



**What they say...**

“Having worked with GPE to deliver the outstanding Rathbone Square, we look forward to partnering with GPE to deliver some of London’s most exciting future developments.”

Ken Shuttleworth, Make Architects

**What we say...**

“With more than 40% of the portfolio in our near-term and medium-term pipelines being prepared for redevelopment, our next cycle development opportunities are already in place.”

Andrew White, Development Director

**DEVELOPMENT PIPELINE**

# Creating tomorrow's spaces

Repositioning properties, at the appropriate point in the property cycle, is core to our business model. To do this, we need a pipeline of opportunities which when conditions allow, will become the development schemes of tomorrow.

Our development pipeline comprises 14 schemes with the potential to deliver 1.6 million sq ft of new space, clustered around major public transport interchanges, including new Crossrail stations, in the heart of London. Whilst largely income producing today, they provide a significant platform for long-term organic growth.

The pipeline of exciting schemes includes New City Court, SE1, located within the London Bridge Quarter and adjacent to one of London's busiest stations. Our early plans are for an office-led scheme delivering a significant increase in area from 97,800 sq ft today to potentially 352,000 sq ft.

At Mount Royal, W1, at the western end of Oxford Street, we are exploring an opportunity with our stakeholders to create a new major retail-led development on a two acre site on Europe's busiest shopping street.

These 14 schemes represent the bedrock of tomorrow's GPE. With 40% of the portfolio sitting within our development pipeline, this depth of opportunity is substantial.

## 3 minutes

The average time to walk to a London underground or train station from our 14 pipeline developments.

1. Mount Royal, W1
2. 35 Portman Square, W1
3. 95/96 New Bond St, W1
4. Hanover Square, W1
5. Piccadilly Buildings, SW1
6. French Railways House, SW1
7. Carrington House, W1
8. 52/54 Broadwick St, W1
9. Oxford House, W1
10. 31/34 Alfred Place, WC1
11. City Place House, EC2
12. Minerva House, SE1
13. New City Court, SE1
14. 50 Finsbury Sq, EC2

