


Simon Hughes MP
House of Commons
Westminster
London
SW1A 1AA


11th February 2009

Dear Mr Hughes

4 MARKET PLACE

We have now completed our survey of the property known as 4 Market Place, Bermondsey SE16 and I enclose layout plan of the accommodation contained therein.

As you will see we have sub-divided the plan into three these being as detailed below.

- Sole use (MP)
- Common parts
- Party use

You will note the sole use MP areas is restricted to the upper floor and this reflects the area that you will utilise solely for yourself. Common parts are obviously areas including circulation routes, kitchens, general storage and welfare facilities and Party use areas are designated as the ground floor and adjacent store rooms.

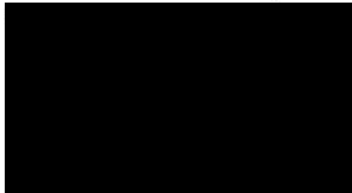
On the basis of this breakdown we have calculated that the total area of the premises is 157m² which based on a £10,000pa rental rate reflects a cost of £63.694 per m² per annum. The sole use area on the upper floor reflects 65m² which based on the cost per m² represents a basic annual rental share of £4,140.14. The shared use area represents 32m² giving an annual rental share of £2,038.22 whilst the campaign area represents 60m² and a rental share of £3,821.64.

As such we have calculated the shared use as a 50/50 split to both yourself and the party/campaign usage and this would increase the rental share to each occupant by £1,019.11. Therefore we have calculated the following rental shares based on the used areas.

Sole use (MP) £4140.14 plus	£1,019.11
	<u>£5,159.25</u>

Campaign Party use	
	

Hopefully the above information is acceptable to yourself and I enclose the layout plan for your attention. Should you have any further queries regarding this matter please do not hesitate to contact me.



JOHN OTTLEY BSc MRICS
For Blakeney Leigh Ltd