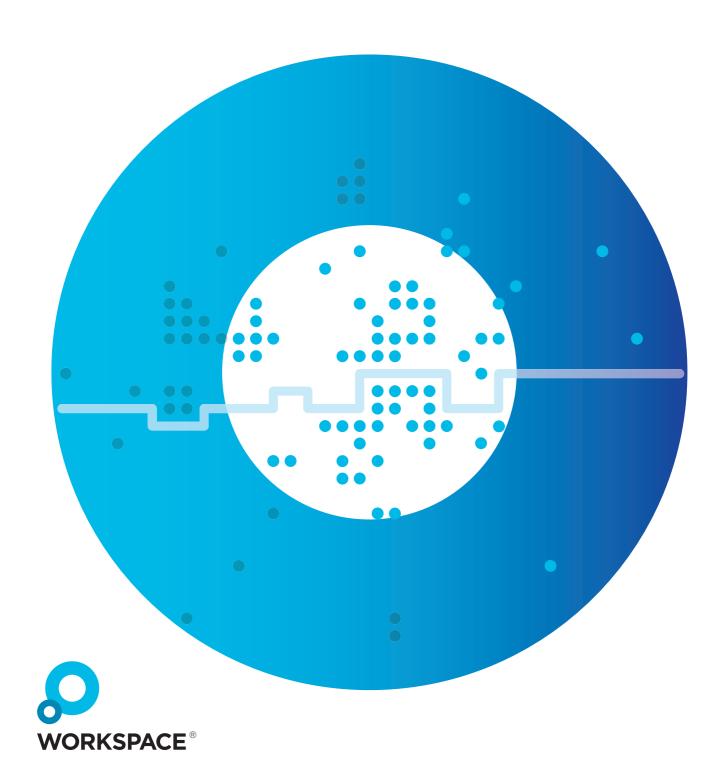
# WORKSPACE UNDERSTANDS WORK SPACE

**PROPERTY PORTFOLIO 2012** 



## Workspace understands work space

#### What we do

Workspace provides business premises tailored to the needs of new and growing companies across London.

#### How we do it

Workspace is dynamic, understands and adapts to the changing needs of these companies and aims to be the best in class.

#### Where we do it

Workspace owns over 100 properties in London providing 5.4 million square feet of space and is home to some 4,000 businesses employing over 30,000 people.

How we generate value Workspace, through its market knowledge, operational capability and customer relationships, can grow.

Workspace can enhance both core operational income and capital values by repositioning specific property assets.

Workspace provides the right properties to attract its customers and the right services to retain them and help them grow.

#### **Property list**

As at 31 March 2012

- Acton Business Centre, NW10 6TD West
- Archer Street, W1D 7AZ Central
- Arches Business Centre, UB2 4AU West
- Artesian Close Industrial Estate, NW10 8RW West
- Artesian Land, NW10 8JP West
- Atlas Business Centre, NW2 7HJ North Avro & Hewlett House Havelock Terrace,
- Baldwins Gardens Hatton Square, EC1N 7RJ Central Barratt Way Industrial Estate - Harrow, HA3 5TJ - West
- Belgravia Workshops, N19 4NF North
- Bounds Green Industrial Estate, N11 2UL North
- Bow Enterprise Park, E3 3QY East
- Bow Exchange, E3 3QP East
- Buzzard Creek Industrial Estate, IG11 OEL East
- Canalot Studios, W10 5BN West
- Canterbury Industrial Park, SE15 1NP South
- Chandelier Building, NW10 6RB BlackRock Workspace Property Trust
- Charles House, UB2 4BD -
- 19 Chiswick Studios, W4 5PY West20 Clerkenwell Workshops, ECIR OAT Central
- Creekside (Faircharm Trading Estate) SE8 3DX - South
- Cremer Business Centre, E2 8HD East
- 2 Cullen Way, NW10 6JZ West
- 10 Cullen Way, NW10 7JF West
- E1 Business Centre, E1 6TD Central
- Enterprise Estate, Upper Ground & Hatfields, SE1 9PG Central
- Enterprise, Hayes, UB3 1DD West
- Europa Building, NW10 6ND -
- BlackRock Workspace Property Trust Exmouth House, EC1R OJH Central Fairways, E10 7QT East

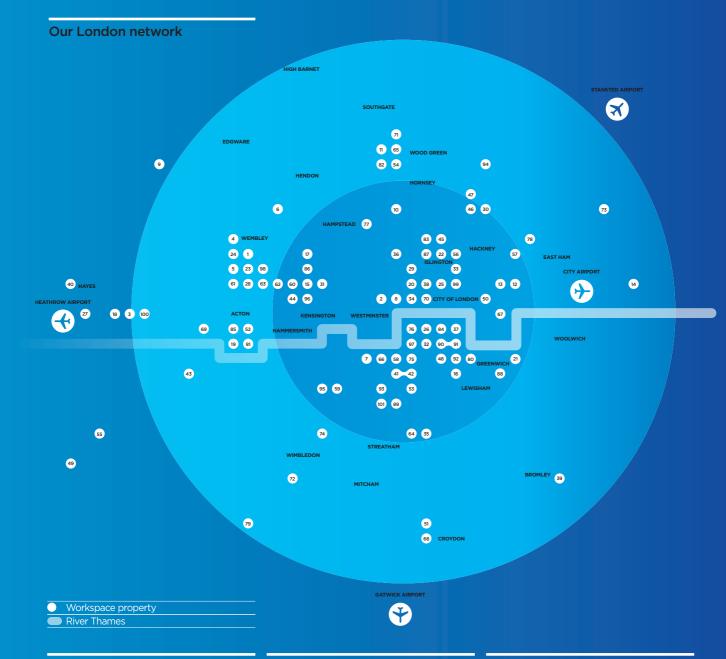
- 31 Grand Union Centre, W10 5AS West
- Great Guildford Street, SE1 OHS Central
- Greenheath Business Centre, E2 6JL East Greville Street, EC1N 8SB Central
- Hamilton Road, SE27 9SF South
- Highbury Grove/Aberdeen Centre, N5 2EA North
- Highway Business Park, E1 9HR East
- Holywell Centre, EC2A 4PS Central
- 39 Homesdale Business Centre, BR1 2QZ - South
- Horton Road, UB7 8JD -BlackRock Workspace Property Trust
- Kennington Park, SW9 6DE South Like for like
- Kennington Park, SW9 6DE South - Refurbishment
- 43 Kingsmill Business Park, KT1 3AP -BlackRock Workspace Property Trust
- 44 Ladbroke Hall, W10 6AZ West
- 45 Leroy House, N1 3QP North
- Leyton Business Centre, E10 7QP East Leyton Studios, E10 7QE East
- 48 Linton House, SE1 OLH Central
- 49 Littleton House, TW15 1UU West
- 50 Lloyds Avenue, EC3N 3AX -BlackRock Workspace Property Trust
- Lombard Business Centre, CRO 3JP South
- Long Island House, W3 ORG West
- 53 Mahatma Ghandi, SE24 OJF South

- 54 Mallard Place, N22 6TS North
- Maple Industrial Estate, TW13 7AW West
- Mare Street Studios, E8 3QE East
- Marshgate Centre, E15 2NH East
- Michael Manley, SW8 4TU South
- 59 Morie Street, SW18 1SL South60 Pall Mall Deposit, W10 6BL West
- Park Royal Business Centre,
- Park Royal House, NW10 7JH West 28-30 Park Royal Road, NW10 7LF West
- Parkhall Business Centre, SE21 8EN South
- Parma House, N22 6XF North
- Pensbury Industrial Estate, SW8 4TL South
- Poplar Business Park, E14 9RL East Progress Park, CRO 4XD -BlackRock Workspace Property Trust
- Q West, TW8 OGP West
- Quality Court, WC2A 1HR Central Quicksilver Place, N22 6XH North
- Rainbow Industrial Estate, SW20 OJK - South
- Redbridge Enterprise Centre, IG1 1TY East
- Riverside, SW18 4UQ South
- Rudolf Place, SW8 1RP -BlackRock Workspace Property Trust
- Southbank House, SE1 7SJ Central Spectrum House, NW5 1LP North

- Stratford Office Village, E15 4EA East Sundial Court, KT5 9RN - South
- T Marchant, SE16 3DH South
- The Barley Mow Centre, W4 4PH West
- The Chocolate Factory, N22 6XJ North
- The Ivories, N1 2HY North
- The Leathermarket, SE1 3ER Central
- The Light Box, W4 5PY West
- The Shaftesbury Centre, W10 6BN West
- The Wenlock, N1 7EU North Thurston Road Industrial Estate, SE13 7SH - South
- Toplin House, SW9 6BB BlackRock Workspace Property Trust
- Tower Bridge Business Complex, SE16 4DG South Held for redevelopment/sale
- Tower Bridge Business Complex, SE16 4DG - South
- Like for like
- Tower Bridge F Block, SE16 4DG South
- Union Court, SW4 6JP BlackRock Workspace Property Trust
- Uplands, E17 5QN East
- Wandsworth Business Village, SW18 4JQ - South Westbourne Studios, W10 5JJ - West
- Westminster Business Square, SE11 5JH - Central
- Westwood Business Centre, NW10 6NB - West
- Whitechapel Technology Centre,
- 100 Windmill Place, UB2 4NJ -BlackRock Workspace Property Trust 101 Zennor Road, SW12 OPS - South

#### Properties not shown on map

- 102 Clyde House, Maidenhead, SL6 8BR
- 103 Harlow Enterprise Centre, Harlow, CM20 2HS



### Why London:

London is the prime driver of UK economic growth and a global hub for business and culture.

It has the densest and most active population of new and growing businesses in the UK.

It has the highest rate of business start-ups anywhere in the UK.

Wholly owned portfolio:

92

**Total number of properties** 

5.0m

Total lettable floor area (sq. ft.)

BlackRock Workspace Property Trust portfolio:

11

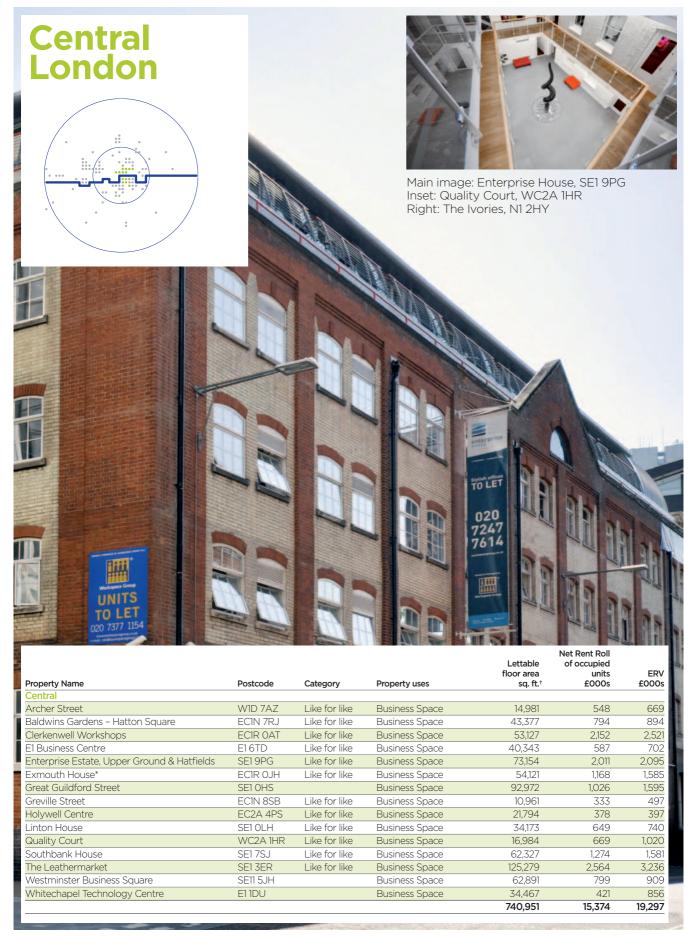
Total number of properties

0.4m

Total lettable floor area (sq. ft.)



Property Name	Postcode	Category	Duopouh	Lettable floor area	Net Rent Roll of occupied units £000s	ERV
South	Postcode	Category	Property uses	sq. ft.†	£000s	£000s
Avro & Hewlett House Havelock Terrace	SW8 4AS	Like for like	Business Space	58,281	530	624
Canterbury Industrial Park	SE15 1NP	Like for like	Industrial	18,893	177	172
Creekside (Faircharm Trading Estate)	SE8 3DX	Like for like	Industrial	105,614	442	627
Hamilton Road	SE27 9SF	Like for like	Industrial	23,531	149	210
Homesdale Business Centre	BR1 2QZ	Like for like	Business Space	13,768	103	177
Kennington Park - Like for like	SW9 6DE	Like for like	Business Space	278,353	3,640	4,288
Kennington Park - Refurbishment	SW9 6DE		Business Space	82,362	616	1,186
Lombard Business Centre	CRO 3JP	Like for like	Business Space	67,243	487	623
Mahatma Ghandi	SE24 OJF	Like for like	Industrial	16,750	152	180
Michael Manley	SW8 4TU	Like for like	Industrial	5,800	73	76
Morie Street	SW18 1SL	Like for like	Business Space	21,696	285	285
Parkhall Business Centre	SE21 8EN	Like for like	Business Space	116,608	748	901
Pensbury Industrial Estate	SW8 4TL	Like for like	Industrial	19,971	236	278
Rainbow Industrial Estate	SW20 OJK	Like for like	Industrial	1,000	288	414
Riverside	SW18 4UQ	Like for like	Business Space	99,501	950	961
Sundial Court	KT5 9RN	Like for like	Business Space	26,107	250	274
T Marchant	SE16 3DH	Like for like	Industrial	51,721	354	302
Thurston Road Industrial Estate	SE13 7SH		Awaiting return of commercial space	0	0	561
Tower Bridge Business Complex - Held for redevelopment/sale	SE16 4DG		Industrial	134,277	581	617
Tower Bridge Business Complex - Like for like	SE16 4DG	Like for like	Business Space	281,340	1,857	2,394
Tower Bridge F Block	SE16 4DG		Industrial	141,881	176	652
Wandsworth Business Village	SW18 4JQ		Awaiting return of commercial space	0	0	1,210
Zennor Road	SW12 OPS	Like for like	Industrial	66,054	460	501
				1,630,751	12,555	17,514
West						
Acton Business Centre	NW10 6TD	Like for like	Industrial	50,361	542	620
Acton Business Centre Arches Business Centre	NW10 6TD UB2 4AU	Like for like Like for like	Industrial Business Space	50,361 40,725	542 285	620 311
Arches Business Centre	UB2 4AU	Like for like	Business Space	40,725	285	311
Arches Business Centre Artesian Close Industrial Estate	UB2 4AU NW10 8RW	Like for like Like for like	Business Space Industrial	40,725 15,814	285 160	311 191
Arches Business Centre Artesian Close Industrial Estate Artesian Land	UB2 4AU NW10 8RW NW10 8JP	Like for like Like for like Like for like	Business Space Industrial Industrial	40,725 15,814 4,500	285 160 20	311 191 O
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ	Like for like Like for like Like for like	Business Space Industrial Industrial Industrial	40,725 15,814 4,500 48,507	285 160 20 264	311 191 0 397
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN	Like for like Like for like Like for like Like for like	Business Space Industrial Industrial Industrial Business Space	40,725 15,814 4,500 48,507 37,487	285 160 20 264 329	311 191 0 397 980
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space	40,725 15,814 4,500 48,507 37,487 14,253	285 160 20 264 329 182	311 191 0 397 980 167
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial	40,725 15,814 4,500 48,507 37,487 14,253 1,562	285 160 20 264 329 182 17	311 191 0 397 980 167
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304	285 160 20 264 329 182 17	311 191 0 397 980 167 15
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433	285 160 20 264 329 182 17 18 17	311 191 0 397 980 167 15 59 352 612
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700	285 160 20 264 329 182 17 18 172 485	311 191 0 397 980 167 15 59 352
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Business Space Business Space Business Space Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716	285 160 20 264 329 182 17 18 172 485 222	311 191 0 397 980 167 15 59 352 612 257
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space Business Space Business Space Business Space Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983	285 160 20 264 329 182 17 18 172 485 222 270	311 191 0 397 980 167 15 59 352 612 257 308
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716	285 160 20 264 329 182 17 18 172 485 222 270 240	311 191 0 397 980 167 15 59 352 612 257 308 247
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space Business Space Business Space Business Space Business Space Industrial	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210	285 160 20 264 329 182 17 18 172 485 222 270 240 249	311 191 0 397 980 167 15 59 352 612 257 308 247
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space Business Space Business Space Business Space Industrial Business Space Business Space Business Space Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7LQ	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space Industrial Business Space Business Space Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre Park Royal House	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7JH	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Industrial Business Space Industrial Business Space Industrial Business Space Business Space Business Space Business Space Business Space Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347 0	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281 0	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre Park Royal House 28-30 Park Royal Road	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7JF NW10 7JF	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Business Space Industrial Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347 0	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281 0	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349 89 258
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre Park Royal House 28-30 Park Royal Road Q West*	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7JH NW10 7JF NW10 7JF	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Business Space Industrial Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347 0 27,762 40,445	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281 0 148 226	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349 89 258 388
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre Park Royal House 28-30 Park Royal Road Q West* The Barley Mow Centre	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7JH NW10 7JF TW8 0GP W4 4PH	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347 0 27,762 40,445 75,567	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281 0 148 226 1,386	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349 89 258 388 1,475
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre Park Royal House 28-30 Park Royal Road Q West* The Barley Mow Centre The Light Box	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7JH NW10 7JH NW10 7JF TW8 0GP W4 4PH W4 5PY	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347 0 27,762 40,445 75,567 71,161	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281 0 148 226 1,386 889	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349 89 258 388 1,475 1,079
Arches Business Centre Artesian Close Industrial Estate Artesian Land Barratt Way Industrial Estate - Harrow Canalot Studios Chiswick Studios 2 Cullen Way 10 Cullen Way Enterprise, Hayes Grand Union Centre Ladbroke Hall Littleton House Long Island House Maple Industrial Estate Pall Mall Deposit Park Royal Business Centre Park Royal House 28-30 Park Royal Road Q West* The Barley Mow Centre The Light Box The Shaftesbury Centre	UB2 4AU NW10 8RW NW10 8JP HA3 5TJ W10 5BN W4 5PY NW10 6JZ NW10 7JF UB3 1DD W10 5AS W10 6AZ TW15 1UU W3 0RG TW13 7AW W10 6BL NW10 7JH NW10 7JH NW10 7JF TW8 0GP W4 4PH W4 5PY W10 6BN	Like for like	Business Space Industrial Industrial Industrial Business Space Business Space Industrial Business Space Industrial Business Space	40,725 15,814 4,500 48,507 37,487 14,253 1,562 10,304 89,433 52,700 15,219 41,716 29,983 18,210 49,391 30,347 0 27,762 40,445 75,567 71,161 12,604	285 160 20 264 329 182 17 18 172 485 222 270 240 249 903 281 0 148 226 1,386 889 182	311 191 0 397 980 167 15 59 352 612 257 308 247 241 936 349 89 258 388 1,475 1,079 229





## **Outside London**

Property Name	Postcode	Category	Property uses	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
Outside London						
Clyde House, Maidenhead*	SL6 8BR	Like for like	Business space	29,654	192	253
Harlow Enterprise Centre, Harlow	CM20 2HS	Like for like	Industrial	51,851	328	315
				81,505	520	569
Wholly owned portfolio as at 31 March 2012				4,992,949	50,197	65,426

## **BlackRock Workspace Joint Venture**

Property Name	Postcode	Property uses	Lettable floor area sq. ft.†	Net Rent Roll of occupied units £000s	ERV £000s
BlackRock Workspace Property Trust					
Chandelier Building	NW10 6RB	Business space	46,174	411	1,064
Charles House	UB2 4BD	Industrial	72,097	999	498
Europa Building	NW10 6ND	Business space	26,477	257	413
Horton Road	UB7 8JD	Industrial	41,402	210	202
Kingsmill Business Park*	KT1 3AP	Business space	40,151	345	374
Lloyds Avenue	EC3N 3AX	Business space	34,764	680	894
Progress Park	CRO 4XD	Industrial	31,002	213	282
Rudolf Place	SW8 1RP	Business space	14,708	184	297
Toplin House	SW9 6BB	Business space	40,485	485	486
Union Court	SW4 6JP	Business space	67,344	625	738
Windmill Place	UB2 4NJ	Business space	25,779	266	292
BlackRock Workspace Property Trust joint venture totals as at 31 March 2012			440,383	4,676	5,540

<sup>\*</sup> Denotes property held as long leasehold, all other properties held as freehold

Property statistics as at 31 March 2012



WORKSPACE GROUP PLC

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<sup>†</sup> Excludes storage area