AHEAD OF THE CURVE

Experience working in Canary Wharf for yourself... >

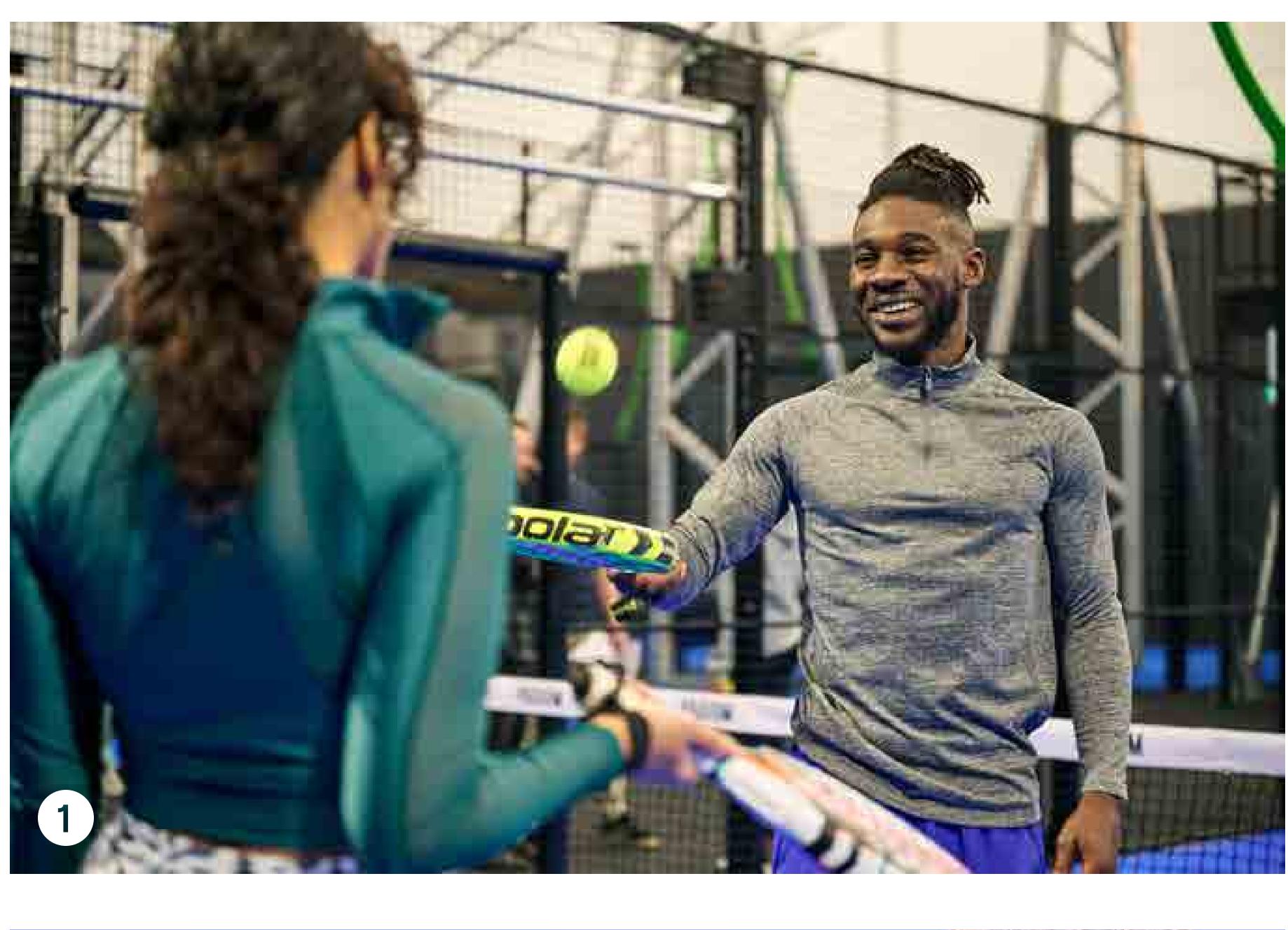


ONE BANK STREET

EPCA RATING GREENWALLS CONNECTED DOUBLE-HEIGHT ATRIUM BANK STREET PARK SUSTAINABILITY PADEL TENNIS **CYCLE STORAGE** TECHNOLOGY

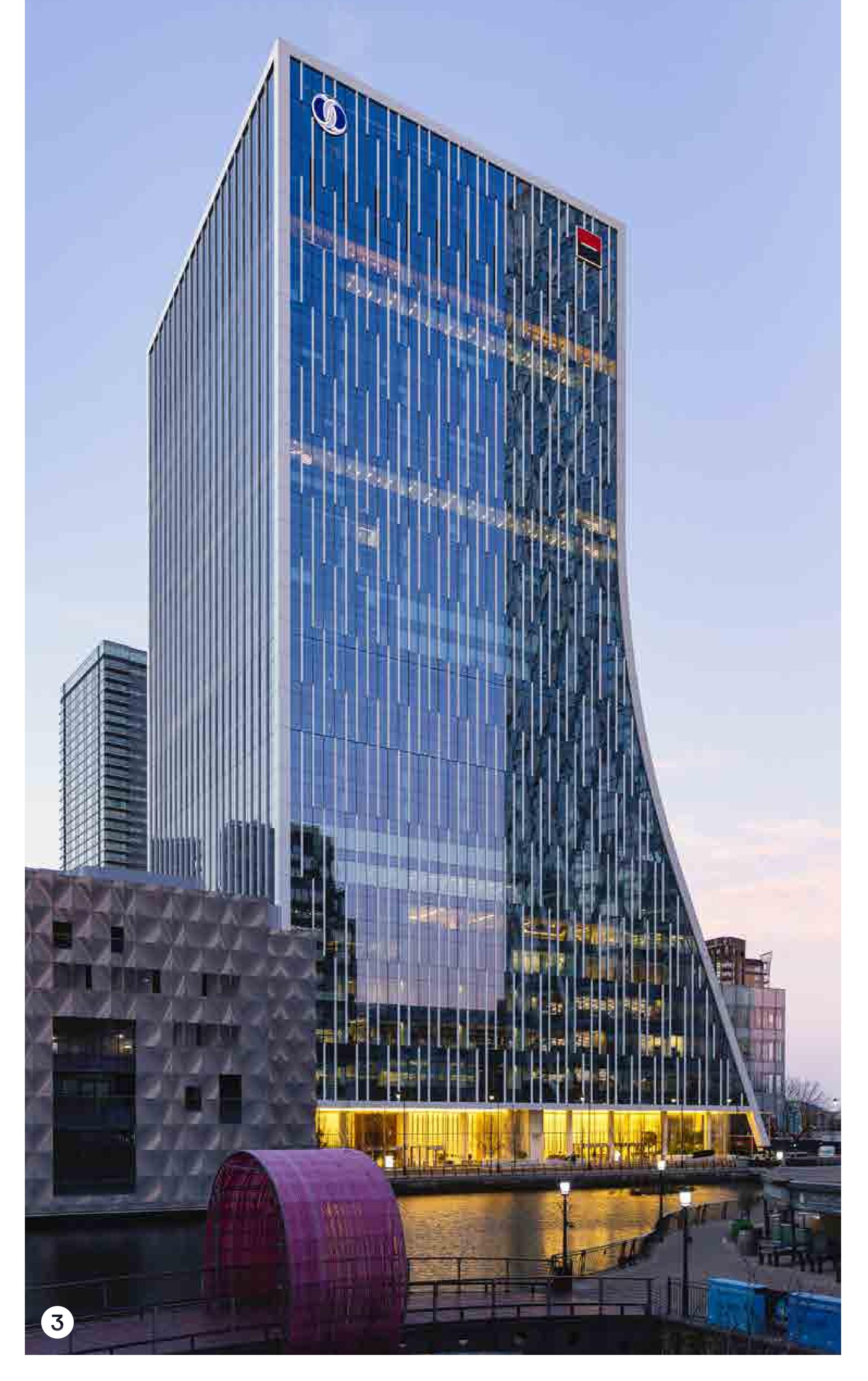
One Bank Street is a workplace built for success

Overlooking both Middle and South Dock as well as Bank Street Park, One Bank Street is ideally located to inspire and promote wellness at work and in play.





Designed by world-renowned architects Kohn Pederson Fox (KPF), the sweep of the west facing façade creates two, fivestory atria overlooking a roof terrace with incredible views to the City of London.



Padium Canary Wharf's new purpose-built padel venue in Bank Street Park

- 2 Middle Dock Enjoy a quick swim or a paddleboard on your lunchbreak
- **3 One Bank Street** Ideally located, surrounded by water activities and Bank Street Park

INTRODUCTION

Your local environment

Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you need is conveniently within reach.

AIR QUALITY AT CANARY WHARF IS 9% BETTER THAN IN THE CITY OF LONDON AND 13% ETTER THAN IN THE **CITY OF WESTMINSTER**













TTSALL HERE.







PADIUM



- **Open Water Swimming** Dive in to the fresh open water of Middle Dock
- 2 Cubitt Steps A place to meet and mingle in the sunshine
- 3 Alfresco dining Meet friends and relax at lunchtime



Just a small selection of our extensive retail offering. Discover more

THRD SPACE



REISS







Aēsop_®

DISHOOM

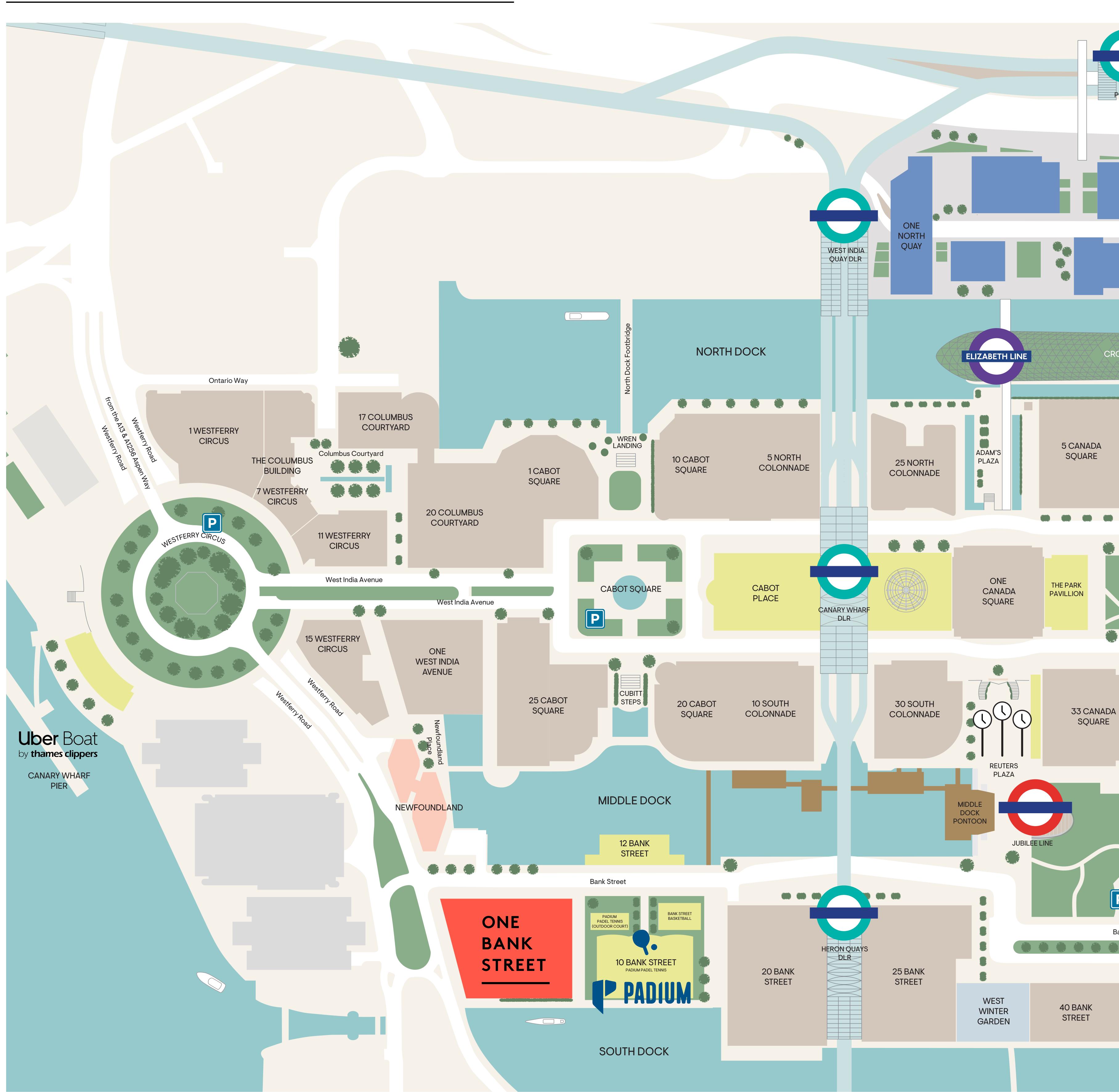


HAWKSMOOR

4 Cabot Square Grab an afterwork drinks with colleagues

5 Park yoga Take a moment, to take a breath

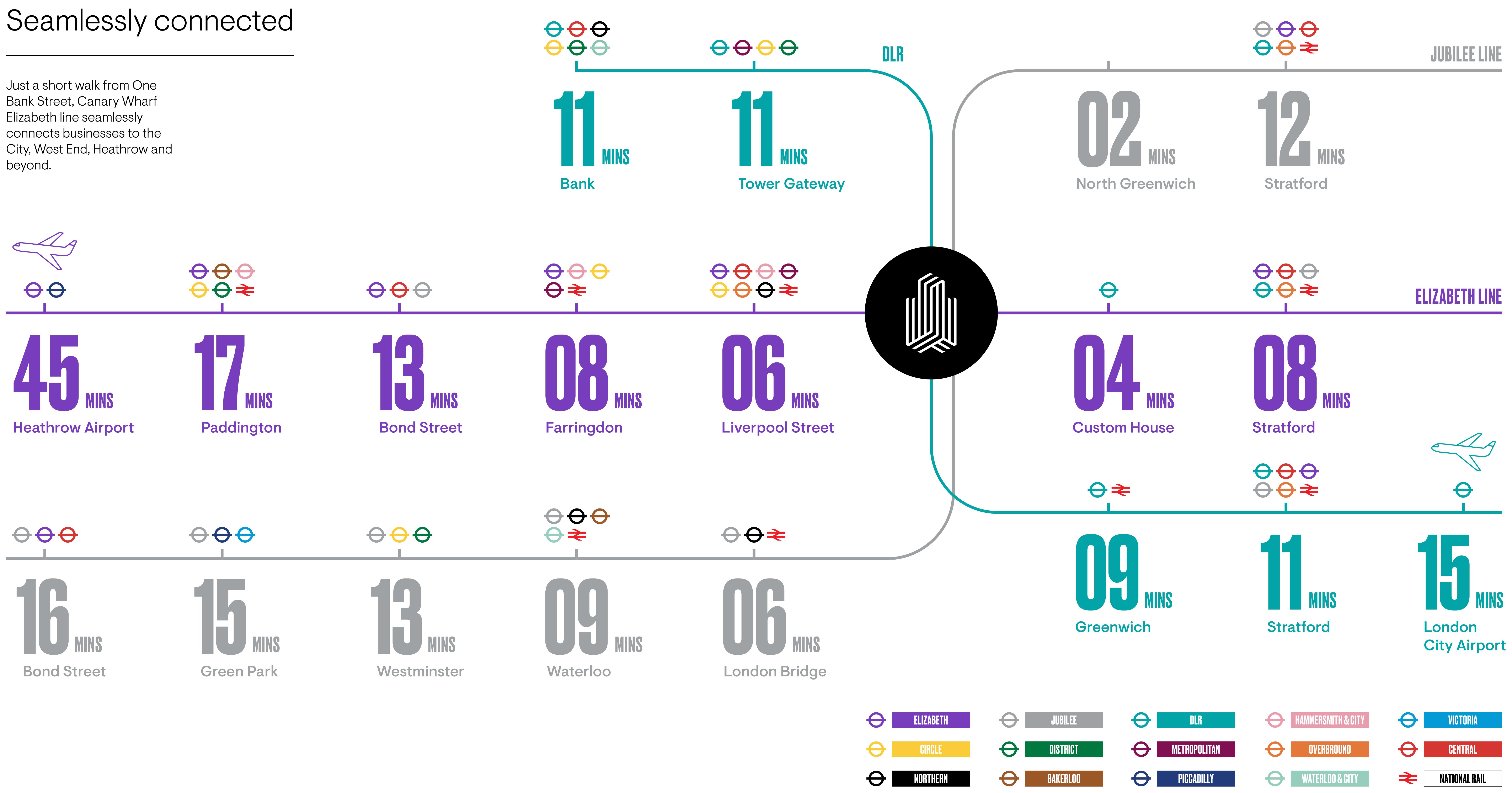
Welcome to Canary Wharf



CANARY WHARF

POPLAR DLR Aspen Way CROSSRAIL PLACE & ROOF GARDEN ELIZABETH LINE ONE CHURCHILL PLACE 8 CANADA SQUARE 15 CANADA SQUARE 30 NORTH COLONNADE 5 CHURCHILL PLACE North Colonnade Churchill Place The lvy in the Park C C C U Churchill Place 16-19 CANADA SQUARE CH<mark>URCHILL</mark> PLACE CANADA SQUARE CARTIER 20 CHURCHILL PLACE South Colonnade **Churchill Place** 25/30 CHURCHILL PLACE 20 CANADA SQUARE 25 CANADA SQUARE **BERNERS PLACE** MONTGOMERY SOUARE 1 WATER STREET 5WATER STREE JUBILEE Water Street JUBILEE LINE 8 WATER STREET 10 PAR Bank Street 10 UPPER BANK STREET 0000 ONE PARK DRIVE EAST WINTER GARDEN BOARDWAL 50 BANK STREET SOUTH DOCK





TRANSPORT

bilitv

60,757 SQ FT OF EXTRAORDINARY X I KAUKU FIGE SPACE



Double-Height Atrium

Offering expansive river views West towards the City, you'll be ideally located to enjoy a more natural, healthy and vibrant work-life balance than ever before.

NIA		sq ft	sq m	Floor Condition
Level 26	Plant			
Level 25	Plant			
Level 24	EBRD	27,528	2,557	
Level 23	EBRD	27,528	2,557	
Level 22	EBRD	27,528	2,557	
Level 21	EBRD	27,528	2,557	
Level 20	EBRD	27,528	2,557	
Level 19	EBRD	27,577	2,562	
Level 18	EBRD	26,044	2,420	
Level 17	EBRD	27,636	2,567	
Level 16	EBRD	26,369	2,450	
Level 15	EBRD	28,080	2,609	
Level 14	EBRD	28,432	2,641	
Level 13	EBRD	28,181	2,618	
Level 12	EBRD	28,759	2,672	
Level 11	Plant			
Level 10	Plant			
Level 09	Available	30,127	2,799	
Level 08	Available	30,630	2,846	
Level 07	Apple	32,457	3,015	
Level 06	Apple	34,170	3,174	
Level 05	Societe Generale	35,809	3,327	
Level 04	Societe Generale	34,991	3,251	
Level 03	Societe Generale	44,015	4,089	
Level 02	Societe Generale	44,052	4,093	
Level 01	Societe Generale	44,089	4,096	

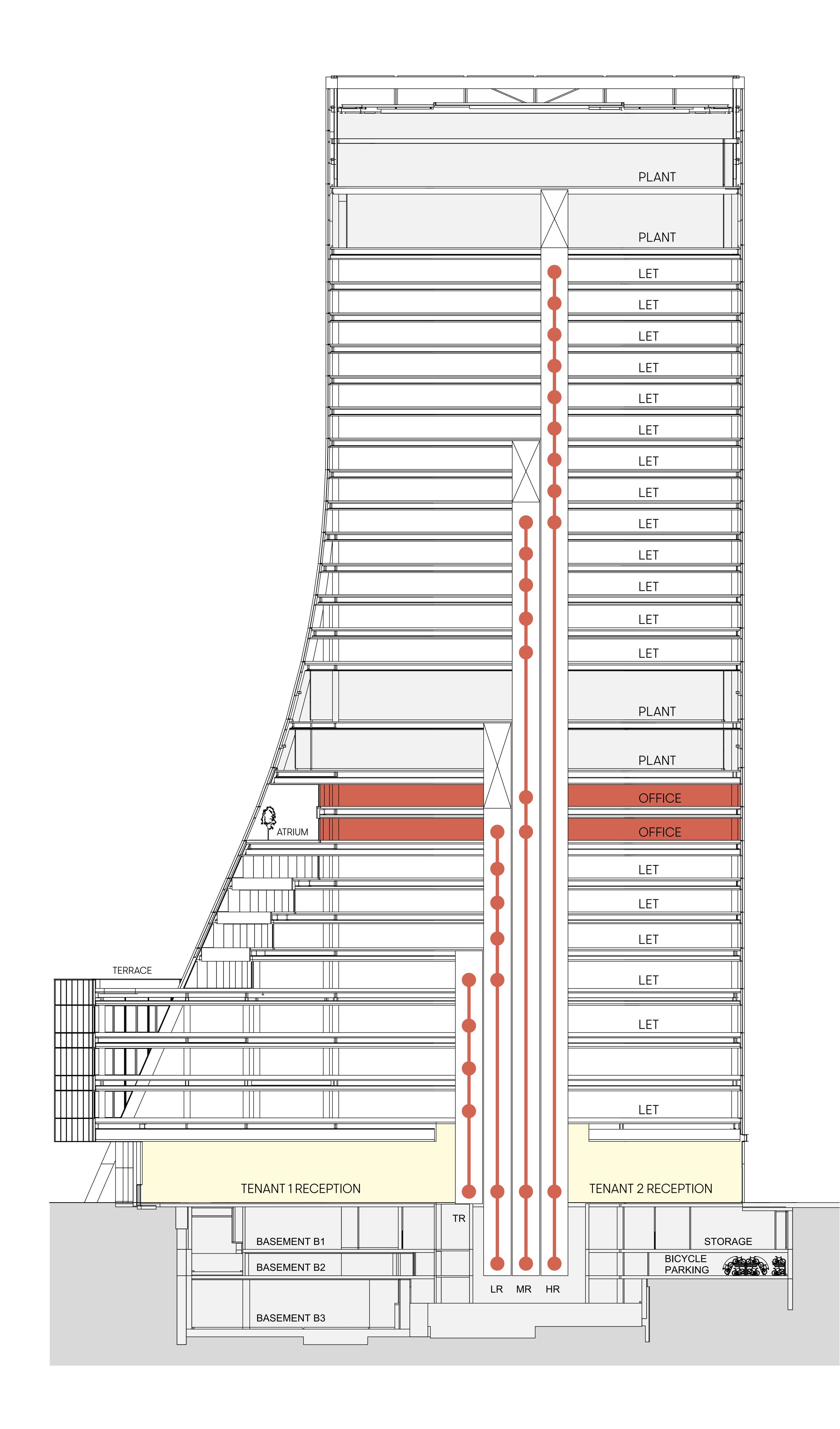
Ground Office	11,224	1,043	
TOTAL OFFICE NIA	700,283	65,058	

KEY

Available

AVAILABILITY

Floor Condition





A warm welcome awaits you. Whether you're having a breakfast meeting, greeting a client, or catching up on emails.

DOUBLE-HEIGHT RECEPTION PROVIDES A WELCOMING AND RELAXED





ONE BANK STREET

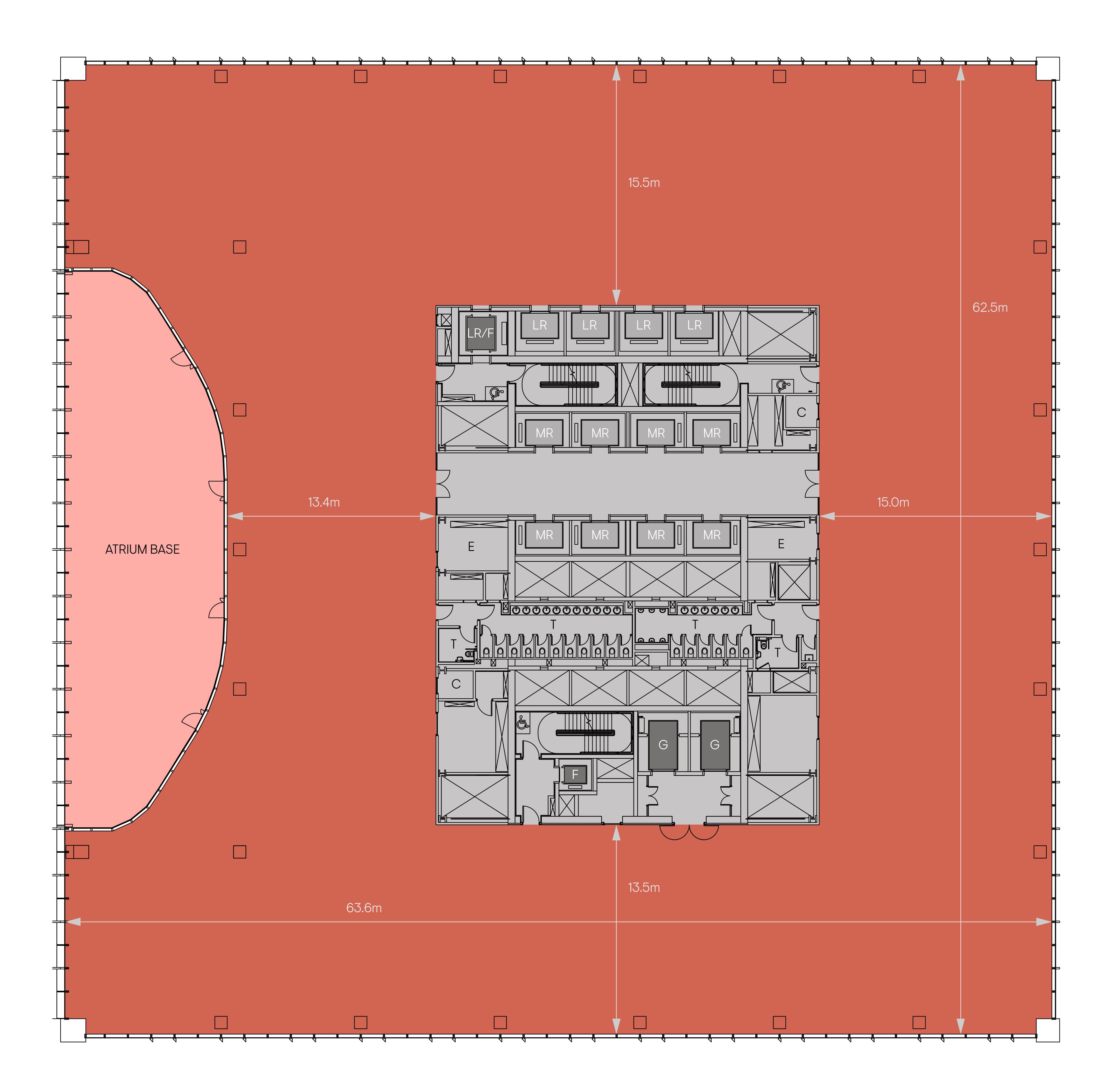
30,630 SQ FT 2,846 SQ M

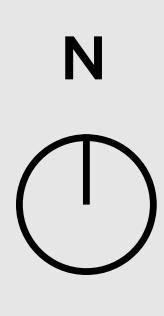
FLOOR CONDITION

Shell & Core

KEY

	Workplace Available
	Core
LR	Low Rise Lift
MR	Mid Rise Lift
G/F	Goods / Firemens' Lif







FLOOR PLAN

Level 8

Open Plan Layout 1:8

INDICATIVE WORKSPACE ALLOCATION

340 Open Plan Workstations

340

Total Population

90 SQ FT

Indicative Planning Ratio

ANCILLARY SPACES

- 2 Twelve Pers. Multi Function Rms
- 3 Four Person Meeting Rooms
- 3 Five Person Video Conf. Rooms
- 3 Informal Meeting Areas
- 5 Copy Rooms
- 12 Quiet Rooms
- Project Room
- **Communications** Room

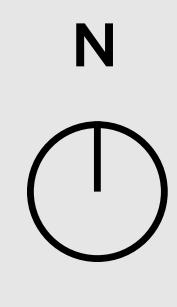
- Goods Store Area
- 2 Furniture Store Rooms
- 2 Store Rooms
- 2 Tea Points
- Tea Point / Break out Area
- Atrium Event Space
- Atrium Informal Meeting Area

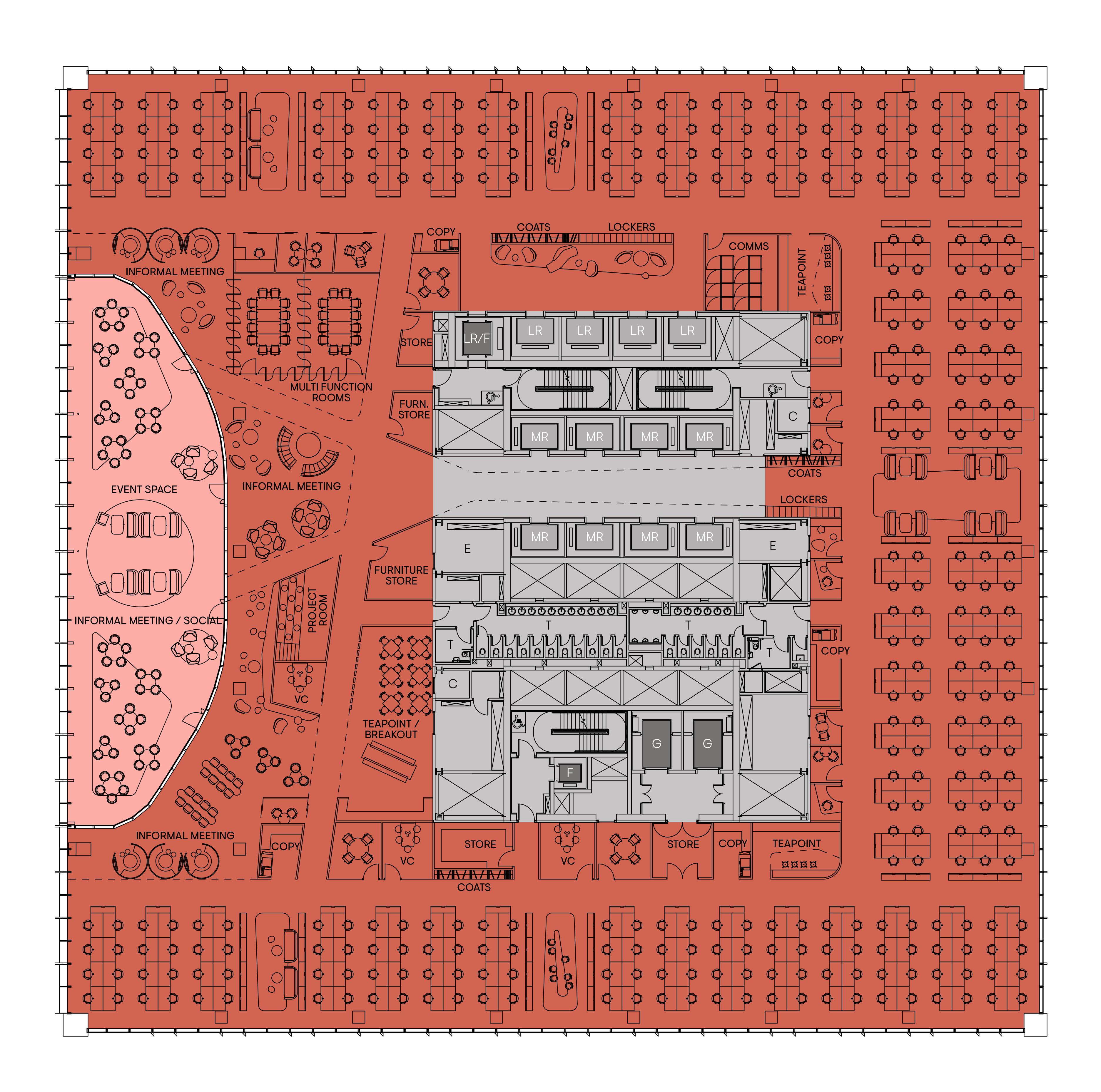
KEY

Workplace Available

Core

- Low Rise Lift
- MR Mid Rise Lift
- G/F Goods / Firemens' Lift





FLOOR PLAN

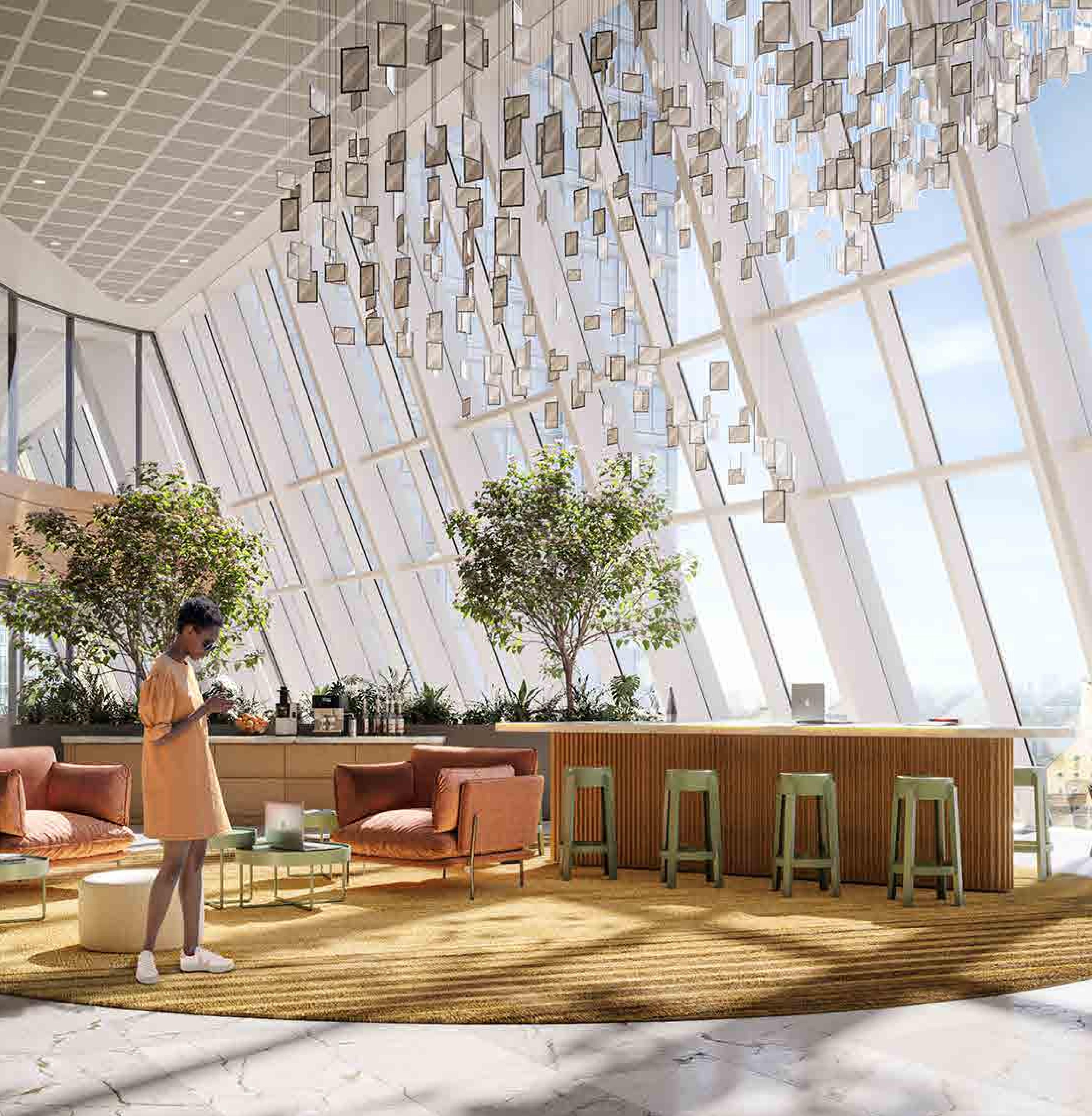
Indicative Fit-out



<section-header><section-header><section-header>

Indicative Atrium Fit-out

761



ONE BANK STREET

100

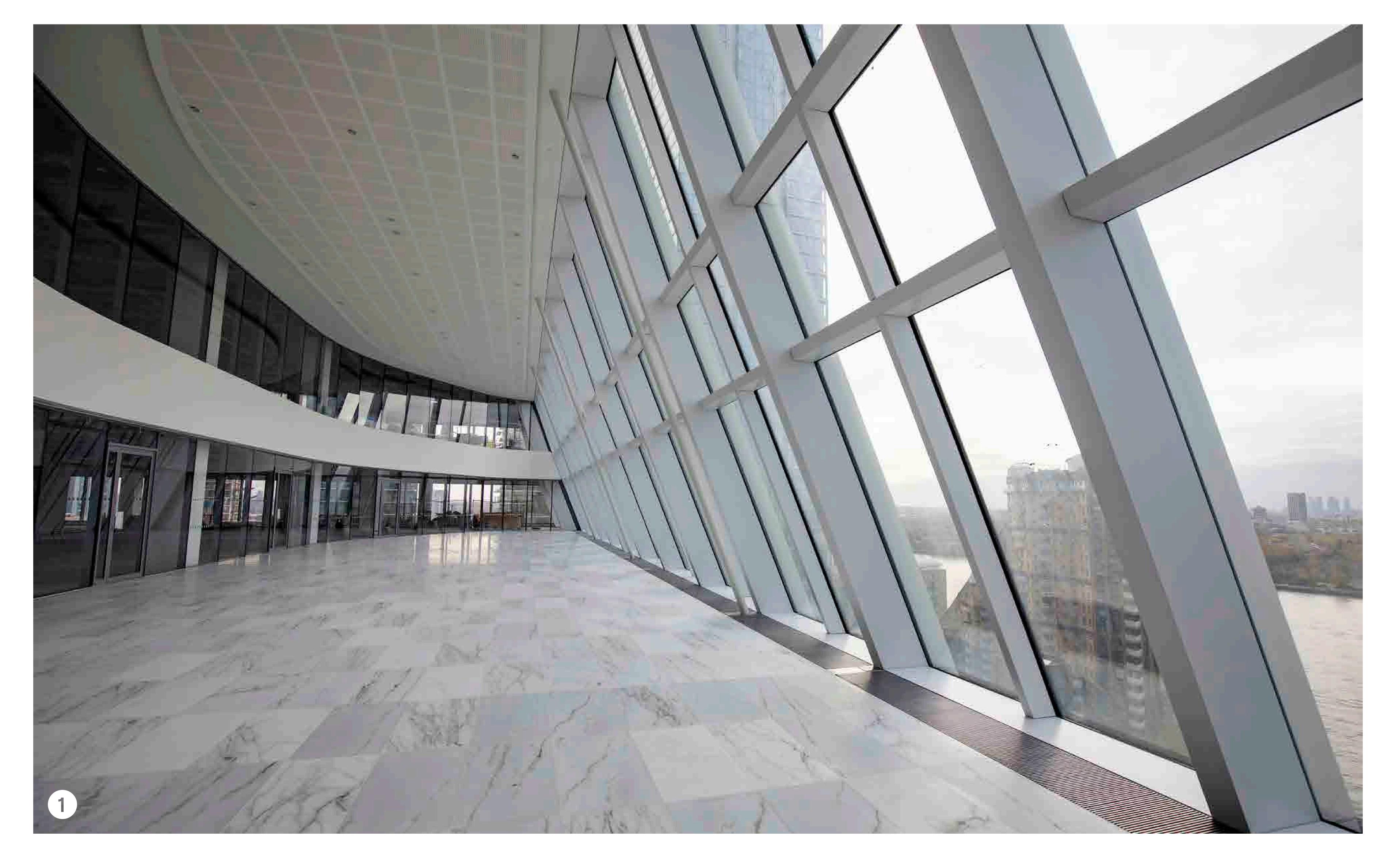


ONE BANK STREET

Station

Existing Shell & Core

- 1 Level 8 Double-Height Atrium
- 2 Atrium View to the City
- **3** Shell & Core Floor
- 4 Shell & Core Floor



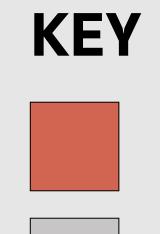




AVAILABLE 30,127 SQ FT 2,799 SQ N

FLOOR CONDITION

Shell & Core

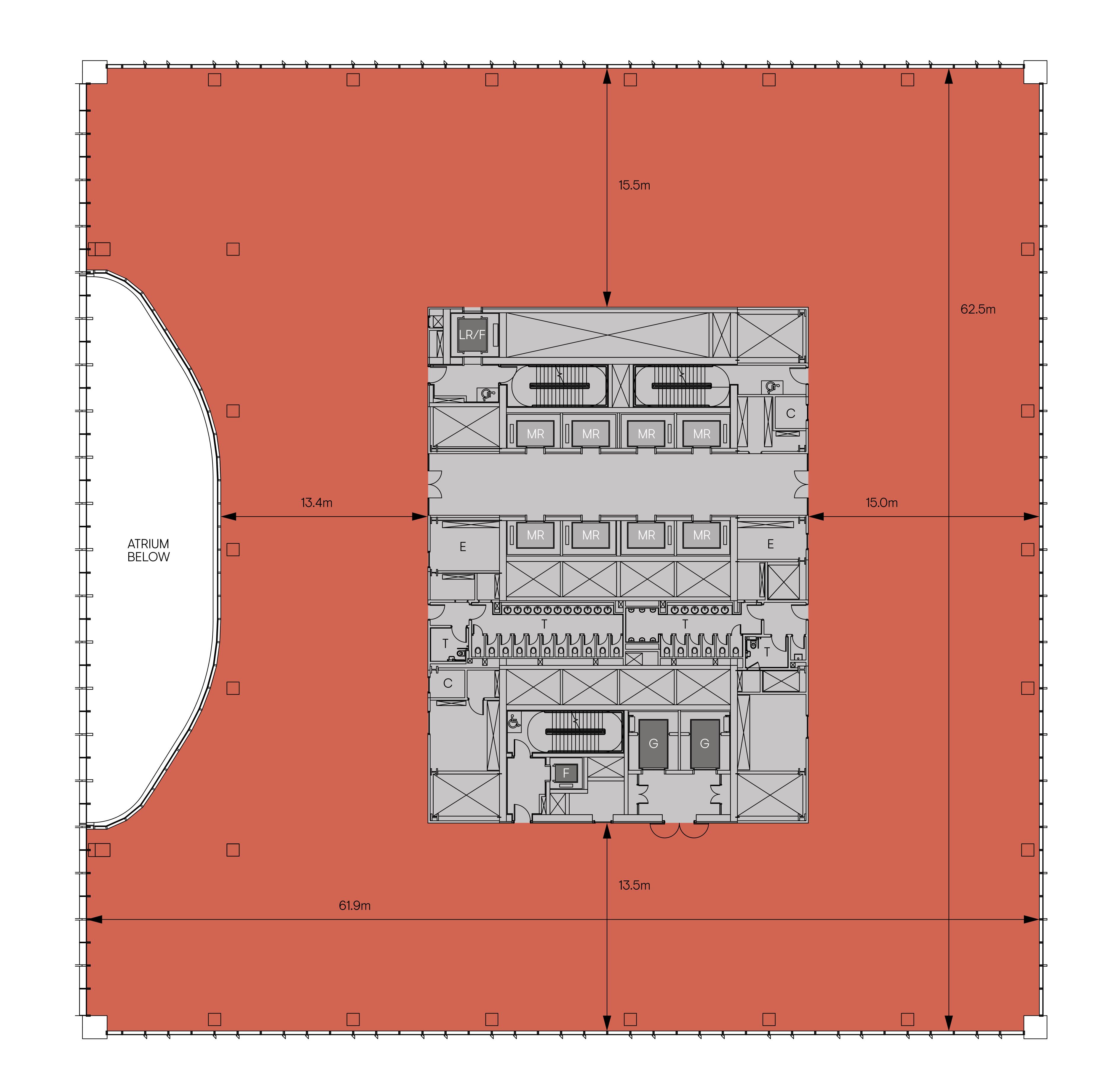


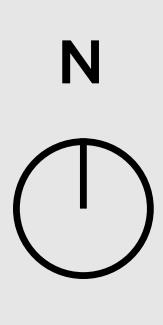
Workplace Available

Core

MR Mid Rise Lift

G/F Goods / Firemens' Lift





FLOOR PLAN

Level 9

Open Plan Layout 1:8

INDICATIVE WORKSPACE ALLOCATION

340 Open Plan Workstations

340

Total Population

90 SQ FT

Indicative Planning Ratio

ANCILLARY SPACES

- 2 Twelve Pers. Multi Function Rms
- Ten Person Meeting Room
- Eight Person Meeting Rooms
- 3 Four Person Meeting Rooms
- 2 Five Person Video Conf. Rooms
- Informal Meeting Area
- 5 Copy Rooms
- 14 Quiet Rooms

- Project Room
- **Communications Room**
- Goods Store Area
- 2 Furniture Store Rooms
- 2 Store Rooms
- 2 Tea Points
- Tea Point / Break out Area

KEY

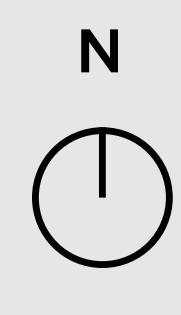
Workplace Available

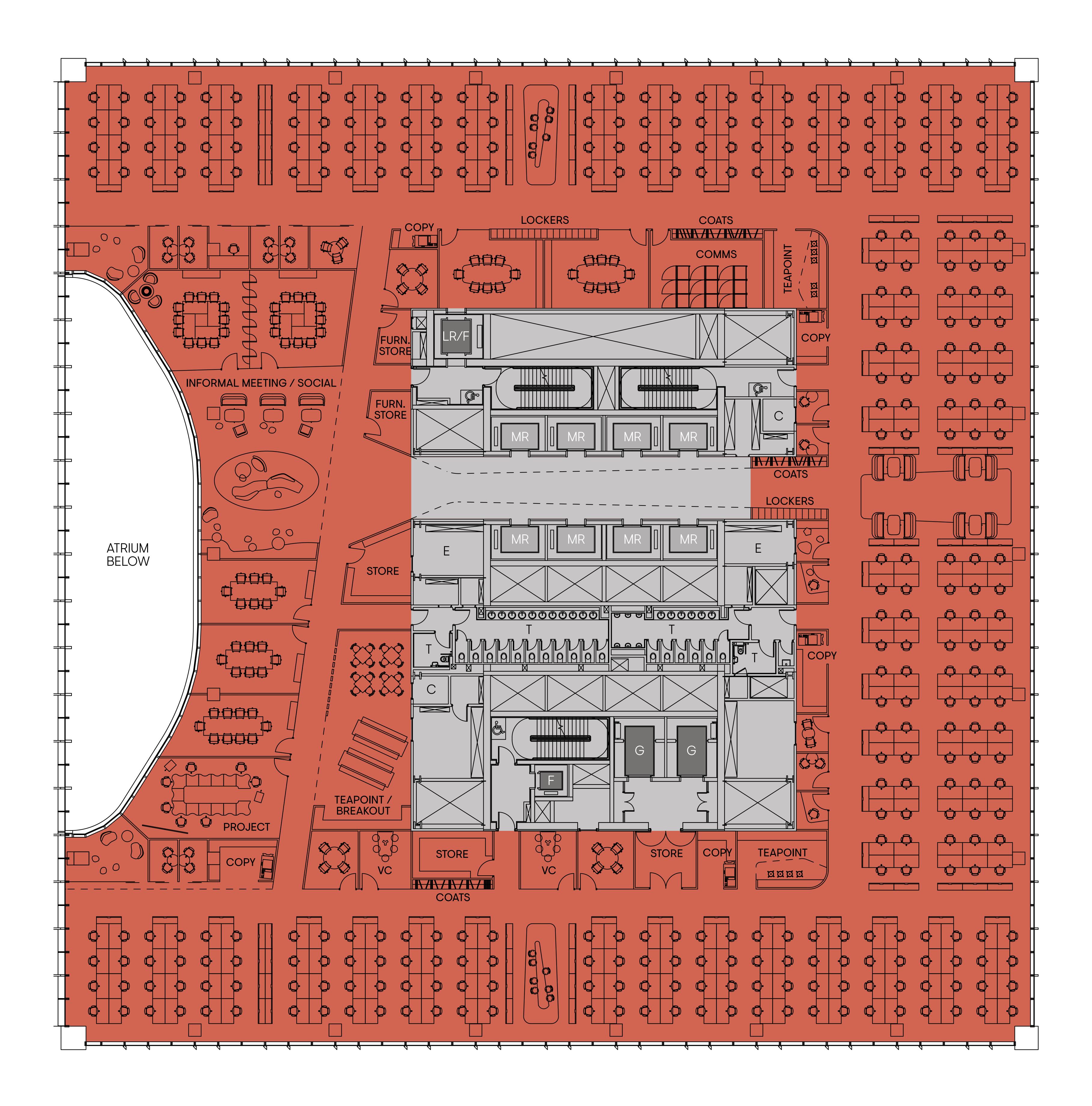
Core

MR Mid Rise Lift

G/F Goods / Firemens' Lift









FLOOR PLAN

ONE BANK STREET

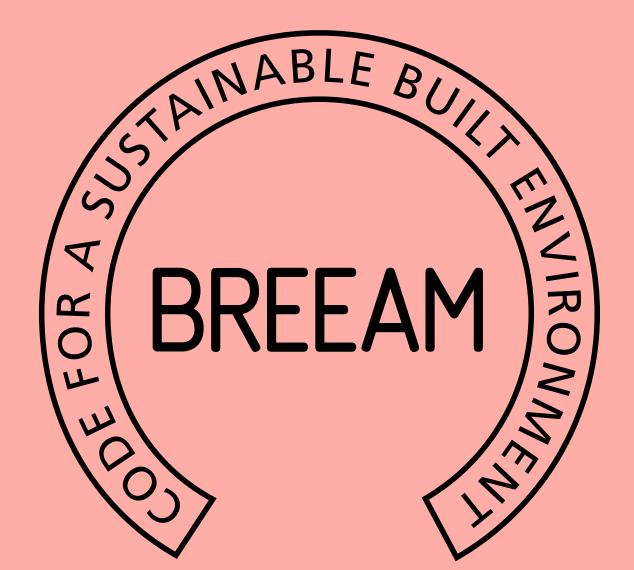


Specification summary

Energy efficient building design and operation



BREEAM 'OUTSTANDING'



5 $\mathbf{V} \mid \mathbf{U} \setminus \mathbf{V}$ Vonnn VIII JAGUUU NYA

Standby generators

SPECIFICATION

ŠPĂĊĒS FOR Office use

\frown $\left(\right)$ **BESILEN**

fibre communications with Wi-Fi 6 and 5G provision from multiple telecom providers

CONDITIONING

RAISED FLOOR





supply from 2 independent substations. A second duplicate primary electrical supply from a different EDF primary 132 kv substation

excluding retail provision

U U J

ONE BANK STREET

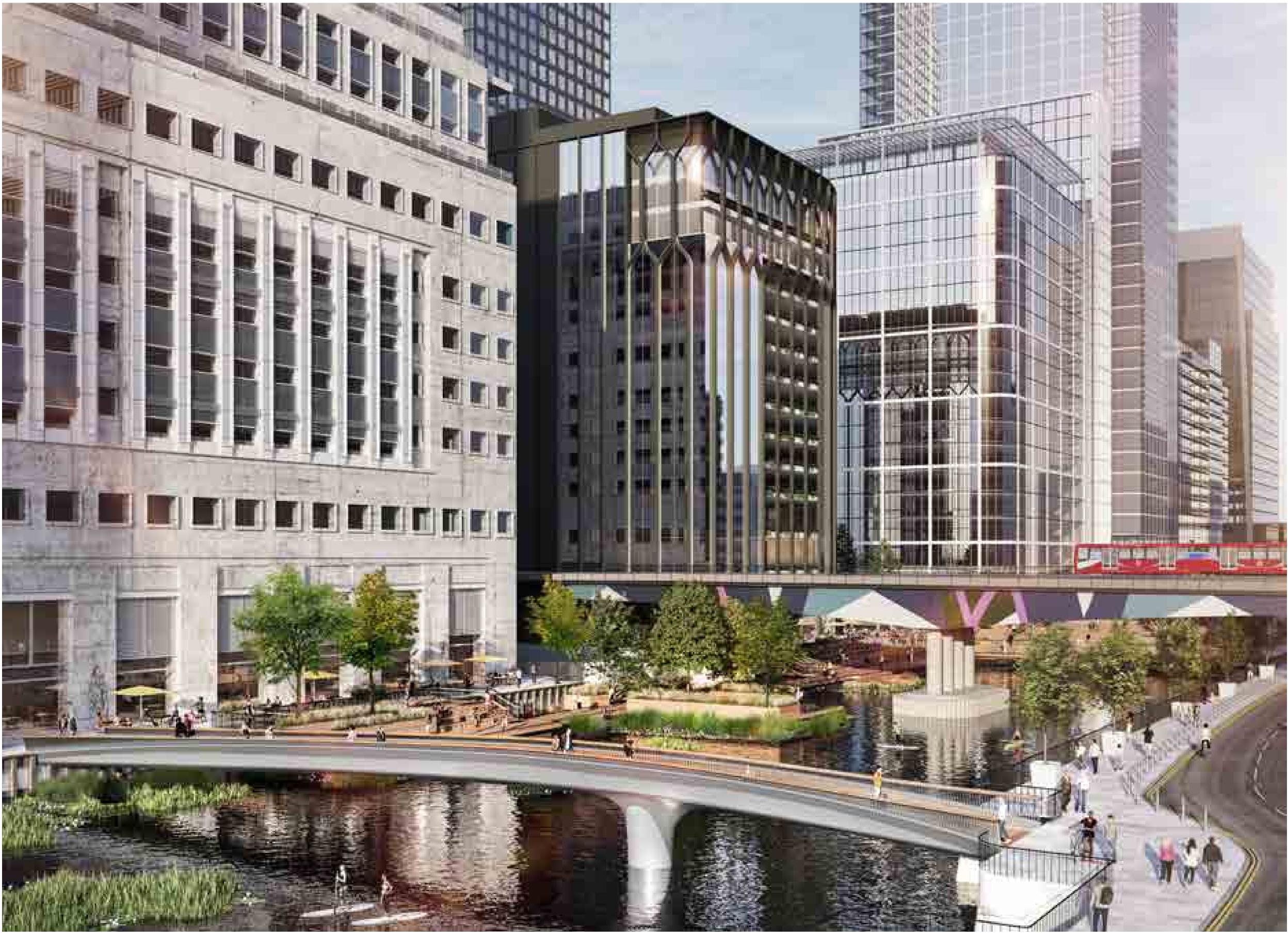
Middle Dock transformed

The project, which is already underway, will introduce new public spaces, extensive planting, biodiversity initiatives and water activation to enhance the way people experience the Estate.

ENGAGEMENT WITHGREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

Dan James **Development Director** The Eden Project











Middle Dock A waterside oasis coming Q4 2024

Sustainability

Canary Wharf Group is committed to creating extraordinary environments that meet the needs of today while preparing for the challenges of tomorrow.

A fully integrated development, construction, and management company, we take direct ownership of our projects which presents a unique opportunity for us to deliver high quality developments with sustainability embedded throughout.

coffee cups recycled

Transitioning to





fan coil air conditioning

electricity sourced renewably since 2012

$\Box \Box \Box$

Full FCS[©] certification

single-use plastic items eliminated or recycled







to landfill since 2009



tackling food insecurity by distributing surplus food to the community

FEINTOUGH

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Find out more on the One Bank Street website

Download the Canary Wharf app

