



24th October 2011

AXA Real Estate secures major Midtown pre-let

Farrer & Co LLP has committed to take 21,500 sq ft on a 10 year lease in the remodelled 20 Lincoln's Inn Fields, WC2, ahead of the building's practical completion due at the end of November. The development is owned by an AXA Real Estate investment vehicle, which is managed on behalf of a client and advised by Farebrother.

The building occupies a prominent position close to Farrer & Co's existing offices in Lincoln's Inn Fields. It has been extensively but sensitively refurbished to include a new reception and updated lettable space to suit modern occupiers' requirements. Farrer & Co LLP will take the entire 3rd, 5th and 6th floors and parts of both ground and basement.

James Owen, Senior Fund Manager at AXA Real Estate said "Securing such a quality tenant as Farrer & Co reflects the building's outstanding location in the heart of Lincoln's Inn Fields. We are now pleased to have brought the building up to a new level of quality and to welcome one of Lincoln's Inn Fields' longest occupiers to space that will meet all of its requirements."

Ben Bennett, Partner and Chief Operating Officer of Farrer & Co LLP commented "The acquisition of these high quality refurbished offices is an exciting next step in the firm's continuing development, allowing for both future growth and enhanced client meeting and conferencing facilities in a setting that meets our clients' expectations."

Julian Hind, Head of Leasing, Sales & Development at Farebrother commented, "Although there is little or no supply of new or newly refurbished space in WC2, landlords still have to deliver a special product to attract quality tenants."

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Farebrother

Farebrother is an established, multidisciplinary practice of property advisers and surveyors whose core business is to provide office and retail agency, investment, landlord & tenant and management services to occupiers, investors and developers in Central London. A private practice since 1799, three partners have become Lord Mayor of London. The Practice acts for funds, estates, property companies, occupiers and private individuals, including PRUIM, CBI and City of London. Farebrother.net / [@FarebrotherRE](https://twitter.com/FarebrotherRE)

Continues.

Midtown

The Midtown market broadly extends to Euston Road in the North, the Thames in the South, Farringdon Street/Road in the East and Trafalgar Square/Tottenham Court Road in the West. Major occupiers include Goldman Sachs, Deloitte and Warner Bros. The proportion of occupiers from creative sectors; fashion, media, internet and IT has increased in recent years, with brands such as Grey London, McCann Erickson, Agent Provocateur and Ben Sherman relocating to Midtown.

Farrer & Co LLP

Farrer & Co is an independent law firm with nearly 80 partners offering a range of specialist legal services. The firm has a rich history - a centuries-long tradition of advising private families, individuals and charitable institutions - which is today complemented by its extensive work for businesses and entrepreneurs (www.farrer.co.uk).

AXA Real Estate Investment Managers (AXA Real Estate), a wholly-owned subsidiary of AXA Investment Managers, is the largest real estate portfolio and asset manager in Europe, with over €40 billion of assets under management as at the end of June 2011. It has over 120 third party institutional clients spread across the world, in addition to managing funds for 10 AXA insurance companies.

With 500 real estate professionals operating in 22 countries, AXA Real Estate's competitive advantage stems from its global fund management expertise combined with extensive on-the-ground deal sourcing, asset management and development execution capabilities.

AXA Real Estate structures and actively manages or advises investment products, seeking wide ranging opportunities along the risk spectrum to deliver targeted returns commensurate with clients' risk profiles, through a variety of investment strategies. These range from core to opportunistic, country-specific to geographically-diversified, sector-specific to multi-sector, with the capacity to invest at all levels of the capital structure.

Global growth remains a key priority and AXA Real Estate is currently expanding its presence in both the US and Asia, most recently with the launch of its US office in June 2010. AUM have grown from €17 billion 10 years ago to almost €40 billion today.

Visit our website: www.axa-realestate.com

Hi-res exterior image above is available on request.

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