

To:

The Lessees  
Jefferson House  
Basil Street  
LONDON SW3

21st November 1996

WE, LAYTONS of Carmelite, 50 Victoria Embankment, London EC4Y 0LS as solicitors to Steel Services Limited care of PO Box 258, Malzard House, 15 Union Street, St Helier, Jersey JE4 8TY, Channel Islands **HEREBY GIVE YOU NOTICE** that:-

- (1) by a Transfer dated 18th November 1996 and made between Acrepost Limited (1) and Steel Services Limited (2) the head leasehold interest in the property known as Jefferson House, Basil Street, London SW3 (particulars of which lease are set out in the Schedule hereto) were thereby assigned to the said Steel Services Limited. (A)
- (2) The said Steel Services Limited is and was at the 18th November 1996 an associated company (within the meaning of section 5 of the Landlord and Tenant Act 1987) of the said Acrepost Limited. //
- (3) You should continue to pay rent and service charge to Messrs Martin Russell Jones of 5 Watford Way, Hendon Central, London NW4 3JN.
- (4) Notices to be served under the terms of the Underlease which you hold should be served upon ourselves at the above address.

**THE SCHEDULE** above referred to

A Lease dated 31st March 1980 and made between The British Petroleum Pension Trust Limited (1) and Banwick Investments Limited (2)

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LAYTONS

(A) As detailed in the 30 June 1994 Accounts for Acrepost, "The parent company of this company is Langhaven Holdings Limited"

- Patrick May O'Connor was a director of Langhaven Holdings
- The Land Registry for Jefferson House headlease shows a "restriction at 1 June 2001 including him"

# MARTIN RUSSELL JONES

5 Watford Way,  
Hendon Central,  
London, NW4 3JN

Management Department  
Telephone: 0181-202 3858  
Fax No: 0181-202 9513



CHARTERED SURVEYORS · ESTATE AGENTS

Barrie Martin FRICS IRRV  
Michael Jones FRICS  
Joan Hathaway BSc ARICS

Consultant:  
Valerie Roper BSc(Hons) FRICS ACIArb

JH/CMc

29 November 1996

To All Lessees  
Jefferson House  
11 Basil Street  
London SW3

Dear Sir/Madam

## JEFFERSON HOUSE

I enclose herewith a copy of the Notice received from the solicitors acting on behalf of Steel Services Limited who have now taken over the head leasehold interest at Jefferson House.

I would inform you that it will make no difference to the actual day to day running of the block and we will continue to act as Managing Agents and therefore all future payments of service charge and any other queries should still be directed to this office.

If you have any queries or require any further information please do not hesitate to contact us.

Yours faithfully

JOAN HATHAWAY BSc.ARICS  
for MARTIN RUSSELL JONES