

KNIGHT FRANK WAPPING CITY QUAY LETTINGS INSIGHT

Knight Frank



**City Quay Apartments
St Katherine Dock**

There has been a dock on the site of St Katherine since 1125, and nearly 900 years on the area is more popular than ever. Since reopening as a marina following the closure of the commercial docks in the late 1960s, the area has built up a good reputation offering some of the most sought after property in the Capital. The City Quay development offers the most desirable and luxurious apartments in the area.

The modern day St Katherine Dock combines the distinctive character of the buildings from its heyday as an important commercial site, with the amenities and convenience of a prime London residential area. The unrivalled riverside location, with views towards the iconic Tower of London and Tower Bridge, creates an offering that is difficult to match.

City Quay Apartments is St Katherine Dock's jewel in the crown; developed 12 years ago by Taylor Woodrow Capital Developments and John Roberson Architects, and often credited with increasing revenues in the neighbourhood and allowing for the creation of new businesses and residences.

The City Quay development is hugely popular, not only for the convenient location near to The City, but for its fantastic views and luxury living. The development is gated and has a 24 hour concierge service. It is also conveniently positioned next to Waitrose supermarket and a short walk to Tower Hill underground station. For City workers, City Quay is the number one favourite residential development in the area.

www.KnightFrank.co.uk

Because we know that 80% of applicants come through website advertising, we work hard to make our website the best possible place to advertise your property.

We have been awarded 5 stars from the goodwebguide.co.uk, voted the best real estate website in the world and attracted visitors from 189 countries in the past 12 months. Our pioneering app for iPhone has been downloaded more than 23,000 times.

All this helps us to attract over half a million visits per month, and to market your property to the widest possible audience.

How do you think the market will fare in the coming months?

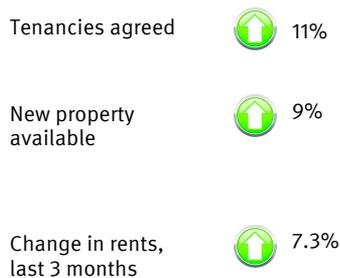
I believe we will continue to see steady growth in rents, driven by lack of stock. Asian investors are buying large tranches of off-plan stock, but much of this has not yet hit the market. Financing issues for buy-to-let landlords means we will not see dramatic rises in stock levels until mid next year. Many people are choosing to rent as sales stock is limited and funding is still difficult.

Why use Knight Frank?

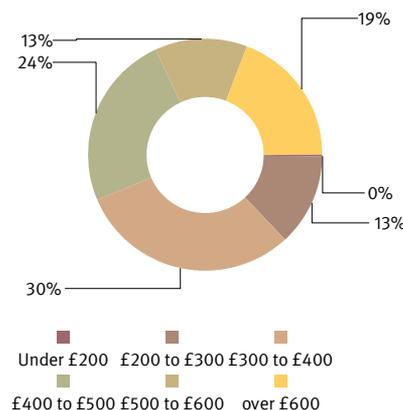
The Knight Frank brand attracts the best tenants in the market and our level of service is unparalleled in the lettings industry - we can offer assistance with everything from refurbishment, furnishing, letting and managing your property. We also have an in-house corporate services department. We have exclusive contracts with a number of large companies who will only search for relocating staff through Knight Frank. This means we are approached before other agents with the very best applicants in the corporate market.

Wapping lettings market at a glance

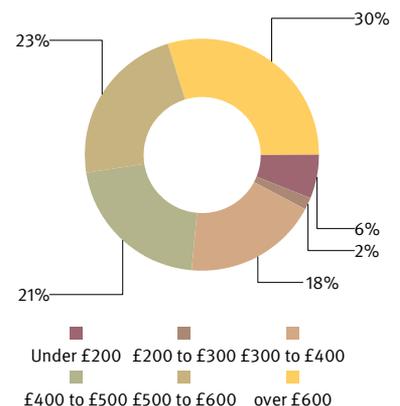
**Figure 1
Market activity
Last 3 months, year-on-year change**



**Figure 1
What do our applicants want to spend?
New applicants, last 12 months**



**Figure 2
What is coming to the market?
New instructions, last 12 months**



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Charting the market

Figure 4
Nationality of Knight Frank tenants
Prime Lettings, last 12 months

World region	Tenants
Africa	2.0%
Asia	4.9%
Australasia	3.6%
Europe	26.5%
India	1.4%
Middle East	2.9%
North America	10.7%
Russia & CIS	2.1%
South America	0.6%
UK	45.3%

Figure 5
Prime residential rents, indexed
Quarterly, last 5 years (Dec 2005 = 100)

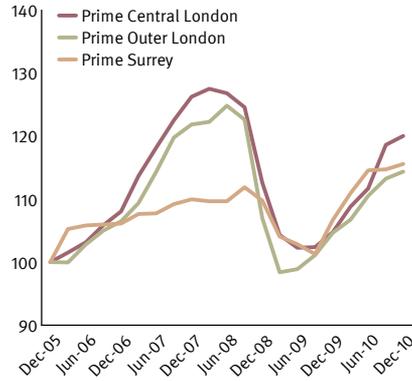
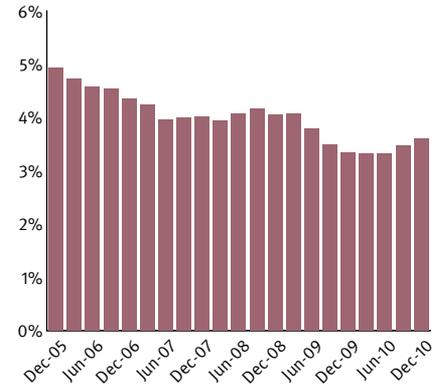


Figure 6
Prime London residential gross yields
Quarterly, last 5 years



Wapping properties and the Knight Frank team

Shearwater Court

LET

2 bed

Asking rent: £775pw

City Quay



Cormorant Lodge

LET

2 bed

Asking rent: £725pw

City Quay



Jacana Court

LET

1 bed

Asking rent: £525pw

City Quay



Sandpiper Court

LET

2 bed

Asking rent: £750pw

City Quay



Cormorant Lodge

LET

2 bed

Asking rent: £750pw

City Quay



Shearwater Court

LET

1 bed

Asking rent: £575pw

City Quay



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