

# LIQ02

## Notice of statement of affairs



Companies House

For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

### 1 Company details

Company number 1 1 1 7 8 5 0 1

Company name in full Barclay Office Properties Limited

#### → Filling in this form

Please complete in typescript or in  
bold black capitals.

### 2 Liquidator's name

Full forename(s) Paul

Surname Cooper

### 3 Liquidator's address

Building name/number 29th Floor

Street 40 Bank Street

Post town London

County/Region

Postcode E 1 4 5 N R

Country

### 4 Liquidator's name ①

Full forename(s) Paul Robert

Surname Appleton

#### ① Other liquidator

Use this section to tell us about  
another liquidator.

### 5 Liquidator's address ②

Building name/number 29th Floor

Street 40 Bank Street

Post town London

County/Region

Postcode E 1 4 5 N R

Country

#### ② Other liquidator

Use this section to tell us about  
another liquidator.

LIQ02

Notice of statement of affairs

**6** Date of statement of affairs

Date 

<sup>d</sup>	1	<sup>d</sup>	6	<sup>m</sup>	0	<sup>m</sup>	2	<sup>y</sup>	2	<sup>y</sup>	0	<sup>y</sup>	2	<sup>y</sup>	2
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**7** Statement of affairs

I attach:

- ☐ Statement of affairs by the liquidator under section 95(1A) of the Insolvency Act 1986
- ☒ Statement of affairs by a director under section 99(1) of the Insolvency Act 1986
- ☐ Statement of concurrence

**8** Sign and date

Liquidator's signature

Signature

X

*Paul*

X

Signature date

<sup>d</sup>	2	<sup>d</sup>	8	<sup>m</sup>	0	<sup>m</sup>	2	<sup>y</sup>	2	<sup>y</sup>	0	<sup>y</sup>	2	<sup>y</sup>	2
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**Presenter information**

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Glyn Middleton**

Company name **Begbies Traynor (London) LLP**

Address **29th Floor**

**40 Bank Street**

Post town **London**

County/Region

Postcode **E 1 4 5 N R**

Country

DX

Telephone **020 7400 7900**

**Checklist**

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have attached the required documents.
- ☐ You have signed the form.

**Important information**

**All information on this form will appear on the public record.**

**Where to send**

**You may return this form to any Companies House address, however for expediency we advise you to return it to the address below:**

The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**Further information**

For further information please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**

## Statement of Affairs

### IN THE MATTER OF THE INSOLVENCY ACT 1986

Name of Company <b>BARCLAY OFFICE PROPERTIES LIMITED</b>	Company Number <b>11178501</b>
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Statement as to the affairs of <sup>(a)</sup> Barclay Office Properties Limited of C/o Begbies Traynor, 29th Floor, 40 Bank Street, London, E14 5NR on the 16 February 2022, being a date not more than 14 days before the date of the resolution for winding-up.

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#### Statement of Truth

I believe that the facts stated in this statement of affairs and any continuation sheets are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Full Name: **Neville Smith**

Signed: *N Smith* .....

Date: **16 February 2022**

**BARCLAY OFFICE PROPERTIES LIMITED**  
**ESTIMATED STATEMENT OF AFFAIRS AS AT 16 FEBRUARY 2022**

	<b><u>Notes</u></b>	<b><u>Book Value</u></b> £	<b><u>Estimated to Realise</u></b> £
<b><u>ASSETS - SPECIFICALLY PLEDGED</u></b>			
Leasehold Improvements	1	27,078	Uncertain
Less: Investec	2		Nil
			Nil
<b><u>ASSETS - NOT SPECIFICALLY PLEDGED</u></b>			
Cash at Bank		637	637
Debtors		1,250	Uncertain
Office Furniture		22,515	2,251
Office Equipment		6,629	662
VAT Refund	3	18,660	Uncertain
Cash held on Appointment	4	9,000	9,000
			12,550
<b><u>PREFERENTIAL CREDITORS</u></b>			
None			Nil
<i>Surplus as regards Preferential Creditors</i>			12,550
<b><u>SECONDARY PREFERENTIAL CREDITORS</u></b>			
None			Nil
<i>Deficiency as regards Secondary Preferential Creditors</i>			12,550
<b><u>UNSECURED CREDITORS</u></b>			
Trade Creditors		(537,706)	
Flexible Office Asset Mgt Ltd - Loan Account	5	(25,295)	(563,001)
<i>Deficiency as regards to Unsecured Creditors</i>			(550,451)
<b><u>ISSUED AND CALLED UP CAPITAL</u></b>			
Ordinary Shareholders			(200)
<b><u>ESTIMATED TOTAL DEFICIENCY</u></b>	6		(550,651)

Signed.....*N Smith*.....

Date 16/2/2022

**BARCLAY OFFICE PROPERTIES LIMITED**  
**NOTES TO ESTIMATED STATEMENT OF AFFAIRS**

- 1 Leasehold improvements relate to lease and fit out costs incurred by the Company following its acquisition of the leases at Clerkenwell House. Whilst disclosed as assets on its balance sheet, these assets are unlikely to be realisable.
- 2 The Company's file at Companies House continues to show Investec as a Secured Creditor, however, they are not owed any debt at the present time.
- 3 Relates to a VAT Refund due to the Company, which has been ascribed an uncertain estimated to realise value. This is due to the Company being a member of a Group registration, for which other companies are also subject to liquidation processes and have unpaid VAT debts which may be offset against the refund due.
- 4 Relates to funds advanced to Begbies Traynor to defray the costs of assisting the Board in placing the Company into liquidation, assisting with the appointment of a liquidator, assisting with the preparation of the Director's Report and assisting with the preparation of the Statement of Affairs.
- 5 Relates to the current position of the Company's loan account with its Parent, Flexible Office Asset Management Ltd.
- 6 The Company's estimated total deficiency is subject to the costs and expenses of the winding up.

Signed.....*N Smith*.....

Date 16/2/2022

Barclay Office Properties Limited  
Company Registered Number: 11178501  
Company Creditors

Key	Name	Address	£
CC00	Camden Council	5 Pancras Square, London, N1C 4AG	188,787.59
CC01	Collaborate	2nd Floor Thomas Ford House, 23-24 Smithfield Street, London, EC1A 9LF	1,038.47
CD00	De Groot Property	5 Durweston Street, London, W1H 1EN	334,910.20
CF00	Flexible Office Asset Management Ltd	Acre House, 11/15 William Road, London, NW13ER	25,295.00
CH01	HW Fisher LLP	Acre House, 11/15 William Road, London, NW13ER	3,350.01
CK00	Knight Frank	55 Baker Street, London, W1U 8AN	4,735.40
CK01	Kingsway Asset	Barons Court, Manchester Road, Wilmslow, Cheshire SK9 1BQ	1,728.12
CT00	Time Broker Finance	St James House, The Square, Lower Bristol Road, Bath BA2 3BH	2,545.65
8 Entries Totalling			562,390.44

Signature           *N Smith*

Barclay Office Properties Limited  
Company Creditors - Employees & Directors

Key	Name	Address	Pref £	Unsec £	Total £
0 Entries Totalling			0.00	0.00	0.00

Signature \_\_\_\_\_



Barclay Office Properties Limited  
Company Registered Number: 11178501  
Company Creditors - Consumer Creditors

Key	Name	Address	£
0 Entries Totalling			0.00

Signature \_\_\_\_\_

Barclay Office Properties Limited  
Company Registered Number: 11178501  
Shareholders

Key	Name	Address	Type	Nominal Value	No. Of Shares	Called Up per share	Total Amt. Called Up
HF00	Flexible Office Asset Management	Acre House, 11/15 William Road, London, NW13ER	Ordinary	1.00	200	1.00	200.00
1 Ordinary Entries Totalling					200		

Signature \_\_\_\_\_