

LONDON OFFICE

WELPUT wins Regents Wharf planning

24 Jul 2020 | by James Buckley

WELPUT set to deliver 110,000 sq ft mixed-use scheme in Islington



What Islington council has reached a unanimous resolution to grant planning permission for WELPUT's Regents Wharf

Why The scheme will include much needed affordable workspace in the area

What next The development will deliver a 110,000 sq ft office-led scheme

WELPUT, the specialist central London office fund managed by BentallGreenOak, has received a unanimous resolution to grant planning permission from Islington council for the redevelopment of its 110,000 sq ft office-led scheme at Regents Wharf.

The Hawkins/Brown-designed scheme at 10-18 All Saints Street will see the retention and improvement of heritage canal-side warehouses alongside a new office building that will be called Thorley Works, a nod to the original 19th century warehouse occupier, Joseph Thorley.

The development will also deliver 16,500 sq ft of gardens and courtyards and a communal roof terrace for occupiers at the scheme.

Ker Gilchrist, managing director at BentallGreenOak said: "This concludes years of work by our team, consulting closely with local stakeholders and planning officers in Islington to ensure we can deliver world class employment space alongside fantastic affordable workspace at this canal side location.

"We have built up an excellent relationship with local residents, and we thank them for all the work put in to making sure we have been able to design a great new addition to Islington's office space which will include much needed affordable workspace.

"With very encouraging occupational messages coming from the market and in the Kings Cross sub-market in particular, we now look forward to moving this key WELPUT asset into its next phase of our ownership, taking advantage of the demand for high quality accommodation in such a key location as this."

Gilchrist added: "The team have spent considerable time focusing on not just the creation of a fantastic destination, but also on halving the CO2 emissions associated within the development, including the use of the canal during the construction process, removing over 1,100 lorry movements from the surrounding roads.

“Given its location, Regents Wharf will make the most of natural ventilation onto the canal as a mixed mode building where we will be fully electric and gas free.”

JLL and Colliers are advising WELPUT on the leasing of Regents Wharf.