

The London Office Crane Survey – Winter 2018

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	60-70 St Mary Axe	EC3	TH Real Estate	Undisclosed tenant	Q4 2018	301,799	166,254
2		Under Construction	City	Atlas Building, 145 City Road	EC1	Rocket Investments	WeWork	Q4 2018	82,000	-
3		Under Construction	City	10 Devonshire Square	EC2	WeWork / PFA Ejendomme / TH Real Estate	WeWork	Q4 2018	59,192	-
4		Under Construction	City	30-32 Lombard Street	EC3	McKay Securities	St James's Place Wealth Management	Q4 2018	56,000	-
5		Under Construction	City	6-8 Alie Street	E1	Royal College of Pathologists	Royal College of Pathologists	Q4 2018	48,500	-
6		Under Construction	City	20-30 Whitechapel Road	E1	Alternative Developments		Q4 2018	22,750	22,750
7		Under Construction	City	100 Bishopsgate	EC3	Brookfield	Royal Bank of Canada, Jefferies, Freshfields Bruckhaus Deringer, Paul Hastings	Q2 2019	904,000	209,000
8		Under Construction	City	135 Bishopsgate	EC2	British Land / GIC	Undisclosed Letting	Q2 2019	285,000	19,000
9	New Start	Under Construction	City	20 Finsbury Circus	EC2	UD Europe		Q2 2019	104,000	104,000
10	New Start	Under Construction	City	87-89 Bartholomew Close	EC1	Worshipful Company of Butchers	Worshipful Company of Butchers	Q2 2019	19,000	-
11		Under Construction	City	22 Bishopsgate	EC2	AXA IM Real Assets / Lipton Rogers Developments		Q3 2019	1,275,000	1,275,000
12		Under Construction	City	Wenlock Works, Shepherdess Walk	EC1	Schroders/ Stanhope		Q3 2019	125,000	125,000
13		Under Construction	City	51 Eastcheap	EC3	WeWork/Vengrove		Q3 2019	102,000	102,000
14	New Start	Under Construction	City	55 Moorgate and 77 Coleman Street	EC2	Kajima		Q3 2019	66,000	66,000
15	New Start	Under Construction	City	51-53 Moorgate	EC2	Skanska		Q3 2019	59,000	59,000
16	New Start	Under Construction	City	42-46 Princelet Street	E1	Princelet Street LLP		Q3 2019	25,000	25,000
17	New Start	Under Construction	City	Cityside House, 2 Whitechapel Road	E1	Great Portland Estates		Q4 2019	75,000	75,000
18	New Start	Under Construction	City	1-8 Frederick's Place	EC2	Mercers Company	Mercers Company	Q4 2019	72,000	25,000
19		Under Construction	City	The Hewett, The Stage Shoreditch	EC2	Cain International/McCourt/Vanke/ Galliard Homes/The Estate Office Shoreditch	Equinox, WeWork	Q4 2019	70,000	-
20	New Start	Under Construction	City	Hertford & Napier Houses, 1-2 Cranwood Street	EC1	LBS Properties / Cranwood Properties		Q4 2019	50,000	50,000
21	New Start	Under Construction	City	168-178 Shoreditch High Street	E1	ECP Holdings / Starprop		Q4 2019	26,000	26,000
22		Under Construction	City	100 Liverpool Street	EC2	British Land / GIC	SMBC	Q1 2020	435,000	274,000

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23	New Start	Under Construction	City	One Braham' Beagle House, 1 Braham Street	E1	Aldgate Developments		Q1 2020	375,000	375,000
24		Under Construction	City	60 London Wall	EC2	(Clients of) LaSalle Investment Management		Q2 2020	324,621	324,621
25		Under Construction	City	80 Fenchurch Street	EC3	Partners Group		Q2 2020	232,000	232,000
26		Under Construction	City	The Bard, The Stage Shoreditch	EC2	Cain International/McCourt/Vanke/Galliard Homes/The Estate Office Shoreditch	WeWork	Q2 2020	132,000	-
27		Under Construction	City	One Crown Place, 5-29 Sun Street	EC2	AlloyMtd Group		Q4 2020	112,500	112,500
28	New Start	Under Construction	City	21 Moorfields	EC2	Landsec	Deutsche Bank	Q4 2021	570,000	98,000
29		Completed	City	52-54 Lime Street & 27 Leadenhall Street (The Scalpel)	EC3	WRBC Development	WR Berkeley, Axis Speciality, Berry Palmer & Lyle	Q2 2018	386,000	262,000
30		Completed	City	3 Minster Court	EC3	Ivanhoe Cambridge, FREO and Greycoat	Charles Taylor Plc, Spaces, Tower Research Capital Europe and Make It Cheaper Limited	Q2 2018	275,000	30,067
31		Completed	City	London Fruit & Wool Exchange	E1	Exemplar Properties	Ashurst	Q2 2018	275,000	-
32		Completed	City	Bracken House, Friday Street and 8-16 Cannon Street	EC4	Obayashi Corporation	Financial Times	Q2 2018	182,000	-
33		Completed	City	The Tower, The Bower, 207 Old Street	EC1	Helical	WeWork, Farfetch UK	Q2 2018	171,000	82,402
34		Completed	City	Spectrum, 160 Old Street	EC1	Great Portland Estates	Turner Broadcasting International Limited	Q2 2018	153,000	136,478
35		Completed	City	Senator House, 85 Queen Victoria Street	EC4	Legal & General Property		Q2 2018	112,000	112,000
36		Completed	City	Walsingham House, 35 Seething Lane	EC3	London and Oriental		Q2 2018	80,000	80,000
37		Completed	City	250 City Road	EC1	Berkeley Homes		Q2 2018	72,677	72,677
38		Completed	City	56-64 Moorgate and 41-42 London Wall	EC2	Thor Ltd		Q2 2018	36,000	36,000
39		Completed	City	30 Moorgate	EC2	LS Estates		Q2 2018	26,000	26,000
40		Completed	City	112-116 Old Street	EC1	Coastview Estates		Q2 2018	13,250	13,250
41		Completed	City	One Bartholomew Close	EC1	Helical/Ashby Capital	The Trade Desk	Q3 2018	212,000	157,545
42		Completed	City	55 Gresham Street	EC2	Beltane Asset Management/Angelo Gordon	Investec	Q3 2018	122,000	-
43		Completed	City	4 Cannon Street	EC4	Pembroke Real Estate	Fidelity	Q3 2018	105,000	-
44		Completed	City	Holywell Centre, 1 Phipp Street	EC2	Workspace	Workspace	Q3 2018	49,000	-
45		Completed	City	111 Cannon Street	EC4	London and Oriental		Q3 2018	16,748	16,748
46		Completed	City	Noble House, 39 Tabernacle Street	EC2	Boulton LDN		Q3 2018	16,000	16,000
47		Under Construction	Docklands	The Cabot, 25 Cabot Square	E14	Hines	Undisclosed Letting	Q4 2018	199,229	93,339
48		Under Construction	Docklands	1 Bank Street	E14	Canary Wharf	Société Générale	Q2 2019	690,000	426,000
49		Under Construction	Docklands	Republic 2, The Export Building (formerly Capstan House), 2 Clove Crescent, East India Dock (Phase 2)	E14	(Clients of) LaSalle Investment Management	Sungard Availability Services (UK) Ltd	Q2 2019	164,970	97,577

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50		Completed	Docklands	Republic 1, The Import Building (formerly Anchorage House), 2 Clove Crescent, East India Dock (Phase 1)	E14	(Clients of) LaSalle Investment Management	HM Courts & Tribunal Services, Vodafone, The Trampery, Threepipe, Deliveroo, Hadley & Co.and Lebara Limited	Q2 2018	232,700	154,380
51		Under Construction	King's Cross	S2 Handyside Street	N1C	King's Cross Central Limited Partnership	Google	Q4 2018	180,000	-
52	New Start	Under Construction	King's Cross	York House, 207-221 Pentonville Road	N1	Esselco LLP	The Office Group	Q3 2019	54,000	-
53		Under Construction	King's Cross	KGX1 King's Boulevard, Kings Cross Central	N1C	King's Cross Central Limited Partnership	Google	Q2 2022	870,000	-
54		Under Construction	Midtown	Post Building, 21-31 New Oxford Street	WC1	Brockton Capital	McKinsey	Q4 2018	263,000	137,000
55		Under Construction	Midtown	The Ray, 119 Farringdon Road	EC1R	Viridis Real Estate	LinkedIn	Q4 2018	90,000	7,000
56		Under Construction	Midtown	262-267 High Holborn	WC1	Lazari Investments		Q4 2018	34,000	34,000
57		Under Construction	Midtown	2-5 Benjamin Street and 95-98 Turnmill Street	EC1	Girdler's Company		Q4 2018	20,000	20,000
58		Under Construction	Midtown	33-35 St. John's Square, London, EC1M 4DS	EC1M	GMS Estates		Q4 2018	13,000	13,000
59		Under Construction	Midtown	Thanet House, 231 Strand	WC2	Lenta Business Centres	Lenta Business Centres	Q1 2019	26,000	-
60	New Start	Under Construction	Midtown	10-11 Clerkenwell Green	EC1	10-11 Clerkenwell Green		Q1 2019	16,000	16,000
61	New Start	Under Construction	Midtown	40-42 Parker Street	WC2	Sydney Wharf LLP		Q1 2019	10,000	10,000
62		Under Construction	Midtown	Farmiloe Building, 28-36 St John Street	EC1M	Standard Life Investments		Q2 2019	65,000	65,000
63		Under Construction	Midtown	16-20 Red Lion Street	WC1	Mayfair Capital		Q2 2019	37,000	37,000
64	New Start	Under Construction	Midtown	3-5 Norwich Street	EC4	Scopus Holding		Q2 2019	28,000	28,000
65	New Start	Under Construction	Midtown	19-21 High Holborn	WC1	Honourable Society of Gray's Inn		Q2 2019	26,000	26,000
66	New Start	Under Construction	Midtown	75 Farringdon Road	EC1	St James's Place Property Trust		Q2 2019	25,000	25,000
67	New Start	Under Construction	Midtown	Clerkenwell House, 45-47 Clerkenwell Green	EC1	Second Home	Second Home	Q2 2019	15,000	-
68	New Start	Under Construction	Midtown	17 Charterhouse Street	EC1	Anglo American plc	Anglo American plc	Q4 2019	172,000	-
69		Under Construction	Midtown	Ilona Rose House	WC2	Soho Estates	Warner Bros	Q2 2020	172,000	147,000
70		Completed	Midtown	70 Farringdon Street	EC4	Goldman Sachs/Tishman Speyer	Goldman Sachs	Q2 2018	825,000	-
71		Completed	Midtown	90 Fetter Lane	EC4	Evans Randall Investors		Q2 2018	74,000	74,000
72		Completed	Midtown	Summit House, 12 Red Lion Square	WC1	ESAS Holdings Sabanci		Q2 2018	45,000	45,000
73		Completed	Midtown	Minerva House, 26-27 Hatton Garden	EC1	Wittington Property Investments	Undisclosed tenant	Q2 2018	15,000	13,000
74		Completed	Midtown	The Smithson, 6-9 Briset Street	EC1M	Charities Property Fund		Q3 2018	47,905	47,905
75		Completed	Midtown	182-184 High Holborn	WC1	AXA IM Real Assets / Morgan Capital Partners LLP		Q3 2018	40,000	40,000
76		Completed	Midtown	Carriage Hall, 29 Floral Street	WC2	Capco		Q4 2018	33,000	33,000
77		Under Construction	Paddington	Brunel Building, 2 Canalside Walk	W2	Derwent London	Sony Pictures, Undisclosed Letting	Q1 2019	237,350	139,650
78		Under Construction	Southbank	Two Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group / Qatari Diar) / Almacantar	WeWork	Q4 2018	282,440	-

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79	New Start	Under Construction	Southbank	61 Webber Street	SE1	Colorama		Q1 2019	19,000	19,000
80		Under Construction	Southbank	40 Blackfriars Road (Wedge House)	SE1	Ennismore		Q2 2019	41,800	41,800
81		Under Construction	Southbank	Shell Centre 2-4 York Road	SE1	Shell	Shell	Q1 2020	300,000	-
82		Completed	Southbank	One Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group / Qatari Diar) / Almacantar	Shell	Q2 2018	255,000	-
83		Under Construction	West End	30 Cleveland Street, 54 Tottenham Street	W1	UK & European Investments		Q4 2018	39,085	39,085
84		Under Construction	West End	1-9 Seymour Street	W1	Portman Estate	GreenOak Real Estate, Attecor Capital and BMO Estates	Q4 2018	31,785	13,078
85		Under Construction	West End	41-42 Berners Street	W1	Berners Allsopp Estate		Q4 2018	22,000	22,000
86		Under Construction	West End	29-35 Rathbone Street	W1	I.S.A Holdings		Q4 2018	12,000	12,000
87	New Start	Under Construction	West End	10-12 Bourlet Close	W1	Bourlet Close Properties		Q4 2018	11,000	11,000
88		Under Construction	West End	Westminster City Hall, 64 Victoria Street	SW1	Westminster City Council	Westminster City Council	Q1 2019	169,000	-
89	New Start	Under Construction	West End	15 St George Street	W1	LVMH	LVMH	Q1 2019	21,000	-
90		Under Construction	West End	30 St James's Square, 21 Pall Mall	SW1	British Grolux Investments		Q1 2019	14,000	14,000
91		Under Construction	West End	40 Beak Street	W1	Enstar Capital / Landcap		Q1 2019	13,500	13,500
92		Under Construction	West End	Dukes Court, Jermyn Street	SW1	The Crown Estate		Q2 2019	35,000	35,000
93		Under Construction	West End	24 St James's Square	SW1	24 St James's Square Ltd.		Q2 2019	19,000	19,000
94	New Start	Under Construction	West End	110-110a Marylebone High Street	W1	Howard de Walden		Q2 2019	14,000	14,000
95	New Start	Under Construction	West End	Medius, 2 Sheraton Street, 156 Wardour Street	W1	Medius Unit Trust		Q3 2019	14,000	14,000
96		Under Construction	West End	10-11 Conduit Street	W1	Qatar Airways	Qatar Airways	Q3 2019	13,000	-
97	New Start	Under Construction	West End	Hobhouse Court, 1 Hobhouse Court	W1	Hobhouse Limited		Q3 2019	12,000	12,000
98	New Start	Under Construction	West End	25 Berkeley Square	W1	Lazari Investments		Q4 2019	77,000	77,000
99	New Start	Under Construction	West End	33 Brompton Road, Sloane Street, Basil Street, Hoopers Court	SW3	Chelsfield Partners		Q4 2019	67,000	67,000
100	New Start	Under Construction	West End	Regent House, 112-130 Edgware Road	W1	Portman Estate		Q4 2019	50,000	50,000
101	New Start	Under Construction	West End	55-91 Knightsbridge	SW1	Cheval		Q4 2019	30,000	30,000
102	New Start	Under Construction	West End	25-27 Oxford Street	W1	Famous Awards		Q4 2019	12,000	12,000
103		Under Construction	West End	80 Charlotte Street	W1	Derwent London	Arup Group, The Boston Consulting Group	Q1 2020	321,000	11,000
104		Under Construction	West End	Marble Arch Place, Bryanston Street	W1	Almacantar / Portman Estate		Q1 2020	95,000	95,000
105	New Start	Under Construction	West End	10 Broadway	SW1	Northacre plc		Q2 2020	134,000	134,000
106		Under Construction	West End	18-20 Hanover Square	W1	Great Portland Estates	Kohlberg Kravis Roberts & Co. Partners LLP	Q3 2020	163,000	106,000
107	New Start	Under Construction	West End	Regent's Place, 1,4 & 7 Triton Square	NW1	British Land	Dentsu Aegis	Q4 2020	312,000	-
108		Completed	West End	2-3 Buckingham Green (formely 63 Buckingham Gate)	SW1	Anquila Corporation/London and Oriental		Q2 2018	55,389	55,389
109		Completed	West End	20 St James's Street	SW1	Ryder Street Unit Trust		Q2 2018	52,000	52,000

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110		Completed	West End	The Economist Building, 25 St James's Street	SW1	Tishman Speyer		Q2 2018	47,500	47,500
111		Completed	West End	3 Cavendish Square	W1	Crackerbox (Hong Kong)		Q2 2018	20,000	20,000
112		Completed	West End	57 Broadwick Street	W1	Shaftesbury	Undisclosed letting	Q2 2018	20,000	11,011
113		Completed	West End	Axtell House, 23-24 Warwick Street	W1	Estates & Agency Properties		Q2 2018	13,200	13,200
114		Completed	West End	Sabadell House, 120 Pall Mall	SW1	Europea Pall Mall / Sabadell		Q2 2018	12,500	12,500
115		Completed	West End	22-24 Berners Street	W1	Joint London Holdings		Q3 2018	31,000	31,000
116		Completed	West End	Elsley House 24-30 Great Titchfield Street	W1	Great Portland Estates		Q3 2018	26,500	26,500
117		Completed	West End	21 Soho Square, 3-11 Sutton Row	W1`	Maplestone (Global Holdings)		Q3 2018	26,000	26,000
118		Completed	West End	25 Grosvenor Street	W1	Grosvenor		Q3 2018	16,000	16,000
119		Completed	West End	41 Great Pulteney Street	W1	Sir Richard Sutton Settled Estates		Q3 2018	12,000	12,000
120		Completed	West End	11-12 Dover Street	W1	Quassia Ltd		Q4 2018	10,000	10,000
121		Under Construction	Stratford	M7 office site (14 Westfield Avenue)	E20	Westfield Corporation	HMRC	Q3 2019	592,000	40,000
122		Under Construction	Stratford	S9 - The International Quarter	E20	LendLease/LCR	Cancer Research, British Council	Q1 2020	280,000	60,000
123		Completed	Stratford	Here East (iCITY)	E20	Innovation City (London)	Sports Interactive	Q2 2018	451,000	439,000
124		Under Construction	Vauxhall-Nine Elms-Battersea	One Nine Elms	SW8	Dalian Wanda		Q4 2019	118,000	118,000
125		Under Construction	Vauxhall-Nine Elms-Battersea	Battersea Power Station	SW8	Battersea Power Station Development Company	Apple, IWG Group	Q4 2020	511,000	-
126		Completed	Vauxhall-Nine Elms-Battersea	Tintagel House 98 Albert Embankment	SE1	The Office Group	The Office Group	Q2 2018	105,000	-

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