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GUNLIFFE
WHALE

GCW

CHARTERED SURVEYORS

REGENT QUARTER KINGS CROSS, LONDON

Newly Refurbished Shops to Let

| Shop Address | Ground Floor | | Basement | | Quoting Rent | Available |
|-----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------|-------------------|
| 278 Pentonville Road | 840 ft ² | 78.03 m ² | 895 ft ² | 83.41 m ² | Under Offer | HAIRDRESSERS |
| 280 Pentonville Road | 599 ft ² | 55.65 m ² | 533 ft ² | 49.52 m ² | LET | JAC OPTICIANS |
| 282 Pentonville Road | 599 ft ² | 55.65 m ² | 533 ft ² | 49.52 m ² | LET | ADECCO |
| 284 Pentonville Road | 605 ft ² | 56.11 m ² | 595 ft ² | 52.28 m ² | Under Offer | FOOD OPERATOR |
| 286-288 Pentonville Road | 1,240 ft ² | 115.19 m ² | 524 ft ² | 50.45 m ² | LET | BETTER BOOKMAKERS |
| 290-292 Pentonville Road | 1,100 ft ² | 102.19 m ² | | | LET | LONDON LUGGAGE |
| 296 Pentonville Road | 1,525 ft ² | 141.58 m ² | 1,947 ft ² | 180.88 m ² | LET | STARBUCKS |
| 300 Pentonville Road | 954 ft ² | 88.63 m ² | 962 ft ² | 89.37 m ² | LET | PRET A MANGER |
| 2B York Way | 210 ft ² | 19.51 m ² | 155 ft ² | 14.40 m ² | LET | CAFÉ MONTEPELLIER |
| 8 York Way | 410 ft ² | 38.09 m ² | 365 ft ² | 33.91 m ² | LET | THE TANNING SHOP |
| 3 Caledonian Road | 630 ft ² | 58.53 m ² | 660 ft ² | 61.31 m ² | £35,000 pax | Now |
| 13 Caledonian Road | 685 ft ² | 63.64 m ² | 700 ft ² | 65.03 m ² | £32,500 pax | Now |
| 15-17 Caledonian Road | 960 ft ² | 89.19 m ² | 1,230 ft ² | 114.27 m ² | £42,500 pax | Now |
| 8 Caledonia Street | 3,703 ft ² | 344.00 m ² | | | £92,500 pax | Now |
| York Gallery 34 York Way | 1,914 ft ² | 177.61 m ² | 1,752 ft ² | 162.76 m ² | £75,000 pax | To be confirmed |
| 17 Railway Street | 2,180 ft ² | 203.00 m ² | | | £35,000 pax | Now |

Please Note: The above information is indicative only

BUSINESS RATES

These are yet to be assessed and will be the responsibility of the London Borough of Islington.

LEASE TERMS

Shops are available on new full repairing and insuring leases for terms to be agreed subject to five yearly upward only rent reviews.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

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SUBJECT TO CONTRACT
January 2006

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent.

Gooch Cunliffe Whale 30/5/2006



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