

Guaranteed Commercial Property Solutions

Warwick Lodge
75 - 77 Old London Road
Kingston-upon-Thames, Surrey KT2 6ND

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MARKETING REPORT

On the offices at

***63-65 High Street
Hampton Hill
Middlesex
TW12 1NH***

Date: 17 November 2008

Our ref: 171108/TG/apr

17 November 2008

Sri Burugapalli
The Jewellery Channel

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By e-mail sri.burugapalli@tjc.tv

Dear Sri,

Re: 63 – 65 High Street Hampton Hill Middlesex TW12 1NH

Further to our meeting and inspection of the above property we now write in connection with the proposed marketing.

1. Location

The property is located on the west side of Hampton Hill High Street overlooking Bushy Park and benefitting from the local amenities of the High Street shops and restaurants.

Hampton Hill lies to the west of Kingston upon Thames within the borough of Richmond. Road communications are good with the A316 providing a direct route into central London whilst the A308 gives access to M3 junction 1 at Sunbury. Rail services into London Waterloo operate from both Hampton and Fulwell mainline stations each being approximately 1 mile from the property.

2. Description

63 – 65 High Street comprises of a three storey office building fronting the High Street.

The available accommodation is situated on the first and second floors and comprises three offices suites with net internal areas as follows:

First floor front suite	1,400 sq ft	130 sq m
First floor rear suite	2,110 sq ft	196 sq m
Second floor front suite	1,400 sq ft	130 sq m
TOTAL	4,910 sq ft	456 sq m

Amenities include the following:

- 24 hour high security
- 14 car parking spaces
- Gas fired central heating
- Ceiling mounted air cooling
- Perimeter trunking
- Carpeting
- Male and female WCs
- Category 5 cabling
- Shower

3. Accommodation

The first floor front suite is currently open plan with three private office areas. The second floor arranged as reception area and five private office areas. The first floor rear open plan.

4. Refurbishment works

The offices present well. If a tenant is found for the whole area the current entrance via the rear of the building provides a good access reception area. If the office is divided into three suites the ground floor fire door would need to be converted to provide a new proper entrance with entry system.

5. Rates, Outgoings and VAT

The offices of 63 – 65 and 67 – 69 High Street are rated as having a total rateable value of £202,000.00, rates payable £93,324.00.

We would recommend on finding tenants that new assessments are granted over the areas to be let. We have calculated that the approximate rate per ft. would be £7.60 per sq. ft.

It would be useful if you could calculate your approximate running costs to include a level of maintenance and to include your security etc. so that we can provide a sensible estimate of service charge.

I believe that the rent is subject to VAT. Please could you confirm.

6. Terms

We would recommend that the property is offered on a flexible lease basis at a rental of £14.00 per sq. ft. with a view to achieving in the region of £12.00 per sq. ft.

In respect of our marketing strategy I think we should quote £14.00 per sq. ft. but would recommend that on attracting tenants we agree a rental to include a fixed service charge basis which is sensible for a short term letting.

We would recommend that a pro rata car parking allocation i.e. 14 car spaces are made available.

From our calculations the available accommodation in relation to the whole of the complex that you occupy is 0.31% and this is the basis that can be used for service charge calculations.

7. Marketing

We would recommend the following:

1. Sale/Letting Board.

To be erected at first floor level fronting Hampton Hill High Street.

2. Particulars.

We will prepare our in-house particulars to include location plan and photographs. Initially we could produce colour brochure along the lines of our previous one attached – obviously this would need to be amended to show the areas we are offering.

3. Mailing.

We will arrange for our applicants seeking property to be circulated as well as local companies from our in-house lists and other commercial agents both locally and in central London.

4. Web Based Marketing

We will arrange for the property to be listed on our web site and also circulated to the main commercial property search engines.

8. Budget

We would seek a marketing budget of £500.00 plus VAT to cover our mailing web set up, particulars production etc.

In addition we would seek the cost of our letting board not to exceed £200.00 plus VAT.

If we produce a full colour brochure along the lines of the one attached the cost of this would be in the region of £2,000.00 plus VAT. We will obtain a quote on receipt of further instructions.

9. Sale/Letting Checklist

With the ever increasing burden of red tape and regulations we have found that a lot of deals are not being expedited as efficiently as we would like.

Please could we ask you to review this list in respect of your property to see whether any of these are applicable. We are able to source many of these services on your behalf.

1. **Asbestos Report.** It is now a legal requirement in respect of all commercial properties that an asbestos audit is carried out. This will be a requirement by the purchaser/ingoining tenant's solicitors.
2. **Fire Risk Assessment.** There is now a requirement for all business properties to be subject to an annual fire risk assessment. Fire Certificates are not issued. Again an ingoining purchaser/tenant's solicitors will request a copy of the latest audit.
3. **Plans.** The Land Registry now requires plans drawn in a specific format for the letting of property.
4. **Disability Audit.**
5. **Gas/Electrical Certificates.**
6. **Environmental Report.** In respect of properties which are either currently industrial or have been industrial in the past most lending sources are now insisting on environmental reports. These come in various stages from preliminary Phase 1 Reports through to full intrusive investigations.
7. **Mortgages Approval/Pension Trustees Approvals.** In the event of letting of part or all of the freehold property the mortgagees/pension trustees' consent is usually required. It is important to initiate this early to avoid later delays.
8. **Energy Performance Certificates.** Virtually all commercial properties now require an EPC before they can be sold.
9. If the property is vacant your insurers should be notified. Often security measures are required such as weekly inspections. We can arrange these.



10. Fee Basis

I would confirm that our fee basis is 10% of the rental achieved plus VAT subject to a minimum fee on any one letting of £1,500.00 plus VAT.

I attach our terms of business and should you wish us to proceed I would be grateful if you could sign and return one copy to me.

I trust that this Report is sufficient for your present purposes and thank you for considering Bonsor Penningtons in this matter.

I look forward to receiving your further instructions in due course.

Yours sincerely

Tim Gauld, MRICS
BONSOR PENNINGTONS
Guaranteed Commercial Property Solutions

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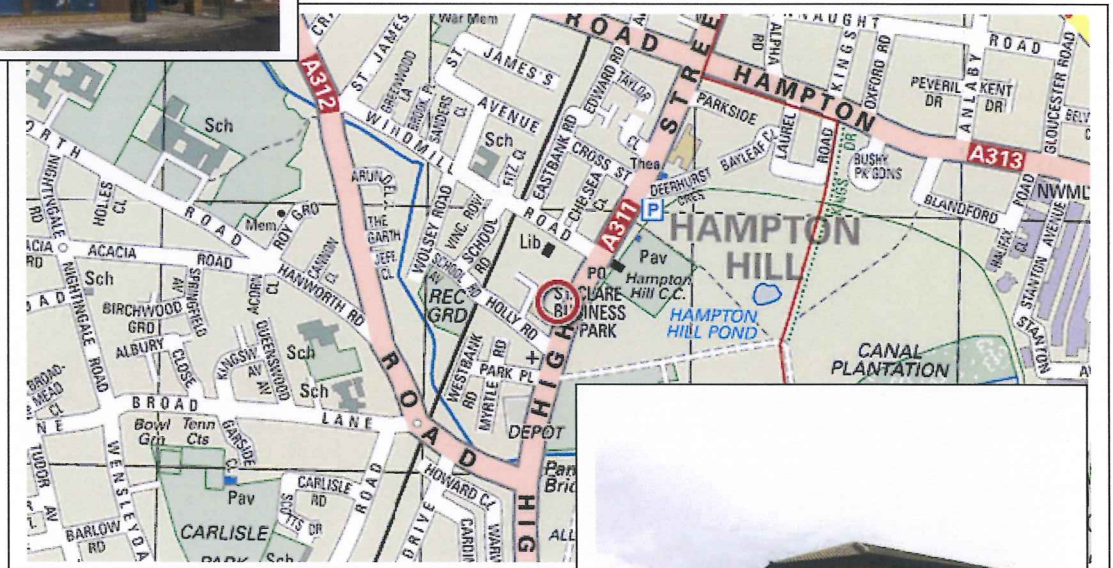
TO LET

MODERN OFFICE SUITES

At economical rental

1,400 – 8,085 sq ft

(130 -750 sq m)



***63 – 65 High Street
Hampton Hill
Middlesex TW12 1NH***



Bonsor Penningtons for themselves and for the vendor of this property, whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract. (ii) None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. (iii) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. (iv) The vendor does not make or give, and neither do Bonsor Penningtons Ltd. nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to this property.

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Location: The property is located on the west side of Hampton Hill High Street overlooking Bushy Park and benefitting from the local amenities of the High Street shops and restaurants. Hampton Hill lies to the west of Kingston upon Thames within the borough of Richmond. Road communications are good with the A316 providing a direct route into central London whilst the A308 gives access to M3 junction 1 at Sunbury. Rail services into London Waterloo operate from both Hampton and Fulwell mainline stations each being approximately 1 mile from the property.

Description: 63- 65 High Street comprises of a three storey office building fronting the High Street.

The available accommodation is situated on ground, first and second floors and comprises five office suites with net internal areas as follows:

Ground Floor front suite	1,400 sq ft	130 sq m
Ground Floor rear suite	1,775 sq ft	165 sq m
First floor front suite	1,400 sq ft	130 sq m
First floor rear suite	2,110 sq ft	195 sq m
Second floor front suite	1,400 sq ft	130 sq m
TOTAL	8,085 sq ft	750 sq m

The ground floor suites comprise a mix of open plan and private offices.

The first floor front suite is currently open plan with three private office areas.

The first floor rear is open plan.

The second floor arranged as reception area and five private office areas.

Amenities:

- 24 hour high security
- 14 car parking spaces
- Gas fired central heating
- Ceiling mounted air cooling
- Perimeter trunking
- Carpeting
- Male and female WCs
- Category 5 cabling
- Shower

Leases: New flexible leases for a term by arrangement.

Rent: Only £14.00 per sq ft.

Rates/Service

Charge: On application

Viewing: Strictly by appointment through sole agents Bonsors.

Legal Costs: Both parties legal costs to be borne by the ingoing tenant

BONSORS
Tel. No. 020 8546 0022

PLEASE NOTE THE FOLLOWING:-

- 1) All measurements, areas and distances are approximate
- 2) Any rent or price quoted is exclusive of VAT where applicable