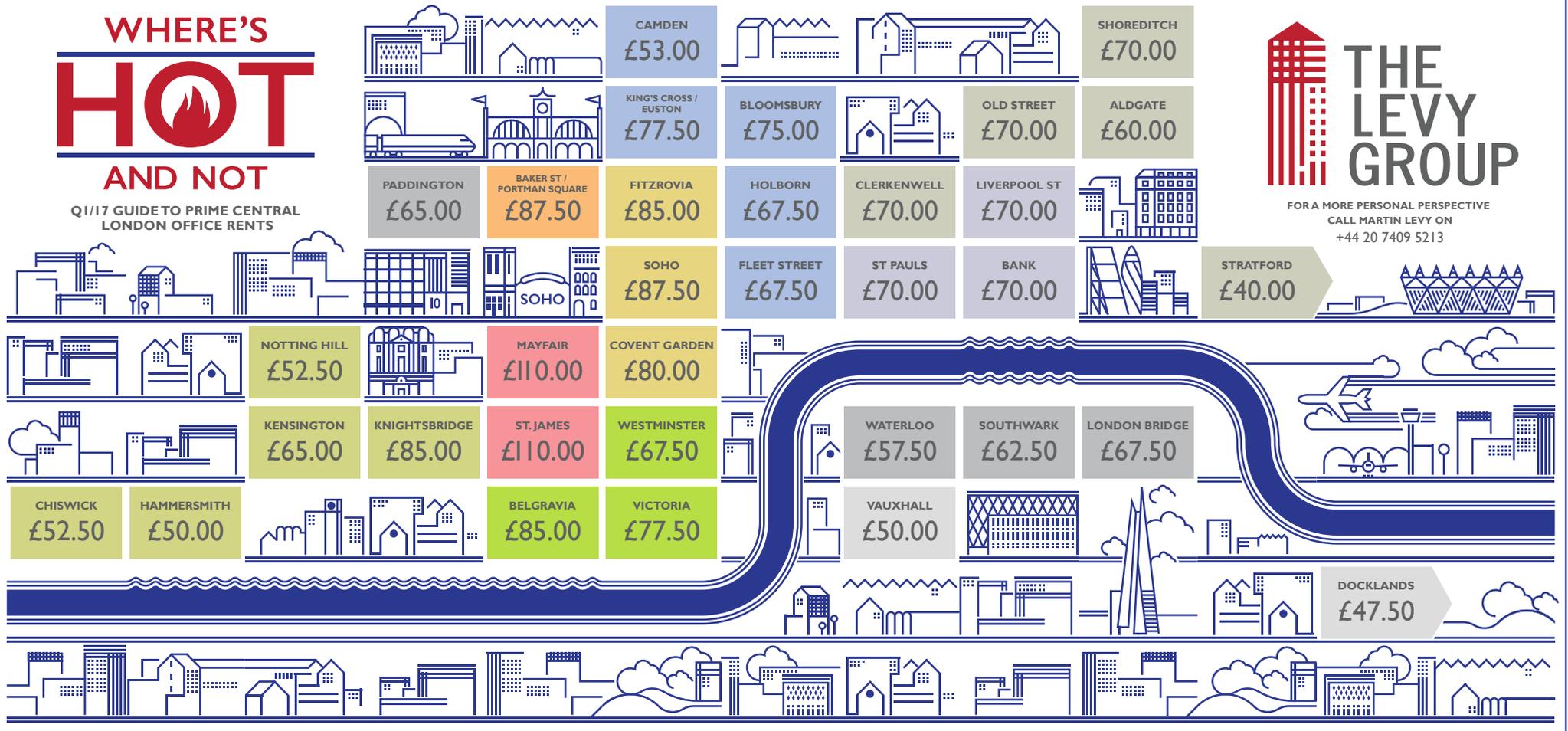


WHERE'S HOT AND NOT

Q1/17 GUIDE TO PRIME CENTRAL LONDON OFFICE RENTS



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THE FUTURE'S BRIGHT

Recorded Future Inc, 'The Threat Intelligence Company' headquartered in Somerville, Massachusetts has established its first permanent UK office at 58-60 Rivington Street in Shoreditch – east London's beating tech heart.

A flexible lease with expansion capability was a key component for this dynamic young company and acquiring a cool 1,900 sq ft loft at only £45 per sq ft (£25 per sq ft below market!) wasn't a financial back-breaker or a vanity project.

Brexit uncertainty and the weak £ both worked in their favour enabling Recorded Future to make their selection from the cream of city-fringe buildings confidentiality sourced by The Levy Group their exclusive London representatives.

IN OFF THE POST BUILDING

Global consultancy giant McKinsey has completed a new 100,000 sq ft pre-let of Oxford Properties and Brockton Capital's 'The Post Building' on Museum Street in London's MidTown district. Originally constructed in the early 1960's as a Royal Mail sorting office, the one-acre floor plates will enjoy great light and private roof terraces plus access to a 7,000 sq ft roof top garden with panoramic views across London.

By shifting from its traditional St James's base, McKinsey's commitment to this inspiring location reaffirms the area's pivotal status and the strategic importance of close connectivity with Crossrail at Tottenham Court Road - only a 5 minute walk.

NEW PASTURES FOR FRESHFIELDS

It's a case of 'goodbye Fleet Street', 'hello Liverpool Street' as magic circle law firm Freshfields Bruckhaus Deringer signs for a 255,000 sq ft pre-let at Brookfield's 40-storey scheme at 100 Bishopsgate. The lawyers will vacate around 400,000 sq ft in MidTown having already leased 80,000 sq ft at One New Bailey in Manchester.

The Freshfields deal completes a 'hat-trick' for Brookfield who pre-let 250,000 sq ft to Royal Bank of Canada and 120,000 sq ft to Jefferies the global investment and wealth management firm. With over 70% occupancy secured more than a year before completion, Brookfield have attracted three of the hottest City based searches.