exposure, Natural Light, Partitioned Offices, Reception	

**11 Greek St**  
London, W1D 4DJ  
United Kingdom



SF AVAILABILITY	
4th	575
P 3rd	680
P 2nd	623
P 1st	616
Total	2,494

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£45.00/SF
Rates:	£18.44 - £19.00/SF
Service:	-
Total £:	-

AMENITIES
Demised WC facilities, Kitchen, Natural Light

**Hanway House**  
24 Hanway St  
London, W1T 1UH



SF AVAILABILITY	
P BSMT	1,530
Total	1,530

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	-
Service:	£11.50/SF
Total £:	-

AMENITIES
Kitchen

**113 High Holborn**  
London, WC1V 6JJ  
United Kingdom



SF AVAILABILITY	
P 5th	473
P 4th	503
P 3rd	561
P 2nd	440
P 1st	953
Total	2,930

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£45.00/SF
Rates:	£51.04 - £110.55/SF
Service:	£1.19/SF
Total £:	£97.23 - £156.74/SF

AMENITIES
Air Conditioning, Demised WC facilities, Direct Elevator Exposure, Natural Light

**Kingsgate House**  
115 High Holborn  
London, WC1V 6JJ  
United Kingdom



SF AVAILABILITY	
P 1st	972
Total	972

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£49.50/SF
Rates:	£14.74/SF
Service:	£14.80/SF
Total £:	£79.04/SF

AMENITIES
Air Conditioning, Demised WC facilities, Kitchen, Perimeter Trunking

**Kingsgate House**  
115 High Holborn  
London, WC1V 6JJ  
United Kingdom



SF AVAILABILITY	
P 6th	675
Total	675

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£49.50/SF
Rates:	-
Service:	£14.81/SF
Total £:	-

AMENITIES
Air Conditioning, Demised WC facilities, Direct Elevator Exposure, Fully Carpeted, Kitchen, Perimeter Trunking

**Kingsgate House**  
115 High Holborn  
London, WC1V 6JJ  
United Kingdom



SF AVAILABILITY	
P 5th	882
Total	882

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£49.50/SF
Rates:	£0.02/SF
Service:	£14.80/SF
Total £:	£64.32/SF

AMENITIES
Air Conditioning, Demised WC facilities, Kitchen, Perimeter Trunking

**233 High Holborn**  
London, WC1V 7DN



SF AVAILABILITY	
P 6th	1,675
Total	1,675

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Bicycle Storage	

**Kingsway House**  
103 Kingsway  
London, WC2B 6QX  
United Kingdom



SF AVAILABILITY	
P 6th	1,193
P 5th	1,070
P 4th	1,605
Total	3,868

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Direct Elevator Exposure, Hardwood Floors, Kitchen, Perimeter Trunking	

**Kingsway House**  
103 Kingsway  
London, WC2B 6QX  
United Kingdom



SF AVAILABILITY	
P 2nd	538
P 1st	1,583
P 1st	1,325
Total	3,446

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Direct Elevator Exposure, Hardwood Floors, Kitchen, Perimeter Trunking	

**53 Parker St**  
London, WC2E 5PT  
United Kingdom



SF AVAILABILITY	
P 5th	1,683
Total	1,683

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	£23.75/SF
Service:	£7.50/SF
Total £:	-

AMENITIES	
Air Conditioning, Raised Floor	

**67-68 Long Acre**  
London, WC2E 9JQ  
United Kingdom



SF AVAILABILITY	
P 4th	1,465
P 3rd	1,800
Total	3,265

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£55.00/SF
Rates:	£25.48 - £31.31/SF
Service:	£13.00/SF
Total £:	£93.48 - £99.31/SF

AMENITIES	
Air Conditioning, DDA Compliant, Direct Elevator Exposure, Energy Performance Rating - D, Fully Carpeted, Kitchen, Natural Light, Raised Floor, Reception, Recessed Lighting	

**Lupus House**  
11-13 Macklin St  
London, WC2B 5NH  
United Kingdom



SF AVAILABILITY	
P 3rd	740
Total	740

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£32.43/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES	
Demised WC facilities, Fully Carpeted, Kitchen, Natural Light	

**Lupus House**  
11-13 Macklin St  
London, WC2B 5NH  
United Kingdom



SF AVAILABILITY	
P 3rd	1,450
Total	1,450

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£28.97/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Demised WC facilities, Fully Carpeted, Kitchen, Natural Light

**Lupus House**  
11-13 Macklin St  
London, WC2B 5NH  
United Kingdom



SF AVAILABILITY	
P 2nd	1,150
Total	1,150

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£30.26/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Demised WC facilities, Fully Carpeted, Kitchen, Natural Light

**15-17 Macklin St**  
London, WC2B 5NG



SF AVAILABILITY	
P GRND	500
Total	500

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£70.00/SF
Rates:	£303.20/SF
Service:	£6.35/SF
Total £:	£379.55/SF

AMENITIES

**15-17 Macklin St**  
London, WC2B 5NG



SF AVAILABILITY	
P 1st	565
Total	565

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£70.00/SF
Rates:	£268.32/SF
Service:	£6.35/SF
Total £:	£344.67/SF

AMENITIES

**15-17 Macklin St**  
London, WC2B 5NG



SF AVAILABILITY	
P 2nd	2,942
Total	2,942

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£70.00/SF
Rates:	£51.53/SF
Service:	£6.35/SF
Total £:	£127.88/SF

AMENITIES

**15-17 Macklin St**  
London, WC2B 5NG



SF AVAILABILITY	
P 3rd	2,605
Total	2,605

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£70.00/SF
Rates:	£58.20/SF
Service:	£6.35/SF
Total £:	£134.55/SF

AMENITIES



**15-17 Macklin St**  
London, WC2B 5NG



**SF AVAILABILITY**

P 4th	1,666
Total	1,666

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£70.00/SF
Rates:	£91.00/SF
Service:	£6.35/SF
Total £:	£167.35/SF

**AMENITIES**

**8 Montague St**  
London, WC1B 5BP  
United Kingdom



**SF AVAILABILITY**

4th	178
3rd	689
2nd	727
1st	777
GRND	705
BSMT	829
Total	3,905

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£47.50/SF
Rates:	£18.50/SF
Service:	-
Total £:	-

**AMENITIES**

Security System

**9 Montague St**  
London, WC1B 5BP  
United Kingdom



**SF AVAILABILITY**

3rd	700
2nd	734
1st	775
GRND	842
BSMT	753
Total	3,804

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£47.50/SF
Rates:	£13.42 - £16.14/SF
Service:	-
Total £:	-

**AMENITIES**

Security System, Wi-Fi

**Ruskin House**  
40-41 Museum St  
London, WC1A 1LT  
United Kingdom



**SF AVAILABILITY**

P 1st	1,662
Total	1,662

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	-
Service:	£5.57/SF
Total £:	-

**AMENITIES**

Central Heating, Demised WC facilities, Direct Elevator Exposure, Kitchen, Natural Light, Reception

**Neal Street Lofts**  
Mayflower House  
41-45 Neal St  
London, WC2H 9PJ  
United Kingdom



**SF AVAILABILITY**

P 2nd	1,511
P 1st	1,503
Total	3,014

**OVERVIEW**

Use:	Office
Term:	1 to 20 Years
Type:	Direct
Rent:	£77.50/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Air Conditioning, Demised WC facilities, Hardwood Floors, Kitchen, Natural Light

**53 New Oxford St**  
London, WC1A 1BL  
United Kingdom



**SF AVAILABILITY**

P 3rd	1,083
Total	1,083

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	£11.05/SF
Service:	£6.22/SF
Total £:	£52.27/SF

**AMENITIES**

Kitchen, Natural Light

**53 New Oxford St**  
London, WC1A 1BL  
United Kingdom



**SF AVAILABILITY**

P 1st	1,026
Total	1,026

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£37.50/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Kitchen, Natural Light

**53 New Oxford St**  
London, WC1A 1BL  
United Kingdom



**SF AVAILABILITY**

P 2nd	680
Total	680

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£37.50/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Kitchen, Natural Light

**22 Newman St**  
London, W1T 1PH



**SF AVAILABILITY**

P GRND	2,364
P BSMT	2,013
Total	4,377

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£52.55/SF
Rates:	-
Service:	£6.26/SF
Total £:	-

**AMENITIES**

Air Conditioning, Central Heating, Kitchen, Open-Plan, Secure Storage, Security System

**22 Newman St**  
London, W1T 1PH



**SF AVAILABILITY**

P 1st	1,640
Total	1,640

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	-
Service:	£6.77/SF
Total £:	-

**AMENITIES**

Air Conditioning, Central Heating, Demised WC facilities, Direct Elevator Exposure, Hardwood Floors, Open-Plan, Secure Storage, Security System

**22 Newman St**  
London, W1T 1PH



**SF AVAILABILITY**

P 4th	1,042
Total	1,042

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	-
Service:	£6.80/SF
Total £:	-

**AMENITIES**

Air Conditioning, Central Heating, Demised WC facilities, Direct Elevator Exposure, Hardwood Floors, Open-Plan, Secure Storage, Security System

**85 Newman St**  
London, W1T 3EU  
United Kingdom



**SF AVAILABILITY**

2nd	2,612
Total	2,612

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	£22.02/SF
Service:	£10.00/SF
Total £:	£101.52/SF

**AMENITIES**

Air Conditioning, Direct Elevator Exposure, Raised Floor, Reception, Shower Facilities

**85 Newman St**  
London, W1T 3EU  
United Kingdom



**SF AVAILABILITY**

5th	1,486
<b>Total</b>	<b>1,486</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£69.50/SF
Rates:	£22.02/SF
Service:	£10.00/SF
<b>Total £:</b>	<b>£101.52/SF</b>

**AMENITIES**

Air Conditioning, Direct Elevator Exposure, Raised Floor, Shower Facilities

**85 Newman St**  
London, W1T 3EU  
United Kingdom



**SF AVAILABILITY**

P GRND	2,099
<b>Total</b>	<b>2,099</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£52.50/SF
Rates:	-
Service:	£10.00/SF
<b>Total £:</b>	<b>-</b>

**AMENITIES**

**85 Newman St**  
London, W1T 3EU  
United Kingdom



**SF AVAILABILITY**

P BSMT	2,235
<b>Total</b>	<b>2,235</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£52.50/SF
Rates:	-
Service:	-
<b>Total £:</b>	<b>-</b>

**AMENITIES**

**37-39 Oxford St**  
London, W1D 2DU  
United Kingdom



**SF AVAILABILITY**

P 3rd	1,409
P 2nd	1,695
<b>Total</b>	<b>3,104</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£20.00/SF
Rates:	£16.61/SF
Service:	£10.00/SF
<b>Total £:</b>	<b>£46.61/SF</b>

**AMENITIES**

Central Heating, Kitchen, Trading Floor

**Ludgate House**  
1-2 Soho St  
London, W1D 3GN  
United Kingdom



**SF AVAILABILITY**

5th	217
4th	934
3rd	1,014
2nd	1,013
P 1st	1,032
<b>Total</b>	<b>4,210</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£55.00/SF
Rates:	-
Service:	-
<b>Total £:</b>	<b>-</b>

**AMENITIES**

Air Conditioning, Direct Elevator Exposure, Kitchen, Natural Light

**Price Jamieson House**  
104 Oxford St  
London, W1D 1LP  
United Kingdom



**SF AVAILABILITY**

P 2nd	1,450
1st	2,378
<b>Total</b>	<b>3,828</b>

**OVERVIEW**

Use:	Office
Term:	Thru Jun 2023
Type:	undefined
Rent:	£47.50/SF
Rates:	£16.21 - £17.50/SF
Service:	£8.00/SF
<b>Total £:</b>	<b>£71.71 - £73.00/SF</b>

**AMENITIES**

Air Conditioning, Direct Elevator Exposure, Hardwood Floors, High Ceilings, Kitchen, Natural Light

**6-6A Poland St**  
London, W1F 8PT



SF AVAILABILITY	
4th	775
3rd	810
2nd	830
P 1st	865
Total	3,280

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£150.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Direct Elevator Exposure, Kitchen, Shower Facilities, Wi-Fi

**32 Rathbone Pl**  
London, W1T 1JJ



SF AVAILABILITY	
P 1st	908
Total	908

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£50.00/SF
Rates:	£41.30/SF
Service:	-
Total £:	-

AMENITIES
Hardwood Floors, High Ceilings, Natural Light, Open-Plan

**Russell Square House**  
10-12 Russell Sq  
London, WC1B 4JB  
United Kingdom



SF AVAILABILITY	
P GRND	3,045
P GRND	1,080
Total	4,125

OVERVIEW	
Use:	Office
Term:	1 to 20 Years
Type:	Direct
Rent:	£72.50/SF
Rates:	£0.01 - £0.03/SF
Service:	£9.00/SF
Total £:	£81.51 - £81.53/SF

AMENITIES
Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Elevator Exposure, Energy Performance Rating - D, Raised Floor, Shower Facilities

**Russell Square House**  
Russell Sq  
London, WC1B 5LF  
United Kingdom



SF AVAILABILITY	
P 4th	7,705
Total	7,705

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£72.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Air Conditioning, Bicycle Storage, Direct Elevator Exposure, Energy Performance Rating - D, Open-Plan, Partitioned Offices, Raised Floor

**Russell Square House**  
10-12 Russell Sq  
London, WC1B 4JB  
United Kingdom



SF AVAILABILITY	
P 6th	7,670
Total	7,670

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£72.50/SF
Rates:	-
Service:	£9.00/SF
Total £:	£81.50/SF

AMENITIES
Air Conditioning, Bicycle Storage, Demised WC facilities, Direct Elevator Exposure, Energy Performance Rating - D, Raised Floor, Shower Facilities

**Sovereign House**  
210-226 Shaftesbury Ave  
London, WC2H 8EB



SF AVAILABILITY	
P 2nd	2,012
Total	2,012

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£15.65/SF
Service:	£9.39/SF
Total £:	£67.54/SF

AMENITIES
Air Conditioning

**Sovereign House**  
210-226 Shaftesbury Ave  
London, WC2H 8EB



**SF AVAILABILITY**

P 4th	2,159
Total	2,159

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£26.63/SF
Service:	£9.39/SF
Total £:	£78.52/SF

**AMENITIES**

Air Conditioning

**Sovereign House**  
210-226 Shaftesbury Ave  
London, WC2H 8EB



**SF AVAILABILITY**

P 4th	828
Total	828

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£15.07/SF
Service:	£9.39/SF
Total £:	£66.96/SF

**AMENITIES**

Air Conditioning

**Sovereign House**  
210-226 Shaftesbury Ave  
London, WC2H 8EB



**SF AVAILABILITY**

P 2nd	985
Total	985

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£19.44/SF
Service:	£9.39/SF
Total £:	£71.33/SF

**AMENITIES**

Air Conditioning

**8 Smarts PI**  
London, WC2B 5LW



**SF AVAILABILITY**

P 1st	1,690
Total	1,690

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£65.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Direct Elevator Exposure, Exposed Ceiling, Hardwood Floors, Open-Plan

**8 Smarts PI**  
London, WC2B 5LW



**SF AVAILABILITY**

P GRND	1,938
Total	1,938

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£60.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Direct Elevator Exposure, Exposed Ceiling, Hardwood Floors, Open-Plan

**8 Smarts PI**  
London, WC2B 5LW



**SF AVAILABILITY**

P 2nd	1,938
Total	1,938

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£65.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Direct Elevator Exposure, Exposed Ceiling, Hardwood Floors, Open-Plan

**3 Soho Sq**  
London, W1D 3HD



SF AVAILABILITY	
P 2nd	1,712
Total	1,712

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£79.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**3 Soho Sq**  
London, W1D 3HD



SF AVAILABILITY	
P 3rd	1,700
Total	1,700

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£79.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**3 Soho Sq**  
London, W1D 3HD



SF AVAILABILITY	
P 4th	1,420
Total	1,420

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£82.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**3 Soho Sq**  
London, W1D 3HD



SF AVAILABILITY	
P 4th	291
Total	291

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£79.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**22 Soho Sq**  
London, W1D 4NS  
United Kingdom



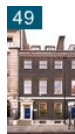
SF AVAILABILITY	
P 5th	786
P 2nd	1,823
P 1st	1,802
Total	4,411

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£72.50 - £79.50/SF
Rates:	-
Service:	£11.84/SF
Total £:	-

**AMENITIES**

Air Conditioning, Demised WC facilities, Direct Elevator Exposure, Energy Performance Rating - D, Natural Light, Shower Facilities

**14 Southampton Pl**  
London, WC1A 2AJ  
United Kingdom



SF AVAILABILITY	
P 4th	629
P 3rd	1,049
P 2nd	1,254
P 1st	1,225
P GRND	2,357
P BSMT	1,075
Total	7,589

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£50.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

**22 Stukeley St**  
London, WC2B 5LR  
United Kingdom



**SF AVAILABILITY**

P GRND	2,000
P BSMT	2,621
<b>Total</b>	<b>4,621</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£59.50/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Security System, Wi-Fi

**22 Stukeley St**  
London, WC2B 5LR  
United Kingdom



**SF AVAILABILITY**

P GRND	1,479
P BSMT	1,831
<b>Total</b>	<b>3,310</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£59.50/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Air Conditioning, Direct Elevator Exposure, Security System, Shower Facilities, Wi-Fi

**20-22 Stukeley St**  
London, WC2B 5LR  
United Kingdom



**SF AVAILABILITY**

P 3rd	1,849
<b>Total</b>	<b>1,849</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£49.50/SF
Rates:	£13.95/SF
Service:	£8.21/SF
Total £:	£71.66/SF

**AMENITIES**

Natural Light, Security System, Wi-Fi

**1 Tottenham Court**  
London, W1T 1BA  
United Kingdom



**SF AVAILABILITY**

P 4th	728
P 3rd	728
P 2nd	728
P 1st	728
<b>Total</b>	<b>2,912</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Air Conditioning, Demised WC facilities, Hardwood Floors, Natural Light, Perimeter Trunking

**52 Tottenham Court Rd**  
London, W1T 2EH  
United Kingdom



**SF AVAILABILITY**

P 3rd	374
P 2nd	347
P 1st	699
<b>Total</b>	<b>1,420</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£50.00/SF
Rates:	-
Service:	-
Total £:	-

**AMENITIES**

Air Conditioning, Balcony, Hardwood Floors, Kitchen, Natural Light

**175-176 Tottenham Court Rd**  
London, W1T 7NX  
United Kingdom



**SF AVAILABILITY**

5th	1,028
4th	1,015
<b>Total</b>	<b>2,043</b>

**OVERVIEW**

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£57.50/SF
Rates:	£19.30 - £19.55/SF
Service:	£7.00/SF
Total £:	£83.80 - £84.05/SF

**AMENITIES**

Air Conditioning, Raised Floor, Security System

**Butler House**  
177-178 Tottenham Court Rd  
London, W1T 7NY  
United Kingdom



SF AVAILABILITY	
4th	850
P 2nd	1,172
P 1st	1,170
Unkwn	871
Total	4,063

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£55.00 - £65.00/SF
Rates:	£17.88 - £17.90/SF
Service:	£1.50/SF
Total £:	£74.38 - £84.40/SF

AMENITIES
Air Conditioning, Direct Elevator Exposure, Energy Performance Rating - D, Hardwood Floors

**10 Whitfield St**  
London, W1T 2RE  
United Kingdom



SF AVAILABILITY	
P 2nd	4,896
P 1st	4,356
P GRND	894
P GRND	2,637
Total	12,783

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£59.50 - £79.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Air Conditioning, Bicycle Storage, Raised Floor

**Kirkman House**  
12-14 Whitfield St  
London, W1T 2RF  
United Kingdom



SF AVAILABILITY	
P GRND	1,321
Total	1,321

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£30.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Kitchen, Partitioned Offices

**Kirkman House**  
12-14 Whitfield St  
London, W1T 2RF  
United Kingdom



SF AVAILABILITY	
P BSMT	1,657
Total	1,657

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£20.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Direct Elevator Exposure, Kitchen, Perimeter Trunking

**Kirkman House**  
12-14 Whitfield St  
London, W1T 2RF  
United Kingdom



SF AVAILABILITY	
P BSMT	2,204
Total	2,204

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£20.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Direct Elevator Exposure, Kitchen, Perimeter Trunking

**Kirkman House**  
12-14 Whitfield St  
London, W1T 2RF  
United Kingdom



SF AVAILABILITY	
P GRND	900
Total	900

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£30.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Central Heating, Hardwood Floors, Kitchen, Partitioned Offices