



Workspace Group

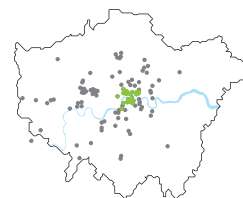
INVESTING IN WORKSPACE FOR ENTREPRENEURS IN LONDON



CENTRAL LONDON

Property Name	Post Code	Category	Property use	Tenure*	Acreage	Lettable floor area sq. ft.†	Net Rent occupied units £000s	ERV £000s
Central								
◆ 14 Greville St	EC1N 8SB	Like for Like	Business Centre/Offices	f/h	0.1	10,961	247	559
◆ 57/59 Whitechapel Road	E1 1DU	Like for Like	Business Centre/Offices	f/h	0.1	2,760	45	41
■ Archer Street	W1D 7AZ	Like for Like	Business Centre/Offices	f/h	0.1	14,981	493	535
■ Baldwins Gardens – Hatton Sq	EC1N 7RJ	Like for Like	Business Centre/Offices	f/h	0.4	43,383	720	898
● Clerkenwell Workshops	EC1R 0AT	Like for Like	Business Centre/Offices	f/h	0.4	52,174	1,629	2,108
■ E1 Business Centre (formerly Neil House)	E1 6TD	Refurbished	Business Centre/Offices	f/h	0.3	41,384	506	641
● Enterprise Estate, Upper Grnd, & Hatfield	SE1 9PG	Like for Like	Business Centre/Offices	f/h	0.5	73,195	1,764	1,959
■ Exmouth House	EC1R 0JH	Like for Like	Business Centre/Offices	Long l/h	0.4	54,075	1,117	1,405
● Great Guildford Street	SE1 0HS	Like for Like	Business Centre/Offices	f/h	1.6	94,674	1,308	1,491
◆ Holywell Centre	EC2A 4PS	Like for Like	Business Centre/Offices	f/h	0.4	21,794	276	392
◆ Langdale House	SE1 1EN	Like for Like	Business Centre/Offices	f/h	0.1	11,776	227	193
■ Linton House	SE1 0LH	Like for Like	Business Centre/Offices	f/h	0.2	34,216	681	654
■ Magenta House	E1 1DU	Like for Like	Business Centre/Offices	f/h	0.1	0	200	217
■ Quality Court	WC2A 1HR	Like for Like	Business Centre/Offices	f/h	0.1	17,630	621	768
● Southbank House	SE1 7SJ	Like for Like	Business Centre/Offices	f/h	0.5	62,317	1,447	1,736
◆ St Ives – Ewer Street	SE1 0NR	Held for sale/development	Business Centre/Offices	f/h	0.2	14,401	14	288
◆ Surrey House	SE1 0NZ	Held for sale/development	Business Centre/Offices	f/h	0.2	16,142	8	340
● The Leathermarket	SE1 3ER	Like for Like	Business Centre/Offices	f/h	1.7	123,829	2,269	2,644
■ Westminster Business Square	SE11 5JH	Like for Like	Business Centre/Offices	f/h	1.3	62,968	803	913
■ Whitechapel Technology Centre	E1 1DU	Like for Like	Business Centre/Offices	Mainly f/h	0.9	35,404	655	679
					9.7	788,064	15,028	18,459

9.7
Total acreage



Key
 Workspace properties
 Central properties

NORTH AND EAST LONDON

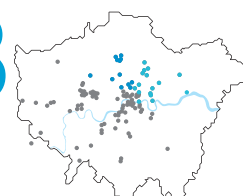
Property Name	Post Code	Category	Property use	Tenure*	Acreage	Lettable floor area sq. ft.†	Net Rent occupied units £000s	ERV £000s
North								
■ Atlas Business Centre	NW2 7HJ	Like for Like	Industrial	f/h	5.8	152,136	1,005	1,324
◆ Belgravia Workshops	N19 4NF	Like for Like	Business Centre/Offices	f/h	0.5	32,324	317	330
■ Bounds Green Industrial Estate	N11 2UL	Like for Like	Industrial	f/h	6.5	123,359	620	934
■ Highbury Grove/Aberdeen Centre	N5 2EA	Like for Like	Business Centre/Offices	f/h	1.9	63,302	581	620
■ Leroy House	N1 3QP	Like for Like	Business Centre/Offices	f/h	0.5	46,924	645	798
◆ Mallard Place	N22 6TS	Like for Like	Industrial	Long l/h	0.3	10,150	0	83
◆ Parma House	N22 6XF	Like for Like	Business Centre/Offices	f/h	0.4	35,031	301	311
◆ Quicksilver Place	N22 6XH	Like for Like	Industrial	Long l/h	0.8	27,810	135	167
■ Spectrum House	NW5 1LP	Like for Like	Business Centre/Offices	f/h	0.7	47,648	476	546
■ The Chocolate Factory	N22 6XJ	Like for Like	Business Centre/Offices	Mainly f/h	2.8	118,412	850	936
◆ The Ivories	N1 2HY	Like for Like	Business Centre/Offices	f/h	0.4	24,802	382	382
■ The Wenlock (formerly Wharf Road)	N1 7EU	Refurbished	Business Centre/Offices	f/h	0.7	27,887	374	583
					21.4	709,785	5,687	7,015

East

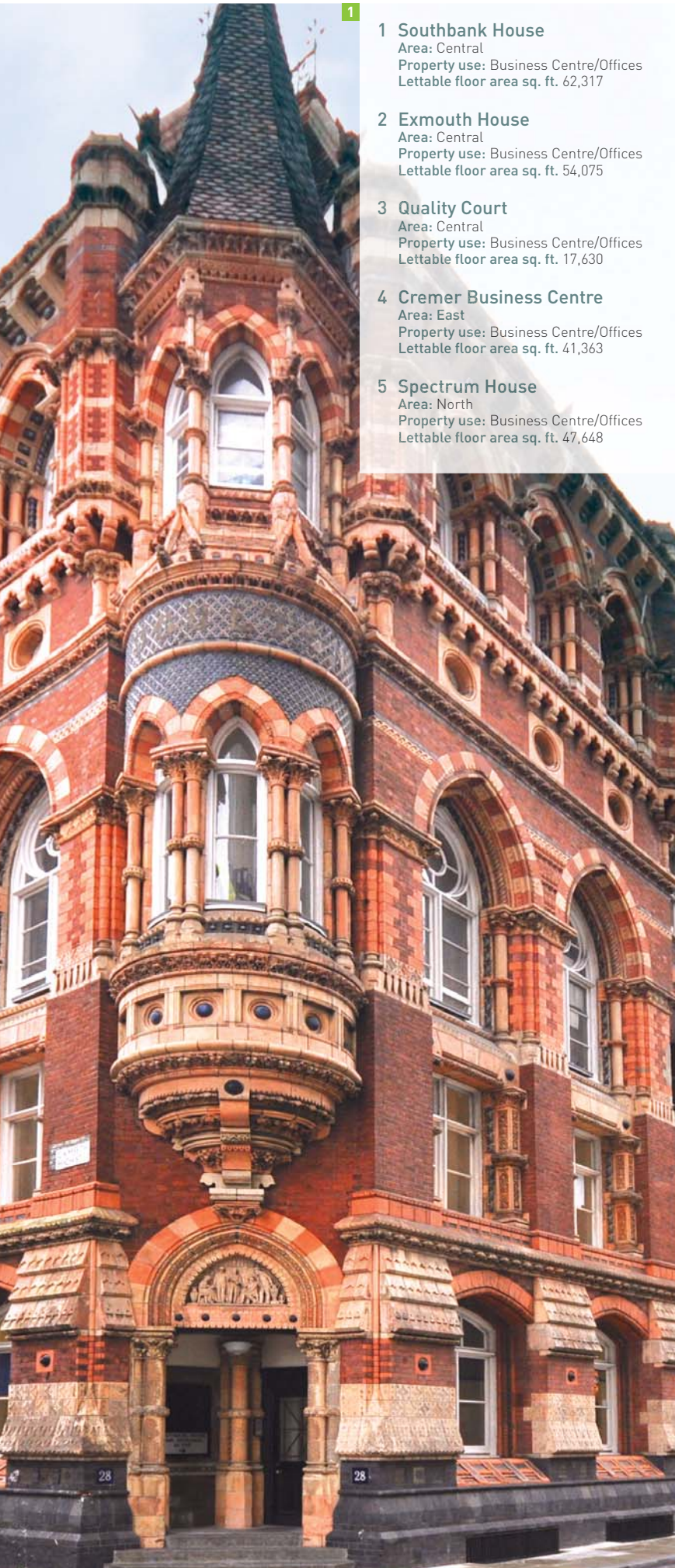
■ 1-13 Stratford Office Village	E15 4EA	Like for Like	Business Centre/Offices	f/h	1.6	51,986	556	1,100
◆ Alpha Business Centre	E17 7NX	Like for Like	Business Centre/Offices	Short l/h	0.8	22,168	265	330
◆ Bow Enterprise Park	E3 3QQ	Held for sale/development	Industrial	f/h	3.5	78,677	395	716
◆ Bow Exchange	E3 3QP	Like for Like	Business Centre/Offices	f/h	0.8	38,124	232	292
◆ Buzzard Creek Industrial Estate	IG11 0EL	Like for Like	Industrial	Long l/h	3.1	42,500	245	328
■ Cremer Business Centre	E2 8HD	Like for Like	Business Centre/Offices	f/h	0.3	41,363	340	473
◆ Fairways	E10 7QT	Like for Like	Industrial	f/h	1.9	47,091	337	364
◆ Greenheath Business Centre	E2 6JL	Held for redevelopment/sale	Business Centre/Offices	Mainly f/h	0.4	56,527	176	334
■ Highway Business Park	E1 9HR	Like for Like	Industrial	f/h	1.1	19,969	226	315
■ Leyton Business Centre	E10 7QP	Like for Like	Industrial	f/h	6.3	123,948	539	505
◆ Leyton Studios	E10 7QE	Like for Like	Industrial	f/h	0.5	18,962	111	121
◆ Mare Street Studios	E8 3QE	Like for Like	Business Centre/Offices	Mainly f/h	0.8	39,947	399	386
■ Marshgate Centre	E15 2NH	Like for Like	Industrial	f/h	2.8	92,674	264	519
● Poplar Business Park	E14 9RL	Like for Like	Industrial	Mainly f/h	4.2	74,755	1,000	1,373
◆ Redbridge Enterprise Centre	IG1 1TY	Like for Like	Industrial	f/h	1.5	20,064	211	227
● Uplands	E17 5QN	Like for Like	Industrial	f/h	12.0	283,197	1,238	1,660
					41.4	1,051,952	6,535	9,043

● denotes properties with value over £15m
 ■ denotes properties with value of between £5m and £15m
 ◆ denotes properties with value less than £5m
 * f/h Freehold, l/h Leasehold
 † excludes storage space
 Property details correct as at 31 March 2010

62.8
Total acreage



Key
 Workspace properties
 North properties
 East properties



1

1 Southbank House
Area: Central
Property use: Business Centre/Offices
Lettable floor area sq. ft. 62,317

2 Exmouth House
Area: Central
Property use: Business Centre/Offices
Lettable floor area sq. ft. 54,075

3 Quality Court
Area: Central
Property use: Business Centre/Offices
Lettable floor area sq. ft. 17,630

4 Cremer Business Centre
Area: East
Property use: Business Centre/Offices
Lettable floor area sq. ft. 41,363

5 Spectrum House
Area: North
Property use: Business Centre/Offices
Lettable floor area sq. ft. 47,648



Why London?

London has the highest concentration of SMEs in the UK.

London is a world class city acting as a global hub for business and culture.

London has a diverse multi-cultural population with a significant inward migration.

London is the primary engine of future growth in the UK economy with our customers representing the highest concentration of the fastest growing small businesses.

Property portfolio characteristics

105

total number of estates

3.4m sq.ft.

of our lettable space is within 6 miles of the London Eye

5.5m sq.ft.

total lettable floor area

156

total acres of property

£126 per sq.ft.

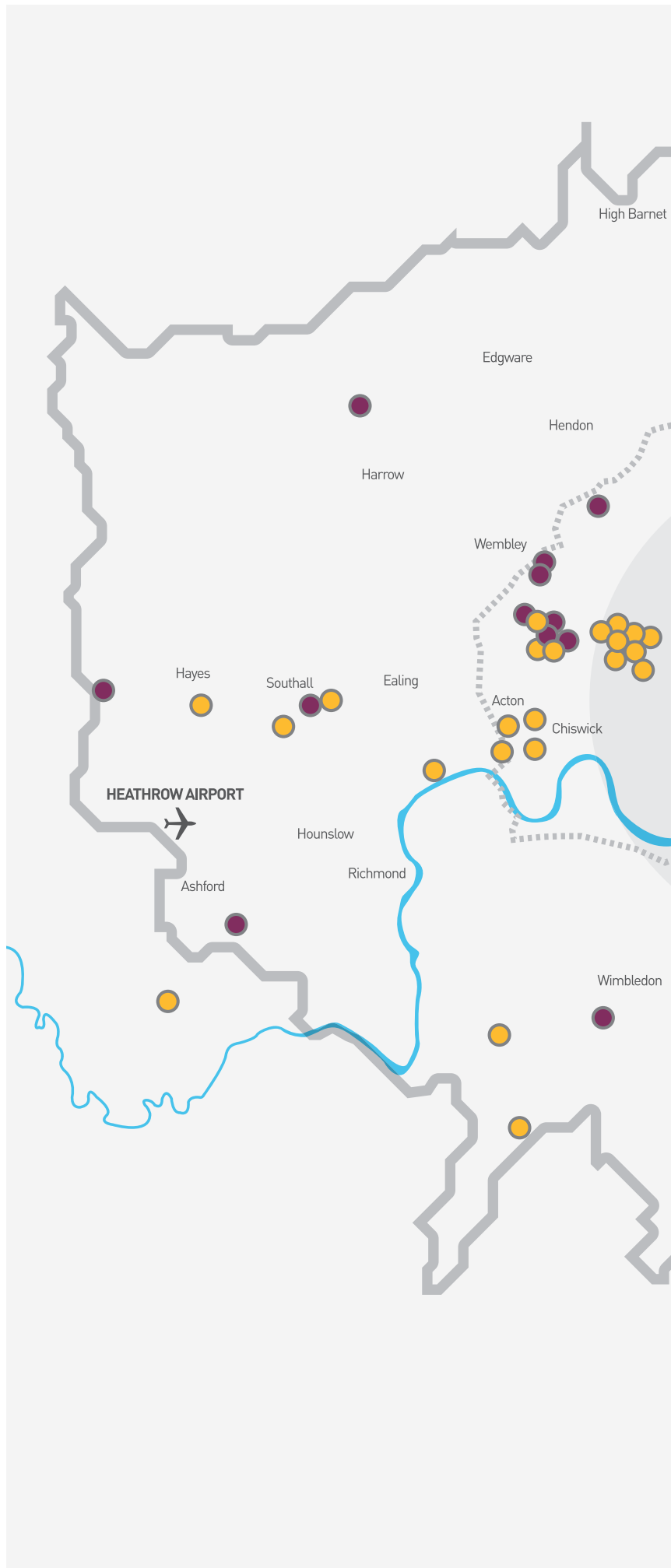
capital value of portfolio

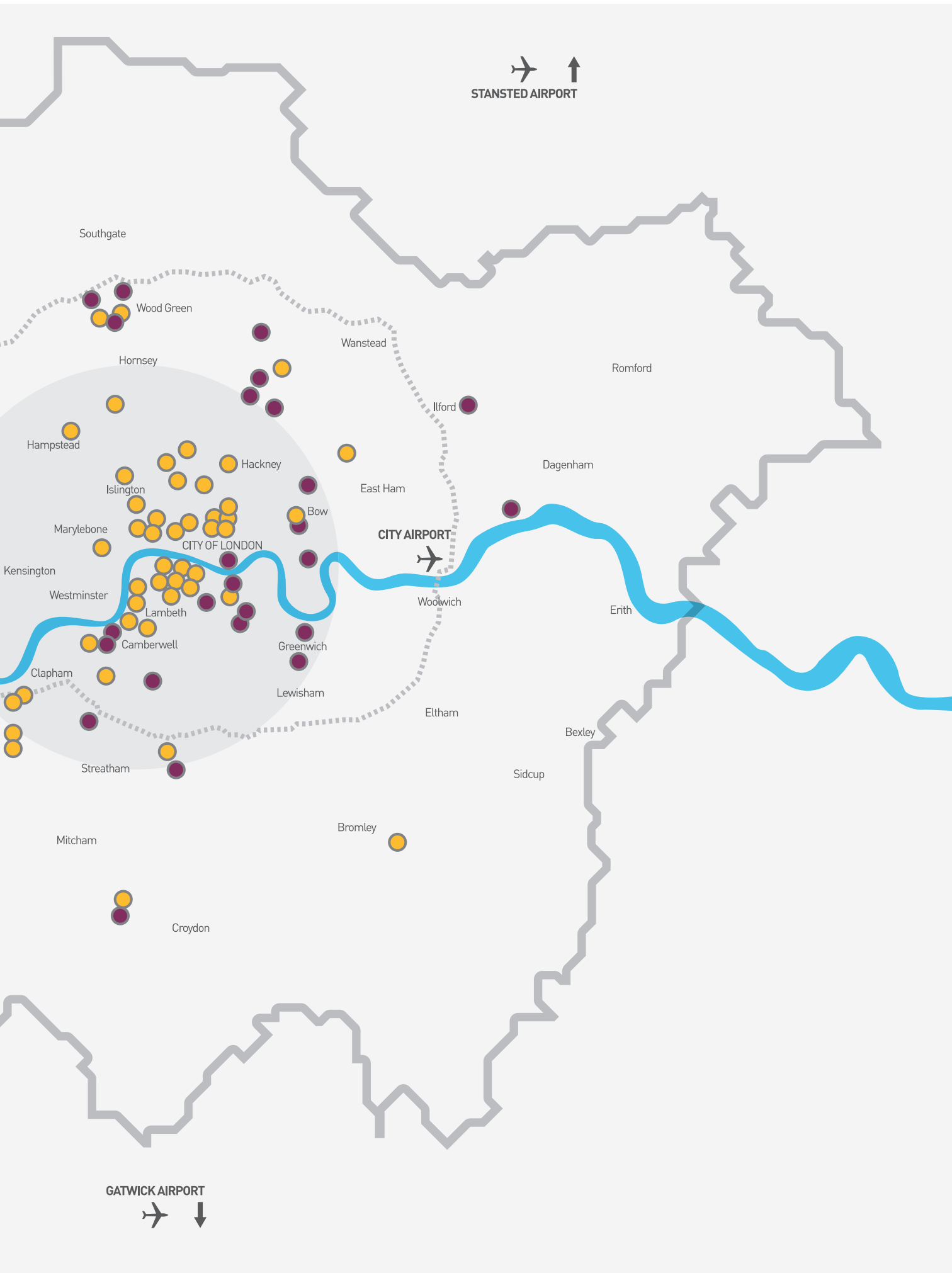
£11.22 per sq.ft.

average rent of portfolio

Key

- Business Centre/Offices
- Industrial property
- Greater London
- ⋮ North/South circular orbital
- 6 miles radius from London Eye





SOUTH AND WEST LONDON

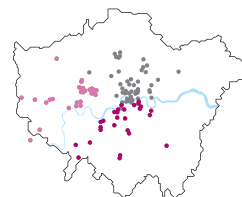
Property Name	Post Code	Category	Property use	Tenure*	Acreage	Lettable floor area sq. ft.†	Net Ret occupied units £000s	ERV £000s	
South									
◆ 55 Bendon Valley	SW18 4LZ	Like for Like	Business Centre/Offices	f/h	0.4	19,371	183	217	
◆ Alscot Road Industrial Estate	SE1 3AW	Like for Like	Industrial	f/h	0.2	6,370	77	96	
■ Avro & Hewlett Hse Havelock Terrace	SW8 4AS	Like for Like	Business Centre/Offices	f/h	0.7	58,288	548	567	
■ Bendon Valley Riverside	SW18 4UQ	Like for Like	Business Centre/Offices	f/h	2.0	80,000	694	795	
◆ Canterbury Industrial Park	SE15 1NP	Like for Like	Industrial	f/h	1.0	18,893	142	207	
■ Creekside (Faircharm Trading Estate)	SE8 3DX	Like for Like	Industrial	f/h	2.3	106,005	458	651	
◆ Hamilton Road	SE27 9SF	Like for Like	Industrial	f/h	1.0	23,531	166	213	
◆ Homesdale Business Centre	BR1 2QZ	Like for Like	Business Centre/Offices	f/h	0.6	14,043	125	189	
● Kennington Park	SW9 6DE	Refurbished	Business Centre/Offices	f/h	6.2	368,106	3,987	5,064	
◆ Kingsmill Business Park	KT1 3AP	Like for Like	Business Centre/Offices	Long l/h	1.5	40,151	279	414	
■ Lombard Business Centre	CR0 3JP	Like for Like	Business Centre/Offices	f/h	2.2	67,235	433	687	
◆ Mahatma Ghandi	SE24 0JF	Like for Like	Industrial	f/h	0.9	16,750	87	219	
◆ Michael Manley	SW8 4TU	Like for Like	Industrial	f/h	0.3	5,800	75	71	
◆ Morie Street	SW18 1SL	Like for Like	Business Centre/Offices	f/h	0.3	21,687	226	268	
◆ Parkhall Road Trading Estate	SE21 8EN	Like for Like	Business Centre/Offices	f/h	2.2	1,000	666	924	
◆ Pensbury Industrial Estate	SW8 4TL	Like for Like	Industrial	f/h	1.2	19,971	224	214	
◆ Progress Park	CR0 4XD	Like for Like	Industrial	f/h	1.8	31,002	267	276	
◆ Rainbow Industrial Estate	SW20 0JK	Like for Like	Storage	f/h	4.7	1,000	309	418	
◆ Rudolph Place	SW8 1RP	Like for Like	Business Centre/Offices	f/h	0.4	14,609	238	234	
◆ Sundial Court	KT5 9RN	Like for Like	Business Centre/Offices	f/h	0.6	26,110	346	349	
◆ T Marchant	SE16 3DH	Like for Like	Industrial	f/h	2.1	51,721	251	370	
◆ Thurston Road Industrial Estate	SE13 7SH	Held for redevelopment/sale	Awaiting return of commercial space	f/h	0.0	0	0	561	
◆ Tower Bridge Block F Business Complex	SE16 4DG	Held for redevelopment/sale	Industrial	f/h	2.7	141,881	0	652	
● Tower Bridge Business Complex	SE16 4DG	Like for Like	Business Centre/Offices	f/h	9.9	417,894	2,425	3,244	
■ Union Court	SW4 6JP	Like for Like	Business Centre/Offices	f/h	1.9	67,987	596	655	
■ Wandsworth Business Village	SW18 4JQ	Held for redevelopment/sale	Business Centre/Offices	f/h	2.1	20,007	51	229	
◆ Zennor Road	SW12 0PS	Like for Like	Industrial	f/h	1.9	66,003	283	472	
						51.2	1,832,738	13,135	18,255

West

◆ 2 Cullen Way	NW10 6JZ	Like for Like	Industrial	f/h	0.1	3,641	17	35	
◆ 10 Cullen Way	NW10 7JF	Like for Like	Industrial	f/h	0.2	10,304	33	59	
◆ 28-30 Park Royal Road	NW10 7LF	Like for Like	Business Centre/Offices	f/h	0.7	28,175	223	268	
◆ 330 Ladbroke Grove	W10 5AS	Like for Like	Business Centre/Offices	f/h	0.1	2,000	34	34	
◆ Acton Business Centre	NW10 6TD	Like for Like	Industrial	f/h	2.0	50,361	456	533	
◆ Arches Business Centre	UB2 4AU	Like for Like	Business Centre/Offices	f/h	1.5	40,725	299	322	
◆ Artesian Close Industrial Estate	NW10 8RW	Like for Like	Industrial	f/h	1.2	15,814	197	213	
◆ Artesian Land	NW10 8JP	Like for Like	Industrial	f/h	0.0	4,500	18	0	
◆ Barratt Way Industrial Estate - Harrow	HA3 5TJ	Like for Like	Industrial	f/h	2.3	48,506	284	388	
■ Canalot Studios	W10 5BN	Like for Like	Business Centre/Offices	f/h	0.7	30,414	581	600	
■ Charles House	UB2 4BD	Like for Like	Industrial	f/h	2.0	75,576	668	784	
◆ Chiswick Studios	W4 5PY	Like for Like	Business Centre/Offices	f/h	0.5	14,244	161	191	
◆ Enterprise, Hayes	UB3 1DD	Held for redevelopment/sale	Business Centre/Offices	f/h	1.0	90,826	245	395	
◆ Europa Studios	NW10 6ND	Like for Like	Business Centre/Offices	f/h	0.6	23,582	293	368	
■ Grand Union Centre	W10 5AS	Held for redevelopment/sale	Business Centre/Offices	f/h	1.6	50,672	482	642	
◆ Horton Road	UB7 8JD	Like for Like	Industrial	f/h	1.9	41,495	205	193	
◆ Ladbroke Hall	W10 6AZ	Like for Like	Business Centre/Offices	f/h	0.6	15,219	170	244	
◆ Littleton House	TW15 1UU	Like for Like	Business Centre/Offices	f/h	1.4	38,499	160	312	
◆ Long Island House	W3 0RG	Like for Like	Business Centre/Offices	f/h	0.2	29,968	167	294	
◆ Maple Industrial Estate	TW13 7AW	Like for Like	Industrial	Long l/h	1.2	18,210	167	223	
■ Pall Mall Deposit	W10 6BL	Like for Like	Business Centre/Offices	f/h	0.6	49,610	740	823	
◆ Park Royal Business Centre	NW10 7LQ	Like for Like	Business Centre/Offices	f/h	0.5	30,347	277	344	
◆ Park Royal House	NW10 7JH	Like for Like	Business Centre/Offices	f/h	0.1	10,203	59	79	
◆ Q West	TW8 0GP	Refurbished	Business Centre/Offices	Long l/h	0.9	40,401	-57	393	
■ The Bartley Mow Centre	W4 4PH	Refurbished	Business Centre/Offices	f/h	0.9	74,577	1,054	1,478	
■ The Light Box	W4 5PY	Like for Like	Business Centre/Offices	f/h	1.9	75,698	741	1,046	
◆ The Shaftesbury Centre	W10 6BN	Like for Like	Business Centre/Offices	f/h	0.1	12,595	162	247	
● Westbourne Studios	W10 5JJ	Like for Like	Business Centre/Offices	Long l/h	0.1	56,770	1,356	1,610	
◆ Westwood Business Centre	NW10 6NB	Like for Like	Industrial	f/h	2.7	47,415	321	477	
◆ Windmill Place	UB2 4NJ	Like for Like	Business Centre/Offices	f/h	0.7	25,779	267	380	
						28.3	1,056,126	9,779	12,974

- denotes properties with value over £15m
 - denotes properties with value of between £5m and £15m
 - ◆ denotes properties with value less than £5m
 - * f/h Freehold, l/h Leasehold
 - † excludes storage space
- Property details correct as at 31 March 2010

79.5
Total acreage



Key	
■	Workspace properties
◆	South properties
■	West properties

1

1. Long Island House

Area: West
Property use: Business Centre/Offices
Lettable floor area sq. ft. 29,968

2. Europa Studios

Area: West
Property use: Business Centre/Offices
Lettable floor area sq. ft. 23,582

3. The Barley Mow Centre

Area: West
Property use: Business Centre/Offices
Lettable floor area sq. ft. 74,577

4. Acton Business Centre

Area: West
Property use: Industrial
Lettable floor area sq. ft. 50,361

5. Chiswick Studios

Area: West
Property use: Business Centre/Offices
Lettable floor area sq. ft. 14,244



2



3



4



5



OUTSIDE LONDON

Property Name	Post Code	Category	Property use	Tenure*	Acreage	Lettable floor area sq. ft.†	Net Rent of occupied units £000s	ERV £000s
◆ Clyde House, Maidenhead	SL6 8BR	Like for Like	Business Centre/Offices	Long l/h	1.6	29,652	261	276
◆ Harlow Enterprise Centre, Harlow	CM20 2HS	Like for Like	Industrial	f/h	1.8	51,851	306	418
					3.4	81,503	567	694

PROPERTY SUMMARY

Property Name	Acreage	Lettable floor area sq. ft.†	Net Rent of occupied units £000s	ERV £000s
Outside London	3.4	81,503	567	694
Central	9.7	788,064	15,028	18,459
North	21.4	709,785	5,687	7,015
South	51.2	1,832,738	13,135	18,255
East	41.4	1,051,952	6,535	9,043
West	28.3	1,056,126	9,779	12,974
Total as at 31 March 2010	155.5	5,520,168	50,732	66,440

◆ denotes properties with value less than £5m

* f/h Freehold, l/h Leasehold

† excludes storage space

Property details correct as at 31 March 2010



Poplar Business Park

Area: East

Property use: Industrial

Lettable floor area sq. ft. 74,755



Tower Bridge Business Complex

Area: South

Property use: Business Centre/Offices

Lettable floor area sq. ft. 417,894



Workspace Group

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If you require information regarding business space in London, call 020 7369 2389 or visit workspacegroup.co.uk

Properties featured on front cover:

Top left: Canalot Studios

Area: West

Property use: Business Centre/Offices

Lettable floor area sq. ft. 30,414

Top right: Pall Mall Deposit

Area: West

Property use: Business Centre/Offices

Lettable floor area sq. ft. 49,610

Bottom: Canterbury Court at Kennington Park

Area: South

Property use: Business Centre/Offices