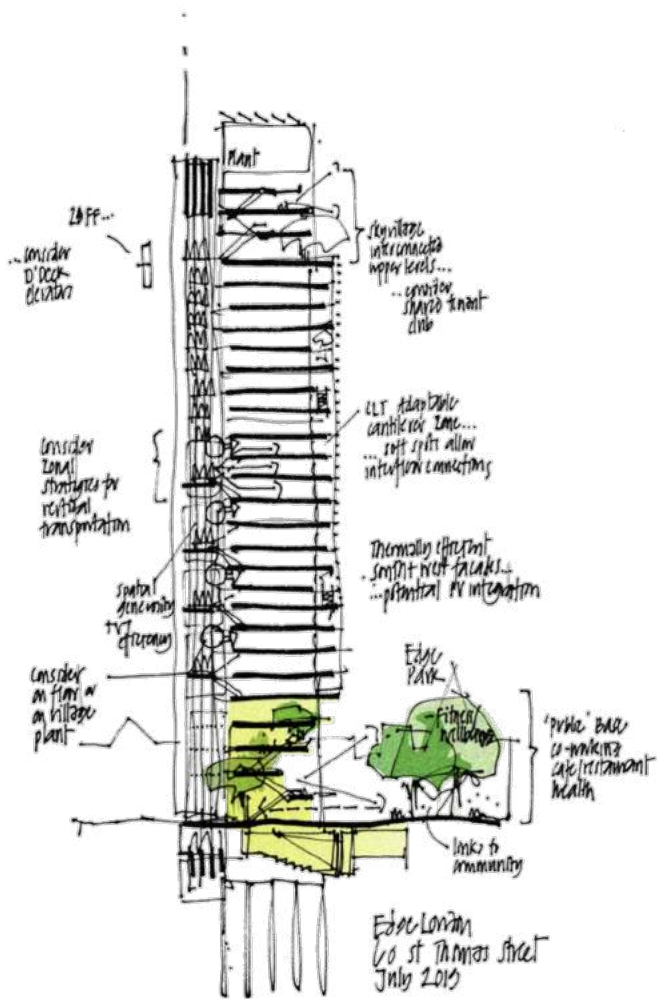




Contact

Address: Simten Ltd
7 Henrietta Street
Covent Garden
WC2E 8PS

Telephone: 020 3405 8468

Email: info@simten.co.uk

Website: www.simten.co.uk

simten
DEVELOPMENTS



About Simten

- We are a young company with deep development experience
- Creative, flexible and thoughtful in our approach, we are passionate about development
- With 75 years' experience between us, the partners manage developments from site origination through design and delivery to leasing and sale
- Our market knowledge and relationships allow us to bring together great people whose collaboration is essential in the success of our developments

"We create inspiring schemes that generate market leading returns"

Core Team

Mike Rayner



Edward Beaver



Alistair Martin



Clients & Partners

- The Simten partners have worked for and partnered with industry leading owners and investors to deliver best in class projects





“Managing development from your perspective”

Our Approach

- We view each project through the eyes of the people who inhabit the buildings and spaces we create. Taking time to understand the opportunities and challenges of each project
- At the core of our business is partnership; working closely with our partners and clients to produce schemes that are special and best positioned to succeed
- The burden of expectation on development is high with numerous and sometimes competing stakeholders; planning authorities, local communities, investors and occupiers. We are skilled at navigating the process, working creatively to drive innovative thinking and championing great design

Investment Philosophy

"We see things differently"

- The real estate landscape is changing, driven by the expectations of a more demanding customer. As a young company we recognise this, and at the core of our investment philosophy is a focus on people
- What is right for the customer will define the product – whether workspace, residential or retail – by understanding their needs we create buildings that really work
- We believe that getting this right allows us to deliver buildings that are flexible and resilient – buildings with an enduring appeal that will deliver financial performance over the long term
- By engaging the customer and addressing an identified need we create value for investors



Simten Projects





60 St Thomas Street,
South Bank, London SE1

*“Development of London’s most
advanced office building”*

Simten role	Development Manager/ Local Development Partner
Client	EDGE
Size	c. 245,000 sq ft (25 stories)
Architect	Pilbrow & Partners
Project Type	Office led development
Programme	Delivery expected 2024

60 St Thomas Street, South Bank, London SE1



60 St Thomas Street, South Bank, London SE1



60 St Thomas Street, South Bank, London SE1





Manhattan Center, Brussels

“More than a building, an icon”

Simten role	Development Manager
Client	Victory Advisors
Size	450,000 sq ft
Architect	Jaspers – Eyers Architects
Project Type	Office / mixed-use repositioning
Programme	Under development

Manhattan Center, Brussels



Manhattan Center, Brussels



Track Record Previous Projects





The Leadenhall Building, London EC3

*“Landmark office tower in
the City of London”*

Owner	British Land / Oxford Properties (JV)
Developer	British Land
Size	600,000 sq ft (45 floors)
Architect	Rogers Stirk Harbour & Partners
Project Type	Office development
Programme	2011 to 2015 (4 years)
Tenants	Aon, MS Amlin, Oxford Properties

The Leadenhall Building, London EC3



The Leadenhall Building, London EC3



Ropemaker Place,
London EC2

*One of the most sustainable
buildings in the City*

Owner / Developer	British Land
Size	595,000 sq ft (21 stories)
Architect	Arup Associates
Project Type	Office development
Programme	2006 to 2009 (3 years)
Tenants	Macquarie Bank, Mint Equities

Ropemaker Place, London EC2





London Wall Place, London EC2

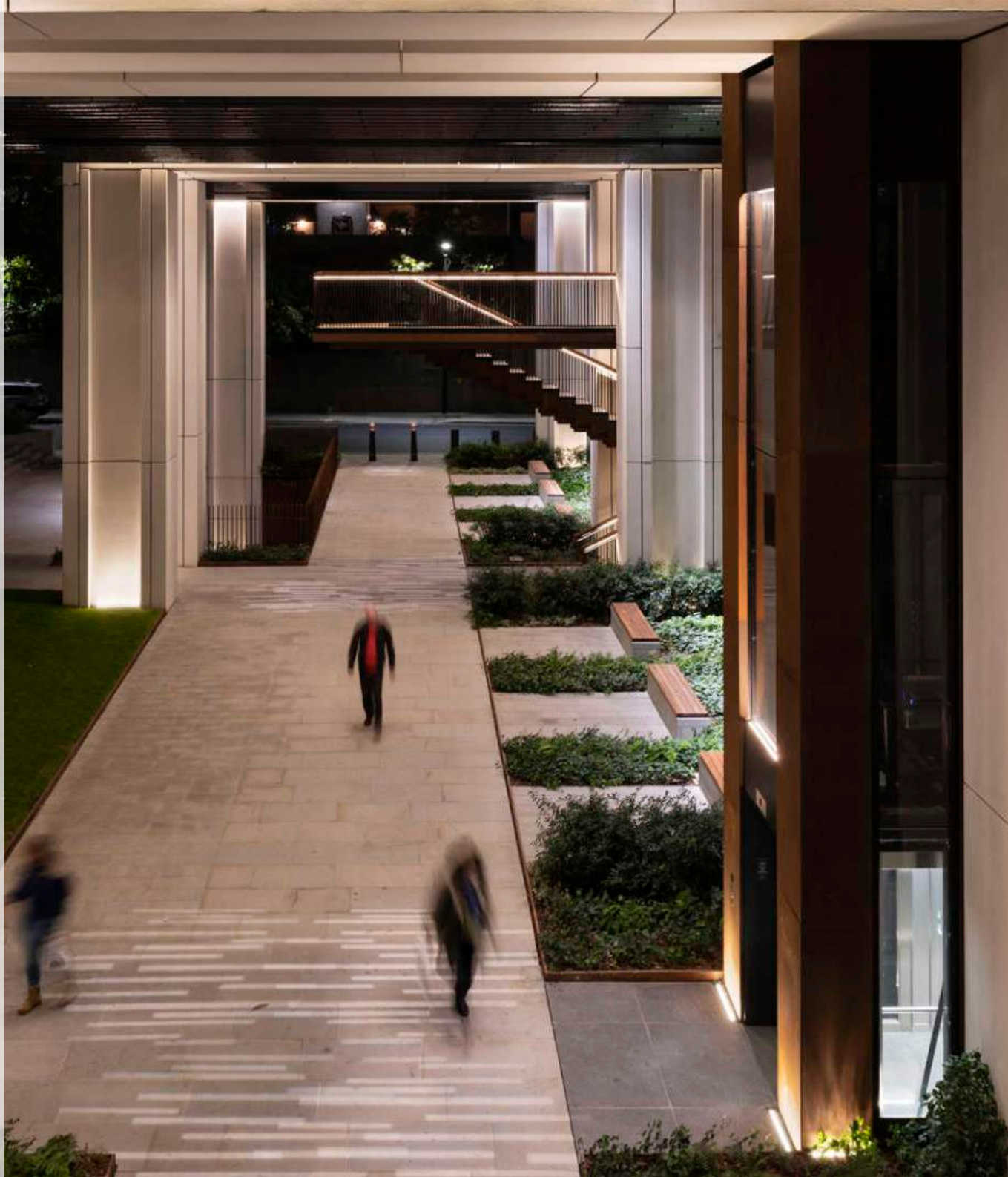
*Sustainable office development
with new public gardens*

Owner	Oxford Properties / Brookfield / City of London (JV)
Developer	Oxford Properties
Size	500,000 sq ft
Architect	Make Architects
Project Type	Office development
Programme	Completion 2018
Tenants	Schroders, Cleary Gottlieb

London Wall Place, London EC2



London Wall Place, London EC2





Brock Street, Regent's Place, London NW1

*Office led mixed-use development
let to tech occupiers*

Owner / Developer	British Land
Size	360,000 sq ft – Office 140,000 sq ft – Residential
Architect	Wilkinson Eyre - Office Stephen Marshal Architects - Residential
Project Type	Office / mixed-use development
Programme	Completion 2013
Tenants	Facebook, Twitter, Manchester City FC



Milkshakes
- House mix Espresso, Cream ...
- Small (strong)
- Medium (balanced)
- Large (mild)
- Amount of milk
- Blend coffee
- Espresso
- Filter (weak)
- Cold brew
- Americano

Filter Menu
Espresso, Side Shot
Taste: Bold, clean, clean
Body: Heavy, medium, weak
Milkshake, Hot, M
Taste: Smooth, creamy
Body: Heavy, medium, weak
Espresso, Side Shot
Taste: Bold, clean, clean
Body: Heavy, medium, weak

TABS
- Espresso
- Filter (weak)
- Cold brew
- Americano

Sweet

Brock Street, Regent's Place, London NW1

