

PRINCIPAL PROPERTIES

| | Value banding £m | Offices (O), Retail/ restaurant (R), Residential (Re), Industrial (I), Leisure (L) | Freehold (F), Leasehold (L) | Approximate net area sq ft |
|--|---------------------|--|--------------------------------|----------------------------------|
| West End: Central (62%) | | | | |
| Fitzrovia /Euston (37%) | | | | |
| 1-2 Stephen Street & Tottenham Court Walk W1 | 150+ | O/R/L | F | 255,100 |
| 132-142 Hampstead Road NW1 | 25-50 | O | F | 217,000 |
| 80 Charlotte Street W1 | 75-150 | O | F | 200,000 |
| 8 Fitzroy Street W1 | 75-150 | O | F | 147,900 |
| Qube, 90 Whitfield Street W1 | 75-150 | O/R/Re | F | 109,900 |
| Holden House, 54-68 Oxford Street W1 | 75-150 | O/R | F | 90,800 |
| Henry Wood House, 3-7 Langham Place W1 | 50-75 | O/R/L | L | 79,900 |
| 25 and 29 Berners Street W1 | 25-50 | O | L | 79,500 |
| Middlesex House, 34-42 Cleveland Street W1 | 25-50 | O | F | 64,600 |
| Network Building, 95-100 Tottenham Court Road W1 | 25-50 | O/R | F | 64,100 |
| 120-134 Tottenham Court Road W1 ² | 25-50 | R/L | F | 53,200 |
| 88-94 Tottenham Court Road W1 | 0-25 | O/R | F | 52,400 |
| Charlotte Building, 17 Gresse Street W1 | 25-50 | O | L | 47,200 |
| 80-85 Tottenham Court Road W1 | 25-50 | O/R | F | 44,500 |
| 60 Whitfield Street W1 | 25-50 | O | F | 36,200 |
| 75 Wells Street W1 | 25-50 | O/R | L | 34,700 |
| 43 and 45-51 Whitfield Street W1 | 0-25 | O | F | 31,000 |
| 65 Whitfield Street W1 | 0-25 | O | F | 30,600 |
| Rathbone Studios, 7-10 Rathbone Place W1 | 0-25 | O/R/Re | L | 23,100 |
| 1-5 Maple Place and 12-16 Fitzroy Street W1 | 0-25 | O | F | 20,300 |
| 73 Charlotte Street W1 | 0-25 | O/Re | F | 15,500 ³ |
| 76-78 Charlotte Street W1 | 0-25 | O | F | 10,800 |
| Victoria (12%) | | | | |
| Horseferry House, Horseferry Road SW1 | 75-150 | O | F | 162,700 |
| Greencoat and Gordon House, Francis Street SW1 | 75-150 | O | F | 128,900 |
| 1 Page Street SW1 | 75-150 | O | F | 127,800 |
| Premier House, 10 Greycoat Place SW1 | 25-50 | O | F | 62,000 |
| Francis House, 11 Francis Street SW1 | 25-50 | O | F | 57,000 |
| 6-8 Greencoat Place SW1 | 0-25 | O | F | 33,200 |
| Baker Street/Marylebone (5%) | | | | |
| 19-35 Baker Street W1 | 50-75 | O/R | L | 77,800 |
| 88-110 George Street W1 | 25-50 | O/R/Re | L | 44,800 |
| 30 Gloucester Place W1 | 0-25 | O/Re | L | 23,600 |
| 16-20 Baker Street and 27-33 Robert Adam Street W1 | 0-25 | O/R/Re | L | 22,100 |
| 17-39 George Street W1 | 0-25 | O/R/Re | L | 21,400 |
| Soho/Covent Garden (4%) | | | | |
| Bush House, South West Wing, Strand WC2 | 0-25 | O | F | 107,900 |
| Tower House, 10 Southampton Street WC2 | 50-75 | O/R/Re | F | 52,700 |
| Davidson Building, 5 Southampton Street WC2 | 25-50 | O/R | F | 41,700 |
| Jaeger House, 57 Broadwick Street W1 | 0-25 | O/R | F | 24,900 |
| Mayfair (2%) | | | | |
| 25 Savile Row W1 | 50-75 | O/R | F | 42,300 |
| Paddington (2%) | | | | |
| 55-65 North Wharf Road W2 | 25-50 | O | L | 77,600 |
| Queens, 96-98 Bishop's Bridge Road W2 | 0-25 | Re | F | 21,400 ³ |

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|---|---------------------|--|--------------------------------|----------------------------------|
| West End: Borders (9%) | | | | |
| Islington/Camden (8%) | | | | |
| Angel Building, 407 St. John Street EC1 | 150+ | O/R | F | 262,000 |
| 4 & 10 Pentonville Road N1 | 25-50 | O | F | 55,000 |
| Balmoral Grove Buildings, N7 and 1-9 Market Road N7 | 0-25 | O/I | F | 48,900 |
| Suncourt House, 18-26 Essex Road N1 | 0-25 | O/R | F | 27,200 |
| 35 & 37 Kentish Town Road NW1 | 0-25 | O | F | 24,500 |
| 423-425 Caledonian Road N7 | 0-25 | O | F | 18,300 |
| Ladbroke Grove (1%) | | | | |
| Portobello Dock and Kensal House W10 | 0-25 | O/R | F | 51,600 |
| 136-142 Bramley Road W10 | 0-25 | O | F | 30,900 |
| City: Borders (26%) | | | | |
| Clerkenwell (9%) | | | | |
| 88 Rosebery Avenue EC1 | 25-50 | O | F | 103,700 |
| Morelands Buildings, 5-27 Old Street EC1 | 25-50 | O/R | L | 89,700 |
| The Buckley Building, 49 Clerkenwell Green EC1 | 75-150 | O/R | F | 85,100 |
| Tummill, 63 Clerkenwell Road EC1 | 25-50 | O/R | F | 70,500 ³ |
| 19 Charterhouse Street EC1 | 25-50 | O | F | 63,700 |
| 5-8 Hardwick Street and 161 Rosebery Avenue EC1 | 0-25 | O | F | 35,200 |
| 151 Rosebery Avenue EC1 | 0-25 | O | F | 24,000 |
| 3-4 Hardwick Street EC1 | 0-25 | O | F | 12,000 |
| Holborn (7%) | | | | |
| Johnson Building, 77 Hatton Garden EC1 | 75-150 | O/R | F | 157,100 |
| 40 Chancery Lane WC2 | 25-50 | O/R | L | 101,800 ³ |
| 22 Kingsway WC2 | 50-75 | O | F | 91,400 ³ |
| 6-7 St. Cross Street EC1 | 0-25 | O | F | 33,800 |
| Old Street (5%) | | | | |
| 1 Oliver's Yard EC2 | 75-150 | O/R | F | 186,000 |
| White Collar Factory, City Road EC1 | 25-50 | O/R/Re | F | 293,000 ³ |
| Monmouth House, 58-64 City Road EC1 | 0-25 | O | F | 41,500 |
| 186 City Road EC1 | 0-25 | O | F | 38,300 |
| Shoreditch/Whitechapel (5%) | | | | |
| Tea Building, Shoreditch High Street E1 | 75-150 | O/R/L | F | 259,600 |
| 9 and 16 Prescott Street E1 | 0-25 | O/R | F | 111,000 |
| Mark Square House, 1 Mark Square EC2 | 25-50 | O | F | 61,700 |
| Southwark (-) | | | | |
| Wedge House, 30-40 Blackfriars Road SE1 | 0-25 | O/L | F | 38,700 |
| Provincial (3%) | | | | |
| Scotland (3%) | | | | |
| Strathkelvin Retail Park, Bishopbriggs, Glasgow | 50-75 | R | F | 313,300 |
| Land, Bishopbriggs, Glasgow | 25-50 | - | F | 5,500 acres |

¹ Includes North of Oxford Street

² Includes a 330-room hotel

³ Proposed scheme area

⁴ Total floor area

⁵ Excludes 44,000 sq ft theatre

() Percentages weighted by valuation

■ Tech Belt (30%)