



THE
PORTMAN
ESTATE

DL: 020 7563 1452
F: 020 7563 1402
rents@portmanestate.co.uk

5 January 2018

FINAL DEMAND

IREEF-Manchester Square Propco S.a.r.l.
37a Avenue J F Kennedy
L-1855
LUXEMBOURG

RECEIVED 10 JAN 2018

Dear Sirs

Account Reference: IRE01
Re Property at: 15-20 Manchester Square

The statement below shows that the rent demanded and due under your lease has not been paid.

Invoice Date	Invoice Ref	Description	Originally	Billed	Outstanding	Period Covered
13/09/2017	531219	Insurance		849.71	849.71	25/03/2017 24/03/2018
14/11/2017	242355	Rent		277,031.24	277,031.24	04/01/2018 03/04/2018
			Total		277,880.95	

Please forward your payment within **7 days** of the date of this letter. If you fail to do so, we will instruct our solicitors to take the necessary action to recover these arrears.

In accordance with the terms of your lease, interest will be charged up to the date when payment is received, together with any legal costs incurred in recovering these arrears.

A copy of this letter has been sent to our solicitors, so please settle these amounts immediately to avoid the further cost of legal action. Please telephone or email me at the above contact details should you have any further queries.

If the amount above has been paid, please disregard this letter and accept our thanks.

Yours faithfully

Emma Duggan

Please make payments to The Portman Estate Ltd. Our bank details are :
Bank: Coutts & Co
Sort code: 18-00-02
Account No: 08046433
IBAN No: GB83COUT18000208046433
Name of Account: The Portman Settled Estate Ltd
Please ensure you quote your account reference IRE01