

In a nutshell

“I could be bounded in a nutshell, and
count myself a king of infinite space...”

Hamlet





Paddington Basin, London
Office Leasing



121 Kings Road, Reading
Investments



Unit J, Prologis Park, East London
Industrial

kernel of facts

Service Lines

Building Consultancy
Business Rates
Capital Markets
Corporate Real Estate
Development
Financial Services
Fund Management
Healthcare
Hotels
Industrial
Investments
Landlord & Tenant
Leisure
Mixed-Use
Occupier Solutions
Offices
Planning
Property Asset Management
Research
Residential Development
Retail
Strategic Occupier Transactions
Valuations

Knight Frank Commercial Division: A powerhouse of skills and experience delivering a complete range of property services throughout the UK.

- Knight Frank is an independent business with no external shareholders.
- Over 3,000 property professionals in 110 offices across Europe, Africa and Asia Pacific, including 1,200 UK staff.
- With US-based alliance partners Grubb & Ellis, a total of more than 9,000 people in 217 offices worldwide.
- Specialist expertise in all commercial property sectors, including office, industrial, retail, hotel & leisure and mixed-use.
- Co-ordinated national coverage through commercial offices at: **London Head Office • London City London West End • London Docklands • Aberdeen Birmingham • Bristol • Cardiff • Edinburgh Glasgow • Leeds • Liverpool • Manchester Newcastle • Sheffield.**



“The Rolls Royce Silver Shadow engine contains hundreds of nuts and bolts – together these individual components give the car its strength and power.”



1 America Square, London
Property Asset Management



Cliveden, Berkshire
Hotels



Cipriani's Restaurant, London
Leisure

individual strength

Whether the focus is micro or macro, Knight Frank is strong. Each office and service line provides access to the highest levels of both local and national market knowledge.

- Our Birmingham office negotiated last year's biggest city centre office letting.
- £2 billion worth of office, industrial and retail investments traded by the Investment service line in the last year.
- Our Property Asset Management department manages £3 billion worth of property.
- The Cardiff office achieved one of the largest-ever industrial disposals in South Wales with the sale of 26 acres and 470,000 sq ft on behalf of Pirelli.
- In 2003, our Hotels team valued £2 billion worth of property, sold or acquired £200 million worth, and is currently advising on over 3,500 new-build rooms.
- A dedicated valuation team signing off in excess of £50 billion annually.
- Knight Frank Industrial has secured Huddersfield's most extensive inward investment deal ever, pre-letting 380,000 sq ft on a former chemical site.
- Bill Clinton's favourite restaurateur Giuseppe Cipriani acquired his first UK site through Knight Frank Leisure.
- Around the UK, Knight Frank has a network of 50 offices dealing with every type of high quality residential property, from waterside apartments, town houses and fine suburban homes to rural cottages, farmhouses, country houses and estates.



Callaghan Square, Cardiff
Regional Office Agency



Eastmanton House, Oxfordshire
Residential

exponential growth



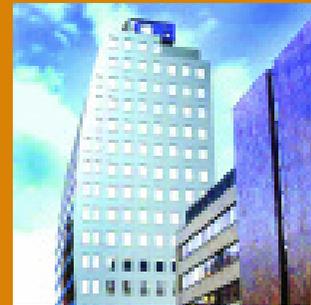
“An acorn takes decades to grow into a mature oak tree, and can live for over 800 years.”

While the roots of our business were established more than a century ago, the branches are growing more vigorously than ever. Our UK business has expanded by 250% in the last ten years, and new service lines are bringing further growth.

- Commercial offices recently opened in Aberdeen, Bristol and Liverpool.
- Exciting new alliance with Hamilton Osborne King in Ireland.
- Overseas expansion includes recent launch of Moscow office.
- Occupier Solutions and Corporate Real Estate teams now offer a unique, fully integrated, holistic approach.
- Landlord & Tenant, Building Consultancy and other professional teams complete a comprehensive service portfolio.



Grand Buildings, Trafalgar Square, London
Building Consultancy



Brestskaya Street, Moscow
Office Leasing



Nairobi



New York



Singapore

global movement

Local knowledge is complemented by global intelligence and resources. We can assist UK clients with commercial property issues anywhere in the world.

- Dedicated global research and consultancy, producing over 100 reports covering the world's major commercial centres and market sectors.
- The only real estate consultant providing a full range of services in India and Africa, with 20 offices employing 480 people.
- Currently working with the US State Department on appraisal and site search in 15 African countries.
- 36 offices throughout Asia Pacific, including 750 people based in Australia.
- Outside the UK, Knight Frank has over 560 staff in 20 offices in 12 European countries.
- In two weeks in October 2003, our European Valuations team valued 8 properties in La Défense and Paris CBD at over 1 billion euros.
- Leasing agents for Canary Wharf, Europe's largest office and retail scheme.



“Since its first performance in Russia in 1892, The Nutcracker ballet has been enjoyed all over the world, crossing seamlessly from one culture to another.”



“There are thousands of varieties of edible nut. Every one has its own distinct flavour and texture – but take a handful and you have a whole new taste sensation.”



Imperial Wharf, London



Clarence Dock, Leeds



The Birmingham Mailbox

an appetising mix

Knight Frank is a satisfying blend of skills and resources, including commercial, residential and mixed-use development expertise.

- Currently advising on 60 mixed-use schemes comprising:
35,000 residential units • 7 million sq ft of office space •
1.4 million sq ft of retail space • 3,500 hotel rooms •
500,000 sq ft of leisure space.
- Total gross development value exceeds £25 billion.
- We advise on Europe's largest mixed-use regeneration project at Silvertown in London's Docklands. We have schemes in every major UK conurbation, including The Birmingham Mailbox and Imperial Wharf in London.
- Our Residential Development division operates throughout the UK and is staffed by 220 people dedicated to serving the new homes buyer. We are clear leaders in both the land and new homes markets.
- Our new homes sales team acted for over 70 housebuilders and developers in 2003, selling over 4,000 properties on 235 separate developments from Scotland to the South West.



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