

ONE LONDON

Aroland, Stanhope and Eric Parry Architects introduce One London, Western Europe's joint-tallest tower

New name and images revealed for era-defining City of London landmark, a scheme that will cost in excess of £1bn to deliver, with construction set to begin in 2028



One London will become the apex of the City of London's eastern cluster of tall buildings © One London

- **Eric Parry-designed, 1.2 million sq ft office-led scheme, formerly 1 Undershaft, will be one of London's defining buildings of the next decade**
- **The 309.6-metre tower will be the tallest building in the City of London, as well as the tallest office space and joint-tallest tower in Western Europe, with floorplates ranging from c.12,000-c.26,000 sq ft**
- **Deconstruction is underway, with construction of the future-proofed tower scheduled to commence in 2028 and practical completion targeted for 2033**
- **A variety of free public amenities including an 11th-floor public garden, with London Museum operating both Europe's highest publicly accessible viewing gallery and 'classrooms in the sky' near the summit**

LONDON, 1 JUNE 2026 – Aroland Holdings advised by Perennial Holdings, Stanhope and Eric Parry Architects have today introduced **One London**, set to become **the City of**



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London's tallest tower, as well as the tallest office space and joint-tallest building in Western Europe on completion in 2033.

Rising to **309.6 metres** with **1.2 million sq ft** of office-led space at the heart of Europe's pre-eminent financial district, the scheme that will cost in excess of £1 billion to deliver will be one of the capital's defining buildings of the next decade.



One London will match The Shard's height at 309.6m – the capital's aviation ceiling © One London

Formerly known as 1 Undershaft, One London represents a new standard for urban development, seamlessly integrating world-class workspace, extensive green spaces and unprecedented public amenity to create an era-defining London landmark.

Achieving full planning consent from the City of London Corporation in December 2025, the scheme sits at the junction of Leadenhall Street and St Mary Axe, within a six-minute walk of six Underground lines, the Elizabeth line, around 1,000 hospitality venues and 27 acres of public open space. **Deconstruction of the existing building, St Helen's Tower, is already underway, with a main contractor appointment expected later this year. Construction is planned to start in 2028** after the completion of deconstruction and enabling works and securing development financing.

One London will deliver **premium office space** suitable for occupiers of every scale, with floorplates ranging from **c.12,000-c.26,000 sq ft**. Every floor offers a **three-metre floor-to-ceiling height**, maximising daylight and openness throughout. The building will provide approximately **10% of the net additional office space identified as needed under the City of London Plan 2040**.



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One London's commitment to public and civic integration is demonstrated by the provision of over **230,000 sq ft of considered amenity**, a **new benchmark for London**. Designed to support work, wellbeing and social life throughout the day, the amenity spaces will provide a new way to experience the City of London. **125,000 sq ft will be freely accessible to the public**, making One London **one of the capital's most publicly accessible tall buildings**. The scheme also delivers **109,000 sq ft of new landscaped gardens and terraces** across multiple levels, with **68 trees** planted at ground and podium levels.



The white-bodied tower is materially distinct within the City's cluster of glass buildings © One London

At the top of the tower, **Level 73 will house Europe's highest publicly accessible viewing gallery at just over 300 metres which will be operated by London Museum**, offering panoramic views across the capital. Directly below on **Level 72, London Museum's elevated education space will inspire curiosity and discovery**. It will bring the city's history and geography to life, with an aspiration for every schoolchild in London to visit the space during their education. At Level 11, a **free-to-access elevated public podium garden** designed with landscape architects SLA wraps a 350-metre perimeter around the tower, providing an open-air sanctuary and 360-degree viewing platform for City workers and visitors. At ground level, the scheme delivers **42,700 sq ft of new SLA-designed public realm with 350 public outdoor seats**.

The tower dedicates **111,000 sq ft of amenity space to tenants**. A **400-seat double-height auditorium** on Levels 9 and 10 will host presentations and events framed by panoramic city views across St Helen's Square and opposite Lloyds of London. Level 71 is devoted to tenant entertaining and the **highest bar in London**, with further tenant amenity across Levels 8, 12 and 13. Private occupier terraces sit on Levels 30 and 48, providing unique views of London and some of the highest outdoor space in the city. A **lower-ground sanctuary** combines a **lounge, bar, wellness suite and fitness space** with **premium facilities for cyclists and active commuters**.



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Level 11: a free-to-access elevated public podium garden © One London

With best-in-class environmental performance considered throughout its design, One London is exploring certification against BREEAM and NABERS UK rating frameworks. The **all-electric** building will operate with greywater recycling and rainwater harvesting throughout. The design reuses the existing basement and foundations to minimise embodied carbon, while a layered landscape strategy delivers a **960% Biodiversity Net Gain** and a near five-fold increase in Urban Greening Factor across the site, positioning One London as a leader in sustainable urban architecture.

Aroland Holdings is advised by Perennial Holdings, a Singapore-based real estate developer and investor with extensive experience delivering some of Asia's most ambitious supertall developments. Perennial Holdings brings to One London the execution expertise of many projects in its global real estate portfolio.

Pua Seck Guan, Chairman and CEO of Perennial Holdings, said: *“One London symbolises our commitment to delivering buildings of international significance that will leave a lasting legacy. The name captures what this building truly is: the defining address of a city like no other.*

“This landmark development will enhance London's position as a global business capital. Alongside London's leading development manager and a globally renowned architect, One London goes beyond traditional office space to create a unique destination that prioritises wellbeing, sustainability and community integration. We are proud to be delivering this transformative and era-defining project that will serve as a beacon for the future of urban development.”

One London comes forward at a time of acute undersupply in London's prime office market, where demand is increasingly concentrated in the highest-quality, most sustainable and best-



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connected buildings. Knight Frank data shows that London office take-up reached **12.1 million sq ft in 2025**, while up to **50 million sq ft** of leases are set to expire by 2030, intensifying competition for the next generation of Grade A workspace.

David Camp, CEO of Stanhope, added: *“One London will be a striking addition to the capital's skyline and serve as a symbol of its enduring global pre-eminence. With London office take-up at its strongest level since 2019, 70 of 98 major deals last year involving expansion, and vacancy for new City Core space at just 0.3%, the case for delivering the next generation of globally competitive workspace has rarely been clearer.*

“London is not short of offices in general. It is short of the very best offices that help businesses attract talent, collaborate and grow. Delivering elegant buildings that redefine how we think about the workplace, and that are woven into the fabric of London, its occupiers, businesses and communities, has been the foundation of our 35-year track record of delivering pioneering and ambitious developments.”

Eric Parry Architects is an internationally recognised practice with a track record delivering buildings of exceptional quality and lasting cultural value across London's most prominent sites and internationally. Notable work includes 120 Fenchurch Street, 50 Fenchurch Street and the Salisbury Square Justice Quarter Development in the City of London, as well as the Kyobashi 3-Chome tower in Tokyo.

Eric Parry CBE RA, Founder of Eric Parry Architects, said: *“One London stands as an icon at the centre of a great city with a confident future in its global role and outreach. London has evolved around the 'Square Mile', essentially the Roman city, over the last two thousand years, adding with each historical twist and turn layers of building and conversation of every period since. We stand at an historic moment of physical metamorphosis as the City rises in a uniquely close and tall form, at the centre of which is One London.*

“From the outset, my conviction has been that the summit of a building like this should be a civic space, not a corporate one. This is not just another tall building. It has multiple horizons to respond to: the street, the public garden at Level 11, amenity floors with external terraces at Levels 30 and 48, London Museum's classrooms at Level 72 and an unparalleled public viewing gallery at Level 73.

“Most importantly, it is a new building with fine proportions: a white body that creates a protective carapace to moderate solar gain as part of the super-efficient, sustainable energy design. This is a pioneering model for a tall building: commercial in its purpose, generous in its spirit.”

Newmark has been appointed as leasing adviser for One London.

–ENDS–

MEDIA ENQUIRIES

FTI Consulting

+44 (0) 20 3727 1000

onelondon@fticonsulting.com



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NOTES TO EDITORS

One London project team

- Owner: Aroland Holdings (a consortium of Southeast Asian investors), advised by Perennial Holdings (a Singapore-based real estate developer and investor)
- Development manager: Stanhope
- Architect: Eric Parry Architects
- Civil and structural engineering; mechanical, electrical and plumbing; and sustainability: WSP
- Landscape architect: SLA
- Culture and education operator: London Museum will operate the viewing gallery on Level 73 as well as the educational 'classrooms in the sky' on Level 72
- Leasing adviser: Newmark
- Deconstruction contractor: Keltbray

About Stanhope

Stanhope PLC is the developer and asset manager behind many of London's most dynamic and longstanding landmarks from Tate Modern at Bankside to Television Centre. We originate, design, deliver and manage great places that stand the test of time – experts in the whole lifecycle of a development, from the earliest ideas to managing a place. Recent completed projects include refurbished and extended offices at Woolgate (EC2) and 76 Southbank (SE1), as well as the City's most sustainable tall building at 8 Bishopsgate (EC2).

Currently, Stanhope and Mitsui Fudosan UK (MFUK) are partnering with the British Library on its extension creating new galleries, learning and event spaces together with 600,000 sq ft of commercial accommodation for science and tech organisations. In Central London, we are under construction at 1 Victoria Street (SW1), providing 750,000 sq ft of offices and, also with MFUK, Phase 2 of Television Centre (W12), providing 511 new homes to complete the masterplan. Outside the capital, we are developing the first phase of Oxford North, which will total one million sq ft of labs and workspaces as well as three new public parks.

Overall, Stanhope has delivered more than 35 million sq ft and achieved £40 billion of end value. The company typically manages around £3 billion of construction value on site and in its pipeline and has £4 billion of assets under management.

Stanhope's team includes specialists in property, construction and asset management, with expertise across the whole lifecycle of a development, from the earliest ideas through to managing completed projects. Stanhope is unique for having specialist skills for every stage of a project: a knowledge network that keeps it at the forefront of the market. Through this, the team generates consistent returns for its partners while setting new standards for workplaces, homes and cultural spaces that people love to use. stanhopeplc.com

About Eric Parry Architects

Eric Parry Architects designs and creates high-quality, people-focused, sustainable buildings that enhance their surroundings. They listen closely to their clients' ambitions and needs and collaborate to meet every project's particular challenges with creative and imaginative responses. Architecture should engage with its context and interact with its surroundings to create delight, enjoyment and wellbeing for its inhabitants.

The practice has built extensively in the City of London, delivering many of the Square Mile's most significant developments of recent years. At 120 Fenchurch Street the practice pioneered the provision of free public amenity in commercial buildings, with a 23,000 sq ft roof garden atop a 420,000 sq ft, 15-storey office building described by The Guardian as "one of the most well-crafted buildings the City has seen for some time". At One Liverpool Street the practice has delivered an ambitious over-station development of 186,000 sq ft of offices and commercial space on a hugely complex site directly above active Tube tunnels. In 2027 the practice will complete work on the Salisbury Square Development, the City of London's new Justice Quarter, which will provide three new buildings containing Crown, Magistrates, County and Civil Courts, a new City of London Police HQ, and a standalone office space. At 40 Holborn Viaduct, the practice is delivering a market-leading sustainable office redevelopment, retaining 70% of the existing building while bringing significant environmental, cultural and financial benefits to the wider context.



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The international work of the practice includes private residential projects in Kuala Lumpur, the 164,000 sq m Kyobashi 3-Chome mixed-use development in Tokyo, and designs for the British Ambassador's Residence in Beijing. ericparryarchitects.co.uk

