

The London Office Crane Survey – Summer 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	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
2		Under Construction	City	3 Minster Court	EC3	Ivanhoe Cambridge, FREQ and Greycoat		Q2 2018	275,000	275,000
3		Under Construction	City	London Fruit & Wool Exchange	E1	Exemplar Properties	Ashurst	Q2 2018	275,000	-
4		Under Construction	City	Bracken House, Friday Street & 8-16 Cannon Street	EC4	Obayashi Corporation	Financial Times	Q2 2018	182,000	-
5		Under Construction	City	The Tower, The Bower, 207 Old Street	EC1	Helical	WeWork	Q2 2018	171,000	112,000
6		Under Construction	City	Spectrum, 160 Old Street	EC1	Great Portland Estates		Q2 2018	153,000	153,000
7		Under Construction	City	Senator House, 85 Queen Victoria Street	EC4	Legal & General Property		Q2 2018	112,000	112,000
8		Under Construction	City	Walsingham House, 35 Seething Lane	EC3	London and Oriental		Q2 2018	80,000	80,000
9		Under Construction	City	250 City Road	EC1	Berkeley Homes		Q2 2018	72,677	72,677
10		Under Construction	City	56-64 Moorgate & 41-42 London Wall	EC2	Thor Ltd		Q2 2018	36,000	36,000
11		Under Construction	City	30 Moorgate	EC2	LS Estates		Q2 2018	26,000	26,000
12	New Start	Under Construction	City	Noble House, 39 Tabernacle Street	EC2	Boulton LDN		Q2 2018	16,000	16,000
13		Under Construction	City	112-116 Old Street	EC1	Coastview Estates		Q2 2018	13,250	13,250
14		Under Construction	City	One Bartholomew Close	EC1	Helical/Ashby Capital		Q3 2018	212,000	212,000
15		Under Construction	City	55 Gresham Street	EC2	Beltane Asset Management/Angelo Gordon		Q3 2018	122,000	122,000
16		Under Construction	City	4 Cannon Street	EC4	Pembroke Real Estate	Fidelity	Q3 2018	105,000	-
17		Under Construction	City	Holywell Centre, 1 Phipp Street	EC2	Workspace	Workspace	Q3 2018	49,000	-
18		Under Construction	City	6-8 Alie Street	E1	Royal College of Pathologists	Royal College of Pathologists	Q3 2018	48,500	-
19		Under Construction	City	111 Cannon Street	EC4	Applegarth Developments		Q3 2018	24,000	24,000
20		Under Construction	City	60-70 St Mary Axe	EC3	TH Real Estate		Q4 2018	326,000	326,000
21		Under Construction	City	Atlas Building, 145 City Road	EC1	Rocket Investments	WeWork	Q4 2018	82,000	-
22	New Start	Under Construction	City	10 Devonshire Square	EC2	WeWork/PFA Ejendomme/TH Real Estate	WeWork	Q4 2018	59,192	-
23		Under Construction	City	30-32 Lombard Street	EC3	McKay Securities		Q4 2018	56,000	56,000
24		Under Construction	City	20-30 Whitechapel Road	E1	Alternative Developments		Q4 2018	22,750	22,750

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25		Under Construction	City	100 Bishopsgate	EC3	Brookfield	Royal Bank of Canada, Jefferies, Freshfields Bruckhaus Deringer, Paul Hastings	Q2 2019	904,000	87,000
26	New Start	Under Construction	City	135 Bishopsgate	EC2	British Land/Bluebutton	Undisclosed Letting	Q2 2019	270,000	168,000
27		Under Construction	City	22 Bishopsgate	EC2	AXA IM Real Assets/Lipton Rogers Developments		Q3 2019	1,275,000	1,275,000
28		Under Construction	City	Wenlock Works, Shepherdess Walk	EC1	Schroders/Stanhope		Q3 2019	125,000	125,000
29	New Start	Under Construction	City	51 Eastcheap	EC3	WeWork/Vengrove		Q3 2019	102,000	102,000
30	New Start	Under Construction	City	111 Cannon Street	EC4	London and Oriental		Q3 2019	16,748	16,748
31		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	-
32		Under Construction	City	100 Liverpool Street	EC2	British Land/GIC	SMBC	Q1 2020	435,000	274,000
33	New Start	Under Construction	City	60 London Wall	EC2	(Clients of) LaSalle Investment Management		Q2 2020	324,621	324,621
34	New Start	Under Construction	City	80 Fenchurch Street	EC3	Partners Group		Q2 2020	232,000	232,000
35		Under Construction	City	The Bard, The Stage Shoreditch	EC2	Cain International/McCourt/Vanke/Galliard Homes/The Estate Office Shoreditch	WeWork	Q2 2020	132,000	-
36		Under Construction	City	One Crown Place, 5-29 Sun Street	EC2	AlloyMtd Group		Q4 2020	112,500	112,500
37		Completed	City	1 London Wall Place	EC2	Brookfield/Oxford Properties	Schroders	Q4 2017	309,000	-
38		Completed	City	33 Central, 33 King William Street	EC4	HB Reavis/Wells Fargo	Wells Fargo	Q4 2017	225,000	-
39		Completed	City	Arnold House, 21-33 Great Eastern Street	EC2	Arnold House Ltd		Q4 2017	87,000	87,000
40		Completed	City	24 King William Street	EC4	Beltane Asset Management/Angelo Gordon		Q4 2017	71,500	71,500
41		Completed	City	Forum, St Paul's, 33 Gutter Lane	EC2	Aviva Investors		Q4 2017	60,000	60,000
42		Completed	City	19 Great Winchester Street	EC2	GTD Properties		Q4 2017	15,000	15,000
43		Completed	City	10 Fenchurch Avenue	EC3	Generali Real Estate/Greycoat/CORE	M&G Investments	Q1 2018	398,000	67,000
44		Completed	City	Spice Building, 8 Devonshire Square	EC2	Blackstone	Droga5 UK	Q1 2018	134,842	123,620
45		Completed	City	The Epworth, 25 City Road	EC1	London and Regional Properties		Q1 2018	66,000	66,000
46	New Start	Under Construction	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 and Hadley & Co.	Q2 2018	232,700	168,330
47	New Start	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	New Start	Under Construction	Docklands	Republic 1, 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		Under Construction	King's Cross	52 Handyside Street	N1C	King's Cross Central Limited Partnership	Google	Q2 2018	180,000	-
51	New Start	Under Construction	King's Cross	KGX1 King's Boulevard, Kings Cross Central	N1C	King's Cross Central Limited Partnership	Google	Q2 2022	870,000	-
52		Under Construction	Midtown	70 Farringdon Street	EC4	Goldman Sachs/Tishman Speyer	Goldman Sachs	Q2 2018	825,000	-
53		Under Construction	Midtown	Post Building, 21-31 New Oxford Street	WC1	Brockton Capital	McKinsey	Q2 2018	263,000	137,000
54		Under Construction	Midtown	90 Fetter Lane	EC4	Evans Randall Investors		Q2 2018	74,000	74,000
55		Under Construction	Midtown	Summit House, 12 Red Lion Square	WC1	ESAS Holdings Sabanci		Q2 2018	45,000	45,000
56		Under Construction	Midtown	Minerva House, 26-27 Hatton Garden	EC1	Wittington Property Investments		Q2 2018	15,000	13,000
57	New Start	Under Construction	Midtown	The Smithson, 6-9 Briset Street	EC1M	Charities Property Fund		Q3 2018	47,905	47,905
58		Under Construction	Midtown	182-184 High Holborn	WC1	AXA IM Real Assets/Morgan Capital Partners LLP		Q3 2018	40,000	40,000
59	New Start	Under Construction	Midtown	Carriage Hall, 29 Floral Street	WC2	Capco		Q3 2018	33,000	33,000
60		Under Construction	Midtown	2-5 Benjamin Street & 95-98 Turnmill Street	EC1	Girdler's Company		Q3 2018	20,000	20,000
61	New Start	Under Construction	Midtown	33-35 St. John's Square	EC1M	GMS Estates		Q3 2018	13,000	13,000
62		Under Construction	Midtown	The Ray, 119 Farringdon Road	EC1R	Viridis Real Estate		Q4 2018	90,000	90,000
63		Under Construction	Midtown	262-267 High Holborn	WC1	Lazari Investments		Q4 2018	34,000	34,000
64	New Start	Under Construction	Midtown	Thanet House, 231 Strand	WC2	Lenta Business Centres	Lenta Business Centres	Q1 2019	26,000	-
65	New Start	Under Construction	Midtown	Farmiloe Building, 28-36 St John Street	EC1M	Standard Life Investments		Q2 2019	65,000	65,000
66	New Start	Under Construction	Midtown	16-20 Red Lion Street	WC1	Mayfair Capital		Q2 2019	37,000	37,000
67	New Start	Under Construction	Midtown	Ilona Rose House	WC2	Soho Estates	Warner Bros	Q2 2020	172,000	147,000
68		Completed	Midtown	1 New Oxford Street	WC1	TH Real Estate/BA Pensions	COS Stores	Q4 2017	95,000	60,000
69		Completed	Midtown	9 Dallington Street	EC1	Harmsworth Pooled Property		Q4 2017	19,000	19,000
70		Completed	Midtown	St Giles Circus, 138-148 Charing Cross Road, Denmark Place	WC2	Consolidated Developments		Q4 2017	13,000	13,000
71	New Start	Completed	Midtown	Johnson Building, 77 Hatton Garden	EC1	Derwent London		Q1 2018	58,000	58,000
72		Completed	Midtown	20 Farringdon Street	EC4	HB Reavis		Q1 2018	83,000	83,000
73		Under Construction	Paddington	Brunel Building, 2 Canalside Walk	W2	Derwent London		Q1 2019	240,000	240,000
74		Under Construction	Southbank	One Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group/Qatari Diar)/Almacantar	Shell	Q2 2018	255,000	-
75		Under Construction	Southbank	Two Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group/Qatari Diar)/Almacantar	WeWork	Q4 2018	282,440	-
76		Under Construction	Southbank	40 Blackfriars Road (Wedge House)	SE1	Ennismore		Q2 2019	41,800	41,800
77		Under Construction	Southbank	Shell Centre 2-4 York Road	SE1	Shell	Shell	Q1 2020	300,000	-
78		Completed	Southbank	61 Southwark Street	SE1	HB Reavis	CBRE	Q1 2018	78,000	-
79		Under Construction	West End	2-3 Buckingham Green (formely 63 Buckingham Gate)	SW1	Anquila Corporation/London and Oriental		Q2 2018	55,389	55,389
80		Under Construction	West End	20 St James's Street	SW1	Ryder Street Unit Trust		Q2 2018	52,000	52,000

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81	New Start	Under Construction	West End	The Economist Building, 25 St James's Street	SW1	Tishman Speyer		Q2 2018	47,500	47,500
82		Under Construction	West End	57 Broadwick Street	W1	Shaftesbury		Q2 2018	20,000	20,000
83		Under Construction	West End	3 Cavendish Square	W1	Crackerbox (Hong Kong)		Q2 2018	20,000	20,000
84		Under Construction	West End	Axtell House, 23-24 Warwick Street	W1	Estates & Agency Properties		Q2 2018	13,200	13,200
85	New Start	Under Construction	West End	Sabadell House, 120 Pall Mall	SW1	Europea Pall Mall/Sabadell		Q2 2018	12,500	12,500
86		Under Construction	West End	22-24 Berners Street	W1	Joint London Holdings		Q3 2018	31,000	31,000
87		Under Construction	West End	Elsley House, 24-30 Great Titchfield Street	W1	Great Portland Estates		Q3 2018	26,500	26,500
88		Under Construction	West End	21 Soho Square, 3-11 Sutton Row	W1`	Maplestone (Global Holdings)		Q3 2018	26,000	26,000
89	New Start	Under Construction	West End	25 Grosvenor Street	W1	Grosvenor		Q3 2018	16,000	16,000
90		Under Construction	West End	41 Great Pulteney Street	W1	Sir Richard Sutton Settled Estates		Q3 2018	12,000	12,000
91		Under Construction	West End	11-12 Dover Street	W1	Quassia Ltd		Q3 2018	10,000	10,000
92		Under Construction	West End	1-9 Seymour Street	W1	Portman Estate		Q4 2018	55,000	55,000
93	New Start	Under Construction	West End	30 Cleveland Street, 54 Tottenham Street	W1	UK & European Investments		Q4 2018	39,085	39,085
94		Under Construction	West End	41-42 Berners Street	W1	Berners Allsopp Estate		Q4 2018	22,000	22,000
95		Under Construction	West End	29-35 Rathbone Street	W1	I.S.A Holdings		Q4 2018	12,000	12,000
96		Under Construction	West End	Westminster City Hall, 64 Victoria Street	SW1	Westminster City Council	Westminster City Council	Q1 2019	169,000	-
97	New Start	Under Construction	West End	30 St James's Square, 21 Pall Mall	SW1	British GroLux Investments		Q1 2019	14,000	14,000
98		Under Construction	West End	40 Beak Street	W1	Enstar Capital/Landcap		Q1 2019	13,500	13,500
99		Under Construction	West End	Dukes Court, Jermyn Street	SW1	The Crown Estate		Q2 2019	35,000	35,000
100	New Start	Under Construction	West End	24 St James's Square	SW1	24 St James's Square Ltd.		Q2 2019	19,000	19,000
101		Under Construction	West End	10-11 Conduit Street	W1	Qatar Airways	Qatar Airways	Q3 2019	13,000	-
102		Under Construction	West End	80 Charlotte Street	W1	Derwent London	Arup Group, The Boston Consulting Group	Q4 2019	332,000	12,100
103		Under Construction	West End	Marble Arch Place, Bryanston Street	W1	Almacantar/Portman Estate		Q1 2020	95,000	95,000
104		Under Construction	West End	18-20 Hanover Square	W1	Great Portland Estates	Kohlberg Kravis Roberts & Co. Partners LLP	Q3 2020	163,000	106,000
105		Completed	West End	10 Stratton Street	W1	New Estate International		Q4 2017	47,000	47,000
106		Completed	West End	31-36 Foley Street	W1	Investec/Kier Group		Q4 2017	46,000	46,000
107		Completed	West End	55 Wells Street	W1	Great Portland Estates	Williams Lea	Q4 2017	38,000	5,000
108		Completed	West End	Eccleston Yards, Eccleston Place	SW1	Grosvenor	Central Working	Q4 2017	26,000	-
109		Completed	West End	47-51 Queen Anne Street	W1	Howard de Walden Estates		Q4 2017	20,000	20,000
110		Completed	West End	Hammersley House, 5-8 Warwick Street	W1	Royal London Asset Management		Q4 2017	13,000	13,000
111		Completed	West End	151 Marylebone Road	NW1	Private Investor	MG	Q1 2018	45,800	36,900
112		Completed	West End	161 Oxford Street	W1	Sports Direct/Morgan Capital Partners LLP	Sports Direct	Q1 2018	25,000	-

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113	New Start	Completed	West End	25 Savile Row	W1	Derwent London		Q1 2018	18,700	18,700
114		Completed	West End	Mortimer House, 37-41 Mortimer Street	W1	Cain International JV	Maslows	Q1 2018	18,000	-
115	New Start	Under Construction	Stratford	Here East (iCITY)	E20	Innovation City (London)	Sports Interactive	Q2 2018	451,000	439,000
116	New Start	Under Construction	Stratford	M7 office site (14 Westfield Avenue)	E20	Westfield Corporation	HMRC	Q3 2019	300,000	40,000
117		Under Construction	Stratford	S9 - The International Quarter	E20	LendLease/LCR	Cancer Research, British Council	Q1 2020	280,000	60,000
118		Completed	Stratford	S5 - The International Quarter	E20	LendLease/LCR/Deutsche Bank	Financial Conduct Authority	Q1 2018	495,300	77,000
119		Under Construction	Vauxhall-Nine Elms-Battersea	Tintagel House, 98 Albert Embankment	SE1	The Office Group	The Office Group	Q2 2018	105,000	-
120		Under Construction	Vauxhall-Nine Elms-Battersea	One Nine Elms	SW8	Dalian Wanda		Q4 2019	118,000	118,000
121		Under Construction	Vauxhall-Nine Elms-Battersea	Battersea Power Station	SW8	Battersea Power Station Development Company	Apple	Q4 2020	470,000	-
122		Completed	Vauxhall-Nine Elms-Battersea	US Embassy, Embassy Gardens	SW8	US State Department	US State Department	Q4 2017	581,000	-
123		Completed	Vauxhall-Nine Elms-Battersea	The Corniche, Albert Embankment	SW8	Berkeley Group		Q4 2017	10,725	10,725
124		Completed	White City	Television Centre 2	W12	Mitsui Fudosan/Stanhope/AIMCO	The White Company	Q1 2018	260,000	230,000

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