

Appendix 4

Projects

Project summary

2012-2013

	Current net income £m pa	Pre-scheme area m ²	Proposed area m ²	Capital expenditure £m	Potential delivery Year
On site at December 2011					
1 Page Street SW1	–	11,000	11,800	29.8	Q2 2013
Buckley Building EC1	2.5	7,000	7,900	12.8	Q4 2012
4 & 10 Pentonville Road N1	–	4,100	5,100	6.9	Q3 2012
Central Cross W1 – Phases 1 & 2	0.9	3,900	4,100	12.6	Q4 2013
Morelands Buildings EC1	0.3	1,600	2,500	5.6	Q4 2012
	3.7	27,600	31,400	67.7	

2012

40 Chancery Lane WC2	0.7	5,700	9,300	43.6	Q4 2014
Turnmill EC1	0.3	3,800	6,500	25.8	Q3 2014
	1.0	9,500	15,800	69.4	

2013

80 Charlotte Street W1	4.7	20,700	34,100	126.3	2015
96-98 Bishop's Bridge Road W2	–	–	2,000	12.0	2014
	4.7	20,700	36,100	138.3	

Planning and design				13.5	
Other				43.6	
Total	9.4	57,800	83,300	332.5	

2014 onwards

	Current net income £m	Pre-scheme area m ²	Proposed area m ²	Vacant possession Year	Comment
City Road Estate EC1	0.8	11,500	26,800	2012	Consented scheme, pre-let required
Balmoral Grove Buildings N7	0.2	4,600	15,100	2013	Appraisal studies
1-5 Grosvenor Place SW1	6.1	15,600	24,200	2014/2016	Appraisal studies
55-65 North Wharf Road W2	1.0	7,200	29,100	2014	Consented scheme
Central Cross W1 – Phase 3	0.8	3,200	4,800	2014	Appraisal studies
1 Oxford Street W1	-	-	25,500	c.2017	Planning application submitted
	8.9	42,100	125,500		

Other

	Current net income £m	Pre-scheme area m ²	Proposed area m ²	Vacant possession Year	Comment
Riverwalk House SW1	–	7,000	13,700	Vacant	Planning application submitted
132-142 Hampstead Road NW1	–	21,400	24,600	Vacant	Scheme options under review in light of HS2
Wedge House SE1	0.3	3,600	7,400	2012	Renewing planning permission
60 Commercial Road E1	0.5	2,800	11,300	2012	Consented scheme
	0.8	34,800	57,000		

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