

Loxley Estates

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25th February 2021

To whom it may concern

Dear Sirs

We are the landlords at numbers 19, 21 and 23 Shudehill, Manchester, M4 2AF. We have owned these properties since 2007. We own a substantial property portfolio in addition to these properties across a broad spectrum of property types including residential, office space, retail units, commercial properties and land and industrial units. We began our property portfolio on an expanding basis since 1985.

We have been approached by our potential tenants, Jon Charles and Patrick Hall of The Manchester Washhouse Ltd of 19 Shudehill, Manchester, M4 2AF to confirm both the previous status of occupancy on the first floor office space of 21-23 Shudehill and to set out what attempts at marketing this office suite have been undertaken to let this property. Please see below:

- The property (21-23) became empty in June 2020.
- The then tenant Cube Creative handed in their notice and left unable to meet their lease rental obligations due to the significant impact of Corona Virus on their business model.
- We employed W T Gunson and Avison Young, both established Manchester lettings agents, to market the property from that point onwards.
- Neither agent has been able to find any suitable tenants from that time to now.
- Avison Young was also responsible for letting the first floor and second of unit 19. The first floor was vacant for 2 years with no interest, the second floor was empty from November 2020.
- The agents are reporting a significant drop in activity and occupation of office units in Manchester.
- Agents suggest diversification and consideration should be given to other types of users.
- Continuing uncertainty prevails in the office market due to people choosing to work from home.
- The Washhouse has successfully traded on the ground floor of the adjacent building at 19 Shudehill for over 6 years and offers a practical and successful fit with our building with a track record.
- This letter should be taken in support of their planning application for a change of use which will assist in diversifying the use classes in this building.
- We are unclear as to when, if ever, suitable office tenants could return to our building.

Yours faithfully

Stephen Dobie
Director, Loxley Estates