

Development programme

Future proof

Repositioning tired and unloved real estate into prime attractive modern space is central to our business model. Over the past ten years, we have been cultivating our pipeline of raw material capable of being transformed into tomorrow's exemplary buildings. Today our total development programme is substantial, encompassing 54% of the portfolio.

In addition to three committed development schemes on site, totalling 414,900 sq ft, our pipeline consists of ten schemes, all of which are income producing, have flexible start dates stretching into the 2020s and are well located around major public transport interchanges in the heart of London.

At New City Court, SE1 in the London Bridge Quarter, our development team have been working closely with Southwark Council and have recently submitted a planning application to transform the building from the existing 98,000 sq ft of tired, outdated offices into 373,100 sq ft of brand new space.

› See how we are maximising income from the existing building on pages 12 and 13

The proposed new office and retail building will incorporate exceptional sustainability and wellbeing credentials as well as a hub with auditorium and exhibition space. The property would also bring a number of new benefits to the local community, including a public, elevated garden, a landscaped courtyard, affordable workspace and a new entrance to London Bridge Underground Station.

› See more at <https://gpe.co.uk/sustainability>

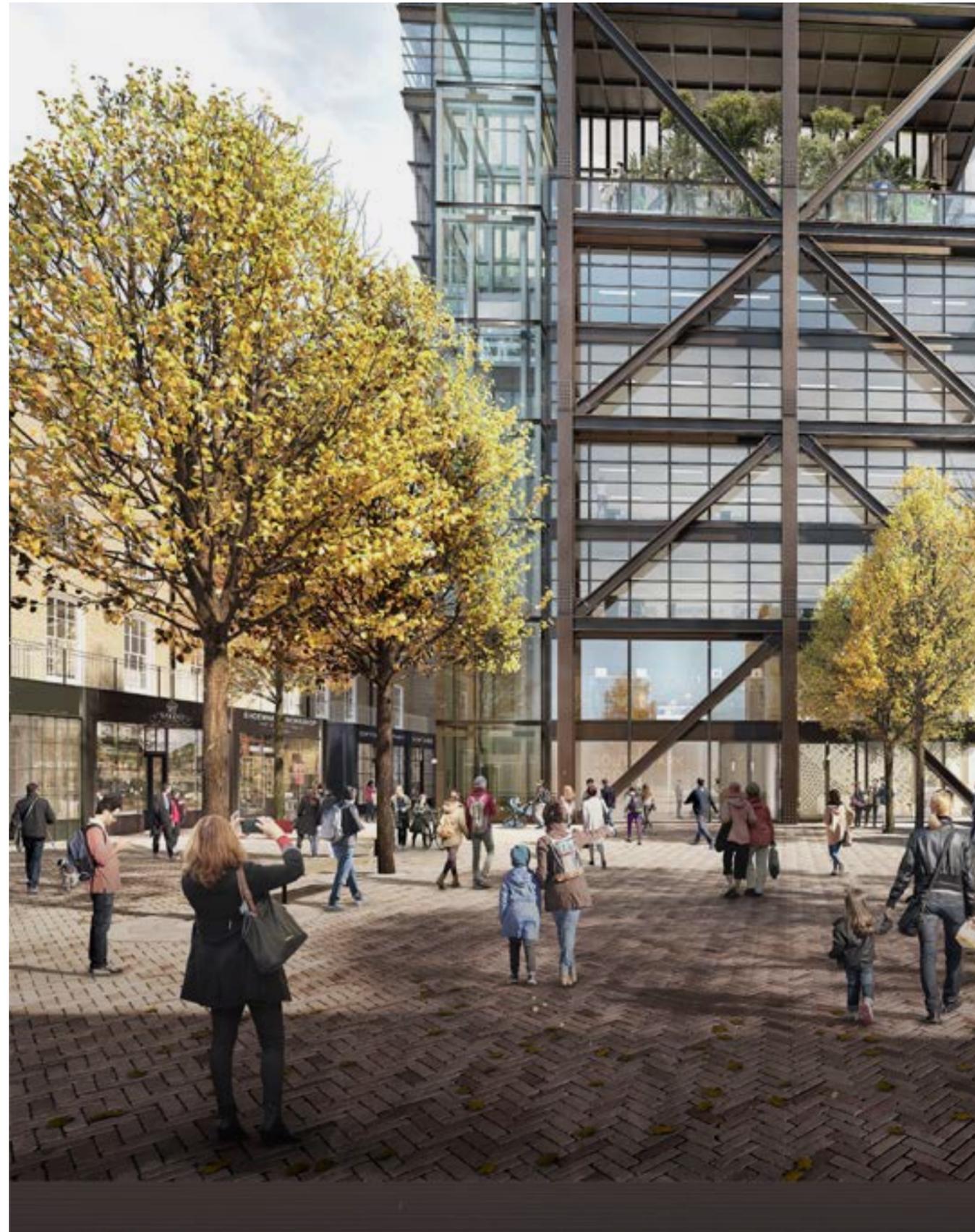
In total, our development programme is set to provide London with in excess of 1.8 million sq ft of modern, high quality, sustainable spaces and provide us with a strong platform of organic growth into the next cycle.

"Our development programme, currently 54% of the portfolio, gives us a strong platform stacked full of opportunity stretching into the 2020s."

Andrew White
Development Director

"We have worked with GPE for 20 years on a series of ever more visionary projects that continue to define new and better ways of making spaces. Buildings designed to last the test of time."

Simon Allford
Allford Hall Monaghan
Morris Architects



Left: The courtyard space at our proposed new development at New City Court, SE1.

Top right: James Shipton and Helen Hare from our development team reviewing the scale model of New City Court.

Middle right: The retained Georgian buildings forming part of the development scheme.

Development pipeline totalling

54%
of today's portfolio