

Marketing Report

Railshead Road, St Margarets, Isleworth TW7 7EP

Prepared by Houston Lawrence

For

Railshead Commercial Limited

July 2020

Introduction

Houston Lawrence Chartered Surveyors are a well-established commercial agency practice founded in 1985. We now operate from our Wandsworth and Wimbledon offices specialising in the letting and sale of commercial and business property acting on behalf of a variety of private landlords, tenants, property companies, developers, and investment / property funds.

The local practice covers all aspects of the commercial property market, including office, retail, leisure and industrial in South West London. www.houstonlawrence.co.uk

Houston Lawrence were instructed by Railshead Commercial Limited (and its sister Company - Mizen Properties Limited) in March 2018 to market the first floor commercial space at Railshead Road, St Margarets, Isleworth TW7. The property had previously been marketed by Pittville Developments Ltd (a Mizen Group Co.) directly during the course of the development in the two-year period to completion of the building in mid-2017. Since March 2018, we have provided guidance and support in terms of configuration, detailed marketing strategy and actively marketed the balance upstairs commercial space since that time and continue to do so, but without any success

General Description and Situation

The first floor commercial space is situated on Railshead Road in St Margaret's, Isleworth within the London Borough of Richmond Upon Thames, and borders the River Crane. The area is located approximately nine miles south west of Central London and four miles north of Kingston Upon Thames.

The nearest rail links are at St Margarets Station (approximately 0.8 miles), offering direct services to London Waterloo via South West trains. Alternatively, Richmond Station is approximately 1.2 miles away and again offers train services to London as well as District Line and London Overground services to a wide array of destinations.

Situated in a predominantly residential area fronting Railshead Road the mixed-use development comprises 21 residential flats together with self-contained ground and first floor commercial spaces which was granted B1 office consent in 2014 by LBRuT.

Because of the Developer's failure to find a buyer or a tenant for the ground floor commercial space throughout the 2-year period of construction ending 2017 there was little choice but to abandon its offices in Wembley and move the Mizen Group HQ from Wembley to Railshead Road. At that time the ground floor offices are sparsely and inefficiently occupied by no more than 25 persons.

Accommodation

Houston Lawrence were instructed by Mizen Group (in March 2018) to market the first floor commercial space ranging from approximately 600 sq.ft. – 5,800 sq.ft. with bespoke fit out packages available via landlord / tenant agreement.

The available space currently extends to a total area of approximately 5,800 sq.ft. which has been offered for letting either as individual office units or combined to create larger open plan commercial office space (and other commercial uses subject to planning approval) as highlighted in the table below.

Gross internal areas:

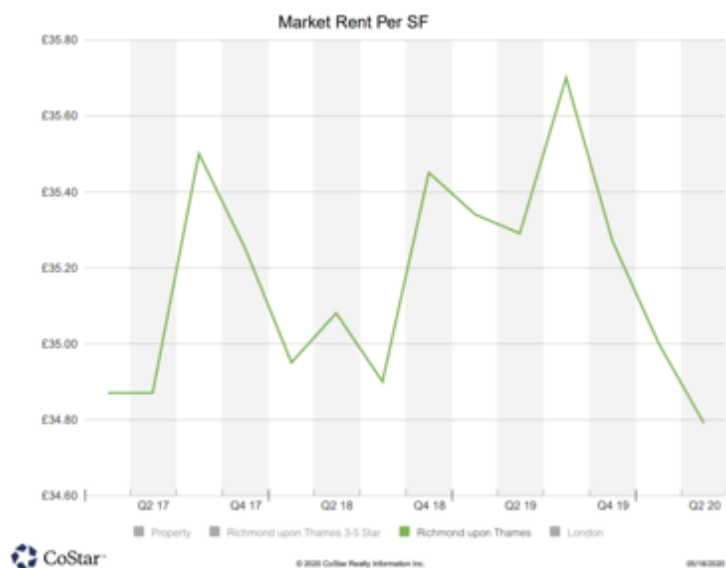
Unit	Size (sq.ft.)	Size (sq.m.)
Unit 1	707 sq.ft.	66 sq.m
Unit 2	922 sq.ft.	86 sq.m
Unit 3	844 sq.ft.	78 sq.m
Unit 4	624 sq.ft.	58 sq.m
Unit 5	597 sq.ft.	55 sq.m
Unit 6	761 sq.ft.	71 sq.m
First floor	5,863 sq.ft.	5,863 sq.m

Quoting Terms

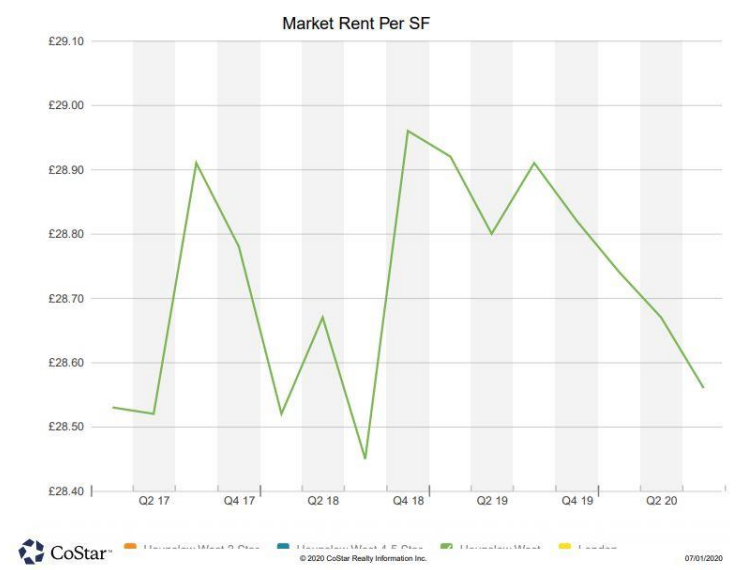
Following Houston Lawrence’s appointment in March 2018, the property was put on the market and we continue to promote the first floor space at £25.00 per sq.ft. The level of rent was set to be in line with the market rents prevailing and at a significant discount to more recognised commercial centres of Twickenham and Richmond, which benefit from a wide range of amenities and importantly located much closer proximity to public transport links as highlighted below and in detail in Appendix E.

During the marketing period up until the COVID-19, the general local market was functioning, and office lettings were completed. Local town centres have seen an increased rental growth due to the scarcity of good quality accommodation with well-located transport links.

Throughout the marketing campaign we have made it clear to potential occupiers that a flexible or longer lease term can be made available, with incentives available commensurate with the market.



The above graph highlights the average market rent per sq.ft. in London Borough of Richmond.



The above graph highlights the average market rent per sq.ft. in London Borough of Hounslow.

Condition

The first floor B1 commercial space is currently in shell and core condition and extends to a total gross area of approximately 5,800 sq.ft. It can be split into individual units or units can be joined together in a wide variety and range of configurations, thereby giving maximum exposure to a wide range of business size requirements and thereby as wide a range of potential occupiers and uses as possible.

Adjoining Properties

As previously stated, Railshead Road is situated in a predominantly residential area with residential properties surrounding the available first floor commercial space. The property is surrounded by residential properties and the adjoining Sea Scout property across the Crane River. There are very few local amenities serving the premises, something that prospective occupiers would require for staff members.

Suitability for B1 Office Purposes

We consider Railshead Road to be generally unsuitable for B1 office occupiers (for the reasons set out below). The main concerns from potential office occupiers seeking space in the Richmond / Twickenham area are as follows: -

(1) Location

It is evident from general feedback from prospective occupiers that the location is not a preferred area for office occupiers seeking space in the Twickenham / Richmond area. This is mainly due to the offices being located in a predominantly residential area and distant from other businesses and require space closer to main town centres with good transport links.

(2) Parking

The number of available parking spaces similarly is a key issue. The office occupiers seeking circa 2,000 sq.ft. or more require a high number of allocated parking spaces, due to the lack of immediately available transport links (within say 5 -7 minutes' walk). Interested parties were all made aware of the possibility of business permits; however, these parties have expressed the need for on-site parking for both staff and visitors. All that stated, the Developer had reserved six car spaces for allocation to potential first floor commercial tenants but that proved to be of little value to support would-be occupiers.

(3) Local amenities

Office occupiers with active office requirements require local amenities for their staff such as supermarkets, cafés, restaurants, and gyms to be within a close proximity. Railshead offers very few of such amenities.

(4) Transport Links

A number of applicants with active requirements have confirmed the location does not suit as they require national rail / tube links to be within a close proximity.

Alternative Accommodation

The London Borough of Richmond currently offers a wide range of available B1 office units to the market via a range of local / global property companies and this has been the case for a considerable period of time as shown in the Availability Schedule in Appendix E.

It is evident most office occupiers require fitted office accommodation (available for immediate occupation) in prime locations closer to transport links and local amenities such as cafés and gyms all within a five – ten minute walk to ensure they can employ and retain suitable staff.

The majority of office occupiers seeking space in the London Borough of Richmond are also seen to be considering other well serviced areas such as Kingston, Putney, and Wimbledon.

Marketing

Following Houston Lawrence's appointment, the marketing of the first floor commercial space commenced on the 28th March 2018. From this date we have continued to promote a variation of unit configurations ranging from approximately 600 – 5,800 sq.ft. to let for terms to be agreed on the basis of existing use approved (e.g. commercial offices) as well as other commercial use classes (subject to planning).

Property particulars / promotional flyers were produced and circulated from this date, and we continue to promote the property across all property websites and to all applicants and agents registered on our databases, as well as additional purchased mailing lists (via Waltons Direct) to all local office occupiers within a 3-mile radius.

Property details continue to be circulated across all social media platforms including LinkedIn, Twitter, Instagram.

Websites / Portals

We continue to promote on the main property portals to ensure maximum exposure. These include:

- **Houston Lawrence own website**
- **Nova Loca – initially**

- **Movehut – initially**
- **Agents Society**
- **CoStar**
- **EGi**
- **Estate Agent Clearing House (EACH)**
- **Harness Property Intelligence**
- **Office Agents Society**
- **Prime Location**
- **Zoopla**
- **Property Link**
- **Prop List / Prop Zoo**
- **Realla**

Direct Marketing

Since instructed, property particulars have been widely distributed and continue to be circulated on a regular basis to all active applicants on our database, all central and south-west London agents via Estate Agent's Clearing House (EACH), Agents Society, Office Agents Society and Costar for their retained clients.

Similarly, details have been and continue to be distributed to all existing office occupiers within the surrounding area (within a 3-mile radius from and including TW7 via purchased email data) and we continue to promote across all social media platforms (LinkedIn, Twitter and Instagram).

Advertising Banners

Henderson Signs installed x2 prominent large 3m banners 'MODERN OFFICES TO LET RANGING FROM 600 – 5,800 SQ.FT. (Other uses subject to planning)' as highlighted in Appendix C. The banners were installed on the 16th May 2018 and have remained in situ and are located at the front boundary of the development.

Estate Gazette Magazine

The available commercial space was promoted via Estate Gazette in April 2019 (Appendix D). The print advert ran for one week from 06.04.19. Along with the print advert, a digital banner was placed on the EG / PropertyLink homepage advertising the units from 600 – 5,800 sq.ft. The digital advert was circulated to over 7,000 contacts via EG/ PropertyLink databases to all registered

applicants seeking commercial opportunities. Unfortunately, we received no direct enquiries from the advertisement.

E-marketing

Embedded e-campaigns (based on our property particulars) distributed via the Houston Lawrence website have been circulated on a regular basis to all contacts on our database, as well as to specific targeted mailing lists and retained agents for their active client requirements. (Summary provided in Appendix B).

Houston Lawrence continue to monitor the click through rates / responses and follow up accordingly.

Social Media

Houston Lawrence actively market Railshead Road to let (variation of size configurations) across all social media feeds; LinkedIn, Twitter and Instagram to help increase exposure and maintain awareness.

Houston Lawrence are in contact with several local (Richmond, Twickenham, Isleworth) forum / feeds to help raise the level of awareness and exposure – aiming for property details to be shared across these portals and to all website followers / companies on their databases.

Conclusion

Houston Lawrence have actively marketed and provided a full marketing campaign over the last two years (28th March 2018 – to date) in respect of the available commercial space to let at Railshead Road. This has resulted in approximately thirty-nine enquiries with B1 office occupier requirements and, in total, only two viewings. The commercial space proved not to appeal to these potential tenants, and we believe, this trend will continue for the foreseeable future. No offers of any kind have been received.

Normally when we market a property such as Railshead road we would expect to receive enquiries from a wide range of commercial users from office, to medical to leisure (Gym, Pilates etc). This was not the case at Railshead, and in some ways this is to be expected. Leisure users would need to have a high level of parking (as not in a town centre) or be within a 5-minute walk of a main transport hub with a high footfall. Clearly that is not the case here.

In addition the fact that there is ground floor offices and first floor residential would mean, in our opinion and through experience, these type of companies would not be compatible to the users above and below. It is often the case that the noise created form these users would put them in direct

conflict, also they predominantly like to start at 6am working until c 10 or 11pm , which again would put them in conflict. No enquiries were made from these users.

The co working /service office sector had seen growth during the marketing period we have been marketing the space but again we felt that that the location would not be conducive to this type of operator again mainly due to location and lack of transport. In addition, most centres need much larger spaces to get the economies of scale as the staffing levels would be similar for this size of space as with say 30,000 sq.ft. No enquiries were made from these users.

From our experience and from enquiry feedback Railshead Road is not a recognised office location, instead being residential with limited local amenities and is considered to be just too far from national rail stations / tube network links.

The current COVID-19 pandemic has and will continue to have a significant negative impact on all aspects of commercial property and we will continue to review the implementation of work-from-home policies now in place and how office design and occupier requirements are likely to change in the aftermath of the pandemic. The effect on Railshead Road is that it is now even less attractive as B1 office use than it was prior to March 2020.

Appendix A

Property Websites and Portals

Houston Lawrence continue to promote the available commercial premises and distribute property particulars to all registered applicants on our database and share across property portals together with commercial agents in central and south London.

External websites include Houston Lawrence own website, Agents Society, CoStar, EGi Estate Agent Clearing House (EACH), Harness Property Intelligence, Office Agents Society, Prime Location, Zoopla, Property Link, Prop List, Prop Zoo and Realla.

Social media platforms include Twitter, Instagram and LinkedIn.

Houston Lawrence

The screenshot shows the Houston Lawrence website's search interface. At the top, there is a navigation bar with the company logo and contact numbers for Wandsworth (0207 924 4476) and Wimbledon (0208 947 5050). Below the navigation bar is a search bar with filters for 'TO LET', 'FOR SALE', and 'INVESTMENT'. The search results section displays a listing for '1 Railshead Road, Twickenham, Isleworth, TW7 7EP' with a 'VIEW PROPERTY' button and a download icon.

Zoopla

Zoopla [My enquiries](#) [View my home](#) [Sign in](#)

[For sale](#) [To rent](#) [House prices](#) [New homes](#) [Commercial](#) [Overseas](#) [Find agents](#) [Discover](#)

[Back to search results](#)



Office to let
1 Railshead Road, Twickenham, Isleworth TW7
POA

Houston Lawrence
020 3641 4518

[Email agent](#)

[Save](#) [Email](#) [Facebook](#) [Twitter](#)

[Property details](#) [Map & Nearby](#)

From 597 - 5,863 sq. ft

Features

- Brand new modern building
- Riverside Development
- Alternate uses subject to planning
- Richmond Town centre just 15 mins walk
- Good location
- B1 office consent
- Short walk from St Margarets Station
- Shell and core condition

Prime Location

PrimeLocation
Find your dream home

Sign in/Register

For sale To rent Sold prices New homes International Find agents Advice

Property to rent Commercial property to let Commute time


PrimeLocation > Commercial to let > London > West London > Hounslow (London Borough) > Isleworth > Railshead Road > Office to let

Office to let in 1 Railshead Road, Twickenham, Isleworth

TW7
POA

Office to let From 597 - 5,863 sq. ft*

Property details Map & nearby



Start photo slideshow 1 of 4 Image 1

View all Railshead Road commercial properties to let

Marketed by

Houston Lawrence

Houston Lawrence (view all properties)
10 Enterprise Way, Wandsworth, London, SW18 1FZ

Closed now 09:00 - 17:30 see all

020 3641 4518 *

Email agent

- ★ Save to favourites
- Print this page
- Email a friend
- Report listing
- Hide property
- Add a note

Share this property

[in](#) [t](#) [f](#)

MoveHut



Home > Railshead Road, St Margarets, Isleworth, TW7 7EP



Commercial People

commercial
people.

Buy ▾ Rent ▾ Advertise ▾ Find agents ▾ Advice ▾ Country: 



Houston Lawrence
11 Alexandra Road Wimbledon SW19 7JZ,
Wimbledon,
SW19 7JZ,
GB

[✉ Enquire](#)

[☎ Call](#)

[View properties from this agency >](#)


Property reference
0ce3f180ff7950018592cd392c1842a3

Agent details

NovaLoca

NovaLoca Find commercial property Market a property Technolo

Find Commercial Property / Office / Studios to Let



Map view Street view

Office / Studios to Let, Railshead Road, St Margarets, Isleworth, TW7 7EP

Realla

[Realla](#) / [Offices to rent](#) / [Isleworth](#)

1 Railshead Rd, Isleworth ☆



HIGHLIGHTS

- Railshead Road is located 0.8 miles from St Margarets Station
- Short walk from Richmond Town centre

Property Link

EG | PropertyLink

FIND A PROPERTY

FIND A SERVICE

JOIN

1 Railshead Road, Twickenham, Isleworth TW7 7EP



To rent: ROA | 597 - 5063 Sq Ft | Office, Offices



PROPERTY AGENT
Andrew Freeman

SHOW PHONE NUMBER

GET IN TOUCH

Estate Agent Clearing House (EACH)

EACH
Houston Lawrence 020 7924 4476 Agency 10 Enterprise Way, Wandsworth, London, SW18 1FZ

Amy Robinson

<input type="checkbox"/>	SE1	Southwark	Units 1 & 2, St James	2,945 sf	£55,000 pa
<input type="checkbox"/>	TW7	St Margarets	Railshead Road, Islew	597 - 5,863 sf	£25 /sf

Office

TW7 VOA
Railshead Road
St Margarets
Isleworth

597 - 5,863 sf
 Lease £25 /sf

Houston Lawrence
 London - Wandsworth
 020 7924 4476

Amy Robinson
 020 7801 9025

ID:623610

Railshead Road is located 0.8 miles from St Margarets Station, offering frequent direct services to London Waterloo with South West Trains. Alternatively Richmond train station is just 1.2 miles away ...

The available first floor office suites comprises part of the new riverside development situated in St Margarets, TW7 range from 800 SQ.FT - 5,000 SQ FT. and benefit from good natural lighting and loc...


23 Mar 13:59 AR ACE email sent to 2667 Agents

16 Mar 12:15 AR ACE email sent to 258 Agents

17 Feb 14:17 AR ACE email sent to 450 Agents

15 m
363 KB

Agents Society



Agents Society

ORGANISATION


- Home
- Disposals**
- Requirements
- Transactions >
- Contacts
- More >

SOCIETY

- Dashboard
- Disposals
- Acquisitions

Railshead Road

Summary Interest Schedule Find Matches Av



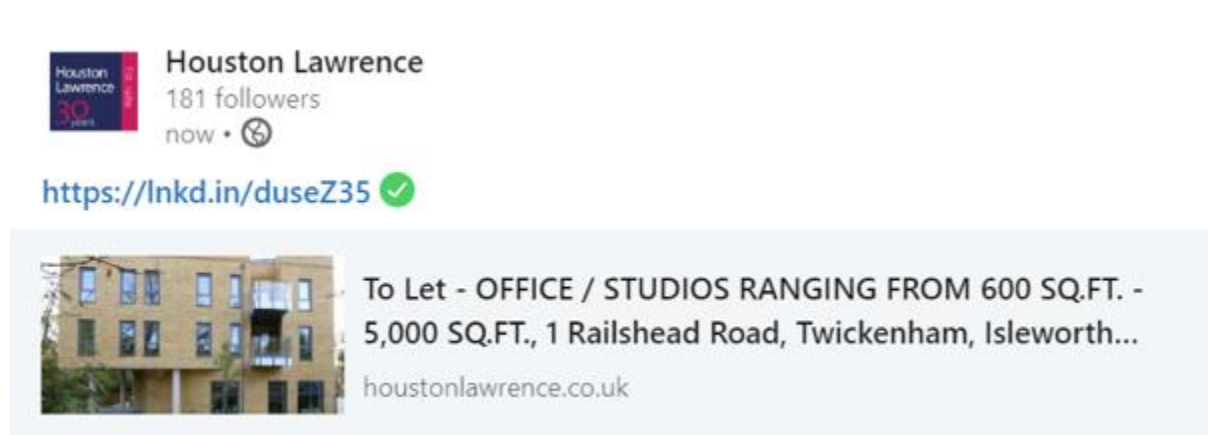
Railshead Road

Isleworth, TW7 7EP

Size	5,863 sq ft (gia)
Rent	£25.00 / sq ft

Social Media Posts

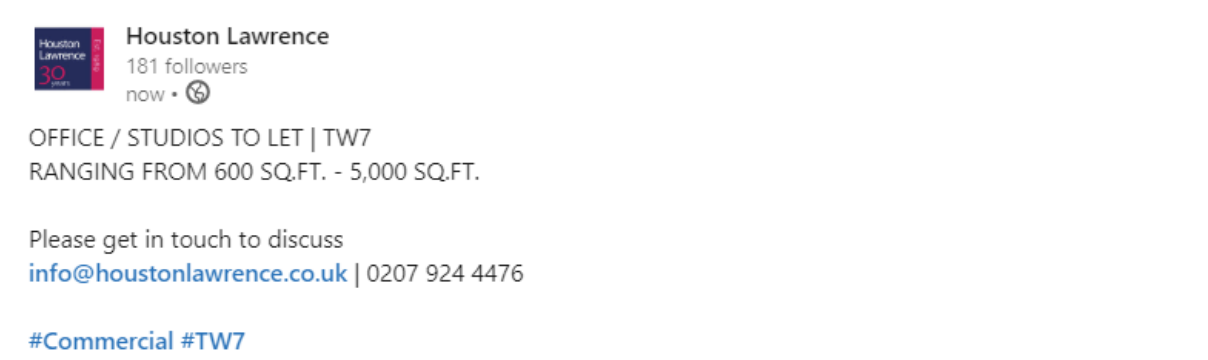
Examples as per below. Further evidence available upon request.



Houston Lawrence
181 followers
now •

<https://lnkd.in/d/useZ35>

To Let - OFFICE / STUDIOS RANGING FROM 600 SQ.FT. - 5,000 SQ.FT., 1 RAILSHEAD ROAD, TWICKENHAM, ISLEWORTH...
houstonlawrence.co.uk



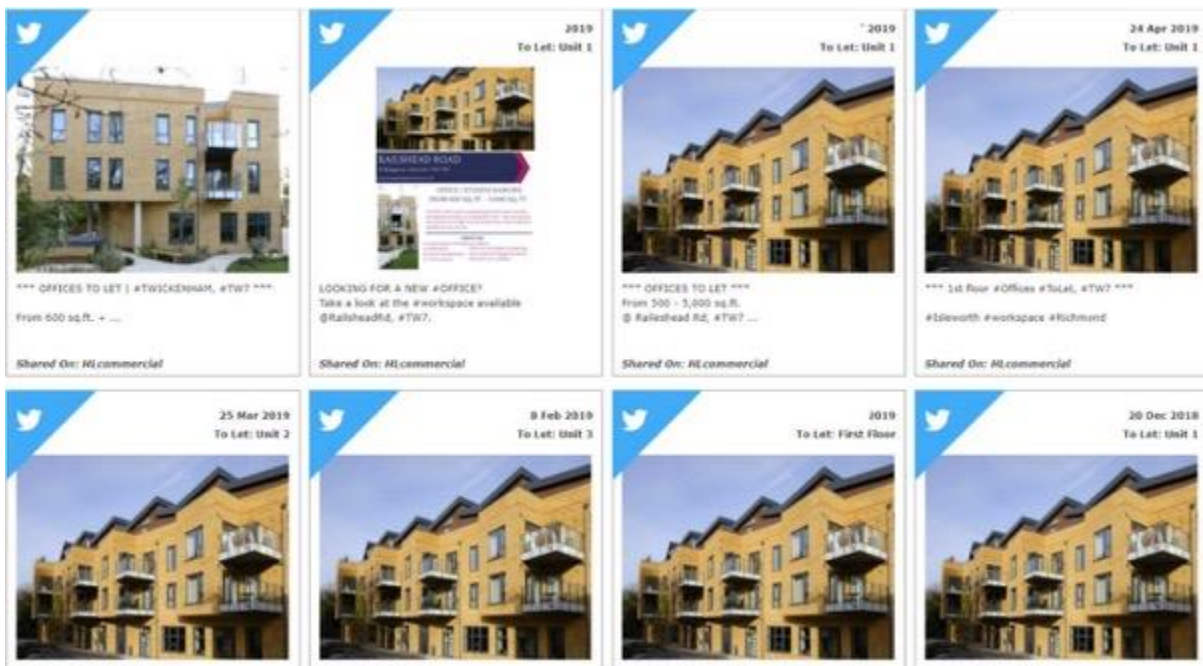
Houston Lawrence
181 followers
now •

OFFICE / STUDIOS TO LET | TW7
RANGING FROM 600 SQ.FT. - 5,000 SQ.FT.

Please get in touch to discuss
info@houstonlawrence.co.uk | 0207 924 4476

#Commercial #TW7


[View Online](#)





<p>2019 To Let: Unit 1</p> <p>*** OFFICES TO LET #TWICKENHAM, #TW7 *** From 600 sq.ft. + ...</p> <p>Shared On: hlcommercial</p>	<p>2019 To Let: Unit 1</p> <p>LOOKING FOR A NEW #OFFICE? Take a look at the #workspace available @railsheadrd, #TW7.</p> <p>Shared On: hlcommercial</p>	<p>2019 To Let: Unit 1</p> <p>*** OFFICES TO LET *** From 500 - 3,000 sq.ft. @ railshead rd, #TW7 ...</p> <p>Shared On: hlcommercial</p>	<p>24 Apr 2019 To Let: Unit 1</p> <p>*** 1st floor #Offices #ToLet, #TW7 *** #Isleworth #workspace #Richmond</p> <p>Shared On: hlcommercial</p>
<p>25 Mar 2019 To Let: Unit 2</p>	<p>8 Feb 2019 To Let: Unit 3</p>	<p>2019 To Let: First Floor</p>	<p>30 Dec 2018 To Let: Unit 1</p>

Appendix B
Brochures and Targeted E-Campaigns

Houston Lawrence produced property particulars late March / early April 2018 and circulated from this date advertising the available commercial space.









1 Railshead Road, Twickenham, Isleworth, TW7 7EP


OFFICE / STUDIOS RANGING FROM 600 SQ.FT. - 5,000 SQ.FT.

TO LET

 Location
TW7

 Use consent
B1 office consent.
Other uses STP


 Office
Shell & core
condition

 Train
St Margarets

LOCATION:
 Railshead Road is located 0.8 miles from St Margarets Station, offering frequent direct services to London Waterloo with South West Trains. Alternatively Richmond train station is just 1.2 miles away with regular services via London overground to Stratford and Clapham Junction.
 The area is similarly well connected with local bus routes.
 Richmond Town Centre is a short walk from the available office space.

www.houstonlawrence.co.uk | info@houstonlawrence.co.uk Conf'd

IMPORTANT NOTICE: HLT, Houston Lawrence for Twickenham and the London, Twickenham or Isleworth of this property when agents they are given notice that these particulars do not form any part of any offer or contract. The statements contained herein are issued without responsibility on the part of the firm or their agents and therefore are not to be relied upon as statements or representations of fact. Any planning consent or purchase must always be obtained in the knowledge of each of the statements made herein and the agents, either in writing or by other means, and neither the firm or any other employees have any authority to make or give, any representation or warranty, whether in relation to this property. HLT may be contacted on the terms quoted above.





1 Railshead Road, Twickenham, Isleworth, TW7 7EP


DESCRIPTION:
 The available first floor office suites comprises part of the new riverside development situated in St Margarets, TW7 range from 600 SQ FT - 5,000 SQ FT, and benefit from good natural lighting and located a short walk from Richmond Town centre.
 The office units are available in shell and core and can be taken individually or combined to create larger open plan office suites.
 B1 office consent. Alternative uses subject to planning.
 Floor plans available upon request.

PREMISES	AREA FT ²	AREA M ²	RENT
Unit 1	707	66	P.O.A
Unit 2	922	86	P.O.A
Unit 3	844	78	P.O.A
Unit 4	824	50	P.O.A
Unit 5	597	55	P.O.A
Unit 6	761	71	P.O.A
First Floor	5,863	545	P.O.A

AMENITIES:

 Natural Light
Good

 Cycle Storage
On-site

 Area
600 SQ.FT. - 5,000
SQ.FT.

TENURE:
 Full Repairing and Insuring lease for a term to be agreed.

RATES PAYABLE: Estimated at approx £12.00 psf.

SERVICE CHARGE: Upon application **VAT:** Applicable

EPC: Available upon request **LEGAL COSTS:** Each party to be responsible for their own legal costs.

CONTACT:
Andrew Cordery
 Houston Lawrence
 0207 801 9021
andrew.cordery@houstonlawrence.co.uk

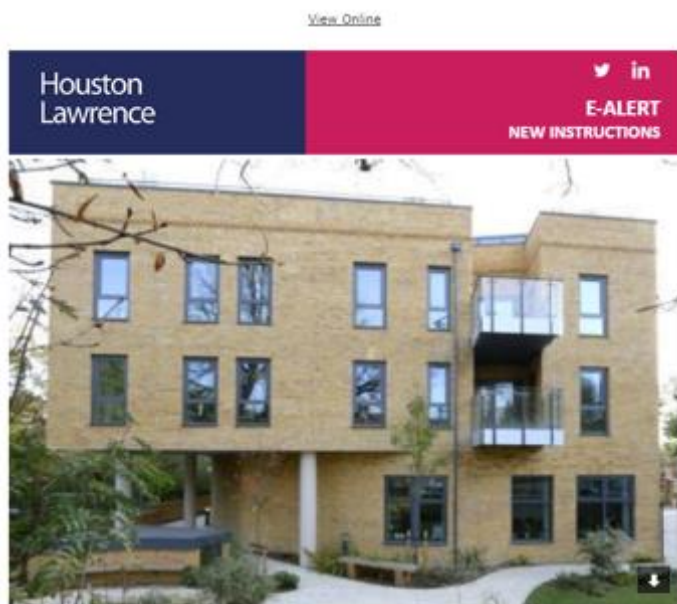
www.houstonlawrence.co.uk | info@houstonlawrence.co.uk

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E- marketing campaigns

- Embedded E-flyer distributed to all contacts on our database including; London Commercial agents, active applicants and to all local occupiers within 3-mile radius of TW7 (purchased via Waltons Direct).
- Click through rates are tracked and monitored via our CMS (Surga Central).

Examples of targeted e-campaigns – further evidence available upon request.



To Let

1 Railshead Road, Twickenham, Isleworth

OFFICE / STUDIOS RANGING FROM 600 SQ.FT. - 5,000 SQ.FT.



To Let

Railshead Road, St Margarets, Isleworth

OFFICE / STUDIOS RANGING FROM 600 SQ.FT. - 5,000 SQ.FT.

Area: 922 sq ft

Rent PA: Upon application

- Brand new modern building
- Good location

Andrew Cordery

07775 620 500

andrew.cordery@houstonlawrence.co.uk

VIEW

ENQUIRE



To Let

1 Railshead Road, Twickenham, Isleworth

OFFICE / STUDIOS RANGING FROM 600 SQ.FT. - 5,000 SQ.FT.

Area: 5,863 sq ft

Rent PA: Upon application

- Brand new modern building
- Good location
- Riverside Development
- B1 office consent
- Alternate uses subject to planning
- Short walk from St Margarets Station
- Richmond Town centre just 15 mins walk
- Shell and core condition

Railshead Road is located 0.8 miles from St Margarets Station, offering frequent direct services to London Waterloo with South West Trains. Alternatively Richmond train station is just 1.2 miles away with regular services via London overground to Stratford and Clapham Junction. The area is centrally well connected with local bus routes. Richmond Town Centre is a short walk from the available office space.

The available first floor office suites comprise part of the new riverside development situated in St Margarets, TW7 range from 600 SQ.FT - 5,000 SQ.FT. and benefit from good natural lighting and located a short walk from Richmond Town centre.

The office units are available in shell and core and can be taken individually or combined to create larger open plan office suites.

B1 office consent. Alternative uses subject to planning.

Floor plans available upon request.



GET IN TOUCH

WANDSWORTH 0207 924 4476
WIMBLEDON 0208 947 5050

To Let

1 Railshead Road, Twickenham, Isleworth

OFFICE / STUDIOS RANGING FROM 600 SQ.FT. - 5,000 SQ.FT.

Area: 5,863 sq ft

Rent PA: Upon application

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The office units are available in shell and core and can be taken individually or combined to create larger open plan office suites.

B1 office consent. Alternative uses subject to planning.

Floor plans available upon request.



Andrew Cordery

07775 626 500

andrew.cordery@houstonlawrence.co.uk



VIEW

ENQUIRE

GET IN TOUCH
WANDSWORTH 0207 924 4476
WIMBLEDON 0208 947 5050



RAILSHEAD ROAD

St Margarets, Isleworth TW7 7EP

www.houstonlawrence.co.uk

OFFICE / STUDIOS RANGING FROM 600 SQ. FT. - 5,000 SQ. FT.

First floor office suites comprising part of the new riverside development situated in St Margarets, TW7. The units benefit from good natural light and are located only a short walk from Richmond Town Centre.

AMENITIES

- Comprising part of mixed use scheme
- Good location
- Riverside Development
- B1 office consent
- Alternate uses subject to planning
- Short walk to St Margarets station
- Shell and core condition



TRANSPORT LINKS

St Margarets to Waterloo 2.8 Miles	Richmond to Clapham Junction 8 Miles	St Margarets to Clapham Junction 20 Miles	Richmond Overground to Clapham Junction 10 Miles	St Margarets to London Waterloo 2.8 Miles
0.8 Miles to St Margarets Station	1.2 Miles to Richmond Station	1.2 Miles to Richmond 2 Station	Local bus routes	15 mins walk to Richmond Town Centre



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Appendix C
Advertisement Banners





HENDERSON Signs



Unit 4 Kingston Business Centre, Fullers Way South, Chessington, Surrey KT9 1DQ

Signs

020-8974-3920

info@hendersonsigns.co.uk

Web: www.hendersonsigns.co.uk

Accounts

020-8974-3922

jane@hendersonsigns.co.uk

HOUSTON LAWRENCE
10 ENTERPRISE WAY
WANDSWORTH
LONDON
SW18 1FZ

Invoice No.	9591
Invoice/Tax Date	18/05/2018
Order No.	
Account No.	HOUSTONL

INVOICE

Description	Net Amount
<p>RE: RAILSHEAD ROAD TW7 7EP</p> <p>TO CALL AT THE ABOVE PREMISES AS INSTRUCTED.</p> <p>TO SUPPLY AND FIT 2 X SINLE SIDED PVC BANNERS SIZE 3M X 850MM MADE UP TO AGREED ARTWORK</p> <p>BANNERS @ £228.00 FITTING @ £ 50.00</p>	

Payment Details: Lloyds TSB
Account No. 20687760
Sort Code: 30 96 88

Sub total	278.00
VAT	55.60
TOTAL	333.60

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Appendix D

Estate Gazette Advertisement

Estate Gazette

Print Exposure (06.04.19)

CRUSADER
EMPTY PROPERTY RATES EXCLUDED

EMPTY PROPERTY RATES ARE AVOIDABLE

SAVINGS OF UP TO 93% ON RETAIL, OFFICE AND INDUSTRIAL PROPERTIES

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W: www.crusader-eps.com

BPF

FOR SALE
EASTLANDS BOAT YARD
Swarwick, Southampton

Available to let or as a whole

- Operational boat yard licensed for 70 moorings on the River Hamble
- Good planning for approx. 150 boats
- 16 let commercial B1 units
- Planning permission for eight hobby lodges and amenity building
- Detached three bedroom bungalow
- Two additional cottages

JUSTINE MORRIS
jmorrish@savills.com
01865 269 024
savills.co.uk

FREEHOLD DEVELOPMENT OPPORTUNITY WITH PLANNING PERMISSION IN PLACE
12.5% CAPITAL GROWTH POTENTIAL

Planning granted for the development of a 3 bed ground floor flat including for up to 100 sqft and a 1 x 1 bed flat measuring between 45' x 42' sqm. 145 sqm sqft

- Conditions discharged
- Plot size measuring approx 10000 sq ft (0.23 ha)
- Partially located in West Hamward
- Freehold
- Price - £2,500,000

AG Brokers
Robert Coling 0117097
Robert.coling@property.com / 0203 8399 3300

pedder DEVELOPMENT CONSULTANCY

MANCHESTER
BLOCK OF FOUR INDIVIDUAL INDUSTRIAL UNITS

Each measuring 1,200 sq ft or 12,750 sq ft

- Each unit has a 200 sq ft office
- Each unit has a 200 sq ft office
- Price - £225,000 each
- Planning permission for 4 units
- Each unit has a 200 sq ft office
- Each unit has a 200 sq ft office
- Each unit has a 200 sq ft office
- Each unit has a 200 sq ft office

FULL DETAILS 07391 430060
ndale@sam-isp.com

B1 OFFICE / STUDIOS TO LET
Railhead Road, Isleworth, TW7
600 - 5,800 sq.ft.

Rent upon application.

1st floor offices comprising part of the new riverside development situated a short walk from Egham Road Town Centre.

Office / Studios can be occupied individually or combined to create larger open plan office units.

Currently in shell and core condition.

Contact:
Andrew Cindery
andrew.cindery@houstonlawrence.co.uk
0777 962 0506

Houston Lawrence
020 7924 4476

FOR SALE FREEHOLD
Etinghall Lodge, Etinghall Road, Wotton Bassett MK2 2LA

Planned office premises with potential for redevelopment, subject to planning permission.

- Main Lodge building has prior approval for residential conversion. Additional secondary building.

Unconditional offers invited in excess of £225,000

Contact: James Carter | 0121 369 9922
james.carter@hnl.co.uk

EC

The fastest growing office estate in the region

An intelligent brand built on trust. EC, your property industry partner.

www.ec-property.com

FOR SALE FREEHOLD
STUDENT ACCOMMODATION INVESTMENT OPPORTUNITY
Apollo House, Epsom EX4 4BW

Propose built block of 88 self-contained studio apartments

- Prime location for the University of Exeter campus
- Close to Exeter railway station located 300m to the north
- Great yield of approximately 8.4% over 4.75%
- 10 car parking spaces
- Offers in excess of £1.85 million

SAVILLS ESTATE
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Chris Wilson
Partner

FIRM HANDSHAKE

MIA

Digital Exposure (06.04.19)

Houston
Lawrence
020 7924 4476

BI OFFICE / STUDIOS TO LET
Railhead Road, Isleworth, TW7
600 – 5,800 Sq.ft | Rent upon application.

Click **HERE** for further information

Appendix E
Office Availability
(3-mile radius from TW7 7EP)

Office Availability Report

May 2020

PREPARED BY:

Houston Lawrence

Andrew Cordery

Director

020 7801 9021

andrew.cordery@houstonlawrence.co.uk

The Grange

Bank Ln
London, SW15 5JT
United Kingdom



SF AVAILABILITY

P GRND	1,582
Total	1,582

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£26.00/SF
Rates:	-
Service:	£6.00/SF
Total £:	-

AMENITIES

Air Conditioning, Raised Floor,

Falstaff House

16-32 Bardolph Rd
Richmond, TW9 2LH



SF AVAILABILITY

P 1st	1,400
Total	1,400

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Falstaff House

32 Bardolph Rd
Richmond, TW9 2LH
United Kingdom



SF AVAILABILITY

P GRND	925
Total	925

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Sublet
Rent:	£35.14/SF
Rates:	£9.85/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Kitchen,

The National Archives

Bessant Dr
Richmond, TW9 4DU



SF AVAILABILITY

GRND	4,465
Total	4,465

OVERVIEW

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

AMENITIES

Air Conditioning, Drop Ceiling, Kitchen, Private Restrooms, Raised Floor,

Kew Gardens

4A-4B Blake Mews
Richmond, TW9 3GA
United Kingdom



SF AVAILABILITY

P GRND	1,073
Total	1,073

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£37.27/SF
Rates:	£4.46/SF
Service:	£0.77/SF
Total £:	£42.50/SF

AMENITIES

Central Heating, Hardwood Floors,

Kew Gardens

4A-4B Blake Mews
Richmond, TW9 3GA
United Kingdom



SF AVAILABILITY

P GRND	1,095
Total	1,095

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£36.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Hardwood Floors, Kitchen, Natural Light,

Kew Gardens

4B Blake Mews
Richmond, TW9 3GA
United Kingdom



SF AVAILABILITY

P 1st	494
Total	494

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£36.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Hardwood Floors, Kitchen, Natural Light,

Kew Gardens

3C Blake Mews
Richmond, TW9 3GA
United Kingdom



SF AVAILABILITY

P 2nd	995
Total	995

OVERVIEW

Use:	Office
Term:	Thru Mar 2023
Type:	undefined
Rent:	£35.00/SF
Rates:	£8.02/SF
Service:	£3.06/SF
Total £:	£46.08/SF

AMENITIES

Central Heating, High Ceilings, Kitchen, Natural Light,

145-147 Boston Rd

London, W7 3SA
United Kingdom



SF AVAILABILITY

P GRND	110 - 790
Total	110 - 790

OVERVIEW

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

AMENITIES

Brentford Railway Station

Boston Manor Rd
Brentford, TW8 8DT



SF AVAILABILITY

P GRND	924
Total	924

OVERVIEW

Use:	Office
Term:	6 Years
Type:	Direct
Rent:	£12.98/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Kitchen

43-45 Broad St

Teddington, TW11 8QZ
United Kingdom



SF AVAILABILITY

P 1st	2,216
Total	2,216

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Fully Carpeted, Partitioned Offices,

43-45 Broad St

Teddington, TW11 8QZ
United Kingdom



SF AVAILABILITY

P 2nd	2,266
Total	2,266

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Fully Carpeted, Partitioned Offices

59-67 Broad St

Teddington, TW11 8QZ



SF AVAILABILITY

P 2nd	4,280
Total	4,280

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£32.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Chiswick Station House

Burlington Ln
London, W4 3HB
United Kingdom



SF AVAILABILITY

P 1st	684
P GRND	729
P LL	773
Total	2,186

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£41.17/SF
Rates:	£8.23/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Kitchen, Natural Light,

1 Castle Yard

Richmond, TW10 6TF
United Kingdom



SF AVAILABILITY

P GRND	1,978
Total	1,978

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£10.55/SF
Service:	£6.00/SF
Total £:	£59.05/SF

AMENITIES

Air Conditioning, Kitchen,

1 Castle Yard

Richmond, TW10 6TF
United Kingdom



SF AVAILABILITY

P GRND	2,067
Total	2,067

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£42.50/SF
Rates:	£10.09/SF
Service:	£6.00/SF
Total £:	£58.59/SF

AMENITIES

Air Conditioning, Kitchen,

Building 11

566 Chiswick High Rd
London, W4 5YS
United Kingdom



SF AVAILABILITY

P GRND	2,583
Total	2,583

OVERVIEW

Use:	Office
Term:	Thru Aug 2027
Type:	undefined
Rent:	£54.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Conference Rooms,

ThameslinkHouse - One

Church Road
1-17 Church Rd
Richmond, TW9 2QE



SF AVAILABILITY

P GRND	410
Total	410

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£19.84/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Kitchen, Private Restrooms, Shower Facilities,

ThameslinkHouse - One Church Road

1-17 Church Rd
Richmond, TW9 2QE



SF AVAILABILITY

P BSMT	2,890
Total	2,890

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£19.84/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Drop Ceiling, Kitchen, Shower Facilities,

1 Church Ter

Richmond, TW10 6SE
United Kingdom



SF AVAILABILITY

P 2nd	527
Total	527

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£45.54/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Kitchen, Natural Light,

2 Claremont Rd

Teddington, TW11 8DG



SF AVAILABILITY

P GRND	675
Total	675

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.22/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Fully Carpeted,

2 Claremont Rd
Teddington, TW11 8DG



SF AVAILABILITY

P 1st	660
Total	660

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.22/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Fully Carpeted,

2 Claremont Rd
Teddington, TW11 8DG



SF AVAILABILITY

P 2nd	500
Total	500

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£27.22/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Fully Carpeted,

Korus House
6-8 Colne Rd
Twickenham, TW1 4JR
United Kingdom



SF AVAILABILITY

P 1st	607
Total	607

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£16.06/SF
Rates:	£4.92/SF
Service:	£1.65/SF
Total £:	£22.63/SF

AMENITIES

Central Heating, Drop Ceiling, Fully Carpeted, Natural Light, Private Restrooms, Recessed Lighting,

**Units 1 - 15 - Brentford
Business Centre**

Commerce Rd
Brentford, TW8 8LG



SF AVAILABILITY

P GRND	833
Total	833

OVERVIEW

Use:	Office
Term:	1 to 15 Years
Type:	Direct
Rent:	£20.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

**Units 1 - 15 - Brentford
Business Centre**

Commerce Rd
Brentford, TW8 8LG
United Kingdom



SF AVAILABILITY

P 1st	1,502
Total	1,502

OVERVIEW

Use:	Office
Term:	1 to 20 Years
Type:	Direct
Rent:	£18.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Central Heating, Fully Carpeted, Kitchen,

80 Crown Rd

Twickenham, TW1 3ER
United Kingdom



SF AVAILABILITY

P GRND	1,250
Total	1,250

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£34.00/SF
Rates:	£6.05/SF
Service:	£1.20/SF
Total £:	£41.25/SF

AMENITIES

Conference Rooms, Kitchen

Printworks House

Dunstable Rd
Richmond, TW9 1UH
United Kingdom



SF AVAILABILITY

P GRND	940
Total	940

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£74.47/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Unit 1 - Spruce House

Durham Wharf Dr
Brentford, TW8 8HR



SF AVAILABILITY

P 1st	1,480
Total	1,480

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£20.00/SF
Rates:	£6.25/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Fully Carpeted, Kitchen, Natural Light, Private Restrooms, Raised Floor,

Canute House

1-7 Durham Wharf Dr
Brentford, TW8 8HP



SF AVAILABILITY

P GRND	1,213
Total	1,213

OVERVIEW

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

AMENITIES

Gilbert House

Ealing Rd
Brentford, TW8 0GH
United Kingdom



SF AVAILABILITY

P GRND	2,831
Total	2,831

OVERVIEW

Use:	Office / Retail
Term:	Negotiable
Type:	Direct
Rent:	£22.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Private Restrooms,

Units 1-6B - Phoenix Wharf

Unit 1
Eel Pie Island
Twickenham, TW1 3DY
United Kingdom



SF AVAILABILITY

P GRND	1,770
Total	1,770

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£28.81/SF
Rates:	£8.81/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Shower Facilities,

4 Union Ct

Richmond, TW9 1AA
United Kingdom



SF AVAILABILITY

P 1st	328
Total	328

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£45.73/SF
Rates:	£14.22/SF
Service:	-
Total £:	-

AMENITIES

Kitchen,

unit 2 - Ferry Quays

Suite A
Ferry Ln
Brentford, TW8 0BT
United Kingdom



SF AVAILABILITY

P GRND	710
Total	710

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.53/SF
Rates:	£8.62/SF
Service:	-
Total £:	-

AMENITIES

6 Forge Ln

Richmond, TW10 7BF
United Kingdom



SF AVAILABILITY

P GRND	657
Total	657

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£43.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Greyhound House

23-24 George St
Richmond, TW9 1HY
United Kingdom



SF AVAILABILITY

P 3rd	1,242
Total	1,242

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£37.84/SF
Rates:	£2.89/SF
Service:	-
Total £:	-

AMENITIES

Kitchen, Natural Light,

7-9 Church Ct

Richmond, TW9 1JL
United Kingdom



SF AVAILABILITY

P 2nd	1,730
Total	1,730

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	£9.65/SF
Service:	-
Total £:	-

AMENITIES

Natural Light

83-84 George St

Richmond, TW9 1HE
United Kingdom



SF AVAILABILITY

P 2nd	2,190
P 1st	2,655
Total	4,845

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£50.00/SF
Rates:	£12.53 - £15.19/SF
Service:	-
Total £:	-

AMENITIES

Kitchen, Raised Floor, Shower Facilities,

Units 1-19 - Crane Mews

Unit 14
Gould Rd
Twickenham, TW2 6RS
United Kingdom



SF AVAILABILITY

P 1st	327
P GRND	328
Total	655

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£36.64/SF
Rates:	£14.49 - £14.53/SF
Service:	-
Total £:	-

AMENITIES

Central Heating, Hardwood Floors, Kitchen,

Units 1-19 - Crane Mews

Unit 17
Gould Rd
Twickenham, TW2 6RS
United Kingdom



SF AVAILABILITY

P GRND	692
Total	692

OVERVIEW

Use:	Office
Term:	1 to 20 Years
Type:	Direct
Rent:	£27.46/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Kitchen,

One Brentside Park

Building 1
Great West Rd
Brentford, TW8 9DS
United Kingdom



SF AVAILABILITY

P 1st	5,828
Total	5,828

OVERVIEW

Use:	Office
Term:	5 Years
Type:	Direct
Rent:	£25.00/SF
Rates:	-
Service:	£3.64/SF
Total £:	-

AMENITIES

Air Conditioning, Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, Raised Floor,

991 Great West Rd

Brentford, TW8 9DN



SF AVAILABILITY

P 2nd	1,800
Total	1,800

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£44.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Fully Carpeted, High Ceilings, Natural Light, Partitioned Offices, Recessed Lighting,

Half Acre House

37 Half Acre
Brentford, TW8 8BH
United Kingdom



SF AVAILABILITY

P GRND	97 - 1,077
Total	97 - 1,077

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£23.21/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Half Acre Mews

37 Half Acre Mews
Brentford, TW8 8BH
United Kingdom



SF AVAILABILITY

P GRND	68
Total	68

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£23.50/SF
Rates:	£194.56/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Kitchen

Half Acre Mews

37 Half Acre Mews
Brentford, TW8 8BH
United Kingdom



SF AVAILABILITY

P GRND	1,420
Total	1,420

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£23.50/SF
Rates:	£9.32/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Kitchen

17 Heath Rd

Twickenham, TW1 4AW
United Kingdom



SF AVAILABILITY

P 1st	100 - 1,000
Total	100 - 1,000

OVERVIEW

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

AMENITIES

Twickenham House

159 Heath Rd
Twickenham, TW1 4BH
United Kingdom



SF AVAILABILITY

P GRND	979
Total	979

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating, Kitchen,

Twickenham House

159 Heath Rd
Twickenham, TW1 4BH
United Kingdom



SF AVAILABILITY

P GRND	969
Total	969

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating, Kitchen,

Twickenham House

159 Heath Rd
Twickenham, TW1 4BH
United Kingdom



SF AVAILABILITY

P GRND	1,292
Total	1,292

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating, Kitchen,

Orlando House

3 High St
Teddington, TW11 8NP



SF AVAILABILITY

P GRND	1,855
Total	1,855

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	£7.89/SF
Service:	£8.00/SF
Total £:	£45.39/SF

AMENITIES

Orlando House

3 High St
Teddington, TW11 8NP



SF AVAILABILITY

P 1st	1,302
Total	1,302

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	£7.60/SF
Service:	£8.00/SF
Total £:	£45.10/SF

AMENITIES

Orlando House

3 High St
Teddington, TW11 8NP



SF AVAILABILITY

P 1st	150 - 2,000
Total	150 - 2,000

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£20.04/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Fully Carpeted, Kitchen, Reception, Secure Storage, Security System,

Harlequin House

7 High St
Teddington, TW18 8EE
United Kingdom



SF AVAILABILITY

P 1st	1,495 - 3,495
Total	1,495 - 3,495

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	£7.72/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Drop Ceiling, Recessed Lighting, Shower Facilities,

Ferry Quays Courtyard

56-57 High St
Brentford, TW8 0AH
United Kingdom



SF AVAILABILITY

P GRND	710
Total	710

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£22.51/SF
Rates:	£8.62/SF
Service:	-
Total £:	-

AMENITIES

Kitchen

Ashley House

86-94 High St
Hounslow, TW3 1NH
United Kingdom



SF AVAILABILITY

P 4th	179
Total	179

OVERVIEW

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

AMENITIES

Direct Elevator Exposure, Fully Carpeted, Kitchen,

Ashley House

86-94 High St
Hounslow, TW3 1NH
United Kingdom



SF AVAILABILITY

P 3rd	1,561
P 1st	898
Total	2,459

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£16.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Direct Elevator Exposure, Fully Carpeted, Kitchen,

106-108 High St

Teddington, TW11 8JD
United Kingdom



SF AVAILABILITY

P GRND	1,225
Total	1,225

OVERVIEW

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

AMENITIES

Kitchen,

Central House

124 High St
Hampton, TW12 1NS
United Kingdom



SF AVAILABILITY

P 1st	2,525
Total	2,525

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	-
Rates:	£6.83/SF
Service:	-
Total £:	-

AMENITIES

Kitchen, Private Restrooms, Shower Facilities,

Units 1-4 - Canal Court

152-154 High St
Brentford, TW8 8JA



SF AVAILABILITY

P GRND	1,046
Total	1,046

OVERVIEW

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

AMENITIES

Units 1-4 - Canal Court

152-154 High St
Brentford, TW8 8JA



SF AVAILABILITY

P 1st	1,060
Total	1,060

OVERVIEW

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

AMENITIES

Units 1-4 - Canal Court

152-154 High St
Brentford, TW8 8JA



SF AVAILABILITY

P 2nd	1,129
Total	1,129

OVERVIEW

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

AMENITIES

159a High St

Hampton, TW12 1NL
United Kingdom



SF AVAILABILITY

P GRND	844
Total	844

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£26.71/SF
Rates:	£13.14/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring), Central Heating, Fully Carpeted,

159a High St

Hampton, TW12 1NL
United Kingdom



SF AVAILABILITY

P 1st	844
Total	844

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£26.71/SF
Rates:	£13.14/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring), Central Heating, Fully Carpeted,

7 Hill Rise

Richmond, TW10 6UQ
United Kingdom



SF AVAILABILITY

P BSMT	576
Total	576

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£26.04/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

28-32 Hill Rise

Richmond, TW10 6UA
United Kingdom



SF AVAILABILITY

P GRND	683
Total	683

OVERVIEW

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

AMENITIES

Air Conditioning, Conference Rooms,

28-32 Hill Rise

Richmond, TW10 6UA
United Kingdom



SF AVAILABILITY

P 2nd	623
Total	623

OVERVIEW

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

AMENITIES

Air Conditioning, Conference Rooms,

28-32 Hill Rise

Richmond, TW10 6UA
United Kingdom



SF AVAILABILITY

1st	784
Total	784

OVERVIEW

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

AMENITIES

Air Conditioning, Conference Rooms,

Paragon House

28-32 Hill Rise
Richmond, TW10 6UD



SF AVAILABILITY

P GRND	1,984
Total	1,984

OVERVIEW

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

AMENITIES

Holbrooke House

34-38 Hill Rise
Richmond, TW10 6UA



SF AVAILABILITY

P 1st	877
Total	877

OVERVIEW

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

AMENITIES

Parkshot House

5-19 Kew Rd
Richmond, TW9 2PR
United Kingdom



SF AVAILABILITY

P 1st	50 - 1,500
P GRND	50 - 1,500
P BSMT	50 - 1,500
Total	150 - 4,500

OVERVIEW

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

AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Central Heating, Conference Rooms, Direct Elevator Exposure, Fully Carpeted, Kitchen, Print/Copy Room, Reception, Security System, Shower Facilities, Wi-Fi,

Parkshot House

5-19 Kew Rd
Richmond, TW9 2PR
United Kingdom



SF AVAILABILITY

P 3rd	50 - 1,500
Total	50 - 1,500

OVERVIEW

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

AMENITIES

Air Conditioning, Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Central Heating, Conference Rooms, Direct Elevator Exposure, Fully Carpeted, Kitchen, Print/Copy Room, Reception, Security System, Shower Facilities, Wi-Fi,

25-27 Kew Rd

Richmond, TW9 2NQ
United Kingdom



SF AVAILABILITY

P 2nd	962
P 1st	962
Total	1,924

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	£13.27/SF
Service:	-
Total £:	-

AMENITIES

The Gatehouse

Kew Bridge Rd
Brentford, TW8 0EF
United Kingdom



SF AVAILABILITY

P GRND	1,363
Total	1,363

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.67/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

1-1C King St

Twickenham, TW1 3SD
United Kingdom



SF AVAILABILITY

P 1st	2,345
Total	2,345

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£21.10/SF
Rates:	£6.40/SF
Service:	-
Total £:	-

AMENITIES

Central Heating, Kitchen, Natural Light, Private Restrooms

53 Lampton Rd

Hounslow, TW3 1JG
United Kingdom



SF AVAILABILITY

P 3rd	245
P 2nd	571
P 1st	563
P GRND	694
Total	2,073

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£21.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

4 Latimer Rd

Teddington, TW11 8QA
United Kingdom



SF AVAILABILITY

P GRND	482
Total	482

OVERVIEW

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

AMENITIES

Kitchen,

4 Latimer Rd

Teddington, TW11 8QA
United Kingdom



SF AVAILABILITY

P 1st	481
Total	481

OVERVIEW

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

AMENITIES

Kitchen,

Allied House

29-39 London Rd
Twickenham, TW1 3SZ
United Kingdom



SF AVAILABILITY

P 2nd	4,345
Total	4,345

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Sublet
Rent:	£23.01/SF
Rates:	£16.80/SF
Service:	£3.50/SF
Total £:	£43.31/SF

AMENITIES

Units 1.1-2.2 - Twining House

Twining House
47 London Rd
Twickenham, TW1 3SZ
United Kingdom



SF AVAILABILITY

P 2nd	1,641
Total	1,641

OVERVIEW

Use:	Office
Term:	1 to 15 Years
Type:	Direct
Rent:	£19.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

592 London Rd

Isleworth, TW7 4EY
United Kingdom



SF AVAILABILITY

P GRND	50 - 3,000
Total	50 - 3,000

OVERVIEW

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

AMENITIES

Units 1-6 - Lawrence Parade

1 Lawrence Parade
Isleworth, TW7 6RL
United Kingdom



SF AVAILABILITY

P GRND	1,068
Total	1,068

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£15.00/SF
Rates:	£4.16/SF
Service:	£2.50/SF
Total £:	£21.66/SF

AMENITIES

Avalon House

72 Lower Mortlake Rd
Richmond, TW9 2JY
United Kingdom



SF AVAILABILITY

P 3rd	5,764
Total	5,764

OVERVIEW

Use:	Office
Term:	Thru Apr 2025
Type:	undefined
Rent:	£39.50/SF
Rates:	£5.21/SF
Service:	£8.50/SF
Total £:	£53.21/SF

AMENITIES

Air Conditioning, Direct Elevator Exposure, Drop Ceiling, Kitchen, Raised Floor,

Diamond House

179 Lower Richmond Rd
Richmond, TW9 4LN
United Kingdom



SF AVAILABILITY

P GRND	250 - 550
Total	250 - 550

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	£13.24/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Kitchen, Partitioned Offices,

Diamond House

179 Lower Richmond Rd
Richmond, TW9 4LN
United Kingdom



SF AVAILABILITY

P 1st	250 - 550
Total	250 - 550

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Coworking
Rent:	£13.24/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Kitchen, Partitioned Offices,

Mortlake Business Centre

20 Mortlake High St
London, SW14 8JN
United Kingdom



SF AVAILABILITY

P 3rd	700
Total	700

OVERVIEW

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

AMENITIES

Mortlake Business Centre

20 Mortlake High St
London, SW14 8JN
United Kingdom



SF AVAILABILITY

P 1st	396
Total	396

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£52.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Conference Rooms, Direct Elevator Exposure, Kitchen

Mortlake Business Centre

20 Mortlake High St
London, SW14 8JN
United Kingdom



SF AVAILABILITY

P 1st	556
Total	556

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£52.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Conference Rooms, Direct Elevator Exposure, Kitchen

1 Park Rd

Teddington, TW11 0AR
United Kingdom



SF AVAILABILITY

P GRND	3,016
Total	3,016

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	£6.66/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Direct Elevator Exposure, Drop Ceiling, Natural Light, Raised Floor, Shower Facilities,

Marcar House

13 Parkshot
Richmond, TW9 2RG
United Kingdom



SF AVAILABILITY

P 2nd	1,159
Total	1,159

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£32.50/SF
Rates:	£7.80/SF
Service:	£7.20/SF
Total £:	£47.50/SF

AMENITIES

Air Conditioning, Central Heating, Kitchen,

Taylor Plan House

107 Power Rd
London, W4 5PZ
United Kingdom

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SF AVAILABILITY

P 2nd	1,682
Total	1,682

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.50/SF
Rates:	£13.00/SF
Service:	£3.00/SF
Total £:	£51.50/SF

AMENITIES

Secure Storage

Studio 2

114 Power Rd
London, W4 5PY
United Kingdom



SF AVAILABILITY

P 2nd	4,000
Total	4,000

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£40.00/SF
Rates:	£12.76/SF
Service:	£7.00/SF
Total £:	£59.76/SF

AMENITIES

12 Princes Rd

Richmond, TW9 3HP



SF AVAILABILITY

GRND	966
Total	966

OVERVIEW

Use:	Off/Med
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	-
Service:	£2.00/SF
Total £:	-

AMENITIES

Air Conditioning, Central Heating,

The Gatekeeper's House

Pump Aly
Brentford, TW8 0AE



SF AVAILABILITY	
P GRND	2,223
Total	2,223

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£21.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Air Conditioning, Hardwood Floors, Natural Light, Shower Facilities,

The Gatekeeper's House

Pump Aly
Brentford, TW8 0AE



SF AVAILABILITY	
P 1st	2,273
Total	2,273

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£21.38/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES
Air Conditioning, Hardwood Floors, Natural Light, Shower Facilities,

Railshead Rd

Isleworth, TW7 7EP
United Kingdom



SF AVAILABILITY	
P 1st	707
P 1st	922
P 1st	844
P 1st	624
P 1st	597
P 1st	761
1 st Floor	5,803

OVERVIEW	
Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£25.00/SF
Rates:	£12.00/SF
Service:	-
Total £:	-

AMENITIES

Richmond Bridge House Business Centre

Richmond Bridge House
419 Richmond Rd
Twickenham, TW1 2EX
United Kingdom



SF AVAILABILITY

P 1st	145 - 327
P GRND	145 - 327
Total	290 - 654

OVERVIEW

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

AMENITIES

Conference Rooms, Fully Carpeted, Kitchen

Access Self-Storage

30 Rugby Rd
Twickenham, TW1 1DQ
United Kingdom



SF AVAILABILITY

P 1st	115 - 1,025
Total	115 - 1,025

OVERVIEW

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

AMENITIES

Shed 11

11 Sandycombe Rd
Richmond, TW9 2EP
United Kingdom



SF AVAILABILITY

P GRND	3,800
Total	3,800

OVERVIEW

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

AMENITIES

Hardwood Floors, Natural Light,

Units 1-23 - Station Point

121 Sandycombe Rd
Richmond, TW9 2AD
United Kingdom



SF AVAILABILITY

P 1st	697
Total	697

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.30/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Bicycle Storage, Fully Carpeted, Kitchen, Shower Facilities,

South Avenue Studios

1 South Ave
Richmond, TW9 3LY
United Kingdom



SF AVAILABILITY

2nd	2,098
Total	2,098

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.00/SF
Rates:	£2.10/SF
Service:	£2.57/SF
Total £:	£39.67/SF

AMENITIES

Drop Ceiling, Kitchen, Natural Light, Recessed Lighting, Shower Facilities,

St Georges House

15 St Georges Rd
Richmond, TW9 2LE
United Kingdom



SF AVAILABILITY

P 1st	3,014
Total	3,014

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£34.84/SF
Rates:	£8.95/SF
Service:	-
Total £:	-

AMENITIES

Central Heating, Conference Rooms, Kitchen,

116 St Margarets Rd

Twickenham, TW1 2AA
United Kingdom



SF AVAILABILITY

P 2nd	542
P 1st	530
Total	1,072

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating, Kitchen,

Pier House

87-94 Strand On The Green
London, W4 3NN
United Kingdom



SF AVAILABILITY

P 1st	2,200
P GRND	2,200
Total	4,400

OVERVIEW

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

AMENITIES

Air Conditioning, Bicycle Storage, Kitchen,

Grove Park Studios

188-192 Sutton Court Rd
London, W4 3HR
United Kingdom



SF AVAILABILITY

P GRND	50 - 1,280
Total	50 - 1,280

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating,

Grove Park Studios

188-192 Sutton Court Rd
London, W4 3HR
United Kingdom



SF AVAILABILITY

P 1st	50 - 300
Total	50 - 300

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating,

Lion Wharf

Unit 140 - Lion Wharf
Swan St
Isleworth, TW7 6RJ
United Kingdom



SF AVAILABILITY

P GRND	3,053
Total	3,053

OVERVIEW

Use:	Office / Retail
Term:	Negotiable
Type:	Direct
Rent:	£22.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Lion Wharf

Unit 141 - Lion Wharf
Swan St
Isleworth, TW7 6RJ
United Kingdom



SF AVAILABILITY

P GRND	2,027
Total	2,027

OVERVIEW

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

AMENITIES

6 Swan St

Isleworth, TW7 6RJ



SF AVAILABILITY

P 2nd	427
P 1st	1,279
Total	1,706

OVERVIEW

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

AMENITIES

Direct Elevator Exposure, Kitchen,

16-20 The Causeway

Teddington, TW11 0HE



SF AVAILABILITY

P GRND	4,037
Total	4,037

OVERVIEW

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

AMENITIES

High Ceilings,

Units 1-6 - Oriel Court

Unit 6
106 The Green
Twickenham, TW2 5AG
United Kingdom



SF AVAILABILITY

P 1st	639
P GRND	559
Total	1,198

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.06/SF
Rates:	£7.99/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Drop Ceiling, Fully Carpeted, Kitchen, Raised Floor, Security System, Shower Facilities,

Onslow Hall

The Little Green
Richmond, TW9 1QS
United Kingdom



SF AVAILABILITY

P 2nd	968
Total	968

OVERVIEW

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

AMENITIES

Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, Security System, Shower Facilities,

Onslow Hall

The Little Green
Richmond, TW9 1QS
United Kingdom



SF AVAILABILITY

P 2nd	562
Total	562

OVERVIEW

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

AMENITIES

Direct Elevator Exposure, Drop Ceiling, Fully Carpeted, Security System, Shower Facilities,

9-11 The Quadrant

Richmond, TW9 1BP
United Kingdom



SF AVAILABILITY

P 3rd	1,500
Total	1,500

OVERVIEW

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

AMENITIES

Dome Buildings

1-7A The Square
Richmond, TW9 1DT
United Kingdom



SF AVAILABILITY

P 2nd	50 - 500
Total	50 - 500

OVERVIEW

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

AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring), Conference Rooms

Dome Buildings

1-7A The Square
Richmond, TW9 1DT
United Kingdom



SF AVAILABILITY

P 3rd	50 - 1,497
Total	50 - 1,497

OVERVIEW

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

AMENITIES

Air Conditioning, CCTV (Closed Circuit Television Monitoring),
Conference Rooms

Unit A-F - Schurlock Place

Unit B
Third Cross Rd
Twickenham, TW2 5FP
United Kingdom



SF AVAILABILITY

P GRND	1,120
Total	1,120

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Bicycle Storage, Kitchen

Unit A-F - Schurlock Place

Unit C
Third Cross Rd
Twickenham, TW2 5FP
United Kingdom



SF AVAILABILITY

P GRND	1,120
Total	1,120

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Bicycle Storage, Kitchen

Unit A-F - Schurlock Place

Unit D
Third Cross Rd
Twickenham, TW2 5FP
United Kingdom



SF AVAILABILITY

P GRND	1,120
Total	1,120

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Bicycle Storage, Kitchen

Unit A-F - Schurlock Place

Unit E
Third Cross Rd
Twickenham, TW2 5FP
United Kingdom



SF AVAILABILITY

P GRND	1,120
Total	1,120

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Bicycle Storage, Kitchen

Unit A-F - Schurlock Place

Unit F
Third Cross Rd
Twickenham, TW2 5FP
United Kingdom



SF AVAILABILITY

P GRND	1,120
Total	1,120

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£35.71/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Bicycle Storage, Kitchen

Broads Foundry

342 Trummers Way
London, W7 2QP
United Kingdom



SF AVAILABILITY

P 2nd	874
Total	874

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£15.10/SF
Rates:	-
Service:	£1.00/SF
Total £:	-

AMENITIES

Central Heating, Kitchen, Natural Light, Security System,

Van Gogh House

158-160 Twickenham Rd
Isleworth, TW7 7DL
United Kingdom



SF AVAILABILITY

P GRND	100 - 500
Total	100 - 500

OVERVIEW

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

AMENITIES

Block 1 - Goodrich House

1 Waldegrave Rd
Teddington, TW11 8LZ
United Kingdom



SF AVAILABILITY

P GRND	241
Total	241

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	-
Service:	£8.20/SF
Total £:	-

AMENITIES

Air Conditioning,

Block 1 - Goodrich House

1 Waldegrave Rd
Teddington, TW11 8LZ
United Kingdom



SF AVAILABILITY

P GRND	1,718
Total	1,718

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	-
Service:	£8.20/SF
Total £:	-

AMENITIES

Air Conditioning,

Block 1 - Goodrich House

1 Waldegrave Rd
Teddington, TW11 8LZ
United Kingdom



SF AVAILABILITY

P 1st	420
Total	420

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	-
Service:	£8.20/SF
Total £:	-

AMENITIES

Block 1 - Goodrich House

1 Waldegrave Rd
Teddington, TW11 8LZ



SF AVAILABILITY

P 1st	200 - 1,718
Total	200 - 1,718

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£39.00/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Kitchen, Natural Light, Recessed Lighting, Secure Storage,

Building 2 - Horse And Groom

11 Waldegrave Rd
Teddington, TW11 8LA
United Kingdom



SF AVAILABILITY

P 2nd	1,421
P 1st	1,418
P GRND	1,350
Total	4,189

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£29.50/SF
Rates:	£7.60/SF
Service:	£8.00/SF
Total £:	£45.10/SF

AMENITIES

111-113 Waldegrave Rd

Teddington, TW11 8LL



SF AVAILABILITY

P GRND	767 - 1,117
Total	767 - 1,117

OVERVIEW

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

AMENITIES

Air Conditioning, Central Heating, Kitchen,

Reynard Mills

Windmill Rd
Brentford, TW8 9LY



SF AVAILABILITY

P GRND	1,076
Total	1,076

OVERVIEW

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

AMENITIES

80-82 Windmill Rd

Brentford, TW8 0QH



SF AVAILABILITY

P 2nd	1,219 - 2,620
Total	1,219 - 2,620

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£17.50/SF
Rates:	-
Service:	£3.50/SF
Total £:	-

AMENITIES

Prince Consort House

11-13 Worple Way
Richmond, TW10 6DG
United Kingdom



SF AVAILABILITY

2nd	665
1st	814
P GRND	751
Total	2,230

OVERVIEW

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

AMENITIES

7A York St

Twickenham, TW1 3JZ
United Kingdom



SF AVAILABILITY

P 3rd	324
P 2nd	381
P 1st	444
Total	1,149

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£18.27/SF
Rates:	£6.57/SF
Service:	-
Total £:	-

AMENITIES

Air Conditioning, Central Heating, Fully Carpeted, Kitchen,

Ampersand House

Hydro House
49-53 York St
Twickenham, TW1 3LP
United Kingdom



SF AVAILABILITY

P 3rd	1,587
2nd	2,078
Total	3,665

OVERVIEW

Use:	Office
Term:	Negotiable
Type:	Direct
Rent:	£33.50/SF
Rates:	-
Service:	-
Total £:	-

AMENITIES

Bicycle Storage, CCTV (Closed Circuit Television Monitoring), Direct Elevator Exposure, Drop Ceiling, Shower Facilities,

Appendix F
Schedule of Enquiries
April 2018 – April 2020

Schedule of Enquiries (April 2018 – April 2020)

Houston Lawrence contacted all applicants who have expressed interest / viewed the property to confirm their status. Please see below updated summary of enquires from the date of instruction.

Contact Name	Company	Enquiry Date	Enquiry Stage	Enquiry Source	Comment	Enquiry Status
Lina Kay	Unknown	22/06/2020	Listing Sent	Zoopla	Requested details via Zoopla. No response.	Awaiting feedback.
Michael Berg	Michael Berg	30/03/2020	Listing Sent	Agency Website	Client requirement with an upcoming lease renewal and they may consider a relocation from harrow to Isleworth.	Early stages - awaiting feedback.
Sara Sale	Janus Europe	22/11/2019	Listing Sent	Agency Website	Early stages - will continue to monitor.	Awaiting feedback.
Charles Denton	Owl Retail Solutions	06/09/2019	Listing Sent	Agency Website	Client requirement -Acting on behalf of an occupational therapists' practice who wishes to open a new office in the Twickenham area with a space requirement of approx. 2,000 sq ft.	Inactive
Eugin Song	Rent London	15/07/2019	Listing Sent	Agency Website	Enquiry via website - awaiting to hear re size requirement. HL will continue to monitor.	Inactive
Janet Devlin	Michael Berg	12/06/2019	Listing Sent	Unknown	Details sent - believe no longer of interest due to no response.	Inactive
Laurily	Sara Putt	12/06/2019	Listing Sent	Unknown	Details sent - believe no longer of interest due to no response.	Inactive
Edward Hoyle	Knight Frank	27/05/2019	Listing Sent	Other Web Portal	Client requirement - 4,000 sq.ft. of offices around Richmond, Kew, Twickenham, Brentford. Details sent - ideally only looking for the unit ready for occupation, immediately.	Inactive

Contact Name	Company	Enquiry Date	Enquiry Stage	Enquiry Source	Comment	Enquiry Status
Dipen Thaker	Unknown	24/04/2019	Listing Sent	PropertyLink	Details sent - awaiting further feedback. Enquiry via Property Link.	Awaiting feedback.
David Lewitt	Will Power	15/02/2019	Property Viewed	Agency Website	Looking for circa 800 sq.ft. Used to be based in old Waterside scheme - very interested in location and new scheme. Inspected the unit on Monday 11th - location works however, rent off their budget - currently only paying £16,000 pa. Looking at another office in Isleworth and discussing numbers. Will keep in touch.	Inactive
Chris La	Unknown	13/02/2019	Listing Sent	Agency Website	Enquiry directly from HL website. Site no longer of interest.	Inactive
Robert Woodland-Ferrari	Ferwood	31/01/2019	Listing Sent	Other Web Portal	OAS requirement for 5,000-8,000 sq ft Economic offices - not Grade A! Long term requirement - will continue to monitor requirement.	Awaiting feedback.
James Cazemage	Cube Consulting Group	19/12/2018	Listing Sent	Zoopla	Enquiry via Zoopla - details sent. Looking for office space suitable for 6 - 8 desks. Location does not suit.	Inactive
James Averdieck	James Averdieck	14/11/2018	Listing Sent	Marketing Campaign	Client requirement - details sent. Unsure location will work - looking to be within walking distance of underground ideally! Will continue to monitor.	Inactive
Natalie	Be-Enriched	13/11/2018	Listing Sent	Marketing Campaign	Seeking 500 - 800 sq ft office space. Ideally looking to take fitted space. Currently looking at several properties and will be in touch.	Awaiting feedback.
Jamie Mills	RK Signature Living	19/10/2018	Listing Sent	PropertyLink	Interested in office space in the area. However, only looking for small office space for 3 - 4 desks..	Inactive
Andrew Weeks	Featherstone Leigh	15/10/2018	Listing Sent	Agency Website	Client requirement - seeking circa 800 sq ft - looking to occupy oven-ready space urgently.	Inactive

Contact Name	Company	Enquiry Date	Enquiry Stage	Enquiry Source	Comment	Enquiry Status
Clare Lane	Michael Rogers	05/10/2018	Listing Sent	Marketing Campaign	Client requirement - seeking good quality office accommodation. Preference for one floor and preference for some car parking. Location does not work - looking to be nearer train station / town centre.	Inactive
Vinay Tanna	Garner & Hancock	05/10/2018	Property Viewed	Agency Website	Seeking 2,000 - 2,500 sq ft. office space. Currently in Church St, TW7. Inspected 14th Sept. Chased several times for feedback - no answer, therefore understand the unit is no longer of interest.	Inactive
Tim Young	Catlin Young	26/09/2018	Listing Sent	Other Web Portal	Client requirement circa 5,000 sq ft. Ideally looking to be in Kingston upon Thames, Surbiton, Hampton, Teddington - however, may look to consider Richmond / Isleworth areas. Confirmed location does not suit.	Inactive
Joe Bush	Unknown	25/09/2018	Listing Sent	Zoopla	Looking for 3,000 to 5,000 SQ. FT. close to the TW8 post code - details sent and will monitor their response. Site not of interest - due to location.	Inactive
Andrew Wood	Knight Frank LLP	05/09/2018	Listing Sent	Other Web Portal	Different client requirement - 2,000 - 4,000 sq.ft. Richmond / Twickenham area.	Awaiting feedback.
Suraj Balra	P Dun Construction	29/08/2018	Listing Sent	PropertyLink	Enquiry via Property Link. Interested in circa 600 sq.ft. Details sent, require 1 or 2 parking spaces with the unit. Awaiting confirmation re site inspection for week after next	Awaiting feedback.
Roberto Mccormick	Unknown	28/08/2018	Listing Sent	Zoopla	Interested in unit 5 of a possible six small units. - we have sent the details over and will continue to monitor. Looking to be in occupation end of 2018 - timing does not work.	Inactive

Contact Name	Company	Enquiry Date	Enquiry Stage	Enquiry Source	Comment	Enquiry Status
Annie Gales	Unknown	20/07/2018	Listing Sent	Agency Website	Office requirement circa 6,000 sq ft. Confirmed location does not suit looking to be closer to tube stations / train stations.	Inactive
Carl Korkis	Life Monitoring	16/07/2018	Listing Sent	Unknown	Looking for 5,000 sq ft for office use. Floor plans sent. HL to follow up w/c 23rd.	Awaiting feedback.
Sean	Staxoweb	16/07/2018	Property Viewed	Unknown	Viewed on 23.05.18. Requirement circa 3,000 sq.ft. Timeframe: Ideally Sept 18. Chased w/c 16.07.18 They require a number of parking spaces - therefore, the site does not work for them.	Inactive
Eglantino Stulqaku	Unknown	05/06/2018	Listing Sent	Zoopla	Enquired about properties near/around Richmond. Ideally looking to be nearer Richmond Town Centre - therefore location does not suit. Will keep in touch if anything changes.	Inactive
Jude Tugman	Your Home	05/06/2018	Listing Sent	Zoopla	Enquiry via Zoopla - looking for small office space 4 - 6 desks. Details sent, awaiting further feedback.	Awaiting feedback.
Sally	Hotcow Experiential Marketing Agency	28/05/2018	Listing Sent	Signboard	Looking for one of the smaller units. Only interested in taking the unit as fitted - looking for 6 desks - ready for occupation. Confirmed unit is no longer of interest.	Inactive
Angela Bairstow	Gazing	28/05/2018	Listing Sent	Other Web Portal	Looking for only one of the smaller spaces. Need to serve break in October and move by Jan. -no longer of interest. .	Inactive
Lydia Riches	JLL	21/05/2018	Listing Sent	Marketing Campaign	Client requirement 4,000 - 5,000 sq ft via Office Agents Society. In discussion with client - long term monitor.	Awaiting feedback.
Contact Name	Company	Enquiry Date	Enquiry Stage	Enquiry Source	Comment	Enquiry Status

Andrew Wood	Knight Frank LLP	16/05/2018	Listing Sent	Other Web Portal	5,000 SQ FT - Client requirement Details sent - enquiry via Office Agents. Will continue to monitor.	Awaiting feedback.
Victoria Bowskill	Moodie Davitt Report	14/05/2018	Listing Sent	Zoopla	Small office requirement for 6 - 8 desks via Zoopla. Ideally looking for fitted office - considering options. Confirmed no longer of interest,	Inactive
Keziah Brown	Unknown	09/05/2018	Listing Sent	Marketing Campaign	Looking for small office for 6 desks. Details sent, however, looking to spend circa £12,000 pa! Only interested in taking fitted office - looking to be in occupation asap.	Inactive
Rupert Madden	The Workplace Company	30/04/2018	Listing Sent	Marketing Campaign	Client requirement circa 2,500 - 3,000 ft. Enquiry via recent e-campaign circulated to all office agents. Client considering / just started looking at several options - will continue to monitor.	Awaiting feedback.
James Saxby	Matthews & Goodman	30/04/2018	Listing Sent	Other Web Portal	Client requirement 2,000 - 3,000 sq ft. Details sent via Office Agents Society database. Confirmed clients only looking to purchase - no longer an option.	Inactive
Darren Best	Savoy Stewart	06/04/2018	Listing Sent	Other Web Portal	Client requirement 5,000 sq ft + Require good quality floor for 60 staff together with large meeting rooms. Ideally looking to take unit as fitted and ready for occupation - in discussion with client and will report back. HL continue to monitor.	Inactive
Helen Clark	Unknown	02/04/2018	Listing Sent	Agency Website	Looking for space in Twickenham for 22-25. So, 2-2,500 sq ft. Not able to do the fit outs themselves - therefore unit does not suit.	Inactive

Appendix G
Monthly / Quarterly Marketing Reports
April 2018 – March 2020



Railshead Road, TW7

Client: Mizen Group

Monthly Report: April 2018



DATE

April 2018 (covering period 28th March – 30th April 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7. The first floor office suites launched late March 2018 and the following report includes the marketing undertaken during this period (28th March – 30th April 2018) and the current interest to date.

THIS MONTH'S EXECUTIVE SUMMARY

This month highlights the applicants interested in the available office studios at Railshead are only interested in taking the units as fitted (CAT A specification) and require the landlord to fit the units prior to their occupation as highlighted in our enquiry schedule.

MARKETING UNDERTAKEN FROM 28th MARCH – 30th APRIL 2018

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Live w/c 28.03.18



E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software. Circulated to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements - SW mailing lists - SW & Central London agents 	<p>Circulated fortnightly as per below: 03.04.18 / 17.04.18 / 30.04.18</p>
E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com (542 agents) - West end Agents via www.westendagents.com (788 agents) - South West Agents via our database. (98 agents) 	<p>Fortnightly basis as per below: 02.04.18 / 16.04.18 / 30.04.18</p>
Social Media	<p>Weekly tweets / share posts introducing the new instruction / available configurations to generate and increase exposure for the available units.</p>	<p>Weekly tweets including preview coming soon banner from 14.03.18 – 30.04.18</p>
Direct Marketing:		
Letting Board	<p>Advertising banner ordered stating: 'Modern office Studios To Let – 800 – 5,000 sq.ft.'</p>	<p>Board ordered 26.04.18</p>
Hard copy mailing	<p>Distributed via Costar database (postal addresses) to existing occupiers within 3-mile radius with upcoming lease / break dates</p>	<p>Campaign scheduled w/c 23.04.18</p>
	<p>Email data purchased via Walton Direct to include all occupiers within 3-mile radius (10 – 50 employees) Campaign scheduled for early May 18.</p>	<p>Purchased 17.04.18</p>

MARKETING PLAN FOR NEXT MONTH

Online Marketing

Websites / Portals

- Continue to promote on our website and external portals.

E-campaigns

- Targeted e-campaigns – circulate fortnightly to all registered applicants, purchased mailing lists (occupiers within 3-mile radius) and agents with active office requirements.
- To circulate via Office Agents Society.
- To circulate via West End Agents portal.
- To circulate via Estate Agent Clearing House (EACH).

Social Media

- Continue to share across our social platforms including Twitter & LinkedIn.
- Weekly tweets / share unit configurations to help generate and increase exposure for the available units.

Direct Marketing

- Distribute hard copy property particulars to all London agents via Estate Agent Clearing House (EACH).



Railshead Road, TW7

Client: Mizen Group

Monthly Report: May 2018

DATE

May 2018 (covering period 1st May – 31st May 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.

THIS MONTH'S EXECUTIVE SUMMARY

The advertising banner is generating several leads for the smaller units, however, as outlined in last month's report, the enquiries all highlight the demand for the landlord to fit the units (CAT A Specification) prior to their occupation.

MARKETING UNDERTAKEN FROM 1st May – 31st May 2018.

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoogla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Continue to promote.



E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software.</p> <p>Circulated to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements - SW & Central London agents - Houston Lawrence alerts (all registered applicants and London agents) 	<p>Circulated fortnightly as per below: 03.05.18 / 17.05.18 / 31.05.18</p>
E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com - West End Agents - South West Agents via our database. - All applicants on Houston Lawrence database with active office requirements - All local office occupiers (3-mile radius) via purchased email data – Waltons Direct. 	<p>Fortnightly basis as per below: 03.05.18 / 17.05.18 / 31.05.18</p>
Social Media	<p>Weekly tweets / share posts via Twitter and LinkedIn. Highlighted the available commercial space within new scheme.</p>	<p>Weekly tweets / posts.</p>
Direct Marketing:		
Hard copy mailing	<p>Distributed via Estate Agent Clearing House (EACH) to all London Agents.</p>	<p>Circulated w/c 09.05.18</p>

ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE	
22/05/2018	Sean	Staxoweb	Positive site inspection with Staxoweb. They are currently based in Richmond and looking for circa 3,000 sq ft – space suits their requirement. They do however, require minimum 2 parking spaces ideally 5 / 6. Looking to be in occupation by early Sept 18. Require unit to be fitted at £25 p/sf.	Unknown	Property Viewed	
21/05/2018	Lydia Riches	JLL	Client requirement 4,000 - 5,000 sq ft via Office Agents Society. Details sent – awaiting further feedback.	Marketing Campaign	Listing Sent	
16/05/2018	Andrew Wood	Knight Frank LLP	5,000 SQ FT - Client requirement Details sent - enquiry via Office Agents. Will continue to monitor.	Other Web Portal	Listing Sent	
14/05/2018	Victoria Bowkell	Moodie Report	David	Small office requirement for 6 - 8 desks via Zoopla. Ideally looking for fitted office – considering options.	Zoopla	Listing Sent

INACTIVE ENQUIRIES

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
09/05/2018	Keziah Brown	Unknown	Looking for small office for 6 desks. Details sent, however, looking to spend circa £12,000 pa! Only interested in taking fitted office - looking to be in occupation asap. Require units to be fitted – not interested in current condition.	Marketing Campaign	Listing Sent
28/05/2018	Sally	Hotcow Experiential Marketing Agency	Looking for one of the smaller units. Only interested in taking the unit as fitted - looking for 6 desks - ready for occupation. Confirmed unit is no longer of interest as require occupation asap.	Signboard	Listing Sent
28/05/2018	Angela Bairstow	Gazing	Looking for one of the smaller spaces. Need to serve break in October and move by Jan. -Unit no longer of interest due to shell and core condition.	Other Web Portal	Listing Sent

MARKETING PLAN FOR JUNE

Online Marketing

Websites / Portals

- Continue to promote and share across all property websites and portals.

E-campaigns

- Targeted e-campaigns – circulate fortnightly to all registered applicants, purchased mailing lists (occupiers within 3-mile radius) and agents with active office requirements on our database.
- To circulate via Office Agents Society.
- To circulate via West End Agents.
- To circulate via Estate Agent Clearing House (EACH).
- To circulate via Property Link.

Social Media

- Continue to share across our social platforms including Twitter and LinkedIn.
- Weekly tweets highlighting the available commercial premises.
- Connect with local business and share details accordingly.

Direct Marketing

- Distribute via Costar databases (postal addresses) to existing occupiers within 3-mile radius with upcoming lease / break dates.
- Distribute hard copy property details to all London agents via Estate Agent Clearing House (EACH).

Railshead Road, TW7

Client: Mizen Group

Monthly Report: June 2018



DATE

June 2018 (covering period 1st June – 29th June 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.

THIS MONTH'S EXECUTIVE SUMMARY

We have seen a fall in the number of new enquiries across the board this month, we continue to circulate details to all registered applicants and agents on our database and track website traffic weekly.

It is evident parking is a key requirement – we are in touch with the council and have provided local parking / business permit information to all interested parties.

MARKETING UNDERTAKEN FROM 1st June – 29th June 2018

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoogla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Continue to share and promote.



E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software. Distributed to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements on our database - SW mailing lists - SW & Central London agents 	<p>Circulated fortnightly as per below: 05.06.18 / 19.06.18</p>
E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com - Agents Society database (formerly West End Agents) - South West Agents via our database. - All applicants on Houston Lawrence database 	<p>Fortnightly basis as per below: 05.06.18 / 19.06.18</p>
Social Media	<p>Weekly tweets / share posts. Advertising all units from 600 – 5,000 sq ft.</p>	<p>Weekly tweets and posts.</p>
Direct Marketing:		
Hard copy mailing	<p>Distributed via Estate Agent Clearing House (EACH) to all London Agents. Circulated to all local occupiers with upcoming lease expiries / break dates within 4-mile radius via Costar database.</p>	<p>Circulated w/c 11.06.18</p>

ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
06/06/2018	David Lewitt	Will Power	Looking for circa 2,000 sq ft. Used to be based in old Waterside scheme (former site). Very interested in location and options. Reviewing internally and will be in touch to confirm inspections. HL to monitor.	Agency Website	Listing sent
05/06/2018	Jude Tugman	Your Home	Enquiry via Zoopla – looking for small office space 4-6 desks. Details sent, awaiting further feedback.	Zoopla	Listing Sent
01/06/2018	Sean	Staxoweb	Viewed on 23.05.18. Requirement circa 3,000 sq ft. Timeframe ideally Sept 18. Require unit to be fitted as previously discussed @ £25.00 psf. Confirmed unit is still of interest, however, require 10 parking spaces – looking at options with business permits. HL sent details re permits / council links.	Other Web Portal	Listing Sent

INACTIVE ENQUIRIES:

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
05/06/2018	Eglantino Stulqaku	TBC	Enquired about properties near / around Richmond area. Ideally looking to be nearer to Richmond Town Centre – therefore location does not suit. Will keep in touch if anything changes.	Zoopla	Listing Sent

MARKETING PLAN FOR NEXT MONTH

Online Marketing

E-campaigns – Targeted e-campaigns – circulate fortnightly

- To all registered applicants with active requirements
- Purchased mailing lists (occupiers within 3-mile radius)
- To circulate via Office Agents Society.
- To circulate via Agents Society.
- To circulate via Estate Agent Clearing House (EACH).

Websites / Portals

- Continue to promote on our website and external portals.

Social Media

- Continue to share across our social platforms including Twitter, LinkedIn & Instagram.
- Weekly tweets highlighting the available commercial units.
- Share details to local businesses and network forums to help increase exposure.

Direct Marketing

- Distribute revised flyer (amended artwork) to all London agents via Estate Agent Clearing House (EACH).



Railshead Road, TW7
Client: Mizen Group
Monthly Report: July 2018

DATE

July 2018 (covering period 2nd July – 31st July 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.

THIS MONTH'S EXECUTIVE SUMMARY

This month highlights location as one of the key issues – several interested parties have confirmed the location does not suit their requirements as stated below.

Similarly, parking is a priority for a number of interested parties – ideally require on-site parking.
Business permit information has been sent to all interested parties.

MARKETING UNDERTAKEN FROM 2nd July – 31st July 2018

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Continue to share and promote.



E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software.</p> <p>Circulated to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements - SW mailing lists - SW & Central London agents 	<p>Circulated fortnightly as per below: 03.07.18 / 17.07.18 / 31.07.18</p>
E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com - Agents Society database (formerly West End Agents) - South West Agents via our database. - All applicants on Houston Lawrence database with active office requirements - All local occupiers (3-mile radius) via purchased email data – Waltons Direct. 	<p>Fortnightly basis as per below: 03.07.18 / 17.07.18 / 31.07.18</p>
Social Media	<p>Weekly tweets / share posts – highlighting the available office / studios to help generate and increase exposure and general awareness.</p>	<p>Weekly tweets as highlighted below.</p>
Direct Marketing:		
Hard copy mailing	<p>Distributed via Estate Agent Clearing House (EACH) to all London Agents.</p>	<p>Circulated w/c 09.07.18</p>



ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
16/07/2018	Sean	Staxoweb	Viewed on 23.05.18. Requirement circa 3,000 sq.ft. Timeframe: Ideally Sept 18. Chased w/c 16.07.18 They require a number of parking spaces - therefore, the site does not work for them. Parking suggestions sent to them – highlighting business permits / available street parking. In discussion. HL will continue to monitor.	Unknown	Property Viewed
05/06/2018	Jude Tugman	Your Home	Enquiry via Zoopla - looking for small office space 4 - 6 desks. Details sent, awaiting further feedback.	Zoopla	Listing Sent
21/05/2018	Lydia Riches	JLL	Client requirement 4,000 - 5,000 sq ft via Office Agents Society. In discussion with client - long term monitor.	Marketing Campaign	Listing Sent
16/05/2018	Andrew Wood	Knight Frank LLP	5,000 SQ FT - Client requirement. Details sent - enquiry via Office Agents. Will continue to monitor.	Other Web Portal	Listing Sent
30/04/2018	Rupert Madden	The Workplace Company	Client requirement circa 2,500-3,000 ft. Enquiry via recent e-campaign circulated to all office agents. Client considering / just starting looking at a number of options - will continue to monitor.	Marketing Campaign	Listing Sent

INACTIVE ENQUIRIES:

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
20/07/2018	David Lewitt	Will Power	Looking for circa 2,000 sq.ft. Used to be based in old Waterside scheme - very interested in location and new scheme. Their current lease has now been extended to Dec 18. No longer looking - will keep in touch.	Agency Website	Listing Sent
20/07/2018	Annie Gales	TBC	Office requirement circa 6,000 sq ft. Confirmed location does not suit looking to be closer to tube stations / train stations.	Agency Website	Listing Sent
16/07/2018	Carl Korkis	Life Monitoring	Looking for 5,000 sq ft for office use. Floor plans sent. Confirmed location does not work - looking to be within short walk from Tube - require easy access into Central London.	Unknown	Listing Sent
05/06/2018	Eglantino Stulgaku		Enquired about properties near/around Richmond. Ideally looking to be nearer Richmond Town Centre - therefore location does not suit. Will keep in touch if anything changes.	Zoopla	Listing Sent
28/05/2018	Sally	Hotcow Experiential Marketing Agency	Looking for one of the smaller units. Only interested in taking the unit as fitted - looking for 6 desks - ready for occupation. Confirmed unit is no longer of interest.	Signboard	Listing Sent
28/05/2018	Angela Bairstow	Gazing	Looking for one of the smaller spaces. Need to serve break in October and move by Jan. -Unit no longer of interest due to shell and core condition.	Other Web Portal	Listing Sent
14/05/2018	Victoria Bowskill	Moodie Davitt Report	Small office requirement for 6 - 8 desks via Zoopla. Ideally looking for fitted office - considering options. Confirmed no longer of interest.	Zoopla	Listing Sent
09/05/2018	Keziah Brown		Looking for small office for 6 desks. Details sent, however, looking to spend circa £12,000 pa! Only interested in taking fitted office - looking to be in occupation asap.	Marketing Campaign	Listing Sent
30/04/2018	James Saxby	Matthews & Goodman	Client requirement 2,000 - 3,000 sq ft. Details sent via Office Agents Society database . Confirmed clients only looking to purchase - no longer an option.	Other Web Portal	Listing Sent
18/04/2018	Amin Momen	Momentum Ski	Via Lambert Smith Hampton c1,000 sq ft - as close to £25 per sq ft as possible single floor ideally - confirmed the location does not suit - no longer of interest.	Referral	Listing Sent
06/04/2018	Darren Best	Savoy Stewart	Client requirement 5,000 sq ft + Require good quality floor for 60 staff together with large meeting rooms. Ideally looking to take unit as fitted and ready for occupation - in discussion with client and will report back. HL continue to monitor.	Other Web Portal	Listing Sent
02/04/2018	Helen Clark	TBC	Looking for space in Twickenham for 22-25. So 2-2,500 sq ft. Not able to do the fit outs themselves - therefore unit does not suit.	Agency Website	Listing Sent

MARKETING PLAN FOR AUGUST

Online Marketing

Websites / Portals

- Continue to promote on our website and external portals.

E-campaigns

- Targeted e-campaigns – circulate fortnightly to all registered applicants, purchased mailing lists (occupiers within 3-mile radius) and agents with active office requirements.
- To circulate via Office Agents Society.
- To circulate via Agents Society.
- To circulate via Estate Agent Clearing House (EACH).

Social Media

- Continue to share across our social platforms including Twitter, LinkedIn & Instagram.
- Weekly tweets highlighting the available office suites (600 – 5,000 sq.ft.)
- Connect with local business / forums to promote the available units at Railshead Rd.

Direct Marketing

- Distribute hard copy property particulars to all London agents via Estate Agent Clearing House (EACH).
- Houston Lawrence to provide revised quote to update email data via Waltons Direct ahead of Sept mail out.



Railshead Road, TW7
Client: Mizen Group
Monthly Report: August 2018



DATE

August 2018 (covering period 1st – 31st August 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.

THIS MONTH'S EXECUTIVE SUMMARY

Very quiet month in terms of new enquiries – we have seen a fall in the number of new enquiries across the board mainly due to the Summer period.

We continue to circulate property details to all registered applicants and targeted mailing lists and promote across our social media channels.

MARKETING UNDERTAKEN FROM 1st – 31st August 2018

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Continue to share and promote.



E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software.</p> <p>Circulated to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements - SW mailing lists - SW & Central London agents 	Circulated fortnightly.
E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com - Agents Society database (formerly West End Agents) - South West Agents via our database. - All applicants on Houston Lawrence database with active office requirements - All local occupiers (3-mile radius) via purchased email data – Waltons Direct. 	Fortnightly basis
Social Media	<p>Continue to promote across our social media channels – LinkedIn, Twitter and Instagram.</p> <p>Connect and share via our feeds as well as local forums.</p>	Weekly posts.
Direct Marketing:		
Hard copy mailing	Distributed via Estate Agent Clearing House (EACH) to all London Agents.	Circulated w/c 6 th August.



NEW ENQUIRIES

As per table below:

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
29/08/2018	Suraj Balra	P Dun Construction	Enquiry via Property Link – interested in circa 600 sq.ft with one or two parking spaces. Awaiting further feedback.	Property Link	Listing Sent
28/08/2018	Roberto McCormick		Interested in unit 5 – details sent. Looking to be in occupation end of 2018;	Zoopla	Listing Sent

MARKETING PLAN FOR SEPTEMBER

Online Marketing

Websites / Portals

- Continue to promote on our website and external portals.
- Promote across social media feeds to include Twitter, LinkedIn and Instagram.

E-campaigns

- Targeted e-campaigns – circulate fortnightly to all registered applicants, purchased mailing lists (occupiers within 3-mile radius) and agents with active office requirements.
- To circulate via Office Agents Society.
- To circulate via Agents Society.
- To circulate via Estate Agent Clearing House (EACH).
- To all local business occupiers within 3-mile radius.

Direct Marketing

- Distribute hard copy property particulars to all London agents via Estate Agent Clearing House (EACH).

Railshead Road, TW7
Client: Mizen Group
Monthly Report: September 2018

DATE

September 2018 (covering period 3rd – 30th August)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.

THIS MONTH'S EXECUTIVE SUMMARY

Positive increase in the number of enquiries for larger office requirements circa 2,000 – 5,000 sq.ft. Details have been sent and logged as per below and we continue to chase for further feedback.

MARKETING UNDERTAKEN FROM 1st - 30th September

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Continue to share and promote.
E-campaigns	Embedded html e-flyer based on current property particulars.	Circulated fortnightly.



Houston Lawrence track responses via website software.

Circulated to the following databases:

- Registered applicants with active requirements
- SW mailing lists
- SW & Central London agents
- Updated mailing lists (Via Waltons Direct).

Social Media	Continue to post / promote across all our social media channels (LinkedIn, Twitter and Instagram). Connect with local businesses to promote the available commercial units.	Weekly posts.
Direct Marketing:		
Hard copy mailing	Property details distributed via Estate Agent Clearing House (EACH) to all London Agents.	Monthly distribution.



NEW ENQUIRIES

As per table below:

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
26/09/2018	Tim Young	Catlin Young	Client requirement circa 5,000 sq.ft. Ideally looking to be in Kingston upon Thames, Surbiton, Hampton, Teddington – however, may look to consider Richmond / Isleworth area. Does not work as looking to be closer to train station.	Other web portal	Listing Sent
25/09/2018	Joe Bush	Unknown	Seeing 3,000 sq.ft- 5,000 sq.ft. Close to TW8 postcode. Details sent and will monitor response rates	Zoopla	Listing Sent
05/09/2018	Andrew Wood	Knight Frank LLP	Client requirement – 2,000 – 5,000 sq.ft. Richmond / Twickenham area.	Other web portal	Listing Sent

MARKETING PLAN FOR OCTOBER:

Online Marketing

Websites / Portals

- Continue to promote on our website and external portals.

E-campaigns (Fortnightly basis)

- To circulate via Office Agents Society.
- To circulate via Agents Society.
- To circulate via Estate Agent Clearing House (EACH).
- To all local business occupiers within 3-mile radius.
- Active applicants via our database (seeking commercial units 500 – 5,000 sq.ft.)

Social Media

- Promote digitally across all social media channels.
- Connect with local businesses to promote the available office units at Railshead Road.

Direct Marketing

- Distribute hard copy property particulars to all London agents via Estate Agent Clearing House (EACH).

Railshead Road, TW7
Client: Mizen Group
Monthly Report: October 2018



DATE

October 2018 (covering period 1st -31st October 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.


THIS MONTH'S EXECUTIVE SUMMARY

This month highlights demand for smaller office suites and require the landlord to fit the units prior to their occupation as highlighted in the enquiry schedule. As the units are currently shell and core, the timing does not work for them as they require urgent occupation.

MARKETING UNDERTAKEN FROM 1st – 31st October 2018

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com / www.proplist.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com 	Continue to share and promote.



<p>E-campaigns</p>	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com - Agents Society database (formerly West End Agents) - South West Agents via our database. - All applicants on Houston Lawrence database with active office requirements - All local occupiers (3-mile radius) via purchased email data – Waltons Direct. 	<p>Distributed as per below: 09/10/18, 23/10/18, 31/10/18</p>
<p>Social Media</p>	<p>Weekly tweets / share posts – highlighting the available office / studios to help generate and increase exposure and general awareness.</p>	
<p>Direct Marketing: Hard copy mailing</p>	<p>Distributed via Estate Agent Clearing House (EACH) to all London Agents.</p>	<p>Circulated w/c 08/10/18</p>



Railshead Road, TW7
Client: Mizen Group
Monthly Report: November 2018



DATE

November 2018 (covering period 1st -30th November 2018)

PURPOSE

This monthly report provides an update on marketing and enquiries regarding the available office studios To Let at Railshead Road, TW7.

THIS MONTH'S EXECUTIVE SUMMARY

We have seen a fall in the number of new enquiries for Railshead Road this month – generally the level of new enquiries have progressively diminished since the beginning of the year and this quarter is showing a reduction compared to last year.

Although the market would have reached a natural peak and downturn following significant rental growth over recent years, we interpret this downturn as a direct result of the confusion and uncertainty of Brexit negotiations, with many small businesses if not directly affected then indirectly affected where their own client base is anxious about outcomes of these negotiations.

We continue to circulate details to all registered applicants and agents on our database and track website traffic weekly.

Location continues to be an issue for commercial users – as several applicants require closer transport links (ideally require stations within 10 min walk) as highlighted in the below enquiry schedule.

MARKETING UNDERTAKEN FROM 1st – 30th November 2018

Marketing Activity	Comments	Status
Online Marketing: Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.harnessproperty.com - www.propzoo.com / www.proplist.com 	Continue to share and promote.



- www.realla.co
- www.zoopla.com
- www.primelocation.com
- www.movehut.com
- www.egi.co.uk
- www.costar.com
- www.proplist.com
- www.novaloca.com

E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com - Agents Society database - South West Agents via our database. - All applicants on Houston Lawrence database with active office requirements 	<p>Distributed as per below:</p> <p>07/11/18 21/11/18</p>
Social Media	<ul style="list-style-type: none"> - Weekly tweets highlighting the available office suites (600 – 5,000 sq.ft.) - Connect with local business / forums to promote the available units at RAILSHEAD RD such as: - @HounslowToday - @isleworthTW7 	
Direct Marketing:		
Hard copy mailing	Distributed via Estate Agent Clearing House (EACH) to all London Agents.	Circulated w/c 05/11/18

ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

November ENQUIRIES

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
14/11/2018	James Averdeck	James Averdeck	Client requirement – details sent. Reporting to client end of this month to discuss potential options. Unsure location will work – looking to be within short walk from underground. HL will continue to monitor and contact w/c 3 rd December.	Marketing Campaign	Listing Sent.
13/11/2018	Natalie	Be-Enriched	Seeking 500 – 800 sq.ft. office space Ideally looking to take fitted space and require transport links within short walk from (5-10 mins).	Advertising Banner	Listing Sent.

INACTIVE ENQUIRIES

DATE	CONTACT	COMPANY	COMMENT	SOURCE	STAGE
19/10/2018	Jamie Mills	RK Signature Living	Interested in office space in the area. However, only looking for small office space for 3-4 desks and ready to go (fitted units).	PropertyLink	Listing Sent.
15/10/2018	Andrew Weeks	Featherstone Leigh	Client requirement – seeking 800 sq.ft. Looking to occupy urgently. Space therefore, does not suit as need to be in occupation asap and require space to be fitted.	Agency Website	Listing Sent
05/10/2018	Vinay Tanna	Garner & Hancock	Seeking 2,000 – 2,500 sq.ft office space. Currently in Church St, TW7. Inspected 14 th September. Chased several times for feedback – no further feedback.	Agency Website	Listing Sent.
21/05/2018	Lydia Pishes	JLL	Client requirement 4,000 - 5,000 sq ft via Office Agents Society. In discussion with client - long term monitor	Marketing Campaign	Listing Sent

			Long term monitor		
26/09/2018	Tim Young	Catlin Young	Client requirement circa 5,000 sq.ft. Ideally looking to be in Kingston upon Thames, Surbiton, Hampton, Teddington – however, may look to consider Richmond / Isleworth area. Does not work as looking to be closer to train station.	Other web portal	Listing Sent
25/09/2018	Joe Bush	Unknown	Seeing 3,000 sq.ft.- 5,000 sq.ft. Close to TWB postcode. Details sent and will monitor response rates. Confirmed site not of interest due to location.	Zoopla	Listing Sent
28/08/2018	Roberto McCormick	Unknown	Interested in unit 5 – details sent. Looking to be in occupation end of 201. Timescales do not work for their requirement.	Zoopla	Listing Sent
20/07/2018	David Lewitt	Will Power	Looking for circa 2,000 sq.ft. Used to be based in old Waterside scheme - very interested in location and new scheme. Their current lease has now been extended to mid 19. No longer looking - will keep in touch.	Agency Website	Listing Sent
20/07/2018	Annie Gales	TBC	Office requirement circa 6,000 sq.ft. Confirmed location does not suit looking to be closer to tube stations / train stations.	Agency Website	Listing Sent
16/07/2018	Carl Korkis	Life Monitoring	Looking for 5,000 sq ft for office use. Floor plans sent. Confirmed location does not work – looking to be within short walk from Tube – require easy access into Central London.	Unknown	Listing Sent
05/06/2018	Eglantino Stulgaku		Enquired about properties near/around Richmond. Ideally looking to be nearer Richmond Town Centre - therefore location does not suit. Will keep in touch if anything changes.	Zoopla	Listing Sent
28/05/2018	Sally	Hotcow Experiential Marketing Agency	Looking for one of the smaller units. Only interested in taking the unit as fitted - looking for 6 desks - ready for occupation. Confirmed unit is no longer of interest.	Signboard	Listing Sent
28/05/2018	Angela Bairstow	Gazing	Looking for one of the smaller spaces. Need to serve break in October and move by Jan. -Unit no longer of interest due to shell and core condition.	Other Web Portal	Listing Sent
16/05/2018	Andrew Wood	Knight Frank LLP	5,000 SQ FT - Client requirement Details sent - enquiry via Office Agents. Clients not interested due to location.	Other Web Portal	Listing Sent
14/05/2018	Victoria Bowskill	Moodie Davitt Report	Small office requirement for 6 - 8 desks via Zoopla. Ideally looking for fitted office - considering options. Confirmed no longer of interest.	Zoopla	Listing Sent
09/05/2018	Keziah Brown		Looking for small office for 6 desks. Details sent, however, looking to spend circa £12,000 pa! Only interested in taking fitted office - looking to be in occupation asap.	Marketing Campaign	Listing Sent



30/04/2018	Rupert Madden	The Workplace Company	Client requirement circa 2,500 - 3,000 ft. Enquiry via recent e-campaign circulated to all office agents. Client considering / just starting looking at a number of options - will continue to monitor. Property has not been shortlisted - no longer of interest.	Marketing Campaign	Listing Sent
30/04/2018	James Saxby	Matthews & Goodman	Client requirement 2,000 - 3,000 sq ft. Details sent via Office Agents Society database. Confirmed clients only looking to purchase - no longer an option.	Other Web Portal	Listing Sent
18/04/2018	Amin Momen	Momentum Ski	Via Lambert Smith Hampton c1,000 sq ft - as close to £25 per sq ft as possible single floor ideally - confirmed the location does not suit - no longer of interest.	Referral	Listing Sent
06/04/2018	Darren Best	Savoy Stewart	Client requirement 5,000 sq ft + Require good quality floor for 60 staff together with large meeting rooms. Ideally looking to take unit as fitted and ready for occupation - in discussion with client and will report back. HL continue to monitor.	Other Web Portal	Listing Sent
02/04/2018	Helen Clark	TBC	Looking for space in Twickenham for 22-25. So 2-2,500 sq ft. Not able to do the fit outs themselves - therefore unit does not suit.	Agency Website	Listing Sent

MARKETING PLAN FOR DECEMBER

Direct Marketing

- Distribute via Estate Agent Clearing House to all London agents.
- Distribute via Costar database (postal addresses) to existing occupiers within 3-mile radius with upcoming lease / break dates.

Online Marketing

E-campaigns

- Targeted e-campaigns – circulate fortnightly to all registered applicants, purchased mailing lists (occupiers within 3-mile radius) and agents with active office requirements.
- To circulate via Office Agents Society.
- To circulate via Agents Society.
- To circulate via Estate Agent Clearing House (EACH).
- All registered applicants with active requirements
- Purchased mailing lists
- Include in Houston Lawrence's end of year update (w/c 10th)

Social Media

- Continue to share across our social platforms including Twitter, LinkedIn & Instagram.
- Weekly tweets highlighting the available office suites (600 – 5,000 sq.ft.)
- Connect with local business to generate and increase level of awareness.



Marketing Activity Summary

March – December 2018

Houston Lawrence instructed to market 1st floor office premises ranging from 800 sq ft – 5,000 sq ft.

Railshead Road has been live on the Houston Lawrence website with a preview coming soon banner since March 2018.
Property particulars were produced 28th March and circulated from this date (Property particulars available upon request).

External websites include: Zoopla, MoveHut, Prime Location, Estate Agent Clearing House, NovaLoca, CoStar, Commercial Property Database and EGI,
Harness, Property Link, Prop List, Prop Zoo

Marketing Activities undertaken from March – December 2018.

Marketing Activity	Comments	Status
Online Marketing: Websites / Portals	Live on the following websites and property portals: - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.westendagents.com - www.each.co.uk - www.propzoo.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.movehut.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com	Live w/c 28.03.18 Continue to share and promote.



Marketing Activity Summary

March – December 2018

	<ul style="list-style-type: none"> - www.harnessproperty.com - www.realla.co 	
E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software. Circulated to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements - SW mailing lists - SW & Central London agents - Office Agents Society - Purchased mailing lists via Walton Direct. 	Circulated fortnightly basis.
<p>Social Media</p> <p>Channels include: Twitter LinkedIn Instagram</p>	<p>Weekly tweets / share posts promoting the available office space (500 – 5,000 sq.ft. office premises) in order to generate and increase exposure.</p> <p>Connect with local businesses / forums to promote Railshead Road such as:</p> <ul style="list-style-type: none"> @IsleworthTW7 @Richmond Times @RichmondMagazine @Visit_Richmond @LivingInMag @RichmondEDO @TourRichmond 	Weekly tweets / posts via social media channels.



Marketing Activity Summary

March – December 2018

Direct Marketing:		
Letting Board	Advertising banner in place 'Modern office studios To Let – 800 – 5,000 sq.ft.'	Board ordered 26.04.18
Hard copy mailing	Distributed via Costar database (postal addresses) to existing occupiers within 3-mile radius with upcoming lease / break dates	Quarterly distribution
	Email data purchased via Walton Direct to include all occupiers within 3-mile radius (10 – 50 employees) List to be updated Feb 2019.	Purchased 17.04.18 Continue to circulate details to all occupiers within 3-mile radius.



Marketing Activity Summary

March – December 2018

MARKETING EVIDENCE:

Examples as per below - further information available upon request.

Property Portals:

Houston Lawrence
Wandsworth: 0207 924 4476 | Wimbledon: 0208 947 5050

HOME ABOUT SERVICES USEFUL INFORMATION NEWS RESULTS CONTACT US

SEARCH TO LET FOR SALE INVESTMENT
Isleworth, Property Type
£ Minimum £ Maximum Min Area Max Area SEARCH

Search Results: 1 Listing Found

**Railshead Road, St Margarets,
Isleworth, TW7 7EP**
Up to 5,000 sq ft | From £14,925 PAX

VIEW PROPERTY ★



Marketing Activity Summary

March – December 2018

EACH
Houston Lawrence
020 7924 4476
in
Houston Lawrence 020 7924 4476 Agency 10 Enterprise
Amy Robinson

Home
+
2-2
13-13
1
Print
type

1 OFFICE

<input type="checkbox"/>	TW7	St Margarets Raishead Road Isleworth	600 - 5,000 sf Lease £25 /sf	£25 /sf 623610 Houston Lawrence London - Wandsworth 020 7924 4476 Agency Amy Robinson 020 7801 9025
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Raishead Road is located 0.8 miles from St Margarets Station, offering frequent direct services to London Waterloo with South West Trains. Alternatively Richmond train station is just 1.2 miles away ...

The available first floor office suites comprises part of the new riverside development situated in St Margarets, TW7 range from 800 SQ.FT - 5,000 SQ FT. and benefit from good natural lighting and loc...



Marketing Activity Summary

March – December 2018

The screenshot shows a Zoopla property listing for an office to let. The header includes the Zoopla logo and navigation links: 'For sale', 'To rent', 'House prices', 'New homes', 'Commercial', 'Overseas', 'Invest', 'Move', 'Agents', and 'Discover'. There are also buttons for 'My enquiries', 'View my home', and 'Sign in'. Below the header is a link to 'Back to search results'.

The main listing features a large image of a modern, multi-story office building with balconies. To the right of the image, the text reads: 'Office to let', 'Ratleshall Road, St Margarets, Isleworth TW7', 'From £14,925 pa', and '(£25.00/sq. ft. pa)'. Below this is the Houston Lawrence logo and contact information: 'Houston Lawrence' and '020 3041 4518'. There is an orange button labeled 'Email agent' and social media icons for 'Save', 'Email', 'Facebook', and 'Twitter'.

Below the image and text are two tabs: 'Property details' (selected) and 'Map & nearby'. Under the 'Property details' tab, it says 'From 800 - 5,000 sq. ft.' and 'Features'. The features are listed in two columns:

- Brand new modern building
- Riverside Development
- Alternate users subject to planning
- Richmond Town centre just 15 mins walk
- Good location
- B1 office consent
- Short walk from St Margarets Station
- Shell and core condition

Marketing Activity Summary

March – December 2018



Property Details Location

Property Information

Address: Ralshhead Road, St Margarets, Isleworth, TW7 7EP
Price: Rent: £14,925 Per Annum
Size: 74 to 464 sqm
Primary Category: Office
All Categories: Office,
Property Ref/Movehut: MH600547
Property Ref/Agent: 6335_053141
*Please use the agent ref when calling the agent directly.

Property Date Information

Last Updated: December 19, 2018

Property description

Ralshhead Road is located 0.8 miles from St Margarets Station, offering frequent direct services to London Waterloo with SouthWest Trains. Alternatively Richmond train station is just 1.2 miles away with regular services via London overground to Stratford and Clapham Junction. The area is similarly well connected with local bus routes. Richmond Town Centre is just 15 minutes walk away, ideal lunch time spot! The available first floor office suites comprises part of the new riverside development situated in St Margarets, TW7 range from 800 SQ.FT - 5,000 SQ.FT. and benefit from good natural lighting and located only a short walk from Richmond Town centre. The office units are available in shell and core and can be taken individually or combined to create larger open plan office suites. Floor plans available upon request.



Marketing Activity Summary

March – December 2018

The screenshot shows a real estate listing on the Propertylink website. At the top, there is a blue banner with the Propertylink logo and a disclaimer: "Our website uses cookies, which are small text files that are widely used to make websites work more efficiently. To continue using our website and consent to the use of cookies, click 'I agree'." Below this is another blue banner with the text "The UK's leading real estate marketplace" and navigation tabs for "Home", "For Sale", "Rentals", and "Find Agents". The main listing is for a property at "Kallshead Road, St Margarets, Isleworth TW7 7EP", which is an office space of 850 - 3000 Sq Ft, priced at £14,950.00 - £17,000.00. The listing includes a large photo of the building, a "Property contact details" sidebar for George Rowling (Houston Lawrence, 020 7924 4476) with a "Send enquiry" button and a "View agent's properties" link, and a "Property type: Office, Office" label at the bottom.



Marketing Activity Summary

March – December 2018

Advertising Banner:





Marketing Activity Summary

March – December 2018

HENDERSON
Signs

Unit 4 Kingston Business Centre, Fullers Way South, Chessington, Surrey KT9 1DQ

<p>Signs 020-8974-3920 info@hendersonsigns.co.uk</p>	<p>Accounts 020-8974-3922 jane@hendersonsigns.co.uk</p>
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Web: www.hendersonsigns.co.uk

HOUSTON LAWRENCE 10 ENTERPRISE WAY WANDSWORTH LONDON SW18 1FZ	<table border="1"> <tr> <td>Invoice No.</td> <td>9591</td> </tr> <tr> <td>Invoice/Tax Date</td> <td>18/05/2018</td> </tr> <tr> <td>Order No.</td> <td></td> </tr> <tr> <td>Account No.</td> <td>HOUSTONL</td> </tr> </table>	Invoice No.	9591	Invoice/Tax Date	18/05/2018	Order No.		Account No.	HOUSTONL
Invoice No.	9591								
Invoice/Tax Date	18/05/2018								
Order No.									
Account No.	HOUSTONL								

INVOICE

/Description	Net Amount
RE: RAILSHEAD ROAD TW7 7EP TO CALL AT THE ABOVE PREMISES AS INSTRUCTED. TO SUPPLY AND FIT 2 X SINGLE SIDED PVC BANNERS SIZE 3M X 850MM MADE UP TO AGREED ARTWORK BANNERS @ £228.00 FITTING @ £ 50.00	












Marketing Activity Summary

March – December 2018

Social Media:

Social Media

<p>20 Dec 2018 To Let: Unit 1</p>  <p>NEW YEAR... NEW OFFICE? Contact us to discuss your #office requirements. ...</p> <p>Shared On: #Commercial</p>	<p>30 Nov 2018 To Let: Unit 3</p>  <p>#OFFICE #TOLET @lawrencehl #Workspace from 800 - 5,000 sqft. @houstonlawrence</p> <p>Shared On: #Commercial</p>	<p>23 Oct 2018 To Let: First Floor</p>  <p>*** #OFFICES TO LET #BLEWORTH *** - 600 SQ. FT. - 5,800 SQ. FT. ...</p> <p>Shared On: #Commercial</p>	<p>31 Jul 2018 To Let: Unit 1</p>  <p>#WORKSPACE #TOLET - #TW7 #Commercial Space - Ready for you! ...</p> <p>Shared On: #Commercial</p>	<p>20 Jul 2018 To Let: Unit 1</p>  <p>#WORKSPACE @blewworth, #TW7 From 600 - 5,000 SQ.FT. ...</p> <p>Shared On: #Commercial</p>
<p>19 Jun 2018 To Let: Unit 1</p>  <p>OFFICE / STUDIOS FROM 600 SQ.FT. @blewworthRoad, #TW7</p> <p>Shared On: #Commercial</p>	<p>8 Jun 2018 To Let: Unit 1</p>  <p>LOOKING FOR A NEW #WORKSPACE? #Office #Tolet @blewworth, #TW7 ...</p> <p>Shared On: #Commercial</p>	<p>6 Jun 2018 To Let: Unit 3</p>  <p>#OFFICES @blewworth, #TW7 #workspace ...</p> <p>Shared On: #Commercial</p>	<p>31 May 2018 To Let: Unit 1</p>  <p>800-5,000 SQ.FT. #Offices available in shell & core - short walk from @blewworth Town Centre</p> <p>Shared On: #Commercial</p>	

2019

Railshead Road, TW7

Client: Mizen Group

Q1 2019

DATE

January – March 2019

PURPOSE

This quarterly report provides an update on the marketing carried out over the last 12 weeks and enquiries regarding the available office studios To Let at Railshead Road, TW7.

The first floor office suites launched late March 2018 and we continue to promote and circulate property details to all registered contacts on our database as well as across all Property portals and social media platforms.

SUMMARY

Q1 2019 highlights one new enquiry and expressed interest from Will Power (who previously enquired in 2018). Both parties require the units to be fitted and ready for occupation.

Estate Gazette - Advert agreed and placed for 6th April.

MARKETING UNDERTAKEN FROM 1st January – 31st March

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.agents-society.com - www.each.co.uk - www.propzoo.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.egi.co.uk - www.costar.com - www.proplist.com 	Live w/c 28.03.18



	<ul style="list-style-type: none"> - www.novaloca.com - www.harnessproperty.com - www.commercialpeople.com 	
E-campaigns	<p>Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software.</p> <p>Circulated to the following databases:</p> <ul style="list-style-type: none"> - Registered applicants with active requirements - SW mailing lists - SW & Central London agents - To all office occupiers within 3-mile radius (10 employees +) 	<p>Circulated fortnightly throughout January – March 19. From 17.01.19 – 21.03.19</p> <p>W/C 10.02.19</p>
E-campaigns	<p>Targeted E-campaigns:</p> <ul style="list-style-type: none"> - Office Agents via www.officeagentsociety.com (542 agents) - West end Agents via www.westendagents.com (788 agents) - South West Agents via our database. (98 agents) - All commercial Agents via Estate Agent Clearing House (261 agents) 	<p>Fortnightly basis as per below: From 17.01.19 – 21.03.19</p>
Social Media	<p>Weekly tweets / share posts introducing the new instruction / available configurations to generate and increase exposure for the available units.</p>	<p>Weekly tweets and posts to help create general awareness and exposure.</p>
Direct Marketing:		
Hard copy mailing	<p>Distributed via Costar database (postal addresses) to existing occupiers within 3-mile radius with upcoming lease / break dates.</p>	<p>Distributed w/c 10.02.19</p>
Estate Gazette	<p>Advert agreed and placed for 6th April.</p>	

ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	ENQUIRER NAME	ENQUIRER COMPANY	COMMENT	SOURCE	STAGE
15/02/2019	David Lewitt	Will Power	Back in contact. Inspected Monday 11 th Feb. Location suits however, rent off current Budget – currently only paying £16,000 pa. Looking at several options. Continue to monitor.	Agency Website	Inspected
06/02/2019	Chris La	Unknown	Enquiry direct from HL website. Confirmed site no longer of interest. External inspection.	Agency website	Inactive
31/01/2019	Robert Woodland-Ferrari	Ferwood	Client requirement for 5,000 – 8,000 sq.ft. Economic offices – not sure location works. Long term requirement. Will continue to monitor.	Office Agent Society	Listing sent

MARKETING PLAN FOR APRIL 2019

Online Marketing

Websites / Portals

- Continue to promote on our website and external portals.

E-campaigns

- To circulate fortnightly basis to all registered applicants and agents with active requirements via our database.
- To circulate via Office Agents Society.
- To circulate via Estate Agent Clearing House (EACH).

Social Media

- Continue to share across our social platforms including Twitter & LinkedIn and Instagram.
- Weekly tweets / share unit configurations to help generate and increase exposure for the available units.

Advertising – Estate Gazette

- Print advert in April 6th edition.
- Promote via online banner (two-week campaign) – 15,000 visitors.
- Included in EG email distribution (shared email highlighting several commercial properties – circulated via Estates Gazette).

Railshead Road, TW7

Client: Mizen Group

Q2 2019

DATE

April – June 2019

PURPOSE

This report provides an update on the marketing carried out from 1st April – 30th June and updated enquiry schedule regarding the available commercial units available at Railshead Road, TW7.

We continue to promote the available offices across all property websites and portals and circulate details to all registered contacts on our database as well as targeted mailing lists highlighted below.

SUMMARY

Q2 2019 highlights four new enquiries as per below.

We continue to monitor and follow up accordingly, however, we are currently finding we are receiving a number of enquiries across all properties with very few individuals following up with viewings.

Railshead Road was advertised in the Estates Gazette (6th April) print magazine with online exposure (website banners). Unfortunately, no direct enquires via the advert, however, we continue to monitor.



MARKETING UNDERTAKEN FROM 1st April– 30th June

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.agents-society.com - www.each.co.uk - www.propzoo.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com - www.harnessproperty.com - www.commercialpeople.com 	Live
Hard copy mailing	Property details distributed to all London / Surrey / Middlesex commercial agents.	April 19 June 19
E-campaigns	Embedded html e-flyer based on current property particulars. Houston Lawrence track responses via website software. Circulated to the following databases: <ul style="list-style-type: none"> - Registered applicants with active requirements - SW mailing lists (Houston Lawrence database). - SW & Central London agents - To all office occupiers within 3-mile radius (10 employees +) 	Circulated fortnightly throughout April – June 19



Advertising	Railshead Road advertised in the Estates Gazette (Print and online banners). <ul style="list-style-type: none">- Print advert in April 6th edition.- Promoted via online banner (two-week campaign) – 15,000 visitors.- Included in EG email distribution (shared email highlighting several commercial properties – circulated via Estates Gazette).	6 th April 19
Social Media	Weekly tweets / share posts introducing the new instruction / available configurations to generate and increase exposure for the available units.	Weekly tweets and posts to help create general awareness and exposure.

ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	ENQUIRER NAME	ENQUIRER COMPANY	COMMENT	SOURCE	STAGE
12/06/2019	Janet Devlin	Michael Berg & Partners	Details sent via website.	Agency website	Listing sent
12/06/2019	Laurily	Saraputt	Details sent via website. Confirmed not of interest	Agency website	Inactive
27/05/2019	Edward Hoyle	Knight Frank	Client requirement 4,000 sq.ft.of offices around Richmond, Kew, Twickenham Details sent – ideally looking for the to be fitted and ready for immediate occupation.	Other web portal	Inactive
24/04/2019	Dipen Thaker	Unknown	Details sent – awaiting further Feedback. Enquiry via Property Link	Property Link	Listing sent

MARKETING PLAN FOR Q3 2019

Online Marketing

Websites / Portals

- Continue to promote on our website and external portals.
- Refresh photography / location shots.

E-campaigns

- To circulate fortnightly basis to all registered applicants and agents with active requirements via our database.
- To circulate via Office Agents Society.
- To circulate via Estate Agent Clearing House (EACH).
- To circulate to all local office occupiers (via Purchased mailing lists).

Social Media

- Continue to share across our social platforms including Twitter & LinkedIn and Instagram.
- Weekly tweets / share unit configurations to help generate and increase exposure for the available units.

Railshead Road, TW7

Client: Mizen Group

Q3 2019

DATE

July – September 2019

PURPOSE

Q3 report provides an update on the marketing carried out from 1st July – 30th September along with several new enquiries generated directly via our website as highlighted on page 5.

The available office units at Railshead Road continue to be pushed across all property websites / portals we are subscribed to such as; Zoopla, Prime Location, Nova Loca, Property Link and agent led portals such as Agents Society, Estate Agent Clearing House (EACH) and Costar.

Similarly, we continue to promote across LinkedIn, Twitter and Facebook / Instagram.

SUMMARY

The last three months has been very quiet due to the holiday season and we have seen a significant downturn in the levels of enquires and transactions across all properties we are currently marketing.

We do not anticipate much in the way of any significant upshift in activity now until the domestic political situation has stabilised and the much delayed exit from the EU has been resolved (one way or the other).

However, we continue to remain optimistic and circulate property details across all property portals and target all commercial agents with active requirements.



MARKETING UNDERTAKEN FROM 1st July – 30th September 2019

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.agents-society.com - www.each.co.uk - www.propzoo.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.novaloca.com - www.harnessproperty.com - www.commercialpeople.com 	Live
E-campaigns	Targeted E-campaigns scheduled and tracked with our CMS (Surga Central). Over the last 12 weeks we have focused on targeting local Office occupiers, registered applicants and commercial agents via our databases and Estate Agent Clearing House (EACH).	Fortnightly basis from 1 st July 19
Advertising	Targeted all local office occupiers, individuals with property interests, local postcodes / towns and local businesses to help increase website visitors / click through rates re the available offices	Sponsored Ads ran for 2 weeks throughout September 19



available at Railshead Road.

Social Media	We continue to monitor and track click through rates / generated leads. Offices from 500 – 5,000 sq.ft. shared across all social media platforms (LinkedIn, Twitter, Instagram & Facebook). To help increase the level of awareness and exposure. Continue to connect with local office occupiers, forums, councils to help promote and generate positive leads.	Weekly posts
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ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	ENQUIRER NAME	ENQUIRER COMPANY	COMMENT	SOURCE	STAGE
06/09/2019	Charles Denton	Owl Retail Solutions	Client requirement -Acting on behalf of an occupational therapists practice who wishes to open a new office in the Twickenham area with a space requirement of approx. 2,000 sq ft. Require D1 use and ideally GF – therefore does not suit.	Agency Website	Listing Sent
26/07/2019	Edward Hoyle	Knight Frank	Client requirement - office space Twickenham / Richmond area 2,000 - 4,000 sq.ft. Details sent. Enquiry via Office Agents Society. Location does not suit due to transport links.	Other Web Portal	Listing Sent
15/07/2019	Eugin Song	Rent London	Enquiry via website - awaiting to hear re size requirement. HL will continue to monitor.	Agency Website	Listing Sent

MARKETING PLAN FOR Q4 2019

Online Marketing

Websites / Portals

- Promote Railshead Road as a feature property (prominent position on our website homepage) to help maximise exposure.
- Continue to promote on our website and external portals.

E-campaigns

- To circulate fortnightly basis to all registered applicants with active requirements via our database.
- To circulate to all commercial agents with active client requirements.
- To circulate via Office Agents Society.
- To circulate via Estate Agent Clearing House (EACH).
- To circulate via CDX mail (Costar database).

Social Media

- Continue to share across our social platforms including Twitter & LinkedIn, Facebook and Instagram.
- Weekly tweets / share unit configurations to help generate and increase exposure for the available units.
- Schedule sponsored adverts via Facebook & Instagram to promote the available office space from 500 – 5,000 sq.ft.

Railshead Road, TW7

Client: Mizen Group

Q4 2019

DATE

October – December 2019

PURPOSE

This quarterly report provides an update on the marketing carried out from 1st October – 31st December.

We continue to circulate the property details to all registered applicants and commercial agents via our database and promote across all property websites / portals as well as social media platforms (LinkedIn, Twitter, Facebook and Instagram).

SUMMARY

We continue to promote 500 – 5,000 sq.ft. at Railshead Road and now the election is out of the way, certain sectors of the market will hopefully be getting on with things. Of course this doesn't generate results overnight but we are optimistic as we head into 2020 that the market will start to correct itself and we may see occupier demand improving across the board.

In the meantime, we are still pushing the property details across all online platforms and social media, but still seeing very low enquiry levels.

We are also finding that most businesses are now not committing to doing anything before the election / Christmas are both out of the way.



MARKETING UNDERTAKEN FROM 1st October – 31st December 2019

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.officeagentsociety.com - www.agents-society.com - www.each.co.uk - www.propzoo.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.egi.co.uk - www.costar.com - www.proplist.com - www.harnessproperty.com 	Live
E-campaigns	Targeted E-campaigns scheduled and tracked with our CMS (Surga Central). <ul style="list-style-type: none"> • Applicants with active office requirements • South West London commercial agents • All commercial agents via active client requirements • Local office occupiers within 3-mile radius. 	Fortnightly basis from 1 st October 19
Social Media	Continue to promote across all social media platforms on a weekly basis. (LinkedIn, Twitter, Instagram & Facebook). To help create awareness and generate enquiries for the available office space.	Weekly posts



ENQUIRIES / RESPONSES

As per table below:

Green – active

Amber – still interested

Red – enquired but no longer actively interested.

DATE	ENQUIRER NAME	ENQUIRER COMPANY	COMMENT	SOURCE	STAGE
22/11/2019	Sara Sale	Janus Europe	Enquiry via website. Small office requirement for 10 desks. Does not suit as looking to be closer to Richmond Town Centre and not ready to make decisions.	Agency website	Inactive

MARKETING PLAN FOR 2020

Houston Lawrence and Mizen Group to discuss and review marketing suggestions in early Jan for 2020.
Date TBC.

2020

Railshead Road, TW7

Client: Mizen Group

January 2020

DATE

January 2020

PURPOSE

This monthly report provides an update on the marketing carried out from 6th - 31st January 2020.

We continue to circulate the property details to all registered applicants, purchased email data (office occupiers within 3-mile radius) and commercial agents via our database. The available units are similarly promoted across all property websites / portals as well as social media platforms (LinkedIn, Twitter, Facebook and Instagram).

SUMMARY

After a predictably very quiet Q4 last year, the election result appears to have stimulated some activity in the market this year following the Christmas/ New Year break.

We are starting to see some new enquiries emerging generally and although this is not exactly dynamic it is hopefully producing some "green shoots" and we have had a better start to 2020 than might have been the case if the election result had gone the other way!

Unfortunately, no new enquiries specifically for Railshead Road this month, however, we will continue to monitor all requirements from 500 – 6,000 sq.ft. within the TW7 area and hope to report some positive news in next months report.



MARKETING UNDERTAKEN FROM 6th – 31st January 2020

Marketing Activity	Comments	Status
Online Marketing:		
Websites / Portals	Live on the following websites and property portals: <ul style="list-style-type: none"> - www.houstonlawrence.co.uk - www.agents-society.com - www.each.co.uk - www.propzoo.com - www.realla.co - www.zoopla.com - www.primelocation.com - www.egl.co.uk - www.costar.com - www.proplist.com - www.harnessproperty.com - www.propertylink.estatesgazette.com/ 	Live
E-campaigns	Targeted E-campaigns scheduled via our CMS (Surga Central). <ul style="list-style-type: none"> • Applicants with active office requirements • South West London commercial agents • All commercial agents via active client requirements • Local office occupiers within 3-mile radius. 	Fortnightly basis from 13 th January 2020



Social Media	To help maintain awareness, we continue to promote across all social media platforms on a weekly basis. (LinkedIn, Twitter, Instagram & Facebook).	Weekly posts
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MARKETING PLAN FOR NEXT MONTH

Railshead Road will be advertised as a 'feature property' next month – fronting a prominent position on our website homepage. This will help increase exposure and general awareness.

We will continue to distribute property details on a regular basis to all commercial agents and applicants with active requirements and share the available units across all property portals and social media platforms.

Railshead Road, TW7

Client: Mizen Group

February 2020

DATE

February 2020

SUMMARY

This monthly report provides an update on the marketing carried out from 1st – 29th February 2020

Railshead Road property details continue to be distributed to all registered applicants and commercial agents via our databases.

We continue to track direct website traffic and monitor the number of enquiries regarding the units via email and phone leads.

We have received one phone call lead this month via the advertising banner (local resident). Unfortunately, the space did not work for the interested office occupier as they required a very small office space suitable for 1- 2 desks.



MARKETING UNDERTAKEN FROM 1st – 29th February

Marketing Activity	Comments	Status
Online Marketing:		
'Feature Property'	Throughout this month the property was highlighted as a 'Feature Property' – fronting a prominent position on our Website homepage. We aim for this to increase the level of exposure and general Awareness for the available offices at Railshead Road.	Live
E-campaigns	Targeted E-campaigns scheduled via our CMS (Surga Central). <ul style="list-style-type: none"> • Local office occupiers within 3-mile radius. • Applicants with active office requirements • South West London commercial agents • All commercial agents via active client requirements • All commercial agents via Estate Agent Clearing House (EACH). 	Regular basis.
Social Media	Targeted social media posts advertising Railshead Road. Continue to connect with local businesses / Commercial Agents and share property details.	Weekly posts

MARKETING PLAN FOR NEXT MONTH (MARCH 2020)

We will continue to mark Railshead Road as a 'Feature Property' and contact all previous enquiries since March 2018 to follow up accordingly and provide further feedback.

Railshead Road, TW7

Client: Mizen Group

March – April 2020

DATE

March – April 2020

SUMMARY

This monthly report provides an update on the marketing carried out from 1st March – 30th April 2020

Houston Lawrence continue to market the available first floor commercial space (via a number of various configurations) on short or longer lease terms. The property details continue to be circulated to all registered applicants with active requirements on our database as well as to all Commercial Agents. This month we have similarly targeted all local office occupiers (via purchased email data from Waltons Direct) via email campaigns.

We have received one new enquiry this month from a retained agent seeking space for a client (with upcoming lease break) potentially looking to relocate from Harrow. Very early stages at the moment, however, we will continue to monitor.

<p>Houston Lawrence</p>	<p>WANDSWORTH 10 Enterprise Way Wandsworth, SW18 1FZ 020 7924 4476</p>	<p>WIMLEDDON 11 Alexandra Road Wimleddon, SW19 7JZ 020 7924 4476</p>
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Property Enquiry Report

1 Railshead Road, Twickenham Isleworth

DATE	ENQUIRER NAME	ENQUIRER COMPANY	COMMENT	SOURCE	STAGE
30/03/2020	Michael Berg	Michael Berg	Client requirement with an upcoming lease renewal and they may consider a relocation from Harrow to Isleworth. Early stages - will continue to monitor.	Agency Website	Listing Sent



Due to the current COVID-19, the current situation is having a huge impact on the property sector and we are currently seeing very little activity, and this is a trend we expect will continue over the coming weeks / months. However, we will continue to promote Railshead Road on our website and all property portals and monitor our website traffic / hits.