

The London Office Crane Survey – Winter 2016

Development table

Scheme number	Crane Survey status	Status	Market	Scheme name	Postcode	Developer	Tenant	Completion date	Total space sq ft	Space available sq ft
1	Existing	Under Construction	City	Angel Court	EC2	Mitsui Fudosan/Stanhope		Q4 2016	300,000	300,000
2	Existing	Under Construction	City	White Collar Factory, Old Street Yard	EC1	Derwent London	The Office Group, AKTII, BGL Group, Adobe, Capital One, Spark44, Runpath	Q4 2016	276,000	101,400
3	Existing	Under Construction	City	One Creechuch Place	EC3	Helical/HOOPP/City of London Corporation		Q4 2016	273,000	273,000
4	Existing	Under Construction	City	The White Chapel Building (Phase 1)	E1	Derwent London	Reddie & Grose, Shipowners' Club, Unruly Media, Government Digital Service	Q4 2016	200,000	87,350
5	Existing	Under Construction	City	20 Farringdon Road	EC1	Derwent London	Moo Print, Okta, The UK Trade Desk	Q4 2016	88,000	35,100
6	Existing	Under Construction	City	Cannon Green House, Bush Lane	EC4	Ocubis		Q4 2016	80,000	80,000
7	Existing	Under Construction	City	Seventy Wilson, 70 Wilson Street	EC2	Columbia Threadneedle/Stanhope/ Low Carbon Workplace		Q4 2016	70,000	70,000
8	Existing	Under Construction	City	Alderman's House, 117-121 Bishopsgate	EC2	Amsprop		Q4 2016	65,000	65,000
9	Existing	Under Construction	City	One Puddle Dock	EC4	Network Rail		Q4 2016	60,000	60,000
10	Existing	Under Construction	City	21 Lime Street	EC3	City of London Corporation		Q4 2016	35,000	35,000
11	Existing	Under Construction	City	1 Aylesbury Street	EC1	Meritcape	Alexander McQueen	Q4 2016	28,500	0
12	New Start	Under Construction	City	69 Leadenhall Street	EC3	Herman Holdings		Q4 2016	21,000	21,000
13	Existing	Under Construction	City	17 Devonshire Square	EC2	Golden Hinde Ltd		Q4 2016	18,000	18,000
14	Existing	Under Construction	City	Principal Place, Shoreditch High Street	E1	Brookfield	Amazon	Q1 2017	602,000	81,200
15	Existing	Under Construction	City	2 London Wall Place	EC2	Brookfield/Oxford Properties	Cleary Gottlieb Steen & Hamilton	Q1 2017	177,000	117,000
16	New Start	Under Construction	City	River Building (Cannon Bridge House)	EC4	Blackstone		Q1 2017	95,000	95,000
17	Existing	Under Construction	City	45 Cannon Street	EC4	Morgan Capital Partners LLP		Q1 2017	88,500	88,500
18	Existing	Under Construction	City	Herbal House, 10 Back Hill	EC1	Herbal House Investments		Q1 2017	77,000	77,000
19	Existing	Under Construction	City	Dixon House, 72-75 Fenchurch Street	EC3	Greenoak Real Estate	MAPFRE	Q1 2017	48,000	35,000
20	Existing	Under Construction	City	25 Charterhouse Square	EC1	Helical		Q1 2017	38,000	38,000
21	New Start	Under Construction	City	10 Dominion Street	EC2	Romulus Securities		Q1 2017	31,000	31,000
22	New Start	Under Construction	City	11 Devonshire Square	EC2	Blackstone		Q1 2017	30,000	30,000
23	New Start	Under Construction	City	Irongate, 22 Dukes Place	EC3	Aviva and PSP Investors		Q1 2017	22,000	22,000
24	Existing	Under Construction	City	19-28 Watling Street	EC4	Morgan Capital Partners LLP		Q1 2017	21,000	21,000
25	Existing	Under Construction	City	181 Queen Victoria Street	EC4V	City Bridge Trust		Q1 2017	17,000	17,000

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26	Existing	Under Construction	City	80 Clerkenwell Road	EC1	DTZ on behalf of undisclosed owner		Q1 2017	10,000	10,000
27	Existing	Under Construction	City	Bloomberg Place	EC4	Bloomberg/Stanhope	Bloomberg	Q2 2017	669,000	0
28	Existing	Under Construction	City	1 London Wall Place	EC2	Brookfield/Oxford Properties	Schroders	Q2 2017	309,000	0
29	Existing	Under Construction	City	20 Old Bailey	EC4	Blackstone		Q2 2017	241,000	241,000
30	Existing	Under Construction	City	33 Central, 33 King William Street	EC4	HB Reavis	Wells Fargo	Q2 2017	225,000	
31	Existing	Under Construction	City	160 Aldersgate Street	EC1	Mercer Real Estate	DLA Piper	Q2 2017	207,000	50,000
32	Existing	Under Construction	City	24 King William Street	EC4	Beltane Asset Management/Angelo Gordon		Q2 2017	71,500	71,500
33	Existing	Under Construction	City	The Epworth, 25 City Road	EC1	London and Regional Properties		Q2 2017	66,000	66,000
34	Existing	Under Construction	City	15 Bishopsgate	EC2	Tower Partnership		Q2 2017	52,000	52,000
35	New Start	Under Construction	City	33 Queen Street	EC4	Beltane Asset Management		Q2 2017	50,000	50,000
36	Existing	Under Construction	City	25-39 Eastcheap	EC3	Thackeray Estates		Q2 2017	25,000	25,000
37	New Start	Under Construction	City	16-22 Baltic Street West	EC1	Benesco Charity		Q2 2017	15,780	15,780
38	Existing	Under Construction	City	10 Fenchurch Avenue	EC3	Generali Real Estate/Greycoat/CORE	M&G Investments	Q3 2017	398,000	67,000
39	New Start	Under Construction	City	105 Fenchurch Street (Furness House)	EC3	TH Real Estate		Q3 2017	188,000	188,000
40	Existing	Under Construction	City	8 Devonshire Square	EC2	Blackstone		Q3 2017	133,000	133,000
41	Existing	Under Construction	City	1a-1c Shepherdess Walk	N1	Schroders		Q3 2017	130,000	130,000
42	Existing	Under Construction	City	30-32 Lombard Street	EC3	McKay Securities		Q3 2017	56,000	56,000
43	Existing	Under Construction	City	90 Bartholomew Close	EC1	Helical / Baupost		Q3 2017	23,500	23,500
44	New Start	Under Construction	City	62 Paul Street	EC2	Folgate Estates		Q3 2017	16,000	16,000
45	Existing	Under Construction	City	52-54 Lime Street & 27 Leadenhall Street (The Scalpel)	EC3	WRBC Development	WR Berkeley	Q4 2017	386,000	305,000
46	New Start	Under Construction	City	3 Minster Court	EC3	Ivanhoe Cambridge, FREO and Greycoat		Q4 2017	275,000	275,000
47	Existing	Under Construction	City	148 Old Street	EC1	Great Portland Estates		Q4 2017	152,000	152,000
48	New Start	Under Construction	City	Arnold House, 21-33 Great Eastern Street	EC2	Arnold House Ltd		Q4 2017	87,000	87,000
49	New Start	Under Construction	City	Walsingham House, 35 Seething Lane	EC3	London and Oriental		Q4 2017	80,000	80,000
50	Existing	Under Construction	City	60-70 St Mary Axe	EC3	TH Real Estate		Q1 2018	326,000	326,000
51	Existing	Under Construction	City	London Fruit & Wool Exchange	E1	Exemplar Properties	Ashurst	Q1 2018	275,000	0
52	New Start	Under Construction	City	Atlas Building, 145 City Road	EC1	Rocket Investments	WeWork	Q1 2018	82,000	0
53	Existing	Under Construction	City	The Tower, The Bower, 207 Old Street	EC1	Helical		Q2 2018	171,000	171,000
54	New Start	Under Construction	City	55 Gresham Street	EC2	Beltane Asset Management/Angelo Gordon		Q2 2018	122,000	122,000
55	Existing	Under Construction	City	One Bartholomew Close	EC1	Helical/Ashby Capital		Q3 2018	212,000	212,000
56	Existing	Under Construction	City	100 Bishopsgate	EC3	Brookfield	Royal Bank of Canada, Jefferies	Q4 2018	907,400	438,720
57	Existing	Under Construction	City	250 City Road	EC1	Berkeley Homes		Q1 2019	75,000	75,000

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58	Existing	Completed	City	1 King William Street	EC4	Nippon Telegraph and Telephone Corporation/Kajima Europe		Q2 2016	100,000	100,000
59	Existing	Completed	City	The Monument Building ,11-19 Monument Street	EC3	Skanska	Booking.com, TwentyFour Asset Management, UnderWriteMe, Caixa Geral de Depositos	Q2 2016	94,000	67,300
60	Existing	Completed	City	69 Carter Lane	EC4	Columbia Threadneedle/Stanhope/ Low Carbon Workplace		Q2 2016	30,000	30,000
61	Existing	Completed	City	3 Cophthall Avenue	EC2	Columbia Threadneedle		Q2 2016	14,350	14,350
62	Existing	Completed	City	20 Great Eastern Street	EC2	Colt Telecom	Colt Telecom	Q3 2016	60,000	0
63	Existing	Completed	City	108 Cannon Street	EC4	Beltane Asset Management/M&G Real Estate		Q3 2016	40,000	40,000
64	New Start	Under Construction	Docklands	South Quay Plaza, 183-189 Marsh Wall	E14	Berkeley Homes		Q1 2018	263,000	263,000
65	Existing	Under Construction	Docklands	1 Bank Street	E14	Canary Wharf Group	Société Générale	Q2 2019	690,000	426,000
66	Existing	Under Construction	King's Cross	Fish & Coal Building	N1C	King's Cross Central Limited Partnership	Jamie Oliver Group	Q4 2016	10,000	0
67	New Start	Under Construction	King's Cross	15 Crinan Street	N1	CBRE Global Investors (for PZR Ltd)		Q1 2017	11,000	11,000
68	Existing	Under Construction	King's Cross	Four Pancras Square	N1C	King's Cross Central Limited Partnership	Universal Music	Q2 2017	175,000	0
69	Existing	Under Construction	King's Cross	R7 Handyside Street	N1C	King's Cross Central Limited Partnership	New Look, XTX Markets	Q2 2017	145,000	0
70	Existing	Under Construction	King's Cross	S2 Handyside Street	N1C	King's Cross Central Limited Partnership	Google	Q1 2018	185,000	0
71	Existing	Completed	King's Cross	Three Pancras Square	N1C	King's Cross Central Limited Partnership	Havas Media	Q3 2016	161,000	0
72	Existing	Under Construction	Midtown	28 Chancery lane	EC4	Viridis Real Estate		Q4 2016	100,000	100,000
73	Existing	Under Construction	Midtown	16-16a Baldwins Gardens	EC1	Workspace Group		Q4 2016	59,000	59,000
74	Existing	Under Construction	Midtown	98 Fetter Lane	EC4	Blackstone/Morgan Capital Partners LLP	Macfarlanes	Q4 2016	58,000	0
75	Existing	Under Construction	Midtown	29 Mount Pleasant	WC1	Low Carbon Workplace	Fred Perry	Q4 2016	24,000	0
76	New Start	Under Construction	Midtown	Marylebone House, 52-54 St John Street	EC1	Columbia Threadneedle Investments		Q4 2016	13,000	13,000
77	New Start	Under Construction	Midtown	Old Sessions House 120a-122 Clerkenwell Road	EC1	Satila Property		Q4 2016	13,000	13,000
78	Existing	Under Construction	Midtown	One Bedford Avenue / 251-258 Tottenham Court Road	WC1	Exemplar Properties		Q1 2017	70,000	70,000
79	Existing	Under Construction	Midtown	35 Chancery Lane	WC2	Aberdeen Asset Management/ Endurance Land		Q1 2017	66,000	66,000
80	Existing	Under Construction	Midtown	St Andrew's House, 18-20 St Andrew Street	EC4	AXA IM Real Assets/Morgan Capital Partners LLP		Q1 2017	56,000	56,000
81	New Start	Under Construction	Midtown	Saffron House, 6-10 Kirby Street	EC1	Columbia Threadneedle		Q1 2017	50,000	50,000
82	New Start	Under Construction	Midtown	20-28 Hatton Wall	EC1	Diamond Pool/ Boulton Brooks		Q1 2017	26,000	26,000
83	Existing	Under Construction	Midtown	Holborn Tower, 137-144 High Holborn	WC1	Private overseas		Q1 2017	25,000	25,000

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84	New Start	Under Construction	Midtown	2-5 Benjamin Street and 95-98 Turnmill Street	EC1	Girdler's Company		Q1 2017	20,000	20,000
85	New Start	Under Construction	Midtown	207-215 Kings Cross Road	WC1	Undisclosed		Q1 2017	13,000	13,000
86	Existing	Under Construction	Midtown	8 Salisbury Square	EC4	Greycoat/Cheyne Capital		Q2 2017	156,000	156,000
87	Existing	Under Construction	Midtown	1 New Oxford Street (aka Commonwealth House)	WC1	TH Real Estate/BA Pensions		Q2 2017	110,000	110,000
88	Existing	Under Construction	Midtown	70 Farringdon Street	EC4	Goldman Sachs/Tishman Speyer	Goldman Sachs	Q2 2018	825,000	0
89	Existing	Completed	Midtown	Weston House, 242 High Holborn	WC1	Frogmore		Q2 2016	63,000	63,000
90	Existing	Completed	Midtown	Bloomsbury Plaza, 2-8 Bloomsbury Street	WC1	Friends Life		Q2 2016	21,000	21,000
91	Existing	Completed	Midtown	Strand Bridge House, 138-142 Strand	WC2	Banco de Oro	Banco de Oro	Q2 2016	21,000	0
92	Existing	Completed	Midtown	33-34 Alfred Place	WC1	Great Portland Estates		Q2 2016	14,000	14,000
93	Existing	Completed	Midtown	1 New Street Square	EC4	Land Securities	Deloitte	Q3 2016	260,000	0
94	Existing	Completed	Midtown	LSQ London, 48 Leicester Square	WC2	Old Park Lane Management		Q3 2016	91,000	91,000
95	Existing	Completed	Midtown	Elm House, Elm Street	WC1	Great Portland Estates		Q3 2016	49,000	49,000
96	Existing	Completed	Midtown	31-32 Alfred Place	WC1	Great Portland Estates		Q3 2016	30,000	30,000
97	Existing	Under Construction	Paddington	4 Kingdom Street	W2	British Land		Q1 2017	132,000	132,000
98	New Start	Under Construction	Paddington	Brunel Building, 55-65 North Wharf Road	W2	Derwent London		Q1 2019	240,000	240,000
99	Existing	Completed	Paddington	20 Eastbourne Terrace	W2	Land Securities	The Office Group, Coty UK, Citrix, LivaNova	Q2 2016	93,000	12,000
100	New Start	Under Construction	Southbank	Brandon House, 180 Borough High Street	SE1	Crest Nicholson		Q2 2017	33,000	33,000
101	New Start	Under Construction	Southbank	251 Southwark Bridge Road	SE1	Oakmayne Properties		Q2 2017	41,000	41,000
102	New Start	Under Construction	Southbank	Lyon House, 160-166 Borough High Street	SE1	Westminster Real Estate		Q1 2017	16,100	16,100
103	New Start	Under Construction	Southbank	Union House, 182-194 Union Street	SE1	CBRE Global Investors		Q3 2017	15,615	15,615
104	Existing	Under Construction	Southbank	53 Great Suffolk Street	SE1	Morgan Capital Partners LLP		Q3 2017	30,000	30,000
105	New Start	Under Construction	Southbank	Blackfriars Circus, 128-150 Blackfriars Road	SE1	Barratt Southern Properties		Q3 2017	22,000	22,000
106	New Start	Under Construction	Southbank	61 Southwark Street	SE1	HB Reavis		Q4 2017	64,000	64,000
107	New Start	Under Construction	Southbank	100 Union Street	SE1	Lake Estates		Q3 2017	20,420	20,420
108	New Start	Under Construction	Southbank	One Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group / Qatari Diar) / Almacantar	Shell	Q2 2018	254,915	0
109	New Start	Under Construction	Southbank	Two Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group / Qatari Diar) / Almacantar		Q3 2018	282,439	282,439
110	Existing	Completed	Southbank	The Cooperage, Courage Yard	SE1	Columbia Threadneedle	Zoopla	Q2 2016	44,000	0
111	Existing	Completed	Southbank	3 Valentine Place	SE1	South Square/Gemaco		Q3 2016	28,000	28,000
112	Existing	Under Construction	West End	Nova South	SW1	Land Securities	Advent International, Egon Zehnder, BHP Billiton, Sky, Undisclosed tenant	Q4 2016	296,000	164,000
113	Existing	Under Construction	West End	Nova North	SW1	Land Securities		Q4 2016	184,000	184,000
114	Existing	Under Construction	West End	11-12 Hanover Square	W1	Aviva Investors		Q4 2016	40,000	40,000
115	Existing	Under Construction	West End	The Harley Building, 77 New Cavendish Street	W1	Harley Property Holdings		Q4 2016	36,000	36,000
116	Existing	Under Construction	West End	78 Whitfield Street	W1	Derwent London		Q4 2016	34,000	34,000

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117	Existing	Under Construction	West End	58-62 Newman Street	W1	Celus Holdings	Farm Group (WPP)	Q4 2016	33,000	0
118	Existing	Under Construction	West End	84-86 Great Portland Street	W1	Great Portland Estates		Q4 2016	18,000	18,000
119	Existing	Under Construction	West End	14-15 Stratford Place	W1	Morgan Capital Partners LLP		Q4 2016	15,000	15,000
120	New Start	Under Construction	West End	Refuge House, 13-14 New Bond Street	W1	Pollen Estate		Q4 2016	10,000	10,000
121	Existing	Under Construction	West End	7-10 Hanover Square	W1	Morgan Capital Partners LLP	Undisclosed tenant	Q1 2017	71,500	0
122	New Start	Under Construction	West End	Cayzer House, 30 Buckingham Gate	SW1	Caledonia Investments		Q1 2017	34,000	34,000
123	Existing	Under Construction	West End	15-18 Rathbone Place	W1	Royal London Asset Management		Q1 2017	22,500	22,500
124	Existing	Under Construction	West End	Rathbone Square, 35-50 Rathbone Place	W1	Great Portland Estates	Facebook	Q2 2017	240,000	0
125	Existing	Under Construction	West End	25 Wilton Road	SW1	Royal London Asset Management		Q2 2017	80,000	80,000
126	Existing	Under Construction	West End	1 Dean Street	W1	Great Portland Estates	Moneysupermarket.com	Q2 2017	42,500	9,500
127	Existing	Under Construction	West End	7-10 Waterloo Place	SW1	Cornerstone Real Estate Advisers		Q2 2017	34,000	34,000
128	Existing	Under Construction	West End	1 Marlborough Walk, Sloane Avenue	SW3	RBKC		Q2 2017	28,000	28,000
129	Existing	Under Construction	West End	The Copyright Building, 30 Berners Street	W1	Derwent London	Capita Business Services	Q3 2017	87,150	0
130	Existing	Under Construction	West End	63-65 Buckingham Gate	SW1	Anquila Corporation/London and Oriental		Q3 2017	63,000	63,000
131	Existing	Under Construction	West End	7 Cork street	W1	Pollen Estate		Q3 2017	36,500	36,500
132	New Start	Under Construction	West End	73 Brook Street	W1	Clivedale Venture		Q3 2017	22,000	22,000
133	New Start	Under Construction	West End	57 Broadwick Street	W1	Shaftesbury		Q3 2017	20,000	20,000
134	New Start	Under Construction	West End	10 Stratton Street	W1	New Estate International		Q4 2017	47,000	47,000
135	New Start	Under Construction	West End	31-36 Foley Street	W1	Investec/Kier Group		Q4 2017	46,000	46,000
136	Existing	Under Construction	West End	65 Wells Street	W1	Great Portland Estates		Q4 2017	38,000	38,000
137	New Start	Under Construction	West End	47-51 Queen Anne Street	W1	Howard de Walden Estates		Q4 2017	20,000	20,000
138	New Start	Under Construction	West End	1-9 Seymour Street	W1	Portman Estate		Q1 2018	55,000	55,000
139	Existing	Completed	West End	1 St James's Market, Regent Street	SW1	The Crown Estate/Oxford Properties	Carlyle Group, The Crown Estate	Q2 2016	144,000	53,000
140	Existing	Completed	West End	2 St James's Market, Haymarket	SW1	The Crown Estate/Oxford Properties		Q2 2016	67,000	67,000
141	Existing	Completed	West End	64-66 Wigmore Street	W1	Howard de Walden Estates		Q2 2016	55,000	55,000
142	Existing	Completed	West End	127 Sloane Street	SW1	The Cadogan Estate	Marshall Wace	Q2 2016	45,000	0
143	Existing	Completed	West End	48 Pall Mall	SW1	SFL1 (Qatar National Bank)/REM		Q2 2016	32,000	32,000
144	Existing	Completed	West End	51-52 Welbeck Street	W1	Howard de Walden Estates		Q2 2016	17,500	17,500
145	Existing	Completed	West End	25 Bury Street	SW1	The Crown Estate		Q2 2016	12,000	12,000
146	Existing	Completed	West End	44-46 Whitfield Street	W1	DTZ Investors		Q2 2016	11,000	11,000
147	Existing	Completed	West End	Verde SW1	SW1	Tishman Speyer	Pret a Manger, Oak Tree Capital Management, PA Consulting, Undisclosed tenants	Q3 2016	281,000	122,000
148	Existing	Completed	West End	30 Broadwick Street	W1	Great Portland Estates	EQT	Q3 2016	87,000	72,400
149	Existing	Completed	West End	7 Clarges Street	W1	British Land		Q3 2016	48,000	48,000

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150	Existing	Under Construction	Stratford	S5 - The International Quarter	E20	LendLease/LCR/Deutsche Bank	Financial Conduct Authority	Q1 2018	495,300	0
151	Existing	Under Construction	Stratford	S6 - The International Quarter	E20	LendLease/LCR/L&G	Transport for London	Q4 2017	286,300	0
152	Existing	Under Construction	Vauxhall-Nine Elms-Battersea	US Embassy, Embassy Gardens	SW8	US State Department	US State Department	Q3 2017	581,000	0
153	Existing	Under Construction	Vauxhall-Nine Elms-Battersea	Battersea Power Station	SW8	Battersea Power Station Development Company	Apple	Q4 2020	470,000	0
154	Existing	Under Construction	Vauxhall-Nine Elms-Battersea	One Nine Elms	SW8	Dalian Wanda		Q4 2018	118,000	118,000
155	Existing	Under Construction	Vauxhall-Nine Elms-Battersea	Vauxhall Sky Gardens	SW8	Strawberry Star		Q2 2017	96,600	96,600
156	Existing	Under Construction	Vauxhall-Nine Elms-Battersea	The Corniche, Albert Embankment	SE1	Berkeley Group		Q3 2017	10,725	10,725
157	Existing	Under Construction	White City	The Westworks	W12	Mitsui Fudosan/Stanhope/AIMCO		Q2 2017	296,000	296,000
158	Existing	Under Construction	White City	The Mediaworks, White City Place	W12	Mitsui Fudosan/Stanhope/AIMCO	Yoox Net-A-Porter Group	Q4 2016	231,000	161,000
159	Existing	Under Construction	White City	Television Centre 2	W12	Mitsui Fudosan/Stanhope/AIMCO		Q1 2018	40,000	40,000
160	Existing	Under Construction	White City	Garden House, White City Place	W12	Mitsui Fudosan/Stanhope/AIMCO		Q4 2016	40,000	40,000

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