

Breakfast seminar

Southwark in focus

Wednesday 24 July | 8:00am – 10:00am

London Property Alliance



GT GARDINER
& THEOBALD

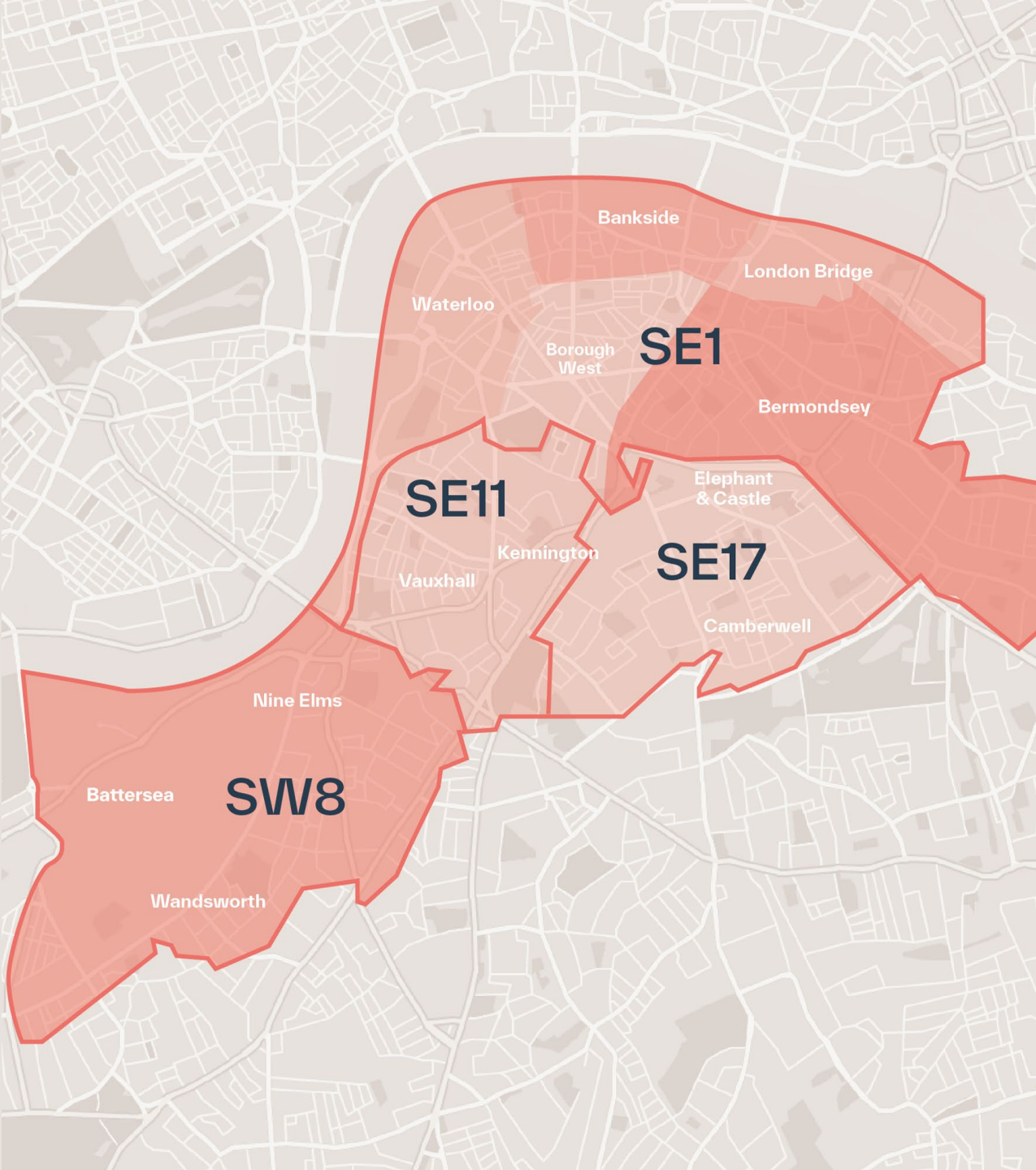




BEN FISHER.
MANAGING PARTNER

ben@usp.london / www.usp.london

Who Are USP?



Farebrother

Tuckerman

Impacts on Demand.



5 DAYS



4 DAYS

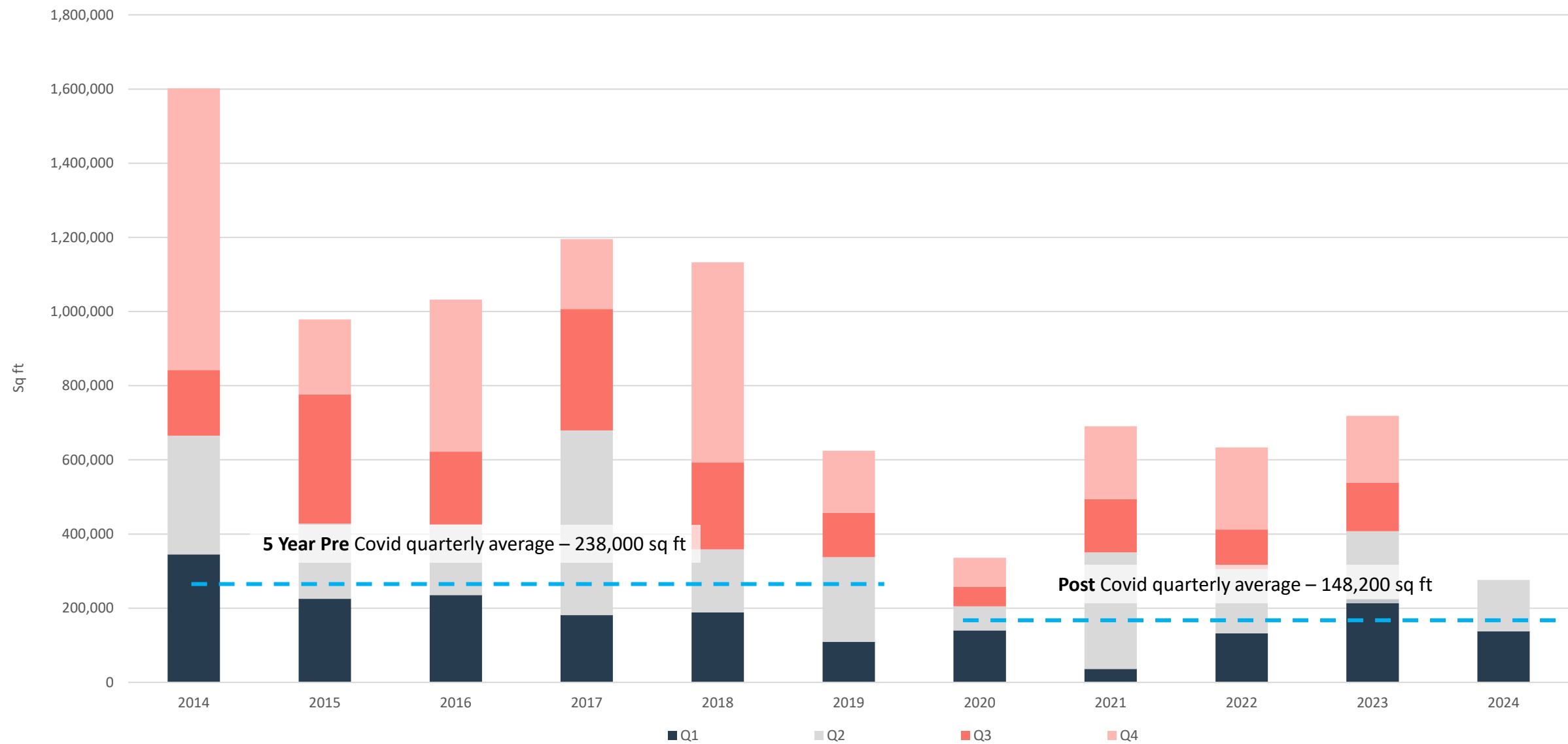


3 DAYS

Other factors that impact on demand:

- Availability of quality stock
 - Floor plate sizes (lack of larger floor plates)
 - Infrastructure (connectivity and confidence)
 - Sustainability credentials
 - Competition (managed and other sub markets)
- Macro economic uncertainties:
 - Elections
 - Conflicts
 - Flat economy Sustainability credentials

Quarterly Take Up. Q2 2024 – 138,240 sq ft / H1 – 275,939 sq ft



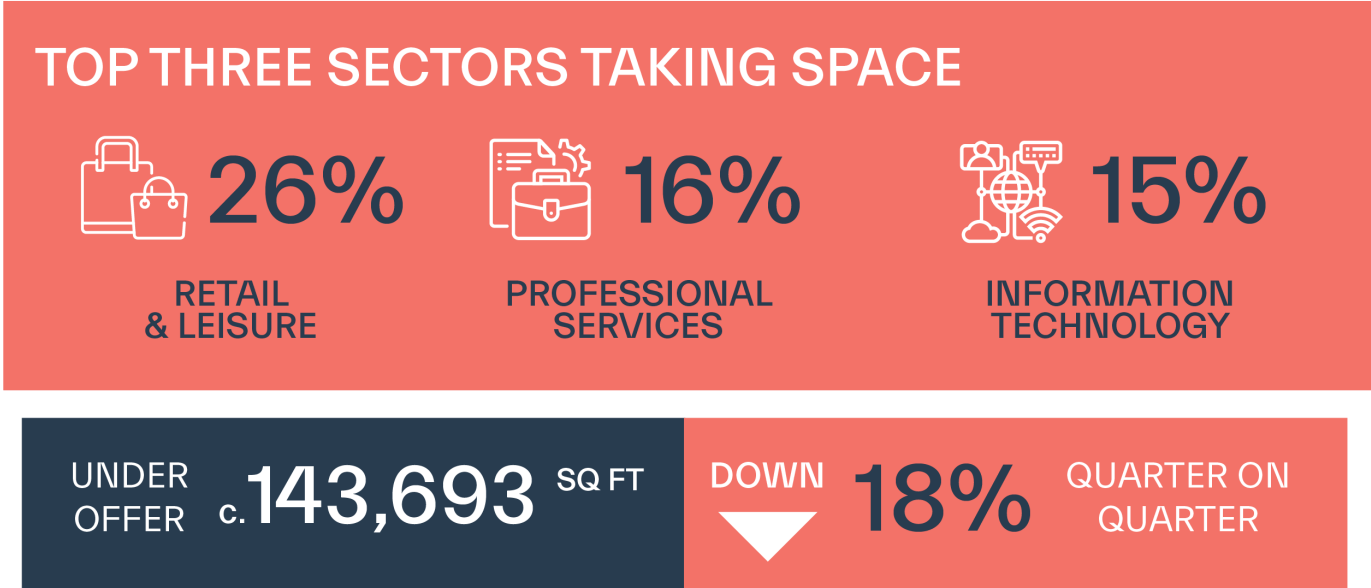
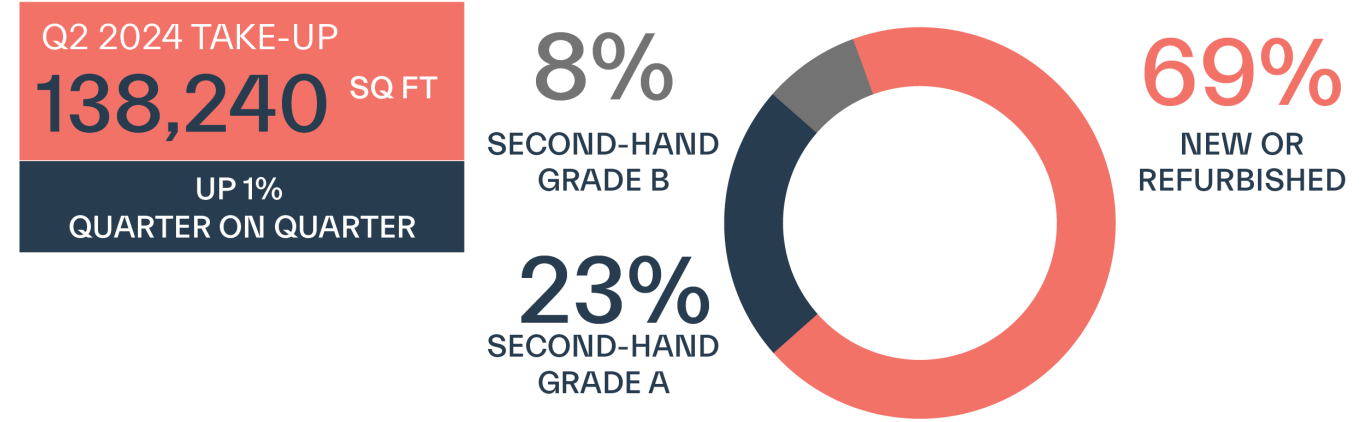
STAND OUT DEAL OF THE QUARTER



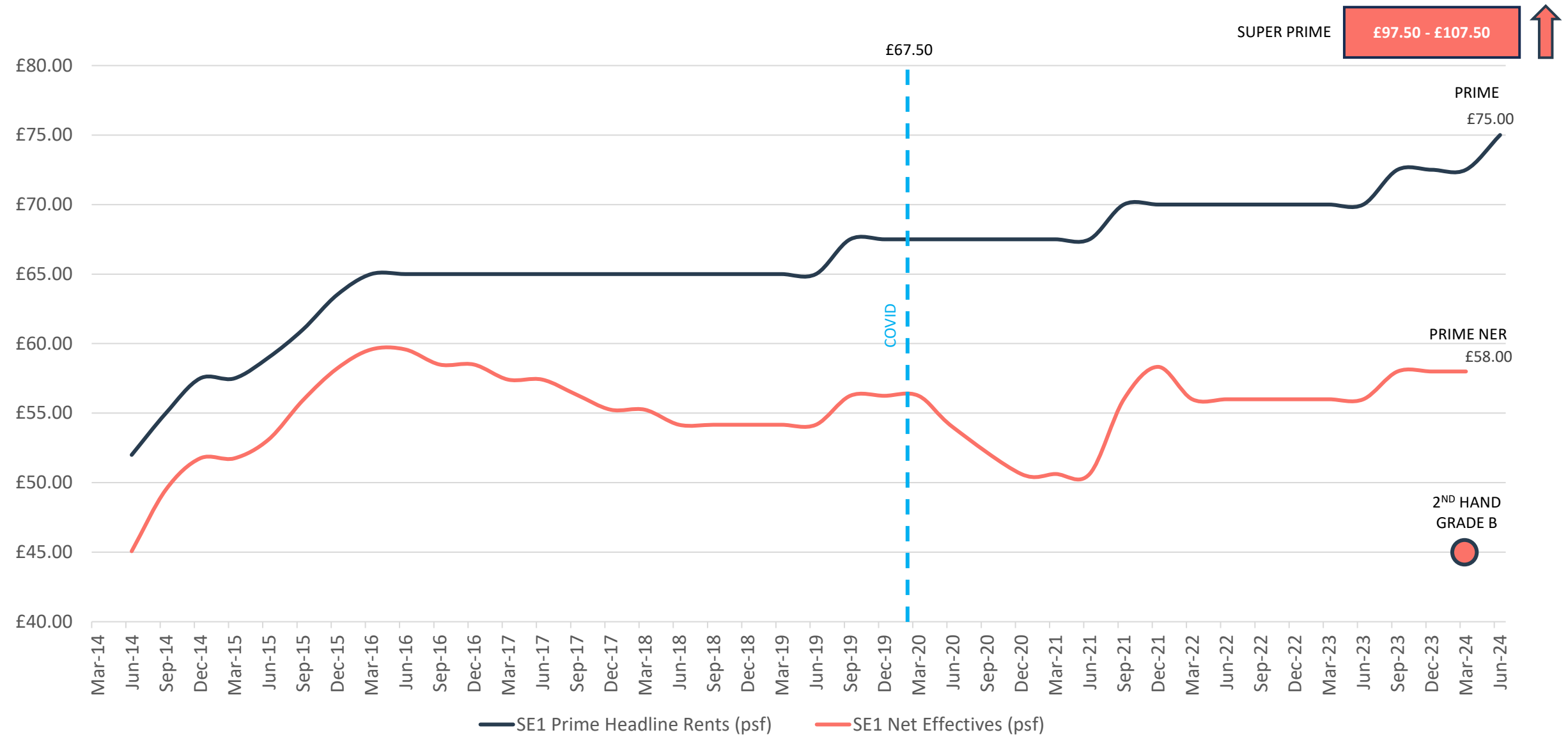
ARBOR, 245 BLACKFRIARS RD, SE1

WIPRO
24,473 SQ.FT
£97.50-£107.50 PER SQ.FT

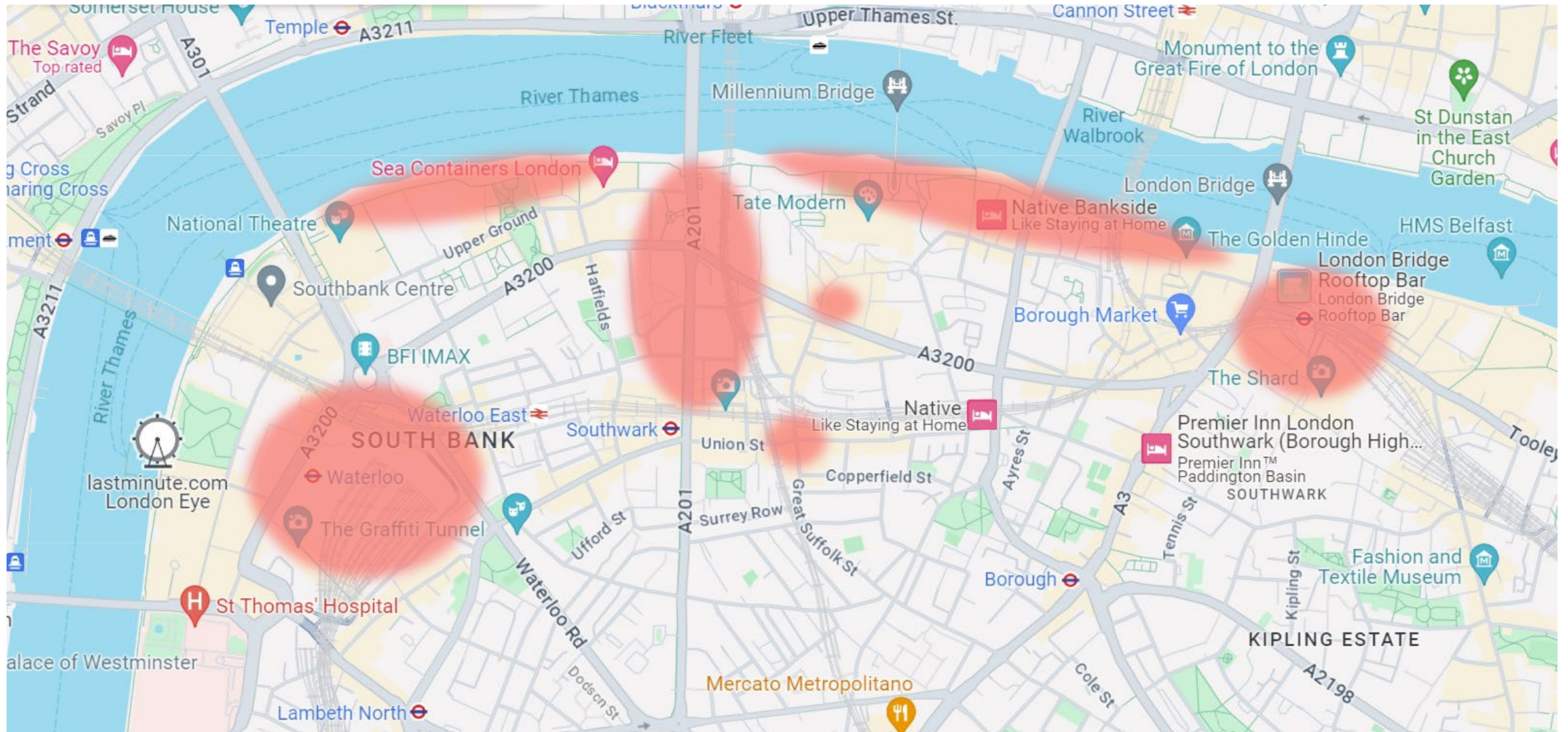
FLUTTER ENTERTAINMENT
22,733 SQ.FT
£65.00-£79.50 PER SQ.FT

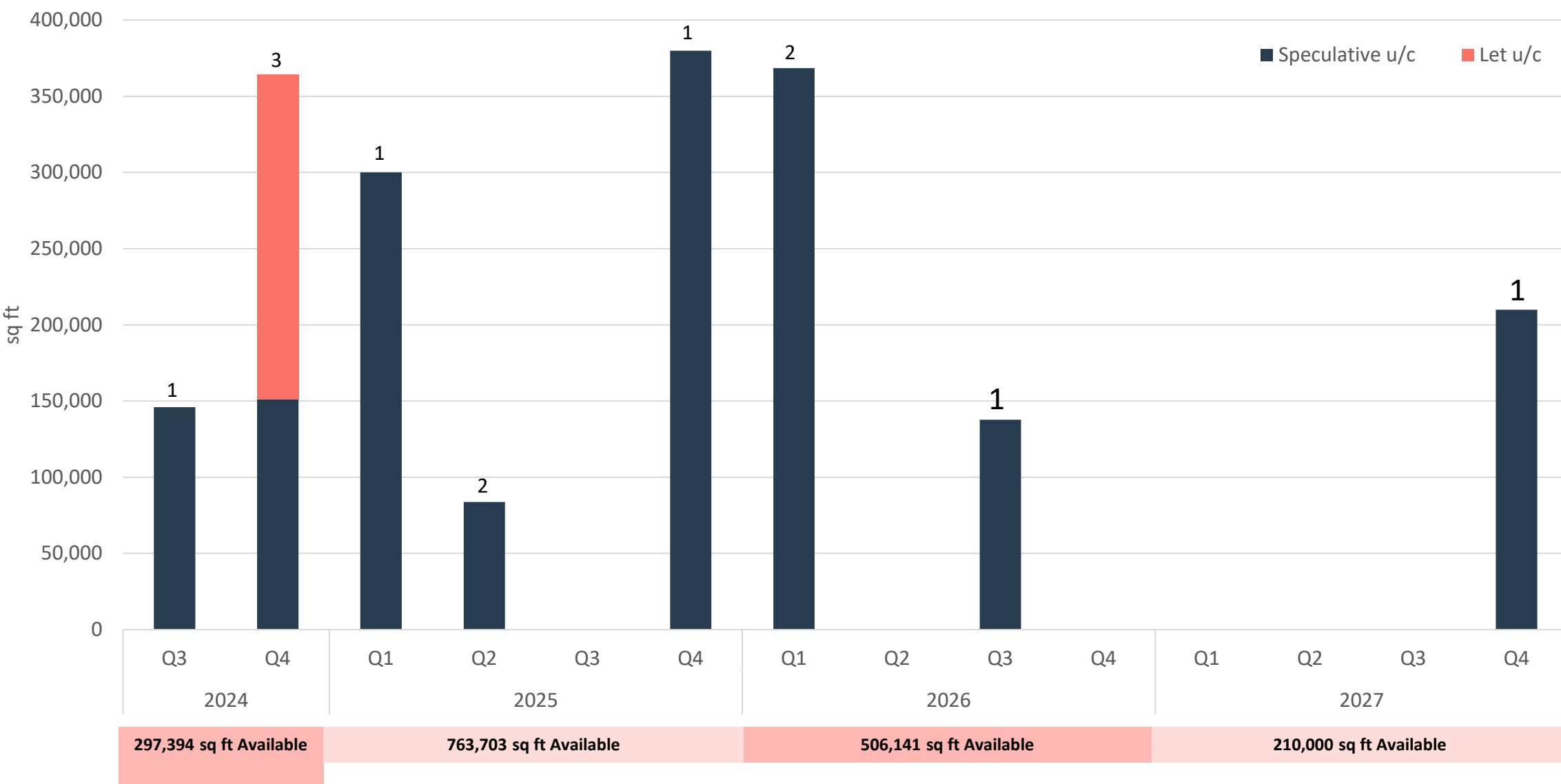


Prime Headline Rents v's Net Effective.



Hotspots.





Current Pipeline.

10



