

STATUTORY DECLARATION

I, [REDACTED] of 285 Broadway, Bexleyheath, Kent DA6 8DG **DO SOLEMNLY AND SINCERELY DECLARE THAT** my company [Sherwood Property Investments Limited] completed the acquisition of the building at 371-375 Bexley Road, Erith, London, DA8 3EZ on 3rd March 2021, and acquired the building with vacant possession.

I am aware that prior to the building being vacant it had been continuously occupied for many years (dating back to prior to October 2008) by an insurance company called Safeguard Insurance. I understand that Safeguard Insurance vacated the building prior to April 2020 as this was the time when we had our first viewing of the property and from then up to (and after) our acquisition of the building it had remained vacant.

From acquiring the building in March 2021 through to the end of August 2021 the entire building has remained vacant. However we agreed a lease on the front office area of the building at ground floor level, with that lease commencing on 1st September 2021.

The area which is the subject of that lease does not include the existing staircase core which provides access to the first floor of the building, nor any floorspace within the rear part of the building at ground floor level, nor any part of the first floor of the building. Accordingly, all of the areas which are not part of that lease have remained vacant since Safeguard Insurance vacated the building.

AND I MAKE this Solemn Declaration conscientiously believing the same to be true and be virtue of the Provisions of the Statutory Declarations Act 1835.

Declared before me :

(signature of solicitor)

dated - 05/10/21

Solicitor's name

At : (insert place and date)

(signature of person making declaration)

dated - 05/10/21

(name of person making declaration)

ALETTA SHAW
289 BROADWAY
BEXLEYHEATH
KENT DA6 8DG

Solicitor's Stamp

(including name, firm and address)

Aletta Shaw Solicitor
5th October 2021