
Derwent London plc ("Derwent London" / "the Group")
Planning success at Blue Star House SW9

Derwent London is pleased to announce that, as part of its ongoing strategy to optimise values across the portfolio, it has received resolution to grant planning permission for a hotel-led scheme at Blue Star House, Brixton SW9.



Designed by GRID Architects, the 341-room hotel development, which is opposite the O2 Academy Brixton, has a total net lettable area of 86,100 sq ft, a 60% uplift from the current floorspace. In addition to the hotel, there will be ground floor office/commercial space and public realm improvements. The refurbishment and extension of the existing eleven-storey building is in line with our sustainable, carbon efficient approach to regeneration. Works are expected to commence in mid-2027 with completion in late 2029.

Paul Williams, Chief Executive of Derwent London, said:

"Securing unanimous approval for this hotel-led conversion in Brixton is an important milestone on our journey to maximise value at Blue Star House. The scheme is well-located in the heart of the community and will support further local regeneration."

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Derwent London plc

Derwent London plc owns a commercial real estate portfolio predominantly in central London valued at £5.2 billion as at 30 June 2025, making it the largest London office-focused real estate investment trust (REIT).

Our experienced team has a long track record of creating value throughout the property cycle by regenerating our buildings via redevelopment or refurbishment, effective asset management and capital recycling. We typically acquire central London properties off-market with low capital values and modest rents in improving locations, most of which are either in the West End or City Borders. We capitalise on the unique qualities of each of our properties - taking a fresh approach to the regeneration of every building with a focus on anticipating tenant requirements and an emphasis on design. Reflecting and supporting our long-term success, the business has a strong balance sheet with modest leverage, a robust income stream and flexible financing.

We are frequently recognised in industry awards for the quality, design and innovation of our projects. Landmark buildings in our 5.3 million sq ft portfolio include 25 Baker Street W1, 1 Soho Place W1, 80 Charlotte Street W1, Brunel Building W2, White Collar Factory EC1, Angel Building EC1 and Tea Building E1.

As part of our commitment to lead the industry in mitigating climate change, Derwent London has committed to becoming a net zero carbon business by 2030, publishing its pathway to achieving this goal in 2020. Our science-based carbon targets have been validated by the Science Based Targets initiative (SBTi). In 2013, we launched a voluntary Community Fund which to date has supported 180 community projects in central London.

The Company is a public limited company, which is listed on the London Stock Exchange and incorporated and domiciled in the UK. The address of its registered office is 25 Savile Row, London, W1S 2ER.

For further information see www.derwentlondon.com or follow us on LinkedIn.

Forward-looking statements

This document contains certain forward-looking statements about the future outlook of Derwent London. By their nature, any statements about future outlook involve risk and uncertainty because they relate to events and depend on circumstances that may or may not occur in the future. Actual results, performance or outcomes may differ materially from any results, performance or outcomes expressed or implied by such forward-looking statements.

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