

10th August 2021

To whom it may concern,

6 Oxford Court

We act on behalf of Carnarvon Street Properties on the marketing of 6 Oxford Court in Manchester and am writing to provide some context as to our experience of marketing the property.

Alongside our joint agent, Avison Young, we were appointed to market the property in August 2018 in preparation for the departure of the previous tenant in September 2018. By summer 2019, the property had been refurbished with new carpet throughout, a full redecoration, new lighting, and returned to an open plan layout ready for a new occupier.

From a marketing perspective we have gone through all the usual processes to try and let the property:

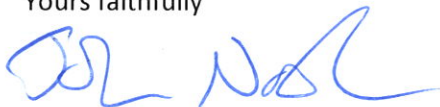
- There has been a To Let board on the building since late 2018 (updated and replaced in mid 2020).
- The property has been listed on the websites of Canning O'Neill and Avison Young.
- The property has been listed on Rightmove for the full duration of marketing.
- In July 2020 we produced a Matterport virtual tour of the building to further promote the space.
- We have circulated the property to our database of occupiers and agents.

However, in almost 3 years we have had no serious interest beyond an enquiry from a firm of solicitors to purchase the property in late 2018 but at a level which wasn't of interest to our client.

The main issue with the property for most occupiers is the fact it is multi-level (four floors in total) so it does not suit the requirements for the majority of businesses where the trend over recent years has very much been towards open plan offices.

It is also worth noting that for the period from August 2019 up until the current day, we have also been marketing 24 Oxford Court alongside Edwards & Co. That property also remains vacant.

Yours faithfully



John Nash
Director