

HIGH COURT OF JUSTICE

KING'S BENCH DIVISION

CLAIM NUMBER: KB-2025-001908

B E T W E E N:

(1) THE OFFICE GROUP PROPERTIES LIMITED
(2) FORA OPERATIONS LIMITED

Claimant's

- and -

(1) PERSON UNKNOWN

Defendant

WITNESS STATEMENT OF GRAYSON MCRAE

I, Grayson McRae of Unit 43 Riverside 2, Sir Thomas Longley Road, Medway City Estate, Rochester, Kent, ME2 4DP

WILL SAY AS FOLLOWS:

I am a Process Server employed by County Enforcement Group of Unit 43 Riverside 2, Sir Thomas Longley Road, Medway City Estate, Rochester, Kent, ME2 4DP. I make this Witness Statement in support of the Claimants' claim for possession of land and building known as Tintagel House, 92 Albert Embankment, London, SE1 7TY (the "**Property**") and injunctive relief and application for interim injunctive relief.

1. The facts and matters to which I refer in this Witness Statement are, except or expressly stated to the contrary, within my own knowledge and are true. Where any fact or matter is not within my own knowledge, it is true to the best of my information and belief.
2. I make this statement to set out the steps I have taken to effect service of the claim and related Documents on the Defendants.
3. I now refer to the exhibits to this statement marked "GM1" which contain true copies of the Documents to which I refer in this statement and GM2" showing photographs evidencing service.

4. I confirm I served the claim in accordance with Court rules requiring copies of the following Documents.
 1. Letter dated 30 May 2025 from Mishcon de Reya LLP ("**Mishcon**") to the Defendant;
 2. Unsealed Claim Form;
 3. Witness Statement of Zarah Driver dated 29 May 2025;
 4. Exhibit ZD1;
 5. Witness Statement of Jake Thiede dated 29 May 2025;
 6. Exhibit JT1;
 7. Certificate of Reasons;
 8. Application Notice;
 9. Draft Order – Possession;
 10. Draft Order –Injunction;
 11. Form N210 Acknowledgement of Service; and
 12. Form N208C Notes for Defendant.
5. On Friday 30th May at 12:00 hours I attended the Property with 30 copies of the documents listed in paragraph 4 above. I made contact with the group of protesters and handed out the packs of documents to those protesters who would accept them. I left the remaining packs of documents with reception of the building.. I then went about posting the QR code contained within the letter dated 30 May 2025 on the windows in view of the protestors as requested.
6. I returned to the Property at 14.20 hrs on 30 May 2025 to effect personal service of the following documents:
 1. Letter dated 30 May 2025 from Mishcon to the Defendant;
 2. Sealed Claim Form;
 3. Sealed Application Notice;
 4. Form N210 Acknowledgement of Service; and
 5. Form N208C Notes for Defendant.
7. When I returned to serve the documents provided, I saw that the group of protestors had left the building. I then went about posting the documents as requested, on the windows in the view that should the protestors return, they would be in view.
8. A true copy of the Documents served marked "GM1", and images taken in support "GM2" are exhibited hereto.

Statement of Truth

I believe the facts stated in this witness statement 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.

Dated this 30th May 2025

Signed:

A handwritten signature in black ink, appearing to read 'Grayson McRae', with a stylized, wavy flourish at the end.

Grayson McRae

HIGH COURT OF JUSTICE
KINGS BENCH DIVISION

Filed on behalf of the Claimants.

CLAIM NUMBER: KB-2025-001908

B E T W E E N:

(3) THE OFFICE GROUP PROPERTIES LIMITED
(4) FORA OPERATIONS LIMITED

Claimant's

- and -

(2) PERSON UNKNOWN

Defendant

EXHIBIT GM1

This is the Exhibit GM1 referred to in the Witness Statement of Grayson McRae dated 30 May 2025.

HIGH COURT OF JUSTICE
KINGS BENCH DIVISION

Filed on behalf of the Claimants.

CLAIM NUMBER: KB-2025-001908

B E T W E E N:

(5) THE OFFICE GROUP PROPERTIES LIMITED
(6) FORA OPERATIONS LIMITED

Claimant's

- and -

(3) PERSON UNKNOWN

Defendant

EXHIBIT GM2

This is the Exhibit GM2 referred to in the Witness Statement of Grayson McRae dated 30 May 2025.





30 May 2025 at 12:20:42
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 12:19:36
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 12:16:41
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 12:19:02
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



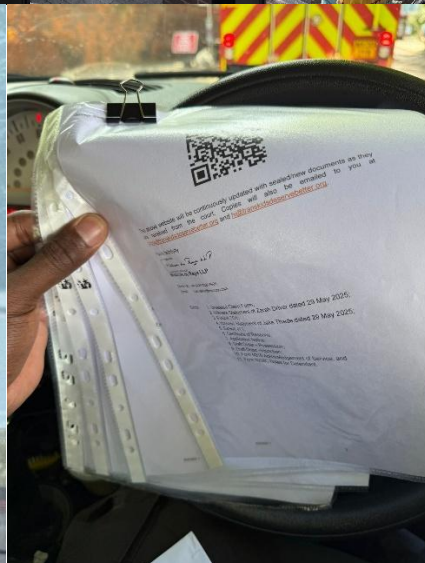
30 May 2025 at 12:18:24
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 12:19:08
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



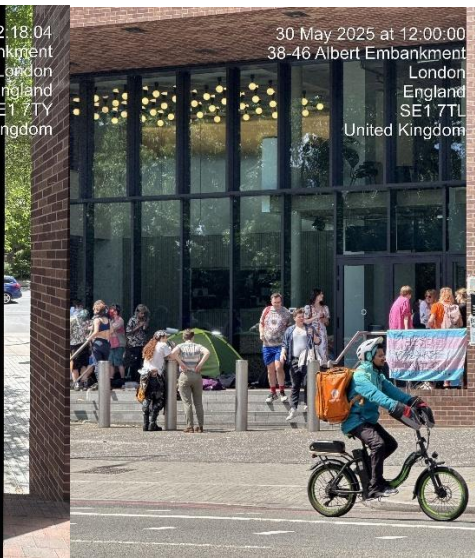
30 May 2025 at 12:14:19
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



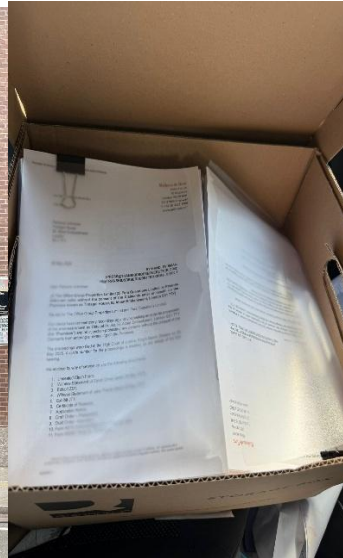
30 May 2025 at 12:13:37
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



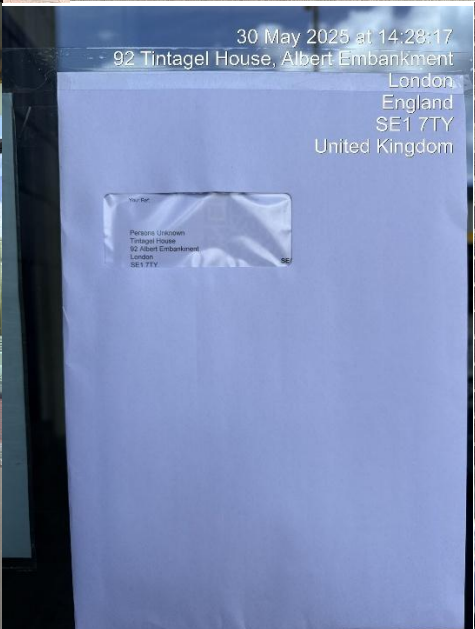
30 May 2025 at 12:18:04
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 12:00:00
38-46 Albert Embankment
London
England
SE1 7TL
United Kingdom



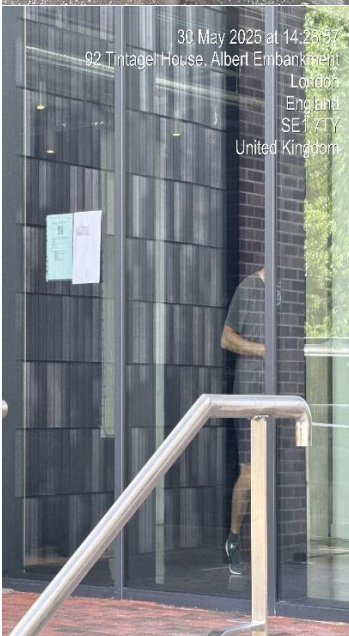
30 May 2025 at 14:28:59
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 14:28:17
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 12:01:46
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom



30 May 2025 at 14:28:57
92 Tintagel House, Albert Embankment
London
England
SE1 7TY
United Kingdom