



British Land fully lets 100 Liverpool Street with top floor letting to innovative trading firm, Hudson River Trading

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British Land has let the top floor of 100 Liverpool Street to Hudson River Trading, an innovative, fast-growing trading business, taking the office space at the building to be fully let. Hudson River Trading has signed an agreement to lease 20,300 sq ft on level ten of 100 Liverpool Street, on a ten-year term. The deal follows a series of recent lettings at Broadgate, including 254,000 sq ft to Allen & Overy and 129,000 sq ft to JLL at 1 Broadgate, effectively fully pre-letting the building four years ahead of completion.

100 Liverpool Street offers some of the highest quality, most sustainable mixed-use space in London. The building comprises 440,000 sq ft of state-of-the-art office space, including Storey, British Land's flexible workspace brand, and 90,000 sq ft of new shops and restaurants set over three floors in addition to 20,000 sq ft of outdoor terraces on five levels.

100 Liverpool Street is British Land's first net zero carbon development and one of the first in London to be net zero carbon at completion in November 2020. It is also one of the first major developments in the UK with a secure, converged network and smart-enabled infrastructure that collects real-time data to ultimately improve operational efficiency and user experience. The building recently received a BREEAM Outstanding rating and WELL Gold certification.

Hudson River Trading will use 100 Liverpool Street as its new London headquarters and will benefit from sole use of the level ten landscaped roof terrace. The company will join other leading international companies within the building including corporate finance advisory firm Peel Hunt, Japan's Sumitomo Mitsui Banking Corporation Europe, Bank of Montreal and law firm Milbank.

Mike Wiseman, Head of Office Leasing at British Land, said: "We are thrilled that Hudson River Trading has chosen 100 Liverpool Street for their new London headquarters. The deal is testament to our strategy to deliver best-in-class workplaces for our customers. 100 Liverpool Street is our first net zero carbon development, offering unrivalled office space and amenities whilst benefitting from being part of British Land's Broadgate campus."

100 Liverpool Street is located at Broadgate, one of British Land's London campuses, which benefit from excellent locations, proximity to key transport links, high-quality green spaces and amenities as well as appealing to a diverse mix of office occupiers.

British Land and GIC are investing £1.5 billion over 10 years to transform Broadgate into a world-class destination for London. The campus hosts many of the world's leading financial, legal, technology and media companies, alongside some of London's best restaurants, bars and retail including 90,000 sq ft of premium brands at 100 Liverpool Street. It is also home to four public squares, including a new 1.5 acre park in Exchange Square which will quadruple the amount of green space at Broadgate.

British Land was advised by JLL and CBRE.

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Media Enquiries:

Lizzie King, British Land

07808 912 784

Giles Barrie, FTI Consulting

07798 926 814



About British Land

Our portfolio of high quality UK commercial property is focused on London Campuses and Retail & Fulfilment assets throughout the UK. We own or manage a portfolio valued at £13.3bn (British Land share: £9.8bn) as at 30 September 2021 making us one of Europe's largest listed real estate investment companies.

We create Places People Prefer, delivering the best, most sustainable places for our customers and communities. Our strategy is to leverage our best in class platform and proven expertise in development, repositioning and active management, investing behind two key themes: Campuses and Retail & Fulfilment.

Our three Campuses at Broadgate, Paddington Central and Regent's Place are dynamic neighbourhoods, attracting growth customers and sectors, and offering some of the best connected, highest quality and most sustainable space in London. We are delivering our fourth Campus at Canada Water, where we have planning consent to deliver 5m sq ft of residential, commercial, retail and community space over 53 acres. Our Campuses account for 70% of our portfolio.

Retail & Fulfilment accounts for 30% of the portfolio and is focused on retail parks which are aligned to the growth of convenience, online and last mile fulfilment. We are complementing this with urban logistics primarily in London, focused on development-led opportunities.

Sustainability is embedded throughout our business. In 2020, we set out our sustainability strategy which focuses on two time-critical areas where British Land can create the most benefit: making our whole portfolio net zero carbon by 2030, and partnering to grow social value and wellbeing in the communities where we operate.

Further details can be found on the British Land website at www.britishland.com

About Broadgate

Broadgate is where innovation and finance play.

It is the largest pedestrianised neighbourhood in Central London: a diverse community connecting innovation and finance, and a public arena for new food, retail and culture.

Lying adjacent to the busy transport hub of Liverpool Street station and surrounded by Shoreditch, Spitalfields, Old Street and the City, Broadgate connects Europe's capitals of investment and technology.

Joint owners British Land and GIC are investing £1.5 billion in Broadgate's evolution into a world class, mixed use destination for London.

Their masterplan for Broadgate will deliver 4.9 million sq ft of new and redefined workplaces, retail and restaurants, bringing people together to work, shop, drink and dine.

Broadgate's rare collection of public spaces combines the community and feel of the historic piazza with the energy of modern London. These spaces play host to over 100 cultural events annually, providing a showcase for emerging ideas and talent.