

Press Release

11 January 2016

Land Securities Group PLC (“Land Securities”)

The Office Group signs first letting at 20 Eastbourne Terrace

Land Securities has pre-let 45,000 sq ft at 20 Eastbourne Terrace, W2 to The Office Group on a 20-year lease.

The Office Group, a provider of flexible workspace, will take eight floors of the comprehensively refurbished 18-storey building taking the building to 49% pre-let ahead of completion in April 2016.

Kaela Fenn-Smith, Head of Commercial at Land Securities, said: “We’re delighted that The Office Group has signed our first office pre-let. The flexible space The Office Group offers will be beneficial to our current and future customers in Eastbourne Terrace creating an exciting hub for businesses in the centre of Paddington.”

20 Eastbourne Terrace, situated next to Paddington underground, mainline and Crossrail stations provides 92,000 sq ft of office space designed by Fletcher Priest in collaboration with Stiff & Trevillion architects. The building includes a substantial café, collaboration and business lounge at ground floor, a 2,000 sq ft roof garden on level 17 shared by all customers, and fantastic facilities including new cycle spaces, showers, lockers and changing rooms.

The Office Group is a leading provider of design-led flexible offices, co-working spaces and meeting rooms, with 29 buildings strategically positioned across London, as well as buildings in Leeds and Bristol. These facilities will benefit all occupiers in the Eastbourne Terrace estate.

Charlie Green, Co-CEO at The Office Group, said: “Having acquired over 300,000 sq ft of new space in central London in 2015, this letting at Eastbourne Terrace signals the start of another exciting year for The Office Group.”

CBRE and JLL advised Land Securities and Cushman & Wakefield advised The Office Group.

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Notes to editors:

Land Securities

Land Securities is the UK's largest listed commercial property company and a member of the FTSE 100. The company owns and manages more than 26.5 million sq ft of property, from shopping centres to offices, valued at £14.6 billion.

Land Securities is currently transforming the area around Victoria Street into a place for Londoners to enjoy, people to visit and a place that businesses and individuals are proud to call home.

The Office Group

- The Office Group is a leading provider of design-led and flexible offices, meeting rooms and co-working spaces for start-ups, small businesses and, increasingly, larger, more established businesses.
- The Office Group has 31 buildings in total; 29 buildings in London, as well as one in Leeds and one in Bristol. 12 of these buildings are owned freehold. Each building is designed individually and has its own identity.
- Co-CEOs Charlie Green and Olly Olsen co-founded The Office Group with their first building in 2003.
- In September 2010, entrepreneur Lloyd Dorfman funded the management buyout of the previous private equity shareholders and became the majority shareholder and the company's Chairman.
- Further information is available at www.theofficegroup.co.uk.

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