

### The London Office Crane Survey – Summer 2017

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		Under Construction	City	Bloomberg Place	EC4	Bloomberg/Stanhope	Bloomberg	Q2 2017	669,000	-
2		Under Construction	City	1 London Wall Place	EC2	Brookfield/Oxford Properties	Schroders	Q2 2017	309,000	-
3		Under Construction	City	20 Old Bailey	EC4	Blackstone	Barings	Q2 2017	240,410	127,585
4		Under Construction	City	2 London Wall Place	EC2	Brookfield/Oxford Properties	Cleary Gottlieb Steen & Hamilton	Q2 2017	177,000	129,000
5		Under Construction	City	45 Cannon Street	EC4	Morgan Capital Partners LLP		Q2 2017	88,500	88,500
6		Under Construction	City	The Hallmark Building, 56 Leadenhall Street	EC3	TH Real Estate		Q2 2017	88,000	88,000
7		Under Construction	City	The Epworth, 25 City Road	EC1	London and Regional Properties		Q2 2017	66,000	66,000
8		Under Construction	City	15 Bishopsgate	EC2	Tower Partnership	WeWork	Q2 2017	52,000	-
9		Under Construction	City	33 Queen Street	EC4	Beltane Asset Management		Q2 2017	50,000	50,000
10		Under Construction	City	1 Aylesbury Street	EC1	Meritcape	Alexander McQueen	Q2 2017	28,500	-
11		Under Construction	City	25-39 Eastcheap	EC3	Thackeray Estates		Q2 2017	25,000	25,000
12		Under Construction	City	19-28 Watling Street	EC4	Morgan Capital Partners LLP		Q2 2017	21,000	21,000
13		Under Construction	City	181 Queen Victoria Street	EC4V	City Bridge Trust		Q2 2017	17,000	17,000
14		Under Construction	City	33 Central, 33 King William Street	EC4	HB Reavis/Wells Fargo	Wells Fargo	Q3 2017	225,000	-
15		Under Construction	City	160 Aldersgate Street	EC1	Mercer Real Estate	DLA Piper	Q3 2017	207,000	50,000
16		Under Construction	City	1a-1c Shepherdess Walk	EC1	Schroders		Q3 2017	130,000	130,000
17		Under Construction	City	24 King William Street	EC4	Beltane Asset Management/ Angelo Gordon		Q3 2017	71,500	71,500
18		Under Construction	City	90 Bartholomew Close	EC1	Helical/Baupost		Q3 2017	23,500	23,500
19		Under Construction	City	62 Paul Street	EC2	Folgate Estates		Q3 2017	16,000	16,000
20	New Start	Under Construction	City	45 Folgate Street	E1	Credit Suisse		Q3 2017	15,000	15,000
21		Under Construction	City	The Scalpel, 52-54 Lime Street	EC3	WRBC Development	WR Berkeley, Axis Speciality, Berry Palmer & Lyle	Q4 2017	386,000	262,000
22		Under Construction	City	3 Minster Court	EC3	Ivanhoe Cambridge/FREO/Greycoat		Q4 2017	275,000	275,000
23		Under Construction	City	Spice Building, 8 Devonshire Square	EC2	Blackstone		Q4 2017	123,185	123,185
24		Under Construction	City	Arnold House, 21-33 Great Eastern Street	EC2	Arnold House Ltd		Q4 2017	87,000	87,000
25		Under Construction	City	Walsingham House, 35 Seething Lane	EC3	London and Oriental		Q4 2017	80,000	80,000
26	New Start	Under Construction	City	Abacus House, 33 Gutter Lane	EC2	Aviva Investors		Q4 2017	68,000	68,000

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27	New Start	Under Construction	City	19 Great Winchester Street	EC2	GTD Properties		Q4 2017	15,000	15,000
28		Under Construction	City	10 Fenchurch Avenue	EC3	Generali Real Estate/Greycoat/CORE	M&G Investments	Q1 2018	398,000	67,000
29		Under Construction	City	London Fruit & Wool Exchange	E1	Exemplar Properties	Ashurst	Q1 2018	275,000	-
30		Under Construction	City	Spectrum, 160 Old Street	EC1	Great Portland Estates		Q1 2018	153,000	153,000
31		Under Construction	City	Atlas Building, 145 City Road	EC1	Rocket Investments	WeWork	Q1 2018	82,000	-
32		Under Construction	City	30-32 Lombard Street	EC3	McKay Securities		Q1 2018	56,000	56,000
33	New Start	Under Construction	City	Holywell Centre, 1 Phipp Street	EC2	Workspace	Workspace	Q1 2018	49,000	49,000
34	New Start	Under Construction	City	Bracken House, Cannon Street	EC4	Obayashi Corporation	Financial Times	Q2 2018	182,000	-
35		Under Construction	City	The Tower, The Bower, 207 Old Street	EC1	Helical	WeWork	Q2 2018	171,000	112,000
36		Under Construction	City	55 Gresham Street	EC2	Beltane Asset Management/ Angelo Gordon		Q2 2018	122,000	122,000
37	New Start	Under Construction	City	4 Cannon Street	EC4	Pembroke Real Estate	Fidelity	Q2 2018	105,000	-
38	New Start	Under Construction	City	30 Moorgate	EC2	LS Estates		Q2 2018	26,000	26,000
39		Under Construction	City	One Bartholomew Close	EC1	Helical/Ashby Capital		Q3 2018	212,000	212,000
40		Under Construction	City	60-70 St Mary Axe	EC3	TH Real Estate		Q4 2018	326,000	326,000
41		Under Construction	City	250 City Road	EC1	Berkeley Homes		Q1 2019	75,000	75,000
42		Under Construction	City	100 Bishopsgate	EC3	Brookfield	Royal Bank of Canada, Jefferies, Freshfields Bruckhaus Deringer	Q2 2019	907,000	151,000
43	New Start	Under Construction	City	The Hewett, The Stage Shoreditch	EC2	Cain Hoy/McCourt/Vanke/Galliard Homes/The Estate Office Shoreditch	Equinox	Q2 2019	70,000	40,000
44	New Start	Under Construction	City	22 Bishopsgate	EC2	AXA IM Real Assets/ Lipton Rogers Developments		Q3 2019	1,275,000	1,275,000
45	New Start	Under Construction	City	The Bard, The Stage Shoreditch	EC2	Cain Hoy/McCourt/Vanke/Galliard Homes/The Estate Office Shoreditch		Q3 2019	132,000	132,000
46		Completed	City	One Creechuch Place	EC3	Helical/HOOPP/City of London Corporation		Q4 2016	273,000	273,000
47		Completed	City	The White Chapel Building (Phase 1)	E1	Derwent London	Reddie & Grose, Shipowners' Club, Unruly Media, Government Digital Service (GDS), Lebara, Perkins + Will	Q4 2016	200,000	40,750
48		Completed	City	20 Farringdon Road	EC1	Derwent London	Moo Print, Okta, The UK Trade Desk, Indeed	Q4 2016	88,000	16,880
49		Completed	City	Seventy Wilson, 70 Wilson Street	EC2	Columbia Threadneedle/Stanhope/ Low Carbon Workplace		Q4 2016	70,000	70,000
50		Completed	City	69 Leadenhall Street	EC3	Herman Holdings		Q4 2016	21,000	21,000
51		Completed	City	17 Devonshire Square	EC2	Golden Hinde Ltd		Q4 2016	18,000	18,000
52		Completed	City	Principal Place, Shoreditch High Street	E1	Brookfield	Amazon	Q1 2017	602,000	81,200
53		Completed	City	Angel Court	EC2	Mitsui Fudosan/Stanhope	BUPA, Shanghai Pudong Development Bank, British Banker's Association	Q1 2017	300,000	202,000

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54		Completed	City	White Collar Factory, Old Street Yard	EC1	Derwent London	The Office Group, AKTII, BGL Group, Adobe, Capital One, Spark44, Runpath, Brainlabs, Share Advertising	Q1 2017	276,000	70,700
55		Completed	City	River Building (Cannon Bridge House)	EC4	Blackstone	Deliveroo	Q1 2017	89,366	39,084
56		Completed	City	Herbal House, 10 Back Hill	EC1	Herbal House Investments		Q1 2017	77,000	77,000
57		Completed	City	Cannon Green House, Bush Lane	EC4	Ocubis	Stott + May, Undisclosed tenants	Q1 2017	72,500	49,000
58		Completed	City	One Puddle Dock	EC4	Network Rail		Q1 2017	60,000	60,000
59		Completed	City	Dixon House, 72-75 Fenchurch Street	EC3	Greenoak Real Estate	MAPFRE	Q1 2017	48,000	35,000
60		Completed	City	The Crosspoint, 117-121 Bishopsgate	EC2	Amsprop		Q1 2017	41,500	41,500
61		Completed	City	25 Charterhouse Square	EC1	Helical	Anomaly	Q1 2017	38,000	25,800
62		Completed	City	21 Lime Street	EC3	Aldgate Developments/City of London Corporation	Antares	Q1 2017	32,000	-
63		Completed	City	10 Dominion Street	EC2	Romulus Securities		Q1 2017	31,000	31,000
64		Completed	City	11 Devonshire Square	EC4	Blackstone	Equinix	Q1 2017	27,852	-
65		Completed	City	Irongate, 22 Dukes Place	EC3	Aviva and PSP Investors		Q1 2017	22,000	22,000
66		Completed	City	16-22 Baltic Street West	EC1	Benesco Charity		Q1 2017	15,780	15,780
67		Completed	City	80 Clerkenwell Road	EC1	DTZ on behalf of undisclosed owner	Breather Products UK, Trustly, 21Construction	Q1 2017	10,000	3,400
68		Under Construction	Docklands	South Quay Plaza, 183-189 Marsh Wall	E14	Berkeley Homes		Q1 2018	263,000	263,000
69		Under Construction	Docklands	1 Bank Street	E14	Canary Wharf Group	Société Générale	Q2 2019	690,000	426,000
70		Under Construction	King's Cross	Four Pancras Square	N1C	King's Cross Central Limited Partnership	Universal Music	Q2 2017	175,000	-
71		Under Construction	King's Cross	R7 Handyside Street	N1C	King's Cross Central Limited Partnership	New Look, XTX Markets	Q2 2017	145,000	-
72		Under Construction	King's Cross	S2 Handyside Street	N1C	King's Cross Central Limited Partnership	Google	Q4 2017	185,000	-
73		Completed	King's Cross	Fish & Coal Building	N1C	King's Cross Central Limited Partnership	Jamie Oliver Group	Q4 2016	10,000	-
74		Completed	King's Cross	15 Crinan Street	N1	CBRE Global Investors (for PZR Ltd)		Q1 2017	11,000	11,000
75		Under Construction	Midtown	8 Salisbury Square	EC4	Greycoat/Cheyne Capital		Q2 2017	156,000	156,000
76		Under Construction	Midtown	1 New Oxford Street	WC1	TH Real Estate/BA Pensions	COS Stores	Q3 2017	95,000	60,000
77		Under Construction	Midtown	Holborn Tower, 137-144 High Holborn	WC1	Jawaby Property Investment		Q4 2017	70,000	70,000
78	New Start	Under Construction	Midtown	9 Dallington Street	EC1	Harmsworth Pooled Property		Q4 2017	19,000	19,000
79		Under Construction	Midtown	Old Sessions House, 120a-122 Clerkenwell Road	EC1	Satila Property		Q4 2017	13,000	13,000
80	New Start	Under Construction	Midtown	St Giles Circus, 138-148 Charing Cross Road	WC2	Consolidated Developments		Q4 2017	13,000	13,000
81	New Start	Under Construction	Midtown	20 Farringdon Street	EC4	HB Reavis		Q1 2018	83,000	83,000

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82	New Start	Under Construction	Midtown	262-267 High Holborn	WC1	Lazari Investments		Q1 2018	34,000	34,000
83		Under Construction	Midtown	2-5 Benjamin Street and 95-98 Turnmill Street	EC1	Girdler's Company		Q1 2018	20,000	20,000
84		Under Construction	Midtown	70 Farringdon Street	EC4	Goldman Sachs/Tishman Speyer	Goldman Sachs	Q2 2018	825,000	-
85	New Start	Under Construction	Midtown	Post Building, 21-31 New Oxford Street	WC1	Brockton Capital	McKinsey	Q2 2018	306,000	206,000
86	New Start	Under Construction	Midtown	90 Fetter Lane	EC4	Evans Randall Investors		Q2 2018	74,000	74,000
87	New Start	Under Construction	Midtown	182-184 High Holborn	WC1	AXA IM Real Assets/Morgan Capital Partners LLP		Q3 2018	40,000	40,000
88	New Start	Under Construction	Midtown	119 Farringdon Road	EC1R	Viridis Real Estate		Q4 2018	90,000	90,000
89		Completed	Midtown	28 Chancery lane	EC4	Viridis Real Estate		Q4 2016	100,000	100,000
90		Completed	Midtown	16-16a Baldwins Gardens	EC1	Workspace Group		Q4 2016	59,000	59,000
91		Completed	Midtown	98 Fetter Lane	EC4	Blackstone/Morgan Capital Partners LLP	Macfarlanes	Q4 2016	58,000	-
92		Completed	Midtown	29 Mount Pleasant	WC1	Low Carbon Workplace	Fred Perry	Q4 2016	24,000	-
93		Completed	Midtown	Marylebone House, 52-54 St John Street	EC1	Columbia Threadneedle Investments		Q4 2016	13,000	13,000
94		Completed	Midtown	One Bedford Avenue	WC1	Exemplar Properties	Skyscanner	Q1 2017	70,000	46,000
95		Completed	Midtown	35 Chancery Lane	WC2	Aberdeen Asset Management/Endurance Land		Q1 2017	66,000	66,000
96		Completed	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
97		Completed	Midtown	Saffron House, 6-10 Kirby Street	EC1	Columbia Threadneedle		Q1 2017	50,000	50,000
98		Completed	Midtown	20-28 Hatton Wall	EC1	Diamond Pool/Boulton Brooks		Q1 2017	26,000	26,000
99		Completed	Midtown	207-215 Kings Cross Road	WC1	Undisclosed		Q1 2017	13,000	13,000
100		Under Construction	Paddington	4 Kingdom Street	W2	British Land		Q2 2017	132,000	132,000
101		Under Construction	Paddington	Brunel Building, 55 North Wharf Road	W2	Derwent London		Q1 2019	240,000	240,000
102		Under Construction	Southbank	251 Southwark Bridge Road	SE1	Oakmayne Properties		Q2 2017	41,000	41,000
103		Under Construction	Southbank	Brandon House, 180 Borough High Street	SE1	Crest Nicholson		Q2 2017	33,000	33,000
104		Under Construction	Southbank	53 Great Suffolk Street	SE1	Morgan Capital Partners LLP		Q3 2017	30,000	30,000
105		Under Construction	Southbank	Blackfriars Circus, 128-150 Blackfriars Road	SE1	Barratt Southern Properties		Q3 2017	22,000	22,000
106		Under Construction	Southbank	100 Union Street	SE1	Lake Estates		Q3 2017	20,420	20,420
107		Under Construction	Southbank	Union House, 182-194 Union Street	SE1	CBRE Global Investors		Q3 2017	15,615	15,615
108	New Start	Under Construction	Southbank	Notcutt House, 36 Southwark Bridge Road	SE1	Carpenters Road Properties	Undisclosed tenant	Q3 2017	13,500	-
109		Under Construction	Southbank	One Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group/Qatari Diar)/Almacantar	Shell	Q1 2018	254,915	-
110		Under Construction	Southbank	61 Southwark Street	SE1	HB Reavis		Q1 2018	68,000	68,000
111		Under Construction	Southbank	Two Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group/Qatari Diar)/Almacantar		Q4 2018	282,439	282,439

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112	New Start	Under Construction	Southbank	40 Blackfriars Road (Wedge House)	SE1	Ennismore		Q2 2019	41,800	41,800
113		Completed	Southbank	Lyon House, 160-166 Borough High Street	SE1	Westminster Real Estate		Q1 2017	16,100	16,100
114		Under Construction	West End	25 Wilton Road	SW1	Royal London Asset Management		Q2 2017	80,000	80,000
115		Under Construction	West End	7-10 Hanover Square	W1	Morgan Capital Partners LLP	Undisclosed tenant	Q2 2017	71,500	-
116		Under Construction	West End	7-10 Waterloo Place	SW1	Barings		Q2 2017	34,000	34,000
117		Under Construction	West End	1 Marlborough Walk, Sloane Avenue	SW3	RBKC		Q2 2017	28,000	28,000
118		Under Construction	West End	84 Great Portland Street	W1	Great Portland Estates	Undisclosed tenant	Q2 2017	18,000	-
119		Under Construction	West End	The Copyright Building, 30 Berners Street	W1	Derwent London	Capita Business Services	Q3 2017	87,150	-
120		Under Construction	West End	63-65 Buckingham Gate	SW1	Anquila Corporation/ London and Oriental		Q3 2017	63,000	63,000
121		Under Construction	West End	1 Dean Street	W1	Norges/Great Portland Estates	Moneysupermarket.com	Q3 2017	42,500	9,500
122		Under Construction	West End	7 Cork street	W1	Pollen Estate		Q3 2017	36,500	36,500
123		Under Construction	West End	73 Brook Street	W1	Clivedale Venture		Q3 2017	22,000	22,000
124		Under Construction	West End	57 Broadwick Street	W1	Shaftesbury		Q3 2017	20,000	20,000
125		Under Construction	West End	10 Stratton Street	W1	New Estate International		Q4 2017	47,000	47,000
126		Under Construction	West End	31-36 Foley Street	W1	Investec/Kier Group		Q4 2017	46,000	46,000
127		Under Construction	West End	55 Wells Street	W1	Great Portland Estates		Q4 2017	38,000	38,000
128		Under Construction	West End	47-51 Queen Anne Street	W1	Howard de Walden Estates		Q4 2017	20,000	20,000
129	New Start	Under Construction	West End	10-11 Conduit Street	W1	Qatar Airways	Qatar Airways	Q4 2017	13,000	-
130	New Start	Under Construction	West End	Hammersley House, 5-8 Warwick Street	W1	Royal London Mutual Insurance Society		Q4 2017	13,000	13,000
131		Under Construction	West End	1-9 Seymour Street	W1	Portman Estate		Q1 2018	55,000	55,000
132	New Start	Under Construction	West End	161 Oxford Street	W1	Sports Direct/Morgan Capital Partners LLP	Sports Direct	Q1 2018	25,000	-
133	New Start	Under Construction	West End	41-42 Berners Street	W1	Berners Allsopp Estate		Q1 2018	22,000	22,000
134	New Start	Under Construction	West End	Mortimer House, 37-41 Mortimer Street	W1	Cain Hoy	Maslows	Q1 2018	18,000	-
135	New Start	Under Construction	West End	20 St James's Street	SW1	Ryder Street Unit Trust		Q2 2018	52,000	52,000
136	New Start	Under Construction	West End	Dukes Court, Jermyn Street	SW1	The Crown Estate		Q2 2019	35,000	35,000
137	New Start	Under Construction	West End	80 Charlotte Street	W1	Derwent London	Arup Group	Q4 2019	321,000	187,400
138		Completed	West End	Nova South	SW1	Land Securities	Advent International, Egon Zehnder, BHP Billiton, Sky, LEO, Motorola, Brambles	Q4 2016	296,000	88,586
139		Completed	West End	11-12 Hanover Square	W1	Aviva Investors		Q4 2016	40,000	40,000
140		Completed	West End	78 Whitfield Street	W1	Derwent London	Global Eagle Entertainment, Inter Fund Management, Mailmanager	Q4 2016	34,000	21,800
141		Completed	West End	58-62 Newman Street	W1	Celus Holdings	Farm Group (WPP)	Q4 2016	33,000	-

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142		Completed	West End	14-15 Stratford Place	W1	Morgan Capital Partners LLP	Selwood Asset Management, Al Rayan Bank, Undisclosed tenant	Q4 2016	17,000	8,000
143		Completed	West End	Refuge House, 13-14 New Bond Street	W1	Pollen Estate		Q4 2016	10,000	10,000
144		Completed	West End	One Rathbone Square	W1	Great Portland Estates	Facebook	Q1 2017	240,000	-
145		Completed	West End	Nova North	SW1	Land Securities	Undisclosed tenant	Q1 2017	184,000	161,974
146		Completed	West End	The Harley Building, 77 New Cavendish Street	W1	Harley Property Holdings		Q1 2017	36,000	36,000
147		Completed	West End	Cayzer House, 30 Buckingham Gate	SW1	Caledonia Investments		Q1 2017	34,000	34,000
148		Completed	West End	15-18 Rathbone Place	W1	Royal London Asset Management		Q1 2017	22,500	22,500
149		Under Construction	Stratford	S6 - The International Quarter	E20	LendLease/LCR/L&G	Transport for London	Q4 2017	286,300	-
150		Under Construction	Stratford	S5 - The International Quarter	E20	LendLease/LCR/Deutsche Bank	Financial Conduct Authority	Q1 2018	495,300	-
151		Under Construction	Vauxhall-Nine Elms-Battersea	Vauxhall Sky Gardens	SW8	Strawberry Star		Q2 2017	96,600	96,600
152		Under Construction	Vauxhall-Nine Elms-Battersea	US Embassy, Embassy Gardens	SW8	US State Department/	US State Department	Q3 2017	581,000	-
153		Under Construction	Vauxhall-Nine Elms-Battersea	The Corniche, Albert Embankment	SW8	Berkeley Group		Q3 2017	10,725	10,725
154		Under Construction	Vauxhall-Nine Elms-Battersea	One Nine Elms	SW8	Dalian Wanda		Q4 2018	118,000	118,000
155		Under Construction	Vauxhall-Nine Elms-Battersea	Battersea Power Station	SW8	Battersea Power Station Development Company	Apple	Q4 2020	470,000	-
156		Under Construction	White City	The Westworks	W12	Mitsui Fudosan/Stanhope/AIMCO		Q3 2017	296,000	296,000
157		Under Construction	White City	Television Centre 2	W12	Mitsui Fudosan/Stanhope/AIMCO		Q1 2018	260,000	26,000
158		Completed	White City	The MediaWorks, White City Place	W12	Mitsui Fudosan/Stanhope/AIMCO	Yoox Net-A-Porter Group	Q1 2017	231,000	161,000
159		Completed	White City	Garden House, White City Place	W12	Mitsui Fudosan/Stanhope/AIMCO	Royal College of Art	Q1 2017	40,000	-

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