LONDON'S OFFICE ARCHITECTURE

Canary Wharf
City of London
Fitzrovia
King's Cross & Euston
Midtown
Paddington
South Bank
Victoria
West End
+ Greenwich Peninsula,
Nine Elms & Stratford

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Introduction

This booklet provides a guide to central London's rich mix of office districts and clusters. London is often described as a city of villages, a description which aptly captures the enormous variety and character of the different areas that make up the UK capital. At their heart is the ancient City which continues to operate as one of the world's greatest trading hubs despite having to do so within a medieval street layout; even within the Square Mile there remain postal codes that attract different occupiers - EC3 for insurance, EC2 for financial and EC4 for legal. The West End commands higher rents for smaller sized buildings and attracts a different class of customer, although perhaps fewer hedge funds than in previous years. How different is the character of Canary Wharf! Its rigorously planned floorplates and towers owe more to Toronto and Battery Park than they do to the Isle of Dogs, or Fitzrovia with its rich literary history, pleasant Georgian streets and busy restaurants. Here the occupier groups are split between advertising and engineering. The guide also explains some of the emerging areas of the capital, areas of opportunity that will absorb the substantial growth that London still expects to take place over the next couple of decades. Nine Elms, Stratford and Greenwich Peninsula are massive brownfield sites with ambitions to capture substantial chunks of the future office market. Each section highlights significant commercial buildings alongside recently completed and under construction buildings, as well as a selection of proposed developments.

PETER MURRAY CHAIRMAN, NLA
Canary Wharf

Canary Wharf, with some 15.5 million square feet of office space constructed over the last twenty years, is by far the largest estate of its kind in the country. Schemes in the pipeline will deliver a further 4m sq ft. A masterplan for Wood Wharf to the east has been devised in partnership with British Waterways and Ballymore and will add a further 3.1 million sq ft of offices. The Wharf is also a highly successful regional retail centre. Some bemoan the fact that the ripple effect on the surrounding area has been limited; certainly the rest of the Isle of Dogs has struggled to gather the momentum of Songbird’s City of the east.
5 CHURCHILL PLACE

5 Churchill Place totals 313,500 sq ft was completed in Summer 2009. Its twelve upper floors each provide circa 26,000 sq ft of open office space. The majority of the building is let to JP Morgan.

Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox

20 CHURCHILL PLACE

20 Churchill Place was designed by Kohn Pedersen Fox and is composed of three main components, totalling 300,000 sqft of office space. The building is fully let to State Street.

Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox

30 NORTH COLONNADE

30 North Colonnade is currently in fit-out stage, with practical completion of the shell and core in September 2009. Designed by Kohn Pedersen Fox, the building provides approximately 340,000 sq ft of office accommodation. Its location opposite the new Crossrail station means that it will become one of the key gateways to the Canary Wharf estate. Approximately 100,000 sq ft of the building will be occupied by Fitch Ratings Limited.

Developer: Canary Wharf Group
Architect: Kohn Pedersen Fox
**10 UPPER BANK STREET**

The 32 storey building was completed in 2003 and totals 151 meters in height. The majority of the building is occupied by Clifford Chance, with the remaining space taken by the FTSE Group, KPMG and Infosys Technologies Limited.

Developer: Canary Wharf Group
Architect: Pelli Clarke Pelli

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**25 CHURCHILL PLACE**

This proposed development features a 108m tall tower, and 71,169 square metres of office space. The building is clad in high performance glazing. At dock level will be the construction of a new promenade and footbridge.

Developer: Canary Wharf Group plc
Architect: Kohn Pedersen Fox

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**COLUMBUS TOWER**

Columbus Tower is a proposed 63-storey tower, located on a 0.36 hectare site. The scheme, designed by Mark Weintraub Architecture & Design, will include 30,871sqm of prime office space, a 192-room hotel, 74 serviced apartments, a rooftop bar and a restaurant, as well as a health and fitness club, significant retail space and a publicly-accessible Winter Garden at ground level.

Developer: Commercial Estates Group
Architect: Mark Weintraub Architecture & Design