



Offices, Arches and Industrial Vacant List

November 2009

OFFICES

CHINGFORD - UNIT 2, CURLEW HOUSE

Ground floor workshop/storage and first floor offices located within Trinity Business Park. The premises are available to let or assignment until June 2011 on a contracted out lease on FRI basis. The premises also benefits from 8 designated car parking spaces. Offers invited in the region of £30,000 per annum exclusive.

Use Classes: B1 (Office and light industry) Net internal area – 269 sq m (2,900 sq ft)

Contact Agents:- Clarke Hillyer - Mr. Nick Harston 020 8520 8411 or
Ian Grant GP & F - 020 7918 4299

Ref: 970/IHG

GREAT PORTLAND STREET – FIRST FLOOR OFFICES

Self-contained office accommodation situated above Great Portland Street Underground Station providing approximately 3,359 sq ft (312 sq m) with basement storage of 497 sq ft (46 sq m). A new lease by arrangement contracted out of the security of tenure and compensation provisions of the Landlord and Tenant Act is to be and a six month break option in the Landlord's favour. Rental Offers are invited in the region of £97,500 per annum exclusive of rates and other outgoings.

Contact: Richard Spencer - Hargreaves Newberry Gyngell – 020 7034 4075
richardspencer@hnglondon.co.uk

Ref:972/MH/0595/10

ARCHES & INDUSTRIAL

Please note that vehicle repair uses will not usually be considered for arch and other similar premises

HAMMERSMITH – ARCH 218 TRUSSLEY ROAD HAMMERSMITH LONDON W6

One railway arch available to let on a standard three year contracted out lease to be granted with a rent review at the third year with a six month break clause in the landlords favour only. The arch extends to approximately 68 sq m (731 sq ft). Offers invited in excess of £8,000 pax. Uses other than car repairs preferred in this location.

Contact:- Joanna Daly – GP & F – 020 7918 4606

Our Ref: 972/JLD/2096/06

HAMMERSMITH – ARCH 234 TRUSSLEY ROAD HAMMERSMITH LONDON W6

One railway arch available to let on a standard three year contracted out lease to be granted with a rent review at the third year with a six month break clause in the landlords favour only. The arch extends to approximately 78.91 sq m (850 sq ft). Offers invited in excess of £9,900 pax. Uses other than car repairs preferred in this location.

Contact:- Joanna Daly – GP & F – 020 7918 4606

Our Ref: 972/JLD/2095/07



KINGSLAND VIADUCT – FREDERICK TERRACE ARCHES

Seven small railway arches available for storage within B1, B2 or B8 use, to let on a standard three year contracted out lease each comprising approximately 13.9 sq m (150 sq ft). Offers invited in excess of £1,500 pax per arch.

Contact Agents – Dominion - Mr. B. Croker - 020 7729 8228 or
Jonathan Dilling – GP & F – 020 7027 8529

Our Ref: 972/JD/6000/00

KINGSLAND VIADUCT – ARCH 367 & 369 GEFFRYE STREET LONDON E2 8EE

Newly refurbished railway arches with wc facilities and restricted electrical connection, available to let, on a standard three year contracted out lease. Clean B1, B2 or B8 uses considered or extension of use to include A1 use will be considered **but no car repair use**. The arch extends to approximately 117.10 sq m (1260 sq ft). Offers invited in the region of £16,400 pax.

Contact Agents Dominion - Mr. B. Croker - 020 7729 8228 or
Jonathan Dilling - GP & F – 020 7027 8529

Our Ref: 972/JD/6000

KINGSLAND VIADUCT – ARCH 379 GEFFRYE STREET LONDON E2 8HZ

One railway arch extending to approximately 134.61 sq m (1,449 sq ft) with a mezzanine floor of 94.76 sq m (1,020 sq ft) available to let, on a standard three year contracted out lease with a landlord 3 month break. The arch has three phase electrics including lighting and power points. Clean B1, B2 or B8 uses considered **but no car repair use**. Offers invited in the region of £26,500 pax.

Contact Agents - Dominion - Mr. B. Croker - 020 7729 8228 or
Jonathan Dilling – GP & F – 020 7027 8529

Our Ref: 972/JD/6000

KINGSLAND VIADUCT - ARCH 451 (PART) AND ARCHES 452-454 OLD STREET LONDON EC2

Two arches extending to approximately 292 sq m (3,150 sq ft) with pedestrian access from Old Street, close to junction of Shoreditch High Street/Kingsland Viaduct. A three year contracted out lease to be granted. Clean B1, B2 or B8 uses or an extension/change of use to include A1 retail will be considered and supported. Rental offers invited in the region of £48,000 pax.

Contact Agents - Dominion Mr. B. Croker - 020 7729 8228 or
Jonathan Dilling – GP & F – 020 7027 8529

Our Ref: 972/JD/6000/108

KINGSLAND VIADUCT - ARCH 402 CREMER STREET LONDON E2

One Arch extending to approximately 204 sq m (2200 sq ft) with a small forecourt, close to the proposed new Hoxton Station A standard three year contracted out lease to be granted. Clean B1, B2 or B8 uses. Rental offers invited in the region of £34,000 pax.

Contact Agents - Dominion Mr. B. Croker - 020 7729 8228 or
Jonathan Dilling – GP & F – 020 7027 8529

Our Ref: 972/JD/6000/151

KINGSLAND VIADUCT - ARCH 329 STEAN STREET, SHOREDITCH, LONDON E8 4ED

Industrial arch premises extending to approximately 220 sq m (2,400 sq ft) at ground floor and approximately 110 sq m (1,220 sq ft) of secure self contained yard space at both front and rear. The arch contains full WC facilities. A three year tenancy in the Landlord's standard form to be granted outside the statutory provisions of the Landlord & Tenant Act (1954), with a rolling three month mutual break clause. Clean B1, B2, B8 uses will be considered, subject to contract and suitable references. Rental offers in the region of £35,000 per annum, exclusive of rates, services and other such outgoings.

Contact Agents - Dominion - Mr. B. Croker - 020 7729 8228 or
Jonathan Dilling - GP&F - 020 7027 8703

Our Ref: 972/JD/6000/38



LATIMER ROAD – ARCH 35 BLECHYNDEN STREET

One arch extending to approximately 63 sq m (678 sq ft) with a front yard extending to approximately 24 sq m (253 sq ft). A three year contracted out lease to be granted with a six month break in the landlord's favour only. Rental offers invited in the region of £9,000 pax.

Contact Agents: Hargreaves Newberry Gyngell – 020 7486 3700 or
Matthew Ellis GP&F – 020 7918 3031

Our Ref: 972/ME/2067/10

PARSONS GREEN – UNIT 4A PARSONS GREEN DEPOT

Warehouse extending to approximately 88sq m (948 sq ft). A six year contracted out lease to be granted with a rent review at the third year with a six month break clause in the landlords favour only. Rental offers invited in the region of £11,000 pax. Uses other than car repairs preferred in this location.

Agents :- Hargreaves Newberry Gyngell – 020 7486 3700

Our Ref: 972/JLD/3293/17

PARSONS GREEN – UNIT 7 PARSONS GREEN DEPOT

Warehouse with ancillary office accommodation extending to approximately 238 sq m (2,564 sq ft). A six year contracted out lease to be granted with a rent review at the third year with a six month break clause in the landlords favour only. Rental offers invited in the region of £28,000 pax. Uses other than car repairs preferred in this location.

Agents :- Hargreaves Newberry Gyngell – 020 7486 3700

Our Ref: 972/JLD/3293/12

RAVENS COURT PARK STATION – ARCHES 88 & 89 STUDLAND STREET

Two arches extending to approximately 204 sq m (2195 sq ft) and yard space of 165 sq m (1785sq ft), with office space extending to approximately 35 sq m (376 sq ft). Current tenant is assigning his lease which is 6 years wef 24/11/05 with a rent review after the 3rd year to OMV

Contact: Mark Winder on 020 7736 7606 - Fax:020 7736 07551

Our Ref: 972/LC/2023/1

RAYNERS LANE – UNIT & CAR PARKS

Unit approximately 15 sqm with potentially up to 15 car park spaces situated at the entrance to Rayners Lane Station car park available. Ideal for a mini-cab or car rental operator. Rental offers are invited. Flexible lease terms available.

Contact: Mark Hitchcock - GP&F- 020 7918 4758- 020 7918 4758

Our Ref: 972/MH/0359/03

SHEPHERDS BUSH- LAND AT MACFARLANE ROAD ARCHES

Secure open land available to let on a standard three or six year contracted out lease to be granted with a six month break in the landlord favour. The land extends to approximately 1161 sq m (12,500 sq ft). Offers invited in the region of £20,000 per annum exclusive.

Contact:- Matthew Ellis – GP & F- 020 7918 3031

Our Ref: 972/ME/2077/11

SHEPHERDS BUSH- ARCH 125 MACFARLANE ROAD

One railway arch available to let on a standard three year contracted out lease. The premises extend to approximately 84sq m (910 sq ft). Offers invited in the region of £11,000 per annum exclusive. If you would wish to pursue more than one arch, rental figures can be negotiated.

Contact Agent: Hargreaves Newberry Gyngell – 02074863700 or
Matthew Ellis GP & F - 02079183031

Our Ref: 972/ME/2077/05



SHEPHERDS BUSH- ARCH 129 MACFARLANE ROAD

One railway arch available to let on a standard three year contracted out lease. The premises extend to approximately 86 sq m (925 sq ft). Offers invited in the region of £11,100 per annum exclusive. If you would wish to pursue more than one arch, rental figures can be negotiated.

Contact Agent: Hargreaves Newberry Gyngell – 02074863700 or
Matthew Ellis GP & F - 02079183031

Our Ref: 972/ME/2077/07

SOUTH HARROW VIADUCT - ARCH 9

One arch extending to approximately 85.97 sq m (925 sq ft). The arch is in very good condition and lined. A three year contracted out lease to be granted with a six month break in the landlords favour only. Rental offers invited in the region of £8,500 pax. Uses other than car repairs preferred in this location.

Contact:-Matthew Ellis– GP&F 020 7918 3031

Our Ref: 972/ME/1999/004

SOUTH HARROW VIADUCT- ARCH 44

One railway arch available to let on a standard three year contracted out lease to be granted with a six month break clause in the Landlords favour. The premises extend to approximately 385 sq m (4130 sq ft). Offers invited in the region of £23,500 per annum exclusive.

Contact:-Matthew Ellis– GP&F 020 7918 3031

Our Ref: 972/ME/2005/02

SOUTH HARROW VIADUCT - ARCH 46

One arch extending to approximately 261 sq m (2,812 sq ft). with some improvement works required by ingoing tenant. A three year contracted out lease to be granted with a six month break in the landlords favour only. Rental offers invited in the region of £20,000 pax. Uses other than car repairs preferred in this location.

Contact: Matthew Ellis – GP&F 020 7918 3031

Our Ref: 972/ME/2005/04

STAMFORD BROOK - ARCH 134

One arch extending to approximately 88.36 sq m (951 sq ft). The arch has been recently refurbished. A three year contracted out lease to be granted with a six month break in the landlords favour only. Rental offers invited in the region of £12,000 pax. Uses other than car repairs preferred in this location. This property may qualify for small business rate relief.

Contact:- Louise Cox GP&F 020 7918 4158

Our Ref: 972/LC/2023/11

STAMFORD BROOK - ARCH 156

One arch extending to approximately 112.41 sq m (1210 sq ft). A three year contracted out lease to be granted with a six month break in the landlords favour only. Rental offers invited in the region of £6,000 pax. Uses other than car repairs preferred in this location. This property may qualify for small business rate relief.

Contact:- Louise Cox GP&F 020 7918 4158

Our Ref: 972/LC/2033/04

STAMFORD BROOK - ARCH 161

One arch extending to approximately 91.69 sq m (987 sq ft). The arch has been recently refurbished. A three year contracted out lease to be granted with a six month break in the landlords favour only. Rental offers invited in the region of £13,750 pax. Uses other than car repairs preferred in this location. "This property may qualify for small business rate relief."

Contact :- Louise Cox GP&F 020 7918 4158

Our Ref: 972/LC/2035/07



STAMFORD BROOK - ARCH 163

One arch extending to approximately 92.02 sq m (990 sq ft). The arch has been recently refurbished. A three year contracted out lease to be granted with a six month break in the landlords favour only. Rental offers invited in the region of £13,850 pax. Uses other than car repairs preferred in this location. "This property may qualify for small business rate relief."

Contact :- Louise Cox GP&F 020 7918 4158

Our Ref: 972/LC/2035/09

STAMFORD BROOK - ARCH 176

One newly refurbished arch extending to approximately 105 sq m (1,130 sq ft). A three year contracted out lease to be granted with a six month break in the landlord's favour only. Rental offers invited in the region of £11,000 pax. Uses other than car repairs preferred in this location. "This property may qualify for small business rate relief."

Contact Louise Cox GP&F 020 7918 4158

Our Ref: 972/LC/2039/11

TURNPIKE LANE – LAND AT JUNCTION OF COLINA ROAD/GREEN LANES

A surfaced parcel of land used for car parking and providing approximately 6 individual parking spaces. Suitable for uses requiring no electricity, water or drainage. The property is available on a three or six year contracted out lease to be granted with a six month in the landlords favour only. Rental offers are invited in the region of £6,000 pax

Contact: Matthew Ellis 0207 918 3031

Ref: 972/ME/1619/002

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If you require a vacant list in future, this is can be downloaded from our website <http://www.tfl.gov.uk/property> and is updated on a frequent basis.

In all cases, inspections of any the above must be accompanied by a Group Property & Facilities Surveyor/Agent. Please quote our reference number when enquiring about any property or unit.

For further details on any unit listed please contact either:-
Group Property & Facilities - Transport for London
Victoria Station House, 191 Victoria Street, London SW1E 5NE

Email addresses for Group Property & Facilities

Joanna Daly	joanna.daly@gpf.org.uk
Jonathan Dilling	jonathan.dilling@gpf.org.uk
Ian Grant	iangrant1@tfl.gov.uk
Matthew Ellis	matthewadrianellis@tfl.gov.uk
Louise Cox	louisecox@tfl.gov.uk
Peter Loizou	peterloizou@tfl.gov.uk

Email addresses for Agents

Dominion	brian@domi.uk.com
Hargreaves Newberry Gyngell	richardspencer@hnglondon.co.uk

The details do not constitute any offer, warranty or contract or any part thereof and all negotiations relating to these premises should be conducted through Transport for London. All interested parties should make their own enquiries or otherwise. Neither Transport for London nor any person in our employ has the authority to make, give or imply a representation or warranty whatsoever relating to the premises referred to in these particulars. Any areas or measurements referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Services untested.