

PRINCIPAL PROPERTIES (UNAUDITED)

	Value banding £m	Offices (O), Retail/ restaurant (R), Residential (Re), Industrial (I), Leisure (L)	Freehold (F), Leasehold (L)	Approximate net area sq ft
West End: Central (57%)				
Fitzrovia¹ (36%)				
80 Charlotte Street W1	100-200	O/R/Re	F	380,000 ³
1-2 Stephen Street and Tottenham Court Walk W1	200+	O/R/L	F	266,000
132-142 Hampstead Road NW1	50-100	O	F	219,700
8 Fitzroy Street W1	100-200	O	F	147,900
Qube, 90 Whitfield Street W1	100-200	O/R/Re	F	109,500
The Copyright Building, 30 Berners Street W1	50-100	O/R	L	107,150 ³
Holden House, 54-68 Oxford Street W1	100-200	O/R	F	90,200
Henry Wood House, 3-7 Langham Place W1	50-100	O/R/L	L	79,900
Middlesex House, 34-42 Cleveland Street W1	50-100	O	F	65,700
Network Building, 95-100 Tottenham Court Road W1	50-100	O/R	F	63,700
120-134 Tottenham Court Road W1 ²	50-100	R/L	F	53,200
88-94 Tottenham Court Road W1	0-25	O/R	F	52,400
Charlotte Building, 17 Gresse Street W1	50-100	O	L	47,200
80-85 Tottenham Court Road W1	25-50	O/R	F	44,500
60 Whitfield Street W1	25-50	O	F	36,200
75 Wells Street W1	25-50	O/R	L	35,200
43 and 45-51 Whitfield Street W1	25-50	O	F	30,900
Rathbone Studios, 7-10 Rathbone Place W1	0-25	O/R/Re	L	23,100
1-5 Maple Place and 12-16 Fitzroy Street W1	0-25	O	F	20,300
73 Charlotte Street W1	0-25	O/Re	F	15,500
76-78 Charlotte Street W1	0-25	O	F	11,000
50 Oxford Street W1 ⁴	0-25	O/R	F/L	6,100
Victoria (12%)				
Horseferry House, Horseferry Road SW1	100-200	O	F	162,700
Greencoat and Gordon House, Francis Street SW1	100-200	O	F	145,100
1 Page Street SW1	100-200	O	F	127,800
Premier House, 10 Greycoat Place SW1	50-100	O	F	62,000
Francis House, 11 Francis Street SW1	25-50	O	F	57,000
6-8 Greencoat Place SW1	25-50	O	F	33,200
Baker Street/Marylebone (4%)				
19-35 Baker Street W1	50-100	O/R	L	77,800
88-110 George Street W1	25-50	O/R/Re	L	44,800
30 Gloucester Place W1	25-50	O/Re	L	23,600
16-20 Baker Street and 27-33 Robert Adam Street W1	0-25	O/R/Re	L	22,000
17-39 George Street W1	25-50	O/R/Re	L	21,400
Soho/Covent Garden (2%)				
Bush House, South West Wing, Strand WC2	25-50	O	F	107,900
Tower House, 10 Southampton Street WC2	50-100	O/R/Re	F	52,800
1 Oxford Street W1	0-25	O/R/L	L	–
Mayfair (2%)				
25 Savile Row W1	50-100	O/R	F	42,000
Paddington (1%)				
Brunel Building, 55-65 North Wharf Road W2	50-100	O	L	240,000 ³

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West End: Borders (9%)				
Islington/Camden (9%)				
Angel Building, 407 St. John Street EC1	200+	O/R	F	262,000
Angel Square EC1	100-200	O	F	126,900
4 & 10 Pentonville Road N1	25-50	O	F	53,400
Balmoral Grove and 1-9 Market Road N7	0-25	O/I	F	48,900
Porters North, 8-14 Crinan Street N1 ⁵	0-25	O	F	43,600
423-425 Caledonian Road N7	0-25	O	F	18,300
401 St. John Street EC1	0-25	O	F	12,300
City: Borders (32%)				
Clerkenwell (11%)				
20 Farringdon Road EC1	100-200	O/R/L	L	170,600
88 Rosebery Avenue EC1	50-100	O	F	103,700
Morelands, 5-27 Old Street EC1	50-100	O/R	L	88,900
The Buckley Building, 49 Clerkenwell Green EC1	100-200	O/R	F	85,100
Tummill, 63 Clerkenwell Road EC1	50-100	O/R	F	70,500
19 Charterhouse Street EC1	25-50	O	F	63,700
5-8 Hardwick Street and 161 Rosebery Avenue EC1	25-50	O	F	35,000
151 Rosebery Avenue EC1	0-25	O	F	24,000
3-4 Hardwick Street EC1	0-25	O	F	12,000
Holborn (6%)				
Johnson Building, 77 Hatton Garden EC1	100-200	O/R	F	157,100
40 Chancery Lane WC2	100-200	O/R	L	102,000
6-7 St. Cross Street EC1	25-50	O	F	33,800
Old Street (8%)				
White Collar Factory, Old Street Yard EC1	200+	O/R/Re	F	293,000 ³
1 Oliver's Yard EC1	100-200	O/R	F	185,500
Monmouth House, 58-64 City Road EC1	0-25	O	F	41,500
19-23 Featherstone Street EC1	0-25	O	F	27,500
Shoreditch/Whitechapel (7%)				
The White Chapel Building E1	100-200	O	F	270,000
Tea Building, 56 Shoreditch High Street E1	100-200	O/R/L	F	262,500
9 and 16 Prescott Street E1 ⁵	25-50	O/R	F	105,800
Provincial (2%)				
Scotland (2%)				
Strathkelvin Retail Park, Bishopbriggs, Glasgow	50-100	R/L	F	323,000
Land, Bishopbriggs, Glasgow	25-50	-	F	5,300 acres

¹ Includes Euston and North of Oxford Street.

² Includes a 330-room hotel.

³ Proposed scheme area.

⁴ Includes 36-38 and 42-44 Hanway Street W1.

⁵ Joint venture, Derwent London has a 50% interest.

() Percentages weighted by valuation.

■ Tech Belt (39%)