



ONE BLACKFRIARS

AN EXCEPTIONAL HOTEL OPPORTUNITY



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ONE
BLACKFRIARS





ONE OPPORTUNITY

A rare opportunity to own and operate an upscale hotel in a prime central London location. One Blackfriars on the south side of Blackfriars Bridge will be an iconic Ian Simpson designed landmark development consisting of a 170 metre residential tower, an upscale hotel and extensive leisure and retail facilities. Planning permission has been granted for a 152 bedroom freestanding hotel in a six storey building adjacent to the main residential tower.



Computer generated illustration of hotel frontage Rennie Street

Acting on behalf of St George PLC, CBRE Hotels and Knight Frank LLP have been instructed jointly to dispose of the long leasehold interest of the hotel element of the scheme or secure a suitable operator on an occupational lease.

One Blackfriars offers the rare opportunity to operate and/or own a new central London hotel.

- An outstanding location on London's vibrant South Bank
- An international destination
- A world class development
- A leading developer and acclaimed architect

ONE LOCATION

London is one of the world's leading cities for both business and tourism. Its open and diverse environment, geographical position and the use of English as the global business language attracts investment from all over the world. The site is positioned on London's now highly fashionable and sought after South Bank close to the City of London and with good access to the West End and Canary Wharf.



Not to scale. For identification purposes only.



CULTURE & AMENITIES

London's South Bank has rapidly become one of the most popular tourist and cultural areas of central London. The ability to walk, traffic free, along the River Thames from Westminster Bridge in the west to Tower Bridge in the east is a key to its success. Global tourist attractions such as the London Eye, Shakespeare's Globe and the Tate Modern are located here. The area is well served by quality restaurants with over 30 in the Bankside area alone and with highly popular Borough Market only about 10 minutes walk away.

COMMERCE

As well as being a key tourist destination, South Bank is also very popular for business. The Mayor of London's offices are located close to Tower Bridge and IBM and The London Television Centre are based just to the west of One Blackfriars. The Bankside 123 office campus which is home to RBS and National Magazines is nearby.

WELL CONNECTED

One Blackfriars benefits from excellent public transport communications which provide quick and easy access to the West End, the City of London and Canary Wharf, and connections to Greater London and international airports. The City of London, one of the main centres of global finance, can be reached by foot in less than ten minutes.



LONDON UNDERGROUND

Blackfriars station is 200 metres to the north and provides access to the District and Circle underground lines. Southwark station is 350 metres to the south and provides access to the Jubilee underground line. Waterloo station is 750 metres to the west and provides access to the Northern, Jubilee and Waterloo and City underground lines.

**All distances are approximate.*

NATIONAL RAIL

The following national rail stations are located within a short walking distance: Waterloo mainline station is the busiest railway station in the UK, with over 91 million passengers in 2010/11. It is approximately 750 metres to the west and provides services to Guildford, Southampton, Portsmouth and the south west London suburbs. Blackfriars station gives access to the Thameslink mainline services. Cannon Street station is around 1 mile to the north and gives access to mainline services to Ashford, Canterbury and Hastings.

INTERNATIONAL

London City Airport is located 8 miles to the east of One Blackfriars and can be reached in a journey time of approximately 20 minutes from Southwark station via the Jubilee line and the Docklands Light Railway. London Heathrow is served via high speed rail link from Paddington station, which is accessed via the District line from Blackfriars station. Journey times are approximately 45 minutes. Eurostar services from St Pancras station can be accessed via the City Thameslink from Blackfriars station with a journey time of about 15 minutes.



ONE LONDON HOTEL MARKET

One of the great cities of the world, London benefits from a vibrant hotel market commensurate with the city's international image.

It is Europe's business hub and is the most visited city in the world attracting 26 million visitors each year. London appeals to high spending business and leisure visitors as a result of the city's desirability as a cultural and commercial destination.

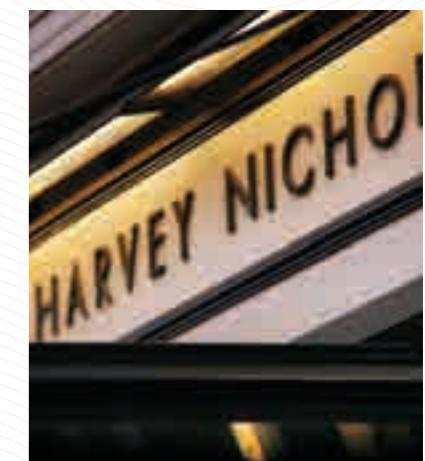
CENTRAL LONDON HOTEL PERFORMANCE

Occ (%)	
2012	2011
81.3	82.3
ADR ¹ (£)	
2012	2011
155.95	149.01
RevPAR ² (£)	
2012	2011
126.78	122.58

Source: STR. ¹Average Daily Rate.

²Revenue per Available Room

The London hotel market has proved extremely resilient to the global economic downturn and hotel performance is expected to continue at high levels despite the recent increase in supply. Some commentators expect a slight softening of the market in 2013 but the fundamentals of the market remain strong. A recent PwC report stated that many operators are positive about London's prospects following the Olympic Games, encouraged by the global awareness of the capital as a destination and the ongoing improvements in infrastructure.



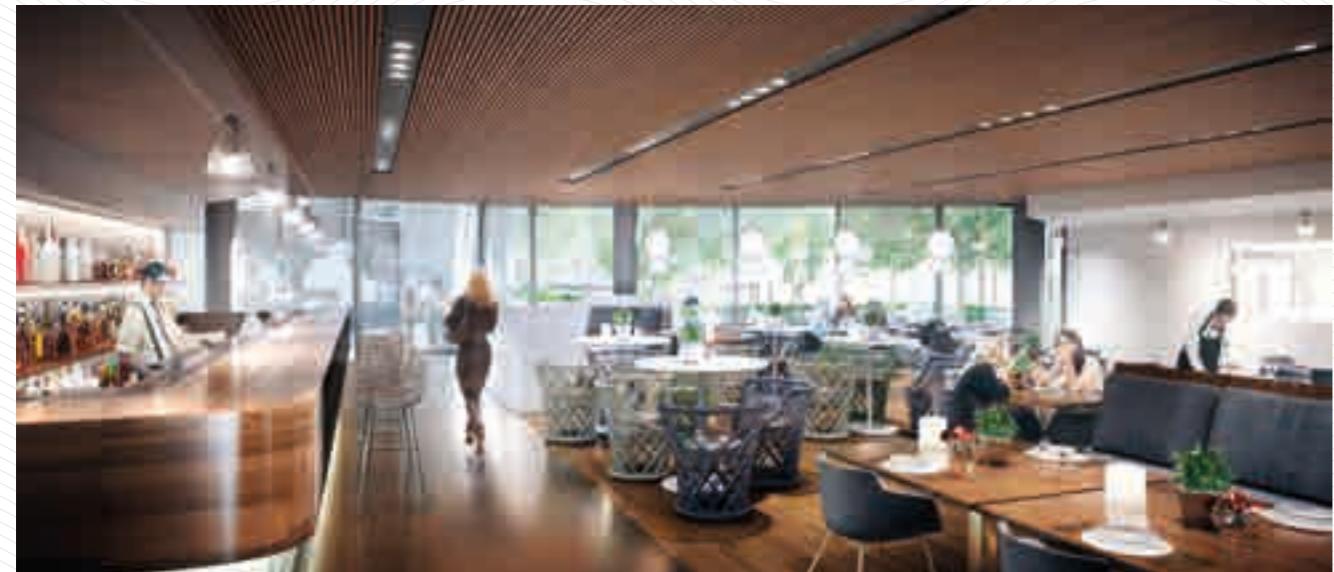
ONE HOTEL

Planning permission was granted in December 2012 for the construction of a hotel comprising 152 letting bedrooms and suites, with supporting facilities, in an area extending to 13,595 sqm. The hotel will be located within a new, purpose built building adjacent to the One Blackfriars residential tower. The Hotel will comprise plant, ancillary, spa, gym and conference accommodation over four lower ground floors with restaurant, bar and supporting functions on ground floor and letting accommodation on five upper floors.

We anticipate that the total bedroom count and internal layout of the hotel will be relatively flexible to allow for a fit with a specific brand standard or concept, although delivery will be subject to compliance with the existing planning consent which prescribes the height, massing and external aesthetic of the hotel building.



View from the 32nd floor Viewing Lounge



Computer generated illustration of hotel restaurant and bar (indicative purposes only)

There is the potential to collaborate with the residential element of the scheme by offering hotel services to the residents of the tower. Similarly the Viewing Lounge on Level 32 of the tower will be available for hotel guests to use. There are further commercial opportunities for the hotel operator to acquire some or all of the retail space across the development. This could be used as an additional food and beverage offer, an affiliated restaurant or retail uses.

The hotel design affords a level of flexibility dependent upon specific operator requirements. Please see the floor plans on pages 20 to 27 for the consented 152 bed scheme, and indicative layouts of a 157 and 162 bedroom scheme on pages 30 to 33.

The hotel will benefit from being part of an iconic architectural development, with high visibility across London. The standard of the hotel will be commensurate with the high quality of the proposed built environment at One Blackfriars and will add to the overall amenity offer within the scheme. The hotel will be built to a BREEAM rating of 'Excellent'.

The main hotel entrance will be located on Upper Ground whilst the loading and delivery docks face Rennie Street. It will be well connected with the immediate area with landscaped pedestrian routes from Rennie Street, Stamford Street and Blackfriars Road onto a new central area of public realm known as Blackfriars Place.

Blackfriars Place will be at the heart of the development connecting the hotel complex with the main tower as well as providing excellent access to the hotel and retail elements.



Computer generated illustration of the hotel entrance and drop off



Computer generated illustration of hotel from Stamford Street



Private dining on Level 32 of tower available for hotel guests to book

ONE SCHEME

One Blackfriars is the latest in a series of developments by St George PLC, which has a reputation not just as London's leading developer of innovative, high quality building projects, but for ensuring that those projects are integrated into the wider community which they serve.

The development's focal point is a 170 metre tower designed by the award-winning Ian Simpson Architects. Its striking form incorporates a seamless outer glass skin which envelops a subtly coloured interior structure, giving it a distinctive and elegant appearance. There will be an emphasis on quality, and a determination to achieve the very highest standards throughout. It will also provide an important new asset for Londoners, with a Viewing Lounge providing public access to a new panorama across the city. One Blackfriars will feature 274 luxurious studio, 1, 2 and 3 bedroom apartments, alongside high quality retail and restaurant space and an upscale hotel. With a new landscaped piazza offering soft landscaping and water features, it will provide an exciting new public realm with opportunities for leisure, shopping and employment.

www.oneblackfriars.co.uk





THE TOWER, ONE ST GEORGE WHARF

The Tower at St George Wharf is the final phase of the development which has delivered over 1400 homes. The 50 storey tower is one of Europe's tallest residential buildings and will accommodate 211 homes. Residents benefit from a bespoke concierge service delivered by Harrods Estates as well as benefiting from a range of on site facilities including restaurants, retail outlets and bars.



BATTERSEA REACH
At 13 acres, Battersea Reach is a major regeneration site in Wandsworth. The development has transformed former industrial land into a thriving mixed use community. The development has also opened up a large section of the river for public enjoyment.



PUTNEY WHARF

St George regenerated three acres of brownfield land in Putney to provide 210 homes and 65,000 sq ft of commercial space including shops, cafes, restaurants, bars and a public house. A public river walkway, square, courtyards and community facilities were also delivered. St George has been behind some of London's flagship riverside projects. Since 2000 alone, the team has developed 6,500 new homes, 750,000 sq ft of commercial space, 19 acres of open space and 1.3 miles of river walk.

ONE TEAM

THE DEVELOPER, ST GEORGE

St George PLC is part of the Berkeley Group which was established in 1976 and is a FTSE 250 listed company. St George is London's leading mixed use developer, regenerating brownfield land across the capital to create thriving new communities in attractive landscaped environments.



St George
Designed for life



ONE TEAM

THE ARCHITECT, IAN SIMPSON ARCHITECTS

"The development at One Blackfriars is a unique opportunity to re-shape a piece of central London and create a vibrant new hub which will become the heart of a dynamic new quarter. We have designed a composition of buildings that responds to this opportunity."

The hotel edges the western side of the public plaza and is visible from Blackfriars Road. The hotel imposes its presence onto Upper Ground and has its own drop-off and entrance on this historic street which is currently undergoing major renovation.

I believe the design proposals for the hotel add to the overall vision for the site resulting in an exceptionally high quality development that will form part of a vibrant new city centre location."

IAN SIMPSON



The Beetham Hilton Tower



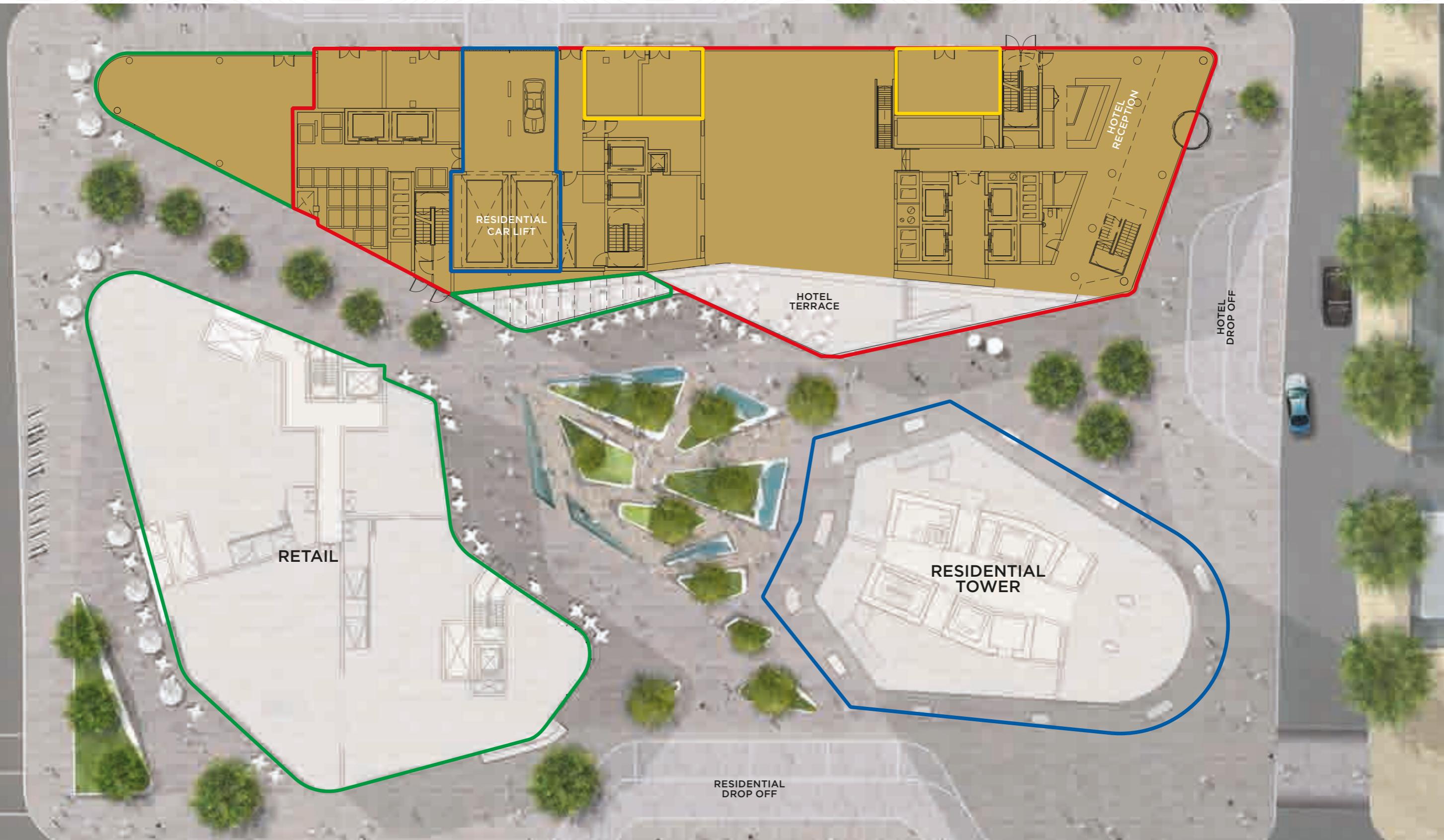
Computer generated illustration of One Blackfriars

The architectural team behind One Blackfriars have played a key part in the transformation of Manchester's skyline that has taken place over recent years, including creating Beetham Hilton Tower, the city's tallest building.

CONSENTED PLANNING SCHEME

Ground Floor and Site Plan

The planning permission grants consent for a 152 bedroom hotel as per the following plans. Planned room sizes average 28 sq metres which is commensurate with existing upscale hotels in London and suitable for both corporate and leisure markets.

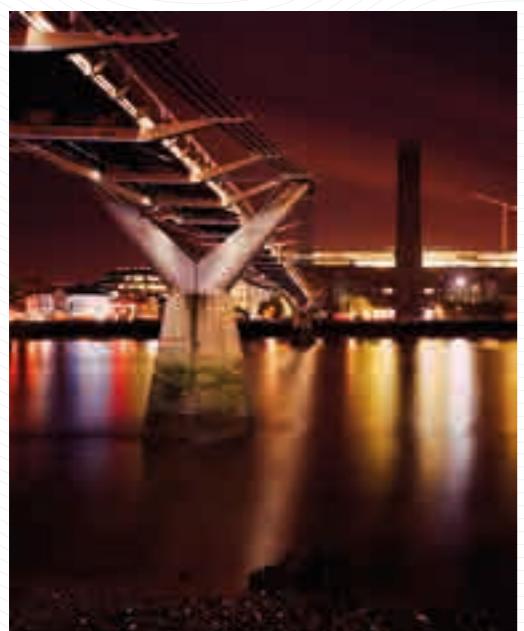
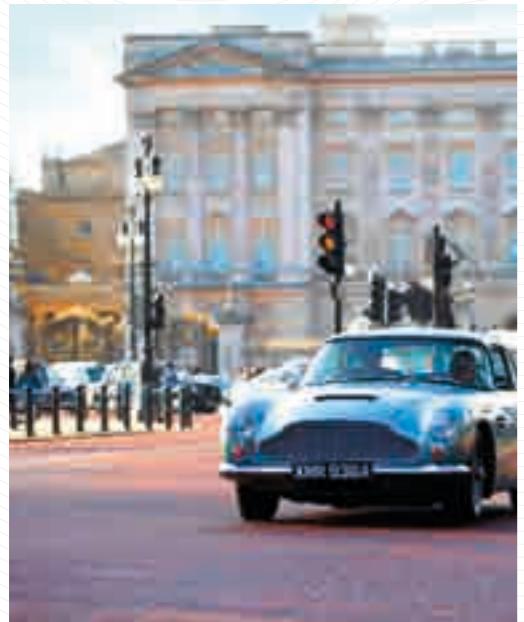


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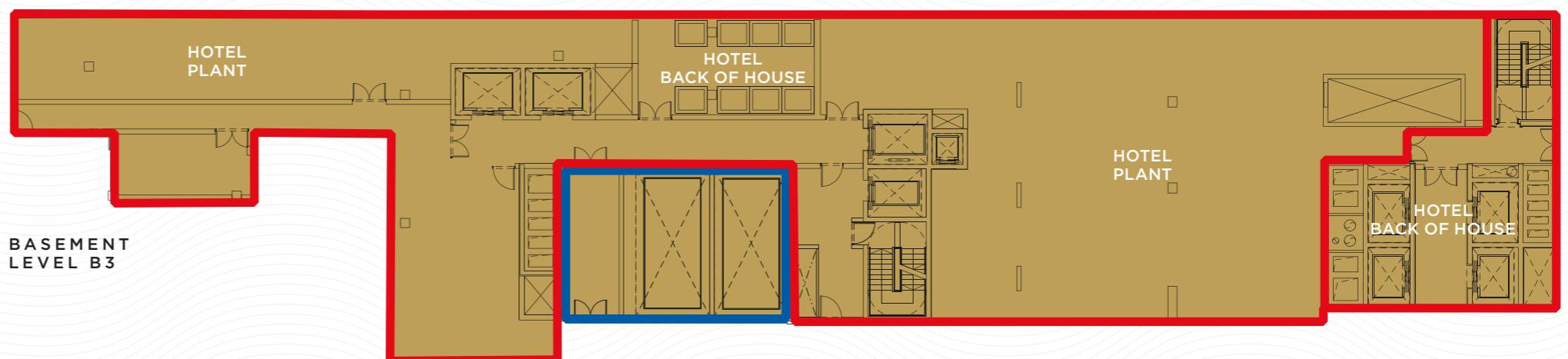
■ HOTEL ■ RESIDENTIAL ■ RETAIL ■ SITE WIDE SHARED PLANT

CONSENTED PLANNING SCHEME

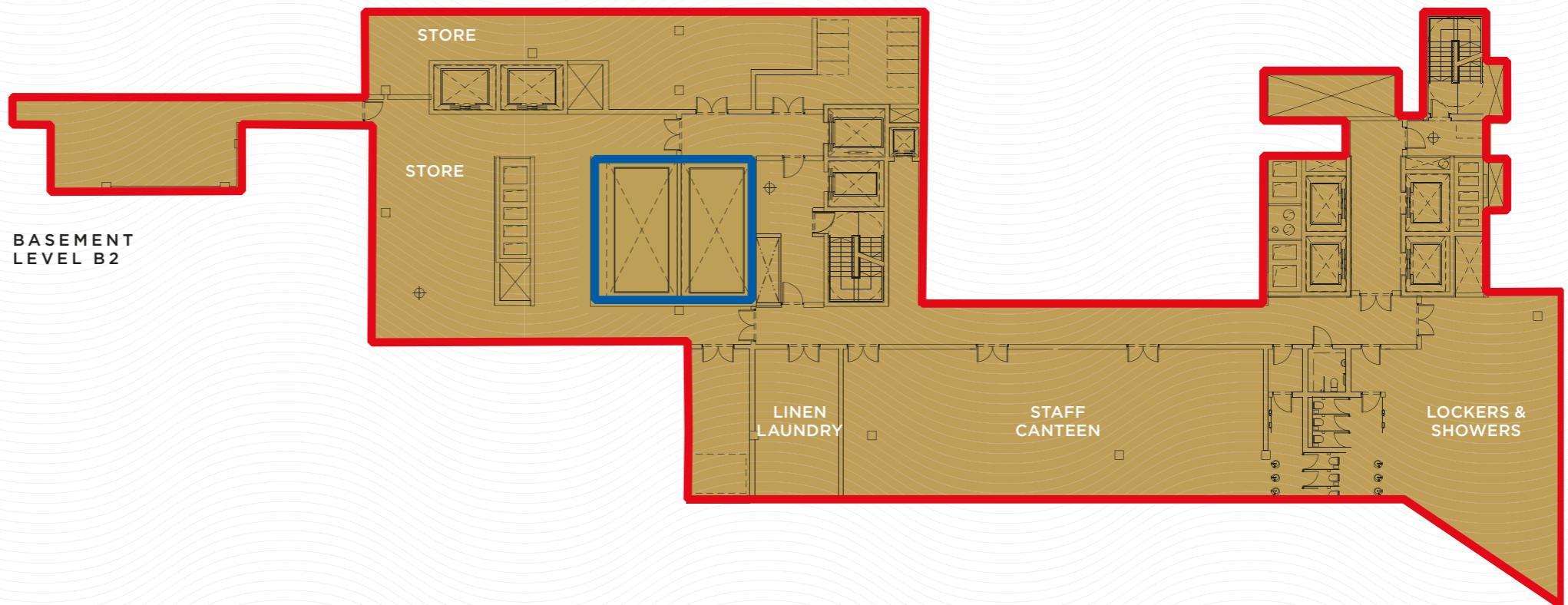
The basement areas have been designed to achieve a clear separation between the hotel, residential and retail uses. We would welcome the opportunity to work with the interested parties technical teams to achieve the optimum basement layouts for their specific brand requirements.



BASEMENT
LEVEL B4



BASEMENT
LEVEL B3



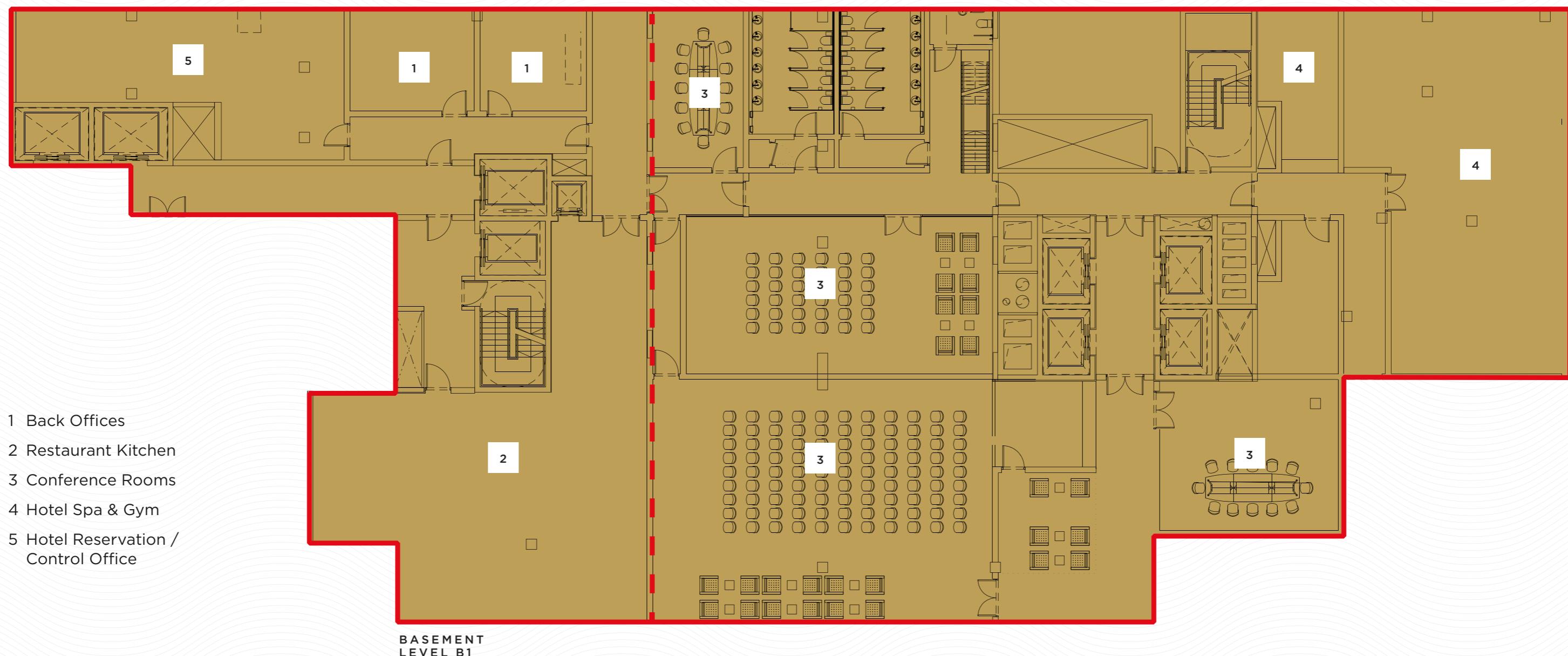
BASEMENT
LEVEL B2

Not to scale. For identification purposes only.

HOTEL RESIDENTIAL

CONSENTED PLANNING SCHEME

Basement level B1 accommodates a range of facilities for hotel guests including the conferencing areas, business lounge, and gym. The hotel back offices and restaurant kitchen are also located at this level.



Not to scale. For identification purposes only.

CONSENTED PLANNING SCHEME

Planning permission provides for a 152 bedroom hotel with the bedrooms divided over Levels 1 – 5. There is also an outside terrace located on Level 1 that overlooks the central landscaped piazza.



Not to scale. For identification purposes only.

 HOTEL

 RETAIL

CONSENTED PLANNING SCHEME SCHEDULE OF ACCOMMODATION

Level	Gross Internal Area (sqm)	Accommodation	Bedrooms			
			20sqm to 23sqm	23sqm to 29sqm	29sqm to 45sqm	Floor Total
Ground Floor	1011	Reception, Restaurant, Bar and Ancillary				
Basement Level B4	1187	Plant and Ancillary				
Basement Level B3	750	Plant and Ancillary				
Basement Level B2	884	Plant and Ancillary				
Basement Level B1	1148	Plant, Ancillary, Kitchen, Spa, Gym and Conference Facilities				
Level 1	954	Bedrooms, Terrace and Ancillary	4	18	2	24
Level 2	1172	Bedrooms and Ancillary		25	8	33
Level 3	2346	Bedrooms and Ancillary		26	7	33
Level 4	2346	Bedrooms and Ancillary		26	7	33
Level 5	1201	Bedrooms and Ancillary		20	9	29
Service Risers	597					
Total	13596		4	115	33	152

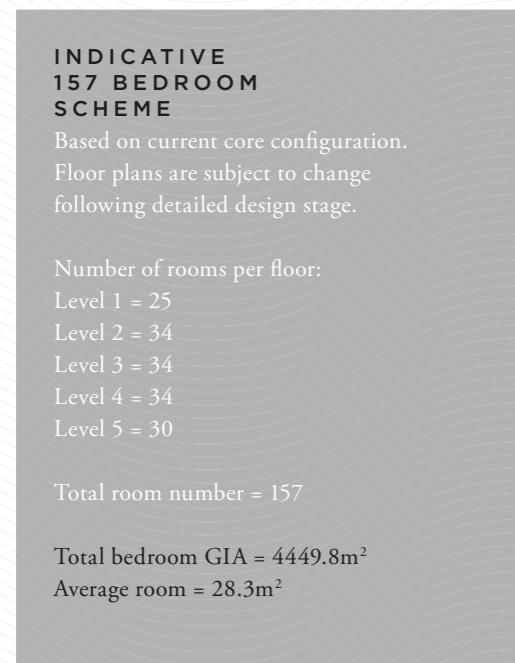
NB: All areas are approximate.



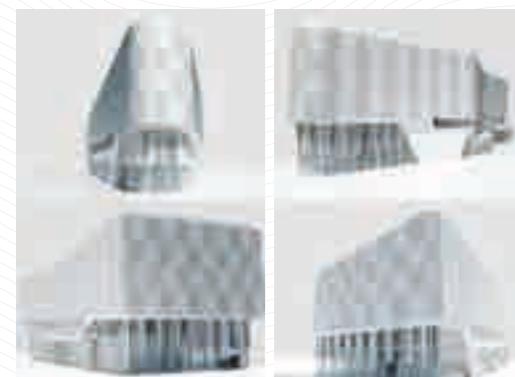
FLOOR PLAN OPTION ONE

The design deliberately maintained a level of flexibility regarding individual room sizes and configurations in order to accommodate a specific brand or hoteliers requirements.

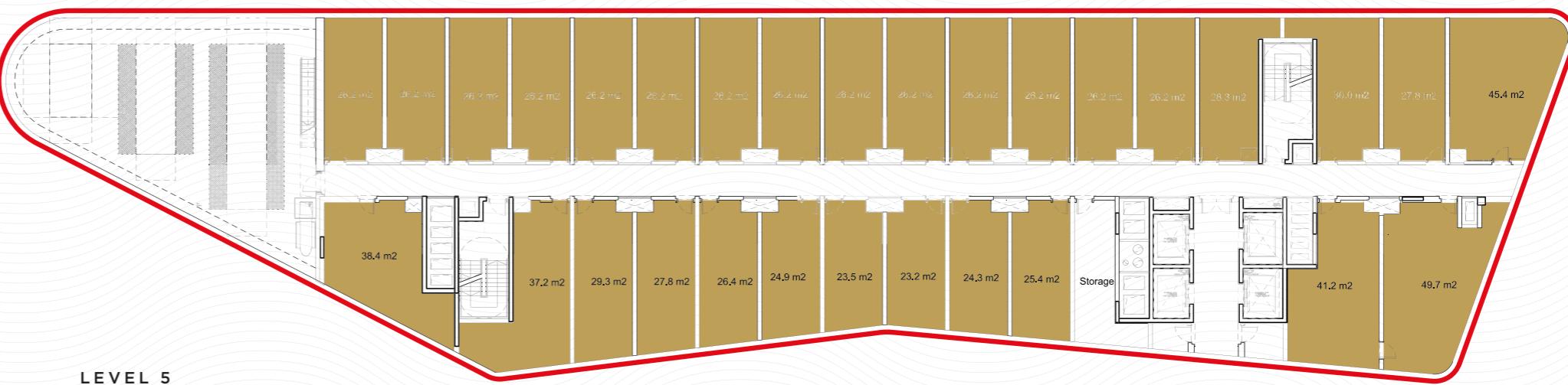
Floor Plan Option One shows the indicative layout and design of a 157 bedroom scheme.



View of hotel building from Rennie Street



Views from North East
& South West



Not to scale. For identification purposes only.

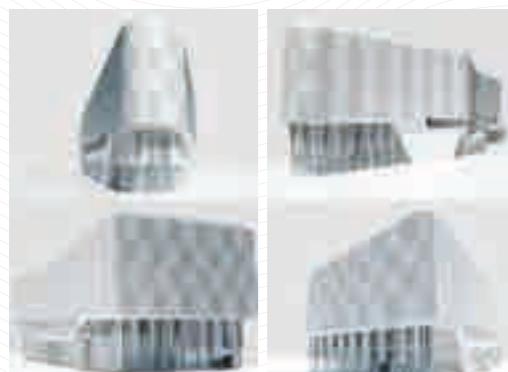
HOTEL

FLOOR PLAN OPTION TWO

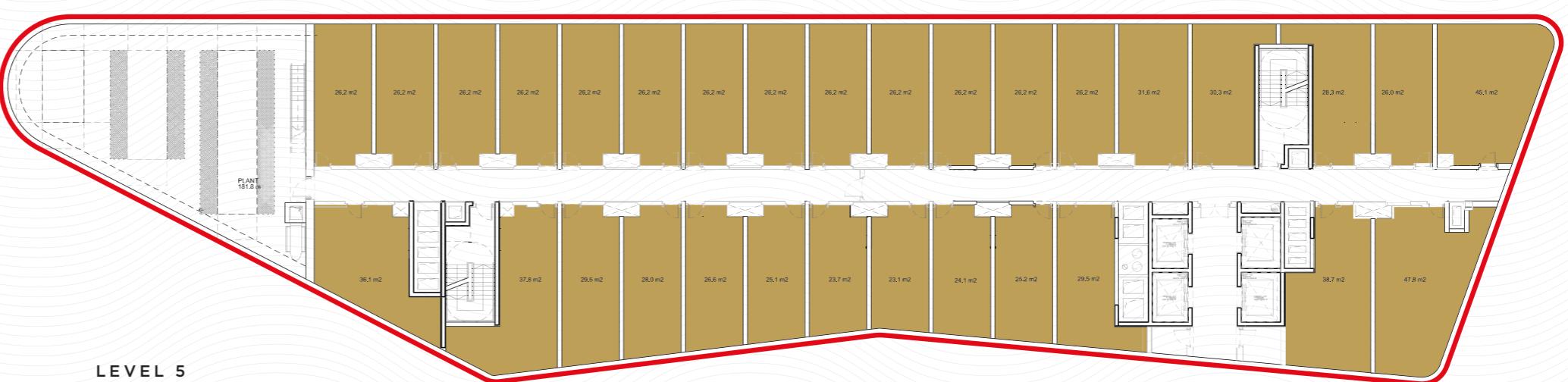
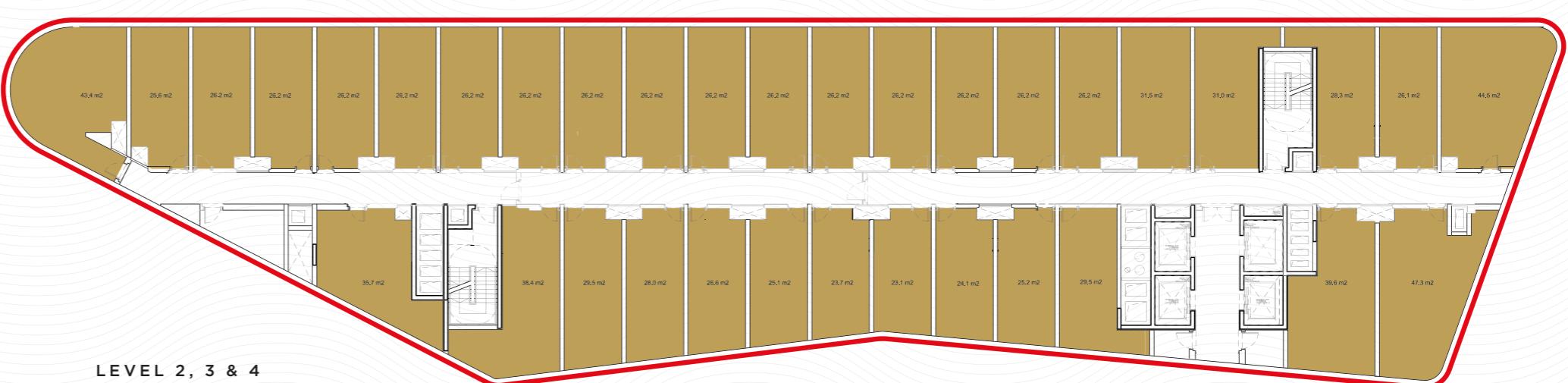
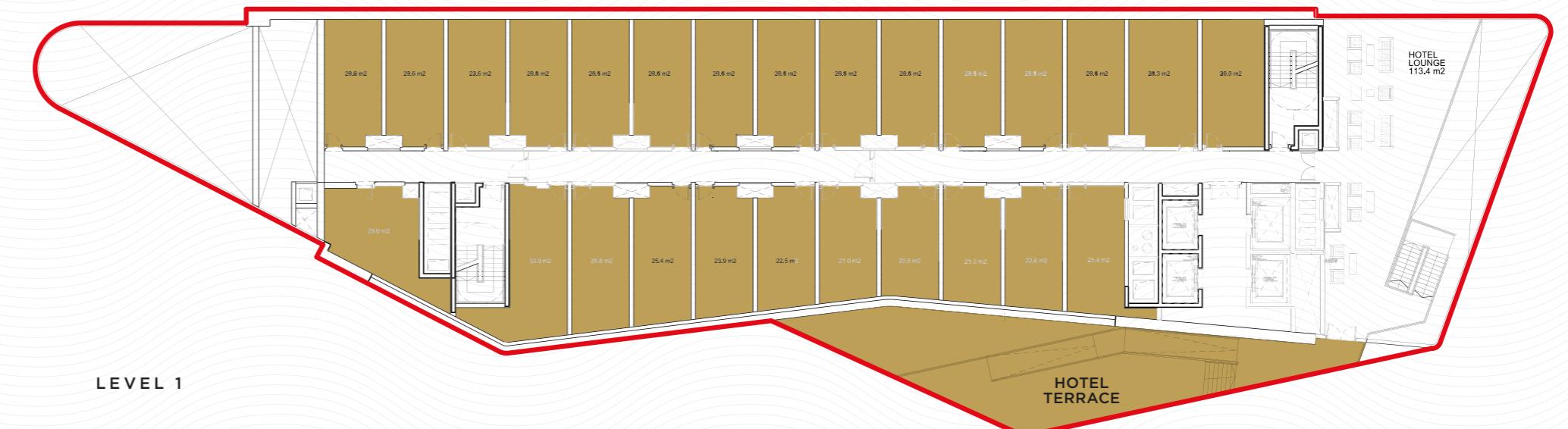
Floor Plan Option Two shows the indicative layout of a 162 bedroom scheme.



View of hotel building from Rennie Street



Views from North East
& South West



Not to scale. For identification purposes only.

HOTEL



ADDITIONAL INFORMATION

PROPERTY MARKETING WEBSITE AND DATA ROOM

Further information relating to the proposed sale and a data room is available at www.knightfrankhotels.net/OB and www.oneblackfriars.co.uk

Interested parties will be required to agree to the terms of a confidentiality agreement prior to access being granted.

TENURE

The hotel is to be sold by way of a 999 year lease with an annual ground rent of £100,000 per annum.

VAT

There is no VAT payable on the sale.

LOCAL AUTHORITY

Southwark Council
PO Box 64529
London SE1P 5LX

PROPOSALS

St George will deliver the hotel to a specification pre-agreed between parties.

Proposals are invited as follows:
A purchase of the long leasehold interest of the hotel, with an identified operator or concept.

Or

To operate the hotel under an occupational lease with an identified operator or concept.



CONTACT

For further information, please contact the joint agents:

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CBRE|Hotels

INFORMATION CENTRE

An Information Centre is currently onsite with a Marketing Suite due for completion in January 2014.

Address:
One Blackfriars Information Centre,
1 Blackfriars Road, Southwark, SE1

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Knight Frank

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iii. Regulations: Any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

Particulars dated: February 2013.
Photographs and computer generated images dated 2010 to 2013.





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