

STANHOPE

2024

Certified



Corporation

STANHOPEPLC.COM

Trusted partners creating sustainable buildings and urban places

Stanhope PLC is B Corp certified property developer and asset manager based in central London.

We have over 30 years' experience of delivering high quality developments for our partners, occupiers and communities whilst setting new standards for sustainable workplaces, homes, and cultural spaces.

Over the years, we have gathered unrivalled experience of development, mainly in central London. We are known for our strong partnership approach and our innovative responses to complex urban development opportunities, managing risk and delivering projects within budget and on programme.

We work with communities, landowners, investors, occupiers, designers and contractors, and are experts in assembling, leading and challenging project teams to get the best results.

Our highly experienced team manages the whole development process from site identification, feasibility and purchase through design and planning, funding, procurement and delivery. Our asset management team not only continues our involvement with the project but also provides valuable input into the masterplanning and design process.

We have delivered over 35 million square feet and around £40 billion of value, asset manage 6 million sq ft, typically manage around £3 billion of construction and have a healthy pipeline of predevelopment projects (40% of which is made up of life science projects). We have created and reinvented some of the most recognisable buildings in London.





Our Expertise

Stanhope has over 30 years' experience of delivering a broad and complex range of projects.

£40bn

of real estate value delivered and under construction

1.3m

sq ft under construction/in preparation

35m

sq ft space delivered

11m

sq ft development pipeline

88

Development projects delivered

100+

Awards received





Meanwhile use, Story Garden, British Library

ESG

As a Certified B Corp, we're using our business as a force for environmental and social good. Our vision is to leave a legacy of sustainable buildings and urban places, loved by the communities that live and work there, and responding to the urgency of the climate crisis we all face.

We can't solve everything, but we can take a collaborative approach with our partners and peer group in the UK property and construction industry to do our part and make a difference. In evaluating our responsibility, we look beyond our own operations, to the indirect impact we make.

Environmental, Social and Governance (ESG) factors require a long-term commitment. Over decades we have built a trusted, collaborative network of partners that share our commitment to responsible, ethical action. These partnerships build our insight and amplify our impact.

Our 2023 ESG Strategy sets out our framework, our commitments, and our approach to implementing them. Our programme and its monitoring of our impact is rigorous and forward-thinking. Our core ESG documents comprise our Policies, Briefs and Guidelines, and ESG report. They recognise our commitment to doing the right thing, not the easy thing.

We transparently disclose our impact, share our progress against our commitments and explain the challenges we still have to work on.

REAL PROGRESS. REAL EVIDENCE.

- 1 We're a **Certified B Corp** business. We meet high standards of social and environmental performance, transparency and accountability.
- 2 We're committed to **net zero carbon by 2030**. In that, we're halving our carbon intensity and only delivering net zero carbon buildings by this time.
- 3 99% of our emissions are caused along our value chain which is why we **take responsibility** for them. We work with our suppliers and partners to reduce them against verified targets.
- 4 We have a **25-year track record** shaping sustainable development in our industry.
- 5 Through the **Stanhope Foundation**, we fund charities dedicated to helping people find happiness and fulfilment through meaningful employment.

PERFORMANCE AND DISCLOSURE



INDUSTRY BODIES



POSITIVE OUTREACH



Delivery of new accommodation at the British Library and Royal Street is a few years away. These projects will provide new cultural accommodation for The British Library, an HQ for the Alan Turing Institute and a new facility for Guy's & St Thomas' Foundation, whilst responding to demands from the life science sector.

Science & Tech



White City Place, W12



Oxford North, OX2



“We noted the growing demand for lab enabled accommodation and how the life science sectors are drawn to cluster in certain locations that provide the right environment and amenity for their research to prosper.”

**CHARLES WALFORD
HEAD OF SCIENCE & TECH**



British Library, NW1



Royal Street, SE1

The health and life sciences sector is worth over £94bn to the UK's economy and employs about 282,000 people. It is one of the most productive in the world. In order to grow, this sector needs space within cities to innovate at scale.

Stanhope have been investing in providing real estate solutions for this growing sector since 2014 with assets in London, Oxford and Cambridge.

We have three pipeline opportunities in London: the British Library extension, White City Place Gateway East and Royal Street.

At White City Place we have built a thriving ecosystem of life science, technology and

innovation companies. Our asset management experience of working closely with science and tech companies at White City Place has given us valuable insight into understanding how to meet their requirements and operations. The majority of our life science occupiers are spin out SMEs, who are growing rapidly. To assist these companies as they grow, we will be delivering 30,000 sq ft of Grow On labs this year.

In Oxford, together with Thomas White Oxford Ltd, we are currently under construction on the first phase of Oxford North whilst in Cambridge we have acquired two medium term opportunities at Cambridge Science Park.



Story Garden, The British Library



The Pod, White City Place



Solar at Pergola, Television Centre



Fiona Leahy tree, Television Centre



White City Place, W12



Enjoy Work, Chiswick Park

Having set up Broadgate Estates, the importance of asset management has long been in our DNA.

Chiswick Park was the first office development in London to embrace the idea that people are more important than bricks and mortar. It focused not only on the buildings but the overall sense of place, and was driven by the idea that every employee should enjoy work.

Asset management

Asset management is an integral part of the Stanhope offer. We have created and now manage some of the most recognisable places in London, including Television Centre, White City Place and Chiswick Park. The value of our assets under management totals £4bn, which equates to 6 million sq ft. Our unique position, as both developer and asset manager, adds value throughout the entire life cycle of a development. Our experience of creating mixed use estates, often phased over several years, has equipped us with skills which we apply at both the masterplan/design stage of new projects, through to delivery, leasing and occupation. We draw on this expertise to manage complexity and create bespoke asset strategies which we execute with a disciplined, hands-on approach. We are committed to long-term value creation; financially, environmentally and socially.



“Asset management is an integral part of the business. Stanhope has created and managed some of the most recognisable places in London.”

**CLAIRE DAWE
HEAD OF ASSET
MANAGEMENT**

We are a dynamic, aspiring and industry recognised asset management team who have a passionate, customer-centric, innovative approach to asset management. This allows us to foster a lively ecosystem across mixed use estates and buildings. Our management of a burgeoning life science and innovation district in White City combines our deep sector knowledge with the practical experience of how to successfully manage and service these complex occupiers. Elsewhere at 8 Bishopsgate we have created the UK’s most sustainable tower, using our placemaking expertise to deliver an exceptional amenity offer at the mid-level restaurant and garden terrace and public viewing gallery on the 50th floor.

Our appointment to create a new global innovation district in Oxford North adds another 1m sq ft of future estate space where we will unlock the value created by an integrated approach to development and asset management.

We see asset management as more than just managing buildings. For us it’s about supporting and promoting the wellbeing of the businesses and communities we serve through genuine engagement and by providing the services, spaces and experiences for them to thrive.

Innovation



Warwick Court

At Stanhope we take a collaborative approach to innovation. We operate through multidisciplinary teams, both internally and externally and our buildings are delivered through intensive refinement of the initial brief and attention to detail.

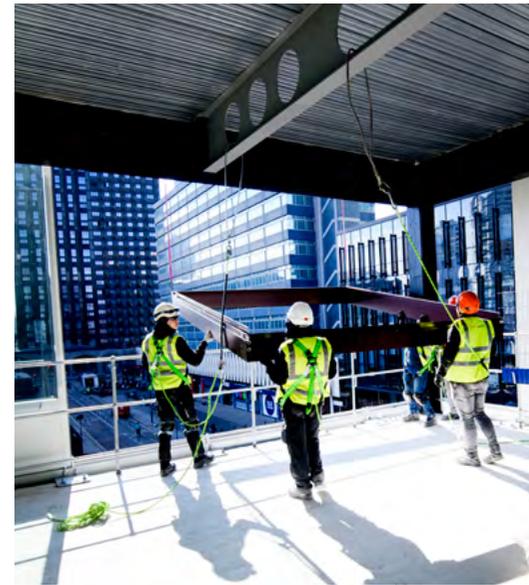
Innovation needs to make good business sense. It needs to add value to the project and our partners. The application of innovation is not straightforward as every project is different; every site is a prototype in one way or another. Our research-based approach, working closely with occupiers, guides our innovative solutions whether that is creating a specification that provides for the science and tech sector or helping occupiers meet their ESG goals.

Modern methods of construction benefit programme interface as well as neighbourly

relations. Prefabrication and offsite manufacturing help to improve programme certainty as well as reduce on site construction time. Retained elements in refurbishment projects benefit environmental credentials and the use of smart materials aid in reducing the embodied carbon of buildings.

The close relationships with our supply chain specialists mean we are able to collaborate early on in the design process to gain valuable insights into how we can implement innovative responses, and thus create value for our buildings and offering.

We are constantly looking to optimise construction methods and specification and actively transfer lessons learnt from and to future projects.



Ruskin Square



1 Wood Crescent, Television Centre



“I love working in construction as it combines great design, sustainability, engineering, hard work and innovation – while you are literally building for the future.”

LAURA COLLINS
PROJECT DIRECTOR



8 Bishopsgate

STANHOPE FOUNDATION



Clockwise from left: Mencap 8 Bishopsgate site visit, abseiling for Maggie's at the Leadenhall Building, annual golf day

As a creator and asset manager of exceptional workplaces, we understand the profound impact that employment has on the physical, mental and economic wellbeing of people. We also know there are significant social and economic challenges in London and the UK where we operate, creating barriers for people wanting to work.

For this reason, we established the Stanhope Foundation. Alongside a growing number of industry partners, we work with charities that have employment-focused programmes in place. These include helping people getting into work for the first time, those returning after a prolonged break, or others tackling work-related issues due to ill health or a disability.

As well as providing funds, we have raised awareness and enabled our partners to share their time, skills and expertise on a voluntary basis, whether that's working directly with our charities on the ground, providing work experience sessions, hosting site visits or volunteering for local projects.

Together, we are making a tangible positive impact helping people reach their potential and find hope and pride through meaningful employment.

OUR CHARITIES



The majority of people with cancer need additional practical, emotional and social support to complement the excellent medical treatment that the NHS provides. **Maggie's** provides this support for free, including a 'Back to Work Scheme' for people living with cancer.



St Mungo's firmly believe in a recovery-centred approach to ending homelessness, with a mission to empower people to live fulfilling lives and prevent homelessness in the future. Their Recovery College is a 12-month programme that helps their clients get and sustain meaningful employment.



Construction Youth Trust's mission is to inspire and support young people to achieve their full career potential by connecting them to meaningful opportunities within the Construction and Built Environment sector.



The Prince's Trust changes the lives of hundreds of young people across London and support more across the UK through employment programmes and confidence building workshops.



MFFL is a non-politically aligned, independent pan-London charity, championing life opportunities for young Londoners from low socio-economic backgrounds. Stanhope Foundation supports its Access Aspiration employability programme providing high-quality careers support and guidance for 16-18 year olds who are making key decisions about their future but struggling to make links with employers.



Mencap helps people with a learning disability gain employment, skills and find paid jobs. The Stanhope Foundation supports their Headstart programme which partners with schools to provide employability sessions, work experience and employer engagement sessions to help people develop skills, experience, and aspirations to work.

OUR LEAD PARTNERS





Selected Projects

Stanhope has completed **£40bn** worth of developments, including **35m sq ft** of workplaces, homes and cultural projects

Stanhope Activity

1.2m

Sq ft under construction

VALUE DELIVERED TO DATE

£40bn

35m

Sq ft space delivered

CURRENT PORTFOLIO (UNDER CONSTRUCTION & PIPELINE)

11m

Sq ft development pipeline



DEVELOPMENT TYPE	SQ FT
OFFICE PRODUCT	7,123,446
SCIENCE & TECH	4,103,811
RESIDENTIAL	944,748
TOTAL	12,172,005

ASSET MANAGEMENT

£4bn

Assets under management

6m

Sq ft assets under management

PROJECT	PRODUCT	SIZE SQ FT
WHITE CITY PLACE	Office	890,000
GATEWAY WEST & CENTRAL	Office/Science & Tech	418,000
GATEWAY EAST	Office/Science & Tech	747,000
TELEVISION CENTRE — PHASE 1	Mixed use	1,260,000
1 WOOD CRESCENT	Office	175,000
8 BISHOPSGATE	Office	933,000
OXFORD NORTH	Science & Tech	929,000
194-198 CAMBRIDGE SCIENCE PARK	Science & Tech	350,000
CHISWICK PARK B7	Office	330,000
70 GRACECHURCH STREET	Office	650,000
TOTAL		6,682,000

SPOTLIGHT ON SCIENCE AND TECH

4m

Sq ft science and tech development pipeline

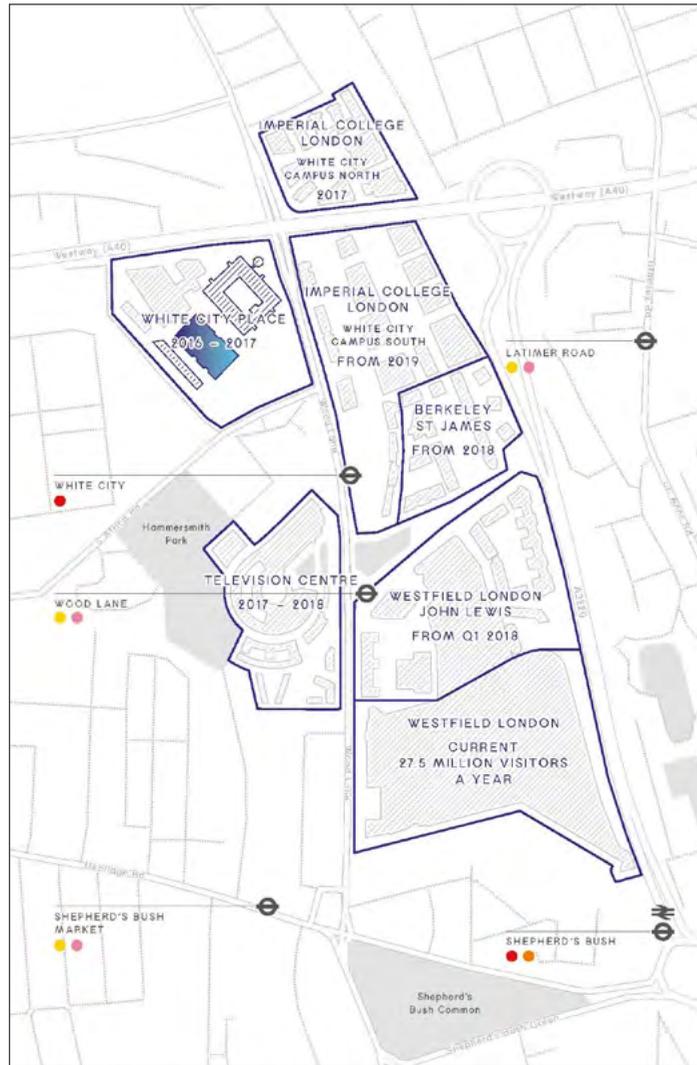
40%

Of overall pipeline made up of science and tech projects

131k

Sq ft science and tech occupiers





White City

In 2012, Stanhope, Mitsui Fudosan and AIMCo acquired Television Centre, which was the beginning of their long-term commitment and investment into this fast developing area of West London. In 2015, they then acquired White City's Media Village in a site neighbouring Television Centre. Establishing strategic connections between these two developments, Stanhope has worked closely with several major landowners including Imperial College London, Westfield London, Berkeley St James, to implement a shared vision for White City including up to 5,000 high quality homes, over 2m sq ft of offices, new public spaces, an enhanced world-class shopping offer and a hub for academia with the development of a new innovation district.

Although located extremely well for central London, a key challenge was promoting awareness and credibility of the area for progressive businesses. To address this, Stanhope embarked upon an ambitious range of activity to enhance

the local area and raise the profile of White City whilst supporting the development of a local creative infrastructure.

This has included numerous collaborations to date, including the creation of a major new podcasting hub and theatre, work with ColArt to realise Elephant West, an ambitious new art space in a disused petrol station, and helping celebrated West London musician Jai Paul (XL Records) to establish a new foundation to support emerging musicians in the site of the old BBC staff disco.

The surrounding area in White City is also undergoing significant change, with major development projects by Imperial College London, Westfield and Berkeley St James. Stanhope have established working groups to coordinate at every level – from planning projects for local infrastructure to communications and regular engagement with local residents, stakeholders and other organisations.

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2023	2024
Purchase of Television Centre from the BBC	Base planning permission granted for Television Centre	Amended planning permission granted for Television Centre	Stanhope, Mitsui Fudosan and AIMCo acquired White City's Media Village	Soho House prelet	WCP Construction completed	Television Centre Phase 1 completed	WCP - 85% let Publicis prelet 274,625 sq ft at 2 Television Centre	White City Place sold to Cadillac Fairview (now OTHP) - Stanhope retained as Asset Manager	PVH Corp. sign lease at 1 Wood Crescent 6 Life Science occupiers at White City Place	1 Wood Crescent and Gateway Central and West complete	Macfarlane Place due to complete TVC Phase 2 construction to start

Television Centre



Use
Workplaces/Homes/
Mixed-use/Cultural

Role
Originate/ Design /Build/
Manage

Status
In Use/Under
Construction

Duration
2012 to present

Partners
Mitsui Fudosan UK Ltd,
AIMCo, BBC

Architect
AHMM,
MaccreeorLavington,
Duggan Morris,
Gillespies, DRMM

Location
White City, London

Gross area
2.3m sq ft

Taking responsibility for the future life of a national treasure.

Originally built as a ‘factory for television’ for the BBC in the 1960s, now Television Centre is an open and bustling hive of activity. The site provides a Soho House members’ club, hotel, gym and West London’s celebrated Electric Cinema as well as independent restaurants, cafés and bars.

Television Centre comprises a range of uses with the majority being residential, eventually providing over 900 homes.

The 400,000 sq ft of office accommodation hosts both Publicis and the White Company. Television Centre continues to accommodate 1,200 staff from BBC Studios, as well as BBC Studioworks. Shows

including ITV’s This Morning and BBC’s Graham Norton show are filmed here.

The second phase of development, which will complete the masterplan, comprises a total of 511 homes in four separate plots. As part of this phase 142 much-needed affordable homes for Peabody are under construction and will be delivered this year.

1 Wood Crescent, a 9 storey building with 111,765 sq ft of prime office space, located on the west side of the campus and designed by architects Morris + Company, recently completed. It includes multiple terraces as well as a ground floor reception and café. The top five floors have been pre-let to PVH Corp.

White City Place & Gateway



Use
Workplaces/Mixed-use/
Life Sciences

Role
Originate/ Design /Build/
Manage

Status
In Use/Pre-development

Duration
2015 to present

Partners
OTPP (White City Place)
Mitsui Fudosan UK Ltd/
AIMCo (Gateway)

Architect
Allies & Morrison

Location
White City, London

Gross area
2m sq ft

Establishing a new creative & life sciences quarter in West London.

White City Place centres on providing a cluster of workspace buildings united by new public realm and street level retail, restaurants and cafés.

The campus is a busy centre for the creative and technology sectors, hosting over 3,000 staff from the BBC, research and teaching facilities for RCA, the fashion occupiers Li & Fung, creative co-working Huckletree, Jellycat London, Arts Alliance Media and ITV Studios. We have attracted 7 life science occupiers of various sizes and plans are progressing to provide fitted space for small companies to quickly scale up and flourish. Health and life science occupiers include, Autolus, Engitix, Adaptate Biotherapeutics

and Vivan Therapeutics. We are currently creating 30,000 sq ft of Grow On labs.

White City Place was sold to Cadillac Fairview (now Ontario Teachers’ Pension Plan) in 2020 but Stanhope have been retained as asset manager of the site.

Gateway is the second phase of the White City Place development and consists of three new office buildings Gateway West, Gateway Central and Gateway East on the site of the former BBC Media Village. These buildings will provide 1,110,809 sq ft of accommodation and together will create some 8,000 new jobs in White City. Gateway West completed in Q3 ’22, followed by Gateway Central in Q4 ’22, with 120,000 sq ft let to L’Oréal for their new UK and Ireland Headquarters.

Creating a home for a thriving science and technology community.

Stanhope and Cadillac Fairview (now Ontario Teachers' Pension Plan) were selected as partners to Thomas White Oxford Limited, the property development subsidiary of St John's College Oxford, to bring forward the creation of a brand new life sciences district for Oxford.

The vision for Oxford North is to become a new urban district within Oxford which will facilitate science and technology discoveries. A place where people want to live, work, visit and learn. The scheme will deliver 1 million sq ft of laboratory and workspaces for biomedical science, new homes, public parks and neighbourhood shops, to retain and attract global science research talent and help boost the local and national economy.

The project is being designed by a world class team of masterplanners, architects, engineers and specialist consultants and is anticipated to boost the economy by circa £150 million in GVA per annum, and provide over 4,000 jobs on site.

The project to build the first lab buildings is underway with the Phase I due to complete in Q1 2025.

Phase 2, comprising three new, prestigious laboratory and office buildings totalling 458,100 sq ft, was given the green light by Oxford City Council's planning committee in 2023.



- Use**
Life Sciences
- Role**
Design/Build/Manage
- Status**
Pre-development/under construction
- Duration**
2022 onwards
- Partner**
Thomas White Oxford Ltd,
Ontario Teachers' Pension Plan
- Architect**
Fletcher Priest/Wilkinson
Eyre/Gort Scott
- Location**
Oxford
- Gross Area**
1m sq ft

Oxford North



Cementing our long-term commitment to the golden triangle

Stanhope, in partnership with Cadillac Fairview (now Ontario Teachers’ Pension Plan), purchased a 110,000 sq ft trio of properties within Cambridge Science Park in 2022. Established nearly 50 years ago, Cambridge Science Park is a globally renowned centre of excellence within the science and innovation sector. The three-building campus at 194-198 Cambridge Science Park is set across 6.11 acres and is located in the ‘Cambridge Northern Cluster’. It is one of Europe’s most highly sought-after life science and technology campuses thanks to its unrivalled transport links, access to top talent from Cambridge University and thriving business ecosystem, with businesses ranging from spin-outs to multinationals. Working closely with the three existing tenants, Microsoft, Mundipharma (Napp Pharmaceutical) and CMR Surgical, the site also provides significant longer-term development opportunities.

In 2023, OTPP and Stanhope acquired a further property 163 Cambridge Science Park, which occupies a prominent location on the eastern side of the park and provides 10,197 sq ft of office space. It is currently occupied by speciality lighting company, Heraeus Noblelight Ltd and represents a near-term opportunity to develop prime life sciences lab space at the park.

Our presence in Cambridge builds further on our drive into prime science and tech campuses outside London.

Use
Life Sciences

Role
Originate/ Design/
Build/Manage

Status
Asset Management/
Pre-development

Duration
2022 onwards

Partner
Ontario Teachers’ Pension
Plan

Location
Cambridge

Gross Area
131,189 sq ft

Cambridge Science Park



Implementing a major overhaul of Croydon Town Centre.

Ruskin Square is a long term project to revitalise the central area of Croydon, adjacent to East Croydon station, a busy transport route in and out of London. Working with Schrodgers and Croydon Council, Stanhope developed a plan to regenerate a large brownfield site comprising car parking, old rail sidings and outdated buildings, to provide the new business heart in Croydon's town centre, whilst improving the cultural, retail, and residential facilities available in the area.

The first phase of the build encompassed a 22-storey residential building with 50% affordable homes, a 200,000 sq ft office block occupied by HMRC, and meanwhile social and dining destination Box Park.

Building Two completed in 2023. The entire 330,000 sq ft has been prelet to the Home Office.

Two Ruskin Square has been confirmed as a pioneer project for the Better Building Partnership's Design for Performance Initiative. It will be one of the first buildings in the UK to implement this pioneering approach to office design and delivery, stimulating project supply chains and providing the real-life evidence of how the energy performance gap can be closed.

Use
Workplaces/Mixed-use/
Homes/Tall Buildings

Role
Originate/ Design / Build

Status
In Use

Duration
2015 onwards

Partners
Croydon Gateway Ltd
(Stanhope and Schrodgers
Investment Management
Ltd)

Architect
AHMM / shedkm

Location
Croydon, London

Gross area
2.2m sq ft



Ruskin Square



8 Bishopsgate



Use
Tall Buildings, Workplaces

Role
Design/Build/Manage

Status
In Use

Duration
2015 to 2023

Partners
Mitsubishi Estate London Ltd

Architect
Wilkinson Eyre

Location
EC2/EC3, City of London

Gross area
933,000 sq ft

Optimising the potential of a prominent site in the heart of the City.

This 50-storey tower is a new development in the heart of the City providing workspace, street-level retail, and a public viewing gallery on the 50th floor.

8 Bishopsgate is the first tower to speculatively target – and now achieve – BREEAM Outstanding and EPC A rating.

The building has low embodied and operational carbon thanks to every element being optimised from foundation materials to reduced cooling demand. The building is powered by sustainable and smart technologies. An AI integrated analytics platform captures, analyses and shares energy performance, while the unique floor-by-floor air provision can be tailored to the individual preferences of each business.

Stanhope are moving their offices into the building in 2025, fulfilling a long-held ambition to occupy one of their own developments. Moving into one of the most operationally sustainable buildings in Central London aligns with Stanhope's ESG and B Corp commitments and provides the perfect base for the team to flourish and grow in the years to come. Stanhope has also added the asset management for this landmark scheme to its growing portfolio.

76 Southbank



Use
Workplaces

Role
Design/Build

Status
Under construction

Duration
2019 onwards

Partner
Wolfe Commercial Properties Southbank Limited

Architect
AHMM

Location
Southbank, SE1

Gross Area
500,000 sq ft

Refurbishing and extending South Bank's iconic IBM Building.

The refurbishment and extension of the IBM Building will boost the South Bank's status as one of London's most important cultural and employment hubs.

The existing building, recently listed as Grade II, was designed by Sir Denys Lasdun and completed in 1983. It will be respectfully refurbished and extended by Stirling Prize winning architects Alford Hall Monaghan Morris. The proposals have been based upon significant research into the history and architectural intent of the existing building, including the extension elements themselves which were considered by Lasdun during the initial concept design stage.

The design, whilst respecting the buildings heritage and historic fabric, will deliver highly efficient and flexible modern day commercial office space of the highest sustainable standards. It will also provide a long term future for the listed building, significantly improving its setting within the local conservation area and river frontage.

Gresham St Paul's



Use
Workplaces

Role
Design/Build

Status
In Use

Duration
2016 to 2021

Partner
AFIAA

Location
Gresham Street, City of London

Architect
Wilkinson Eyre

Gross Area
240,000 sq ft

The sustainable reinvention and reuse of an existing 20 year old building, to create a new product in the market.

Gresham St Paul's in the City of London comprises 170,000 sq ft of prime office space over nine floors, with large terraces on the top three floors, at the heart of the financial centre and close to St Paul's Cathedral and other prominent cultural landmarks.

As Stanhope had originally developed the building in 1998 as Schrodgers' HQ, following Schrodgers' relocation, building owners AFIAA came to Stanhope to optimise its repositioning working with the existing structure.

The design focussed on creating a sustainable building by reusing the existing structure, maximising natural light through use of the latest glazing technology, and increasing fresh air supply to offer a light and air-filled state-of-the-art working environment. The technical specifications include a WiredScore Platinum rating, Wi-Fi enabled café, reception and business lounge, 254 bike and locker spaces with generous changing and shower facilities, and it is targeting a BREEAM Excellent sustainability rating.

90% of the offices were prelet to occupiers including Smith & Williamson and investment bank, Numis.

Warwick Court



Use
Workplaces

Role
Originate/Design/Build

Status
In Use

Duration
2020-2022

Partner
Mitsubishi Estate London Limited

Architect
Fletcher Priest Architects

Location
Paternoster Square, EC4

Gross Area
300,000 sq ft

Creating sustainable office space with unrivalled views of St Paul's Cathedral.

Warwick Court involved a complete reconfiguration of the ground floor arrival experience from Paternoster Square as well as the installation of new plant through the building, integrating touch free services to meet the requirements of the modern occupier. Common amenity spaces were incorporated, including a number of individual terraces and a communal roof terrace with unrivalled views of St Paul's Cathedral.

The building offers over 180,000 sq ft of accommodation with floorplates ranging from 15,000 sq ft to 29,000 sq ft, suitable for a range of users from major trading floor operations to more agile and creative sectors.

Sustainability was placed at the heart of the brief to the architects, Fletcher Priest Associates, whose 'BREEAM Excellent' scheme has seen the retention and reuse of existing finishes, acknowledging the original interior design whilst reducing waste and offering a considerable carbon saving.

Woolgate



Use
Workplaces

Role
Design/Build

Status
Under Construction

Duration
2022 onwards

Partner
Woolgate Exchange
Unit Trust

Location
City of London

Architect
Stiff & Trevillion

Gross Area
501,075 sq ft

Green makeover for Woolgate Exchange.

The nine-storey building, newly named Woolgate, has been reimagined by leading architecture practice Stiff + Trevillion to meet the needs of modern occupiers. This includes 345,000 sq ft of net internal area and the introduction of a new 1,500 sq ft rooftop pavilion boasting unique views of St Paul's Cathedral and the City tower cluster.

The renovated building will feature over 20,000 sq ft total external terrace amenity, providing urban greening, biodiversity, and generous outdoor space on the majority of upper floors. The current reception area leading onto Basinghall Street will be enlarged and a new entrance will be created on Coleman Street, complemented by a 'pocket park' and new retail amenity.

The development is on track to become an exemplar for retrofit in the City and is targeting net zero carbon in both construction and operation thanks to an ambitious reuse and retention strategy, which seeks to preserve 98% of the existing structure. The building will be all-electric, with no fossil fuel or gas boilers on site, and 100% green power purchase agreements (PPA) are being used.

70 Gracechurch Street



Use
Office

Role
Originate/Build

Status
Pre-development

Duration
2022 onwards

Partners
Ontario Teachers' Pension
Plan

Architect
KPF

Location
EC3, City of London

Gross area
785,000 sq ft

A prime office building situated in the City of London.

In early 2022, we agreed a joint venture with Cadillac Fairview (now Ontario Teachers' Pension Plan), finalising an agreement to buy 70 Gracechurch Street, a prime office building situated in the City of London.

The site is currently occupied by a 10-storey building leased by Marks & Spencer and AXA-owned insurer XL Catlin with existing planning consent for a 34-storey tower offering. The investment is the latest venture for the two companies who, in addition, have teamed up with Thomas White Oxford to deliver a £700 million innovation district at Oxford North.

We have worked with over 90 partners from the private and public sectors. Current partners include:

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