



PORTMAN SQUARE HOUSE
LONDON W1

Prime London Investment Sale

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INVESTMENT HIGHLIGHTS

Portman Square House offers an exceptional investment opportunity with the following key characteristics:

- Striking headquarters office building.
- Prominent position on the south-east corner of Portman Square, one of the West End's prime garden squares.
- Grade A office accommodation behind a retained period facade along with three retail units.
- 116,082 sq ft (10,784.3 sq m) of accommodation over lower ground, ground and eight upper floors.
- Held by way of a long leasehold from the Portman Estate expiring on 28th September 2101 at a fixed ground rent of £1,000 pa.
- Offices are multi-let to four tenants on six leases and account for 93% of total income.
- Retail element is let to three tenants and accounts for 7% of the total income.
- Average weighted unexpired term of in excess of 10 years.
- Total net rent passing of £7,151,184 pa (after deduction of the head rent).
- Offers are invited in excess of **£126,800,000 (One Hundred and Twenty Six Million, Eight Hundred Thousand Pounds)** for the long leasehold interest, subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of **5.33%** after allowing for the usual purchaser's costs of 5.80%.



LOCATION



Portman Square House is located in the heart of the West End.

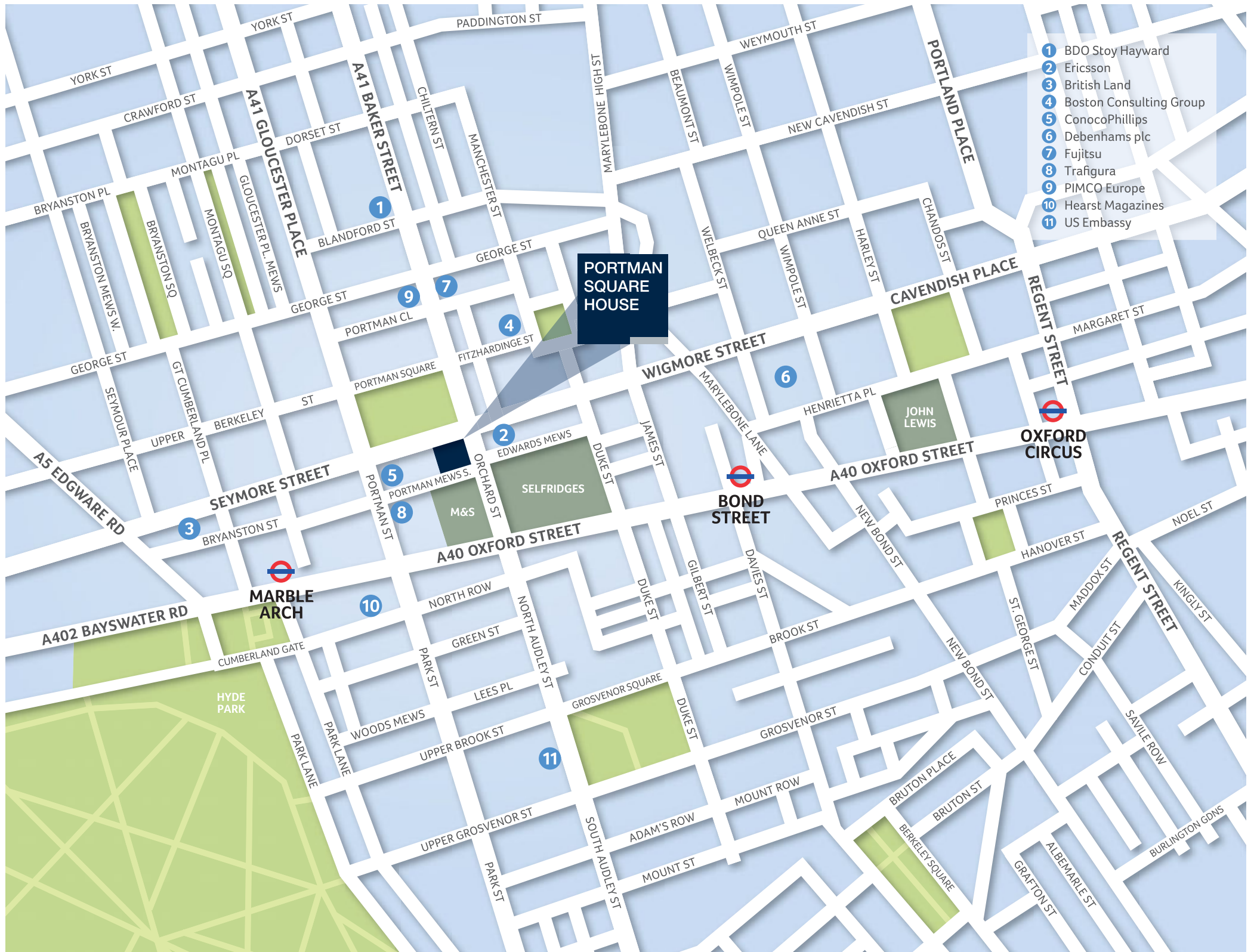
The area is characterised by high quality office accommodation, world-class shopping and highly sought after residential addresses in both Marylebone and nearby Mayfair.

Forming part of the core West End office market, the immediate vicinity has attracted high calibre tenants including British Land, Ericsson, PIMCO Europe, Boston Consulting Group and Fujitsu. This location appeals to occupiers due to its extensive range of amenities, its accessibility to the West End and the City, and its large flexible floorplates. Demand is set to continue, particularly in light of a number of current and proposed redevelopments, which will further enhance the area.

Portman Square House commands a prime position on the south-east corner of the square with frontages onto Orchard Street and Portman Square. The property is situated only moments away from Oxford Street, close to Selfridges department store, and within easy walking distance of the world-renowned retailing of Bond Street. Oxford Street itself is also home to other large department stores, such as Marks & Spencer, Debenhams and John Lewis as well as offering an extensive mix of well-known high-street names and international brands.

“Portman Square House is located on one of London’s most recognised squares”





- 1 BDO Stoy Hayward
- 2 Ericsson
- 3 British Land
- 4 Boston Consulting Group
- 5 ConocoPhillips
- 6 Debenhams plc
- 7 Fujitsu
- 8 Trafigura
- 9 PIMCO Europe
- 10 Hearst Magazines
- 11 US Embassy

PORTMAN SQUARE HOUSE

SELFRIDGES

JOHN LEWIS

M&S

MARBLE ARCH

BOND STREET

OXFORD CIRCUS

HYDE PARK

A402 BAYSWATER RD

A40 OXFORD STREET

A40 OXFORD STREET

A41 BAKER STREET

A14 GLOUCESTER PLACE

A5 EDGWARE RD

CAVENDISH PLACE

PORTLAND PLACE

REGENT STREET

WIGMORE STREET

SEYMORE STREET

NORTH ROW

UPPER BROOK ST

UPPER GROSVENOR ST

GROSVENOR ST

MOUNT ROW

MOUNT ST

BRUTON PLACE

BRUTON ST

GRAFFTON ST

ALBEMARLE ST

BURLINGTON GDNS

SAVILE ROW

NOEL ST

MARGARET ST

REGENT STREET

CHANDOS ST

WIMPOLE ST

NEW CAVENDISH ST

WEYMOUTH ST

PADDINGTON ST

YORK ST

YORK ST

CRAWFORD ST

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BRYANSTON PL

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Oxford Circus

Regent Street

New Bond Street

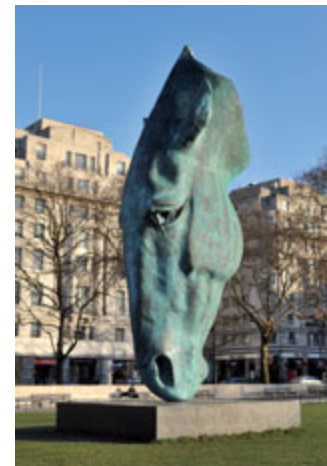
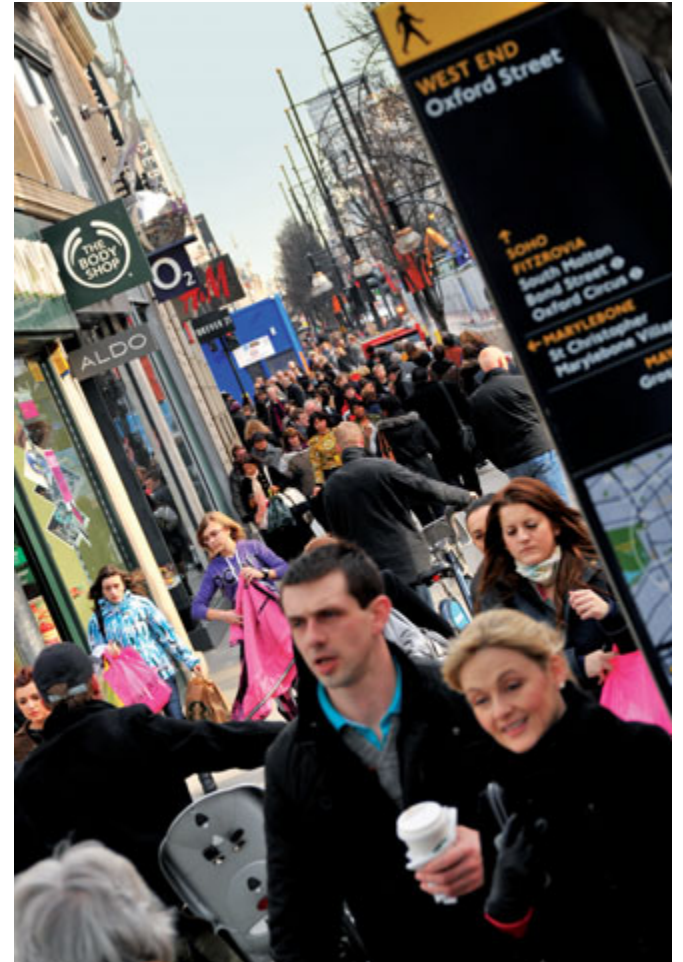
Selfridges

PORTMAN
SQUARE
HOUSE

Oxford Street

Grosvenor Square





COMMUNICATIONS



The property benefits from excellent transport links with Bond Street (Central and Jubilee lines), Marble Arch (Central Line) and Baker Street (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith & City lines) all within close proximity. These stations provide fast and direct access to all of London's mainline railway stations including Marylebone, Paddington, King's Cross, Euston and Victoria. Heathrow Airport is only 40 minutes away via the Heathrow Express from Paddington. Direct access to Gatwick Airport is provided via an express link from Victoria Station, which is accessible within 20 minutes.

The A40(M) Westway, which is about 1 mile from the Property due north-west, provides access to the City of London, national motorway network and airports. In addition, numerous bus routes operate along Oxford Street and Park Lane, providing connections across Central London.

The Property will also benefit in the future from the Crossrail stations at Paddington and Bond Street. Due to open in 2018, Crossrail is set to become London's principal east to west rail link.

“The property benefits from excellent transport links with Bond Street, Marble Arch and Baker Street all within close proximity”







PROPERTY OVERVIEW

Portman Square House was redeveloped in 1998 behind the existing Portman Square and Orchard Street facades to provide a prominent, highly specified office building together with three retail units.

The original building, designed by Joseph & Partners, was constructed in the late 1920s as a block of luxury apartments. During the war it was requisitioned as government offices and this use was confirmed in 1950 when the building was substantially altered and refurbished.

In 1998, when the Property was redeveloped, the imposing red brick and stone facades to Portman Square and Orchard Street were retained, with the exception of the top floor which along with the roof were rebuilt as a mansard roof, clad with roof tiles. The south and west elevations were re-built using a steel frame construction with red brickwork and limestone detailing.

Scaffolding has recently been erected in order for the retained facades to undergo a routine clean.

Office Accommodation

The highly specified office accommodation is arranged over part ground to eighth floor around a substantial central atrium. The floorplates benefit from good natural light and enable flexibility for a single occupier, floor-by-floor occupation or further sub-division into part floors if required.

The main entrance on Portman Square leads through to the impressive atrium and reception area that provides access to the upper floors via four passenger lifts, two of which are panoramic.

At the rear of the property, on Portman Mews South, there is a service entrance together with ramp access to the basement level which comprises fourteen car parking spaces, shower facilities, storage accommodation and plant rooms.

Retail Accommodation

The Property comprises three retail units, 15a/16 Orchard Street, 17 Orchard Street and 18 Orchard Street, all of which are arranged over lower ground and ground floor levels fronting onto Orchard Street. 15a/16 Orchard Street has A2 retail use and benefits from a return frontage onto Portman Square.

All the units have use of the service bay on Portman Mews South.



“...a prominent, highly specified office building together with three retail units”

SPECIFICATION

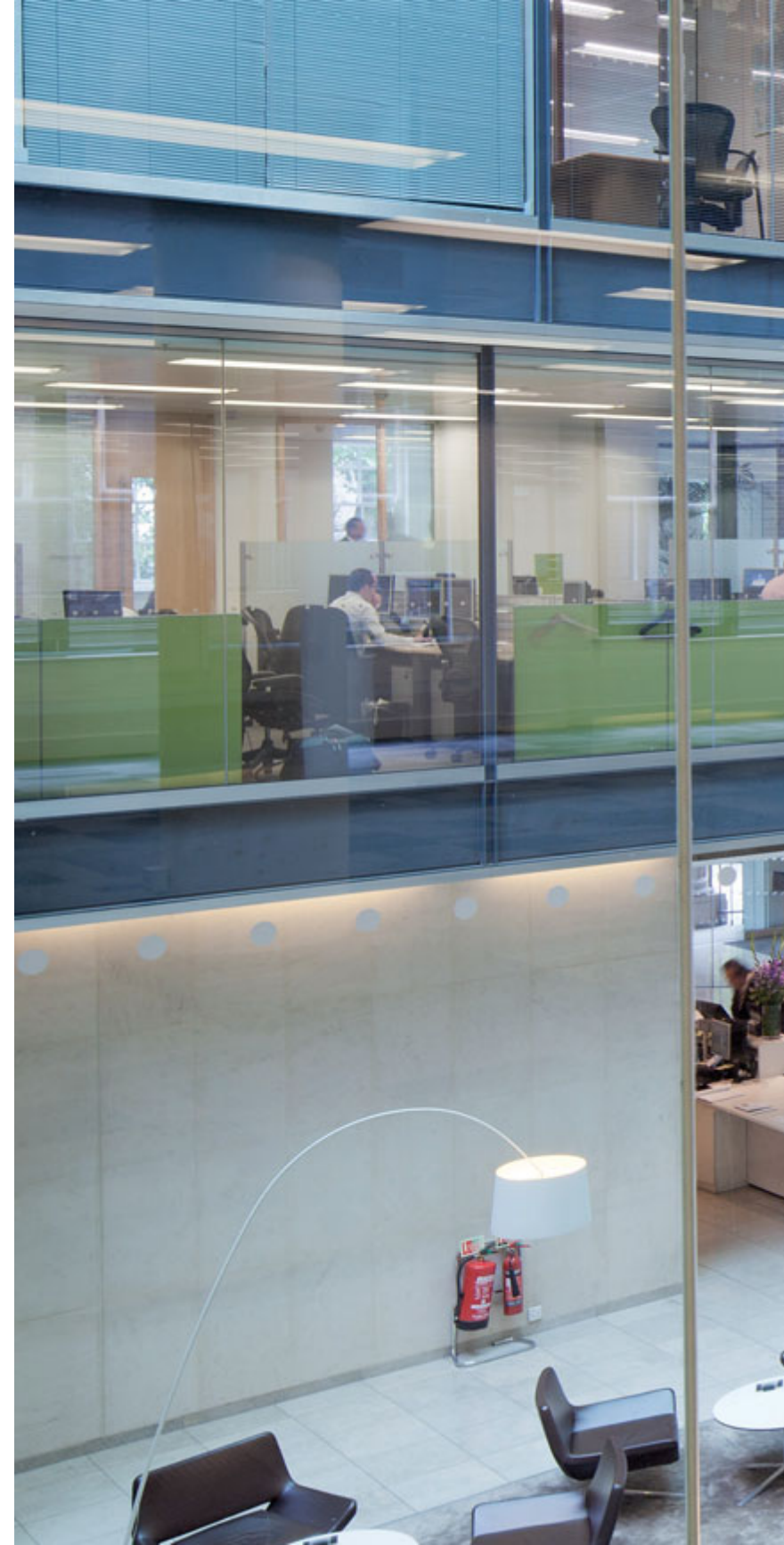


- Four pipe fan coil air-conditioning
- Fully accessible raised floors (100mm clear void)
- Metal tiled suspended ceiling (150mm void)
- 2.68m finished floor to ceiling height
- 24 hour access and security
- Male, female and disabled WCs on each floor
- High quality fit out
- Stunning atrium with large reception
- Four passenger lifts, two of which are panoramic
- Shower facilities
- 14 car parking spaces
- Roof terrace on seventh floor

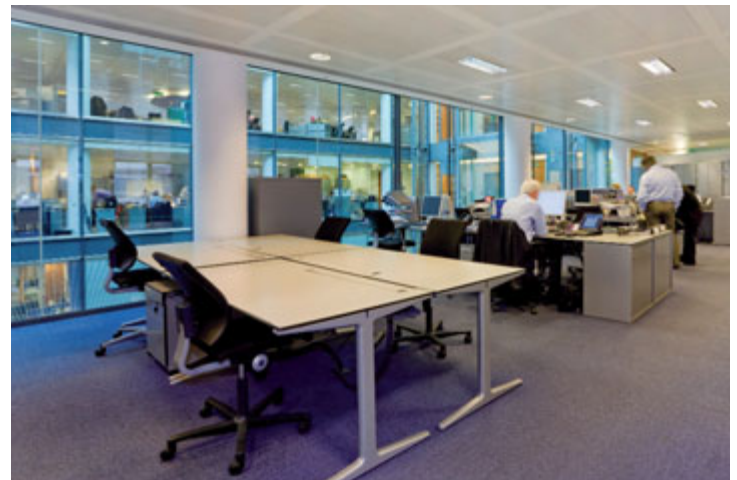
EPC Rating

The Property has an Energy Performance Asset Rating of D, which is considered to be typical for this type of existing stock.

An electronic copy of the EPC Certificate can be downloaded from the dedicated marketing website:
<http://services.eur.cushwake.com/projecthenry>







ACCOMMODATION

The Property has been measured by Plowman Craven Associates in accordance with the RICS Code of Measuring Practice (6th Edition), and provides the following net internal areas:

Office Accommodation

Floor	Description	Net Internal Area	
		Sq M	Sq Ft
8th Floor	Offices	494.9	5,327
7th Floor	Offices	974.1	10,485
6th Floor	Offices	1188.7	12,795
5th Floor	Offices	1229.2	13,231
4th Floor	Offices	1263.4	13,599
3rd Floor	Offices	1280.1	13,779
2nd Floor	Offices	1417.1	15,254
1st Floor	Offices	1383.7	14,894
Ground Floor	Offices	298.4	3,212
		9,529.6	102,576

Retail Accommodation

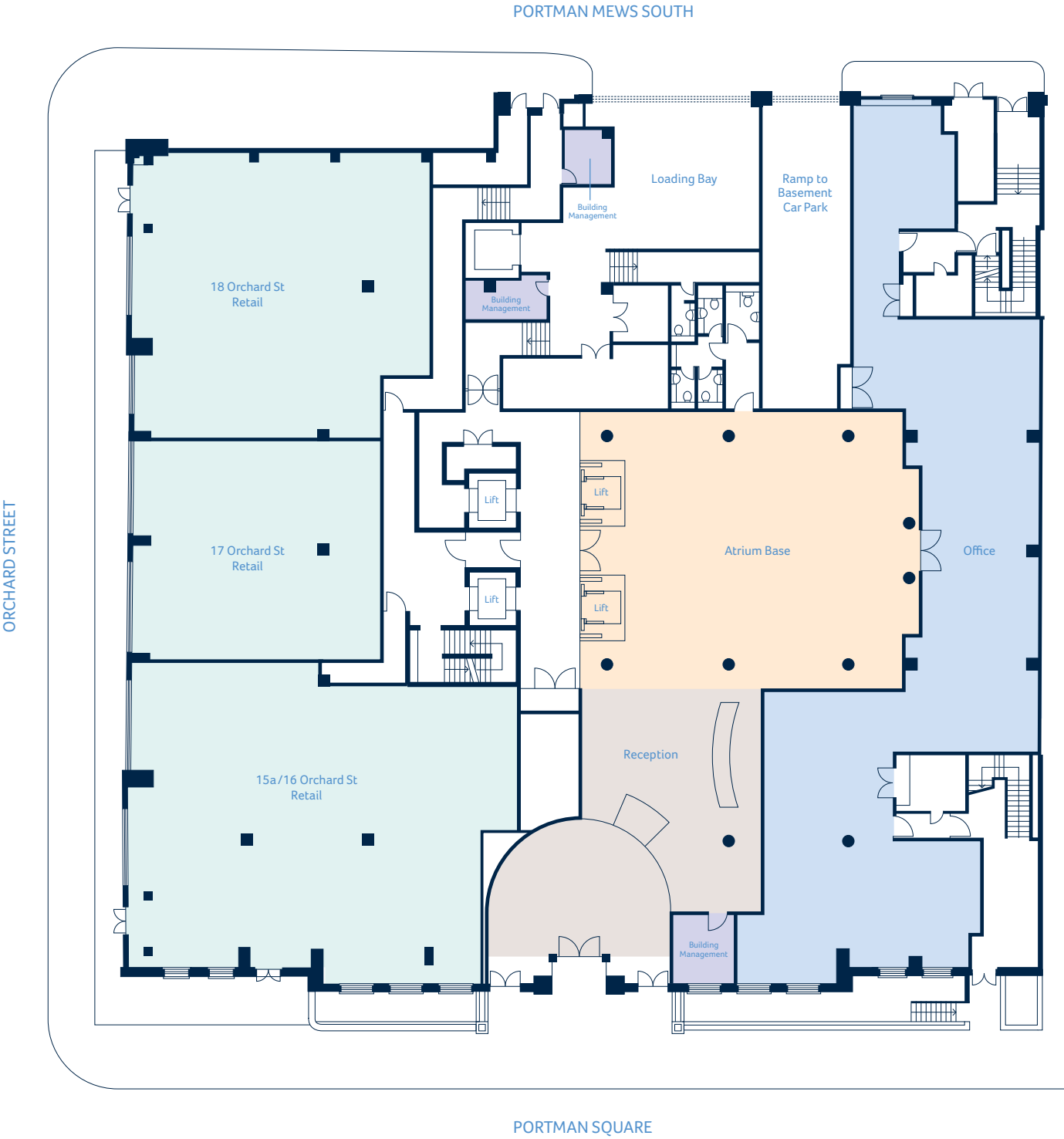
Unit	Floor	Description	Net Internal Area	
			Sq M	Sq Ft
15a/16 Orchard Street	Ground Floor	Retail	262.7	2,828
	Part Lower Ground	Ancillary	16.9	182
	Lower Ground	Ancillary	123.6	1,330
			403.2	4,340
17 Orchard Street	Ground Floor	Retail	120.9	1,302
	Lower Ground	Ancillary	94.7	1,019
			215.6	2,321
18 Orchard Street	Ground Floor	Retail	167.1	1,799
	Lower Ground	Ancillary	104.3	1,123
			271.4	2,922
			890.2	9,583

Ancillary Accommodation

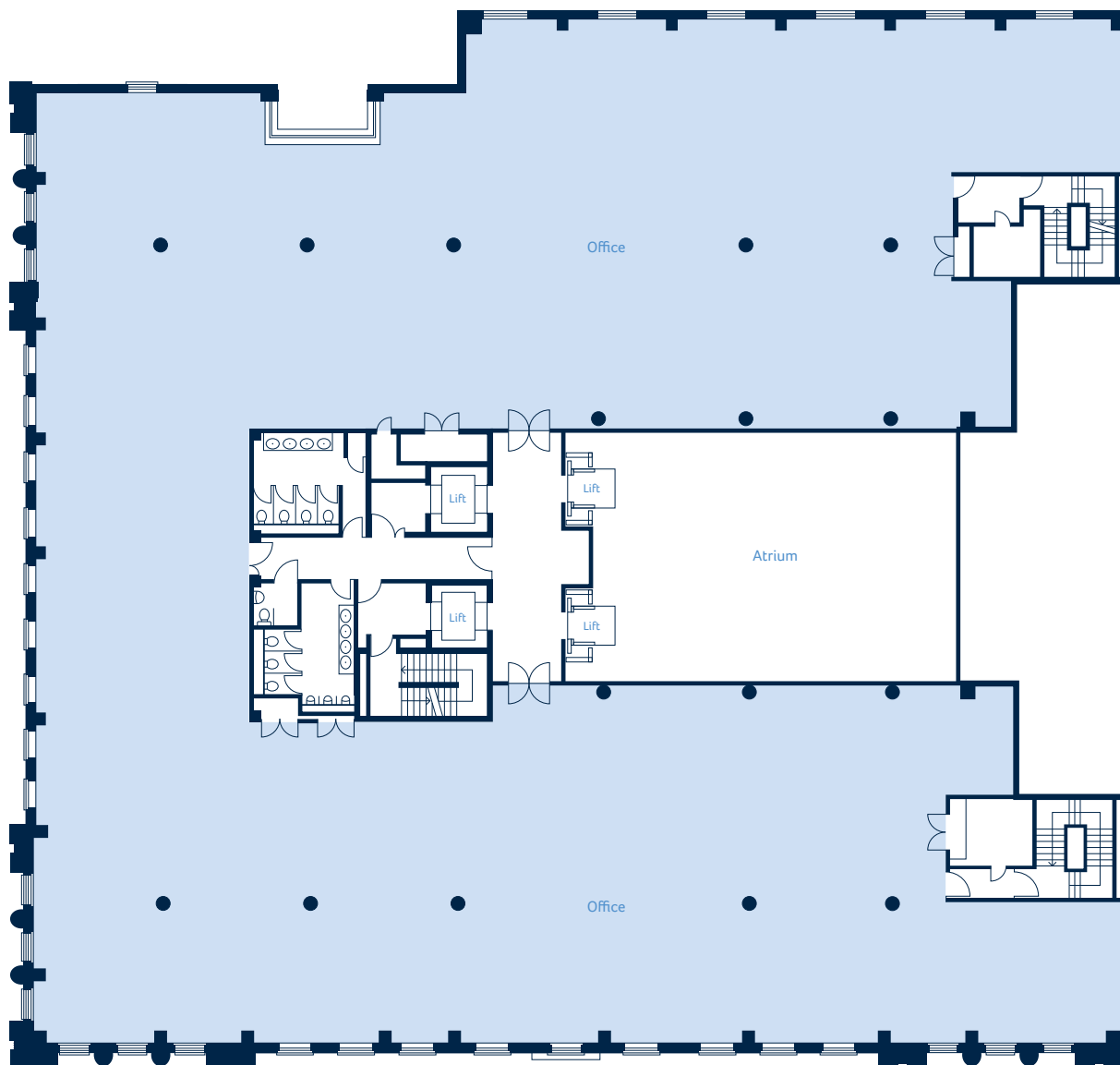
Floor	Description	Net Internal Area	
		Sq M	Sq Ft
Ground Floor	Reception	130.4	1,404
Ground Floor	Atrium	210.0	2,260
Ground Floor	Building Management	24.1	259
		364.5	3,923

Combined Total for Office, Retail and Ancillary Accommodation	10,784.3	116,082
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Ground Floor



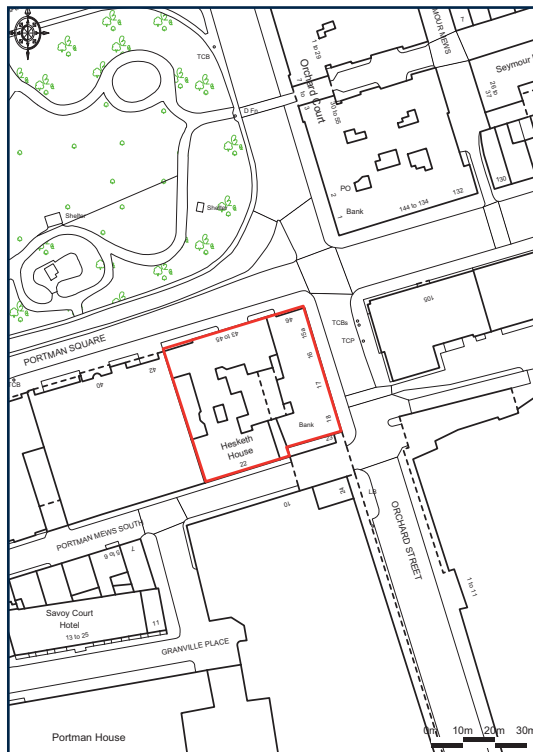
Not to scale. For illustrative purposes only.



Fourth Floor

“The highly specified office accommodation is arranged over part ground to eighth floor around an impressive central atrium”

TENURE AND PLANNING



Tenure

The Property is held by way of a long leasehold interest from the Portman Estate for a term of 150 years from 29 September 1951 (approximately 89 years unexpired). The head rent payable is fixed at £1,000 per annum.

Planning

Portman Square House is situated within the London Borough of Westminster. We understand from Westminster City Council that the property is not listed, but lies within the Portman Estate Conservation Area.





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NO
SMOKING

TENANCIES



The office accommodation is multi-let to four office tenants on six leases, all on effective full repairing and insuring terms. Of the total income from the property, 93% is derived from the office element and 58% is secured against Cushman & Wakefield LLP. There is an average weighted unexpired lease term across the property of in excess of 10 years.

Cushman & Wakefield LLP have sub-let the third floor and part fourth floor to various tenants. Further details can be provided on request.

The retail accommodation is let to three tenants on four leases, all on effective full repairing and insuring terms. Of the total income, 7% is derived from the retail element.

“There is an average weighted unexpired lease term across the property of in excess of 10 years”

Address	Description	Tenant
43/45 Portman Square	Offices	Cushman & Wakefield LLP
43/45 Portman Square	Offices	Cushman & Wakefield LLP
43/45 Portman Square	Offices	CIB Properties Ltd
43/45 Portman Square	Offices	Regus (London Portman Square) Limited
43/45 Portman Square	Offices	Invesco UK Limited
43/45 Portman Square	Offices	Regus (London Portman Square) Limited
43/45 Portman Square	Car Parking	Vacant
43/45 Portman Square	Other	London Electricity Plc
15a- 16 Orchard Street	Retail	Nationwide Building Society
17 Orchard Street	Retail	And So To Bed Ltd
18 Orchard Street	Retail	Pret a Manger (Europe) Ltd
15a/16 Orchard Street	Retail	Pret a Manger (Europe) Ltd

	Floor	Area (Sq Ft)	Lease Start Date	Lease Expiry Date	Rent Review Date	Rent (Per Annum)	Rent Rate (Per Sq Ft)	Comments
	Eighth (front) Eighth (rear) Seventh Sixth Fifth Fourth Sub Total	2,674 2,653 10,485 12,795 13,231 13,599 55,437	07/04/2010	06/04/2025	07/04/2015	£3,350,000	£59.78	Includes 9 car spaces. Rent rate per sq ft assumes a rate of £4,000 per parking space.
	Third	13,779	07/04/2010	25/06/2013	N/A	£820,260	£59.53	
	Part Second (front)	7,097	18/01/2006	17/01/2016	N/A	£438,540	£60.10	Includes 3 car spaces. Rent rate per sq ft assumes a rate of £4,000 per parking space.
	Part Second (rear)	8,157	29/09/2010	28/09/2020	29/09/2015	£448,635	£55.00	
	First	14,894	15/05/2008	14/05/2023	15/05/2013	£1,425,855	£95.73	
	Part Ground	3,212	29/09/2010	28/09/2020	29/09/2015	£160,600	£50.00	
	2 Car Spaces	N/A	N/A	N/A	N/A	£0	£0	
	Ground	N/A	08/12/1997	07/12/2096	N/A	£0	£0	
	Ground (retail) Lower Ground (ancillary) Sub Total	2,828 1,330 4,158	21/09/1998	20/09/2023	21/09/2013	£215,000	£51.71	
	Ground (retail) Lower Ground (retail/ancillary) Sub Total	1,302 1,019 2,321	29/09/1998	28/09/2013	N/A	£127,000	£54.72	
	Ground (retail) Lower Ground (ancillary) Sub Total	1,799 1,123 2,922	25/12/1999	24/12/2019	25/12/2014	£162,500	£55.61	
	Part Lower Ground (ancillary)	182	26/03/2008	24/12/2019	25/12/2014	£3,794	£20.85	
		112,159				£7,152,184		



TENANT FINANCIAL INFORMATION

Cushman & Wakefield LLP

Cushman & Wakefield LLP is a fully owned subsidiary of Cushman & Wakefield Inc who in turn is 76% owned by Exor. Cushman & Wakefield is the world's largest privately held commercial real estate services firm. Founded in 1917, it has 235 offices in 60 countries and more than 14,000 employees.

Further information relating to Cushman & Wakefield LLP can be provided on request.

Invesco UK Ltd

Invesco UK Ltd is the UK subsidiary company of Invesco Ltd, a leading independent global investment manager. Founded in 1935 and with an operational network spanning over 20 countries, Invesco Ltd specialises in providing a wide range of investment strategies and vehicles to retail, institutional and high net worth clients around the world.

Dun & Bradstreet have allocated Invesco UK Ltd a 5A 1 rating ('minimum risk') and provide the following financial information about the company:

	31/12/2010 (£000's)	31/12/2009 (£000's)	31/12/2008 (£000's)
Tangible Net Worth	£1,174,494	£1,059,864	£1,059,038
Turnover	£218,556	£179,900	£179,326
Pre-tax Profit	£71,584	£226,813	£146,696

“The offices are multi-let to four tenants and account for 93% of the total income”

CIB Properties Ltd

CIB Properties Ltd is a subsidiary company to Citibank, and specialises in private wealth management.

Dun & Bradstreet have allocated CIB Properties Ltd a 5A 2 rating ('lower than average risk') and provide the following financial information about the company:

	31/12/2010 (£000's)	31/12/2009 (£000's)	31/12/2008 (£000's)
Tangible Net Worth	£75,341	£47,660	£42,326
Turnover	£120,188	£125,119	£127,820
Pre-tax Profit	£4,563	£8,892	(£31,409)

Regus (London Portman Square) Ltd

100% of the shares in Regus (London Portman Square) Ltd are held by Regus Estates (UK) Ltd, which in turn is owned by Regus Plc.

Regus Plc was established in 1989 to provide fully equipped, furnished and staffed offices that businesses can use on flexible terms. The company now has a global network of 1,200 business centres in 550 cities and 95 countries.

Dun & Bradstreet have allocated Regus (London Portman Square) Ltd an H2 rating ('lower than average risk'), however they do not publish any other detailed financial information about the company. Further information can be found on the following website: www.regus.co.uk.

And So to Bed Ltd

And So To Bed was founded more than 30 years ago as a specialist in fine antique beds. Due to high demand the company now manufactures their own designs based on traditional pieces.

Dun & Bradstreet have allocated And So To Bed Ltd a 2A 1 rating ('minimum risk') and provide the following financial information about the company:

	31/12/2010 (£000's)	31/12/2009 (£000's)	31/12/2008 (£000's)
Tangible Net Worth	£4,148	£3,376	£3,890
Turnover	£13,115	£11,550	£12,953
Pre-tax Profit	£1,282	£585	£1,309

Pret a Manger (Europe) Ltd

Pret a Manger was founded by Sinclair Beecham and Julian Metcalfe in 1986. Today, the sandwich retailer employs over 2,200 staff with operations in the UK, US, France and Hong Kong, and has more than 265 shops worldwide, most of which are in the UK.

Dun & Bradstreet have allocated Pret a Manger (Europe) Ltd a 5A 1 rating ('minimum risk') and provide the following financial information about the company:

	30/12/2010 (£000's)	31/12/2009 (£000's)	01/01/2009 (£000's)
Tangible Net Worth	£118,461	£87,883	£69,628
Turnover	£281,579	£244,452	£223,835
Pre-tax Profit	£30,488	£18,647	£16,062

Nationwide Building Society

Nationwide is the world's largest building society as well as one of the UK's leading savings and mortgage providers. The company is owned by and run for the benefit of its members with around 15 million members as it stands today.

Dun & Bradstreet have allocated Nationwide Building Society a 5A 1 rating ('minimum risk') and provide the following financial information about the company:

	04/04/2011 (£000's)	04/04/2010 (£000's)	04/04/2009 (£000's)
Tangible Net Worth	£5,725,000	£5,363,000	£4,083,000
Turnover	£5,212,000	£-	£-
Pre-tax Profit	£317,000	£341,000	£212,000

WEST END

West End Occupier Market

London is a leading global city and one of the most important financial cities in the world with many global institutions choosing London as their European headquarters location.

The West End has benefited from this global platform and despite the slowdown in business sentiment and turmoil in the eurozone last year, the market still witnessed positive occupational activity in 2011 with prime rental levels now in excess of £100 per sq ft. Steady rental growth is expected to continue as a result of healthy demand coupled with a limited supply of available space and the prospect of a restricted development pipeline.

Over recent years, the local area has evolved to become a key office destination within Central London. Occupiers have been attracted by a number of new developments, the discount to the nearby Mayfair market and the large flexible floorplates offered.

At the peak of the market Portman Square House itself achieved a rent of £96 psf when Invesco took 14,894 sq ft of first floor space in May 2008. 40 Portman Square next door achieved an average rent of £107 psf throughout the 100,846 sq ft of offices when it was let during the second half of 2008. The third floor letting to ZBI Europe LLC achieved £115 psf.

Illustrated below are some recent lettings:

Date	Address	Tenant	Area	Rent
February 2012	40 Portman Square	Howdens Joinery	14,056 sq ft of 1st floor space	£67.00 psf
September 2011	100 Wigmore Street	Equity Partners Ltd	1,831 sq ft of 1st floor space	£70.00 psf
September 2011	100 Wigmore Street	EFG Financial Products	1,460 sq ft of 5th floor space	£77.50 psf
June 2011	11 Baker Street	PIMCO Europe	57,152 sq ft on ground to 7th floors	£70.00 psf on best (€65.19 psf overall)

“Steady rental growth is expected to continue”



West End Investment Market

The West End investment market continues to attract a wide range of investors, both domestic and overseas, who are looking to capitalise on a number of factors including the liquidity of the London property market, the strength of the occupational market and the wealth preservation characteristics of prime assets within the area. This demand combined with a shortage of good quality investment stock has maintained prime yields and reinforces London's position as a relative safe haven amid the current economic uncertainty.

Illustrated below are some recent investment transactions:

Date	Address	Size	Tenure	Price	Net Initial Yield
February 2012	Queensberry House, W1	241,352 sq ft	Freehold	Under offer c. £170 million	4.76%
February 2012	1 Bunhill Row, EC1	263,500 sq ft	Freehold	£184.5 million	5.55%
December 2011	1 Berkeley Street, W1	185,612 sq ft	Freehold	£155 million	3.79%
December 2011	60 Threadneedle Street, EC2	215,000 sq ft	Freehold	£186 million	4.64%
December 2011	3 Bunhill Row, EC1	101,516 sq ft	Freehold	£81.75 million	5.20%
November 2011	61-65 Conduit Street, W1	32,047 sq ft	Long Leasehold	£36 million	4.68%
August 2011	1-4 Connaught Place, W2	30,695 sq ft	Long Leasehold	£22.85 million	5.17%
July 2011	11/12 St James's Square, SW1	81,842 sq ft	Freehold	£146 million	5.50%





43-45

43-45

VAT

The Property has been elected for VAT and therefore VAT will be payable on the purchase price. It is envisaged that the sale will be treated as a Transfer of a Going Concern.

PROPOSAL

Offers are invited in excess of £126,800,000 (One Hundred and Twenty Six Million, Eight Hundred Thousand Pounds) for the long leasehold interest, subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of 5.33% after allowing for the usual purchaser's costs of 5.80%.



HEAD LEASE SUMMARY

Landlord: Original landlord was the Right Honourable Gerald William Berkeley Viscount Portman; current landlord is the Portman Estate Nominees (One) Limited and the Portman Estate Nominees (Two) Limited.

Term: 150 years from 29 September 1951 expiring on 28 September 2101.

Rent Payable: £1,000 per annum payable quarterly in arrears on the usual quarter days.

Rent Review: None.

Permitted Use: The original use permission was for high-class residential flats with parts of the lower levels having a shop, showroom and business office use for such trades as the Landlord may consent to. However, the current permitted use is for offices and ancillary accommodation together with A1/A2 use of part basement and ground floors facing Orchard Street.

Repair: The Tenant must repair and keep the Premises in good and substantial repair and condition. In every fourth year and in the last year of the term the Tenant must externally decorate the Premises, and in every seventh year and in the last year of the term the Tenant must undertake internal decorations.

Alterations: The Tenant must obtain the Landlord's prior written consent, not to be unreasonably withheld, to carry out any development (as defined by statute) of the Property. The modern statutory definition of development includes the carrying out of building or making of any material change to the use of any buildings, but excludes improvement or alterations which affect only the interior of the building or which do not materially affect the external appearance of the building.

The Tenant can carry out any other alterations without the Landlord's consent.

Yielding up: The Tenant is not obliged to reinstate any alterations made to the Property when the Head Lease expires.

Alienation: The Tenant can assign the whole of the Premises, subject to prior written consent from the Landlord and complying with various conditions contained therein. There is no restriction on subletting although notice must be given to the Landlord.

Insurance: The Tenant is obliged to insure the Building at its cost and in the joint names of the Landlord and Tenant against the defined insured risks, which includes an obligation to insure against lost by hostile action if required by the Landlord.

VAT: The lease predates this tax.

CONTACT DETAILS

For further information including obtaining access to the dedicated marketing website (<http://services.eur.cushwake.com/projecthenry>) or to arrange an inspection, please contact:

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