

News Release

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THE SURREY DOCKS OPPORTUNITY

The London Docklands Development Corporation (LDDC) is today launching the sale of its remaining sites in the Surrey Docks, as part of an overall property marketing campaign.

The Surrey Docks area is one of London Dockland's biggest success stories with its proximity to the City, excellent transport links and a well established high quality environment. Over 200 acres of land have been sold and developed, including the now highly popular Surrey Quays Shopping Centre, Scandic Crown Hotel, Bacon's CTC and the Watersports Centre as well as a wide variety of residential developments.

The 15 sites, totalling some 36 acres, vary from 0.1 acres to 20 acres in size, and 4 of them are already under offer. Three of the sites - Howland Quay, Surrey Quays Centre and St George's at South Dock offer particularly attractive investment and development opportunities.

The pro-active marketing of the remaining sites in Surrey Docks is part of an LDDC policy to focus on opportunities that are available despite difficult market conditions. The marketing drive began at the end of 1991 when a brochure was launched to draw attention to the sites still benefiting from Enterprise Zone status in the Isle of Dogs. As a result, over 100 enquiries were generated resulting in specific offers which are currently being considered.

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Comments Roger Squire, Assistant Chief Executive Investment and Development: "The Surrey Docks are a prime example of what an inner city regeneration drive can achieve - the LDDC has transformed the Surrey Docks with developments of all kinds providing new jobs and housing and a new environment in the heart of London.

"I believe that our 1992 national and international marketing campaign will create awareness and demand for the unique development opportunities that are available, as nowhere in Europe is there anything to rival the location and size of London Docklands."

- ENDS -

For further information, contact:

LDDC Press Office Tel: 071-512 0444

NOTE TO EDITORS:

Details on the 3 most important sites in Surrey Docks:

Howland Quay

The two acre Howland Quay site embodies all the advantages of Surrey Docks. Occupying a site the full width of Greenland Dock, the development will have long views down the dock and across the Thames. As well as being within 5 minutes walk from Surrey Quays Station and Surrey Quays Shopping Centre, the site will be only a short walk from the proposed Canada Water Station on the Jubilee Line. Howland Quay also benefits from designs intended to stimulate development of office buildings of primary attraction as company headquarters. Commissioned by the LDDC and designed by Conran Roche architects, these designs give a guideline for the type of innovative approach developers and occupiers could take. Conran Roche's designs allow for retail and cafe/bar facilities on the ground and top floors, taking advantage of the position and of activity on the dockside. The buildings have been designed to provide highly energy efficient, user friendly, flexible, quality office space.

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Surrey Quays Centre

The 20 acre Surrey Quays Centre site provides the unique opportunity to create an urban focus for the whole area. The development will complement the existing Surrey Quays Shopping Centre, providing up to 1.5 million square feet of space at the very edge of the City. With the proposed Canada Water Jubilee Line Station at its heart the new development will contain office, retail, leisure, multiplex cinema, residential and institutional developments.

St George's at South Dock

St George's is a completely different site, straddling the entrance to South Dock. Offering dramatic views of the river, Canary Wharf and South Dock itself, the site has potential to provide a major focus for public activities linking the river and the marina at South Dock. This could be a hotel with conference and banqueting facilities, bars, shops, waterside pub or club.