



MARTYN GERRARD

COMMERCIAL

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Our Ref: COM180061/COM/GH

New Road (Crouch End) Ltd
3 New Road
London
N8 8TA

23rd October 2023

Dear Barry

Re: 3 New Road, London, N8 8TA

Please find enclosed a report detailing the recent marketing activity on your property.

Please also note that on top of what is reflected below there has also been numerous enquiries for lettings and sales that has not materialised into any viewings or offers and this has mainly been due to the lack of parking. This is a large commercial property and majority of directors and managers of businesses will not entertain a property unless they have access to parking or at least some parking.

Yours sincerely,

MARTYN GERRARD ESTATE AGENTS

Marketing Report



Produced for New Road (Crouch
End) Ltd

3 New Road, London

Summary of applicant interest in 3 New Road, London, N8 8TA

Summary

The following shows a summary of applicant marketing and interest, indicating the number of those applicants still actively looking.

650 Applicants sent details of property: 341 currently live (940 brochures sent) 2 Applicants viewing property: 1 currently live 0 Applicants making offers: 1 currently live

Source of enquiry breakdown

The following shows how applicants said they heard about MARTYN GERRARD when they originally registered.

Other	650 matches	0 offers	2 viewings
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Viewings

The following shows a list of viewing appointments, with any follow up notes recorded.

13/01/2023 1:30 PM	Cancelled <i>Follow up: Hi Mamun,</i> <i>I hope you are well.</i> <i>My director has just informed me that he has to deal with a more pressing matter on Friday so we will have to cancel. I am sorry about this.</i> <i>He is on annual leave next week so I will be in touch after he returns if he is still interested in the opportunity.</i> <i>Thank you and my apologies again.</i> <i>Kind regards.</i> <i>Amaka Ananti – Land Acquisitions and Property Development Manager</i>
14/12/2022 1:00 PM	Paul <i>Follow up: 'I think in reality it wouldn't really work, it seems like the planning history in that place is pretty aggressive and the neighbours seem very against anything other than a yoga studio. My thoughts on it where if we could purchase some of the parking spaces then it would make sense, some way to section off the back of the building entrance area to have parking allocated, without that this particular space would be hard to use.'</i>
12/12/2022 1:00 PM	<i>Follow up: Amaka is not well and she will get back to me next week to reschedule.</i> LVM