

Our offices:

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Birmingham  
Bristol  
Cardiff  
Dublin  
Edinburgh  
Glasgow  
Leeds  
Liverpool  
London  
Manchester  
Newcastle

**GVA**

# London Offices Costs and Influences

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Summer 2017



	<b>HOLBORN</b> Rent £65.00 psf Rent free 22 months Rates £28.00 psf		<b>CITY CORE</b> Rent £70.00 psf Rent free 22 months Rates £26.00 psf	<b>BLOOMSBURY</b> Rent £75.00 psf Rent free 20 months Rates £30.00 psf	<b>PADDINGTON</b> Rent £69.50 psf Rent free 20 months Rates £26.50 psf	<b>FITZROYA</b> Rent £77.50 psf Rent free 20 months Rates £33.50 psf	<b>COVENT GARDEN</b> Rent £85.00 psf Rent free 20 months Rates £30.00 psf	<b>ELIZABETH LINE</b> Completion 2018 Heathrow access?	<b>VICTORIA</b> Rent £77.50 psf Rent free 20 months Rates £33.50 psf	
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<b>CLERKENWELL</b> Rent £67.50 psf Rent free 20 months Rates £23.00 psf	<b>EC3</b> Rent £65.00 psf Rent free 22 months Rates £26.50 psf		<b>SOUTHBANK</b> Rent £62.50 psf Rent free 22 months Rates £26.00 psf	<b>EUSTON</b> Rent £75.00 psf Rent free 20 months Rates £28.00 psf	<b>SHOREDITCH</b> Rent £67.50 psf Rent free 21 months Rates £18.00 psf	<b>HAMMERSMITH</b> Rent £50.00 psf Rent free 18 months Rates £21.00 psf	<b>HS2 ?</b> 	<b>WHITE CITY</b> Rent £50.00 psf Rent free 24 months Rates £8.60 psf
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**FINANCIAL PASSPORTING**

# London Offices Costs and Influences

## Summer 2017

**GVA**  
An **APLEONA** company

For all enquiries, please contact:

**020 7895 1515**

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<b>SOHO</b> Rent £90.00 psf Rent free 20 months Rates £41.50 psf	<b>MARYLEBONE</b> Rent £80.00 psf Rent free 20 months Rates £39.50 psf	<b>GENERAL ELECTION</b> June 2017	<b>BELGRAVIA/KNIGHTSBRIDGE</b> Rent £90.00 psf Rent free 20 months Rates £39.50 psf	<b>KINGS CROSS</b> Rent £80.00 psf Rent free 20 months Rates £31.35 psf	<b>CROSSRAIL 2 ?</b> 	<b>MAYFAIR &amp; ST JAMES'S</b> Rent £105.00 psf Rent free 22 months Rates £48.50 psf	<b>WELL BUILDING STANDARD</b> 	<b>"SUPER-PRIME"</b> Rent £125.00 psf Rent free 18 months Rates £51.00 psf
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<b>CAMDEN</b> Rent £55.00 psf Rent free 20 months Rates £26.50 psf	<b>CANARY WHARF</b> Rent £50.00 psf Rent free 22 months Rates £13.00 psf	<b>BROADBAND SPEED IMPROVEMENT</b> London 10mbps slower than European average	<b>VAUXHALL NINE ELMS BATTERSEA</b> Rent £57.50 psf Rent free 22 months Rates £15.00 psf	<b>WATERLOO</b> Rent £65.00 psf Rent free 20 months Rates £22.70 psf	<b>FUTURE PROOFING</b> 	<b>ALDGATE/WHITECHAPEL</b> Rent £57.50 psf Rent free 21 months Rates £20.00 psf	<b>BASE RATE INCREASE ?</b> <b>CURRENT LEVEL</b> <b>0.25%</b>	<b>STRATFORD</b> Rent £47.50 psf Rent free 22 months Rates £8.50 psf
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**TAKE OVERFLOW SPACE IN SERVICED OFFICES**

20% OF TAKE-UP Q1 2017