



Landsec

Press release

Title	Landsec secures planning permission for latest office-led development, 55 Old Broad Street
From	Landsec
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Landsec's plans to transform 55 Old Broad Street, EC2 into a modern, sustainable workspace have been approved by the City of London Corporation. 55 Old Broad Street will deliver best-in-class office space into a supply-constrained market.

The redevelopment of 55 Old Broad Street is a response to market demand for new, sustainable workplaces that are well connected to transport links and in vibrant locations with great local amenities. The project will create a new, mixed-use building which combines 270,000 sq ft of high-quality office space with 15,000 sq ft of retail, F&B and cultural space, including new meanwhile artist studios.

55 Old Broad Street will be net zero in both construction and operation. The plans have retained as much of the existing structure as possible, with many of the recovered materials re-used. The all electric building will be powered by air source heat pumps and run solely on renewable electricity to help businesses to meet their ESG targets.

Located adjacent to Liverpool Street station, one of London's busiest rail and underground hubs, 55 Old Broad Street is surrounded by a variety of local amenities. Two new cultural venues at 65 Old Broad Street and the listed Victorian Bath House will bring new cultural experiences to people living and working in the city.

Oliver Knight, Head of Workplace at Landsec, said: "Demand for modern, sustainable workspace designed with wellbeing in mind is growing and there will be a significant constraint on supply over the coming years as other developers pause projects.

"Alongside modern offices, retail space and greatly improved public realm around the building, this scheme has the opportunity to become a 7-day a week destination – generating long-term value for the City, creating a place where people want to come together to work, create and spend time."

Today's news follows Landsec's recent half year results, where it was announced that Central London occupancy had risen 60bps to 96.5%.

55 Old Broad Street was designed by Fletcher Priest Architects. Savills and Squarebrook are leasing agents for Landsec on the development.

Ends

Notes to editors

Alongside 270,000 sq ft of office space, 55 Old Broad Street will also feature affordable workspace, retail space at ground floor level, a new and improved home for the popular Kings Arms Pub, as well as better pedestrian routes, improved connections to neighbouring streets, and public spaces.



Creating new spaces for people living and working in the community to come together is at the heart of the plans with the creation of two new cultural venues at 65 Old Broad Street and the Victorian Bath House. As a meanwhile use prior to development, Landsec has partnered with Hive Curates, an art collective, to launch 'Broadworks' at 65 Old Broad Street, which is providing 10 artist and maker studios alongside artistic workshops and events. EC BID, the area's business improvement district, is also supporting the programme.

With the plans now approved, this venue will become a long term home for genuinely affordable studio space, offering underrepresented talent and creatives an opportunity to fulfil their career aspirations, and diversifying the cultural experiences on offer in the city.

After a careful refurbishment of the listed Victorian Bath House, the historic building will be made into a community space for the first time. Landsec has partnered with the Guildhall School of Music & Drama who will operate the multi-purpose space, to deliver a cultural programme for communities and emerging talent in the centre of London.

About Landsec

At Landsec, we build and invest in buildings, spaces and partnerships to create sustainable places, connect communities and realise potential. We are one of the largest real estate companies in Europe, with a portfolio of retail, leisure, workspace and residential hubs. Landsec is shaping a better future by leading our industry on environmental and social sustainability while delivering value for our shareholders, great experiences for our guests and positive change for our communities.

Find out more at [landsec.com](https://www.landsec.com)