

Press Release



14 May 2025

GPE secures major development pre-let at 30 Duke Street St James's, SW1

Great Portland Estates (GPE) has today announced that it has pre-let the entirety of the office space (62,500 sq ft) at 30 Duke Street St James's, SW1 to leading global investment firm CD&R. The lease is for a 15-year term without break and with rents ahead of March 2025 ERV.

30 Duke Street will deliver brand-new premium HQ space featuring expansive column free office floorplates, over basement to level seven, with 3,700 sq ft of roof terraces on the upper levels. Designed by Make Architects, the landmark building represents a new benchmark for sustainable design, premium amenities and architectural excellence. The development is designed to embrace the principles of the circular economy with 78% of the steel frame sourced from recovered steel, largely from GPE's own deconstructed building at City Place House, which is believed to be the largest steel reuse scheme in the UK, and saving 90% of carbon that would have been emitted if exclusively new steel had been used.

Practical completion is scheduled for summer 2026 with the building being delivered to a shell and floor specification, allowing for CD&R to commence their fit-out. The Agreement to Lease to CD&R for the entire building, a year ahead of delivery, reflects the strong and sustained demand for best-in-class offices in the core of the West End.

Marc Wilder, Leasing Director at GPE, commented: "CD&R is one of the world's leading global investment firms and we are delighted to welcome them to our latest development. This letting is a testament to both the exceptional quality of the design of the building and the continued appeal of St James's as a core destination for the financial sector and we are proud that they have chosen us as their trusted partner to establish their UK Headquarters."

GPE was advised by Knight Frank and Cushman & Wakefield, while CD&R was represented by Talbot Scott.

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