

STANHOPE



STANHOPEPLC.COM

Trusted partners creating sustainable buildings and urban places

Stanhope PLC is a property developer and asset manager based in London. We have over 25 years' experience of delivering high quality developments that optimise value for our partners and the communities we serve whilst setting new standards for sustainable workplaces, homes and cultural spaces that people love to use.

Over the years, we have gathered unrivalled experience of development, mainly in central London and have worked with around 100 partners. We are known for our strong partnership approach and our innovative responses to complex urban development opportunities, managing risk and delivering projects within budget and on programme.

We work with communities, landowners, investors, occupiers, designers and contractors, and are experts in assembling, leading and challenging project teams to get the best results.

Our highly experienced team manages the whole development process from site identification, feasibility and purchase through design and planning, funding, procurement, delivery and asset management.

We have delivered over 30 million square feet and around £40 billion of value, asset manage 5.8 million sq ft, typically manage around £3 billion of construction and have a healthy pipeline of predevelopment projects. We have created and reinvented some of the most recognisable buildings in London.





Our Expertise

Stanhope has over 25 years' experience of delivering a broad and complex range of projects.

£40bn

of real estate value delivered and under construction

9.5m

sq ft development pipeline

2.3m

sq ft under construction/in preparation

85

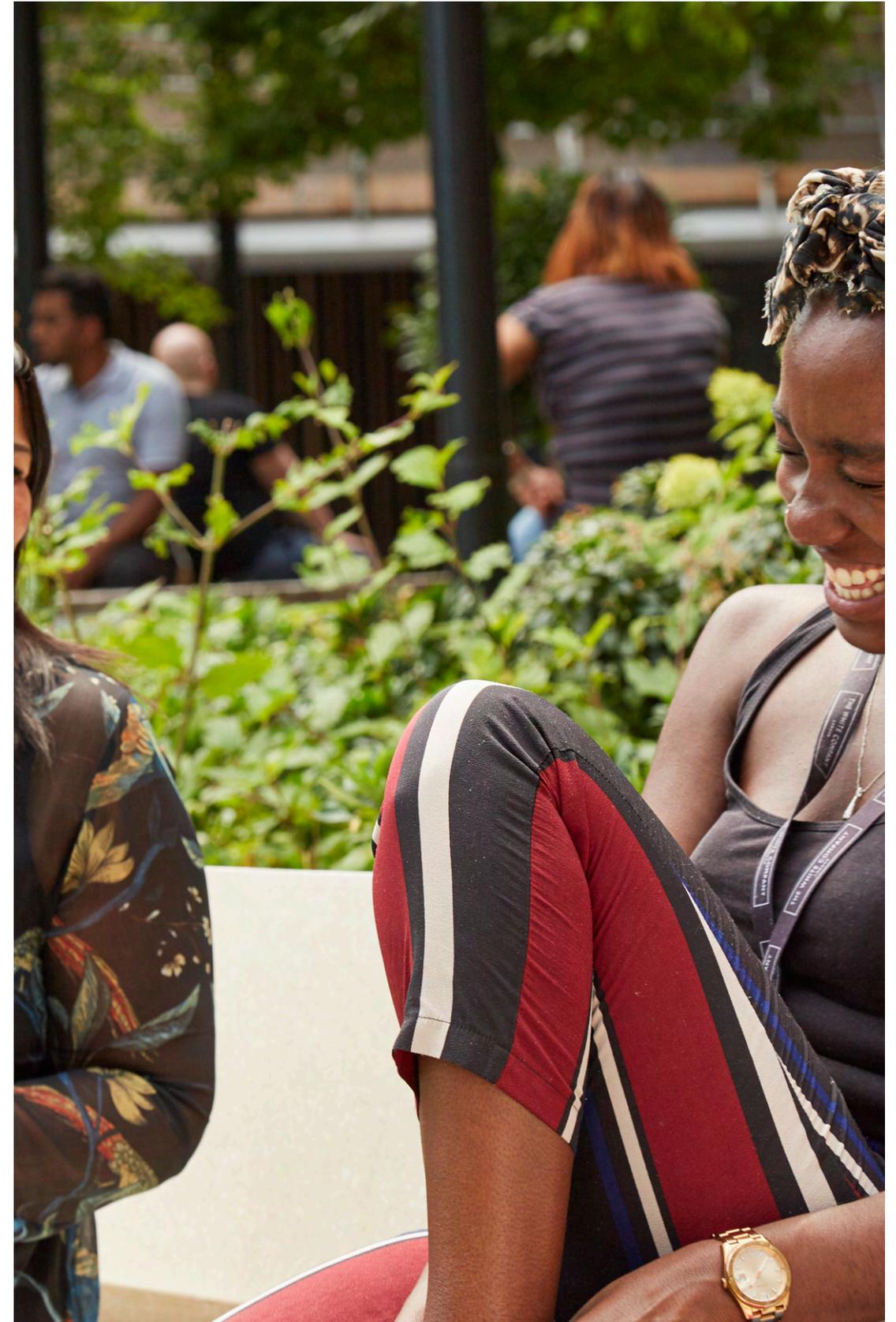
Development projects delivered

30m

sq ft space delivered

100+

Awards received





“Climate change and social inequalities are the two defining issues of the upcoming decade and that’s why ESG is so crucial for the property industry.”

**NILS RAGE
HEAD OF ESG**

ESG

Stanhope are proud to be conceiving, delivering and managing some of the most prestigious mixed-use and placemaking projects. Our vision is to leave a positive legacy of sustainable buildings and urban places valued by their communities in a considered way that responds to the urgency of climate action.

GOVERNANCE

Our objective to have a material positive impact on society and the environment through our work in the built environment is part of our company mission. In doing so, we create long-term value for our partners and clients.

We recognise the role of business as a force for positive change and have applied to become a B Corp. The B Corp community is made of companies committed to the highest standards of verified social and environmental performance, public transparency and legal accountability to balance profit and purpose.

Our commitment to conducting our business ethically and responsibly is reflected and documented in Stanhope’s policies, strategy and guidance documents which govern our business activities. Our ESG programme and its monitoring of our impact is rigorous and forward-thinking.



A low-carbon refurbishment of an existing building, Gresham St Paul's

We want to be recognised as a responsible industry leader in everything we do. To achieve our vision, we will work with like-minded investors, partners and clients who share our core values. We empower our experienced supply chain to act responsibly and ethically and identify innovative solutions. Finally, we implement a feedback loop of regular ESG monitoring and reporting to enable continual improvement.

ENVIRONMENTAL

We recognise that climate change is a defining issue of the decade ahead, and that the real estate industry must act. We are committed to net zero carbon by 2030 and our pathway is detailed in our 2023 ESG Strategy.

We set ourselves stretching environmental objectives, including halving our carbon emissions intensity across our value chain by 2030 and have approved Science-Based Targets. This is to ensure our business and our projects are aligned with the required scale and pace of decarbonisation and are resilient to the effects of climate change.

We can’t get there alone, and so we take a collaborative approach with our partners and peer group to achieve a common goal towards our two impact areas: Climate Action & Net Zero Carbon and Resource Use & Natural Capital through intelligent design and responsible delivery and operation.



We benchmark ourselves against best practice



Meanwhile use, British Library



Public consultation, Hammersmith & Fulham

SOCIAL

Through our activities and with our partners, we work at generating meaningful and fair job opportunities and training in our Inclusive Growth impact area. We are an accredited Living Wage Employer and are committed to supporting responsible business and procurement practices through our value chain. We champion accessibility, diversity, and inclusivity to ensure that our teams and places we create reflect the needs of the customers and communities we support.

For our places to have a lasting positive impact, we engage our communities early in our development and regeneration plans, to ensure that we understand local needs and can deliver targeted social value. It’s the focus of our Thriving Communities pillar. Through the Stanhope Foundation and our positive outreach, we leverage partnerships to raise awareness and address the pressing issues faced by the most vulnerable.

Innovation



Warwick Court

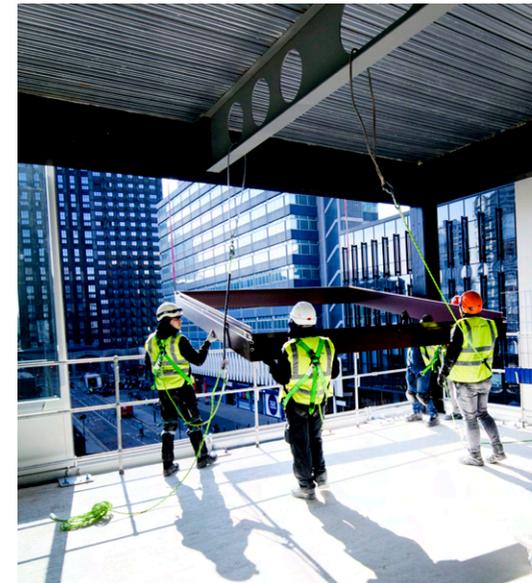
At Stanhope we take a collaborative approach to innovation. We operate through multidisciplinary teams, both internally and externally and our buildings are delivered through intensive refinement of the initial brief and attention to detail.

Innovation needs to make good business sense. It needs to add value to the project and our partners. The application of innovation is not straightforward as every construction project is different; every site is a prototype in one way or another. Innovative methods of construction depend on the objectives of the project. The opportunities to innovate have to be aligned with specific needs and supported by the whole team.

The close relationships with our supply chain specialists mean we are able to collaborate early on in the design process to gain valuable insights into how we can implement innovative responses, and thus create value for our buildings and offering.

Modern methods of construction benefit programme interface as well as neighbourly relations. Prefabrication and offsite manufacturing help to improve programme certainty as well as reduce on site construction time. Retained elements in refurbishment projects benefit environmental credentials and the use of smart materials aid in reducing the embodied carbon of buildings.

We are constantly looking to optimise construction methods and actively transfer lessons learnt from and to future projects.



Ruskin Square



Television Centre Plot D



“I love working in construction as it combines great design, sustainability, engineering, hard work and innovation – while you are literally building for the future.”

LAURA COLLINS
PROJECT DIRECTOR



8 Bishopsgate

Delivery of new accommodation at the British Library and Royal Street is a few years away. These projects will provide new cultural accommodation for The British Library, an HQ for the Alan Turing Institute and a new facility for Guy's & St Thomas' Foundation, whilst responding to demands from the life science sector. We have already accommodated three life science start-ups, including laboratory space at White City Place. In addition, Novartis have also been attracted and have taken c.50,000 sq ft.

Science & Tech



White City Place, W12



“We noted the growing demand for lab enabled accommodation and how the life science sectors are drawn to cluster in certain locations that provide the right environment and amenity for their research to prosper.”

**CHARLES WALFORD
HEAD OF LIFE SCIENCES**



British Library, NW1



Royal Street, SE1

The health and life sciences sector is worth over £89bn to the UK’s economy and employs about 268,000 people. It is one of the most productive in the world. In order to grow, this sector needs space within cities to innovate at scale.

Knowledge Clusters are places that encourage collaboration and have academic institutions at their heart. London has world class universities and internationally recognised teaching hospitals and research institutions. The sector is seeking accommodation within these clusters.

With our partners, we are working on three opportunities in London – the British Library extension, White City Place and Royal Street. Whilst the Library and Royal Street are at the planning stage, at White City Place we

have accommodated a number of life science companies, gaining experience as to how to meet their requirements and understanding their operations as part of our asset management approach. Many of our life science occupiers are spin out SMEs, who are growing rapidly and we have further space at White City Place to develop which can meet their requirements and others attracted to White City.

Within the Golden Triangle we are partnering with Thomas White Oxford Ltd, the development company of St John’s College, on a major life science district at Oxford North and in Manchester Stanhope is supporting the recently formed joint venture partnership between Bruntwood SciTech and the University of Manchester on ID Manchester.



Story Garden, The British Library



The Pod, White City Place



Solar at Pergola, Television Centre



Fiona Leahy tree, Television Centre



White City Place, W12



Enjoy Work, Chiswick Park

Having set up Broadgate Estates, the importance of asset management has long been in our DNA.

Chiswick Park was the first office development in London to embrace the idea that people are more important than bricks and mortar. It focused not only on the buildings but the overall sense of place, and was driven by the idea that every employee should enjoy work.

Asset management

Asset management is an integral part of the Stanhope offer. We have created and now manage some of the most recognisable places in London, including Television Centre, White City Place and Chiswick Park. The value of our assets under management totals £3.93bn, which equates to 5.8 million sq ft. Our unique position, as both developer and asset manager, adds value throughout the entire life cycle of a development. Our experience of creating mixed use estates, often phased over several years, has equipped us with skills which we apply at both the masterplan/design stage of new projects, through to delivery, leasing and occupation. We draw on this expertise to manage complexity and create bespoke asset strategies which we execute with a disciplined, hands-on approach. We are committed to long-term value creation; financially, environmentally and socially.



“Asset management is an integral part of the business. Stanhope has created and managed some of the most recognisable places in London.”

**CLAIRE DAWE
HEAD OF ASSET
MANAGEMENT**

We are a dynamic, aspiring and industry recognised asset management team who have a passionate, customer centric, innovative approach to asset management. This allows us to foster a lively ecosystem across mixed use estates and buildings. Our management of a burgeoning life science and innovation district in White City combines our deep sector knowledge with the practical experience of how to successfully manage and service these complex occupiers. Elsewhere at 8 Bishopsgate we are creating the UK’s most sustainable tower, using our placemaking expertise to deliver an exceptional amenity offer at the mid-level restaurant and garden terrace and public viewing gallery on the 50th floor.

Our appointment to create a new global innovation district in Oxford North adds another 1m sq ft of future estate space where we will unlock the value created by an integrated approach to development and asset management.

We see asset management as more than just managing buildings. For us it’s about supporting and promoting the wellbeing of the businesses and communities we serve through genuine engagement and by providing the services, spaces and experiences for them to thrive.

Stanhope Foundation

As a company, we have the collective viewpoint that where there's an opportunity to make a positive contribution, we don't hesitate to take it. That's why we launched the Stanhope Foundation in 2021, to make a tangible positive impact helping people reach their potential and find hope and pride through meaningful employment.

The money we raise goes directly to our charity partners' employment programmes. We have been able to help thousands of people on their journey into employment and enabled hundreds of hours of engagement to raise awareness for our charities' causes.



Our first Stanhope Foundation Golf Day



Our lead partners



Our 'World of Work' Day with The Prince's Trust



£1m raised so far for our charity partners

Our lead charities



The majority of people with cancer need additional practical, emotional and social support to complement the excellent medical treatment that the NHS provides. Maggie's provides this support for free, including a 'Back to Work Scheme' for people living with cancer.



St Mungo's firmly believe in a recovery-centred approach to ending homelessness, with a mission to empower people to live fulfilling lives and prevent homelessness in the future. Their Recovery College is a 12-month programme that helps their clients get and sustain meaningful employment.



The Prince's Trust changes the lives of hundreds of young people across London and support more across the UK through employment programmes and confidence building workshops.



Construction Youth Trust's mission is to inspire and support young people to achieve their full career potential by connecting them to meaningful opportunities within the Construction and Built Environment sector.

Our support charities





Selected Projects

Stanhope has completed **£40bn** worth of developments, including **30m sq ft** of workplaces, homes and cultural projects.

Stanhope Activity

PRE-DEVELOPMENT

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS
TELEVISION CENTRE — PHASE 2	W12	Mixed use — residential led	713,000	509
ROYAL STREET	SE1	Life Sciences	2,200,000	130
RUSKIN SQUARE — REMAINING PHASES	Croydon	Mixed use — office/ residential	1,633,000	494
WHITE CITY PLACE, GATEWAY EAST	W12	Office	835,000	
BRITISH LIBRARY SITE	NW1	Mixed use — culture/ commercial	700,000	
ONE CHENIES STREET	WC1	Office	106,000	
EDITH SUMMERSKILL HOUSE	SW6	Residential	140,000	
55 BISHOPSGATE	EC2	Office	800,000	
OXFORD NORTH	Oxford	Life Sciences	1,000,000	
ID MANCHESTER	Manchester	Life Sciences	3,200,000	
70 GRACECHURCH STREET	EC3	Offices	785,000	
TOTAL			12,112,000	1,133

UNDER CONSTRUCTION

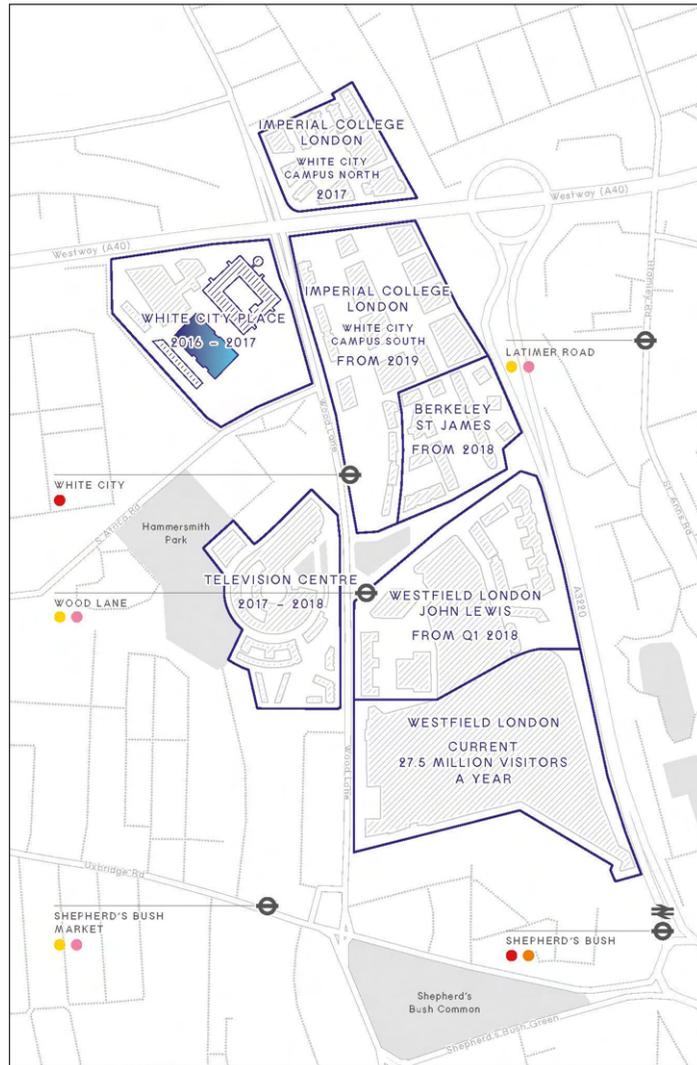
PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GEA)	RESIDENTIAL UNITS
8 BISHOPSGATE	EC2	Office	913,000	
76 SOUTHBANK	SE1	Office	500,000	
WOOLGATE	EC2	Office	500,000	
TELEVISION CENTRE (PLOT H)	W12	Residential	152,000	142
ONE WOOD CRESCENT	W12	Office	175,000	
RUSKIN SQUARE - HMRC PRELET	W12	Office	440,000	
TOTAL			2,680,000	142

ASSET MANAGEMENT — INVESTMENT

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GIA)	RESIDENTIAL UNITS	HOTEL ROOMS
WHITE CITY PLACE	W12	Office	925,000		
TELEVISION CENTRE	W12	Mixed use — office/ residential	1,260,000	432	47
CHISWICK PARK, BUILDING 7	W4	Office	333,000		
70 GRACECHURCH STREET	EC3	Office	525,000		
CAMBRIDGE SCIENCE PARK		Life Sciences/Office	110,000		
WHITE CITY PLACE (GATEWAY CENTRAL & WEST)	W12		305,000		
TOTAL			3,458,000	432	47

ASSET MANAGEMENT — PREDEVELOPMENT

PROJECT	LOCATION	PRODUCT	SIZE SQ FT (GIA)	RESIDENTIAL UNITS
8 BISHOPSGATE	EC2	Office	913,000	
ONE WOOD CRESCENT	W12	Office	175,000	
TELEVISION CENTRE — PHASE 2	W12	Mixed use — residential led	713,000	509
OXFORD NORTH	Oxford	Life Sciences	1,000,000	
TOTAL			2,801,000	509



White City

In 2012, Stanhope, Mitsui Fudosan and AIMCo acquired Television Centre, which was the beginning of their long-term commitment and investment into this fast developing area of West London. In 2015, they then acquired White City's Media Village in a site neighbouring Television Centre. Establishing strategic connections between these two developments, Stanhope has worked closely with several major landowners including Imperial College London, Westfield London, Berkeley St James, to implement a shared vision for White City including up to 5,000 high quality homes, over 2m sq ft of offices, new public spaces, an enhanced world-class shopping offer and a hub for academia with the development of a new innovation district.

Although located extremely well for central London, a key challenge was promoting awareness and credibility of the area for progressive businesses. To address this, Stanhope embarked upon an ambitious range of activity to enhance

the local area and raise the profile of White City whilst supporting the development of a local creative infrastructure.

This has included numerous collaborations to date, including the creation of a major new podcasting hub and theatre, work with ColArt to realise Elephant West, an ambitious new art space in a disused petrol station, and helping celebrated West London musician Jai Paul (XL Records) to establish a new foundation to support emerging musicians in the site of the old BBC staff disco.

The surrounding area in White City is also undergoing significant change, with major development projects by Imperial College London, Westfield and Berkley St James. Stanhope have established working groups to coordinate at every level - from planning projects for local infrastructure to communications and regular engagement with local residents, stakeholders and other organisations.

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Purchase of Television Centre from the BBC	Base planning permission granted for Television Centre	Amended planning permission granted for Television Centre	Stanhope, Mitsui Fudosan and AIMCo acquired White City's Media Village	Soho House prelet	WCP Construction completed	Television Centre Phase 1 completed	WCP - 85% let Publicis prelet 274,625 sq ft at 2 Television Centre	White City Place sold to Cadillac Fairview - Stanhope retained as Asset Manager	PVH Corp. sign lease at 1 Wood Crescent 6 Life Science occupiers at White City Place	Gateway Central due to complete	1 Wood Crescent due to complete
									Start of 142 homes at Macfarlane Place, due to complete 2024		

Television Centre



Use	Workplaces/Homes/ Mixed-use/Cultural
Role	Originate/ Design /Build/ Manage
Status	In Use/Under Construction
Duration	2012 to present
Partners	Mitsui Fudosan UK Ltd, AIMCo, BBC
Architect	AHMM, MaccreeanorLavington, Duggan Morris, Gillespies, DRMM
Location	White City, London
Gross area	2.3m sq ft

Taking responsibility for the future life of a national treasure.

Originally built as a 'factory for television' for the BBC in the 1960s, now Television Centre is an open and bustling hive of activity. The site provides a Soho House members' club, hotel, gym and West London's celebrated Electric Cinema as well as independent restaurants, cafés and bars.

Television Centre comprises a range of uses with the majority being residential, eventually providing over 900 homes.

The 400,000 sq ft of office accommodation hosts both Publicis and the White Company. Television Centre continues to accommodate 1,200 staff from BBC Studios, as well as BBC Studioworks. Shows

including ITV's This Morning and BBC's Graham Norton show are filmed here.

The second phase of development, which will complete the masterplan, comprises a total of 511 homes in four separate plots. As part of this phase 142 much-needed affordable homes for Peabody will also be delivered.

1 Wood Crescent, a 9 storey building with 111,765 sq ft of prime office space, located on the west side of the campus, is currently under construction. It will include multiple terraces as well as a ground floor reception and café. The top five floors have been pre-let to PVH Corp. Designed by architects Morris + Company, 1 Wood Crescent is scheduled to be completed in Q1 2023 by construction company Laing O'Rourke.

White City Place & Gateway



Use	Workplaces/Mixed-use/ Life Sciences
Role	Originate/ Design /Build/ Manage
Status	In Use/Pre-development
Duration	2015 to present
Partners	Mitsui Fudosan UK Ltd, AIMCo, BBC, sold (bar Gateway site) to Cadillac Fairview in 2020
Architect	Allies & Morrison
Location	White City, London
Gross area	2m sq ft

Establishing a new creative & life sciences quarter in West London.

White City Place centres on providing a cluster of workspace buildings united by new public realm and street level retail, restaurants and cafés. The buildings provide large floor plates and communications infrastructure that offers occupiers facilities that are certified by Wired as best-in-class and will remain resilient and adaptable to future technologies.

The campus quickly became a busy new centre for the creative and technology sectors, hosting over 3,000 staff from the BBC, research and teaching facilities for RCA, the fashion occupiers Li & Fung, creative co-working Huckletree, Jellycat London, Arts Alliance Media and ITV Studios. Health and life science

occupiers include Novartis, Autolus, Synthace, Gamma Delta, Engitix, Adaptate Biotherapeutics and Vivan Therapeutics.

White City Place was sold to Cadillac Fairview in 2020 but Stanhope have been retained to asset manage the site.

Gateway is the next phase of the White City Place development and consists of three new office buildings Gateway West, Gateway Central and Gateway East on the site of the former BBC Media Village. These buildings will provide 1,110,809 sq ft of accommodation and together will create some 8,000 new jobs in White City. Gateway West completed in Q3 '22, followed by Gateway Central in Q4 '22, with 120,000 sq ft pre-let to L'Oréal for their new UK and Ireland Headquarters.

Creating a home for a thriving science and technology community.

In 2022, together with Cadillac Fairview, we were selected as partners to Thomas White Oxford Limited, the property development subsidiary of St John's College Oxford.

The vision for Oxford North is to become a new urban district within Oxford which will facilitate science and technology discoveries. A place where people want to live, work, visit and learn. Somewhere which benefits everyone and delivers real social value; ensuring it connects and enhances the local area with open spaces, public art, events and culture.

Oxford North comprises approximately 1 million sq ft of laboratories, workspace, retail and amenities. It is being designed by a world class team of masterplanners, architects, engineers and specialist consultants.

The project is anticipated to boost the economy by circa £150 million in GVA per annum, and to provide over 4000 jobs on site.

Enabling works are underway and Phase 1 buildings are to commence on site in 2023.



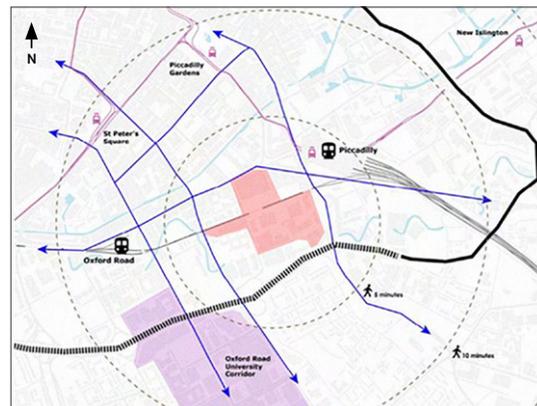
- Use**
Life Sciences
- Role**
Design/Build/Manage
- Status**
Pre-development
- Duration**
2022 onwards
- Partner**
Thomas White Oxford Ltd,
Cadillac Fairview
- Architect**
Fletcher Priest
- Location**
Oxford
- Gross Area**
1m sq ft

Oxford North



ID Manchester

Stanhope is supporting the recently formed joint venture partnership between Bruntwood SciTech and the University of Manchester to develop ID Manchester. Based in the heart of the city of Manchester and set over 9 hectares, ID Manchester is Europe’s most ambitious innovation district.



- Use**
Life Sciences
- Role**
Originate/Design
- Status**
Pre-development
- Duration**
2021 onwards
- Partner**
University of Manchester and Bruntwood SciTech
- Location**
Manchester City Centre
- Gross Area**
10.6 hectares

ID Manchester will be a new kind of place - an innovation platform, home to the most exciting new ideas and ventures, addressing some of humanity’s greatest challenges and opportunities.

The University of Manchester is on a mission to become the innovation capital of Europe. Building on its world-class research, extensive business network and strong civic relationships, the University is powering the innovation ecosystems that flow across Greater Manchester and beyond.

ID Manchester will be key to realising this goal. A new, world-class innovation district situated in one of the world’s greatest cities, neighbouring the University and building upon its proud history of bold ideas, discovery and invention. ID Manchester will provide a new community for forward-thinking, like-minded individuals and businesses. A place where they can start or scale their UK HQ. A place they can call home, build their career, or just visit and enjoy. A place that shares their values as well as their ambition. Innovation will be fostered through spaces designed to collide, collaborate and create.

ID Manchester will be a highly connected new city neighbourhood in an unrivalled City Centre location. It sits adjacent to Manchester’s main public transport hub, Piccadilly Railway Station, is 20 minutes by train to the international airport and, once HS2 is completed, will be just over one hour from London by train and the most connected location in the North of England.

Setting a new standard for urban regeneration at scale, it plans to create 10,000 high-quality new permanent jobs, 2.6m sq ft of new workspace, two hotels and 1,350 new homes. ID Manchester will also invest over £28 million in its public realm to create a canvas for its vibrant cultural and events programme, enlivening this new area of the City for residents and visitors alike.

Implementing a major overhaul of Croydon Town Centre.

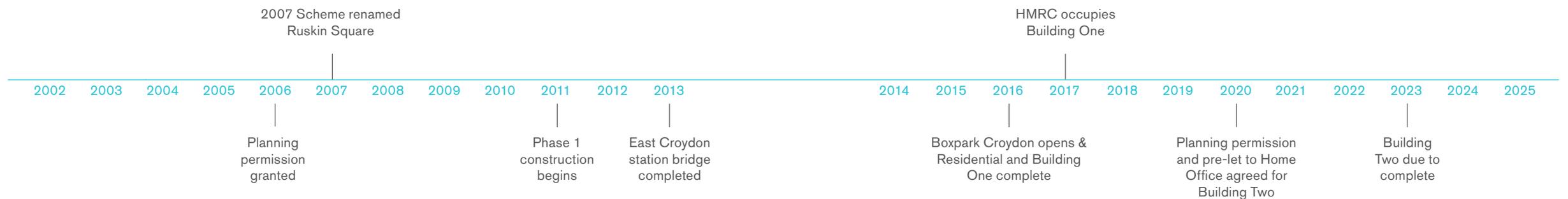
Ruskin Square is a long term project to revitalise the central area of Croydon, adjacent to East Croydon station, a busy transport route in and out of London. Working with Schrodgers and Croydon Council, Stanhope developed a plan to regenerate a large brownfield site comprising car parking, old rail sidings and outdated buildings, to provide the new business heart in Croydon’s town centre, whilst improving the cultural, retail, and residential facilities available in the area.

The first phase of the build encompassed a 22-storey residential building with 50% affordable homes, a 200,000 sq ft office block occupied by HMRC, and meanwhile social and dining destination Box Park.

Building Two is now under construction, due to complete in 2023. The entire 330,000 sq ft has been prelet to the Home Office.

Two Ruskin Square has been confirmed as a pioneer project for the Better Building Partnership’s Design for Performance Initiative. It will be one of the first buildings in the UK to implement this pioneering approach to office design and delivery, stimulating project supply chains and providing the real-life evidence of how the energy performance gap can be closed.

Ruskin Square



Ruskin Square



Ruskin Square Masterplan



Two Ruskin Square



East Croydon station bridge

Use
Workplaces/Mixed-use/
Homes/Tall Buildings

Role
Originate/Design/Build

Status
In Use/Under
Construction

Duration
2015 onwards

Partners
Croydon Gateway Ltd
(Stanhope and Schroders
Investment Management
Ltd)

Architect
AHMM / shedkm

Location
Croydon, London

Gross area
2.2m sq ft

76 Southbank



Use
Workplaces

Role
Design/Build

Status
Under construction

Duration
2019 onwards

Partner
Wolfe Commercial
Properties Southbank
Limited

Architect
AHMM

Location
Southbank, SE1

Gross Area
500,000 sq ft

Refurbishing and extending South Bank's iconic IBM Building.

The refurbishment and extension of the IBM Building will boost the South Bank's status as one of London's most important cultural and employment hubs.

The existing building, recently listed as Grade II, was designed by Sir Denys Lasdun and completed in 1983. It will be respectfully refurbished and extended by Stirling Prize winning architects Alford Hall Monaghan Morris. The proposals have been based upon significant research into the history and architectural intent of the existing building, including the extension elements themselves which were considered by Lasdun during the initial concept design stage.

The design, whilst respecting the buildings heritage and historic fabric, will deliver highly efficient and flexible modern day commercial office space of the highest sustainable standards. It will also provide a long term future for the listed building, significantly improving its setting within the local conservation area and river frontage.

Stanhope and Cadillac Fairview cement their long-term commitment to the UK life sciences market, with four properties within Cambridge Science Park

Stanhope agreed a joint venture partnership with Cadillac Fairview at the end of 2022 to purchase a 110,000 sq ft trio of properties within Cambridge Science Park. Established nearly 50 years ago, Cambridge Science Park is a globally renowned centre of excellence within the science and innovation Sector. The three-building campus at 194-198 Cambridge Science Park is set across 6.11 acres and is located in the ‘Cambridge Northern Cluster’. It is one of Europe’s most highly sought-after life science and technology campuses thanks to its unrivalled transport links, access to top talent from Cambridge University and thriving business ecosystem, with businesses ranging from spin-outs to multinationals. Working closely with the three existing tenants, Microsoft, Mundipharma (Napp Pharmaceutical) and CMR Surgical, the site also provides significant longer-term development opportunities.

In early 2023, Cadillac Fairview and Stanhope acquired a further property 163 Cambridge Science Park, which occupies a prominent location on the eastern side of the park and provides 10,197 sq ft of office space. It is currently occupied by speciality lighting company, Heraeus Noblelight Ltd and represents a near-term opportunity to develop prime life sciences lab space at the park.

The Cambridge deals build further on Cadillac Fairview and Stanhope PLC’s drive into prime life sciences campuses outside London, following a JV with Thomas White Oxford in March 2022 to deliver a £700m new global innovation district, Oxford North. Stanhope is also working with Cadillac Fairview at White City Place, London’s new creative and life sciences hub home to giants such as Novartis and Autolus, which Cadillac Fairview acquired in 2020.

Cambridge Science Park



Use
Life Sciences

Role
Originate/ Design/
Build/Manage

Status
Asset Management/
Pre-development

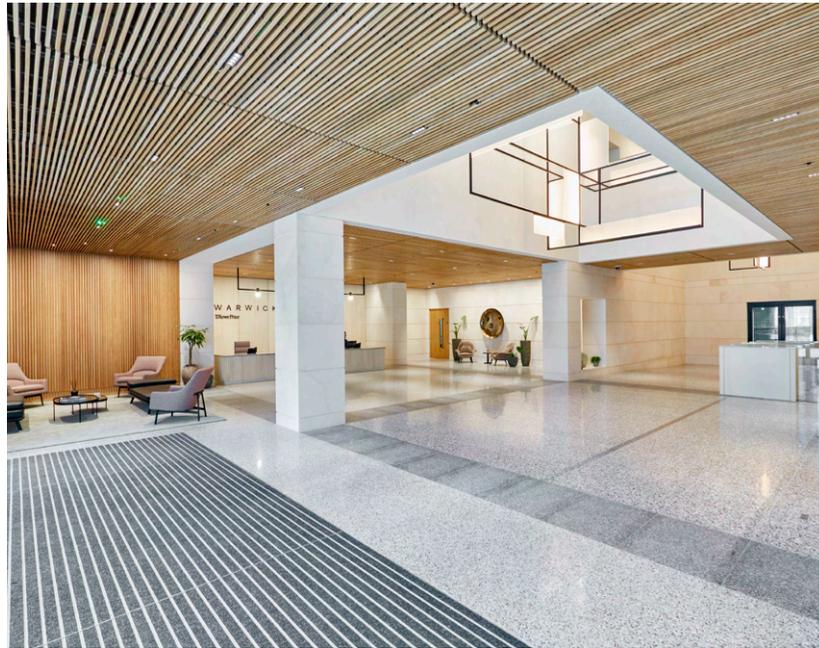
Duration
2022 onwards

Partner
Cadillac Fairview

Location
Cambridge

Gross Area
131,189 sq ft

Warwick Court



Use
Workplaces

Role
Originate/Design/Build

Status
In Use

Duration
2020-2022

Partner
Mitsubishi Estate London Limited

Architect
Fletcher Priest Architects

Location
Paternoster Square, EC4

Gross Area
300,000 sq ft

Creating sustainable office space with unrivalled views of St Paul's Cathedral.

Warwick Court involved a complete reconfiguration of the ground floor arrival experience from Paternoster Square as well as the installation of new plant through the building, integrating touch free services to meet the requirements of the modern occupier. Common amenity spaces were incorporated, including a number of individual terraces and a communal roof terrace with unrivalled views of St Paul's Cathedral.

The building offers over 180,000 sq ft of accommodation with floorplates ranging from 15,000 sq ft to 29,000 sq ft, suitable for a range of users from major trading floor operations to more agile and creative sectors.

Sustainability was placed at the heart of the brief to the architects, Fletcher Priest Associates, whose 'BREEAM Excellent' scheme has seen the retention and reuse of existing finishes, acknowledging the original interior design whilst reducing waste and offering a considerable carbon saving.

One Bishopsgate Plaza



Use
Mixed-use/Homes/Tall Buildings

Role
Design/Build

Status
In Use

Duration
2016 to 2021

Partners
UOL

Architect
PLP Architects/Yabu Pushelberg/MSMR

Location
EC2, City of London

Gross area
580,000 sq ft

Pioneering a new kind of workplace that puts people first.

One Bishopsgate Plaza is an ambitious new 43-storey development in the City. It combines London's first Pan Pacific Hotel alongside private apartments, a new public plaza edged by a listed building, numerous retail and restaurant offerings, and a double height subterranean ballroom.

Working in collaboration with UOL / Pan Pacific and an architectural team including PLP Architecture, Yabu Pushelberg and MSMR, the team developed technical designs before embarking on a build phase that negotiated several complex issues related to this unique project.

Completed in 2021, One Bishopsgate Plaza provides a range of lifestyle and amenities previously unseen in the City.

Gresham St Paul's



Use
Workplaces

Role
Design/Build

Status
In Use

Duration
2016 onwards

Partner
AFIAA

Location
Gresham Street, City of London

Architect
Wilkinson Eyre

Gross Area
240,000 sq ft

The sustainable reinvention and reuse of an existing 20 year old building, to create a new product in the market.

Gresham St Paul's in the City of London comprises 170,000 sq ft of prime office space over nine floors, with large terraces on the top three floors, at the heart of the financial centre and close to St Paul's Cathedral and other prominent cultural landmarks.

As Stanhope had originally developed the building in 1998 as Schroders' HQ, following Schroders' relocation, building owners AFIAA came to Stanhope to optimise its repositioning working with the existing structure.

The design focussed on creating a sustainable building by reusing the existing structure, maximising natural light through use of the latest glazing technology, and increasing fresh air supply to offer a light and air-filled state-of-the-art working environment. The technical specifications include a WiredScore Platinum rating, Wi-Fi enabled café, reception and business lounge, 254 bike and locker spaces with generous changing and shower facilities, and it is targeting a BREEAM Excellent sustainability rating.

90% of the offices were prelet to occupiers including Smith & Williamson and investment bank, Numis.

8 Bishopsgate



Use
Tall Buildings, Workplaces

Role
Design/Build/Manage

Status
Under Construction

Duration
2015 to Present

Partners
Mitsubishi Estate Company

Architect
Wilkinson Eyre

Location
EC2/EC3, City of London

Gross area
913,000 sq ft

Optimising the potential of a prominent site in the heart of the City.

This 50-storey tower will be a new development in the heart of the City that will create 913,000 sq ft gross area including workspace, street-level retail, and a public viewing gallery on the 50th floor.

The skyscraper will accent the nearby Leadenhall Building and add to the area's dramatic contemporary architecture.

This project is currently under construction with partners including Arup and Alinea.

Woolgate



Use
Workplaces

Role
Design/Build

Status
Under Construction

Duration
2022 onwards

Partner
Woolgate Exchange
Unit Trust

Location
City of London

Architect
Stiff & Trevillion

Gross Area
501,075 sq ft

Green makeover for Woolgate Exchange.

The nine-storey building, newly named Woolgate, has been reimagined by leading architecture practice Stiff + Trevillion to meet the needs of modern occupiers. This includes 345,000 sq ft of net internal area and the introduction of a new 1,500 sq ft rooftop pavilion boasting unique views of St Paul's Cathedral and the City tower cluster.

The renovated building will feature over 20,000 sq ft total external terrace amenity, providing urban greening, biodiversity, and generous outdoor space on the majority of upper floors. The current reception area leading onto Basinghall Street will be enlarged and a new entrance will be created on Coleman Street, complemented by a 'pocket park' and new retail amenity.

The development is on track to become an exemplar for retrofit in the City and is targeting net zero carbon in both construction and operation thanks to an ambitious reuse and retention strategy, which seeks to preserve 98% of the existing structure. The building will be all-electric, with no fossil fuel or gas boilers on site, and 100% green power purchase agreements (PPA) are being used.

70 Gracechurch Street



Use
Office

Role
Originate/Build

Status
Pre-development

Duration
2022 onwards

Partners
Cadillac Fairview

Architect
KPF

Location
EC3, City of London

Gross area
785,000 sq ft

A prime office building situated in the City of London.

In early 2022, we agreed a joint venture with Cadillac Fairview, finalising an agreement to buy 70 Gracechurch Street, a prime office building situated in the City of London. The property offers a rare combination of attractive day one yield running into a significant 600,000 sq ft development opportunity.

The site is currently occupied by a 10-storey building leased by Marks & Spencer and AXA-owned insurer XL Catlin with existing planning consent for a 34-storey tower offering. The investment is the latest venture for the two companies that announced a fortnight ago they are teaming up with Thomas White Oxford to deliver a £700 million innovation district at Oxford North.

We have worked with over 90 partners from the private and public sectors. Current partners include:

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