

Date: 12 April 2010

# HERON TOWER

## The City's tallest building tops out



Heron International, the leading pan European property group, and Skanska, one of the world's leading construction firms, today held a topping out ceremony to mark the structural completion of Heron Tower, the landmark development at 110 Bishopsgate, London.

Heron Tower is the tallest building in the City of London, stretching 202 metres into the skyline. The building will be finished with a 28-metre mast giving an overall height of 230 metres.

The 46-storey development, which is being constructed by Skanska and is on schedule to be completed in February 2011, will provide 40,836 sq m of commercial office space with a public restaurant and skybar on floors 38-40.

Situated just 200 metres from Liverpool Street station, Heron Tower will be a world-class office building at the heart of London's financial district. The development will set the standard for offices of the future, incorporating a number of unique features, including a triple-height entrance hall with the biggest aquarium in any commercial building, ten high-speed double-decker lifts and a full-time five star concierge

service.

Heron Tower also incorporates a number of environmental features and has achieved an 'Excellent' BREEAM rating. The building's entire south elevation will be veiled with photovoltaic cells to generate renewable energy and help create a solar shield. In addition, triple skin glazed facades will reduce heat gain and loss by 45% over standard glazing.

The building was designed by Kohn Pedersen Fox Associates.

**Speaking at the ceremony, Gerald Ronson, Chief Executive of Heron International, said:**

*"Today we begin the countdown to completion that is less than 50 weeks away. Whether this is by luck or judgment, I believe that Heron Tower has come to market at the right time."*

*“As we top out today, Heron Tower is the tallest building in the City of London – I am sure that others will grow up around it that are taller. However I am confident that this will remain the finest office development of its kind in the City of London for many years to come.”*

**The Rt Hon The Lord Mayor of London Alderman Nick Anstee, said:**

*“This brilliant glass and steel tower, all 46 storeys, is a great addition to the London skyline. To me this kind of building encapsulates the spirit of optimism and of business growth that I hope the next decade will bring the City and the UK.”*

**Johan Karlström, President and CEO of Skanska, said:**

*“I look forward to completion in the New Year, when the Heron Tower will become London’s newest and tallest landmark building in the heart of the City.”*

Full transcripts of the speeches appear below. Following the event, a digital video and publication quality photographs will be available from Redleaf Communications.

**Enquiries & publication quality photographs:**

Emma Kane / Adam Leviton / Henry Columbine	020 7566 6700
Redleaf Communications	herontower@redleafpr.com

**Note to Editors:**

- Further information on Heron Tower is available at [www.herontower.com](http://www.herontower.com)

## **Gerald Ronson, Chief Executive, Heron International**

I, more than most, know that property is a long-term business. After all, I've been doing it for over 50 years. But if you had told me in 1999, that the Topping Out of Heron Tower would be in 2010, I think even I would have thought that was a little longer than expected.

Today we begin the countdown to completion that is less than 50 weeks away. Whether this is by luck or judgment, I believe that Heron Tower has come to market at the right time.

As we top out today, Heron Tower is the tallest building in the City of London – I am sure that others will grow up around it that are taller. However I am confident that this will remain the finest office development of its kind in the City of London for many years to come.

Heron Tower will be a home for many companies, including international organisations wanting a presence in the financial capital of the world; as such, a traditional symbol of a tree for the topping out today is not a conifer but an olive tree, the international symbol of peace.

Our obsession throughout has been on quality. No corners have been cut and no detail has been overlooked and last year the Heron Tower was awarded an excellent BREEAM rating.

Whilst we had the vision to create Heron Tower as part of our Heron Plaza masterplan, and the track record to secure all the necessary planning and funding, without our team this vision could not have become the reality it is today. I would like to take this opportunity to thank the architects, Skanska, the many consultants who have been involved, and of course our dedicated team at Heron. Also to thank the City of London for its own commitment to ensuring that the City of London is able to offer businesses from around the globe the world's finest facilities to ensure that we retain our position as the Financial Capital of the World.

110 Bishopsgate EC2 will be the number one business address, situated in the heart of the City. Thank you all for coming to this important milestone in the history of the building and for the important roles you have all played in its success.

## **Johan Karlström, President and CEO, Skanska**

My Lord Mayor, honoured guests, Ladies and Gentlemen - I am delighted to be here with you today, celebrating this very important milestone in the life of Heron Tower, here in the heart of the City of London.

Firstly, I have to start by thanking, on behalf of myself and the Skanska team, all the Directors of Heron International and in particular Gerald Ronson and Steve Evans.

It is refreshing, especially in these difficult times, to work with a client with not only a clear vision and direction but one whose attention to detail is at the forefront of the decision making process to ensure the right product is developed and delivered to the market place.

Successful projects do not happen by chance. They require a team with a combination of key skills and a shared commitment, to turn our Client's vision into reality. I would therefore also like to thank the client's design team who have worked closely with Skanska over the last three years on the project and who have been instrumental in forging the strong relationships which have developed and which has culminated in what has been so far, an incredibly successful and enjoyable project.

Complex construction projects like this in the heart of London's financial sector require real skill and expertise in the areas of logistics management, together with the planning and coordination of key specialist trades, of which this project has many. This is only made possible by the strong relationship Skanska has with the Corporation of London on these projects.

Skanska is the leading contractor in London and that success is attributed to teams like Gary's, who together with our customer, partners and supply chain, continually work together to deliver projects in a responsible, sustainable and most importantly, safe way. Heron Tower is a great example of this and Skanska is very proud to be associated with this landmark building.

Our relationship with the local community is at the forefront of what we do at Skanska and our environmental plan here focuses on close liaison with our neighbours without disrupting their day to day activities.

Paramount to the success of this project is our supply chain, with whom we work year in, year out. On behalf of Skanska, I would like to thank everyone involved in Heron Tower particularly: Byrne Bros & Keltbray, for their close co-ordination & delivery of the sub structure works ahead of programme; Severfield Reeve, who supplied and erected to programme the steel structure to the close tolerances specified; and Schindler, who have successfully delivered the lift cars to site and positioned them within the shafts

To all of our supply chain I would like to thank you and your continued commitment, it is very much appreciated.

My personal thanks must also go to Gary Clifford, Richard McNaughton, Dave Warren and the entire Skanska team. You are on the home straight, keep up the good work.

I look forward to completion in the New Year, when the Heron Tower will become London's newest and tallest landmark building in the heart of the City.

**The Rt Hon The Lord Mayor of London  
Alderman Nick Anstee**

Ladies and Gentlemen

Thank you for inviting me today. As the Lord Mayor of London and I support and promote all UK-based financial and professional services.

And may I say what a pleasure it is to be here, for the topping out ceremony of Heron Tower. This is the culmination of 15 years' work and today this is the tallest building in the City of London! And with public access to a restaurant at the top of the building, and an aquarium in your entrance hall, Heron Tower could become something of a public attraction, too.

Congratulations to the developer, Heron International, the architects Kohn Pedersen Fox, and the contractor Skanska, for your brilliant work.

The past two years have been tough for many, and the property and building industry has had an especially tough time. But growth - albeit slow - is returning. And while the financial City may have struggled, it is today one of the world's leading international financial centres, neck and neck with New York.

The building of Heron Tower is a testament to Gerald Ronson's belief in the City - he proceeded when most other developers put their new buildings on hold.

Having the right kind of high quality office accommodation in the heart of the City, at the right prices, is one of the things that influences businesses in their choice to locate here, and so it's one of the key factors in the City's competitiveness.

And another factor in office space is environmental impact. Businesses increasingly see their environmental impact as a critical part of what they do. So I am delighted to see that the Heron Tower has an Excellent BREEAM Environmental & Sustainability rating - and one of the reasons, I understand, is a photovoltaic wall of 3,000 sq metres, which is the second largest of its type in the UK.

This brilliant glass and steel tower, all 46 storeys, is a great addition to the London skyline. To me this kind of building encapsulates the spirit of optimism and of business growth that I hope the next decade will bring the City and the UK.