

## Ad men sign at Sea Containers House

Ogilvy & Mather has signed one of London's biggest office lettings of the year, taking the entire 226,343 sq ft north building at Sea Containers House on the South Bank.

It is understood the advertising agency has a 25-year lease without breaks at around £45/sq ft, with three years rent free.

The WPP subsidiary is likely

to move from Canary Wharf towards the end of 2014 when Deerbrook, which is advised by Bluebook and Deloitte Real Estate, has completed a redevelopment

of the riverside property.

Ogilvy, advised by James Andrew International and Cushman & Wakefield, has spent years scouring the market for a move after

two decades at Canary Wharf.

The letting will significantly add to take-up on the South Bank, which is likely to double this year on 2012, Knight Frank predicts.

# Allied London tunes into ITV ...

■ Developer and broadcaster structure Granada Studios deal

BY NICK JOHNSTONE

Mike Ingall's Allied London is closing in on a development site that could ultimately be of a similar scale and significance to his neighbouring Spinningfields scheme in Manchester city centre.

*Property Week* understands the developer is in detailed talks with ITV about the regeneration of the 20 acre Granada Studios, which is considered one of Manchester's most important development opportunities.

The land, which is home to the original *Coronation Street* set, has been masterplanned for 1.2m sq ft of offices, 200,000 sq ft of retail and leisure space, and more than 800 homes, many overlooking the River Irwell to the west.

ITV, advised by Jones Lang LaSalle, was looking for a cash payment rather than conditional bids or joint venture proposals. However, it is thought that Allied, advised by OBI Property, is discussing a more complex deal structure that could result in ITV retaining an interest for at least the short term.

*Property Week* understands that Allied, which initially bid for the £20m-£25m site when it was put up for sale earlier this year, has not yet agreed a deal because of the delicate nature of the transaction. It is thought Allied would draw down land on a staggered basis.

Allied would likely devise fresh plans for the site and would be expected to ultimately pay around £20m to ITV. It has existing banking

relationships, particularly with the Royal Bank of Scotland.

The land is directly across Manchester's Quay Street from Spinningfields – a site of a similar size that Allied London developed from scratch over the last decade. It is now one of the region's most important business districts, home to the Royal Bank of Scotland, Deloitte and Barclays, and the last new developments are finally being dusted off (story, right).

ITV entertained interest from several prospective buyers, most recently Inter Ikea subsidiary Landprop and Chelsfield subsidiary Genr8 Developments, but those deals have fallen away. The city council's pension fund also bid but did not meet ITV's pricing expectations. All parties declined to comment.

## ... as Allied plans last episode

Allied London is preparing to submit 260,000 sq ft plans for one of the last remaining office development projects for its Spinningfields scheme in central Manchester.

The developer, in collaboration with freeholder Manchester City Council, wants to demolish Quay House, which overlooks Hardman Square in Spinningfields.

Its proposals are

for a 19-storey block designed by Ian Simpson Architects, and geared up to capitalise on anticipated demand from financial and professional services firms ahead of completion expected at the end of 2016.

Two-thirds of the floors would be 10,000 sq ft, and the remaining six, 25,000 sq ft. No. 1 Spinningfields has a restaurant and terrace at Level 19.



### Lib Dems endorse land tax

The Liberal Democrats voted to introduce a land value tax, which could ultimately replace business rates and property taxes this week.

■ Full story at [propertyweek.com](http://propertyweek.com)

### Unite scores at Wembley

Unite has bought a 1 acre site in Wembley, north-west London for 700 student homes from Schroders Real Estate Investment Trust.

■ More at [propertyweek.com](http://propertyweek.com)

### Northacre's royal appointment

Residential developer Northacre will invest £10m into the redevelopment of 1 Palace Street, next to Buckingham Palace in London.

■ Full story at [propertyweek.com](http://propertyweek.com)

### Overseas client aboard the Ark

The Ark in Hammersmith has been sold to a private overseas client of Citibank for less than the £78.7m asking price.

■ More at [propertyweek.com](http://propertyweek.com)