



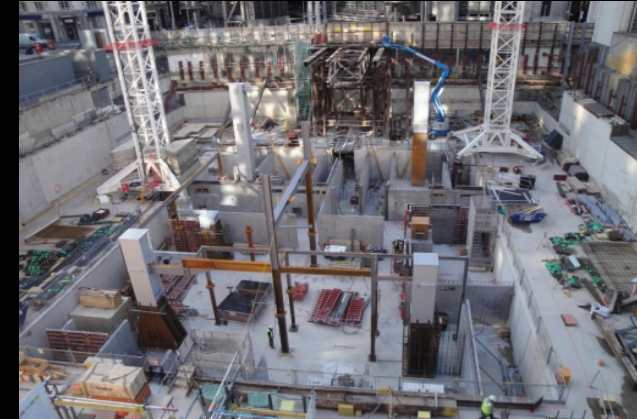
The Leadenhall Building 122 Leadenhall Street



British Land

OXFORD

Timeline



Planning
Consent

Start
Demolition

Project
Suspension

Restart

Joint
Venture

Contract
Placement

Pre-let

Completion

April
2005

March
2007

April
2009

June
2010

December
2010

August
2011

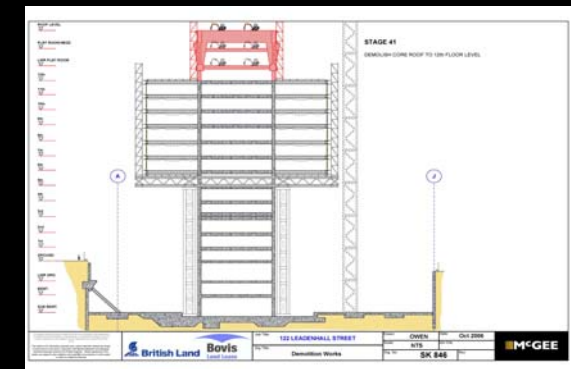
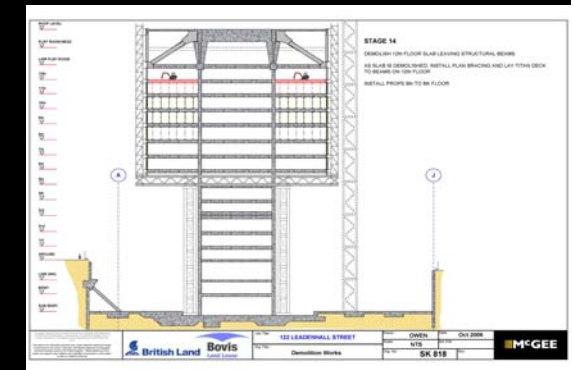
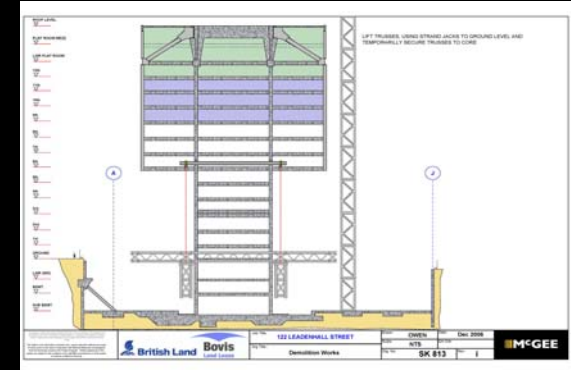
November
2011

Mid
2014

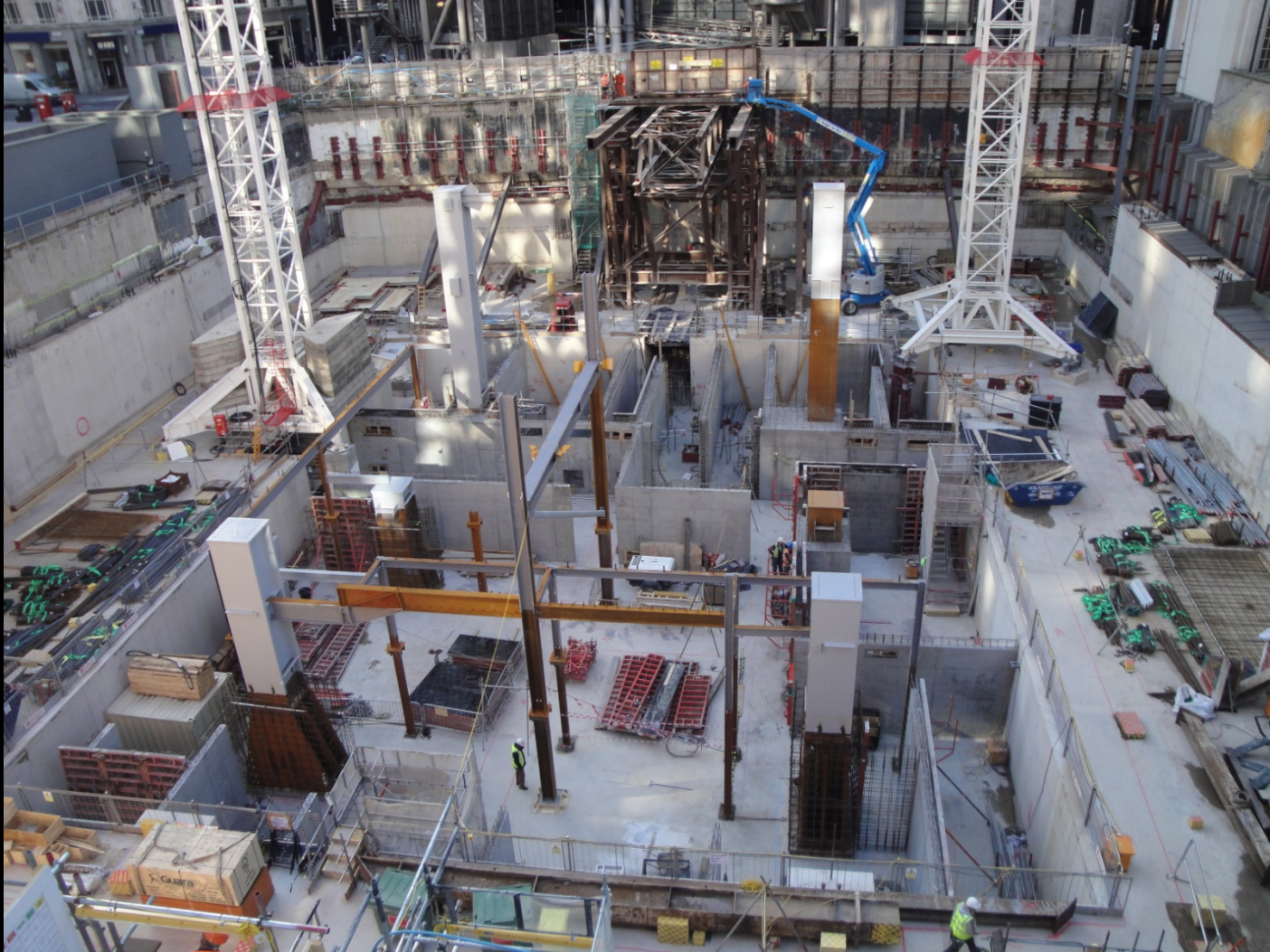


Demolition

- Existing GMW designed building 1969
- Floors suspended from post tensioned structure at roof level
- Demolished from ground up



Progress – November 11



Aon Pre-let

- 191,000 sq ft with further 85,000 sq ft as options
- Levels 4 to 13
- £56-£58 / sq ft
- 19 years average lease term



Space Provided

Total NIA 610,000 Sq ft

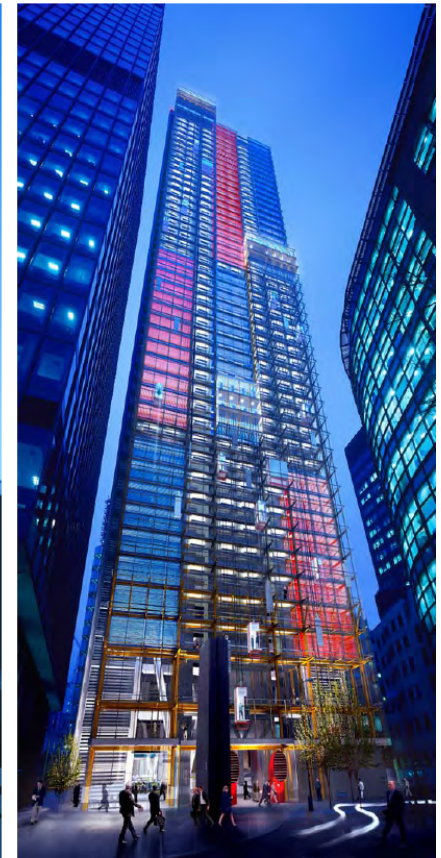
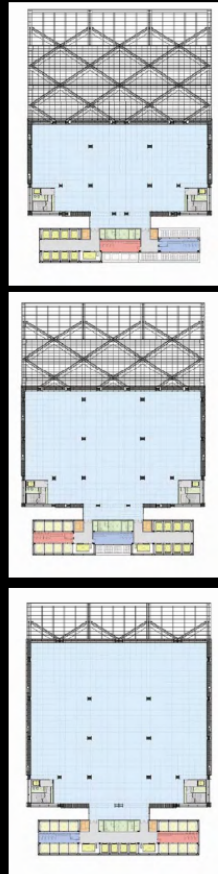
Level 45 – 6,000 Sq ft

Level 18 – 16,000 Sq ft

Level 5 – 21,000 Sq ft

Net: Gross

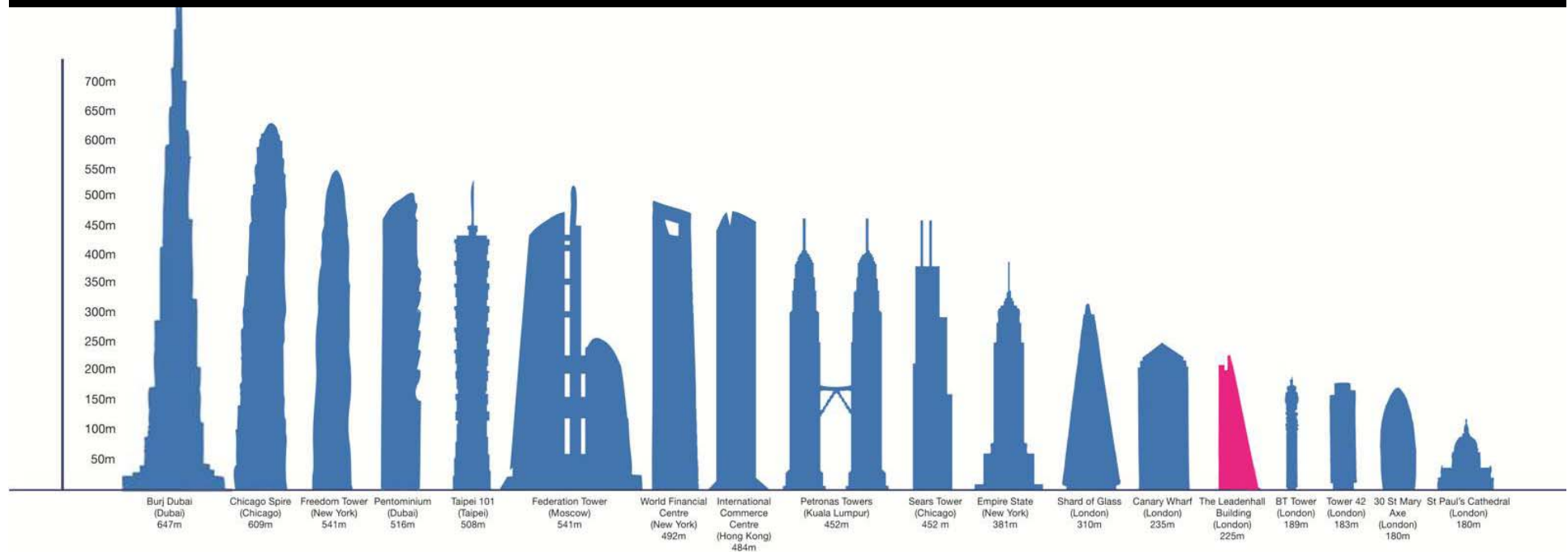
Efficiency above ground 70%



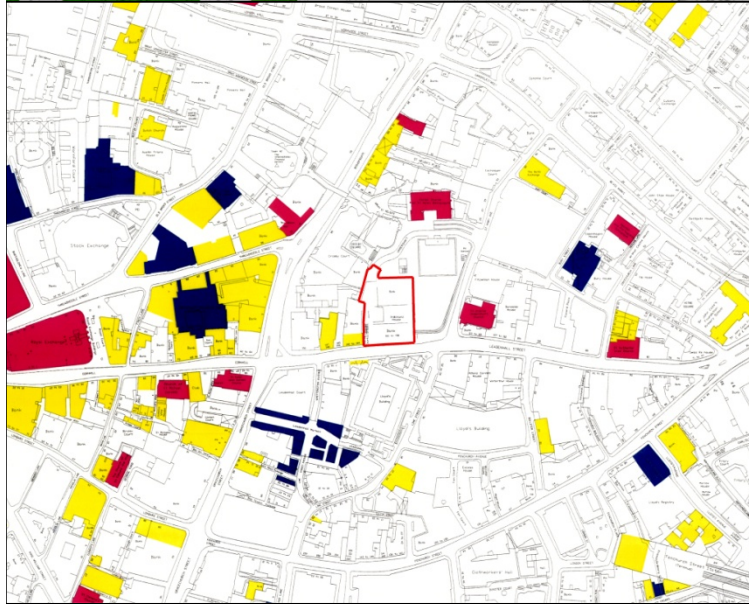
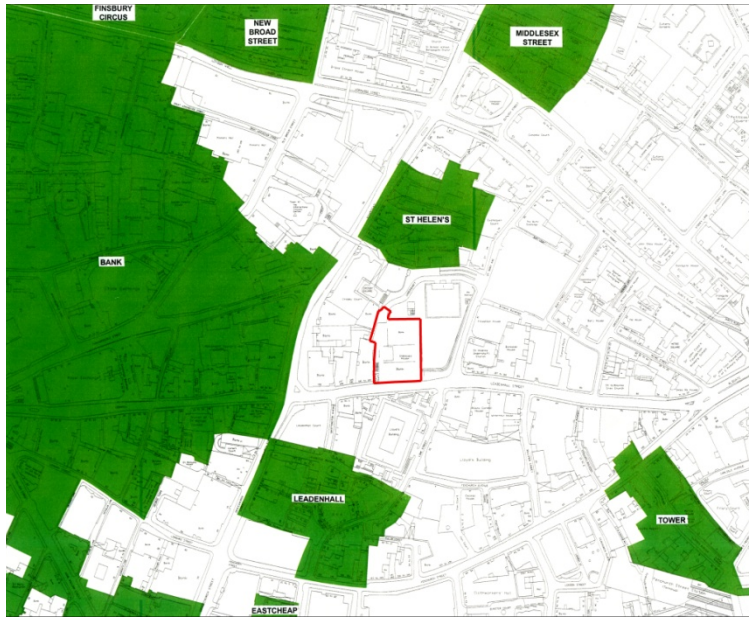


The Leadenhall Building

Rogers Stirk Harbour + Partners

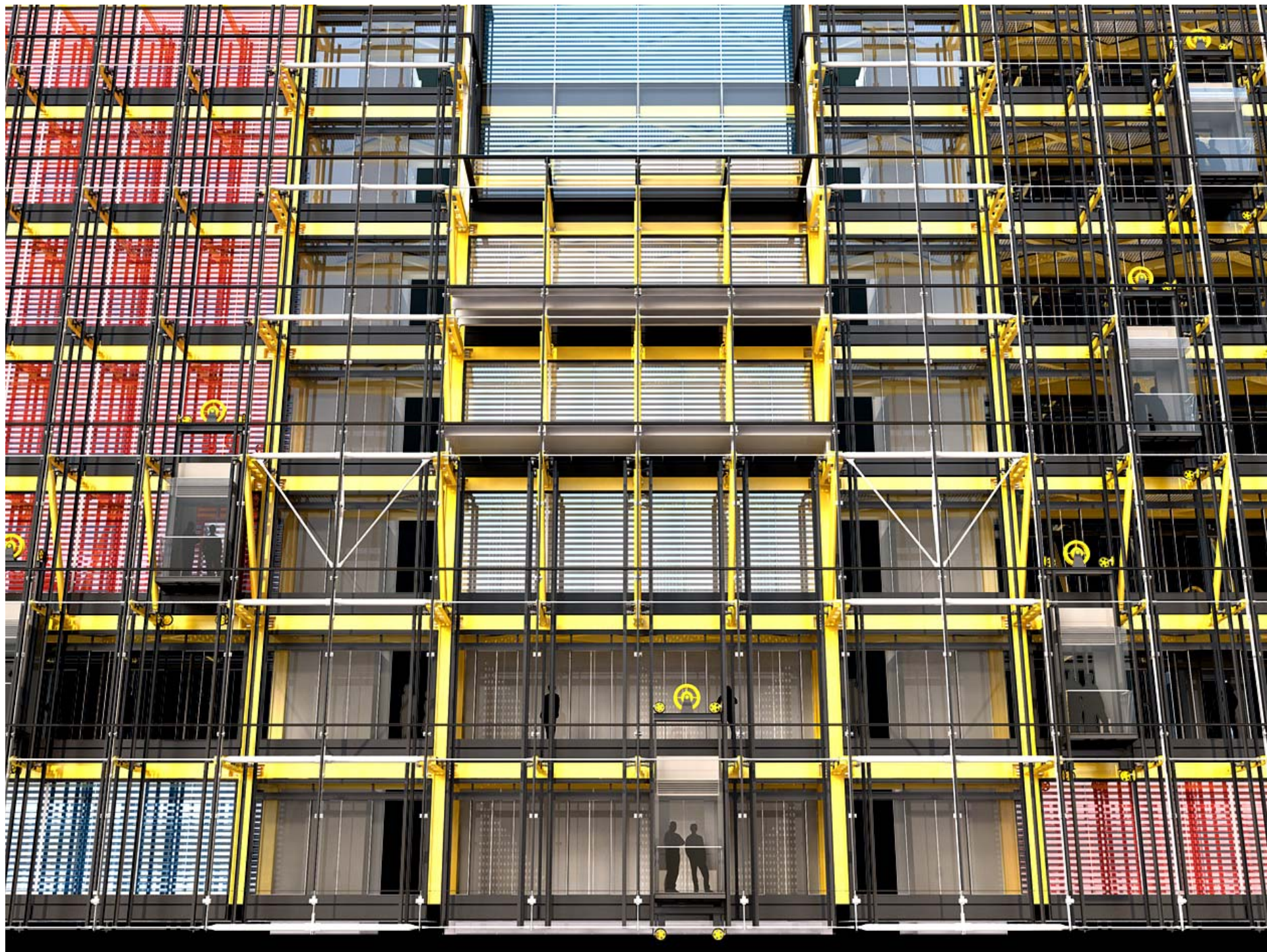


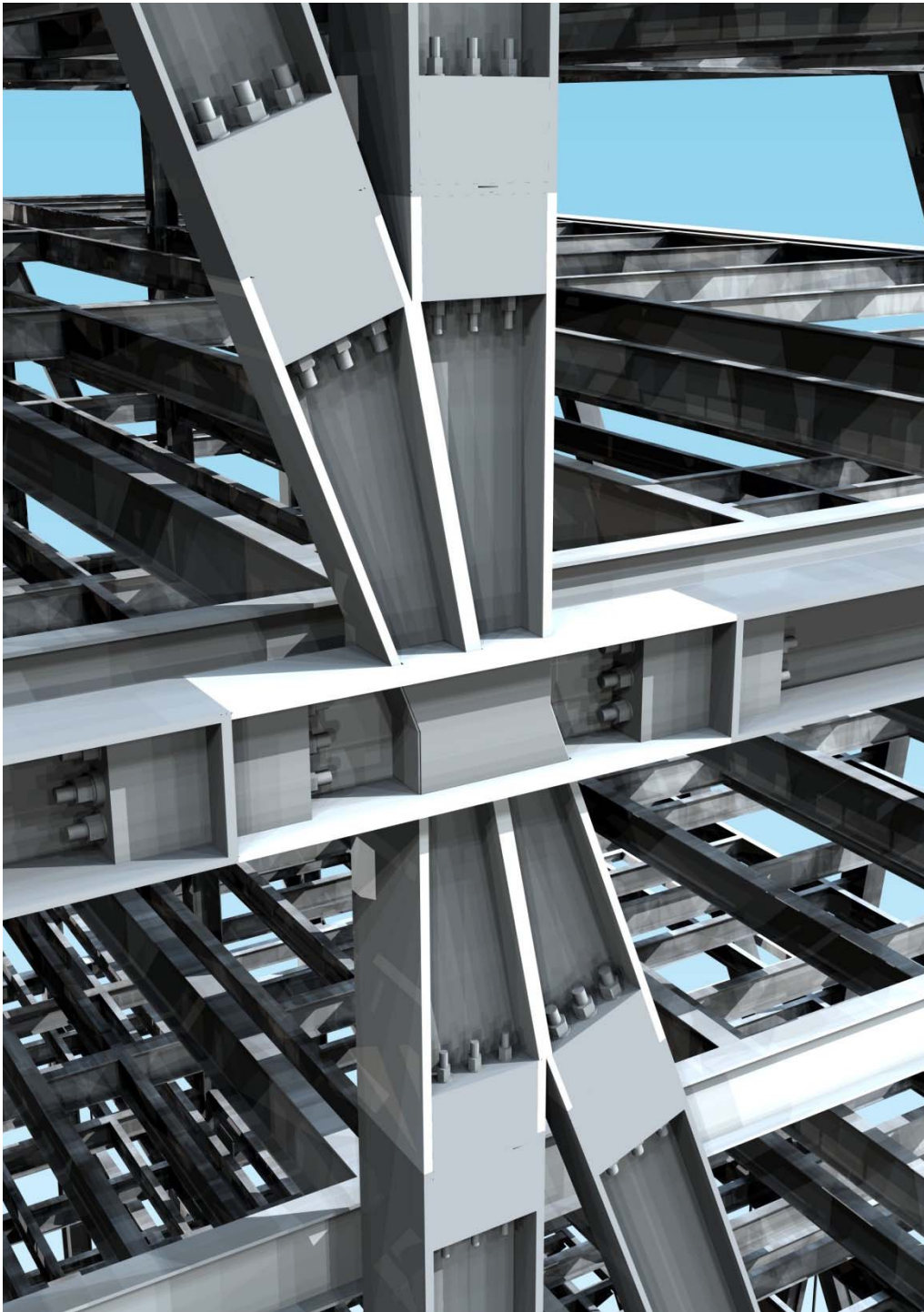
Scale of the building in global context







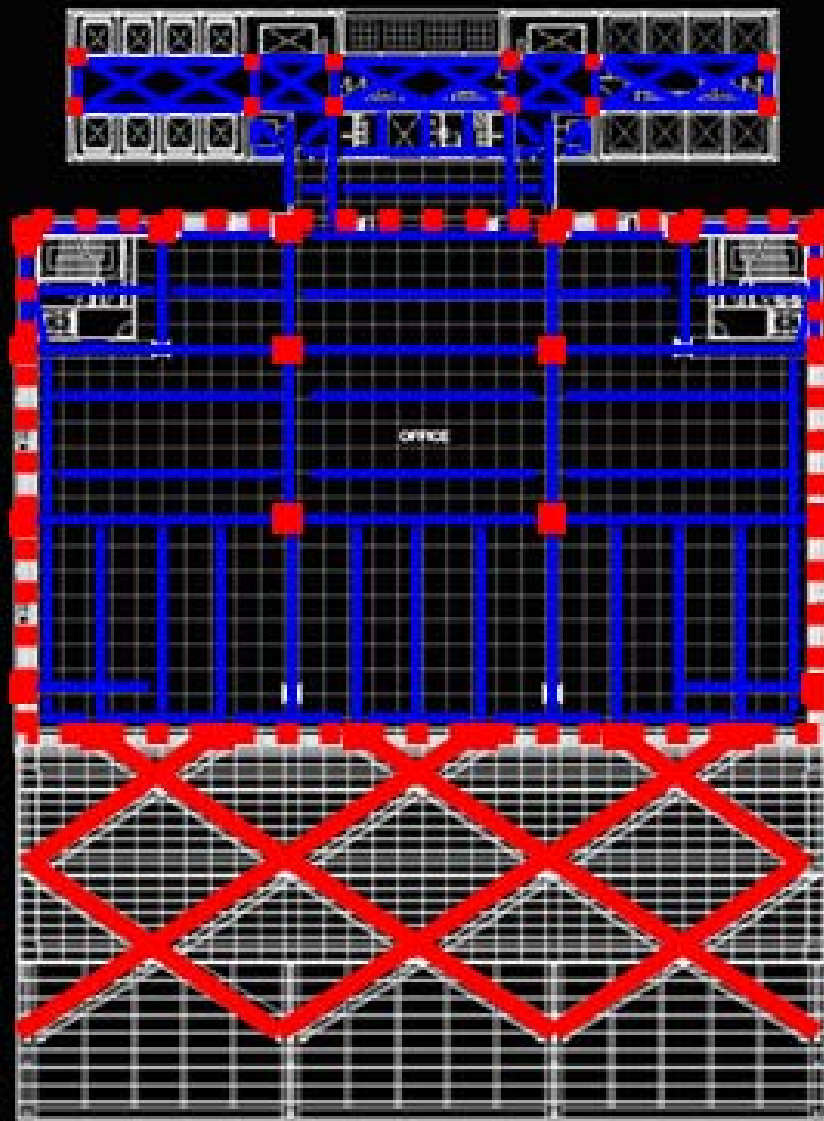




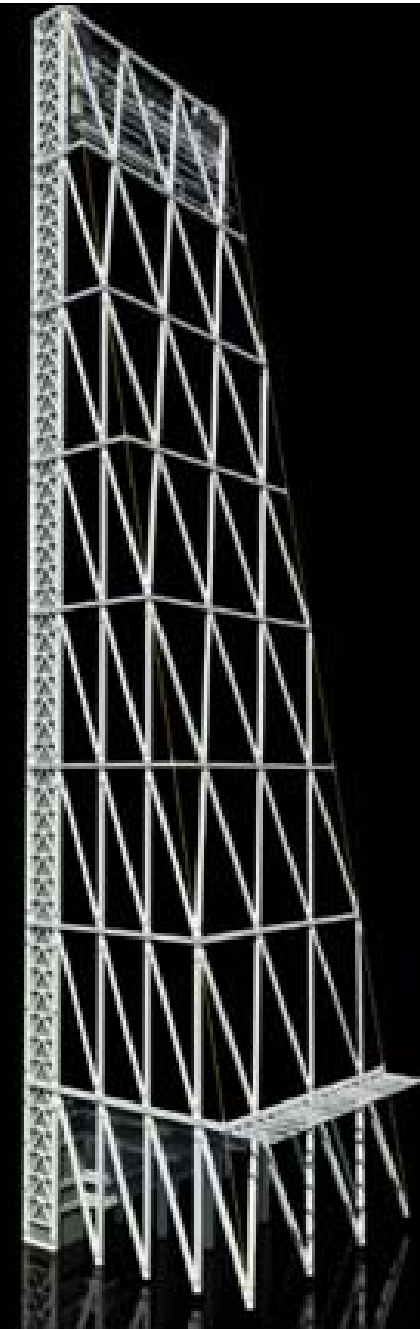
The Leadenhall Building

Megaframe engineering

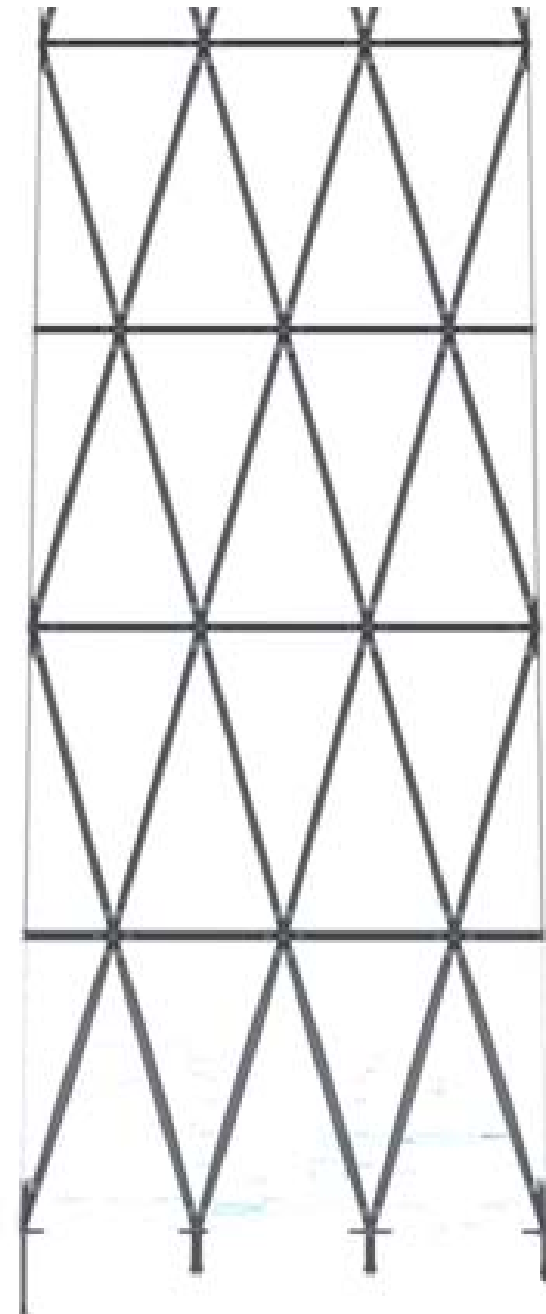
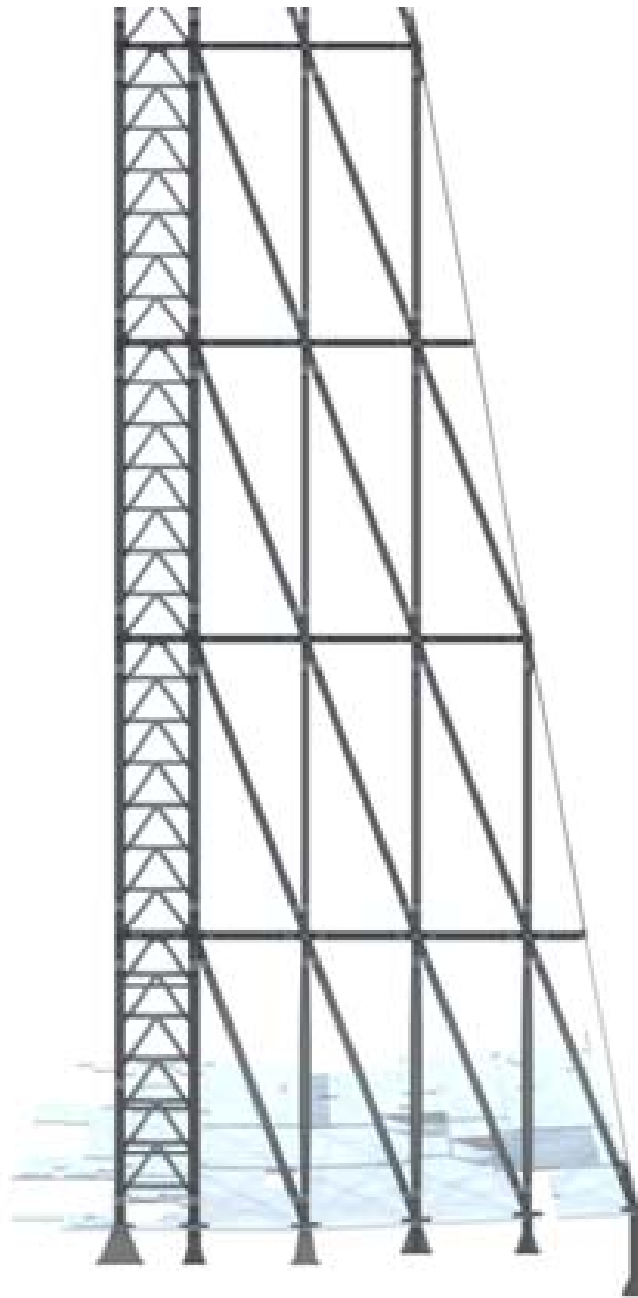
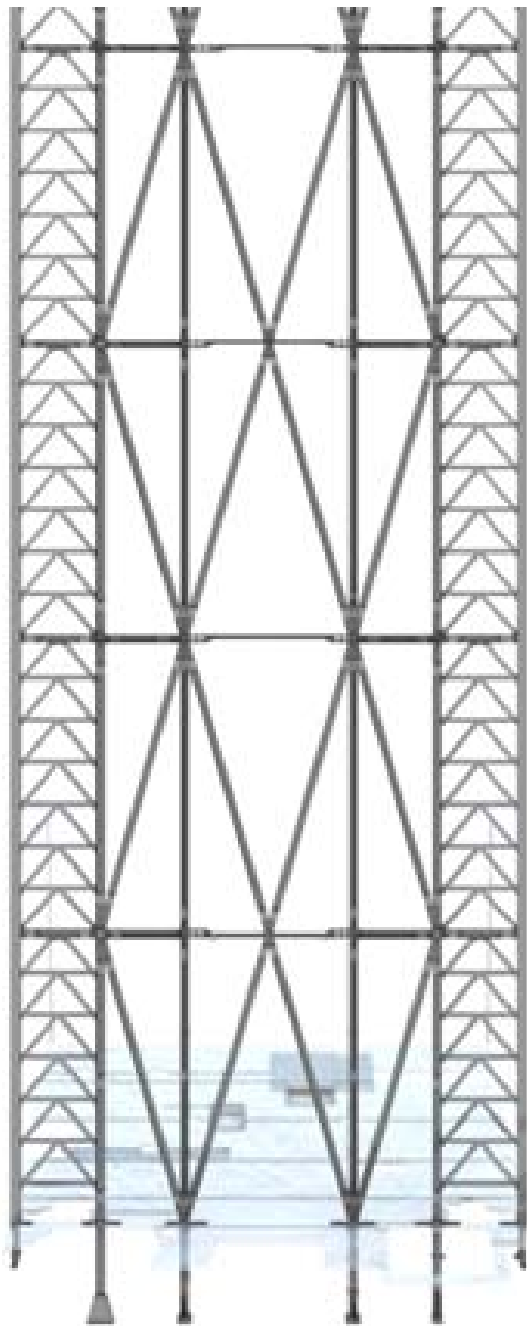
- Damian Eley



The Megaframe

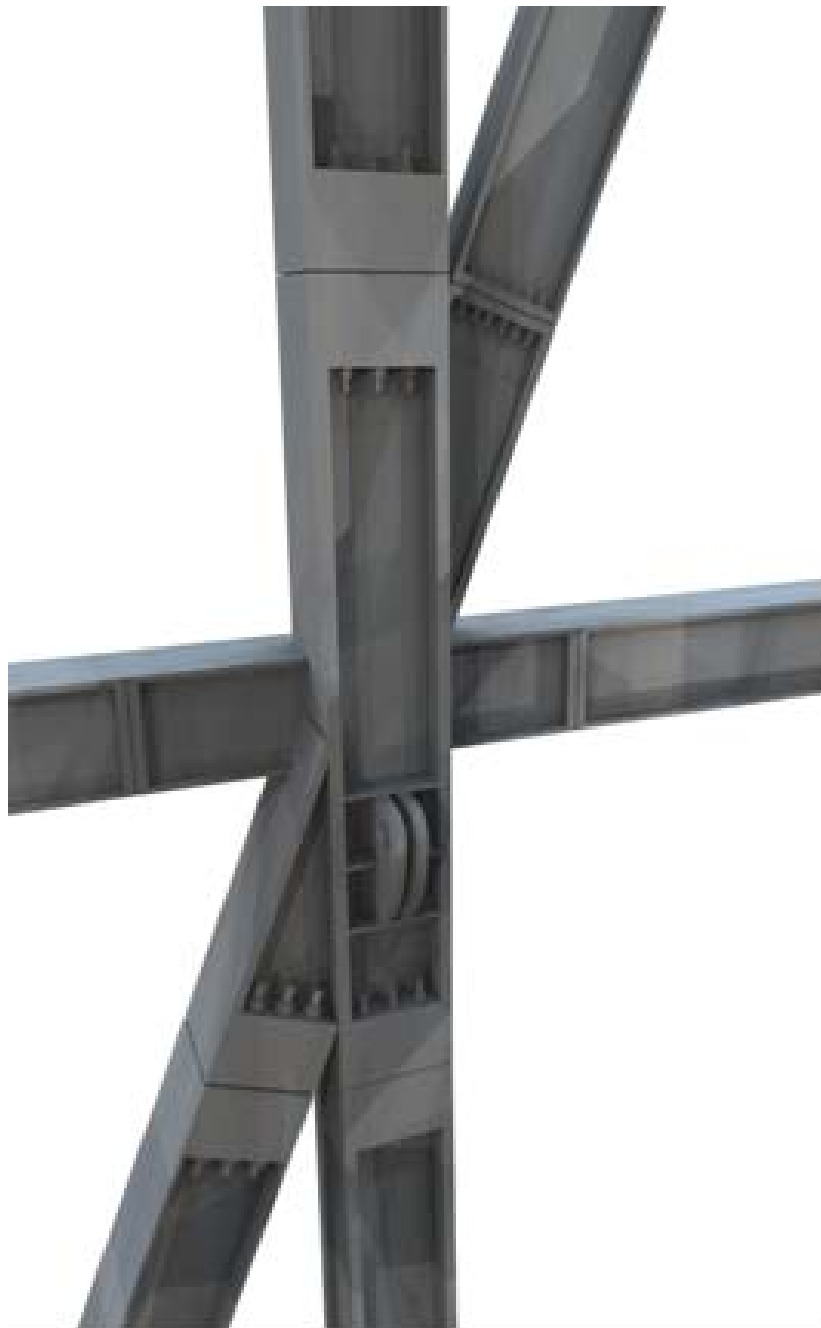


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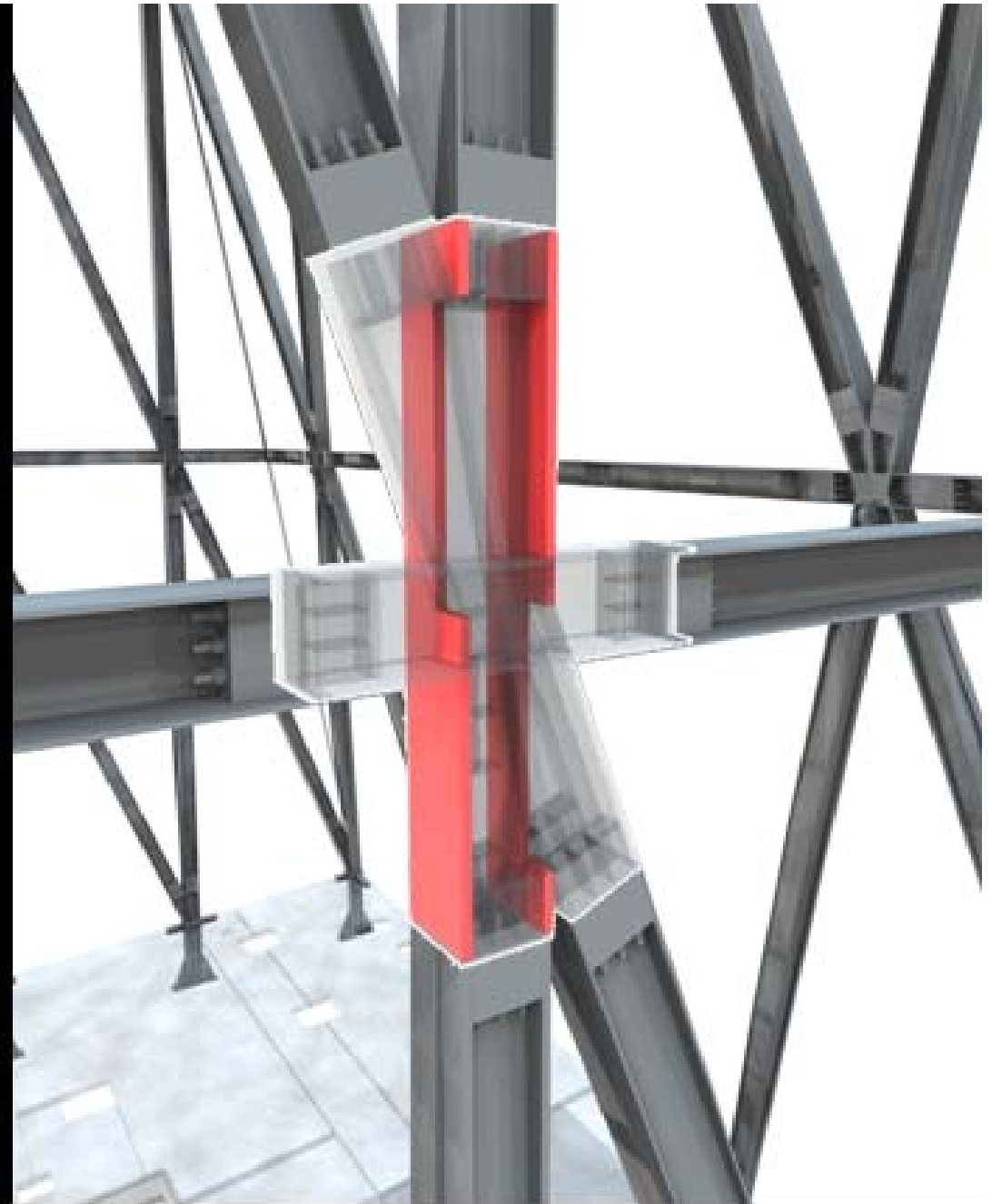
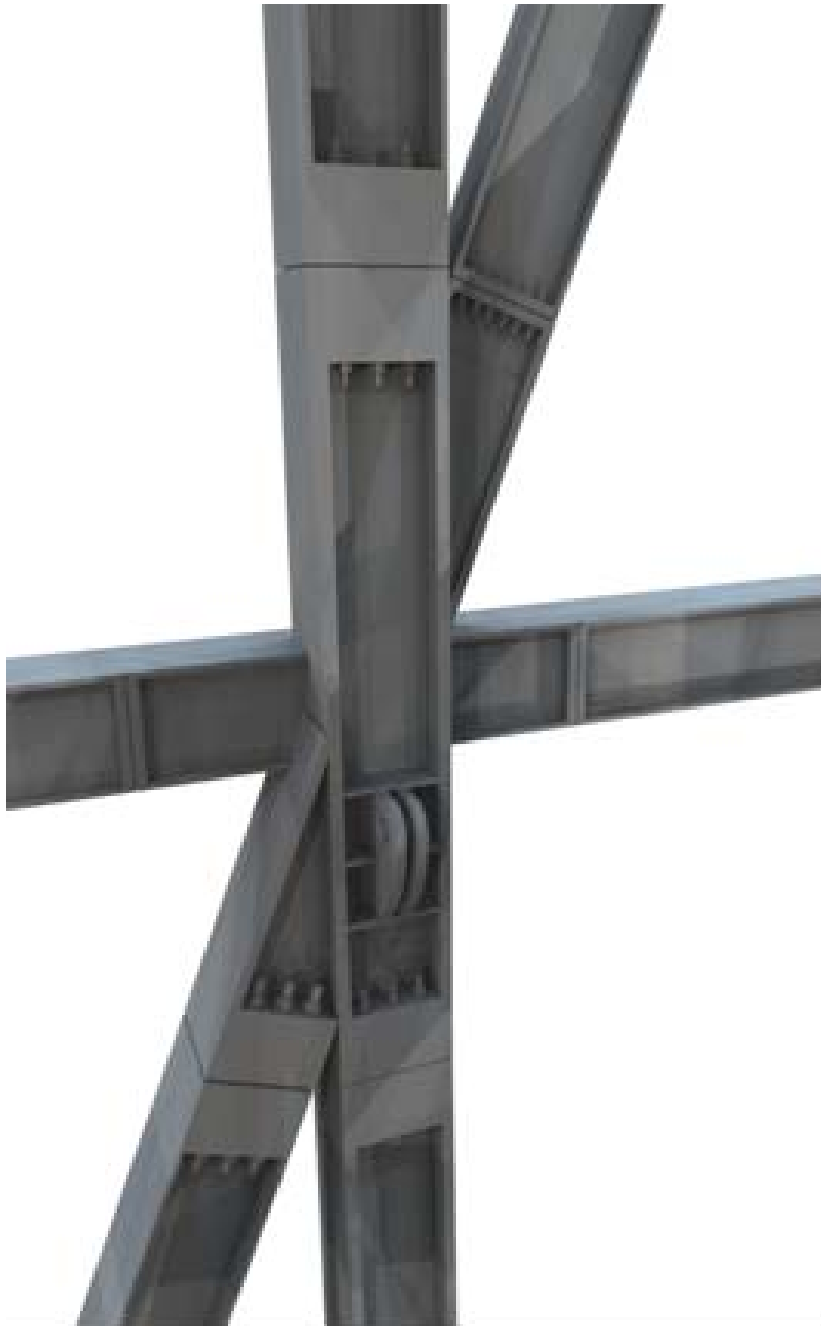
The Megaframe

ARUP



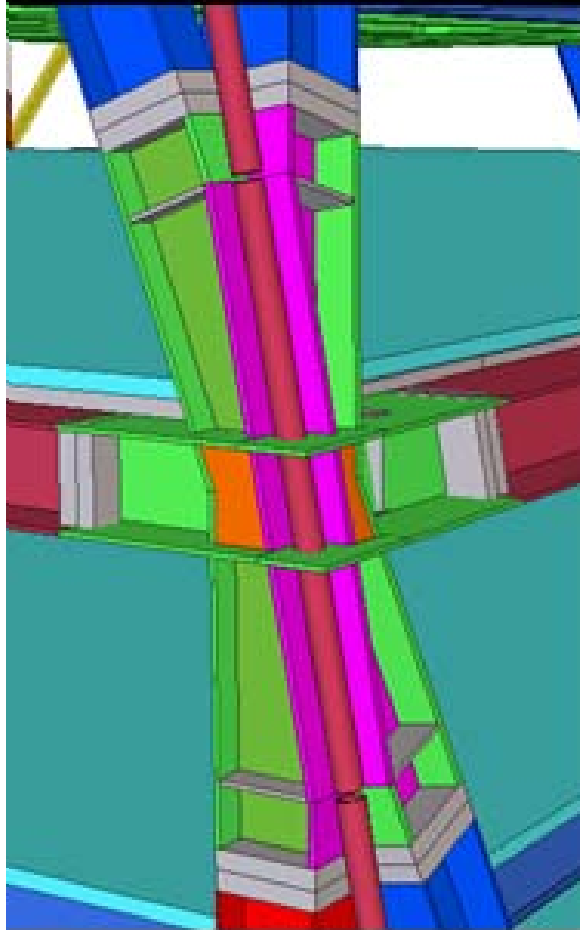
Design for buildability

ARUP

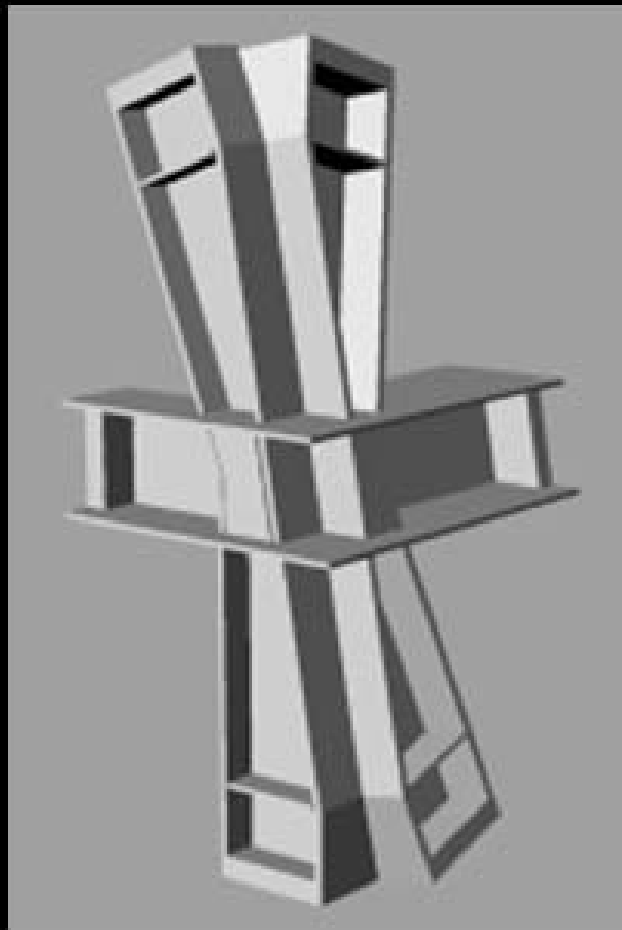


Design for buildability

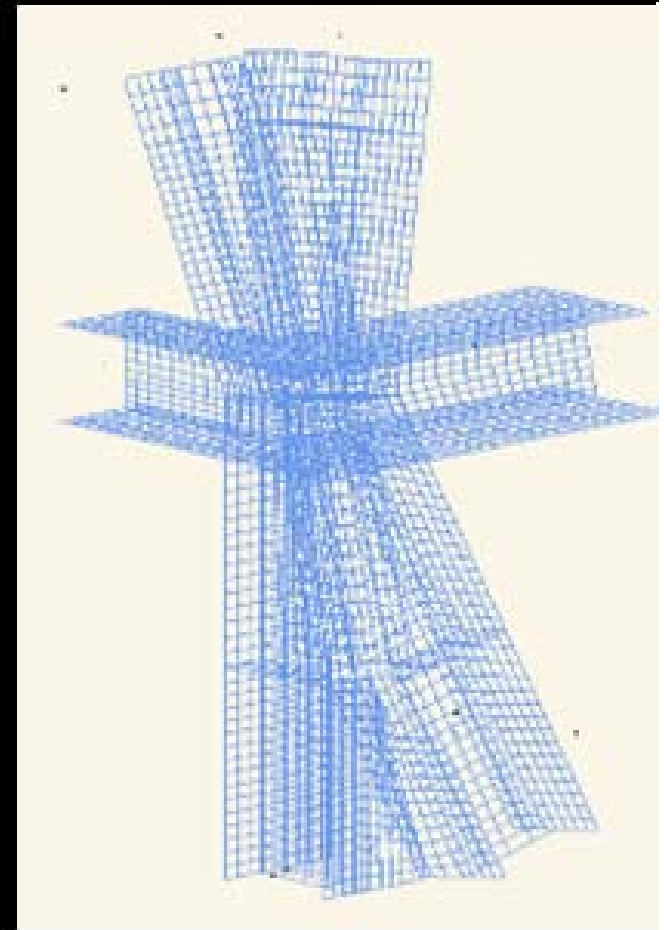
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TEKLA



RHINO



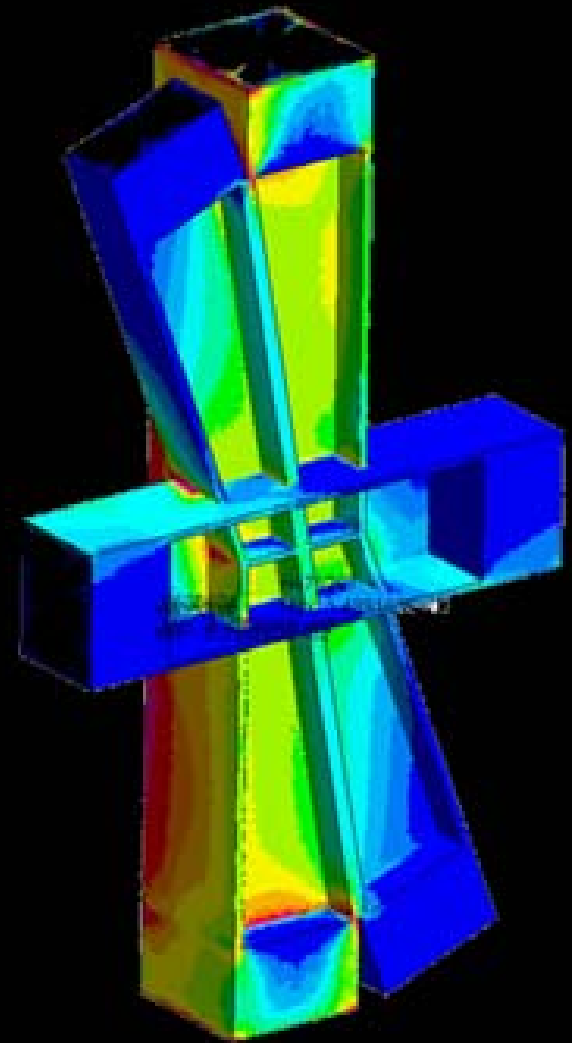
GSA

Modelling, Analysis, Design, Fabrication

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Analysis, detailing, fabrication



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Analysis, detailing, fabrication

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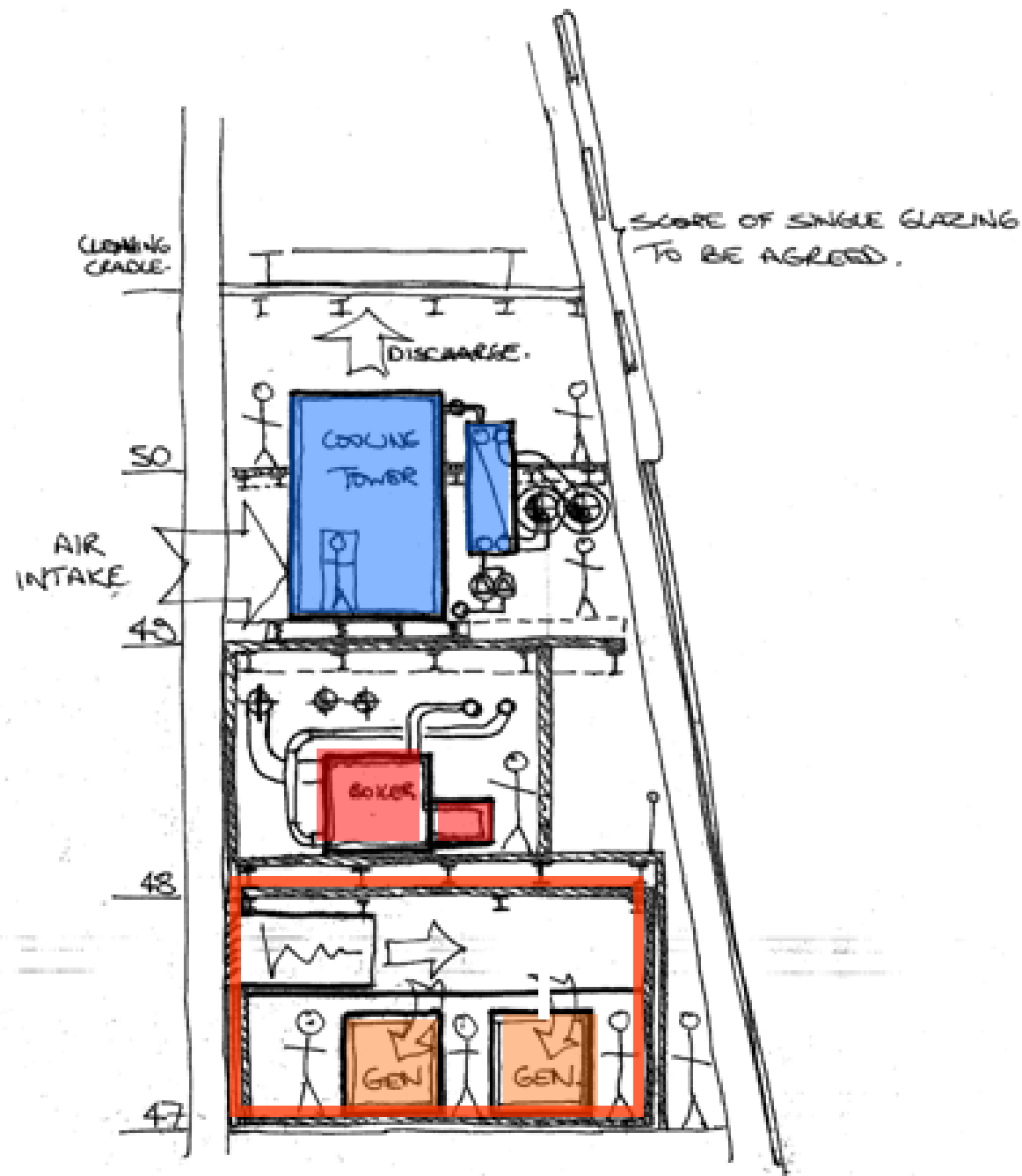


The Leadenhall Building

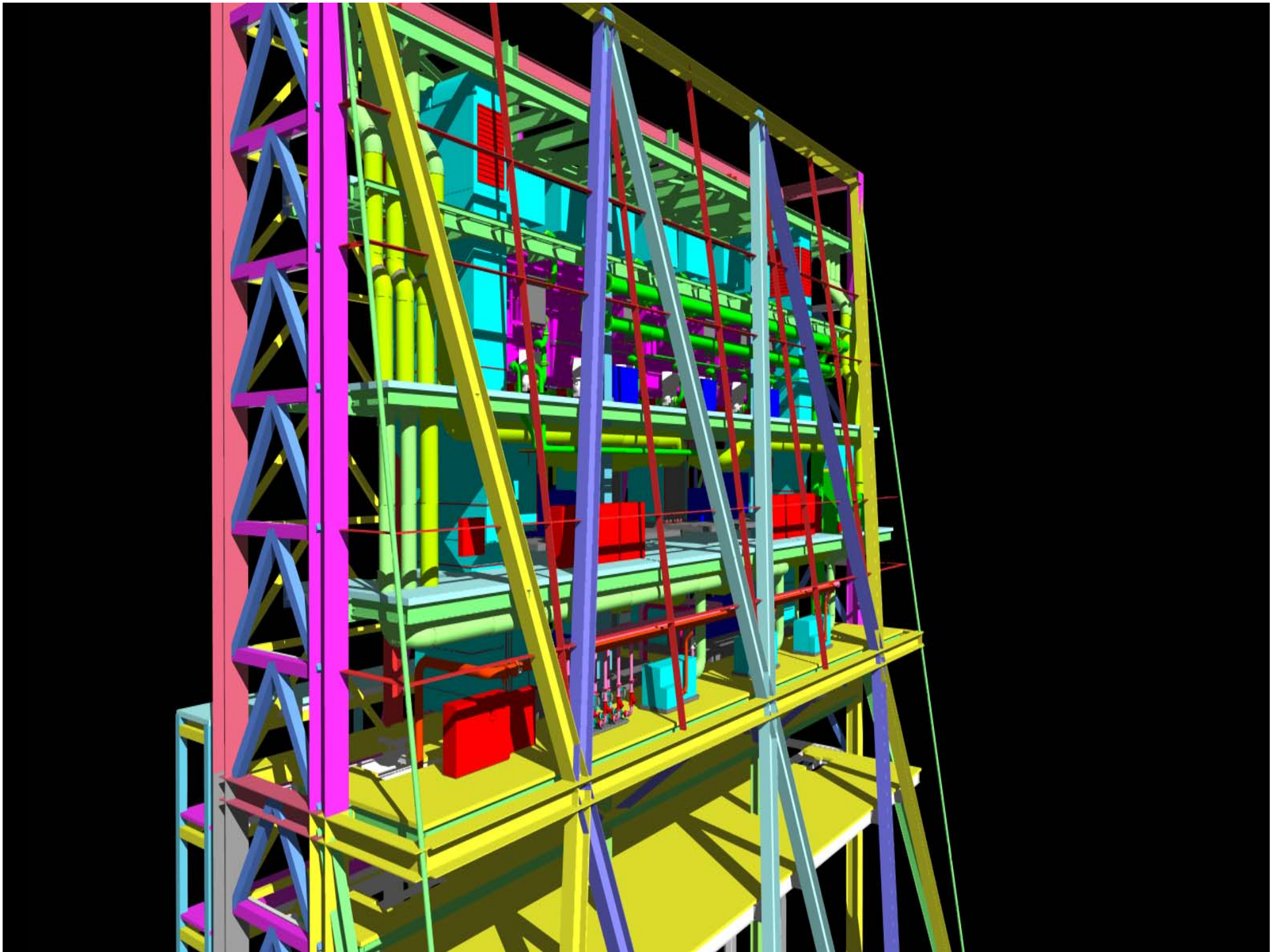
Building services

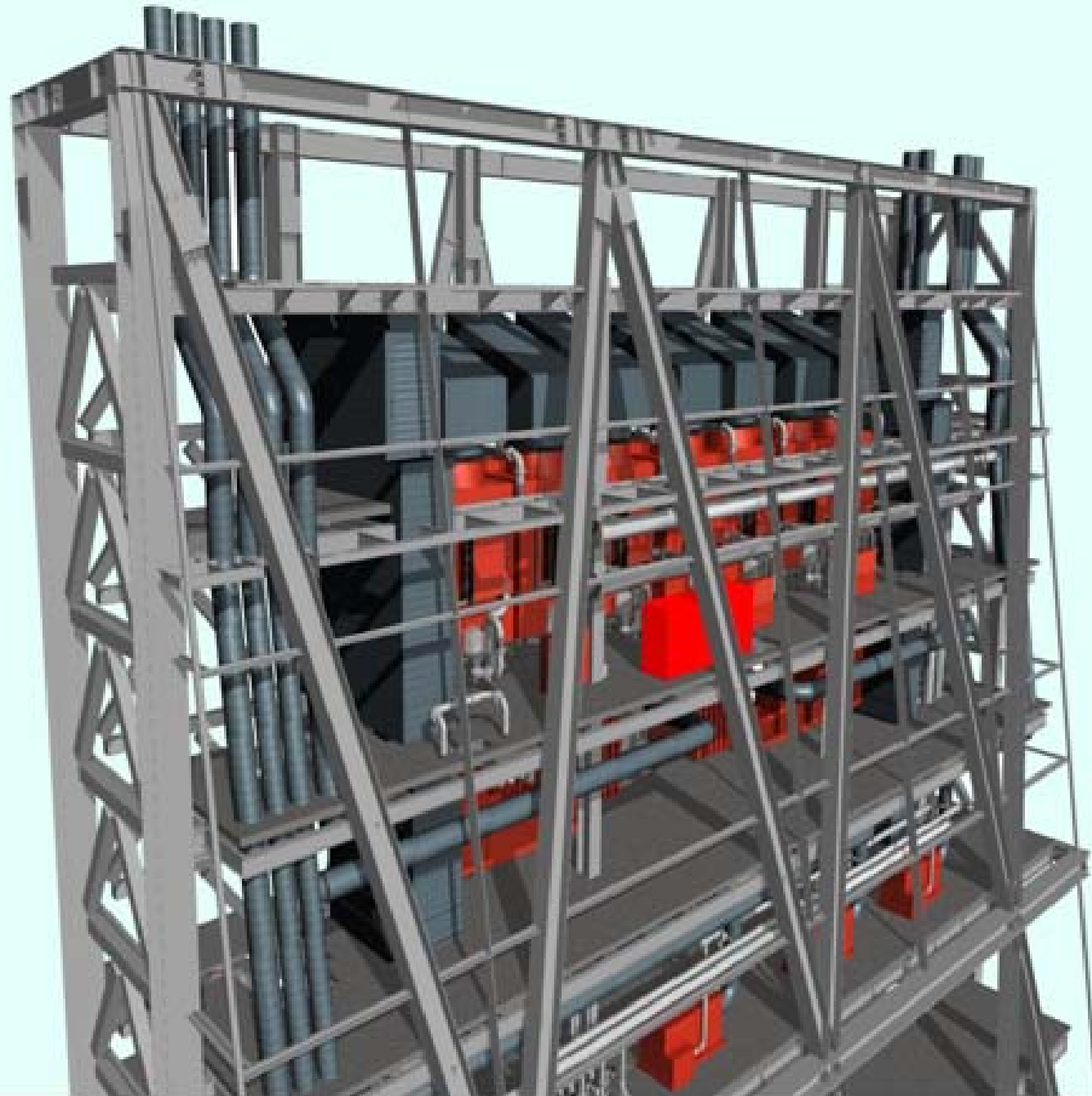
James Thonger

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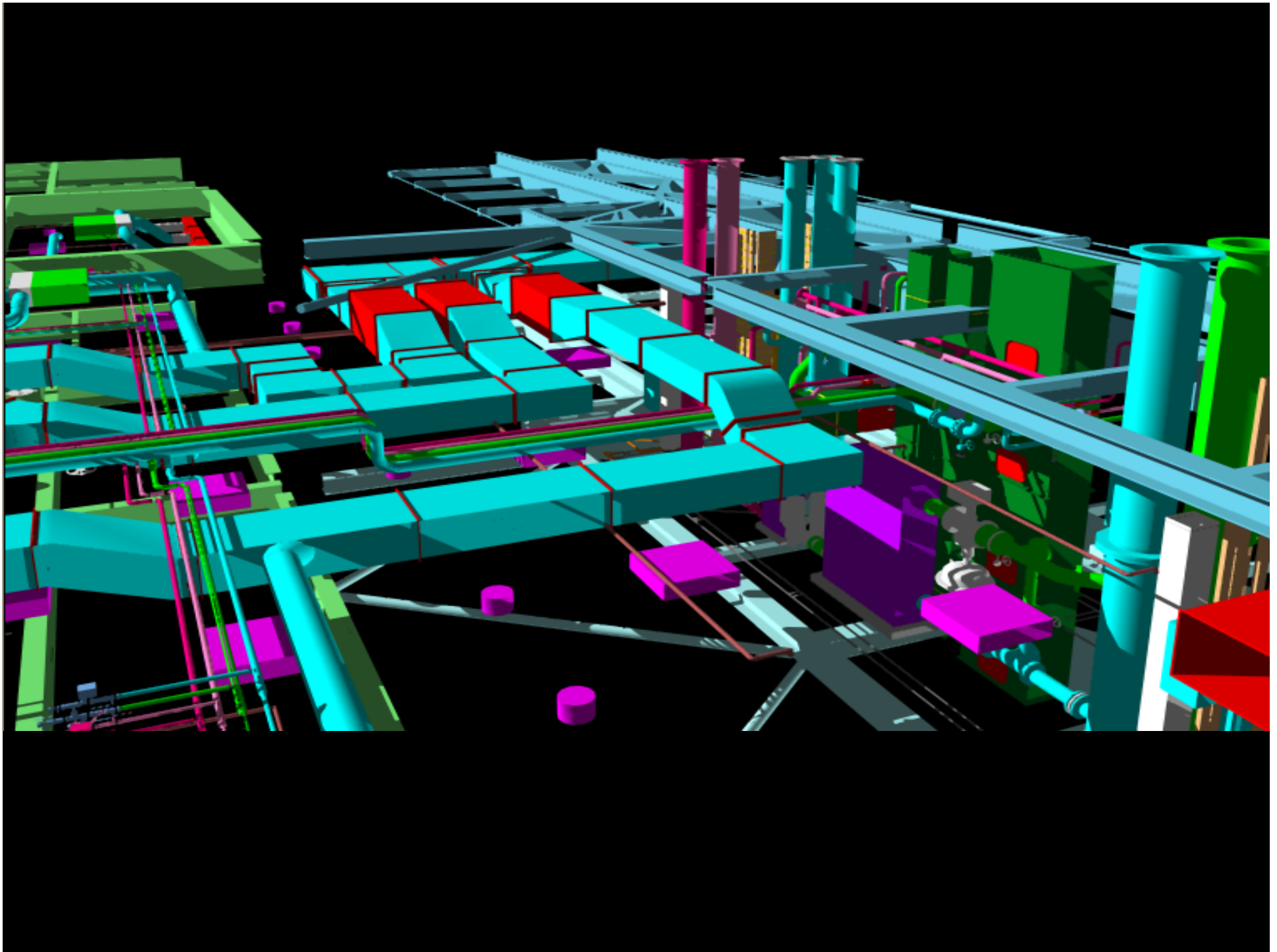


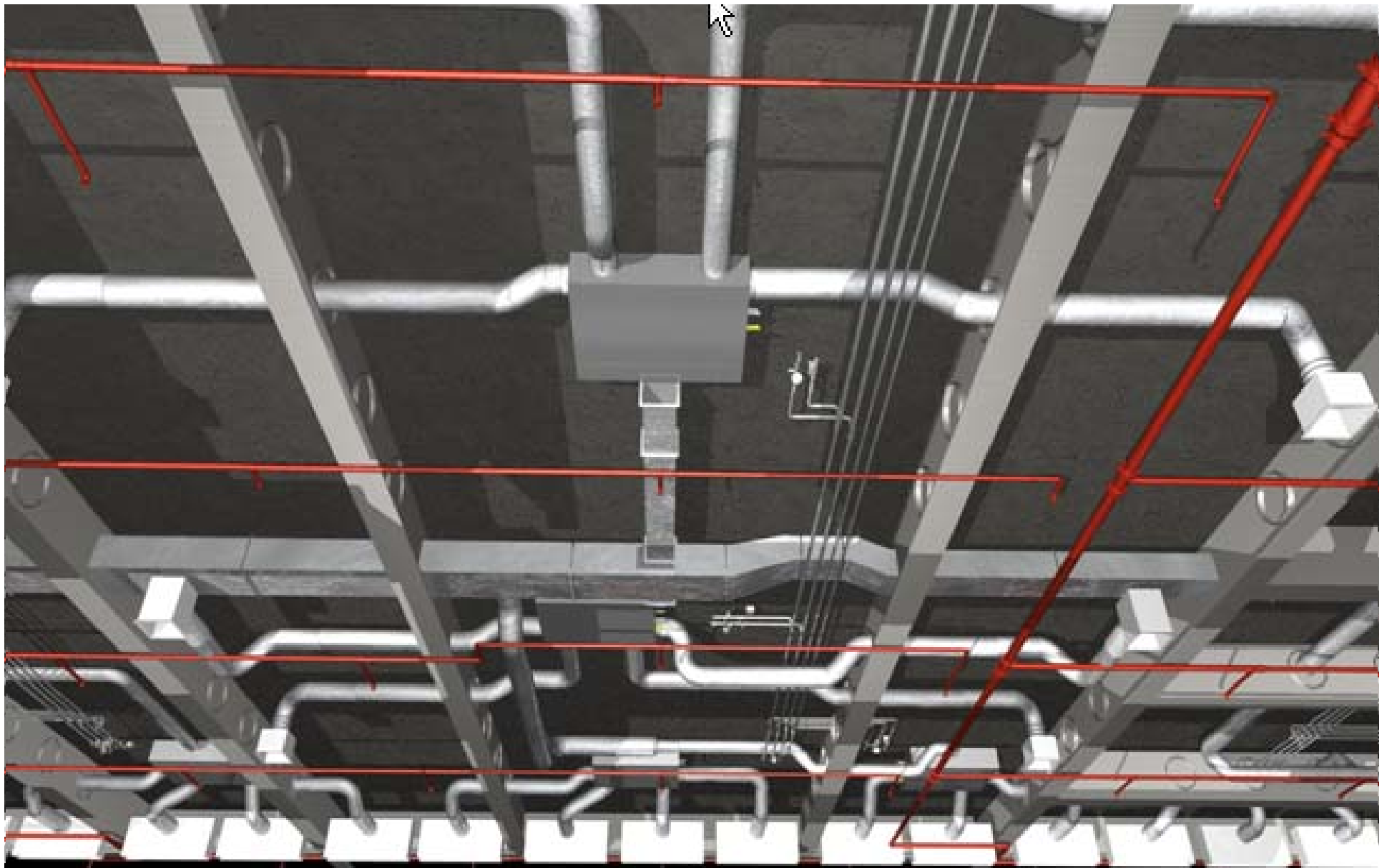
Roof section



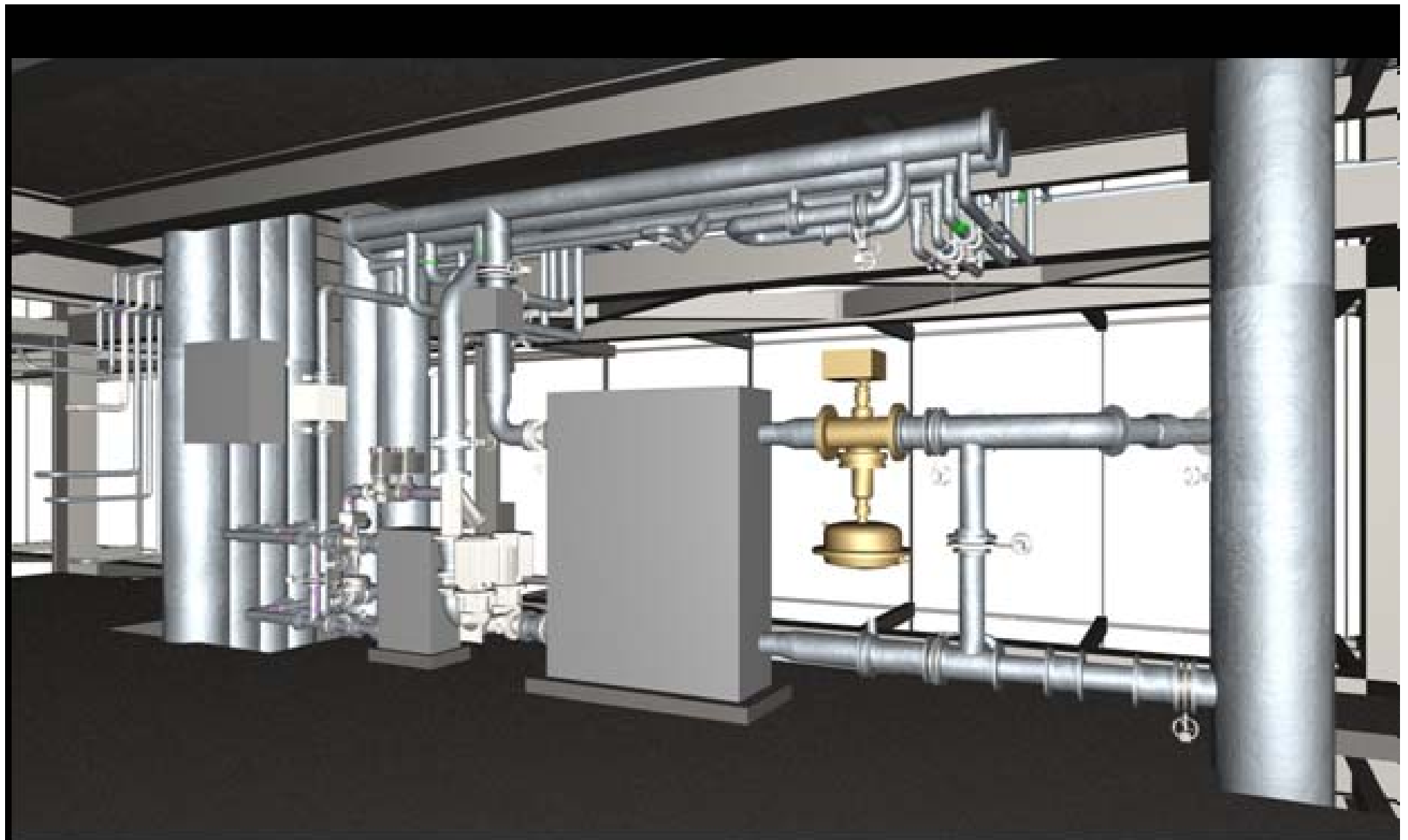


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