

Introduction

MERJS are specialists in the disposal of commercial property throughout Central London and are currently advising on transactions totalling in excess of 285,000 sq ft.

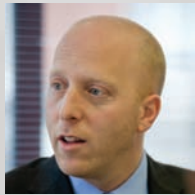
Our client base is diverse, ranging from institutional clients, private and public property companies, family Estates, professional bodies, private individuals and includes a number of high profile organisations.

“Our approach is to provide bespoke, strategic advice. Our delivery is both efficient and highly effective.”

Colin Becker – Equity Director, Head of Agency

The Team

COLIN BECKER



Equity Director & Head of Agency

Colin joined MERJS in September 1995 having qualified from Westminster University with a BSc Honours Degree in Estate Management. His principle role has been to develop, strengthen and expand the Agency team, which focuses on disposals and acquisitions within the Central London markets. He advises a wide and varied client base and is continually creating new client relationships. Colin became an equity partner in January 2006.

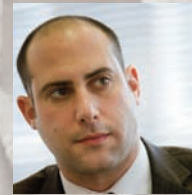
ROBIN LESTER MRICS



Senior Associate

Robin joined MERJS after spending eight years working for a global consultancy of Chartered Surveyors. He gained a BSc Degree in Building Surveying in 1999. Robin is a member of the Royal Institute of Chartered Surveyors and specialises in all aspects of commercial agency. He advises a wide range of clients from institutional landlords through to smaller niche property companies.

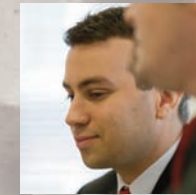
RUSSELL SLOAN MRICS



Associate

Russell joined MERJS after spending three years with a smaller West End firm. He gained his Master's degree in Estate Management from South Bank University in 2003 and is a member of the Royal Institute of Chartered Surveyors. Russell specialises in all aspects of commercial agency and advises clients on both disposal and acquisition as well as landlord and tenant issues.

ANTONY SINGER MRICS



Agency Surveyor

Antony joined MERJS in September 2008 having completed a Masters Degree in European Real Estate from Kingston University. He specialises in a range of commercial agency services and advises clients on both disposals and acquisitions.

Why MERJS?

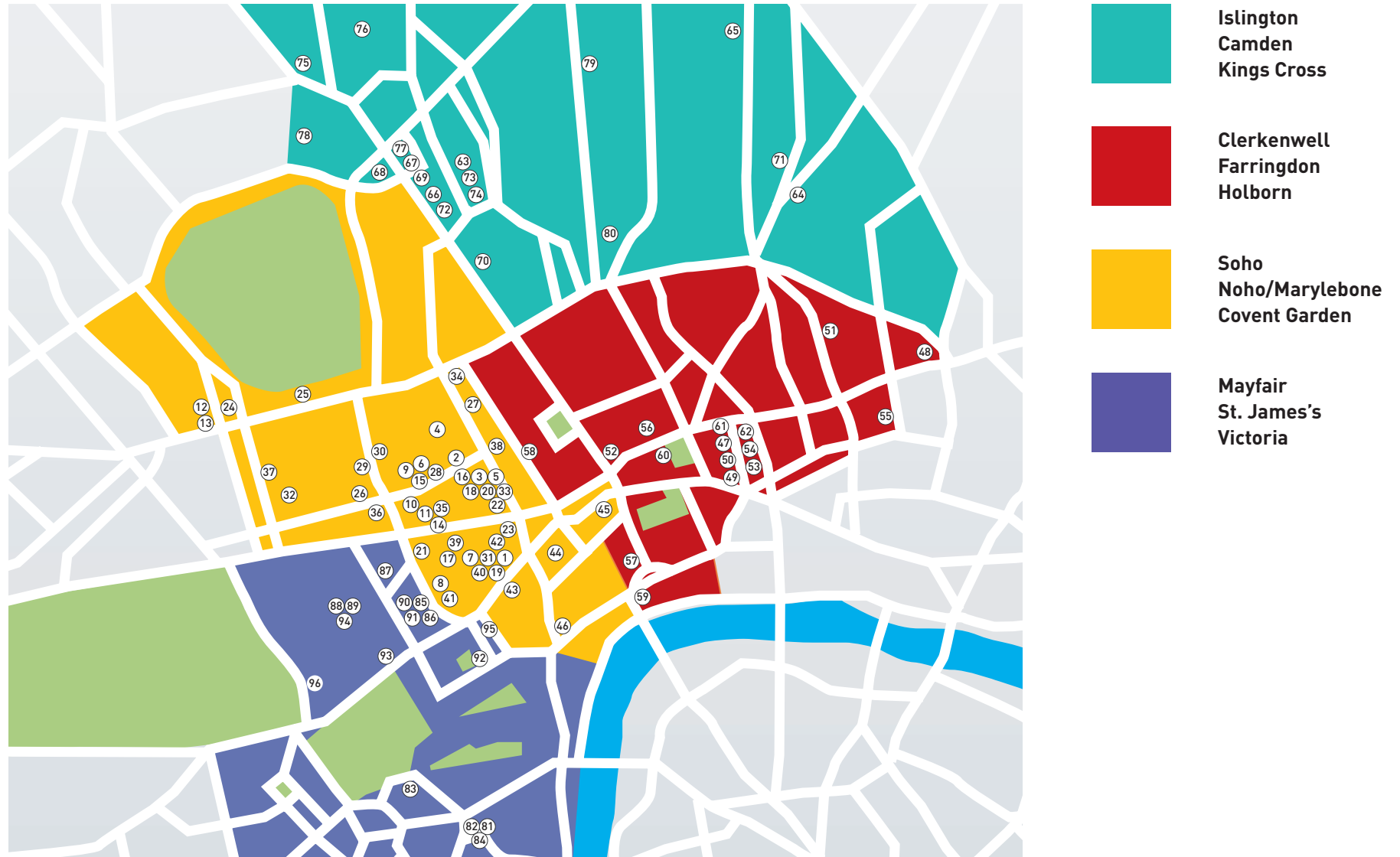
Vacant property or surplus accommodation is a problem for both landlords and tenants. MERJS agency have a team of senior, experienced and dedicated agents who have extensive knowledge within the Central London leasing market to effectively advise and alleviate such problems.

As a niche practice MERJS pride ourselves on an extremely high level of client care and believe the personal approach we adopt accounts for a successful working relationship.

Key Services include:

- Meeting client to ascertain initial objectives and analyse various options.
- Inspect, measure and provide a detailed report and recommendations.
- Agree route of disposal and strategic marketing campaign ensuring exposure to the appropriate target market.
- Provide regular reports detailing interested parties, enquiries and inspections.
- Continual re-assessment of marketing campaign.
- Negotiate, agree terms and complete due diligence to ensure the most appropriate party and best terms are secured.
- Instruct solicitors, oversee and advise on any issues raised throughout the legal process.

Selected Instructions and Transactions



Selected Instructions and Transactions

Soho/North of Oxford Street/Covent Garden

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| 1 8-11 Bateman Street, Soho, W1 | 25 12 York Gate, NW1 |
| 2 59 Charlotte Street, Noho, W1 | 26 7-10 Chandos Street, Noho W1 |
| 3 19/20 Berners Street, Noho, London W1 | 27 172 Tottenham Court Road, Noho W1 |
| 4 Aradco House, 128/134 Cleveland Street, Noho, W1 | 28 30 Mortimer Street, Noho W1 |
| 5 17/17A Newman Street, Noho, W1 | 29 De Walden Court, 85 New Cavendish Street, Noho, W1 |
| 6 Elsley House, 24/30 Great Titchfield Street, Noho, W1 | 30 Westcott House, 35 Portland Place, Noho, W1 |
| 7 11 Wardour Mews ,Soho W1 | 31 National House, 60-66 Wardour Street, Noho, W1 |
| 8 Grafton House, 2/3 Golden Square, Soho W1 | 32 9-13 George Street, Noho, W1 |
| 9 17 Gosfield Street, Noho,W1 | 33 36 Percy Street, Noho, W1 |
| 10 21 Little Portland Street, Noho, W1 | 34 149 Tottenham Court Road, Noho W1 |
| 11 74/74a Margaret Street, Noho, W1 | 35 Eastgate House, 16-19 Eastcastle Street, Noho, W1 |
| 12 2 Huntsworth Mews, NW1 | 36 33 Cavendish Square, Noho, W1 |
| 13 2 Balcombe Street, NW1 | 37 96-98 Baker Street, Noho, W1 |
| 14 17/18 Margaret Street, Noho | 38 Butler House, 177-178 Tottenham Court Road, Noho, W1 |
| 15 25/27 Riding House Street, Noho, W1 | 39 55-56 Poland Street, Soho, W1 |
| 16 40/42 Newman Street, Noho, W1 | 40 68-70 Wardour Street, Soho, W1 |
| 17 47 Gt.Marlborough Street, Soho, W1 | 41 21-22 Warwick Street, Soho, W1 |
| 18 36 Newman Street, Noho, W1 | 42 167-169 Wardour Street, Soho, W1 |
| 19 53 Frith Street, Soho, W1 | 43 25 Gerrard Street, Soho, W1 |
| 20 37 Percy Street, Noho, W1 | 44 69 Monmouth Street, Covent Garden, WC2 |
| 21 Palladium House, 1-4 Argyll Street, Soho, W1 | 45 9 Macklin Street, Covent Garden, WC2 |
| 22 32/34 Rathbone Place, Noho, W1 | 46 61 Chandos Place, Covent Garden, WC2 |
| 23 37-39 Oxford Street, London, W1 | |
| 24 19 Melcombe Street, NW1 | |

Clerkenwell / Farringdon / Holborn

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| 47 2 Leather Lane, Clerkenwell, EC1 |
| 48 183-205 Old Street, Clerkenwell, EC1 |
| 49 The Hatton Garden Centre, 100 Hatton Garden, Farringdon, EC1 |
| 50 Minerva House, 26-27 Hatton Garden, Clerkenwell, EC1 |
| 51 142-148 Goswell Road, Farringdon, EC1 |
| 52 New Premier House, 150 Southampton Row, Holborn, WC1 |
| 53 17 Greville Street, Clerkenwell, EC1 |
| 54 15-17 St Cross Street, Farringdon, EC1 |
| 55 1-3 Dufferin Street, Clerkenwell, EC1 |
| 56 11-34 Emerald Street, Holborn, WC1 |
| 57 9 Kingsway, Holborn, WC2 |
| 58 1 Bedford Avenue, Holborn, WC1 |
| 59 1 Lancaster Place, Holborn, WC2 |
| 60 18-19 Jockeys Fields, Holborn, WC1 |
| 61 16 Kirby Street, Clerkenwell, EC1 |
| 62 106-109 Saffron Hill, Clerkenwell, EC1 |

Islington / Camden/ Kings Cross

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| 63 The Forum, 74-80 Camden Street, Camden, NW1 |
| 64 31-32 Islington Green, Islington, N1 |
| 65 142-144 Offord Road, Islington, N1 |
| 66 64/70 Camden High Street, Camden, NW1 |
| 67 148/150 Camden High Street, Camden, NW1 |
| 68 79 Parkway, Camden, NW1 |
| 69 144 Camden High Street, Camden, NW1 |
| 70 183 Eversholt Street NW1, Camden, NW1 |
| 71 132 Upper Street, Islington, N1 |
| 72 43/47 Kings Terrace, Camden, NW1 |
| 73 Centro Buildings, Mandela Street, Camden, NW1 |
| 74 Selous House, 5-12 Mandela Street, Camden, NW1 |
| 75 10a Belmont Street, Camden, NW1 |
| 76 The Imperial Works, Perren Street, Camden NW5 |
| 77 10 Greenland Street, Camden, NW1 |
| 78 Utopia Village, 5 Chalcot Road, Camden, NW1 |
| 79 196-198 York Way, Kings Cross, N7 |
| 80 The Generator, 20 Wharfedale Road, N1 |

Mayfair / St. James's / Victoria

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| 81 16-19 Strutton Ground, Victoria, SW1 |
| 82 Artillery House, 11-19 Artillery Row, Victoria, SW1 |
| 83 63 Catherine Place, Victoria, SW1 |
| 84 Westminster Palace Gardens 1-7 Artillery Row, Victoria, SW1 |
| 85 31 Old Burlington Street, Mayfair, W1 |
| 86 17-18 Old Bond Street, Mayfair, W1 |
| 87 17 St George Street, Mayfair, W1 |
| 88 Claridge House, 32 Davis Street, Mayfair, W1 |
| 89 25 Brooks Mews, Mayfair, W1 |
| 90 14 Cork Street, Mayfair, W1 |
| 91 38 Albemarle Street, Mayfair, W1 |
| 92 7 Waterloo Place, St James's, SW1 |
| 93 Nuffield House, 41-46 Piccadilly, Mayfair, W1 |
| 94 36 Davies Street, Mayfair, W1 |
| 95 52 Haymarket, St James's, SW1 |
| 96 25 Park Lane, London, W1 |

Selected Transactions



7 Waterloo Place, SW1
Lower Ground/Ground Floor
let to Sofitel



17 St George Street, W1
Entire upper part let to Faberge



31-32 Islington Green, N1
Letting on behalf of REISS



100 Hatton Garden, EC1
Various suites let within this
substantial landmark building



11-19 Artillery Row, SW1
Various floors let for Benesco
Charity



57 Rathbone Place, W1
Part 3rd Floor let for REISS
to Bebo



149 Tottenham Court Rd, W1
Part 1st floor let on behalf of
Lazari Investments



32 Davies Street, W1
Part 2nd Floor let on behalf
of Glebe



85 New Cavendish Street, W1
Part 1st & 2nd Floors let on
behalf of Ralwood Securities



11-34 Emerald Street, WC1
Various floors let for
MumboJumboWorld

Selected Transactions



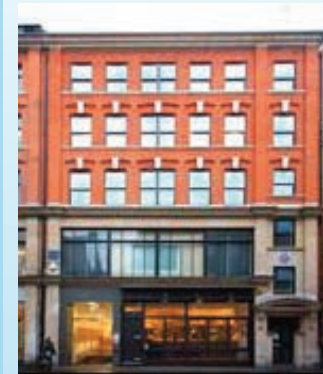
1-7 Artillery Row, SW1
Various suites let on behalf of Benesco Charity



142-144 Offord Road, N1
Letting Ground/Lower Level Floors for Londonecastle



26/27 Hatton Garden, EC1
Various suites let on behalf of Terremer Etablissement Vaduz



53 Frith Street, W1
1st floor front let on behalf of Benesco Charity



National House, W1
1st floor let on behalf of Benesco Charity



29-35 Rathbone Street W1
Entire 2nd & 3rd floors let to Gibson Guitars



Bedford House 21A John St WC1
Part ground floor let to Steeles Law



40 Beak Street W1
Suites totalling 7,500 sq ft let on behalf of Richard Reeves Foundation



Valiant House, EC3
5th & 6th floors let on behalf of Benesco Charity



56a Poland Street, WC1
Various floors let to Reliance Media Group

Disposals - a typical profile

Artillery House

Location

11-19 Artillery Row, Victoria SW1

Description

80,000 sq ft
Mixed use retail/office building

Agency Profile

- Let in excess of 40,000 sq ft of refurbished air-conditioned offices
- Advised on the substantial refurbishment of 2nd, 3rd, 4th, 5th, 7th & 8th Floors
- Increased rents from £18 per sq ft to £45 per sq ft
- Strategic advice provided on marketing and letting policy



Disposals - a typical profile

17 St George Street W1

Location

Mayfair W1

Description

Substantially refurbished period building arranged over Ground to Fourth Floor in the heart of Mayfair adjacent to Hanover Square.

Agency Profile

- Successfully let entire building to Faberge for their Central London Headquarters
- Advised on the substantial refurbishment incorporating a modern contemporary finish behind period facade
- Increased rent from £35 per sq ft to £85 per sq ft
- Strategic advice provided on marketing and letting policy



Selected Clients

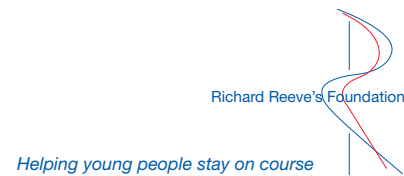
REISS

Hague Securities

LONDONNEWCASTLE

Branmar Properties

Raymarine



Benesco Charity Ltd

HAVAS

Lazari Investments



HVS

LONDON & REGIONAL
PROPERTY FUND



MARCOL

Ralwood securities

Angel Property
Investments Ltd



ISA Holdings

**THE
HOWARD
deWALDEN
ESTATE**

Tameric Investments

The Albany Group

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