

1925

1. AFRICA

370

C.O.  
43297

25

FRANKLIN, W.H.  
(D.O.T.)

DATE

24th September 1925.

REGULATION

E.A. TRADE AND INFORMATION BUREAU.

*Excu.*

U.S. of S.

Discusses question of office accommodation and states terms of an offer from Lord Kylsant of an office, with display window, in Cockspur St - Trafalgar Square. Has option on these premises until 15th October.

U.S. of S.

U.S. of S.

Secretary of State.

Previous Paper

MINUTES

*C.A.C. 42119  
Kya*

*156. 21st Nov. 1915 in Gen. 57047 30  
body x to Gen. Samelthorpe  
21st Nov. 315*

*We visited with Mr. Franklin today the Spring Gardens and the (Victoria) premises.*

*The latter are much larger than the former and would be split up (on a partitioned off) without complete loss of convenience & compactness. They appeared the best situated accommodation found but we argued and they were assigned to...*

*As regards Spring Gardens, the windows would be amplified with a view of 120 sq ft. square. The adjacent premises...*

*2-29 SEP 1925  
C.A.  
2-6 OCT 25  
240  
604  
Kya 993  
Kya 398  
Kya 374*

*Subsequent Paper  
Treas 43216*

Supply that a small office in ... shall

... and ... about ...  
present ... difficulty. The points

are: -

(a) will the "holding" certificates of ...  
be ... out a ... of the main  
...? ... has shown the  
... to ... people with local  
... - e.g. ... & ...  
... will ... That should  
...

(b) ... ...  
... obligation by ...  
... from the ... of ...  
...? ...  
... the figures are quite  
... , ... , ...  
... the ... of his  
... than the ...  
...

... should ... with the  
... and ... , ...  
... ..

Oct. 15-25

at once  
J.M.G.  
25/10/25

I agree

Mr. Green to

5th ... I ...  
to ... as to the ... of the  
... . On Friday ...

... - 7 years ...  
... 7 years. He has ...  
... by telephone & has said that  
... aspect - ... of ...

... - ...  
... 7 years. But ...  
the R.M. would ...  
... to let ...

... . I agree, ...  
... ..

I have ...  
the ...

Oct. 28-25

J.M.G.

...  
...  
...

377

43297

FOREIGN OFFICE AND BOARD OF TRADE

DEPARTMENT OF OVERSEAS TRADE

(DEVELOPMENT AND INTELLIGENCE)

35, OLD QUEEN STREET, S.W.1.

24th September, 1925.

Dear Bottomley,

In regard to accommodation for the new office, up to a few days ago I would have had to report the position as

A.(1) York House, Lower Regent Street, formerly occupied by Civil Service Co-operative Association, containing one window with ample, but badly lighted, office space in rear, being typical of the prices asked in the Lower Regent Street to Northumberland Avenue district. The inclusive cost of this per annum would work out at about 27,000.

(11) In required district without shop window, accommodation would cost 23,000 on lower floors, and 22,500 on upper floors. (Criterion buildings.)

B.(1) With shop window. Victoria House Kingsway, 2,000 feet total cost 22,500. This is about the price for Kingsway and City.

(11) Without shop window. Very extensive accommodation can be obtained on top floor of the new building at the corner of Wellington Street and the Strand for about 22,600.

--2--

- (iii) With slip window and accommodation on upper floor.  
105/9, Strand, 2,750 feet on sixth floor with slip window at entrance for, roughly, £2,700.

But the position has changed and I have been fortunate enough to get Lord Kylesant to consider giving up one of the windows in The Royal Mail Steamship Company's new building at the junction of Cockspur Street, Trafalgar Square, and Spring Gardens, and I have the option until October 15th of the 12 ft. window next to the office entrance in Spring Gardens (visible to Trafalgar Square) and the whole of the 3rd floor, roughly 2,000 ft. at an inclusive price of about £2,460. This is based on £1,200 for the 3rd floor, £400 for the window - rates and taxes approximately £675; water £65, and £120 for heating, cleaning, including window washing, and in the figures for other premises I have tried to make my calculations to cover these services to make them comparable. The reason that I have done so is that Lord Kylesant desires that the price he has quoted for the bare rent, being in the nature of a special offer, should not obtain publicity as it

might/

--3--

might react on other transactions in regard to the letting of other portions of the same building.

If it is necessary to cable to East Africa before leasing any accommodation I would ask that the gross figures be quoted for comparison without going into the details of what they cover.

The day before Sir Edward Grigg left I told him that I hoped to get an offer from Lord Kylesant and he expressed the opinion that this was the best possible site that could be got, but neither he nor I thought at the time that the offer would be as reasonable as it is.

Yours sincerely,  
W. H. Franklyn

7/43297 EP

Worcester 28/9 atun

Cd G 2nd  
Arthur

Collected  
4 pm 10.7.13  
G

18 Sept.

- Worcester.
- Shuckburgh.
- Davis.
- Grindle.
- Masterton Smith.
- Wmsby-Gore.
- Worcester.

Your tel: of 15 Sept. 414

premises for new office being  
 secured in new Royal Mail S.P. Co  
 building, Cockspur Street & with  
 ground floor  
 display windows just in  
 Spring Gardens. These  
 are premises mentioned by  
 Franklin to Grigg and are

I am satisfied most  
 suitable premises as  
 regards position and  
 price & details follow

DRAFT. Code Tab.

Kainichi

Worcester  
 Worcester  
 Worcester  
 Worcester  
 Worcester

29 SEP  
0 0 0

7/43297 E.N.P. 373

C.D.  
R-29 SEP  
0 2

28/2  
28/5

- inchey.
- Shuckburgh.
- Davis.
- Grindle.
- Masterton Smith.
- msby-Gore.
- ery.

Ind

29 Sept. 1925

Glastonbury,

A 2

I am to transmit

to you the accompanying copy of correspondence letter

to G. W. H. Franklin, C.B.O.,

550, H. M. S. Trade

Commissioner for East

Africa, regarding the

acquisition of premises,

for the new East African

Trade and Information

Office in London, of which

DRAFT.

In the copy.

24/2

43297

29 SEP 1925

W. H. H. H.

3525

it is intended that Col.  
Hamilton should take charge,  
in addition to his present  
duties.

I am to request you,  
in addition to the letter  
to Col. Hamilton of the  
29<sup>th</sup> Sept., to take early steps  
to complete the necessary  
agreement with the local  
Royal African Postal  
Company, communicating  
with that Company and  
with Col. Hamilton as may  
be necessary. The agreement  
should be entered into by

on behalf of the  
Government of Kenya,  
by and, the Tanganyika  
Territory, Tanganyika, Nyasa-  
land, and Northern Rhodesia

- Stracey.
- 1. Shuckburgh.
- 2. Davis.
- 3. Grindle.
- 4. J. Macdonald Smith.
- 5. Ormsby-Gore.
- 6. Amery.

DRAFT.

and should be for  
a period of seven years  
with renewal at your  
option for a further seven  
years.

{Signed} W C BOTTOMLEY.



77-43297 E. H. ...

Notarizing 28/9  
June 28/5

~~19~~ Ind.

29 Sept 1915-

- W. H. Franchey.
- Shuckburgh.
- Davis.
- Grindle.
- ~~Master Smith.~~
- Wmsby Gore.
- ...

Sir,

I am in touch. the recd. of  
 Your semi-official letter of the  
 24<sup>th</sup> of Sept., on the subject of  
 the accommodation for the  
 new Kent opinion Trade and  
 Information Office.

1. Since the receipt of your  
 letter, the premises in  
 Colchester Street and (vicinity)  
 buildings have been inspected,  
 in your company, by  
 officials of the H.B., and  
 Mr. Amory has decided  
 that the premises should be

DRAFT.

W. H. Franchey  
No. 850.

Copy C.A. - 29 SEP 1925

Franchey's initials

required, and have to  
 authorize you to inform  
 the Royal Mail Company  
 company that the option  
 which you have  
 will be exercised, and that  
 will be exercised, namely,  
 for a 12-foot display window,  
 with a depth of about five  
 feet and access from the back  
 of the window, and for the  
 work of the third floor, at  
 an inclusive rent of £2.460  
 per an., to cover rate and taxes,  
 rates, and heating, cleaning,  
 and window-cleaning. The agreement  
 will be for a period of seven years, with an option to renew for a further  
 3. You should inform the Company that the rent for the premises is  
 £2.460 per an. for the above terms

- Tracy.
- Shuckburgh.
- Davis.
- Grindle.
- Masterton-Smith.
- Mayhew.
- Moyle.

the following copy being authorized  
 to complete the necessary  
 agreement with the above  
 being of the Royal Mail  
 Company, and you to  
 communicate direct with  
 the Company (consulting you  
 as may be necessary)  
 for their business.

DRAFT.

(Signed) W. C. BOTTOMLEY.



Albon. 2/10/25  
Downie 3/10/25  
Bottomley, B.  
Pace 3/10/25  
Trachey.  
Shuckburgh.

*and*

Downing Street,

6 Oct. 1925.

Davis.  
Grindle.  
Masterton Smith.  
Ramsby-Gore.  
Mery.

Sir,

(1) *only*

I have etc. to confirm my telegram of the 28th Sept., in which I reported that

- (2)
- (3)
- (4)
- (5)
- (6)

In continuation of my desp. No. 367 of the 18th September,

"	200	:	:
"	255	:	:
"	225	:	:
"	557	:	:

AFT.

992  
398  
315  
374  
140  
604

NYIKA TERR.

(to all) } →

I have the honour to inform you that Office accommodation has now been secured for the East African Trade Information Bureau.

2. Extensive enquiries have been made by Colonel Franklin with a view to securing suitable premises, and after considering various alternatives, none of which could be regarded as equally satisfactory from the point of view of site or price, I approved of the acceptance of an offer by the Royal Mail Steam Packet Co. of accommodation in the new building being erected for the Company at the junction of

*Carson*

Dockyard Street, Trafalgar Square and

Spring Gardens. The accommodation

offered comprises the whole of the

3rd floor of the building, roughly

2,000 ft. of floor space, together

with a 12 ft. window (with a depth

of 5 ft. and access from the rear)

situated next to the Spring Gardens

entrance to the building and visible

from Trafalgar Square. The price

asked ~~is~~ <sup>is inclusive of</sup> £2,450 a year, which is

~~inclusive of rates and taxes, water,~~

~~heating, cleaning and window washing.~~

3. I am satisfied that this

accommodation is <sup>well</sup> ~~thoroughly~~ suited

to the requirements of the Bureau,

and that the price asked is reasonable.

I have, therefore, directed the C.A.

for the Colonies to complete the

necessary agreement with the Royal

Mail Steam Packet Co. The agree-

ment will be entered into by the

C.A. on behalf of the Govts. of

Kenya, Uganda, the Tanganyika Territory,

*Altered after  
consultation with  
Mr. Franklin  
Wells*

Zanzibar, Nyasaland, and N. Rhodesia, and will be for a period of seven years, renewable at the option of the C.A. for a further term of seven years.

(To Kenya only).

4. I may add that the premises have been inspected by Mr. Wigglesworth Colonel Truscott and <sup>Mr.</sup> ~~Mr.~~ Collins Wells, who agreed as to their suitability for the purposes of the Bureau.

I have, etc.,

(Signed) L. S. AMERY.