

### The London Office Crane Survey – Winter 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	1 London Wall Place	EC2	Brookfield/Oxford Properties	Schroders	Q4 2017	309,000	-
2		Under Construction	City	3 Minster Court	EC3	Ivanhoe Cambridge, FREO and Greycoat		Q4 2017	275,000	275,000
3		Under Construction	City	33 Central, 33 King William Street	EC4	HB Reavis / Wells Fargo	Wells Fargo	Q4 2017	225,000	
4		Under Construction	City	Spice Building, 8 Devonshire Square	EC2	Blackstone		Q4 2017	123,000	123,000
5		Under Construction	City	Arnold House, 21-33 Great Eastern Street	EC2	Arnold House Ltd		Q4 2017	87,000	87,000
6		Under Construction	City	Walsingham House, 35 Seething Lane	EC3	London and Oriental		Q4 2017	80,000	80,000
7		Under Construction	City	24 King William Street	EC4	Beltane Asset Management/Angelo Gordon		Q4 2017	71,500	71,500
8		Under Construction	City	Abacus House, 33 Gutter Lane	EC2	Aviva Investors		Q4 2017	68,000	68,000
9		Under Construction	City	30 Moorgate	EC2	LS Estates		Q4 2017	26,000	26,000
10		Under Construction	City	19 Great Winchester Street	EC2	GTD Properties		Q4 2017	15,000	15,000
11		Under Construction	City	10 Fenchurch Avenue	EC3	Generali Real Estate/Greycoat/CORE	M&G Investments	Q1 2018	398,000	67,000
12		Under Construction	City	London Fruit & Wool Exchange	E1	Exemplar Properties	Ashurst	Q1 2018	275,000	-
13		Under Construction	City	Atlas Building, 145 City Road	EC1	Rocket Investments	WeWork	Q1 2018	82,000	-
14		Under Construction	City	The Epworth, 25 City Road	EC1	London and Regional Properties		Q1 2018	66,000	66,000
15		Under Construction	City	30-32 Lombard Street	EC3	McKay Securities		Q1 2018	56,000	56,000
16		Under Construction	City	"Holywell Centre	EC1	Schroders		Q3 2017	130,000	130,000
17	New Start	Under Construction	City	20-30 Whitechapel Road	E1	Alternative Developments		Q1 2018	22,750	22,750
18		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
19		Under Construction	City	Bracken House, Friday Street and 8-16 Cannon Street	EC4	Obayashi Corporation	Financial Times	Q2 2018	182,000	-
20		Under Construction	City	The Tower, The Bower, 207 Old Street	EC1	Helical	WeWork	Q2 2018	171,000	112,000
21		Under Construction	City	Spectrum, 160 Old Street	EC1	Great Portland Estates		Q2 2018	153,000	153,000
22	New Start	Under Construction	City	Senator House, 85 Queen Victoria Street	EC4	Legal & General Property		Q2 2018	112,000	112,000
23	New Start	Under Construction	City	56-64 Moorgate and 41-42 London Wall	EC2	Thor Ltd		Q2 2018	36,000	36,000
24	New Start	Under Construction	City	112-116 Old Street	EC1	Coastview Estates		Q2 2018	13,250	13,250
25		Under Construction	City	One Bartholomew Close	EC1	Helical/Ashby Capital		Q3 2018	212,000	212,000

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26		Under Construction	City	55 Gresham Street	EC2	Beltane Asset Management/Angelo Gordon		Q3 2018	122,000	122,000
27		Under Construction	City	4 Cannon Street	EC4	Pembroke Real Estate	Fidelity	Q3 2018	105,000	-
28	New Start	Under Construction	City	6-8 Alie Street	E1	Royal College of Pathologists	Royal College of Pathologists	Q3 2018	48,500	-
29	New Start	Under Construction	City	111 Cannon Street	EC4	Applegarth Developments		Q3 2018	24,000	24,000
30		Under Construction	City	60-70 St Mary Axe	EC3	TH Real Estate		Q4 2018	326,000	326,000
31		Under Construction	City	250 City Road	EC1	Berkeley Homes		Q1 2019	75,000	75,000
32		Under Construction	City	100 Bishopsgate	EC3	Brookfield	Royal Bank of Canada, Jefferies, Freshfields Bruckhaus Deringer	Q2 2019	907,000	151,000
33		Under Construction	City	22 Bishopsgate	EC2	AXA IM Real Assets / Lipton Rogers Developments		Q3 2019	1,275,000	1,275,000
34		Under Construction	City	Wenlock Works, Shepherdess Walk	EC1	Schroders/ Stanhope		Q3 2019	125,000	125,000
35	New Start	Under Construction	City	100 Liverpool Street	EC2	British Land / GIC		Q4 2019	435,000	435,000
36		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	-
37		Under Construction	City	The Bard, The Stage Shoreditch	EC2	Cain International/McCourt/Vanke/ Galliard Homes/The Estate Office Shoreditch	WeWork	Q2 2020	132,000	-
38	New Start	Under Construction	City	One Crown Place, 5-29 Sun Street	EC2	AlloyMtd Group		Q4 2020	112,500	112,500
39		Completed	City	The Hallmark Building, 56 Leadenhall Street	EC3	TH Real Estate		Q2 2017	88,000	88,000
40		Completed	City	15 Bishopsgate	EC2	Tower Partnership	WeWork	Q2 2017	52,000	-
41		Completed	City	33 Queen Street	EC4	Beltane Asset Management	WeWork, London Chamber of Commerce	Q2 2017	50,000	-
42		Completed	City	1 Aylesbury Street	EC1	Meritcape	Alexander McQueen	Q2 2017	28,500	-
43		Completed	City	25-39 Eastcheap	EC3	Thackeray Estates	Undisclosed tenant	Q2 2017	25,000	22,140
44		Completed	City	19-28 Watling Street	EC4	Morgan Capital Partners LLP		Q2 2017	21,000	21,000
45		Completed	City	181 Queen Victoria Street	EC4V	City Bridge Trust		Q2 2017	17,000	17,000
46		Completed	City	Bloomberg Place	EC4	Bloomberg/Stanhope	Bloomberg	Q3 2017	669,000	-
47		Completed	City	20 Old Bailey	EC4	Blackstone	Barings, Withers LLP, Metro Bank	Q3 2017	235,500	-
48		Completed	City	2 London Wall Place	EC2	Brookfield/Oxford Properties	Cleary Gottlieb Steen & Hamilton	Q3 2017	177,000	129,000
49		Completed	City	160 Aldersgate Street	EC1	Castleforge Partners	DLA Piper	Q3 2017	157,000	-
50		Completed	City	45 Cannon Street	EC4	Morgan Capital Partners LLP	Global Relay, OpenText UK	Q3 2017	88,500	35,600
51		Completed	City	90 Bartholomew Close	EC1	Helical / Baupost		Q3 2017	23,500	23,500
52		Completed	City	62 Paul Street	EC2	Folgate Estates		Q3 2017	16,000	16,000
53		Completed	City	45 Folgate Street	E1	Credit Suisse	Zensar Technologies	Q3 2017	15,000	6,700
54		Under Construction	Docklands	South Quay Plaza, 183-189 Marsh Wall	E14	Berkeley Homes		Q1 2018	263,000	263,000

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55		Under Construction	Docklands	1 Bank Street	E14	Canary Wharf	Société Générale	Q2 2019	690,000	426,000
56		Under Construction	King's Cross	S2 Handyside Street	N1C	King's Cross Central Limited Partnership	Google	Q1 2018	180,000	-
57		Completed	King's Cross	Four Pancras Square	N1C	King's Cross Central Limited Partnership	Universal Music	Q2 2017	175,000	-
58		Completed	King's Cross	R7 Handyside Street	N1C	King's Cross Central Limited Partnership	New Look, XTX Markets	Q2 2017	145,000	-
59		Under Construction	Midtown	1 New Oxford Street	WC1	TH Real Estate/BA Pensions	COS Stores	Q4 2017	95,000	60,000
60		Under Construction	Midtown	9 Dallington Street	EC1	Harmsworth Pooled Property		Q4 2017	19,000	19,000
61		Under Construction	Midtown	St Giles Circus, 138-148 Charing Cross Road, Denmark Place	WC2	Consolidated Developments		Q4 2017	13,000	13,000
62		Under Construction	Midtown	20 Farringdon Street	EC4	HB Reavis		Q1 2018	83,000	83,000
63		Under Construction	Midtown	262-267 High Holborn	WC1	Lazari Investments		Q1 2018	34,000	34,000
64		Under Construction	Midtown	2-5 Benjamin Street and 95-98 Turnmill Street	EC1	Girdler's Company		Q1 2018	20,000	20,000
65	New Start	Under Construction	Midtown	Minerva House, 26-27 Hatton Garden	EC1	Wittington Property Investments	Undisclosed tenant	Q1 2018	15,000	13,000
66		Under Construction	Midtown	70 Farringdon Street	EC4	Goldman Sachs/Tishman Speyer	Goldman Sachs	Q2 2018	825,000	-
67		Under Construction	Midtown	Post Building, 21-31 New Oxford Street	WC1	Brockton Capital	McKinsey	Q2 2018	263,000	137,000
68		Under Construction	Midtown	90 Fetter Lane	EC4	Evans Randall Investors		Q2 2018	74,000	74,000
69	New Start	Under Construction	Midtown	Summit House, 12 Red Lion Square	WC1	ESAS Holdings Sabanci		Q2 2018	45,000	45,000
70		Under Construction	Midtown	182-184 High Holborn	WC1	AXA IM Real Assets / Morgan Capital Partners LLP		Q3 2018	40,000	40,000
71		Under Construction	Midtown	The Ray, 119 Farringdon Road	EC1R	Viridis Real Estate		Q4 2018	90,000	90,000
72		Completed	Midtown	8 Salisbury Square	EC4	Greycoat/Cheyne Capital		Q2 2017	156,000	156,000
73		Completed	Midtown	Holborn Tower, 137-144 High Holborn	WC1	Jawaby Property Investment		Q3 2017	70,000	70,000
74		Completed	Midtown	Old Sessions House 120a-122 Clerkenwell Road	EC1	Satila Property		Q3 2017	13,000	13,000
75		Under Construction	Paddington	Brunel Building, 2 Canalside Walk	W2	Derwent London		Q1 2019	240,000	240,000
76		Completed	Paddington	4 Kingdom Street	W2	British Land	Sasol, Mars, Finastra, Storey	Q2 2017	132,000	15,000
77		Under Construction	Southbank	61 Southwark Street	SE1	HB Reavis	Undisclosed tenants	Q1 2018	78,000	64,000
78		Under Construction	Southbank	One Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group / Qatari Diar) / Almacantar	Shell	Q2 2018	255,000	-
79		Under Construction	Southbank	Two Southbank Place	SE1	Braeburn Estates (JV Canary Wharf Group / Qatari Diar) / Almacantar	WeWork	Q4 2018	282,440	-
80		Under Construction	Southbank	40 Blackfriars Road (Wedge House)	SE1	Ennismore		Q2 2019	41,800	41,800
81	New Start	Under Construction	Southbank	Shell Centre 2-4 York Road	SE1	Shell	Shell	Q1 2020	300,000	-
82		Completed	Southbank	Brandon House, 180 Borough High Street	SE1	Crest Nicholson		Q2 2017	33,000	33,000
83		Completed	Southbank	251 Southwark Bridge Road	SE1	Oakmayne Properties		Q3 2017	41,000	41,000

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84		Completed	Southbank	53 Great Suffolk Street	SE1	Morgan Capital Partners LLP	Byrne & Partners, George P Johnson	Q3 2017	30,000	-
85		Completed	Southbank	Blackfriars Circus, 128-150 Blackfriars Road	SE1	Barratt Southern Properties		Q3 2017	22,000	22,000
86		Completed	Southbank	100 Union Street	SE1	Lake Estates		Q3 2017	20,420	20,420
87		Completed	Southbank	Union House, 182-194 Union Street	SE1	CBRE Global Investors	Scoota	Q3 2017	15,615	11,415
88		Completed	Southbank	Notcutt House, 36 Southwark Bridge Road	SE1	Carpenters Road Properties	The Boutique Workplace Company	Q3 2017	13,500	-
89		Under Construction	West End	10 Stratton Street	W1	New Estate International		Q4 2017	47,000	47,000
90		Under Construction	West End	31-36 Foley Street	W1	Investec/Kier Group		Q4 2017	46,000	46,000
91		Under Construction	West End	55 Wells Street	W1	Great Portland Estates		Q4 2017	38,000	38,000
92		Under Construction	West End	47-51 Queen Anne Street	W1	Howard de Walden Estates		Q4 2017	20,000	20,000
93		Under Construction	West End	57 Broadwick Street	W1	Shaftesbury		Q4 2017	20,000	20,000
94		Under Construction	West End	Hammersley House, 5-8 Warwick Street	W1	Royal London Asset Management		Q4 2017	13,000	13,000
95		Under Construction	West End	10-11 Conduit Street	W1	Qatar Airways	Qatar Airways	Q4 2017	13,000	-
96		Under Construction	West End	1-9 Seymour Street	W1	Portman Estate		Q1 2018	55,000	55,000
97	New Start	Under Construction	West End	151 Marylebone Road	NW1	Private Investor	MG	Q1 2018	45,800	36,900
98	New Start	Under Construction	West End	Eccleston Yards, Eccleston Place	SW1	Grosvenor	Central Working	Q1 2018	26,000	-
99		Under Construction	West End	161 Oxford Street	W1	Sports Direct/Morgan Capital Partners LLP	Sports Direct	Q1 2018	25,000	-
100		Under Construction	West End	41-42 Berners Street	W1	Berners Allsopp Estate		Q1 2018	22,000	22,000
101		Under Construction	West End	Mortimer House, 37-41 Mortimer Street	W1	Cain International JV	Maslows	Q1 2018	18,000	-
102	New Start	Under Construction	West End	Axtell House, 23-24 Warwick Street	W1	Estates & Agency Properties		Q1 2018	13,200	13,200
103		Under Construction	West End	2-3 Buckingham Green (formely 63 Buckingham Gate)	SW1	Anquila Corporation/London and Oriental		Q2 2018	55,400	55,400
104		Under Construction	West End	20 St James's Street	SW1	Ryder Street Unit Trust		Q2 2018	52,000	52,000
105	New Start	Under Construction	West End	3 Cavendish Square	W1	Crackerbox (Hong Kong)		Q2 2018	20,000	20,000
106	New Start	Under Construction	West End	22-24 Berners Street	W1	Joint London Holdings		Q3 2018	31,000	31,000
107	New Start	Under Construction	West End	21 Soho Square, 3-11 Sutton Row	W1	Maplestone (Global Holdings)		Q3 2018	26,000	26,000
108	New Start	Under Construction	West End	Elsley House 24-30 Great Titchfield Street	W1	Great Portland Estates		Q3 2018	14,000	14,000
109	New Start	Under Construction	West End	41 Great Pulteney Street	W1	Sir Richard Sutton Settled Estates		Q3 2018	12,000	12,000
110	New Start	Under Construction	West End	11-12 Dover Street	W1	Quassia Ltd		Q3 2018	10,000	10,000
111	New Start	Under Construction	West End	29-35 Rathbone Street	W1	I.S.A Holdings		Q4 2018	12,000	12,000
112	New Start	Under Construction	West End	Westminster City Hall, 64 Victoria Street	SW1	Westminster City Council	Westminster City Council	Q1 2019	169,000	-
113	New Start	Under Construction	West End	40 Beak Street	W1	Enstar Capital / Landcap		Q1 2019	13,500	13,500
114		Under Construction	West End	Dukes Court, Jermyn Street	SW1	The Crown Estate		Q2 2019	35,000	35,000

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115		Under Construction	West End	80 Charlotte Street	W1	Derwent London	Arup Group,The Boston Consulting Group	Q4 2019	332,000	12,100
116	New Start	Under Construction	West End	18-20 Hanover Square	W1	Great Portland Estates		Q4 2019	170,000	170,000
117	New Start	Under Construction	West End	Marble Arch Place, Bryanston Street	W1	Almacantar / Portman Estate		Q1 2020	95,000	95,000
118		Completed	West End	7-10 Hanover Square	W1	Morgan Capital Partners LLP	Aelton	Q2 2017	71,500	-
119		Completed	West End	1 Marlborough Walk, Sloane Avenue	SW3	RBKC	Undisclosed tenant	Q2 2017	28,000	-
120		Completed	West End	84 Great Portland Street	W1	Great Portland Estates	Undisclosed tenant	Q2 2017	18,000	-
121		Completed	West End	The Copyright Building, 30 Berners Street	W1	Derwent London	Capita Business Services	Q3 2017	87,150	-
122		Completed	West End	25 Wilton Road	SW1	Royal London Asset Management		Q3 2017	80,000	80,000
123		Completed	West End	1 Dean Street	W1	Norges/Great Portland Estates	Moneysupermarket.com	Q3 2017	42,500	9,500
124		Completed	West End	7 Cork street	W1	The Pollen Estate	HSBC	Q3 2017	36,500	-
125		Completed	West End	8 Waterloo Place	SW1	Barings		Q3 2017	23,000	23,000
126		Completed	West End	73 Brook Street	W1	Clivedale London	Clivedale London	Q3 2017	22,000	4,400
127		Under Construction	Stratford	S5 - The International Quarter	E20	LendLease/LCR/Deutsche Bank	Financial Conduct Authority	Q1 2018	495,300	-
128	New Start	Under Construction	Stratford	S9 - The International Quarter	E20	LendLease/LCR	Cancer Research, British Council	Q1 2020	280,000	68,000
129		Completed	Stratford	S6 - The International Quarter	E20	LendLease/LCR/L&G	Transport for London	Q3 2017	286,300	-
130		Under Construction	Vauxhall-Nine Elms-Battersea	US Embassy, Embassy Gardens	SW8	US State Department	US State Department	Q4 2017	581,000	-
131		Under Construction	Vauxhall-Nine Elms-Battersea	The Corniche, Albert Embankment	SW8	Berkeley Group		Q4 2017	10,725	10,725
132	New Start	Under Construction	Vauxhall-Nine Elms-Battersea	Tintagel House 98 Albert Embankment	SE1	The Office Group	The Office Group	Q2 2018	105,000	-
133		Under Construction	Vauxhall-Nine Elms-Battersea	One Nine Elms	SW8	Dalian Wanda		Q4 2019	118,000	118,000
134		Under Construction	Vauxhall-Nine Elms-Battersea	Battersea Power Station	SW8	Battersea Power Station Development Company	Apple	Q4 2020	470,000	-
135		Completed	Vauxhall-Nine Elms-Battersea	Vauxhall Sky Gardens	SW8	Fraser Property		Q3 2017	96,600	96,600
136		Under Construction	White City	Television Centre 2	W12	Mitsui Fudosan/Stanhope/AIMCO	The White Company	Q1 2018	260,000	230,000
137		Completed	White City	The Westworks	W12	Mitsui Fudosan/Stanhope/AIMCO	ITV	Q3 2017	296,000	269,000

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