

WELL PLACED: CROSSRAIL

The opening of Crossrail in 2018 will significantly improve transport into London. 200 million passengers are expected to travel on it each year with 24 trains per hour running between Paddington and Whitechapel during peak times. Derwent London owns property all along the central section of the line, most notably near Tottenham Court Road and Farringdon stations.

Portfolio distribution

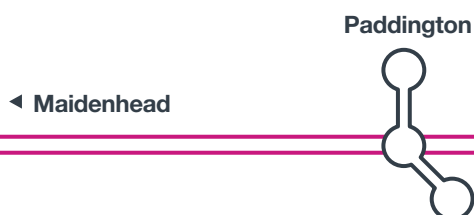
62%

20%

Distance from Crossrail station

■ < 400 metres

■ < 800 metres



Paddington

At 55-65 North Wharf Road W2 there is planning permission to build 240,000 sq ft (22,300m²) of offices and 73,000 sq ft (6,800m²) of residential accommodation and retail space. The site is one of the best locations within Paddington Basin yet to be developed. It is ideally placed, directly opposite one of the entrances to the station.

In 2013 we signed an option agreement with the freeholder and head leaseholder that will provide us with a 999-year headlease and enable us to proceed with the office development. The head leaseholder will be responsible for the residential element.

55-65 North Wharf Road W2
240,000 SQ FT



Tottenham Court Road station - North

Derwent London has substantial holdings north of Oxford Street within easy reach of Tottenham Court Road station.

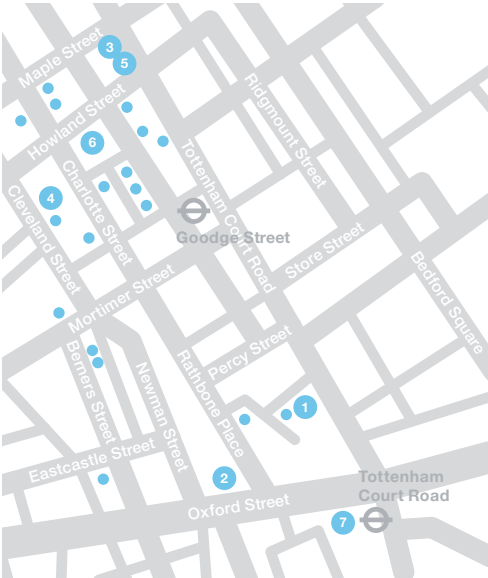
At 1-2 Stephen Street we are regenerating the building with a new entrance together with the refurbishment of the offices above. The next phase will be to extend the retail units on the Tottenham Court Road side of this building to create a new and improved double-height frontage for the existing colonnade. The arrival of Crossrail should make this area a shopping destination to rival the western end of Oxford Street.

Holden House and Charlotte Building are also close by, with our other properties further north in Fitzrovia such as Qube, Network Building and Middlesex House a short walk away.

Later this year we start the redevelopment of 80 Charlotte Street, our largest project to date, to create 385,000 sq ft (35,800m²) of offices and residential space less than 800m from the Crossrail interchange.

 p44, p50, p52

- 1 1-2 Stephen Street W1
254,500sq FT
- 2 Holden House W1
90,800sq FT
- 3 Qube W1
109,900sq FT
- 4 Middlesex House W1
64,600sq FT
- 5 Network Building W1
64,100sq FT
- 6 80 Charlotte Street W1 (proposed)
385,000sq FT
- 7 1 Oxford Street W1 (proposed)
275,000sq FT



Bond Street

Tottenham Court Road



Tottenham Court Road station - South

We also hold property south of Oxford Street. Derwent London intends to exercise its option to buy back 1 Oxford Street W1 in 2017 following completion of works on the Tottenham Court Road Crossrail station. In April 2012 we received permission to build offices, retail units and a new theatre in a 275,000 sq ft (25,500m²) scheme above the station.



- A 55-65 North Wharf Road:**
Aerial view of proposed office development opposite Paddington station.
- B 1 Oxford Street:**
View of proposed theatre and offices from Charing Cross Road.
- C 80 Charlotte Street:**
Proposed view of offices.

Farringdon

Farringdon station is on course to become one of the busiest stations in London once Crossrail is complete. Thanks to the additional presence of the Thameslink line, commuters will be able to access Heathrow, Gatwick, London City, and Luton airports as well as the Eurostar terminal at St Pancras directly.

We are well placed to benefit from the ascent in the fortunes of this area with redevelopments underway at Turnmill and 40 Chancery Lane, refurbishments at Buckley Building and Morelands Buildings as well as the now well-established Johnson Building.

 p44, p50

- 8** Buckley Building, 49 Clerkenwell Green EC1
85,000SQ FT
- 9** Morelands Buildings, 5-27 Old Street EC1
90,100SQ FT
- 10** Turnmill, 63 Clerkenwell Road EC1
70,000SQ FT
- 11** 40 Chancery Lane WC2
100,000SQ FT
- 12** Johnson Building, 77 Hatton Garden EC1
157,200SQ FT

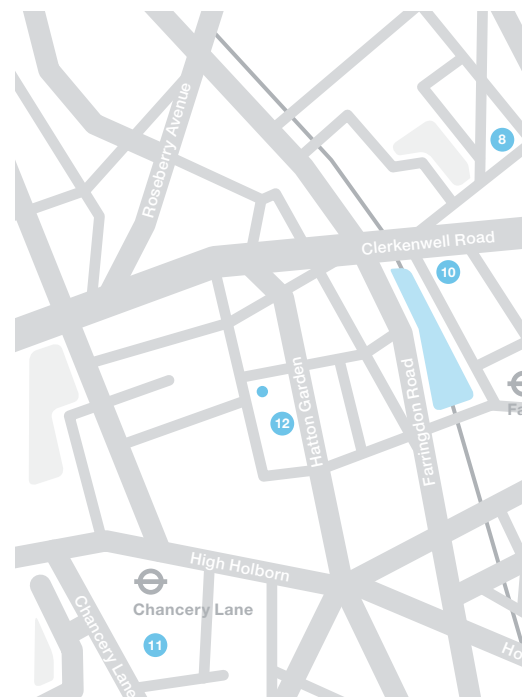


Farringdon



“Crossrail is a fundamental game changer. It is the largest civil-engineering project in Europe... None of London’s peer group has seen anything like it. We are trading entirely new stock renewal ground.”

CBRE





Liverpool Street

The Liverpool Street Crossrail station will have additional entrances at Moorgate station. This puts our White Collar Factory and 1 Oliver's Yard holdings at Old Street, as well as the Tea Building in Shoreditch, in easy proximity – making the area more accessible for overseas visitors, as well as providing a straightforward commute for employees.

Tea Building E1

259,400sq FT

White Collar Factory,
City Road EC1 (proposed)

289,000sq FT

1 Oliver's Yard EC2

186,000sq FT

D Turnmill:
Proposed view from
Clerkenwell Road.

E Tea Building:
Easy walking distance
to Liverpool Street
Crossrail station.

Barbican

Liverpool
Street

Moorgate

Shenfield /
Abbey Wood ▶

