

THE CHANGING FACE OF LONDON

TECH BELT (2.1m sq ft)

We adopted the term 'Tech Belt' in 2013 for the area which extends from King's Cross to Whitechapel. It contains 33% of our portfolio and is centred around the Old Street roundabout. Attracted by the vibrancy and diversity of emerging locations, start-ups in this sector are converging on the area in ever greater numbers, with around 3,200 media, software and communications companies making up the East London tech cluster. The rise of Clerkenwell, Shoreditch and Aldgate as business centres is partly a result of their close proximity to the deep supply of skilled creative professionals.

The remarkable growth around London's 'Silicon Roundabout' and its importance to us is no secret. We are investing heavily in this part of London and have learned what occupiers want from their offices and also from their landlord. Derwent London came early to this energetic area, which has been increasingly favoured by creative companies. For example, we acquired 1 Oliver's Yard in 1994 and the Tea Building in 2001.

In recognition of changing demand, we build for 'long life: loose fit' i.e. flexibility for buildings. Change is now happening in work environments across sectors and we're seeing second and third generation businesses and even the most established companies starting to move into inspirational buildings at the heart of the action.

- A Tea Building E1
- B 1 Oliver's Yard EC1
- C White Collar Factory EC1
- D Monmouth House EC1
- E 19-23 Featherstone Street EC1



“JLL has decided to retire its ‘Northern Fringe’ and ‘Eastern Fringe’ submarkets and replace them with three new submarkets: Clerkenwell, Shoreditch and Aldgate. These are now core markets in their own right.”

JLL, MAY 2014



“London is the engine room of the UK and projects such as Crossrail are helping to drive our country’s economy in the right direction.”

BORIS JOHNSON, MAYOR OF LONDON
13 JUNE 2014





FITZROVIA (1.8m sq ft)

Our Fitzrovia portfolio consists of approximately 30 buildings covering nearly two million sq ft and forms 37% of our portfolio by value. This bohemian corner of the capital is set in quieter streets full of history and character. Fitzrovia is enjoying a renaissance and we are helping to shape its future thanks to exciting new architecture such as the Charlotte Building, Qube, 1-2 Stephen Street and our upcoming developments at 80 Charlotte Street and The Copyright Building.

Part of the area's appeal is its unique character and the challenge for developers is to create an environment that retains Fitzrovia's special ambience whilst providing the space that business and residents want.

Like London, ours is an ever-changing and developing estate with assets in different stages of their life all of which will benefit from Crossrail and the increasing appeal for retail at the eastern end of Oxford Street.

CROSSRAIL

The arrival of Crossrail in 2018, currently about 60% complete, will be a game-changer for London's infrastructure, improving accessibility for millions more visitors and workers. Crossrail will bring an extra 1.5 million people to within 45 minutes of central London and will link London's key employment, leisure and business districts – the West End, the City, Docklands, and Heathrow – stimulating further economic development. An estimated 200 million passengers will use Crossrail annually and it will increase London's rail capacity by 10%.

Transport improvements can change perceptions of an area. The introduction of Crossrail has raised the profile of areas such as Farringdon and Clerkenwell where we have completed the schemes at Turnmill and The Buckley Building and where our recent acquisition of 20 Farringdon Road is located.

When Crossrail is complete, over 140 trains per hour will travel through the Farringdon interchange on Thameslink, Crossrail and London Underground services. Farringdon will be the only station from which passengers will be able to access all three networks making it one of Britain's busiest train stations, and a key hub for passengers travelling into London.

By 2026 it is estimated that three times as many passengers will use Tottenham Court Road station as today. Annual footfall is expected to soar around Tottenham Court Road station by more than 75 million to nearly 110 million as a result. Arguably the greatest benefit to Derwent London will be in Fitzrovia, our largest holding by value, which is located to the north of Tottenham Court Road station.



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| A 75 Wells Street W1 | H 56-65 Whitfield Street W1 |
| B The Copyright Building W1 | I Holden House W1 |
| C Middlesex House W1 | J 132-142 Hampstead Road NW1 |
| D 8 Fitzroy Street W1 | K Charlotte Building W1 |
| E 80 Charlotte Street W1 | L 1-2 Stephen Street W1 |
| F 73 Charlotte Street W1 | M 1 Oxford Street W1 (option site) |
| G Qube and Network Buildings W1 | |