



Date: 29 November 2010

The Peak, Victoria SW1

- **secures first office letting**
- **official quoting rent of £65 per sq ft announced**



Heron International, the Co-operative Insurance Society and AXA Real Estate Investment Managers are pleased to announce that they have let the sixth floor of The Peak, their award winning 98,000 sq ft retail and office development located opposite London's Victoria Station, to Global Infrastructure Partners. Following this letting, the developer for the first time has announced an official quoting rent at £65 per sq ft.

The investment fund is expected to move to the 10,800 sq ft space early next year and will commence fit out immediately.

The ground and lower ground floors of The Peak were pre-let to Halifax on a 15-year lease in January 2008. Halifax's branch in the ground floor of the development is already trading; a branch of HSBC will open in the second ground floor retail unit from December.

The Peak, which last month won 'West End Development of the Year' at the Offices 2010 Awards, has impressive green credentials and offers clear floor plates with excellent levels of natural light on three sides. The building also incorporates secure storage for 100 bicycles.

Designed by architects Sheppard Robson, The Peak was completed in February 2010 and officially opened by Boris Johnson. CB Richard Ellis and DTZ are the letting agents for the development; CBRE also acted for Global Infrastructure Partners.

Commenting on the letting, Peter Ferrari, Managing Director at Heron International, said:

"We are delighted that Global Infrastructure Partners has chosen The Peak as its new home and we welcome them to the development. The Peak offers exemplary office space in a first rate location, as affirmed by the two awards it has won, and there is strong interest in the remaining floors. We look forward to announcing further lettings in due course."

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About Heron International

Since it was founded, Heron International has developed 160 buildings in the key business districts of nine leading cities and has developed, invested in and managed a wide range of prime offices, residential, leisure, hotels and mixed-use projects in the UK and Europe. It has developed more than 1 million sq m of commercial and retail property and more than 15,000 residential units in the UK, continental Europe and the USA. It currently has a £500 million investment portfolio and its current development programme is valued at £1.5 billion.

About The Peak

The Peak is a new office building located right at the heart of Victoria, offering 79,079 sq ft of office space over eight floors, together with 19,200 sq ft of high quality retail space on the ground and lower ground floors. The Peak won 'Best Office Development' at the 2009 Daily Mail UK Commercial Property Awards and was named 'West End Development of the Year' at the Offices 2010 Awards. More information about The Peak is available at www.thepeaklondon.co.uk.

About Global Infrastructure Partners

Global Infrastructure Partners ("GIP") is an independent, specialist fund that invests worldwide in infrastructure assets and businesses in both OECD and selected emerging market countries. Its goal is to benefit all stakeholders by improving the efficiency and service quality of the businesses in which it invests. GIP investments in the UK include Gatwick Airport Limited, Biffa Limited, Great Yarmouth Port Company Limited and London City Airport. GIP has offices in New York and London with an affiliate in Sydney and portfolio operations headquarters in Stamford, Connecticut. For more information visit: www.global-infra.com.

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