

Farebrother

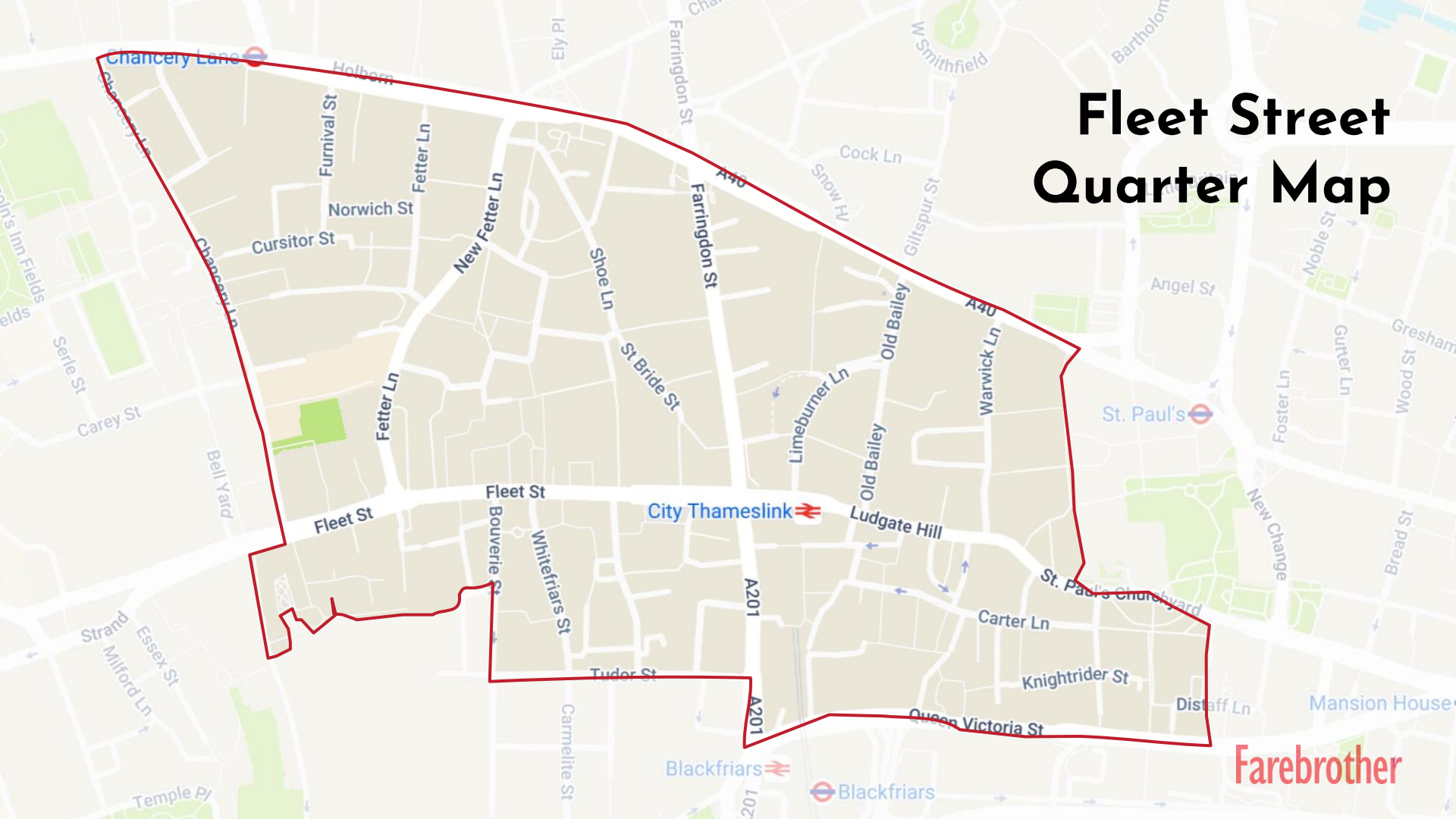
**Alistair
Subba Row**

Partner

asubbarow@farebrother.com
www.farebrother.com



Fleet Street Quarter Map



Summary



Total Area (BID footprint)

Over 100 acres



Total Office Pipeline

18 schemes
3,240,000 sq ft



Under Construction

10 schemes
1,760,000 sq ft



Consented schemes not U/C

5 schemes
590,000 sq ft



Major Applications

3 schemes
890,000 sq ft

Recently Completed



The Northcliffe by DWS
186,765 sq ft

Debevoise
& Plimpton



The Carter by Credit Suisse
115,691 sq ft
46,000 sq ft let
57,194 sq ft available

Teneo

Farebrother

Today's construction activity

Currently Under Construction



120 Fleet Street by Chinese Estates/CO-RE
c540,000 sq ft



Edenica by BauMont Real Estate Capital/Yard Nine
c93,500 sq ft



Stonecutter by Ivanhoe Cambridge/CO-RE
236,000 sq ft
158,000 sq ft let to Travers Smith.
c78,000 sq ft available



Peterborough Court
c270,000 sq ft



The Justice Quarter
New Courts, Police HQ plus
c65,000 sq ft of offices

Today's construction activity

Currently Under Construction



The Justice Quarter
The City of London
Corporation



On their way

With planning, not under construction



100 New Bridge Street by Helical
c194,000 sq ft



Fleet House, 10 New Bridge Street
By Atenor c75,000 sq ft



3 Thavies Inn House by Evans
Randall
c92,000 sq ft

Future Schemes

Application



Hill House by Landsec
c370,000 sq ft

Future Schemes

Application



40 Holborn Viaduct by Nuveen
190,000 sq ft

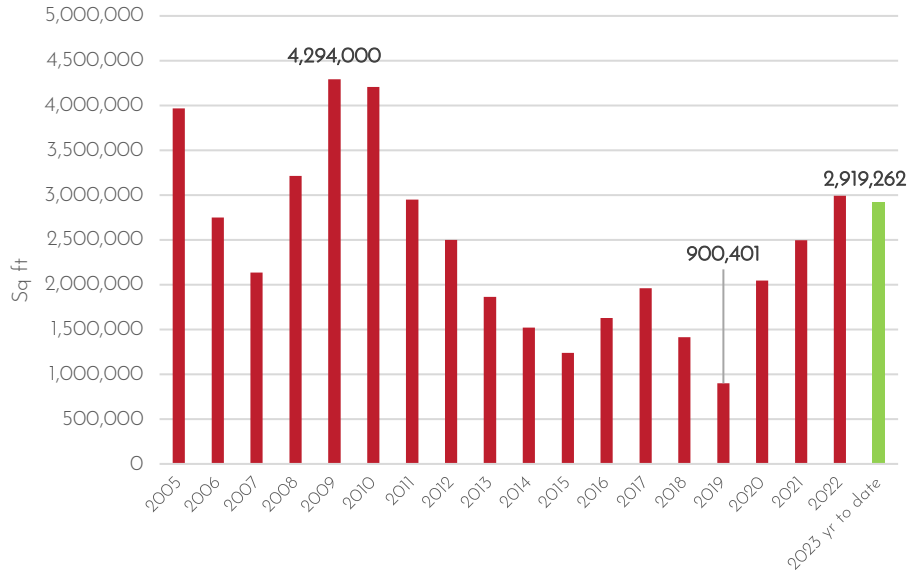
Current Supply

Total stock availability: 6.4% Vacancy Rate

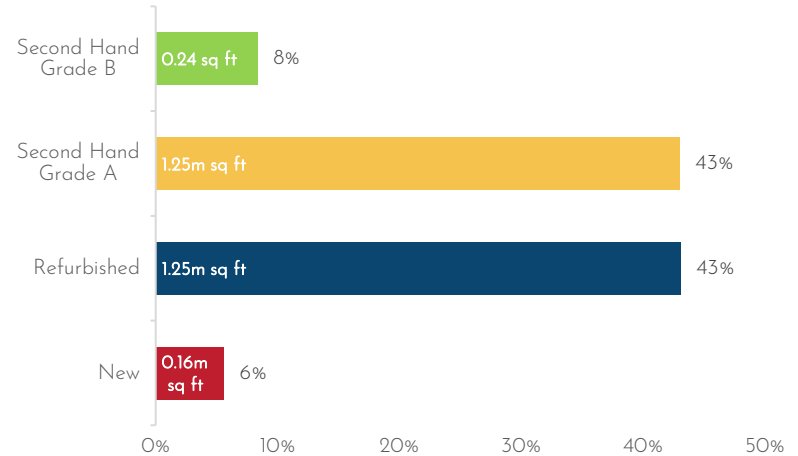
New availability: <0.5% of total stock

Refurbished availability: 3% of total stock

Top rents: from £75-85 psf pax

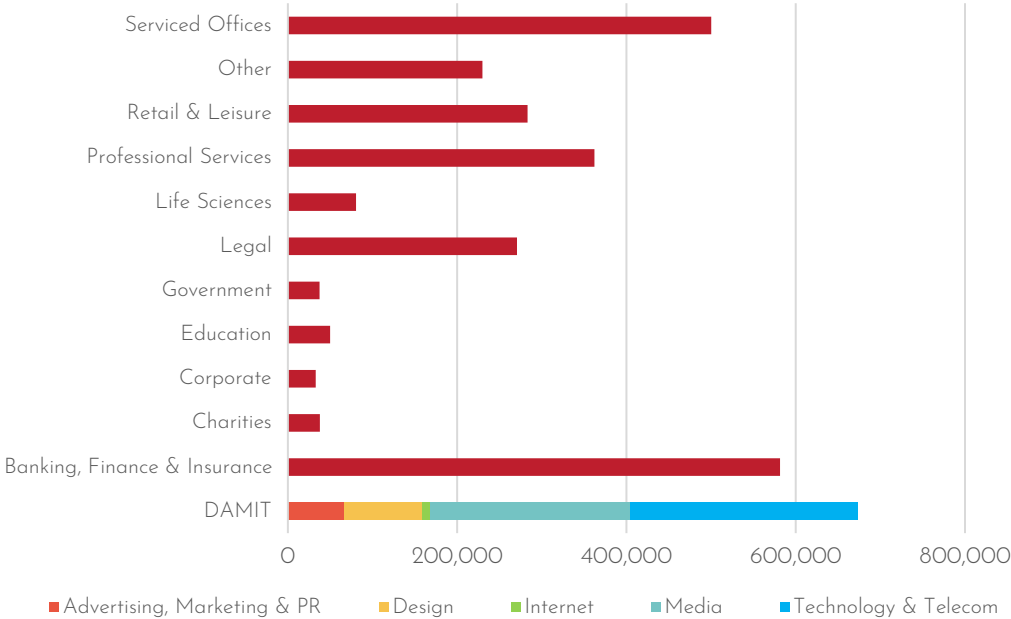


Availability by Grade



Current Demand

Active demand by Occupier - 3.1m sq ft

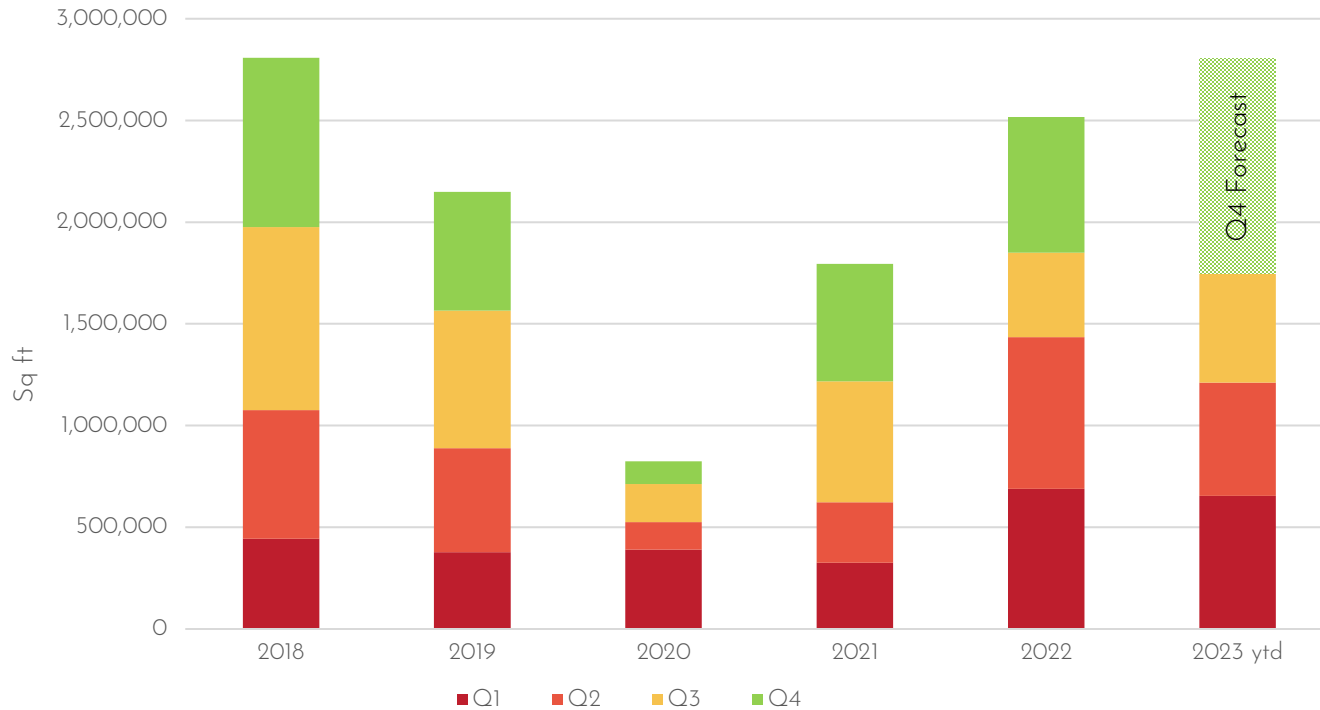


Level of space under offer



Take-up - 1.74 m sq ft - YTD

10 year average - 2.5m sq ft



Why relocate to the Fleet Street Quarter



Centre of London location



Part of Destination City



Great connectivity and choice of transport hubs



New public realm and over 100,000 sqft of new retail/leisure offerings.



The greenest concentrated supply of new offices under construction in London.



A new 24-hour location and a great place to work, play, and visit.

Farebrother

**Alistair
Subba Row**

Partner

asubbarow@farebrother.com
www.farebrother.com

