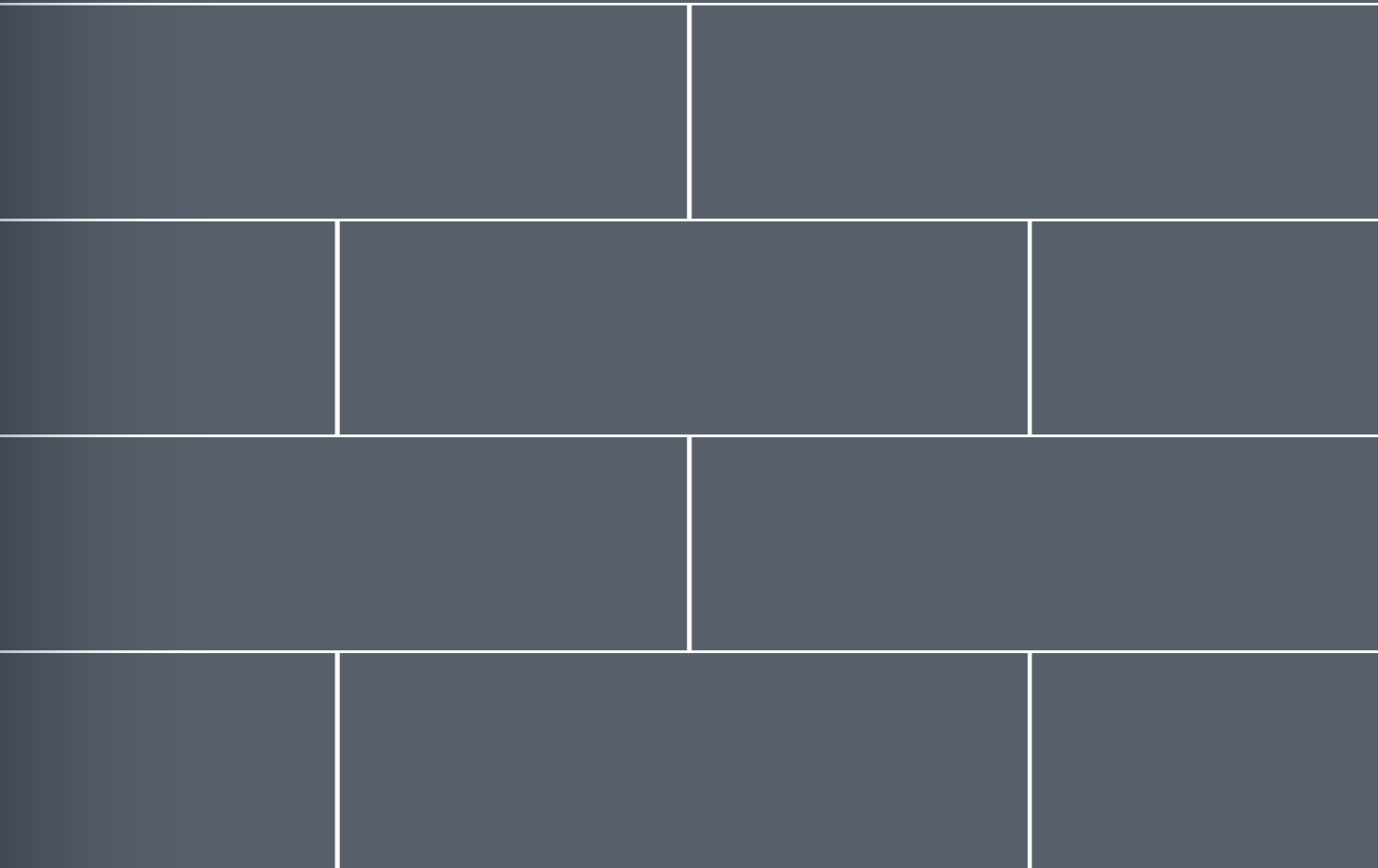


225

CITY ROAD

LONDON EC1





DEVELOPMENT SUMMARY

Unique mixed use development opportunity

Prominent and exceptionally well located 0.9 acre freehold site in the highly successful and vibrant Shoreditch market

Close proximity to Old Street, the City and Clerkenwell

Opportunity to develop one of the last remaining substantial sites on City Road

Planning consent for c. 146,000 sq ft offices, 100 residential apartments, flexible retail and ancillary leisure uses

AHMM designed scheme comprising part 22 and part 7 storey building including animated ground and basement levels

Fantastic communal spaces including lobby, ground floor event area, lounge, large 7th floor terrace and gardens

Flexible retail uses at street level

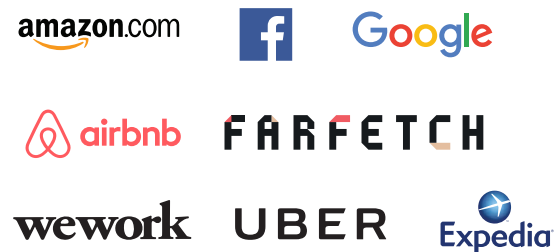
LOCATION

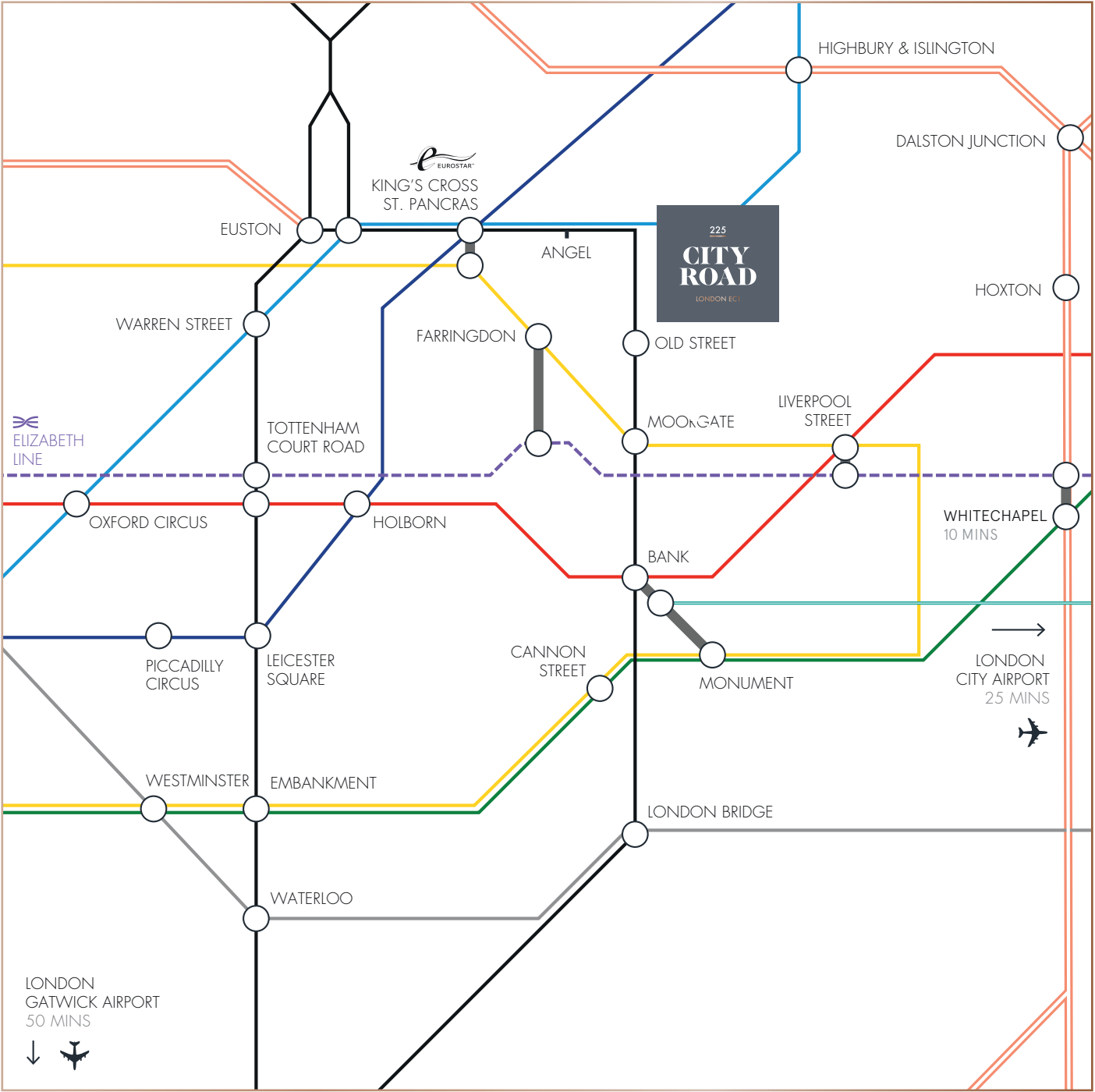
London is a leading global City for business, education and tourism and a destination of choice for national and overseas investment. 225 City Road provides a unique opportunity to deliver a substantial mixed use scheme within the highly successful and vibrant London submarket of Shoreditch.

This well located development opportunity is a short distance from Old Street Roundabout and Tech City, a thriving destination for technology, media and telecommunications occupiers and one of London's strongest submarkets yet within easy reach of the City and Clerkenwell.

There are now more than 250,000 employees across 1,500 companies either located or moving to the area including Amazon, Facebook, Google, AirBnB, Uber, Farfetch and WeWork.

The unparalleled success of Old Street has driven significant levels of transformational development within the locality across a whole range of sectors from office to hotel to residential and is underpinned by a diverse food and beverage offer, and vibrant nighttime economy.





TRANSPORT

225 City Road benefits from excellent connections into London’s transport network. Situated in Zone 1, it is approximately 450m north west of Old Street Station, which is currently undergoing a £50m investment programme. Angel, Liverpool Street, Hoxton and Shoreditch High Street Stations are all within walking distance. City Road also benefits from numerous bus routes providing direct access to both the City and Islington.

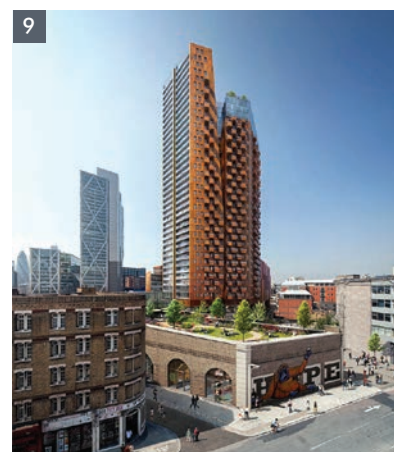
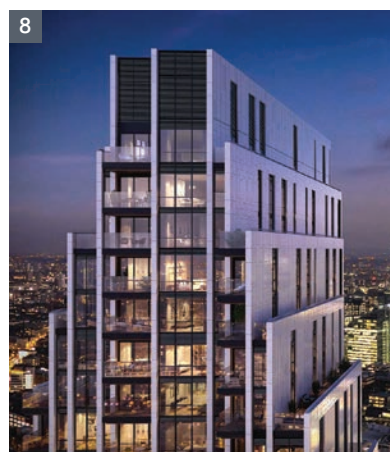
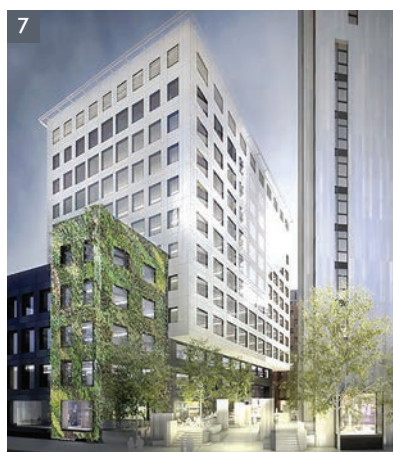
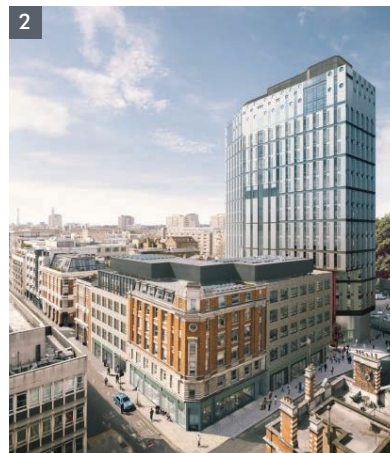
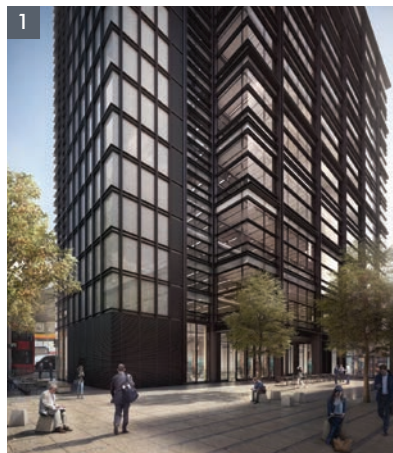
Connectivity in the area will benefit further from the opening of the Elizabeth Line in 2018, serving nearby Moorgate, Liverpool Street, Barbican and Farringdon stations. The anticipated Crossrail 2 link would also provide additional local transport connections at Angel.

STATION DISTANCE FROM SITE

STATION	DISTANCE	SERVICES
Old Street	450m	Northern, National Rail
Moorgate	1.28km	Northern, Circle, Hammersmith & City, National Rail and future Elizabeth Line
Angel	1.06km	Northern line and anticipated Crossrail 2
Hoxton	1.17km	London Overground
Farringdon	1.26km	Circle, Hammersmith & City, Metropolitan, National Rail, future Elizabeth Line
Shoreditch High Street	1.30km	London Overground
Liverpool Street	1.32km	Central, Circle, Hammersmith & City, London Overground, National Rail, future Elizabeth Line



LOCAL DEVELOPMENTS



1. THE BOWER, EC1

Primary Use: Offices

Developer: Helical

Commercial accommodation:
330,000 sq ft office and retail

Comments: Phase 1 completed Q2 2016 where tenants include Farfetch, John Brown media and Stripe Payments. Practical completion for Phase 2, The Tower is expected Q2 2018 and has been 33% pre-let to WeWork. Architect: AHMM
Maximum Rents – Late £60s psf

2. WHITE COLLAR FACTORY, EC1

Primary Use: Offices

Developer: Derwent London

Commercial accommodation:
237,000 sq ft office and 39,200 flexible workspace

Storeys: Campus, main tower 16

Comments: Recently completed, tenants include Adobe, Office Group and Capital One
Architect: AHMM
Maximum Rent: £75 psf

3. THE ANGEL BUILDING, EC1

Primary Use: Offices

Developer: Derwent London

Commercial accommodation:
262,000 sq ft office and 3 A3 retail units at ground floor

Storeys: 6

Comments: Launched in late 2010 and achieved full occupation in 13 months. Expedia currently occupy 93,400 sq ft, which will increase to 231,400 sq ft in 2019 on a lease expiring 2030
Architect: AHMM

4. PRINCIPAL TOWER, EC2

Primary Use: Residential

Developer: Brookfield/Concord Pacific

Private Units: 273

Storeys: 48

Est £psf: circa £1,600 psf

Comments: Completion due Q1 2019
Circa 50% sold

5. PRINCIPAL PLACE, EC2

Primary Use: Offices

Developer: Brookfield/ENPAM

Commercial accommodation:
600,000 sq ft of offices and 20,000 sq ft retail

Storeys: 15

Comments: Offices entirely pre-let to Amazon plc as their new European HQ, and 200,000 sq ft retail

6. SPECTRUM, 160 OLD STREET, EC1

Primary Use: Offices

Developer: Ropemaker Partnership (50:50 JV between GPE and the BP Pension Fund)

Commercial accommodation:
151,700 sq ft office accommodation

Storeys: 9

Comments: Completion is targeted for Q42017

7. PROVOST & EAST, EC1

Primary Use: Offices

Developer: Rocket Investments

Commercial accommodation:
83,000 sq ft office and retail

Storeys: 11

Comments: Due to complete in 2017. 100% prelet to WeWork

8. ATLAS, EC1

Primary Use: Residential

Developer: Rocket Investments

Private Units: 301

Storeys: 40

Est £psf: circa £1,450psf

Comments: Completion due December 2018

9. THE STAGE, PLOUGH YARD SCHEME, EC2

Primary Use: Residential and offices

Developer: Cain Hoy, Vanke and Galliard Homes

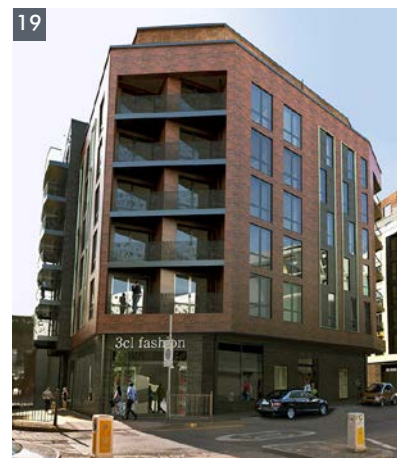
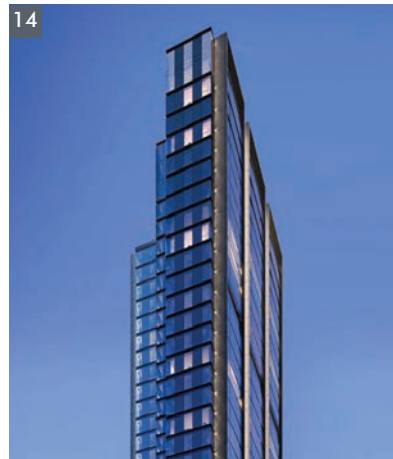
Private Units: 412

Commercial accommodation:
250,000 sq ft offices across two buildings & 50,000 sq ft retail centred around Shakespeare's Curtain Theatre

Storeys: 37

Est £psf: circa £1,550psf

Comments: Development launched in March 2016 and due to complete in 2019



10. BLOSSOM STREET, E1

Primary Use: Offices

Developer: British Land

Private Units: 40

Commercial accommodation: 303,000 sq ft office and retail accommodation

Comments: Mixed use scheme over three adjacent sites including Grade A and SME offices
Practical completion Q4 2020
Principal Architect : AHMM

11. ST MATTHEWS & ST MARKS HOUSE, SHEPHERDESS WALK, N1

Primary Use: Offices

Developer: Schroders

Commercial accommodation: 130,000 sq ft substantial office refurbishment and extension

Comments: Practical completion Q4 2018

12. ONE FAIRCHILD STREET, EC2

Primary Use: Offices and Hotel

Developer: Highgate Holdings

Commercial accommodation: totalling 200,000 sq ft including a 200-room luxury hotel and 100,000 sq ft of office space

Storeys: 29

Comments: Gensler designed.
Earliest PC 2021

13. THE LEXICON, EC1

Primary Use: Residential

Developer: Mount Anvil

Private Units: 201

Storeys: 36

Est £psf: circa £1,250-£1,350psf

Comments: The development sold out in late March 2016
Construction completed early Q2 2016

14. 250 CITY ROAD, EC1

Primary Use: Residential

Developer: Berkeley Homes

Private Units: 798

Commercial accommodation: four star 190-bed hotel, 40,000 sq ft A1/A2/A3 retail at ground level and 75,000 sq ft offices

Storeys: 42

Est £psf: circa £1,400psf

Comments: Estimated completion in 2020

15. CANALETTO, EC1

Primary Use: Residential

Developer: Groveworld

Private Units: 190

Storeys: 31

Est £psf: circa £1,350psf

Comments: Construction completed Q4 2016

16. BERNARD MORGAN HOUSE, GOLDEN LANE EC1

Primary Use: Residential

Developer: Taylor Wimpey

Private Units: 99

Storeys: 10

Est £psf: circa £1,500psf

Comments: Planning permission granted Q2 2017

17. HOXTON PRESS, N1

Primary Use: Residential

Developer: Anthology

Private Units: 198

Storeys: 20

Est £psf: circa £1,150-£1,250psf

Comments: The development launched in Q1 2017
Estimated completion June 2018

18. VANTAGE POINT, JUNCTION ROAD, ISLINGTON, N19

Primary Use: PRS

Developer: Essential Living

Operator: Essential Living

PRS Units: 118

Storeys: 17

Rents (asking):
Studio: £400pw - £500pw
1 Bed: £450pw - £560pw
2 Bed: £650pw - £750pw

Comments: Completion: Q3 2017

19. DRESSAGE COURT / FARRIER HOUSE, THREE COLTS LANE, E2

Primary Use: PRS

Developer: Albany Homes

Operator: Essential Living

PRS Units: 104

Storeys: 6 & 8

Rents (asking):
1 Bed: £460pw - £620pw
2 Bed: £630pw - £840pw
3 Bed: £1,100pw

Comments: Completion Q2 2017

THE EXISTING SITE

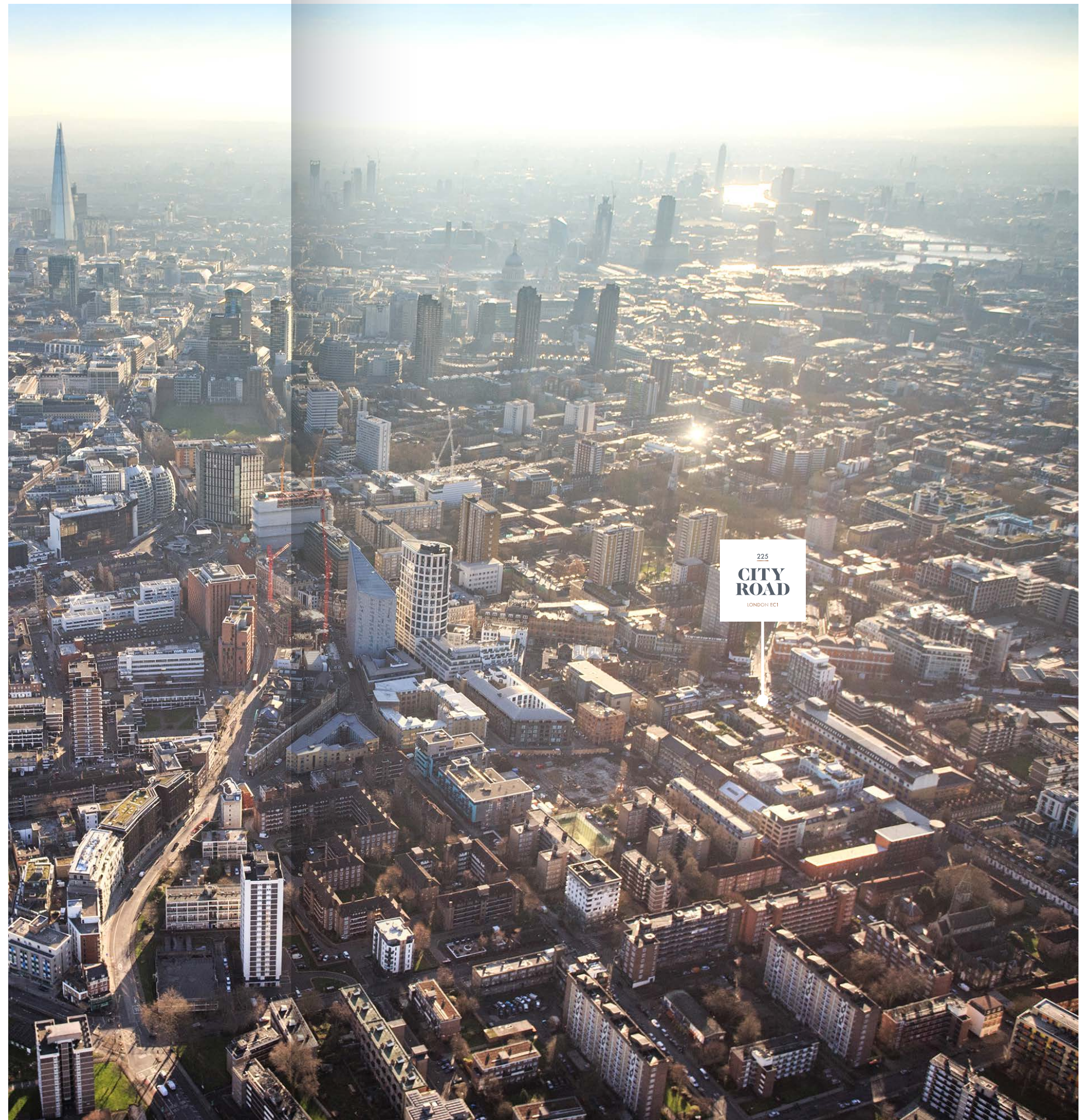
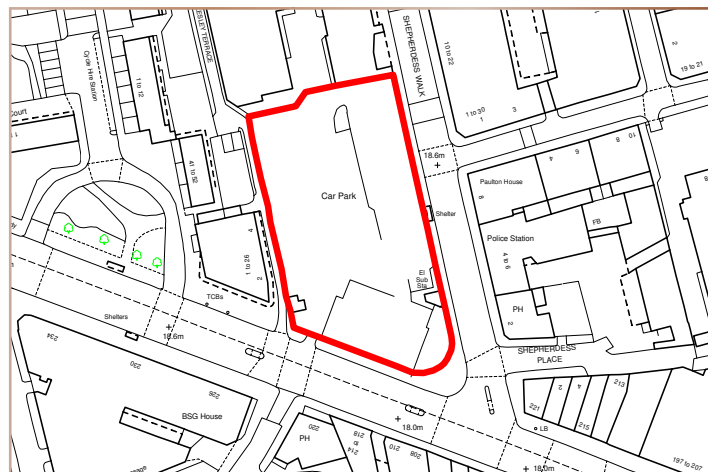
THE SITE

The site is located on the northern side of City Road, approximately 450 metres to the north west of the Old Street Roundabout within the London Borough of Hackney.

It is a cleared site extending to approximately 0.907 acres (0.37 hectares) bordered to the east by Shepherdess Walk and to the west by Wellesley Terrace. The site is currently being used as a temporary car park, with vacant possession available with one months' notice.

TENURE

Freehold (Title Number NGL350604)





THE CONSENTED SCHEME

The site has a resolution to grant planning permission (subject to signed Section 106 Agreement) for a part 22, part 7 storey building with fitness centre use (D2) at basement level, flexible retail use (A1/A3/A4) at ground floor level, office use (B1) at ground to sixth floor level and 100 Private Rented Sector residential units (C3) on the upper floors; provision of communal terrace and gardens at fifth and seventh floor level; provision of ancillary services and residential facilities and plant, cycle parking and associated works.

PROFESSIONAL TEAM

Architects

**ALLFORD
HALL
MONAGHAN
MORRIS**

Planning Consultants



Structural Engineer

elliottwood

Transport &
Cost Consultant

ARCADIS Design & Consultancy
for natural and built assets

Sustainability, Energy
& Services Engineers

dsa
ENGINEERING

Daylight Sunlight





ACCOMMODATION SCHEDULE

USE	NIA SQM	NIA SQFT
Residential	6,678	71,882
Office	12,068	129,896
Affordable office	1,527	16,435
Flexible retail	656	7,057
Fitness use	361	3,886
TOTAL	21,289	229,156

RESIDENTIAL UNIT MIX					
Studio	1b2p	2b3p	2b4p	3b6p	Total
4	28	20	46	2	100

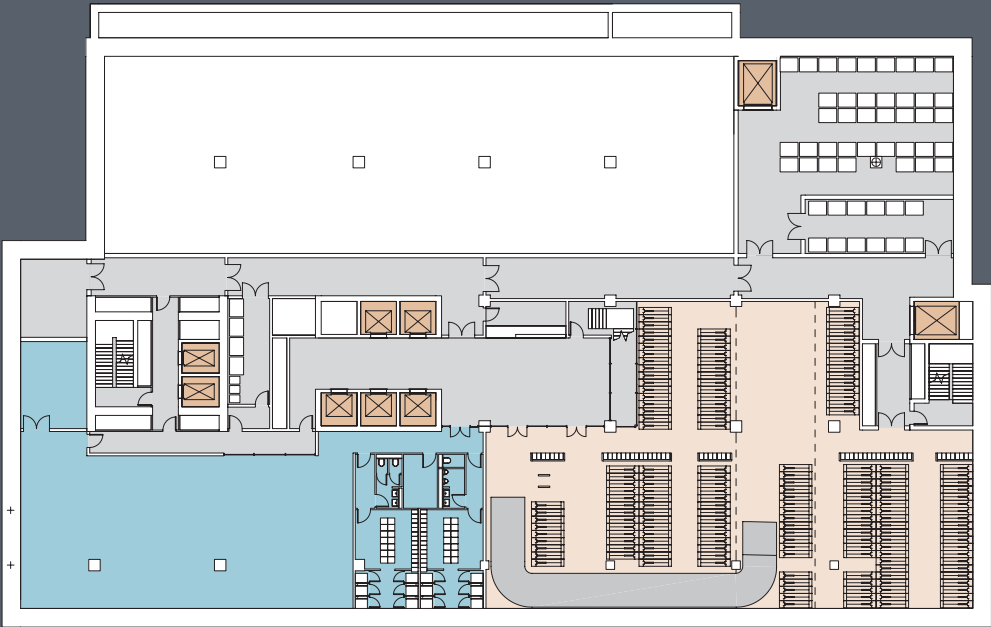
LEVEL	USE	NIA SQM	NIA SQ FT	GIA SQ M	GIA SQ FT
Roof	Access Stair to Plant	-	-	52	560
21	Residential	312	3,361	380	4,087
20	Residential	281	3,028	368	3,965
19	Residential	280	3,013	373	4,016
18	Residential	280	3,013	373	4,016
17	Residential	315	3,386	398	4,280
16	Residential	531	5,716	651	7,006
15	Residential	531	5,716	651	7,006
14	Residential	531	5,716	651	7,006
13	Residential	531	5,716	651	7,006
12	Residential	531	5,716	651	7,006
11	Residential	531	5,716	651	7,006
10	Residential	531	5,716	651	7,006
9	Residential	531	5,716	651	7,006
8	Residential	545	5,869	665	7,156
7	Residential	417	4,488	595	6,408
	Shared Lounge	-	-	572	6,157
	Roof Terrace (communal)	-	-	-	-
	Plant	-	-	20	215
6	Office	1,883	20,269	2,272	24,456
5	Office (Terraces)	1,883	20,269	2,272	24,456
4	Office	2,405	25,892	2,816	30,307
3	Office	2,405	25,892	2,816	30,307
2	Office	2,405	25,892	2,816	30,307
1	Office	1,085	11,682	1,492	16,056
	Affordable office	1,057	11,372	1,066	11,474
0	Affordable office	470	5,063	514	5,536
	Flexible retail	656	7,057	656	7,057
	Cycle ramp & store	-	-	143	1,538
	Shared Lobby/Circulation	-	-	848	9,126
	Plant/Bin Store	-	-	542	5,832
B1	Fitness use	361	3,886	361	3,886
	Cycle ramp & store	-	-	560	6,028
	Plant	-	-	276	2,971
	Shared Lobby/Circulation	-	-	636	6,845
B2	Plant/Bin Store	-	-	1,948	20,968
	Shared Lobby/Circulation	-	-	507	5,453
TOTAL		21,289	229,156	31,542	339,510

Notes: The above scheme areas reflect a proposed non material amendment to the consented scheme which infills the atrium on floors 1-7. These areas have been prepared by AHMM, are approximate only and have been measured from the associated planning drawings. They are measured and calculated generally in accordance with the RICS Code of Measuring Practice 5th Edition.

* Fitness and flexible retail use areas provided are GIA.

**Terraces and Balconies are not included in the Total GIA.

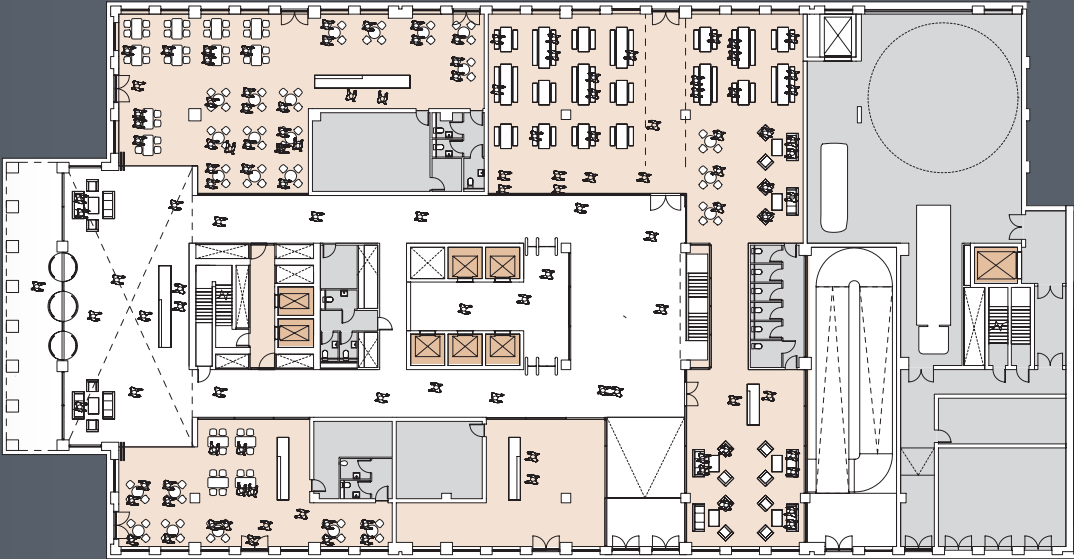
FLOORPLANS



BASEMENT LEVEL 1

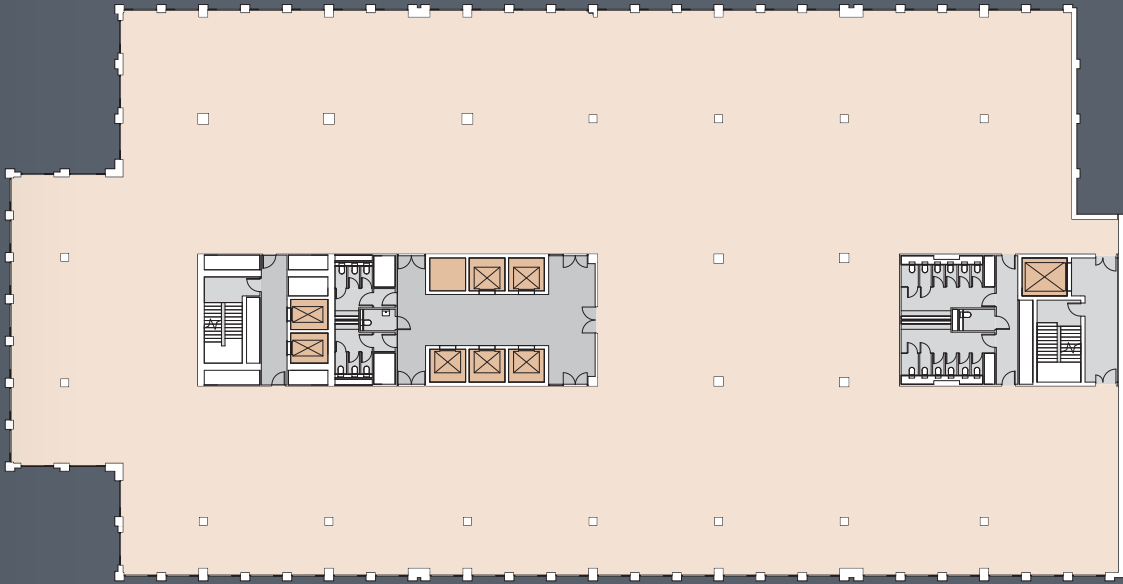
- KEY
- Lift
 - Core
 - Fitness use
 - Cycle ramp & store

Plans are not to scale. For indicative purposes only.



GROUND FLOOR

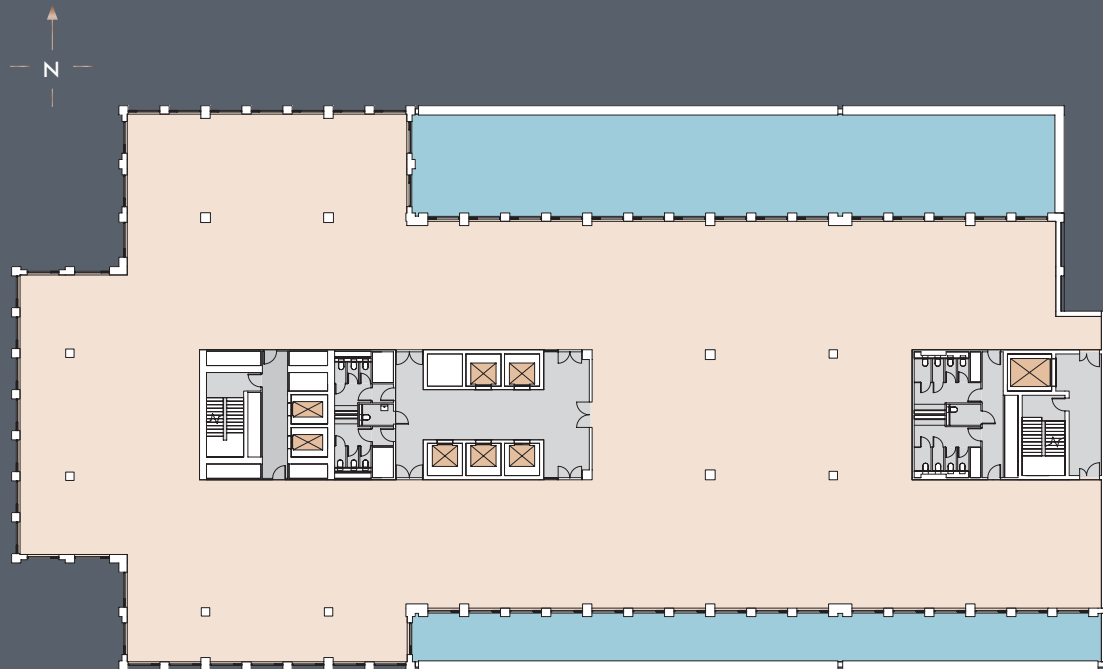
- KEY
- Lift
 - Core
 - Affordable workspace/flexible retail



TYPICAL OFFICE FLOOR (LEVELS 2-4)

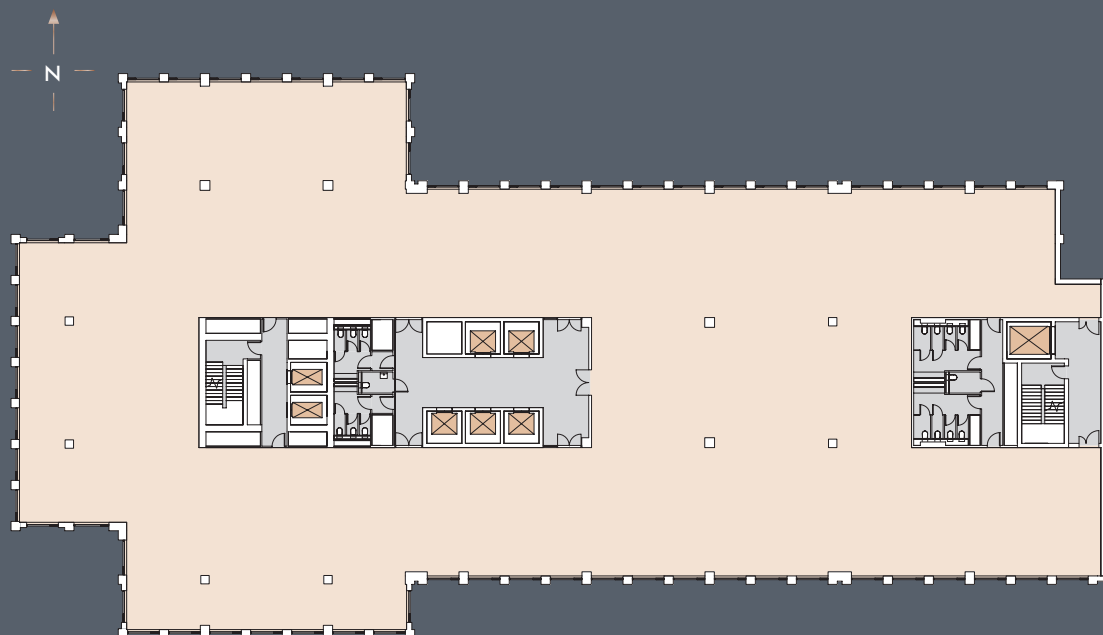
- KEY
- Lift
 - Core
 - Office

Plans are not to scale. For indicative purposes only.



LEVEL 5 (TERRACE)

KEY
 Lifts
 Office
 Core
 Terrace



LEVEL 6

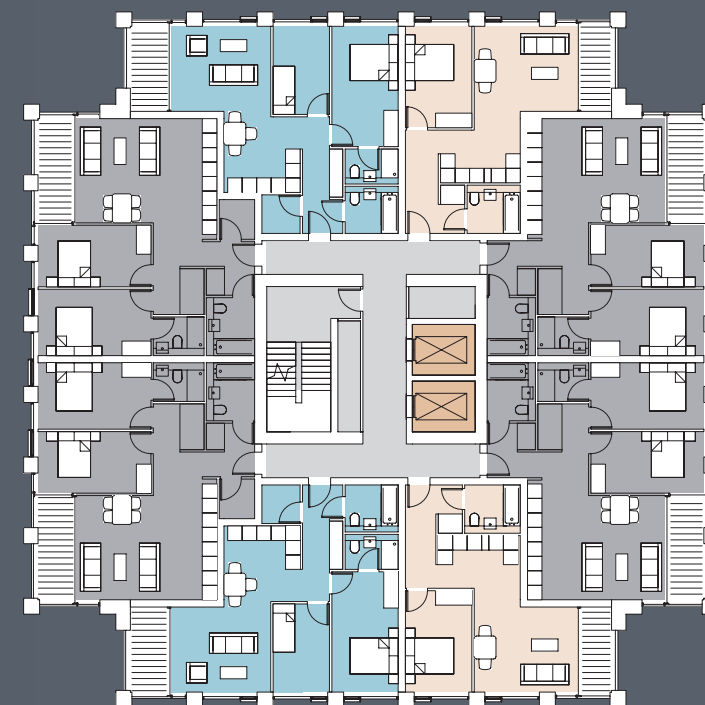
KEY
 Lifts
 Office
 Core

Plans are not to scale. For indicative purposes only.



RESIDENTIAL (LEVEL 7 - TERRACE)

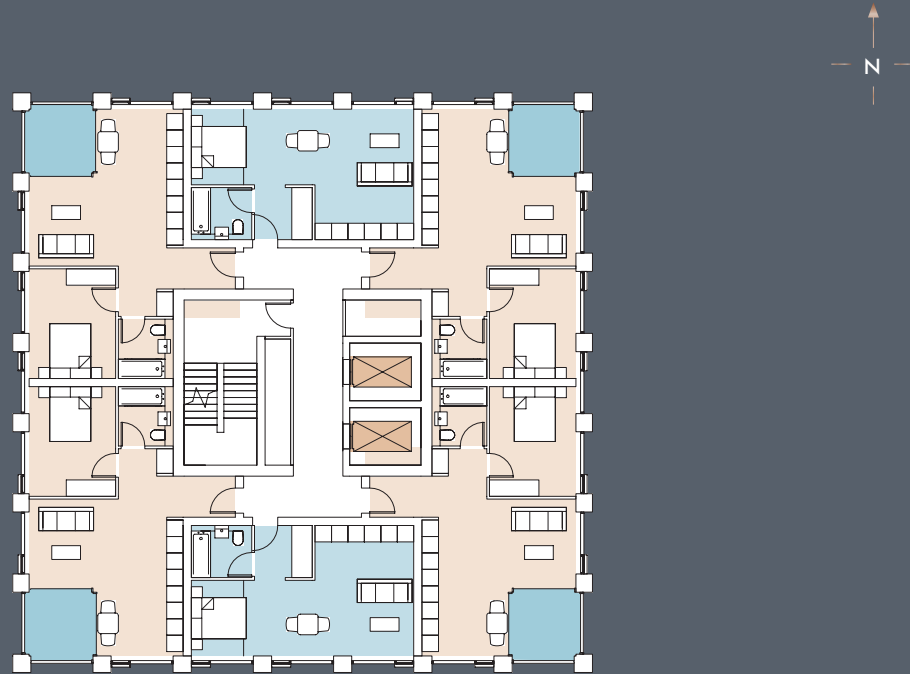
KEY
 Lifts
 2b4p
 Core
 Shared lounge
 1b2p
 2b3p



RESIDENTIAL (LEVELS 9-16)

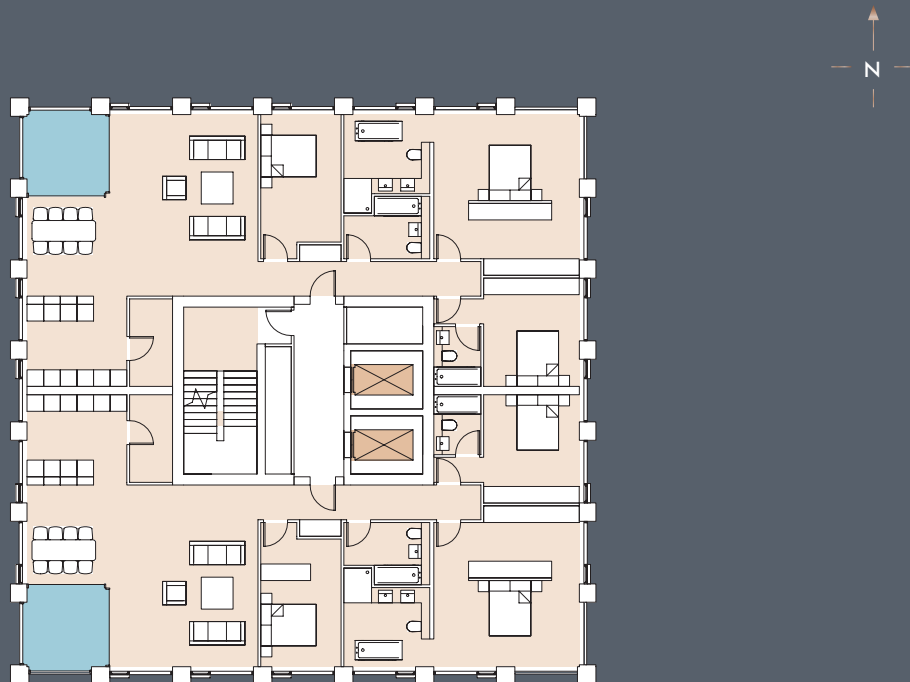
KEY
 Lifts
 1b2p
 Core
 2b4p
 2b3p

Plans are not to scale. For indicative purposes only.



RESIDENTIAL (LEVELS 18-19)

KEY
Lifts
1b2p
Studio
Terrace



RESIDENTIAL (LEVEL 21)

KEY
Lifts
3b6p
Terrace

Plans are not to scale. For indicative purposes only.

PROPOSAL

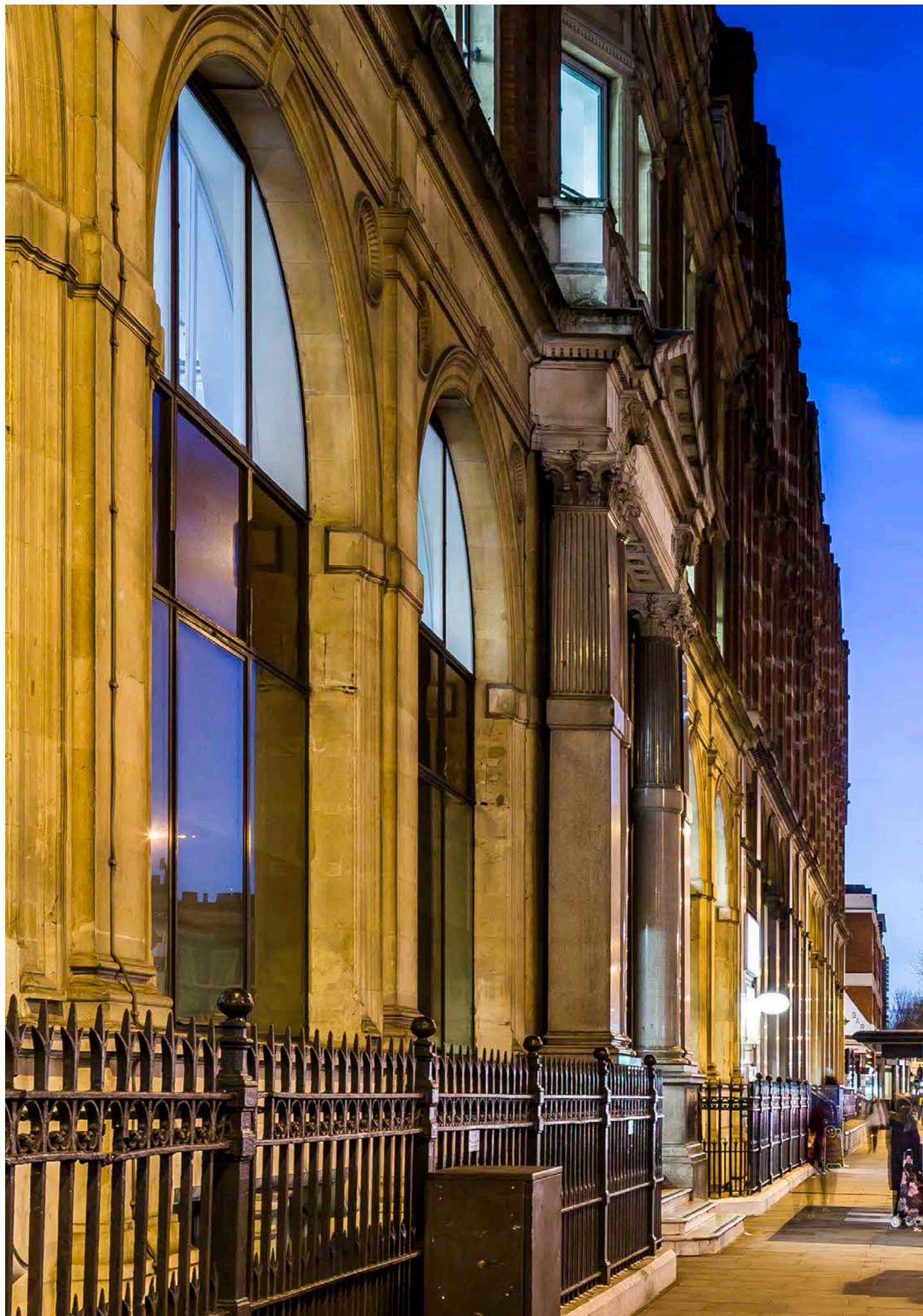
Offers are invited for the Freehold interest in the property subject to contract and exclusive of VAT.

Offers will also be considered on a forward funding/commitment basis.

FURTHER INFORMATION

For further information please use the following link and contact joint agents Knight Frank LLP and JLL.

225cityroad.live.jll.com



For further information please contact joint agents:



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