

# PORTFOLIO HIGHLIGHTS

## LONDON OFFICES: £6 BILLION

### Broadgate, London EC2

Value

**£3.6** billion

**4** million sq ft

office, retail and  
leisure accommodation

15 office buildings  
plus development site

30 acres

Distinctive environment for  
some of the world's largest  
corporations and leading  
professional practices

Approximately 30,000  
employees based at Broadgate

Community website  
[www.vicinitee.com](http://www.vicinitee.com)

Occupiers include:

ABN AMRO Holdings

Ambac Assurance

Ashurst

Bank of Scotland

Baring Investment Services

Calyon

Close Brothers

Deutsche Bank

European Bank for Reconstruction  
& Development (EBRD)

F&C Asset Management

Framlington Group

Henderson Administration

Herbert Smith

ICAP

Legg Mason

Lehman Brothers

Mitsubishi Securities

Norinchukin Bank

RCM (UK) Ltd

Royal Bank of Scotland

Société Generale

Sumitomo Trust

Tullet Prebon

UBS

Western Asset Management

Freehold/virtual freehold

100% owned

Rent passing £169m pa

Average office passing rent

£46.90 per sq ft

Weighted average lease term

including breaks 10 years, to

expiry 12.3 years



Broadgate Circle

Broadgate is the premier City of London office estate, consisting of **15 office buildings** and a site where we are developing **201 Bishopsgate** and **The Broadgate Tower**. When these are completed the Estate will have increased to 4.8 million sq ft of Grade A office space.

The development of Broadgate has taken place in phases, with the most recent building (10 Exchange Square) being completed by us in 2004. The office buildings, designed by leading architects, are all **structurally independent**, ranging in size from 81,000 sq ft to 410,000 sq ft and accommodate office floorplates ranging from 828 sq ft to 56,000 sq ft. Each building provides efficient working space of the highest standard. The flexibility built into the design of the buildings readily allows occupiers to change floor layouts, create additional working space or install the latest technology to adapt to changing working needs. The Estate has a low office vacancy rate of 0.8%.

Broadgate has a wide range of retail outlets and excellent public transport facilities. The Estate is served by Liverpool Street Station, one of the City's major transport interchanges, which provides mainline train services and four underground lines, as well as a bus station and taxi services.

Within the Estate the buildings are set around three **landscaped squares** – Broadgate Circle, Exchange Square, and Finsbury Avenue Square – and the Bishopsgate Arcade. Each public space creates a unique working environment for the offices, enhanced by 53 restaurants, pubs, wine bars, shops and health clubs, as well as a five star hotel. In winter the open-air ice rink in Broadgate Circle provides a focal point for spectators and skaters alike. In summer, open air events take place in the squares for the entertainment of those who work in and around Broadgate. The Estate is managed by Broadgate Estates, a wholly owned subsidiary of British Land.



One Broadgate

## Broadgate (continued)

### 1-3 Finsbury Avenue – 480,000 sq ft

Centred around the landscaped Finsbury Avenue Square and arranged over ground and seven upper floors. The buildings have been extensively refurbished to create modern dealing floor facilities. Fully let to UBS and comprising part of their campus headquarters at Broadgate together with 1-2 Broadgate, 6 Broadgate and 100 Liverpool Street.

### 1-3 Broadgate – 392,000 sq ft

Offices let to UBS, ICAP and KBW. The building has been refurbished and adapted to meet these tenants' needs and incorporates state-of-the-art trading platforms.

### 4 Broadgate – 165,000 sq ft

Henderson currently occupy this ground and seven upper floor office building as their headquarters. Henderson has agreed to relocate to 201 Bishopsgate, releasing this building to unlock its potential for a high rise redevelopment due to commence early in 2009 – the first step of our Broadgate '2020' master planning exercise.

### 6 Broadgate – 263,000 sq ft

Arranged around a central atrium with trading floors at lower level, this building is ideally suited to accommodate both professional and financial occupiers. It is currently multi-let to occupiers including Mitsubishi, Lehman Brothers and UBS.

### 100 Liverpool Street – 383,000 sq ft

Occupied by UBS. A dual aspect building constructed over ground and seven upper floors with imposing entrances onto Liverpool Street and Broadgate Circle, located at the main gateway to Broadgate and immediately adjacent to the western access to Liverpool Street Station.

### 135 Bishopsgate – 360,000 sq ft

Ground and 12 upper floors of offices, adjacent to the eastern entrance to Liverpool Street Station. Let in its entirety to RBS who have recently refurbished the building to provide state-of-the-art dealing floors.

### 155 Bishopsgate – 409,000 sq ft

Currently the largest single building at Broadgate. Multi-let to a number of major financial institutions, including Bank of Scotland, Baring Asset Management, Framlington, HBOS, Norinchukin Bank, Sumitomo and Tullet Prebon.

### 175 Bishopsgate – 385,000 sq ft

Let to EBRD. We have exchanged contracts for sale post year end to KanAm Grund for £406.3m.

### 199 Bishopsgate – 146,000 sq ft

Office accommodation on 10 floors, principally let to ABN AMRO.

### Exchange House – 385,000 sq ft

This building has a dual aspect facade fronting onto Exchange Square and Primrose Street. The 10 floors of office accommodation are multi-let to legal and financial institutions including Herbert Smith, Société Generale and F&C Asset Management.

### Broadwalk House – 302,000 sq ft

Ground and six upper floors, at the northern entrance to the Broadgate Estate and adjacent to our new development at 201 Bishopsgate and The Broadgate Tower. The principal occupiers are Ashurst and Calyon.

### 1 Appold Street – 189,000 sq ft

Let to Deutsche Bank on ground and seven upper floors, with a Holmes Place health club at basement level. The building has dual aspect onto Exchange Square and Appold Street.

### 10 Exchange Square – 161,000 sq ft

Accommodation on ground and 11 upper floors. The most recently completed office building on the Broadgate Estate, with two entrances – one fronting onto Exchange Square and one onto Appold Street. Multi-let to tenants including Herbert Smith, Close Brothers, Western Asset Management and Legg Mason.

## Regent's Place, London NW1

Value

**£651** million

**1** million sq ft

office, retail and leisure accommodation

5 buildings, plus development

10.4 acre site,

West End of London

Close to Euston mainline and

4 underground stations

4.9 acres for further development

at Osnaburgh Street and the

North-East Quadrant

Community website

[www.vicinitee.com](http://www.vicinitee.com)

Tenants include:

Abbey

Atos Origin

Balfour Beatty

British Telecom

Capital One

Elexon

General Medical Council

HM Government

Hodder Headline

JP Morgan Chase Bank

Regus

Mainly freehold

100% owned

Rent passing £28m pa

Average office passing

rent £33 per sq ft

Weighted average lease term including breaks 11.2 years, to

expiry 13.6 years

Located on the Marylebone Road/Euston Road corridor, one of London's main arterial roads, Regent's Place occupies a prominent position at the north of the West End, with significant transport links – four underground stations are within walking distance and Euston Station is also nearby.

Regent's Place comprises a distinctive and striking mix of buildings. The offices form part of an estate which also provides public spaces and a range of facilities including a crèche, health and fitness club, supermarket, coffee and sandwich outlets and wine bar.

The footprint of Regent's Place has been altered in the past year with the acquisition from The Crown Estate of the Osnaburgh Street frontage, allowing the development of this site to proceed.

### Euston Tower

At 36 storeys, this West End landmark building provides 330,000 sq ft of offices let to HM Government to 2019 and ground floor retail units.

### 2-3 Triton Square

This major headquarters building of c 200,000 sq ft is let in its entirety to Abbey on leases to 2022.



2 Triton Square

### 1, 4 & 7 Triton Square

A 6 storey building of c 217,000 sq ft providing a mix of office, retail and leisure space.

The offices of 185,600 sq ft are let to Atos Origin and JP Morgan on leases with expiries between 2017 and 2022. Triton Square Mall provides a pedestrian through route with retail units. It also houses the Estate Office for Broadgate Estates Limited which provides an onsite dedicated team dealing with all security and day to day management issues. Triton Square is an important public space, hosting a variety of entertainment events during the year and featuring three striking and diverse pieces of artwork.

### 350 Euston Road

This striking building of 121,000 sq ft has full glass wall frontage and a prominent position. The offices are let to the General Medical Council, Elexon Limited, Balfour Beatty, Capital One Bank and Networking People Limited for terms generally in excess of 10 years unexpired.

### 338 Euston Road

This 17 storey building provides 111,000 sq ft of offices. The major tenant is Hodder Headline, occupying 59,100 sq ft on eight floors. The other tenants are Regus, Grant Thornton and British Telecom, who renewed a lease of 7,250 sq ft to 2015 during the year.

## Further London offices:

### **The Willis Building, Lime Street, EC3**

This 491,000 sq ft development, designed by Foster and Partners, has completed and is now in the fit out phase, following the pre-letting of all the offices to leading risk managers, Willis Group. The building occupies a prime site directly opposite Lloyd's of London, comprising a striking 29 storey tower and adjoining ten storey building.

### **Plantation Place South, EC3**

Plantation Place South comprises approximately 161,000 sq ft office, retail and ancillary accommodation arranged on two lower ground floor levels, ground floor and nine upper floors.

This freehold building was developed by British Land as part of the Plantation Place Estate, completed in the final quarter of 2004. It is well located, close to Fenchurch Street and Cannon Street mainline stations and six tube stations.

Tenants include the Beazley Group, AIG, Arch Insurance, Liberty and Royal and Sun Alliance.

### **York House, W1**

York House was completed in early 2007 and delivers over 90,000 sq ft of office space, with adaptable and efficient floorplates, on the imposing island site close to Marble Arch in the West End. The development also includes 11,000 sq ft of retail space and 22 residential units. British Land occupies some 40,000 sq ft of the offices as its new head office. The majority of the remainder of the office space is let or under offer. All residential units have been let or reserved.



Plantation Place South, EC3