

DEVELOPMENT PIPELINE

Derwent London has an extensive development pipeline totalling 2.5m sq ft (230,000m²). We are on site with 586,000 sq ft (54,450m²) of projects and have prepared the way for a significant project to start in each of 2015 and 2016.



40 CHANCERY LANE WC2

Village: Holborn
Type: Offices/Retail
Proposed size: 101,800 sq ft (9,460m²)
Completion date: Q4 2014
Architect: Bennetts Associates
Capital expenditure to complete: £24m

This new-build office and retail development will provide eight floors of high quality offices, a retail unit and a publicly accessible passageway to a new courtyard that brings daylight to the office floors. The office element, totalling 97,400 sq ft (9,050m²), was pre-let to Publicis Groupe in June 2013.



1-2 STEPHEN STREET W1

Village: Fitzrovia
Type: Offices
Scheme size: 102,100 sq ft (9,490m²)
Completion date: 2013/2014
Architect: ORMS
Letting status: 21% pre-let
Capital expenditure to complete: £9m

The transformation of this property is progressing well. We recently completed the new office entrance, together with the first 18,300 sq ft (1,700m²) of refurbished ground and first floor office space. The regeneration of another 83,800 sq ft (7,790m²) of offices will be completed in Q2 2014.

TURNMILL EC1

Village: Clerkenwell
Type: Offices/Retail
Proposed size: 70,500 sq ft (6,550m²)
Completion date: Q3 2014
Architect: Piercy & Co
Capital expenditure to complete: £12m

This new development will occupy a prominent corner site near to Farringdon station, which is currently being redeveloped as a Crossrail interchange. All of the office element of 58,200 sq ft (5,410m²), together with that of 40 Chancery Lane, was pre-let to Publicis Groupe in June 2013.



QUEENS W2

Village: Paddington
Type: Residential/Retail
Proposed size: 21,400 sq ft (1,990m²)
Completion date: Q4 2014
Architect: Stiff + Trevillion
Capital expenditure to complete: £9m

This prominent site, home of the former Queens cinema, is situated on the corner of Bishop's Bridge Road and Queensway. The scheme retains the art deco façade and will create 16 high-quality apartments and 2,700 sq ft (250m²) of ground floor retail space. It will also provide a new public space on the opposite side of Queensway.

2014



Q1

Q2

Q3

Q4



TOTTENHAM COURT WALK W1

Village: Fitzrovia
 Type: Retail
 Scheme size: 40,000 sq ft (3,720m²)
 Completion date: Q2 2015
 Architect: ORMS
 Capital expenditure: £12m

In Q2 2014 we will start work on site to extend the retail units at 18-30 Tottenham Court Road, to create a new and improved double-height frontage for the existing colonnade and to convert basement car parking to retail.



WHITE COLLAR FACTORY, OLD STREET EC1

Village: Old Street
 Type: Offices/Residential/Retail
 Proposed size: 293,000 sq ft (27,220m²)
 Completion date: Q3 2016
 Architect: AHMM
 Capital expenditure to complete: £121m

This scheme, facing onto the Old Street roundabout, includes a 16-storey office building incorporating our White Collar Factory concept. This will include high ceilings, good daylight and natural ventilation with opening windows that negate the need for full air-conditioning. This leads to lower building and fit-out costs as well as lower running costs and a healthier working environment. Work started on site at the beginning of 2014.



73 CHARLOTTE STREET W1

Village: Fitzrovia
 Type: Residential/Offices
 Proposed size: 15,500 sq ft (1,440m²)
 Completion date: Q3 2015
 Architect: DSDHA
 Capital expenditure to complete: £10m

We recently started work on site at 73 Charlotte Street to create 11 residential units, two of which are affordable, and 1,900 sq ft (180m²) of offices.





80 CHARLOTTE STREET W1

Village: Fitzrovia
Type: Offices/Residential/Retail
Proposed size: 380,000 sq ft (35,300m²)
Completion date: H2 2017
Architect: Make
Capital expenditure: £150m

The regeneration of 80 Charlotte Street will be Derwent London's largest scheme to date. The main development occupies a 1.4 acre island site in the heart of our Fitzrovia estate and will provide 322,000 sq ft (29,900m²) of offices and 44,000 sq ft (4,100m²) of residential units as well as retail space of 14,000 sq ft (1,300m²).



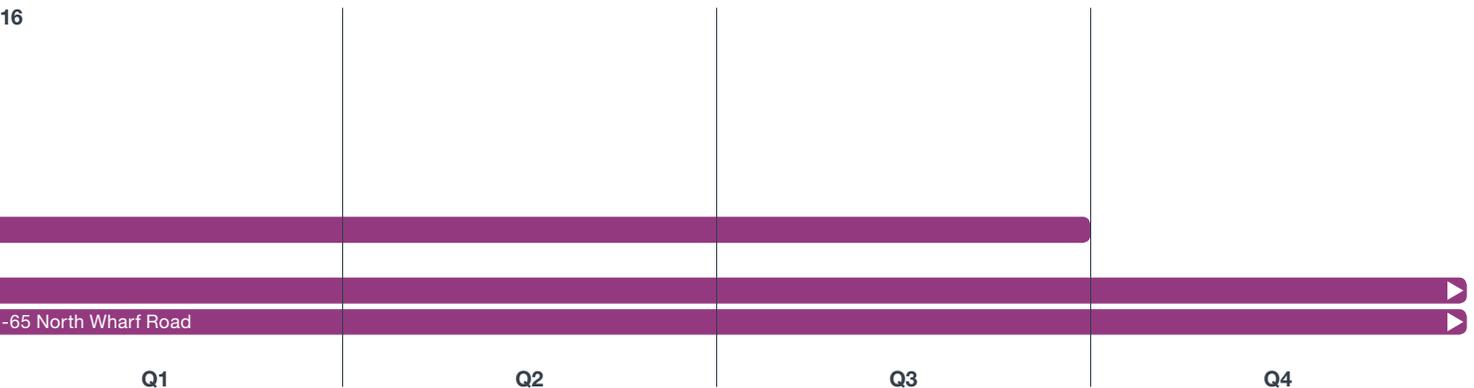
55-65 NORTH WHARF ROAD W2

Village: Paddington
Type: Offices
Proposed size: 240,000 sq ft (22,300m²)
Completion date: 2018
Architect: Fletcher Priest
Capital expenditure: £110m

Early in 2013, Derwent London secured an option to regear the leasehold structure at this site, thereby unlocking the development of consented offices. We are now finalising the detailed design with a view to gaining vacant possession from mid-2015. This is a prime location adjacent to Paddington station where a Crossrail interchange will join the existing main line and underground links in 2018.



16



-65 North Wharf Road

Q1

Q2

Q3

Q4