



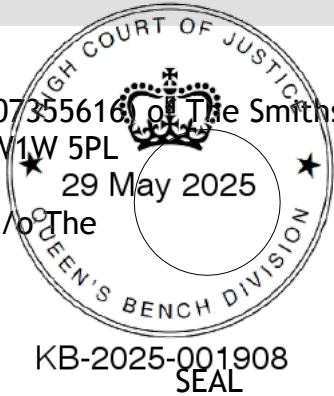
Claim Form  
(CPR Part 8)

In the High Court of Justice  
King's Bench Division

	for court use only
Claim No.	
Issue date	

Claimant(s)

- (1) **THE OFFICE GROUP PROPERTIES LIMITED** (company number: 07355616) of The Smiths Building, 179 Great Portland Street, London, United Kingdom, W1W 5PL
- (2) **FORA OPERATIONS LIMITED** (company number: 15762529) of c/o The Office Group, 2 Stephen Street, London, England, W1T 1AN



Defendant(s)

Persons unknown who without the consent of the Claimants enter or remain on the premises known as Tintagel House, 92 Albert Embankment, London SE1 7TY

Name and Address of Defendant receiving this claim form

Persons unknown on the premises known as:

Tintagel House  
92 Albert Embankment  
London  
SE1 7TY

Court fee	£646
Legal representative's costs	TBA

Claim No.	
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Details of claim

1. The First Claimant, The Office Group Properties Limited, is a company incorporated in England and Wales on 24 August 2010 under company number 07355616. Its registered address is at The Smiths Building, 179 Great Portland Street, London W1W 5PL.
2. The Second Claimant, Fora Operations Limited, is a company incorporated in England and Wales on 5 June 2024 under company number 15762529. Its registered address is C/O The Office Group, 2 Stephen Street, London W1T 1AN.
3. The relevant premises is Tintagel House, 92 Albert Embankment, London SE1 7TY (the ‘Premises’). The Premises is a commercial premises, with some 92,769 square feet of office space.
4. By way of a sublease dated 10 March 2021, and made between The Office Group Holdings Limited as landlord and the First Claimant as tenant, the First Claimant held a sublease of the Premises for a term of 20 years from and including 10 March 2021.
5. The sublease leasehold title is registered at HM Land registry under title number TGL588640.
6. By way of a TR5 dated 5 September 2024, the First Claimant transferred the sublease to the Second Claimant. The Second Claimant has not yet been registered at HM Land Registry as the proprietor of the sublease; the register of title continues to show the First Claimant as the proprietor of the sublease.
7. The Claimants have the right to possession of the Premises.
8. The Premises is occupied by various tenants of the Claimants, the vast majority of whom are licensees (save for one tenancy at will and two substation tenancies, the details of which are set out in the TR5 dated 5 September 2024 and exhibited to the first witness statement of Zarah Driver).
9. The Defendants are a defined category of Persons Unknown (defined in accordance with the principles set out in *Wolverhampton City Council & Ors v London Gypsies and Travellers & Ors* [2023] UKSC 47). The Claimants have not been able to identify and name any Defendant to these proceedings at this time.
10. The Claimants seek:
  - a. possession of the Premises; and
  - b. injunctive relief to restrain further apprehended acts of trespass at the Premises.
11. The Claimants seek an order for possession by reason of there being a protest encampment situated on the Premises. The occupants of the protest encampment do not have the Claimants’ permission to occupy the Premises or any part thereof and are trespassing accordingly.
12. For the reasons set out in the first witness statement of Zarah Driver and the first witness statement of Jack Thiede, the Claimants reasonably apprehend that, absent injunctive relief, further acts of trespassory protest will be committed at the Premises.
13. CPR Part 8 applies to this claim.

AND the Claimants claim:

1. an order for possession of the Premises;
2. the injunctive relief set out in the draft injunction order;
3. further or other relief as the court thinks fit.

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Ref: CYK/IEL/BJT/82100.1

Claimant’s(’) or legal representative’s address to which documents or payments should be sent if different from overleaf. If you are prepared to accept service by DX, fax or e-mail, please add details.

## Statement of truth

The Claimants understand that proceedings for contempt of court may be brought against a person 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.

☐ I believe that the facts stated in this claim form and any attached sheets are true.

☒ The Claimant(s) believe(s) that the facts stated in this claim form and any attached sheets are true. I am authorised by the claimant(s) to sign this statement.

### Signature

DocuSigned by:  
  
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☐ Claimant(s)

☐ Litigation friend (where claimant is a child or protected party)

☒ Claimants' legal representative (as defined by CPR 2.3(1))

### Date

Day

29

Month

05

Year

2025

Full name

Chhavie Kapoor

Name of claimant's( ) legal representative's firm

Mishcon de Reya LLP

If signing on behalf of firm or company give position or office held

Partner