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By Email Only

Dear Mr Young,

Application 2021/2861/P - 32-34 Spectrum House (A/C units & Plant equipment)

Edward Charles is instructed by the applicant as letting agent of the commercial floorspace at Spectrum House.

We have advised the applicant of the critical importance of ensuring that all the units at Spectrum House are comfort cooled and heated to a basic standard in order to obtain a sustainable and consistent letting of each unit. A number of the units are impossible to let because of the lack of this basic facility.

Since our instruction to let the available space at Spectrum House in 2018 (when the asset was acquired) I can confirm that the only units that have been occupied or let have a basic standard of comfort cooling and heating. This means that 14 units without comfort cooling and heating remain vacant.

In 2021 commercial occupiers expect as a very basic requirement to have comfort heating and cooling. This basic requirement has become significantly more relevant as businesses need to create an environment which is pleasant and safe for their employees.

The principal reasons for requiring proper services are:

1. All businesses now have a IT system and continual use of multiple IT equipment which needs to be cool and in many circumstances a server room or area which has to be kept cool
2. A fresh airflow is now considered a basic health and safety requirement because of COVID-19
3. Basic comfort and creating a pleasant working environment

In the case of Spectrum House there are additional reasons for providing comfort cooling and heating to all units:

1. Optimise the ability to let all the available units
2. Attract new employers into Spectrum House and create jobs in Camden
3. Ensure the long-term sustainable long-term occupation of Spectrum House
4. Ensure that Spectrum House has basic servicing in order to attract businesses to Spectrum House, which is peripheral commercial location

It is our experience as established commercial agents that since March 2020 the decision by businesses to let space spaces in peripheral locations is now very marginal. The choice of available floorspace owing to the rise in popularity of home working is considerable.

Businesses are taking the view that they need not rent compromised floorspace because many businesses can operate from home and this is now an accepted practice, with the need for meeting facilities on occasion which is well provided by the serviced office market. The impact of this decision to the local economy and collection of business rates is considerable.

Therefore and for the reasons outlined, In order to optimise the letting of Spectrum House and its long term sustainable occupation, resulting in clear benefit to the local economy, all units at Spectrum House need to have a basic level of servicing as proposed.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sean Cunningham', written in a cursive style.

Sean Cunningham MRICS

Edward Charles & Partners LLP