

FORTY BANK STREET BRING LIFE TO WORK

Experience working in Canary Wharf for yourself...



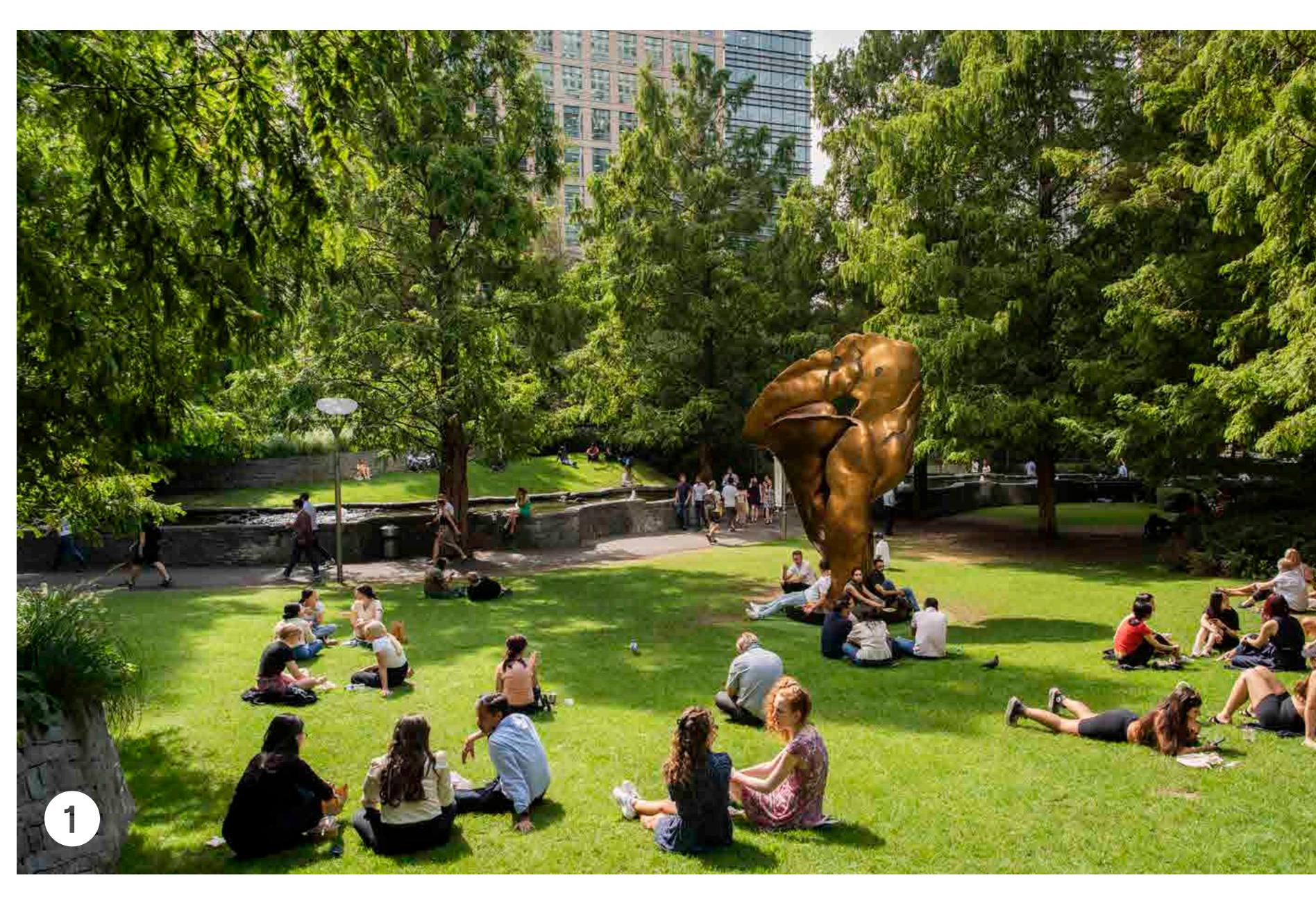
CONNECTED JUBILEE PARK SUSTAINABILITY RETAIL MALLS CYCLE STORAGE TECHNOLOGY JUBILEE LINE

Forty Bank Street is the ideal London hub

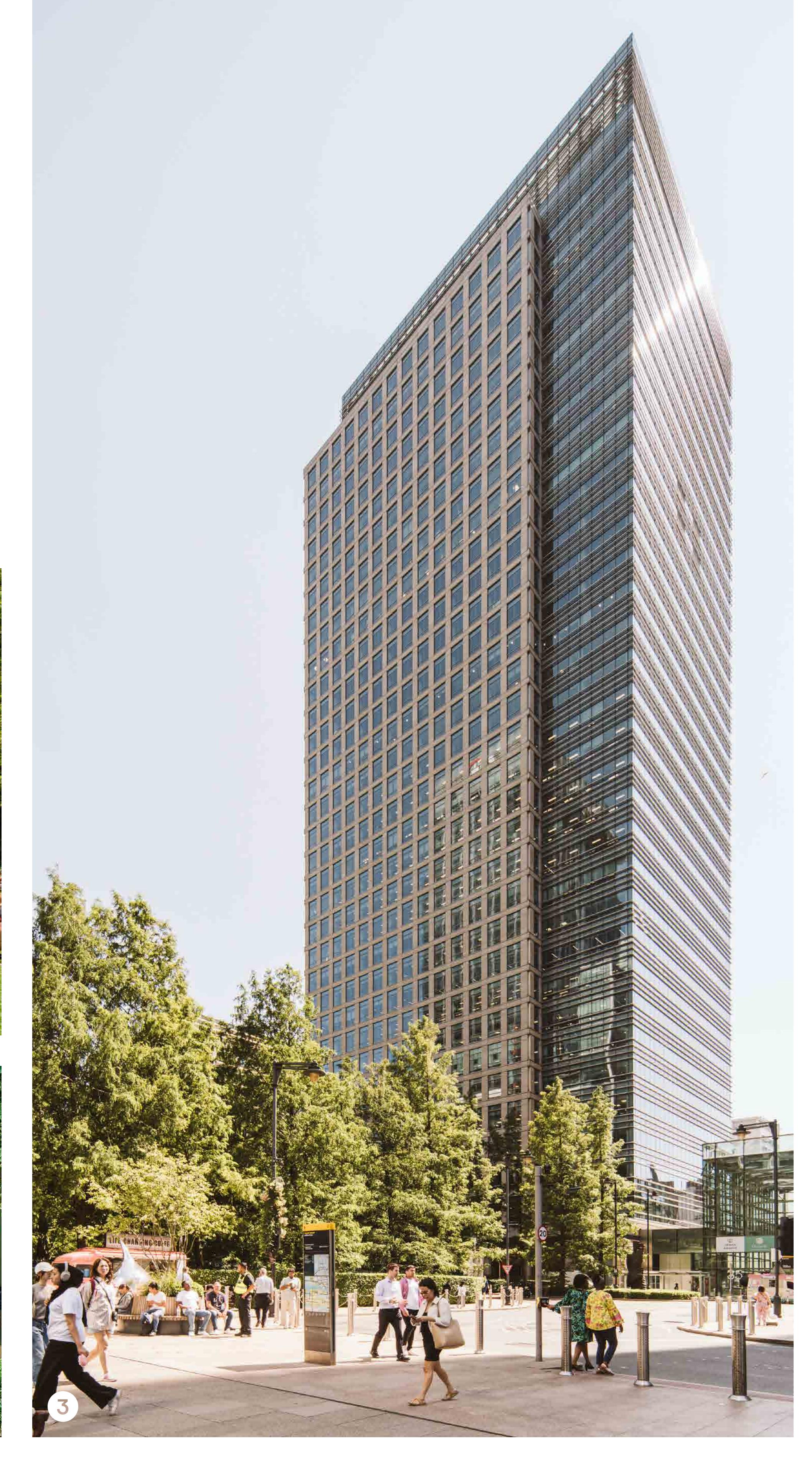
Creative. Cultured. Connected.

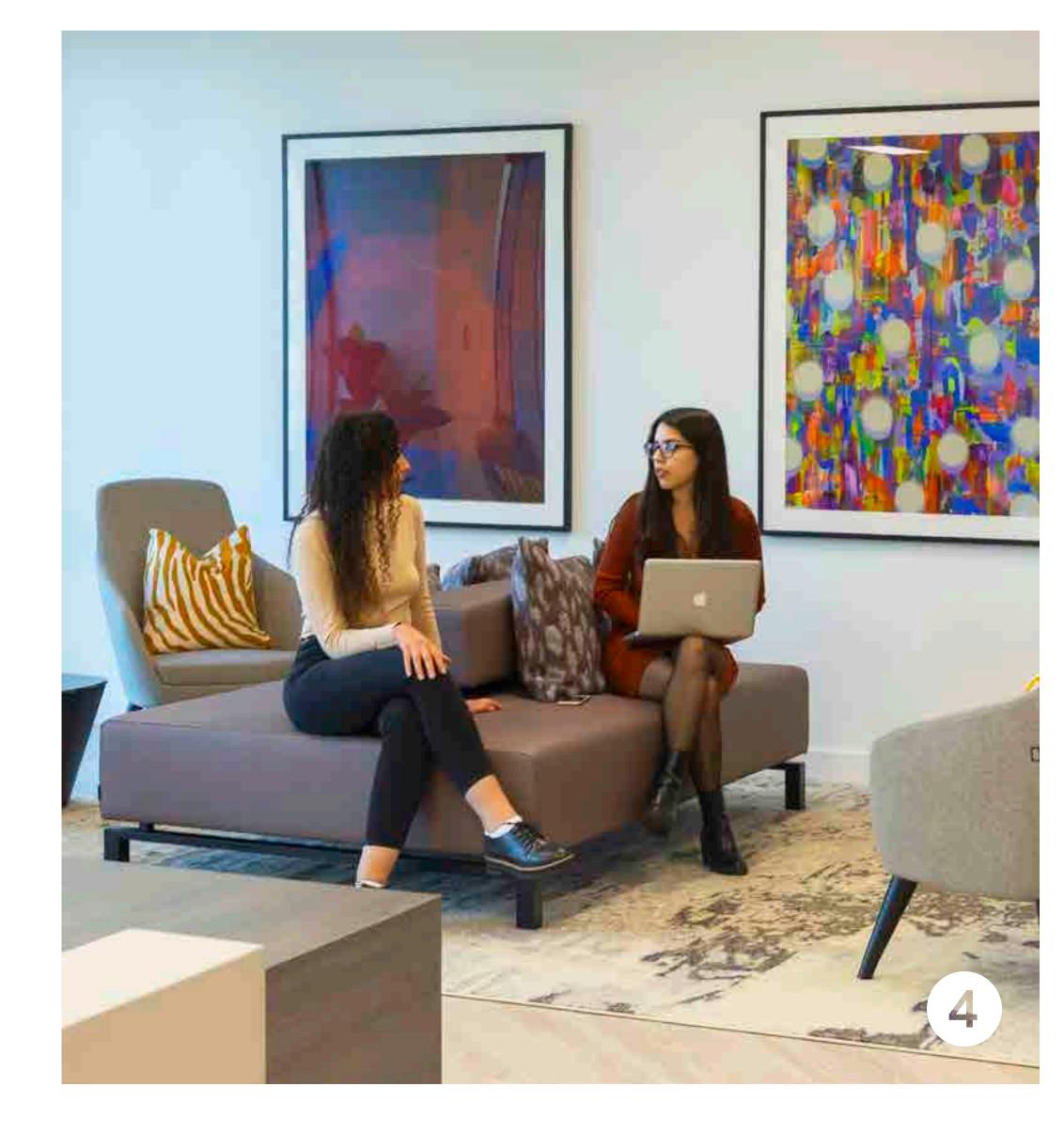
Forty Bank Street is the ideal London hub for growing businesses with a forward-thinking attitude and global outlook.

Surrounded by parks and vibrant open spaces, minutes from a world-class array of bars, restaurants and shopping malls, and with incredible connections to the whole city and beyond. Forty Bank Street offers the very best of London life – all in one place.









- 1 Jubilee Park
 A pocket of calm right on your doorstep
- 2 Urban Greens
 Surrounded by fantastic lunch options
- 3 Forty Bank Street
 The ideal London hub
- 4 MadeFor: fit out
 A range of flexible spaces



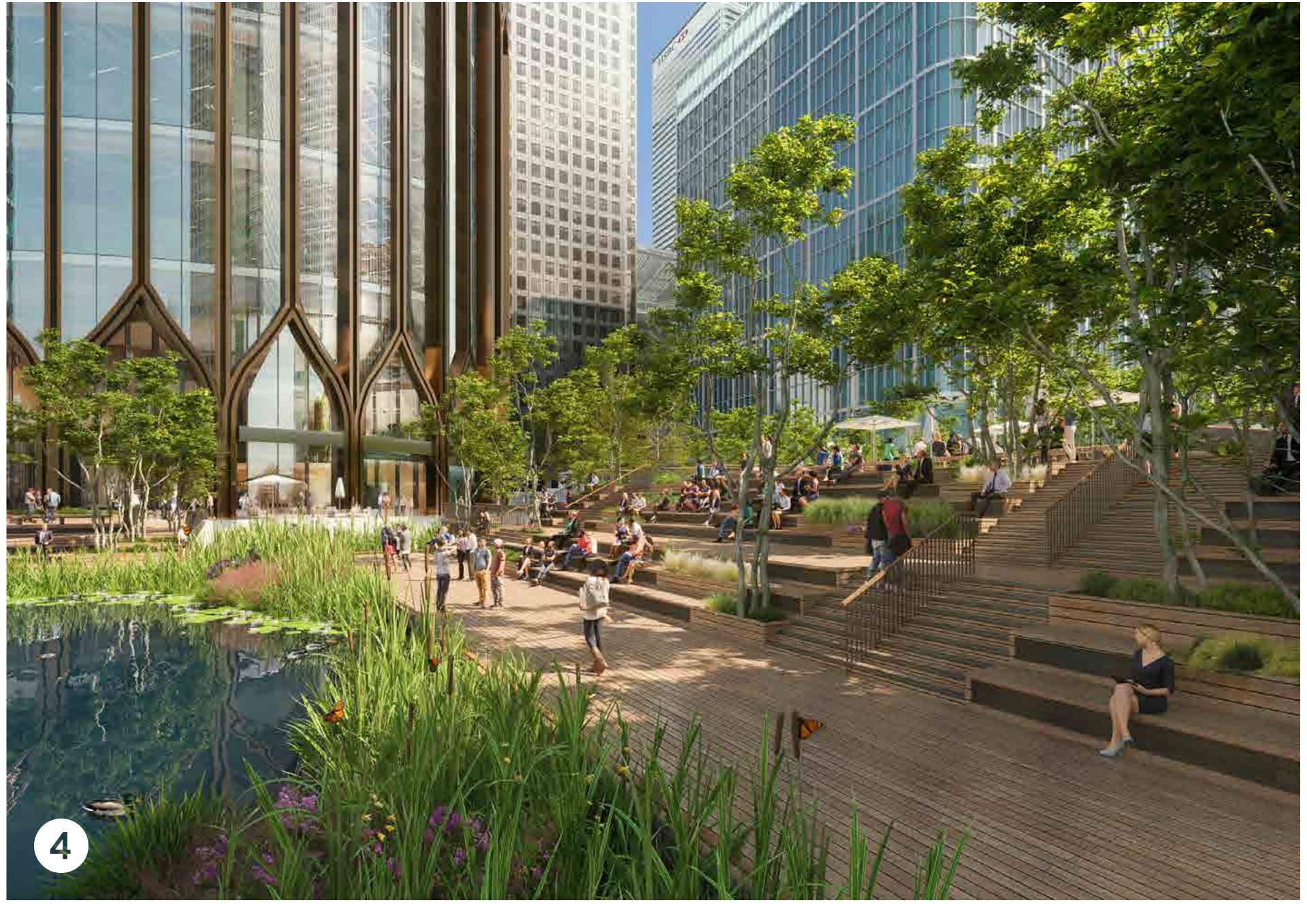
Your local environment

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.

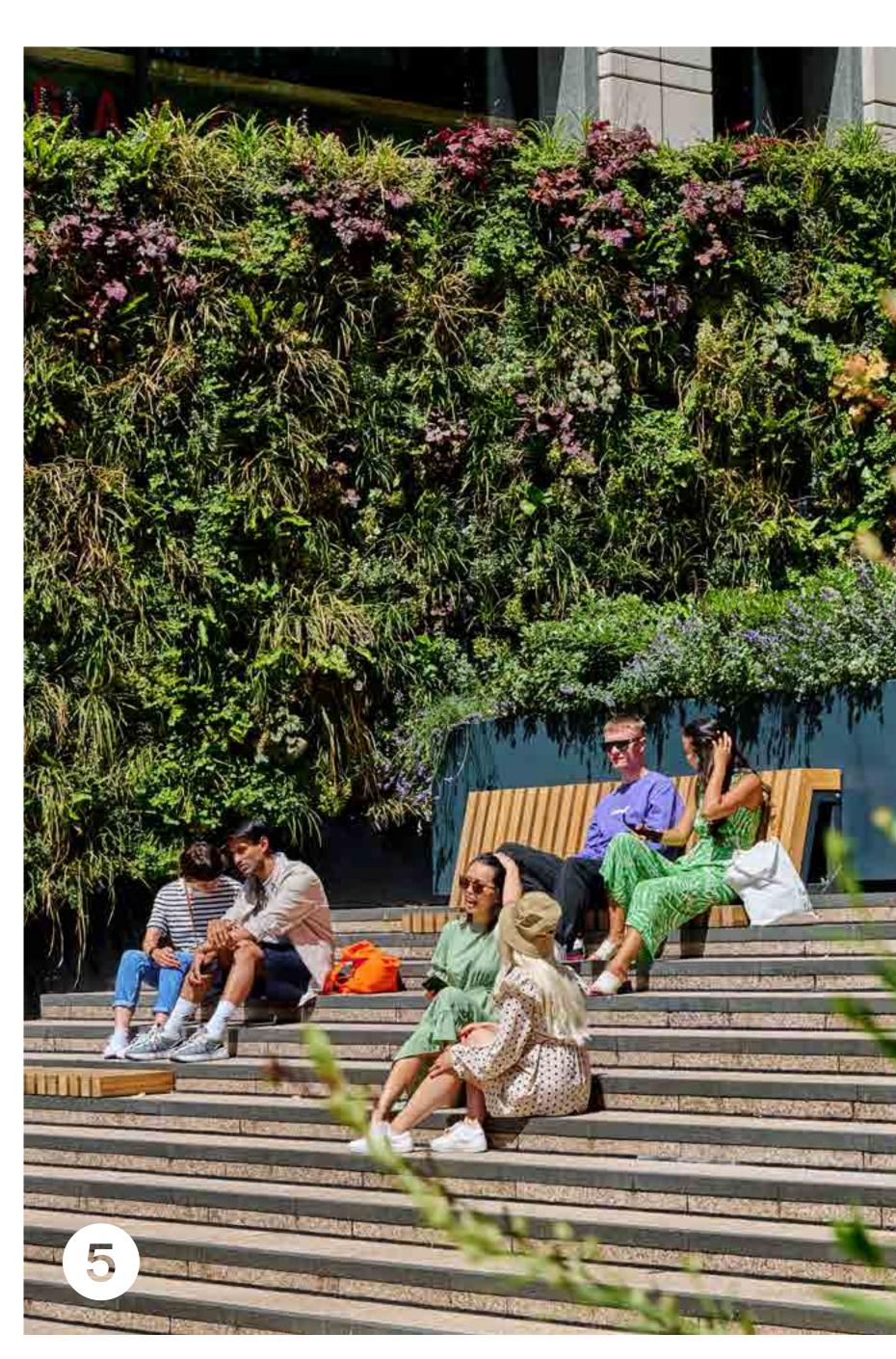


AIR QUALITY AT CANARY WHARFIS 9% BETTER THAN IN THE CITY OF LONDON AND 13% BETTERTHANINTHE CITY OF WESTMINSTER



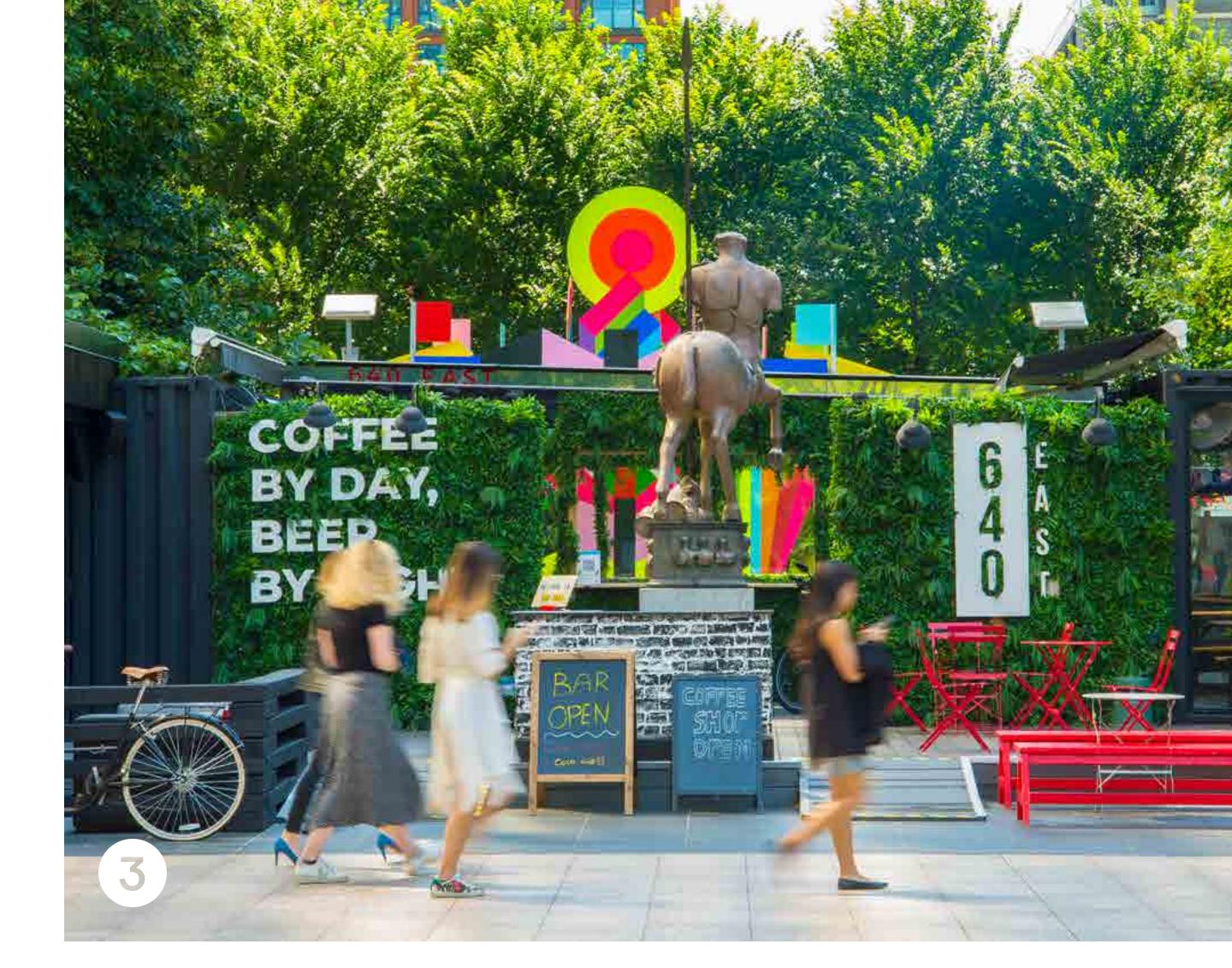


WELLBEING









IT'S ALL HERE.

THRD SPACE

REISS

GRIND

PADIUM

Waitrose

NH5

THE IVY IN THE PARK

Aēsop®

EVERYMAN

DISHOOM

Reuters Plaza

Always something to choose from

2 Padium

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

3 Mongomery Square

Surround yourself with art and greenery

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









SANDRO

4 Middle Dock

A waterside oasis coming Q4 2024

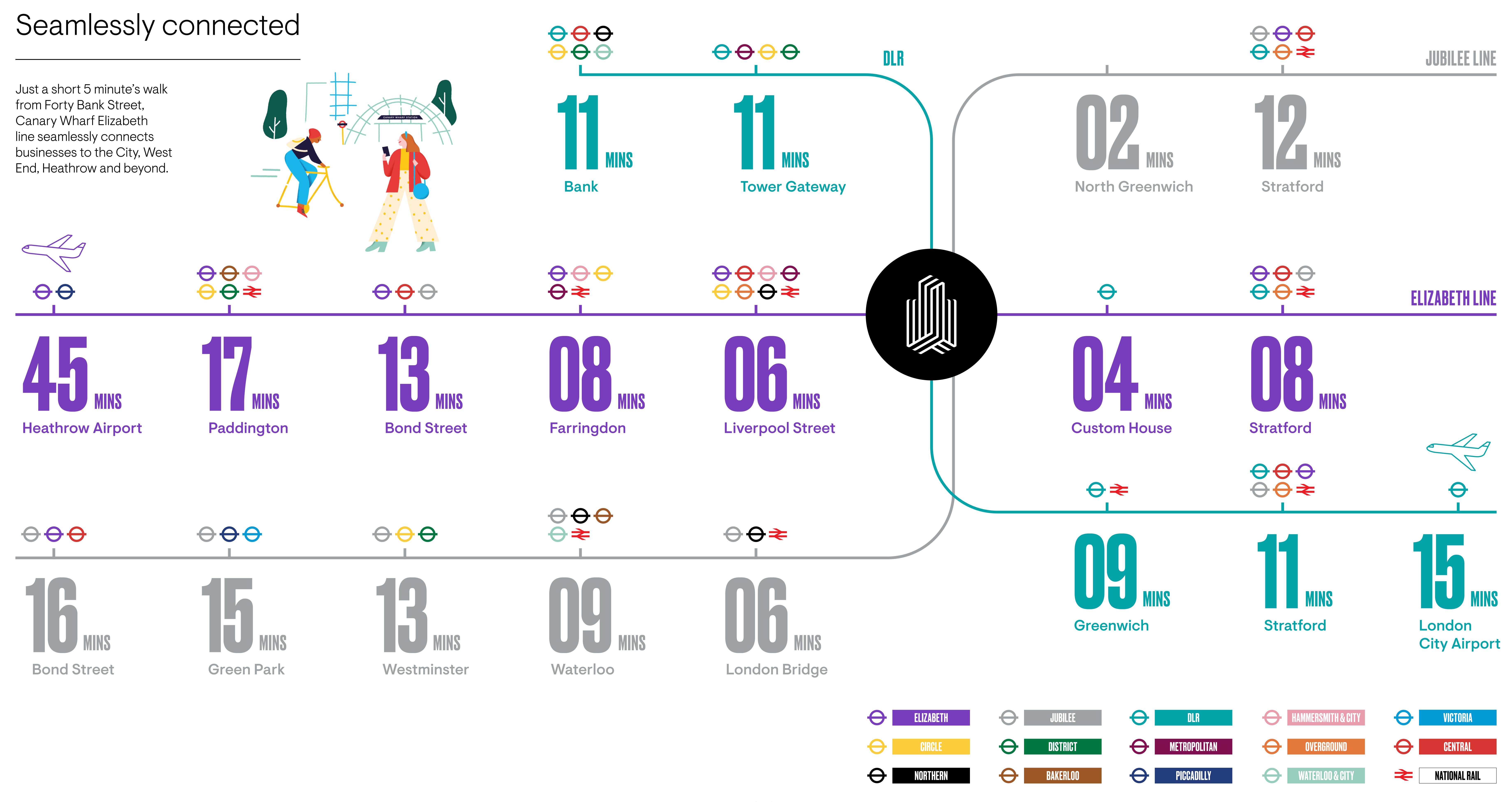
5 Alfresco seating

Meet friends and relax at lunchtime

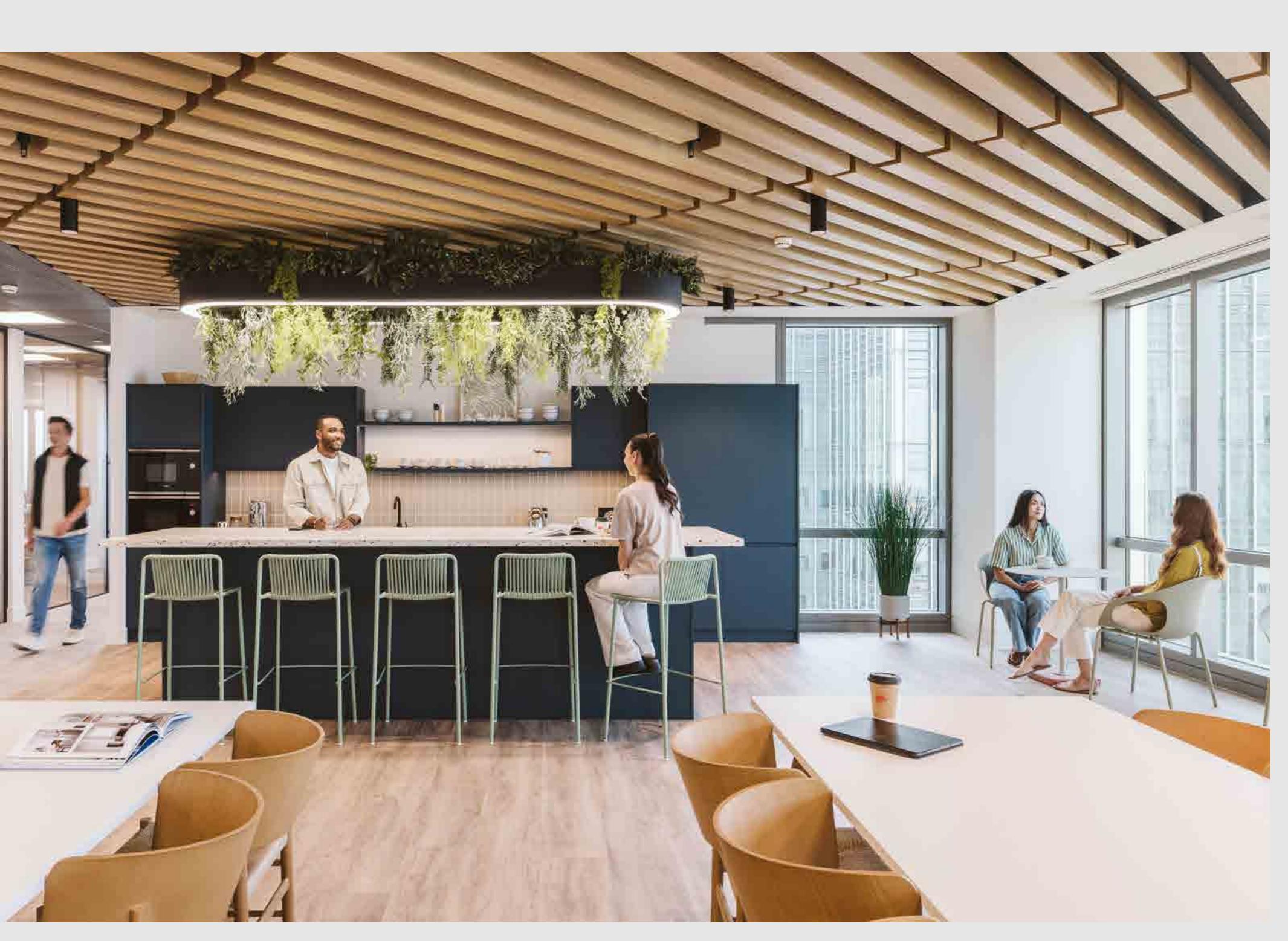
6 **640** East

Outstanding coffee and cocktails on tap



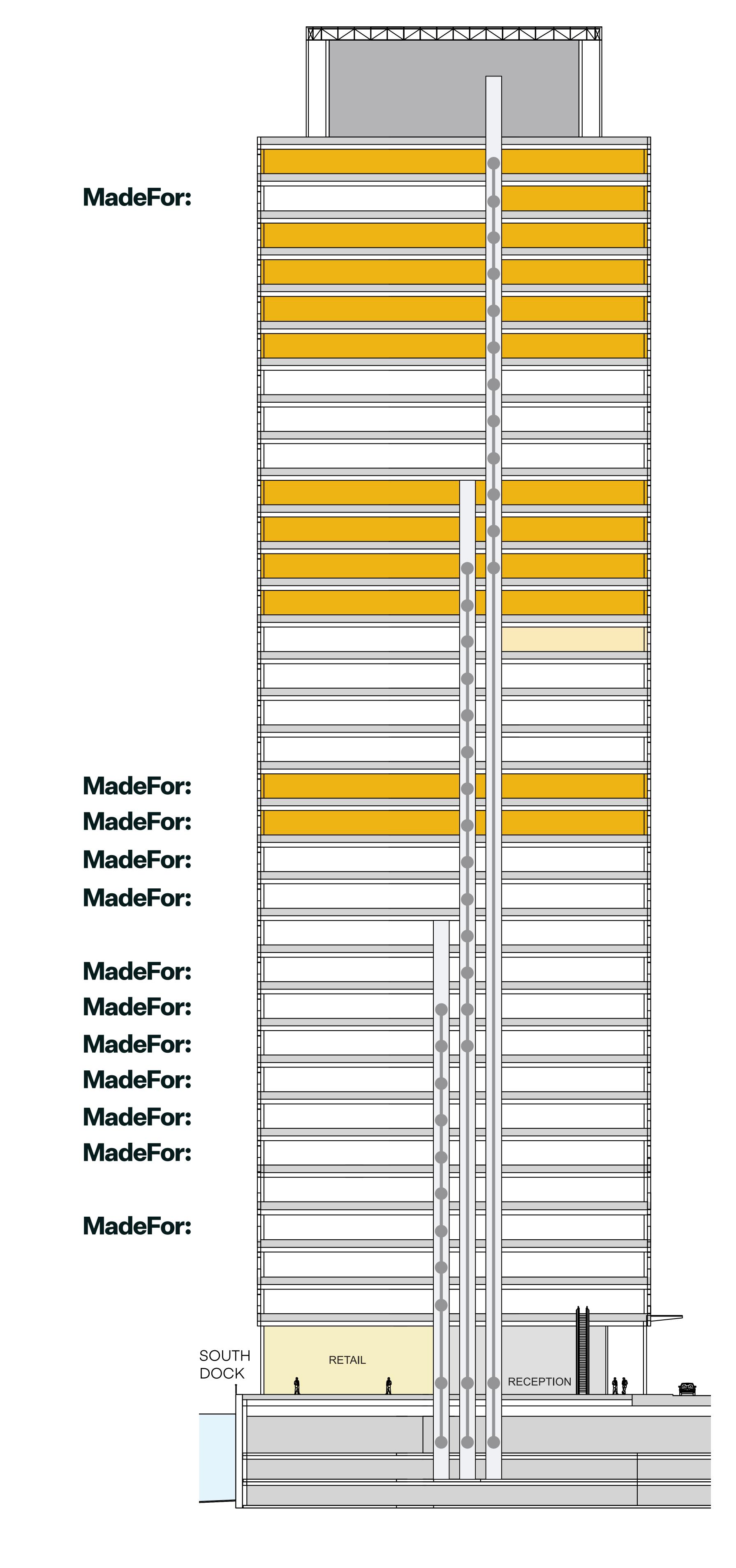


216,669 SQ FT OF EXTRAORDINARY OFFICE SPACE



Level 31, MadeFor: fit out Exceptional space for exceptional work

Level 30 Available 8.092 752 Made Level 30 Available 19.519 1.813 Shell & C Level 28 Available 19.517 1.813 Shell & C Level 28 Available 19.527 1.814 Exposed C Level 27 Available 19.521 1.814 Exposed C Level 28 Saxo Marke is / ABSA / FreedomPay 19.525 1.814 Exposed C Level 29 Invito 19.524 1.814 Exposed C Level 24 Invito 19.524 1.814 Exposed C Level 24 Invito 19.524 1.814 Exposed C Level 25 Available 18.140 1,685 Shell & C Level 27 Available 18.140 1,685 Shell & C Level 29 Available 18.839 1,750 Shell & C Level 16 Herbert Smith Freehills 18.847 1,751 Made Level 16 Herbert Smith Freehills 18.835 1,750	NIA		sq ft	sq m	Floor Condition
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Level 26 Saxo Markets / ABSA / FreedomPay 19.519 1,813 Level 25 hVivo 19.525 1,814 Level 24 hVivo 19,524 1,814 Level 23 Available 18,154 1,687 Shell & C Level 22 Available 18,158 1,687 Shell & C Level 19 Newsweek / China Unicom / Sipral / Part Available Q12025 3,535 328 Made Level 19 Newsweek / China Unicom / Sipral / Part Available Q12025 3,535 328 Made Level 18 Servocrop / Savannah Energy / SSV Capital 18,844 1,751 Lovel 17 Level 18 Servocrop / Savannah Energy / SSV Capital 18,844 1,751 Lovel 17 Level 18 Servicor / Savannah Energy / SSV Capital 18,847 1,751 Made Level 18 Available 18,835 1,750 Made Level 15 Available 18,847 1,751 Made Level 15 Available 18,847 1,751 Made Level 15 Available	Level 28	Available	19,527	1,814	Exposed Cat A
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Level 22 Available 18,140 1,685 Shell & C Level 21 Available 18,158 1,687 Shell & C Level 20 Available 18,839 1,750 Shell & C Level 19 Newsweek / China Unicom / Sipral / Part Available Q1 2025 3,535 328 Made Level 18 Servoorp / Savannah Energy / SSV Capital 18,844 1,751 1,751 Level 17 Herbert Smith Freehills 18,847 1,751 1,750 Level 16 Herbert Smith Freehills 18,833 1,750 Made Level 16 Herbert Smith Freehills 18,835 1,750 Made Level 16 Herbert Smith Freehills 18,835 1,750 Made Level 16 Herbert Smith Freehills 18,847 1,751 Made Level 16 Herbert Smith Freehills 18,841 1,750 Made Level 17 Available 18,843 1,750 Made Level 17 Citi 18,843 1,750 Made Level 19	Level 24	hVivo	19,524	1,814	
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Level 19 Newsweek / China Unicom / Sipral / Part Available Q1 2025 3,535 328 Made Level 18 Servcorp / Savannah Energy / SSV Capital 18,844 1,751 Level 17 Herbert Smith Freehills 18,847 1,751 Level 16 Herbert Smith Freehills 18,833 1,750 Level 15 Available 18,836 1,750 Made Level 14 Available 18,847 1,751 Made Level 13 Citi 18,847 1,750 Made Level 12 Citi 18,835 1,750 Made Level 12 Citi 18,841 1,750 Made Level 12 Citi 18,835 1,750 Made Level 12 Citi 18,841 1,750 Made Level 10 Citi 18,835 1,750 Made Level 09 Citi 18,418 1,711 Made Level 00 Citi 19,101 1,775 Made Level 05 Citi 19,	Level 21	Available	18,158	1,687	Shell & Core
Level 18 Servcorp / Savannah Energy / SSV Capital 18,844 1.751 Level 17 Herbert Smith Freehills 18,847 1.751 Level 16 Herbert Smith Freehills 18,833 1,750 Level 15 Available 18,847 1,751 Made Level 14 Available 18,847 1,751 Made Level 13 Citi 18,841 1,750 Level 12 Citi 18,835 1,750 Level 12 Citi 18,835 1,750 Level 11 IPC Systems 17,924 1,665 Level 10 Citi 18,418 1,711 Level 09 Citi 18,421 1,711 Level 09 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 08 Citi 19,115 1,776 Level 09 Citi 19,113 1,776 Level 00 Citi 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 04 HCA Healthca	Level 20	Available	18,839	1,750	Shell & Core
Level 17 Herbert Smith Freehills 18,847 1,751 Level 16 Herbert Smith Freehills 18,833 1,750 Level 15 Available 18,847 1,751 Made Level 13 Citi 18,847 1,750 Made Level 12 Citi 18,841 1,750 Inchestion	Level 19	Newsweek / China Unicom / Sipral / Part Available Q12025	3,535	328	MadeFor:
Level 16 Herbert Smith Freehills 18,833 1,750 Level 15 Available 18,836 1,750 Made Level 14 Available 18,847 1,751 Made Level 13 Citi 18,841 1,750 Level 12 Citi 18,835 1,750 Level 11 IPC Systems 17,924 1,665 Level 10 Citi 18,418 1,711 Level 09 Citi 18,421 1,711 Level 09 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 07 Citi 19,115 1,776 Level 06 Citi 19,113 1,776 Level 07 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 </td <td>Level 18</td> <td>Servcorp / Savannah Energy / SSV Capital</td> <td>18,844</td> <td>1,751</td> <td></td>	Level 18	Servcorp / Savannah Energy / SSV Capital	18,844	1,751	
Level 15 Available 18,836 1,750 Made Level 14 Available 18,847 1,751 Made Level 13 Citi 18,841 1,750 1,750 Level 12 Citi 18,835 1,750 1,750 Level 11 IPC Systems 17,924 1,665 1,665 Level 10 Citi 18,418 1,711 1,711 Level 09 Citi 18,421 1,711 1,775 Level 09 Citi 19,100 1,775 1,775 Level 07 Citi 19,107 1,775 1,776 Level 08 Citi 19,113 1,776 1,776 Level 09 Citi 19,113 1,776 1,776 Level 09 Citi 19,113 1,776 1,776 Level 09 Citi 19,113 1,776 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,113 1,776 Level 01 HCA Healthcare 18,403 <td>Level 17</td> <td>Herbert Smith Freehills</td> <td>18,847</td> <td>1,751</td> <td></td>	Level 17	Herbert Smith Freehills	18,847	1,751	
Level 14 Available 18,847 1,751 Made Level 13 Citi 18,841 1,750 Level 12 Citi 18,835 1,750 Level 11 IPC Systems 17,924 1,665 Level 10 Citi 18,418 1,711 Level 09 Citi 18,421 1,711 Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 07 Citi 19,113 1,776 Level 08 Citi 19,113 1,776 Level 09 Citi 19,113 1,776 Level 09 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610	Level 16	Herbert Smith Freehills	18,833	1,750	
Level 13 Citi 18,841 1,750 Level 12 Citi 18,835 1,750 Level 11 IPC Systems 17,924 1,665 Level 10 Citi 18,418 1,711 Level 09 Citi 18,421 1,711 Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 15	Available	18,836	1,750	MadeFor:
Level 12 Citi 18.835 1,750 Level 11 IPC Systems 17.924 1,665 Level 10 Citi 18,418 1,711 Level 09 Citi 18,421 1,711 Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 14	Available	18,847	1,751	MadeFor:
Level 11 IPC Systems 17.924 1.665 Level 10 Citi 18.418 1,711 Level 09 Citi 18,421 1,711 Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 13	Citi	18,841	1,750	
Level 10 Citi 18,418 1,711 Level 09 Citi 18,421 1,711 Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 12	Citi	18,835	1,750	
Level 09 Citi 18.421 1,711 Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 11	IPC Systems	17,924	1,665	
Level 08 Citi 19,101 1,775 Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 10	Citi	18,418	1,711	
Level 07 Citi 19,107 1,775 Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 09	Citi	18,421	1,711	
Level 06 Citi 19,115 1,776 Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 08	Citi	19,101	1,775	
Level 05 Citi 19,113 1,776 Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 07	Citi	19,107	1,775	
Level 04 St James's Place 19,113 1,776 Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 06	Citi	19,115	1,776	
Level 03 CW Travel / State Grid of China / Wall Street Docs 19,112 1,776 Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 05	Citi	19,113	1,776	
Level 02 Delta Capita 19,113 1,776 Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 04	St James's Place	19,113	1,776	
Level 01 HCA Healthcare 18,403 1,710 TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 03	CW Travel / State Grid of China / Wall Street Docs	19,112	1,776	
TOTAL OFFICE NIA 609,351 56,610 Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 02	Delta Capita	19,113	1,776	
Ground Reception 10,957 1,018 TOTAL AVAILABLE 216,669 20,129	Level 01	HCA Healthcare	18,403	1,710	
TOTAL AVAILABLE 216,669 20,129	TOTAL OF	FICE NIA	609,351	56,610	
	Ground R	eception	10,957	1,018	
TOTAL PENDING 41,218 3,829	TOTAL A	/AILABLE	216,669	20,129	
	TOTAL PENDING		41,218	3,829	



KEY

Available



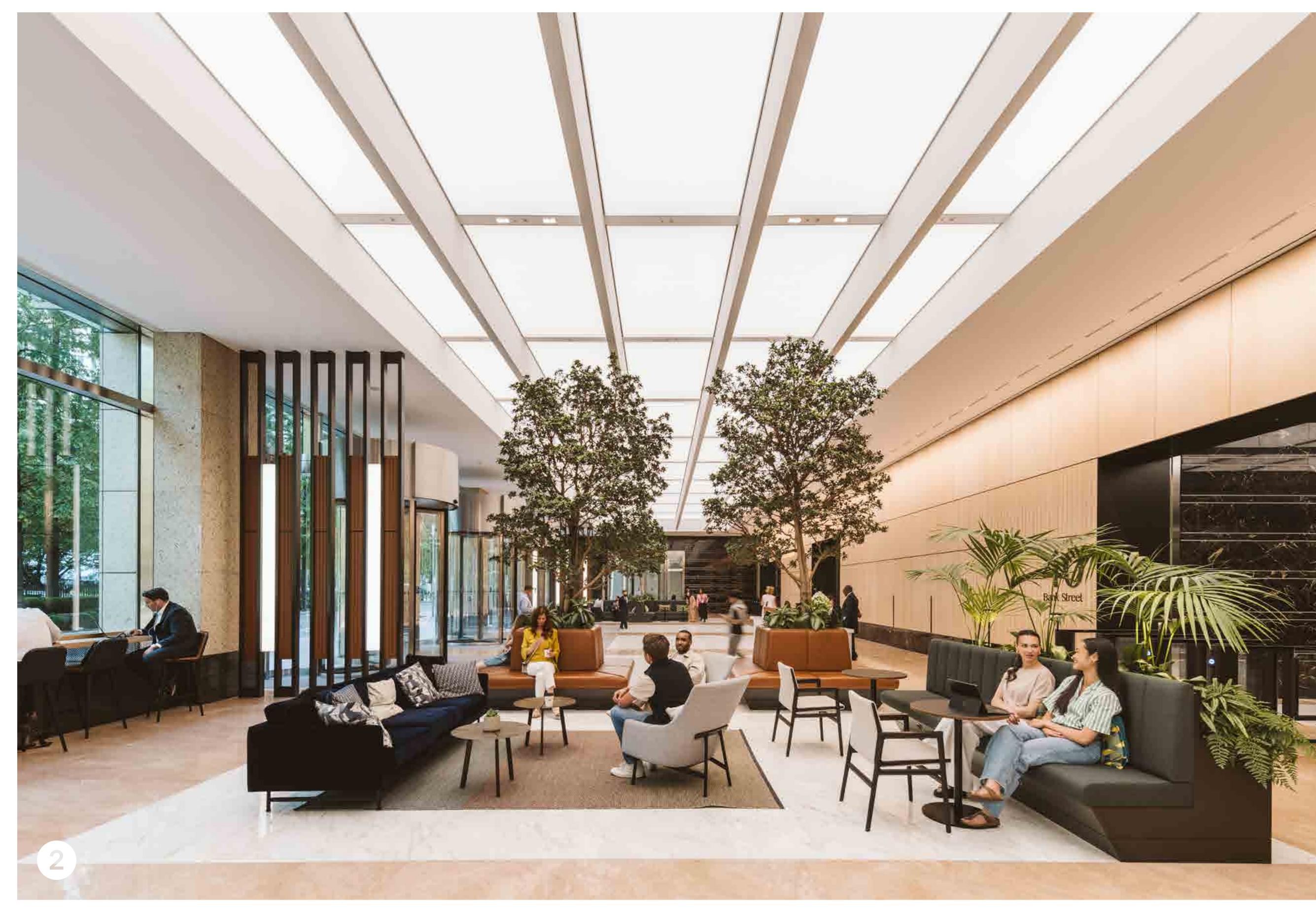
Pending

A warm welcome

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







REMODELLED RECEPTION TO PROVIDE A WARM AND RELAXED WELCOMING.







1 Break out spaces
Step away from the desk and meet in the lobby

2 Newly remodelled reception
Impress your guests with a newly remodelled reception space

3 Urban Greens café
Grab a coffee and catch up with a colleague

4 Urban Greens
Fresh lunch options just next door

5 Lift Lobby

Typical Mid Rise Floor

Level 20

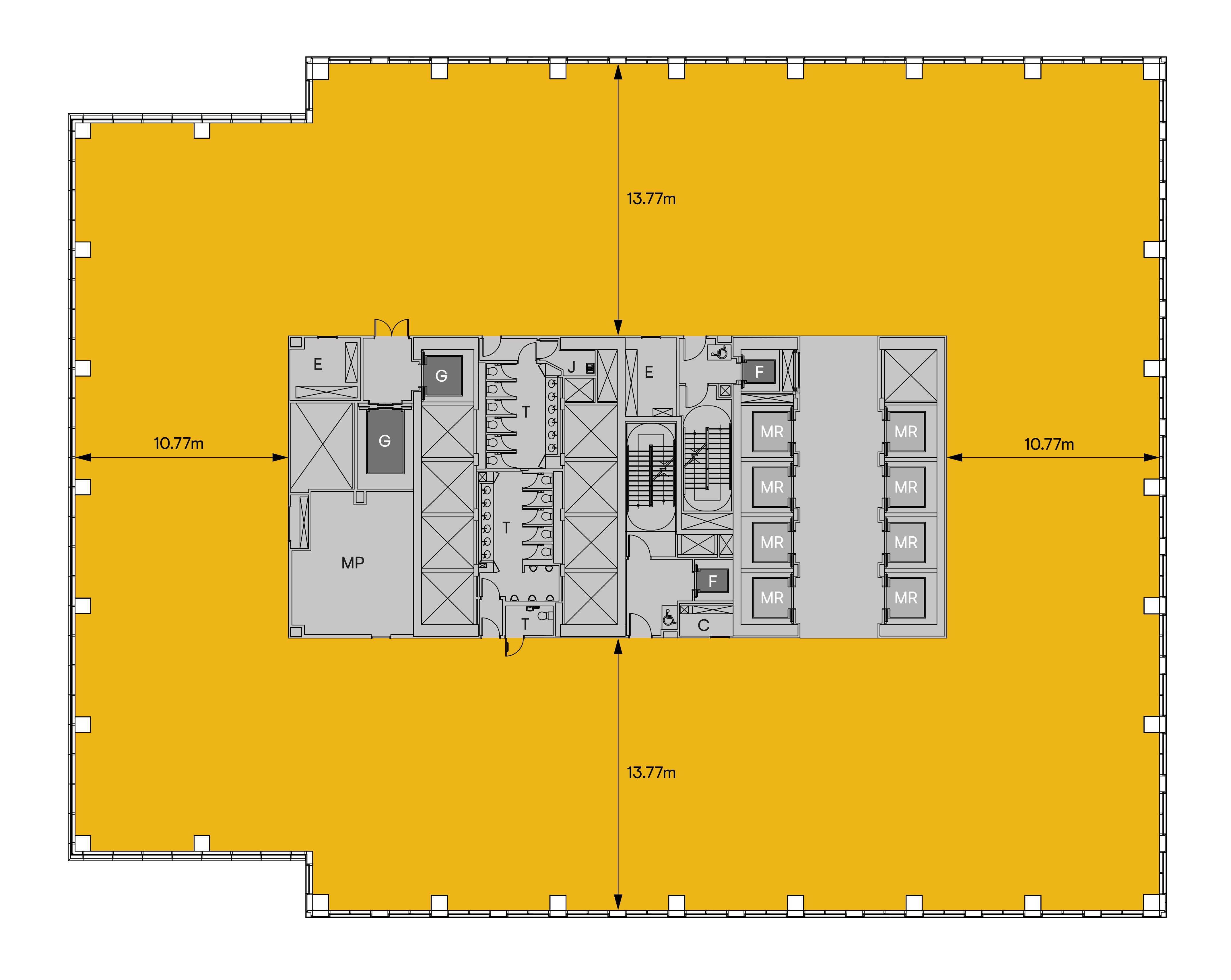


FLOOR CONDITION

Shell & Core.

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





FLOOR PLAN Forty Bank Street

Typical High Rise Floor

Level 27

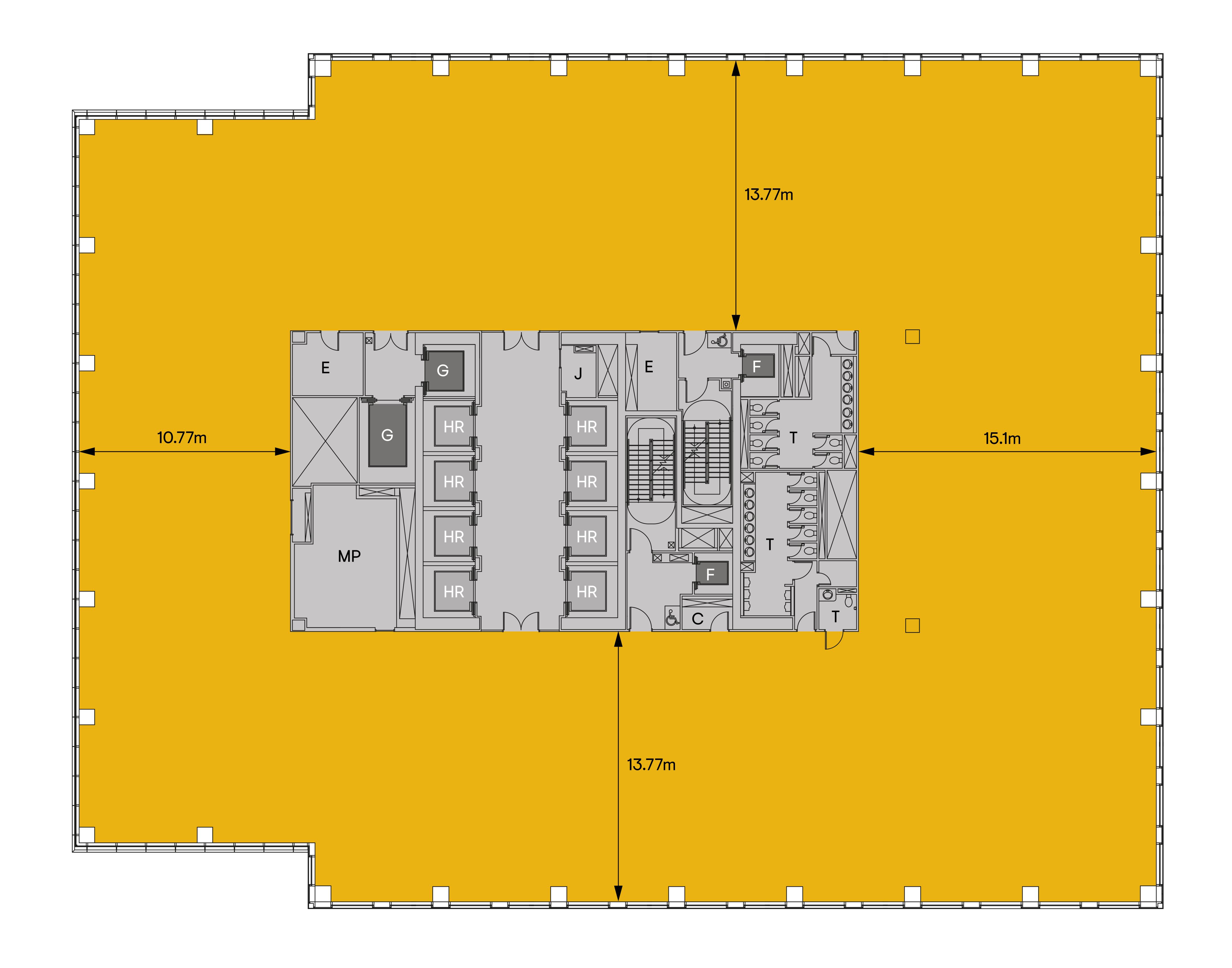


FLOOR CONDITION

New exposed Category A.

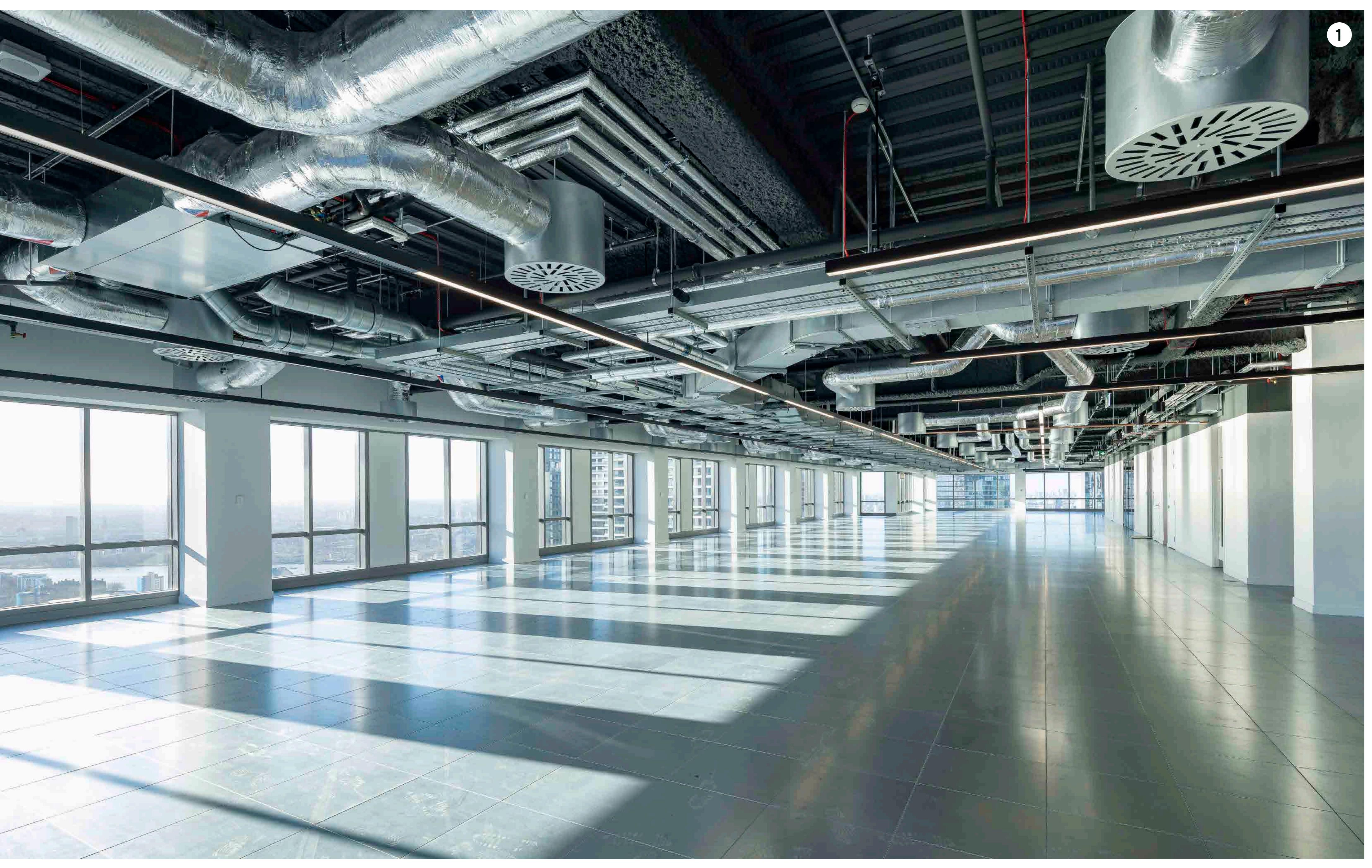
Workplace Available
Core
HR High Rise Lift
GOOds / Firemens' Lift

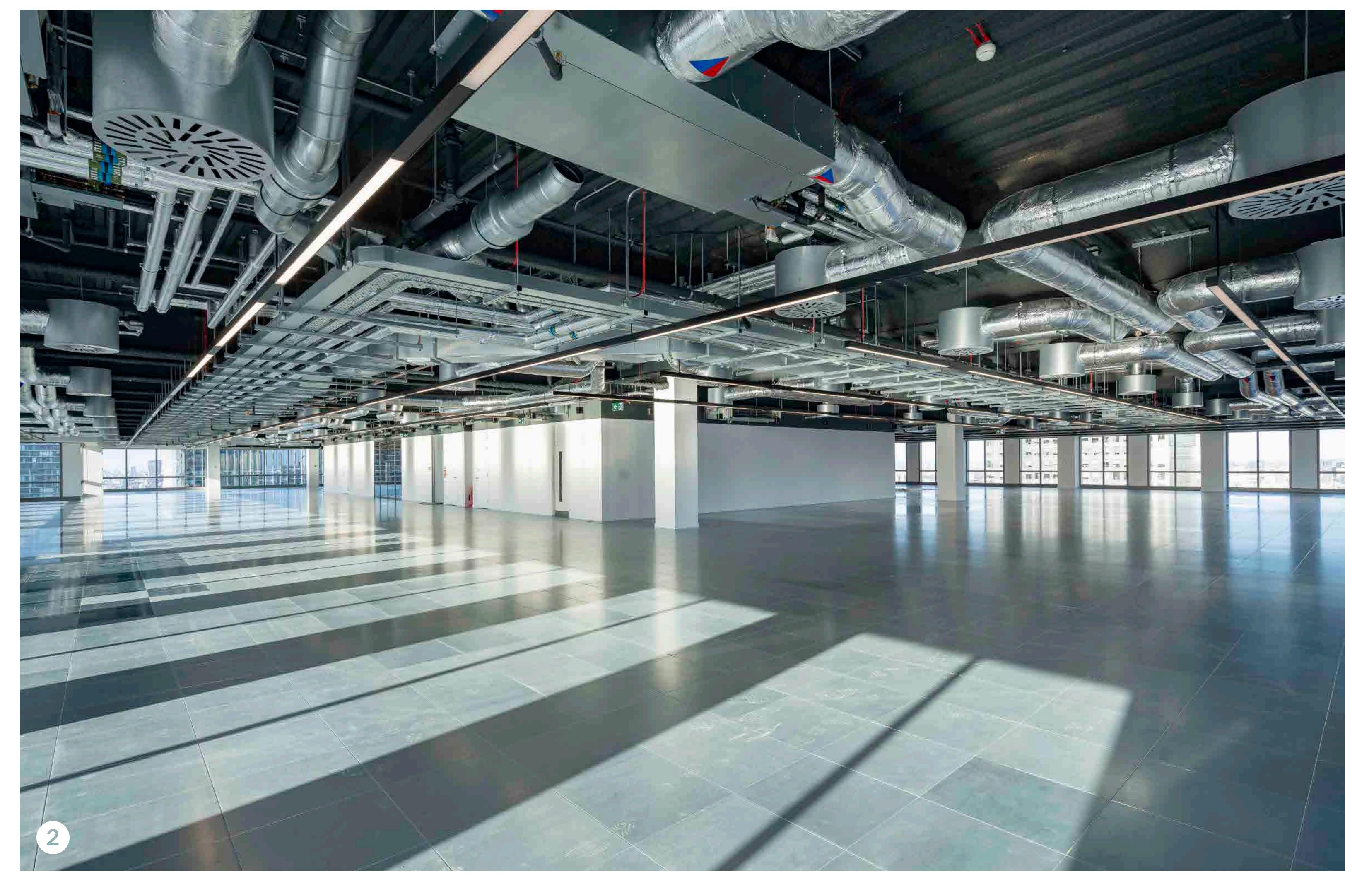
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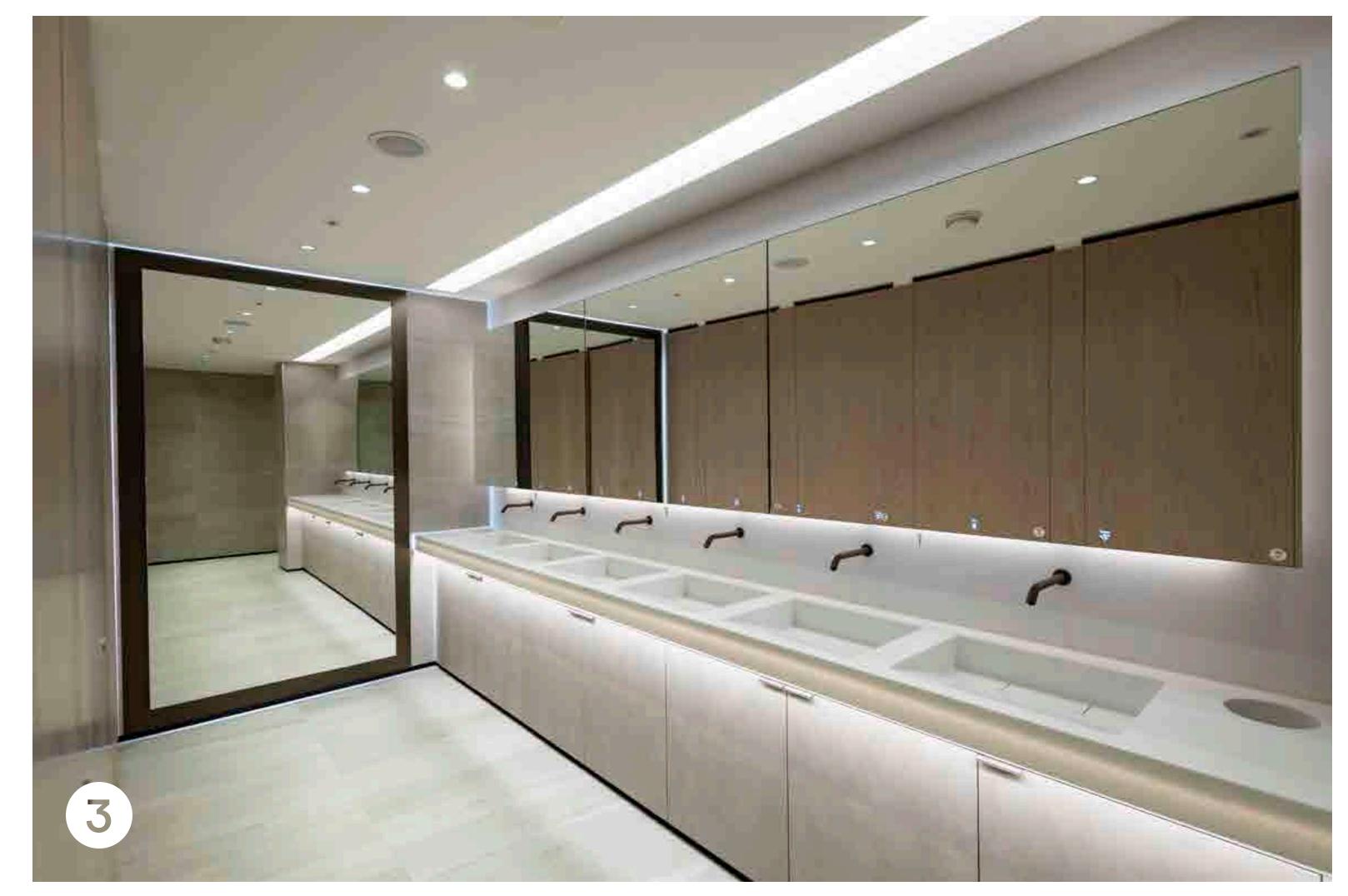


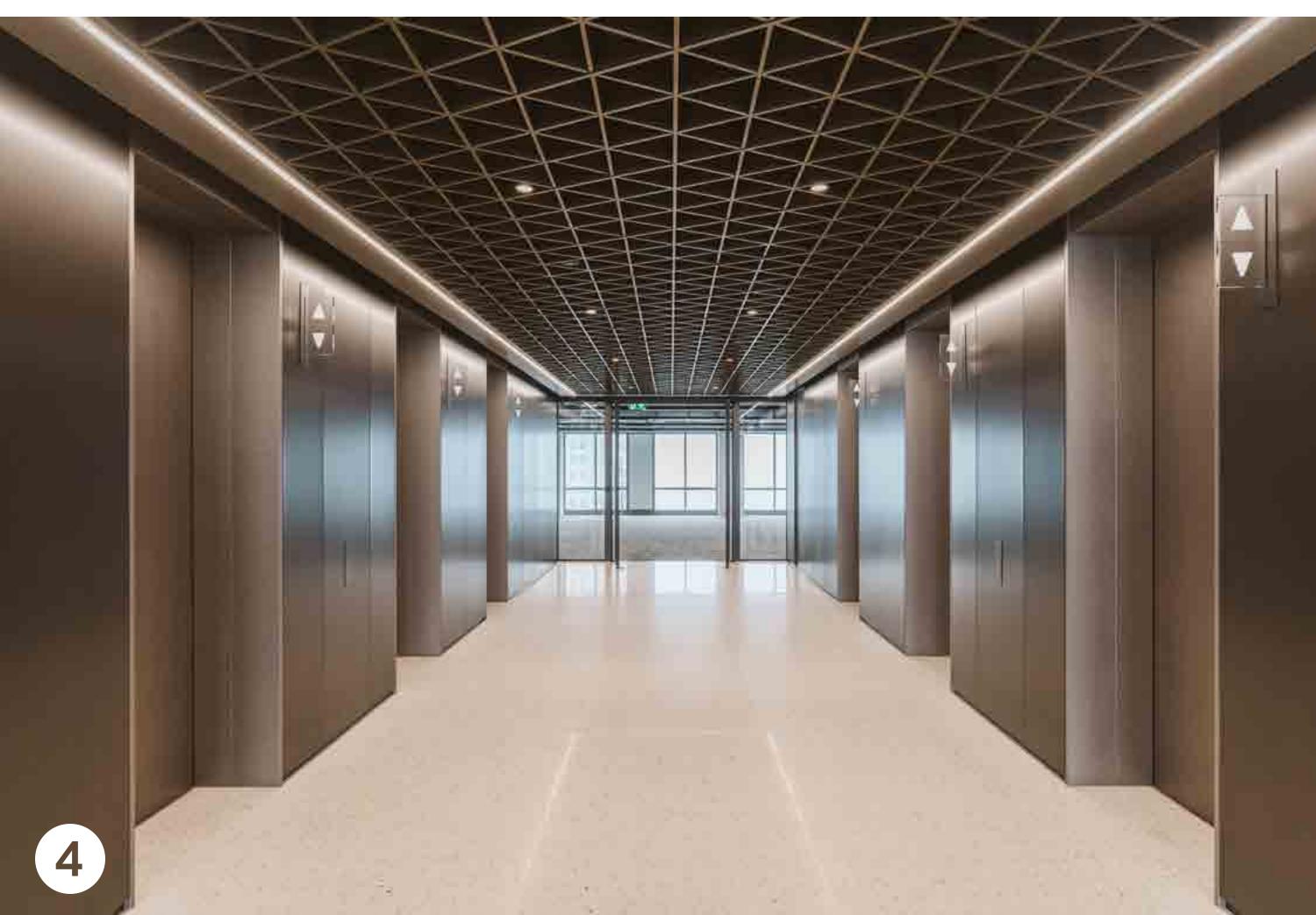
FLOOR PLAN Forty Bank Street

COLUMN-FREE CAT A WORKSPACE









- 1 Column-free Cat A workspace
- 2 Exposed services
- 3 Bathrooms
- 4 Lift lobby

LEVEL 28 Forty Bank Street

Made For:

After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

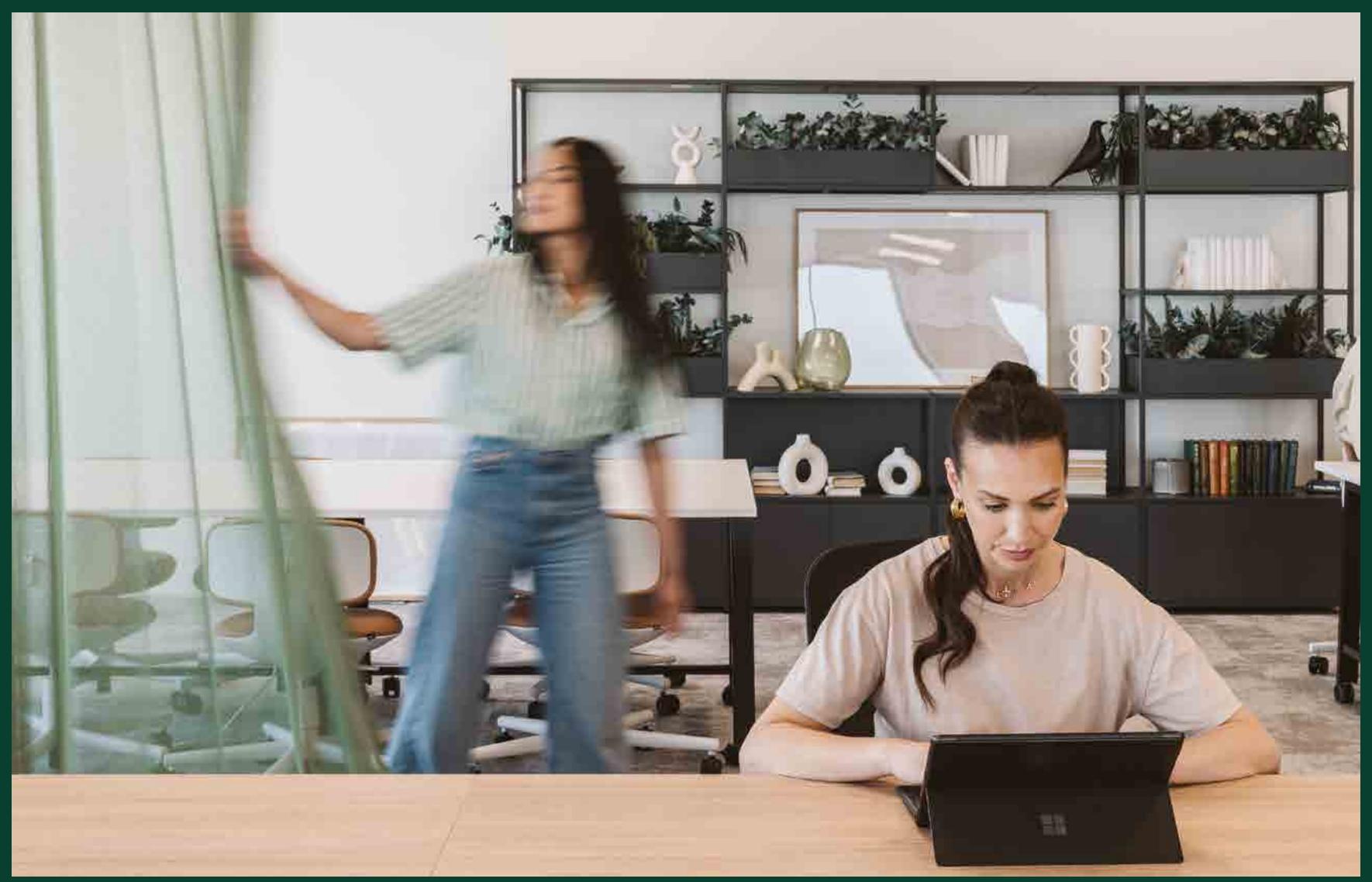
Move into a fully fitted and managed workspace on terms that suit your business, even as your needs change.

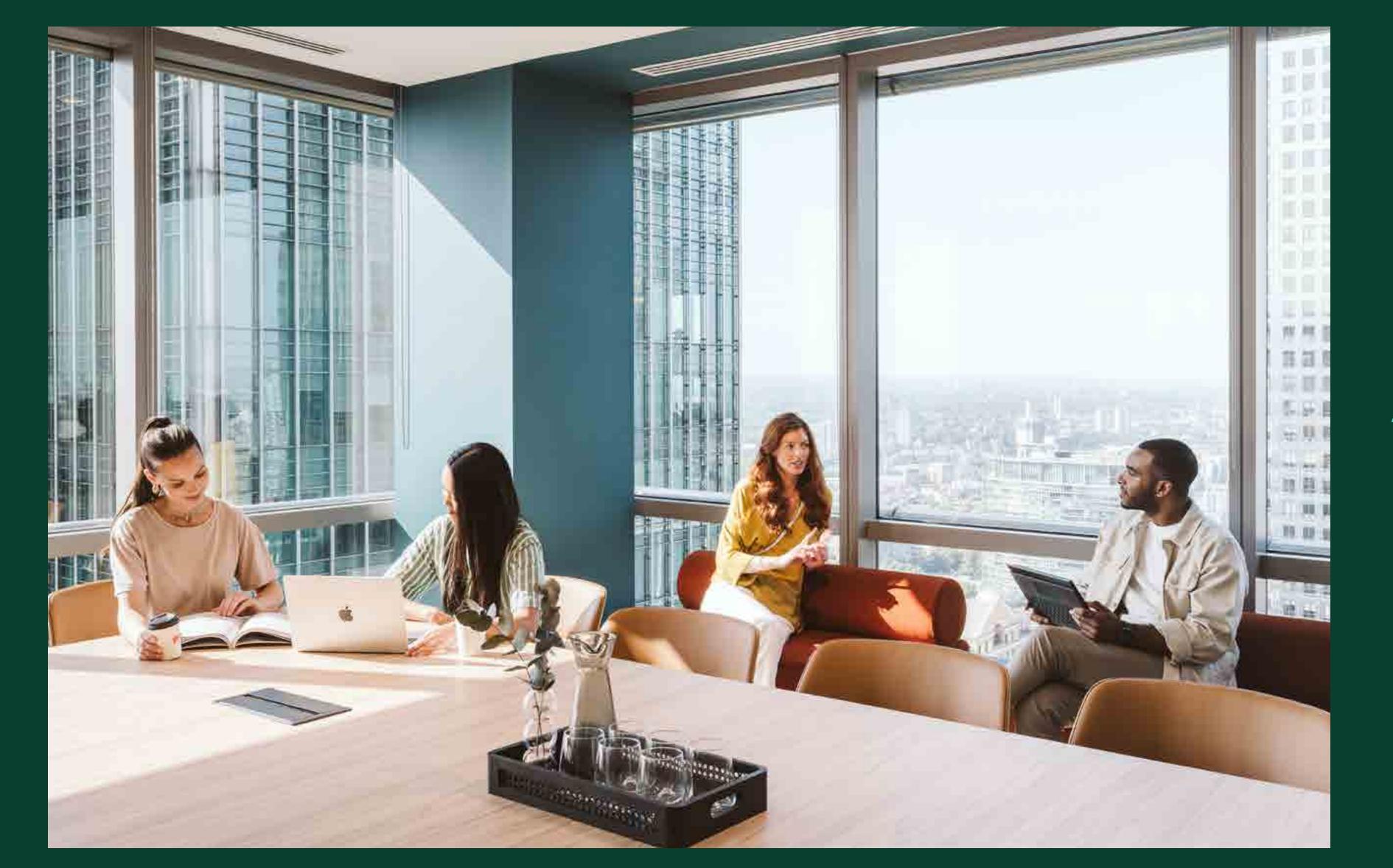
Innovative, sustainable, and always forward thinking.

offices.canarywharf.com/ madefor









Simplicity Flexibility Bespoke flooring Organic materials Bararea Scalable Sustainable Future-proofed Company branding Finishing touches Built-in storage Breakout spaces Tech-led Soft furnishings Iconic architecture 5G&WiFi6 Foliage Meeting rooms Flexible spaces Architectural lighting Ine-off antiques Modular Ready & waiting Connected Supported

MADEFOR:

Typical High Rise Floor

Open Plan Layout 1:8

INDICATIVE WORKSPACE ALLOCATION

One Person

Offices

85.4 SQ FT

Open Plan Workstations

Total Population Indicative Planning Ratio

ANCILLARY SPACES

2 x Sixteen Person Meeting Rooms

4 x Ten Person Meeting Rooms

1x Eight Person Meeting Room

1x Six Person Meeting Room

1x Five Person Meeting Room

3 x Four Person Meeting Rooms

11 x Booths

3 x Print and Copy Areas

1x Store Room

1x Communications Room

1x Tea Point

1x Breakout Area

KEY

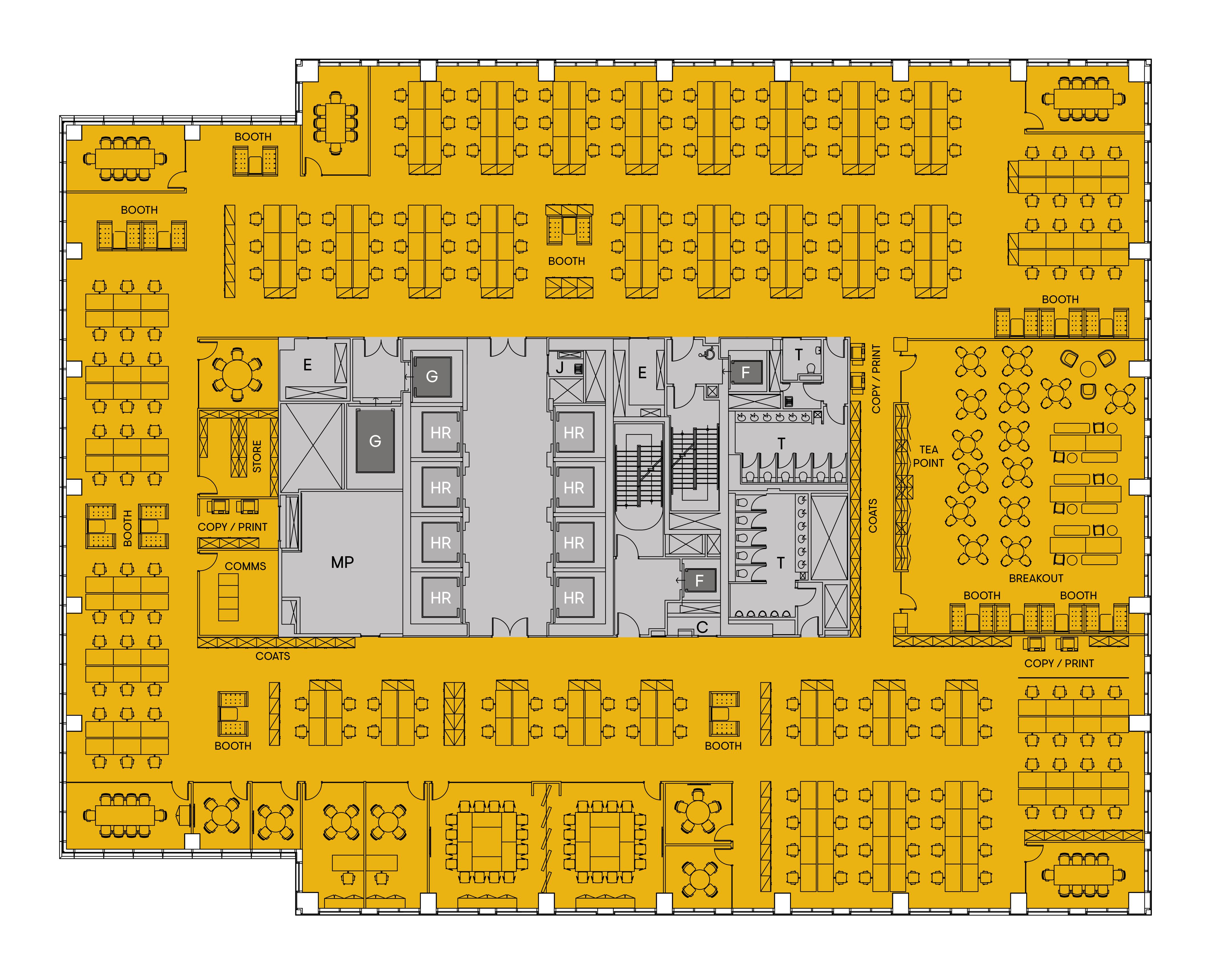
Workplace Available

Core

HR High Rise Lift

Goods / Firemens' Lift





Forty Bank Street FLOOR PLAN

Typical High Rise Floor

Creative Layout

INDICATIVE WORKSPACE ALLOCATION

Open Plan Receptionist Indicative Planning Ratio Workstations Population

ANCILLARY SPACES

1x Eighteen Person Meeting Room

2 x Sixteen Person Meeting Rooms

1x Ten Person Meeting Room

1x Eight Person Meeting Room

1x Six Person Meeting Room

1x Five Person Meeting Room

3 x Four Person Meeting Rooms

9 x Three Person Meeting Rooms

2 x Two Person Meeting Rooms

5 x Soft Meeting Areas

6 x Booths

1x Pergola Meeting Area

1x Town Hall

3 x Print and Copy Areas

1x Storage Room

1x Communications Room

1x Tea Point

1x Breakout Area

KEY

Workplace Available

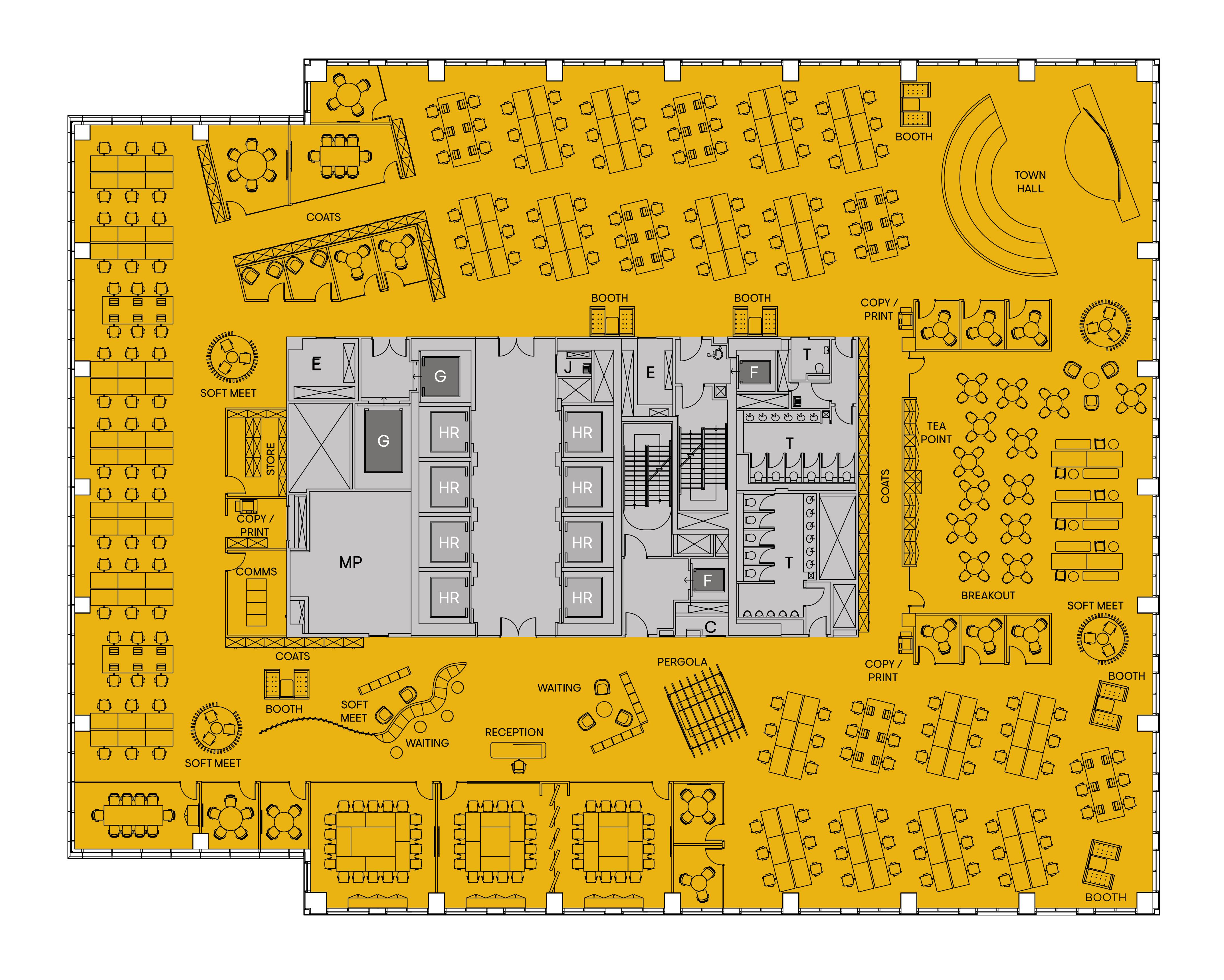
Core

HR High Rise Lift



Goods / Firemens' Lift





Forty Bank Street FLOOR PLAN

Specification summary

Energy efficient building design and operation

BREEAM IN-USE

ASSET PERFORMANCE: 75.5%



MANAGEMENT PERFORMANCE: 76.9%



DUAL POWER

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



DIVERSE RESILENT

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



CYCLE SPACES FOR OFFFICE USE

NEW ENERGY
EFFORMAIR
CONDITIONING

THE ROLL OF STATES AND A STATES

Standby generators

ZPG MATING B

RAISED FLOOR

19 SHOWERS
226 LOCKERS

excluding retail provision

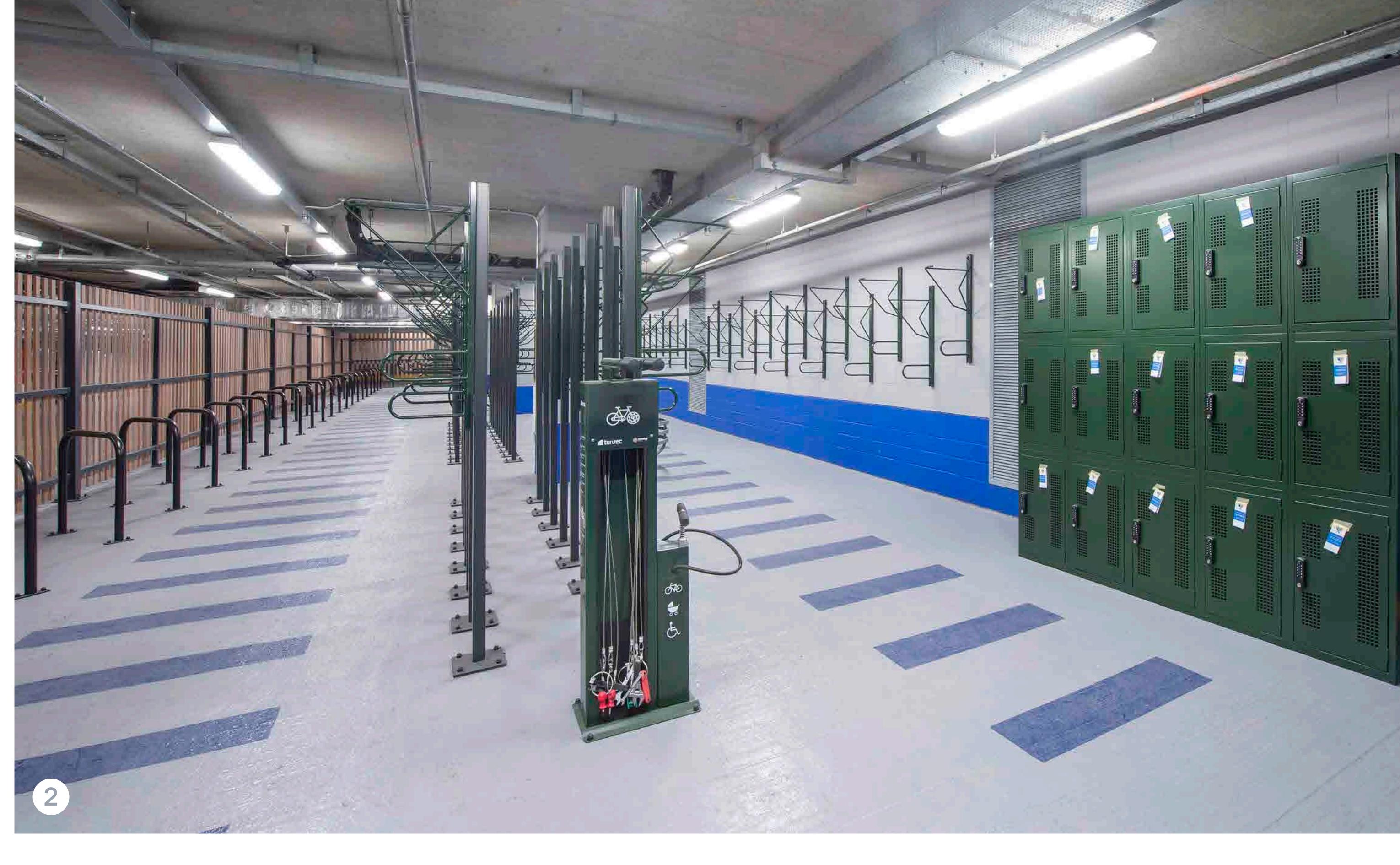
on newly refurbished floors

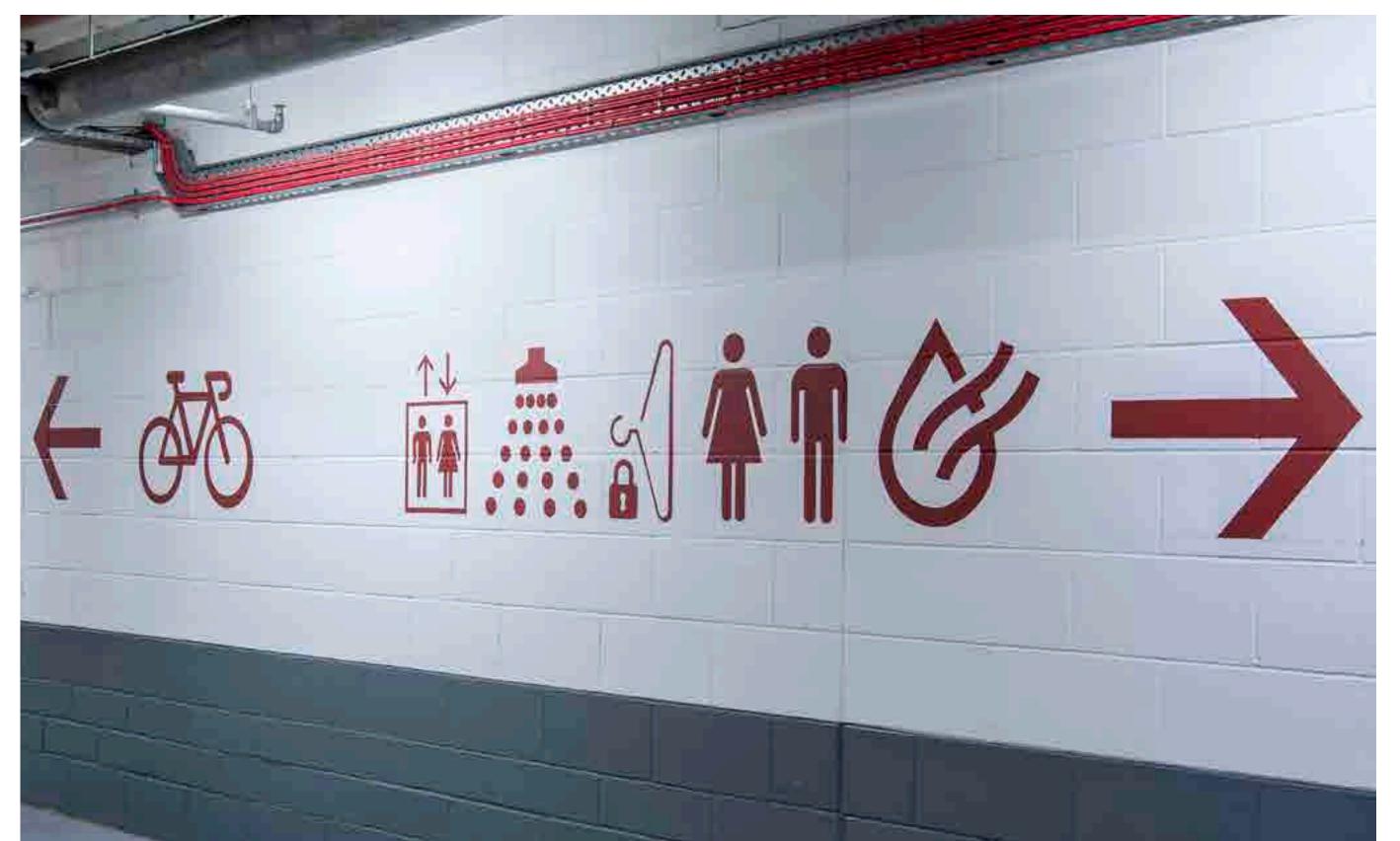
CREATED FOR YOUR CONVENIENCE

A brand new cycle store and shower & changing facility provide everything a cyclist needs.

Additional bicycle space are also available beneath Forty Bank Street, plus over 1,000 free bicycle spaces across the Estate.



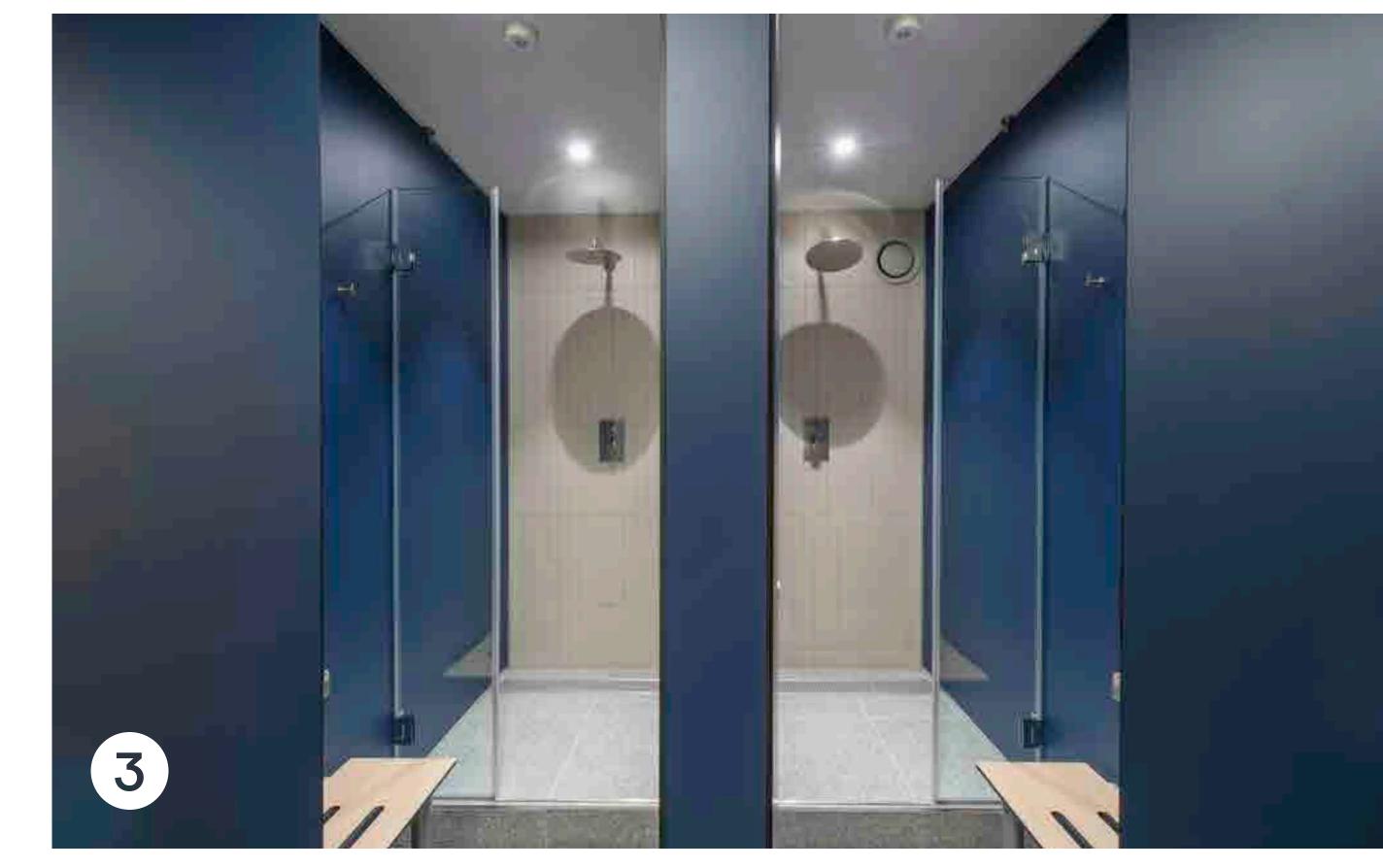




Changing Facilities
Equipped with 226 lockers, drying stations, wash & return, towels and ironing station

2 **Bicycle Store**171 safe and secure cycle storage with bike repair station

3 Showers
19 x showers including a DDA compliant facility



Forty Bank Street

BASEMENT

Middle Dock transformed

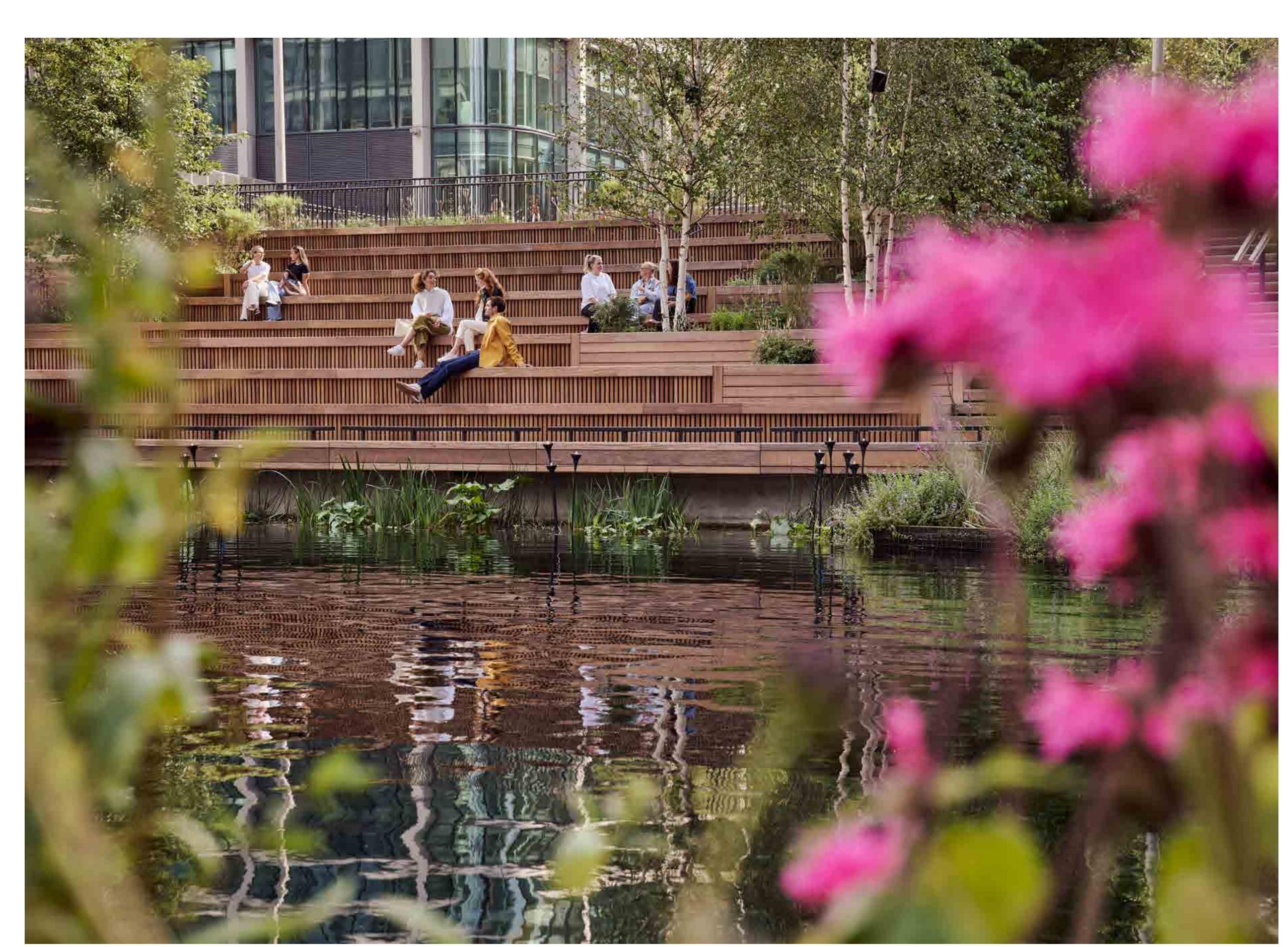
Eden Dock will introduce new public spaces, extensive planting, biodiversity initiatives and water activation to enhance the way people experience the Estate.



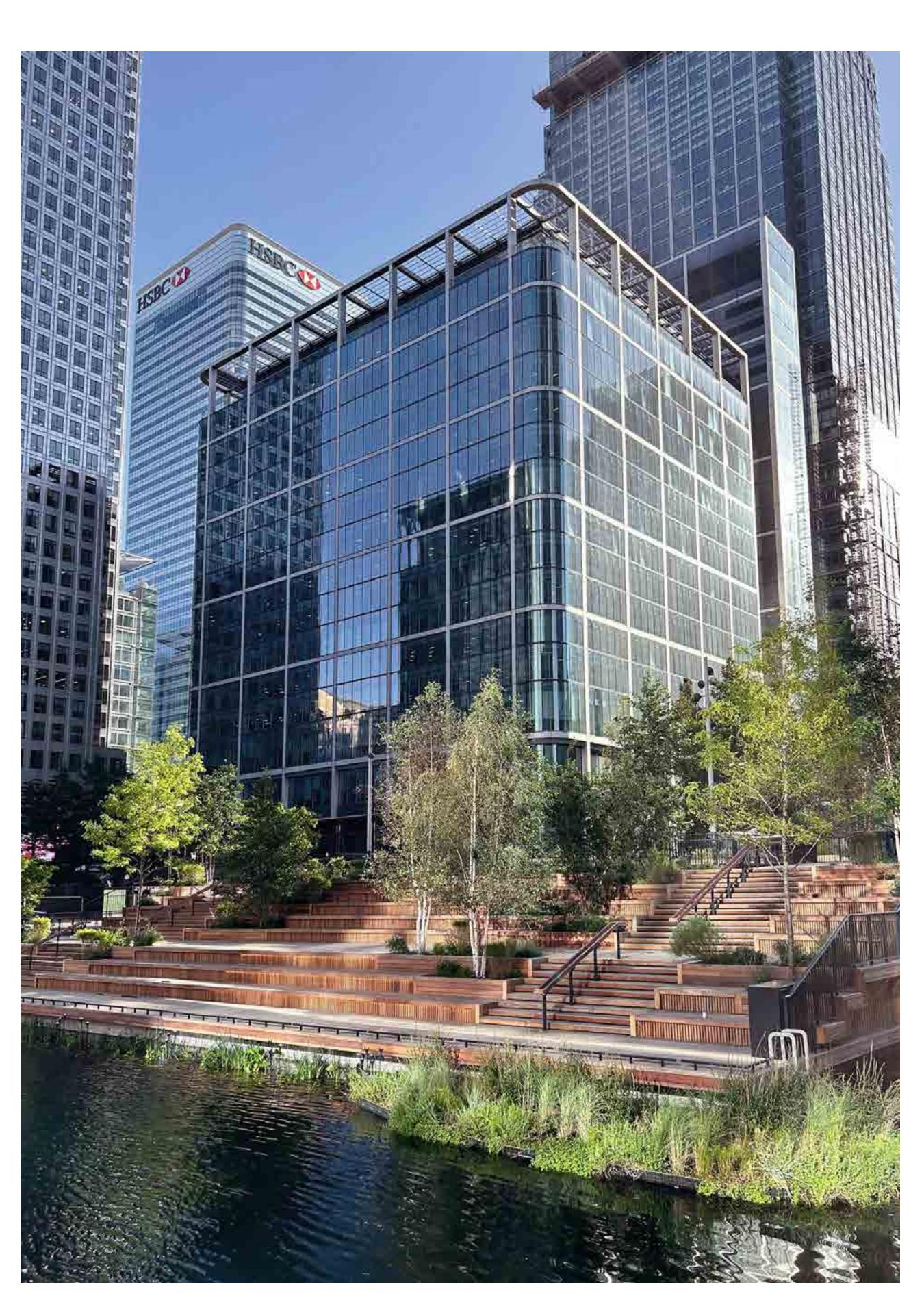
ENGAGEMENT WITH GREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

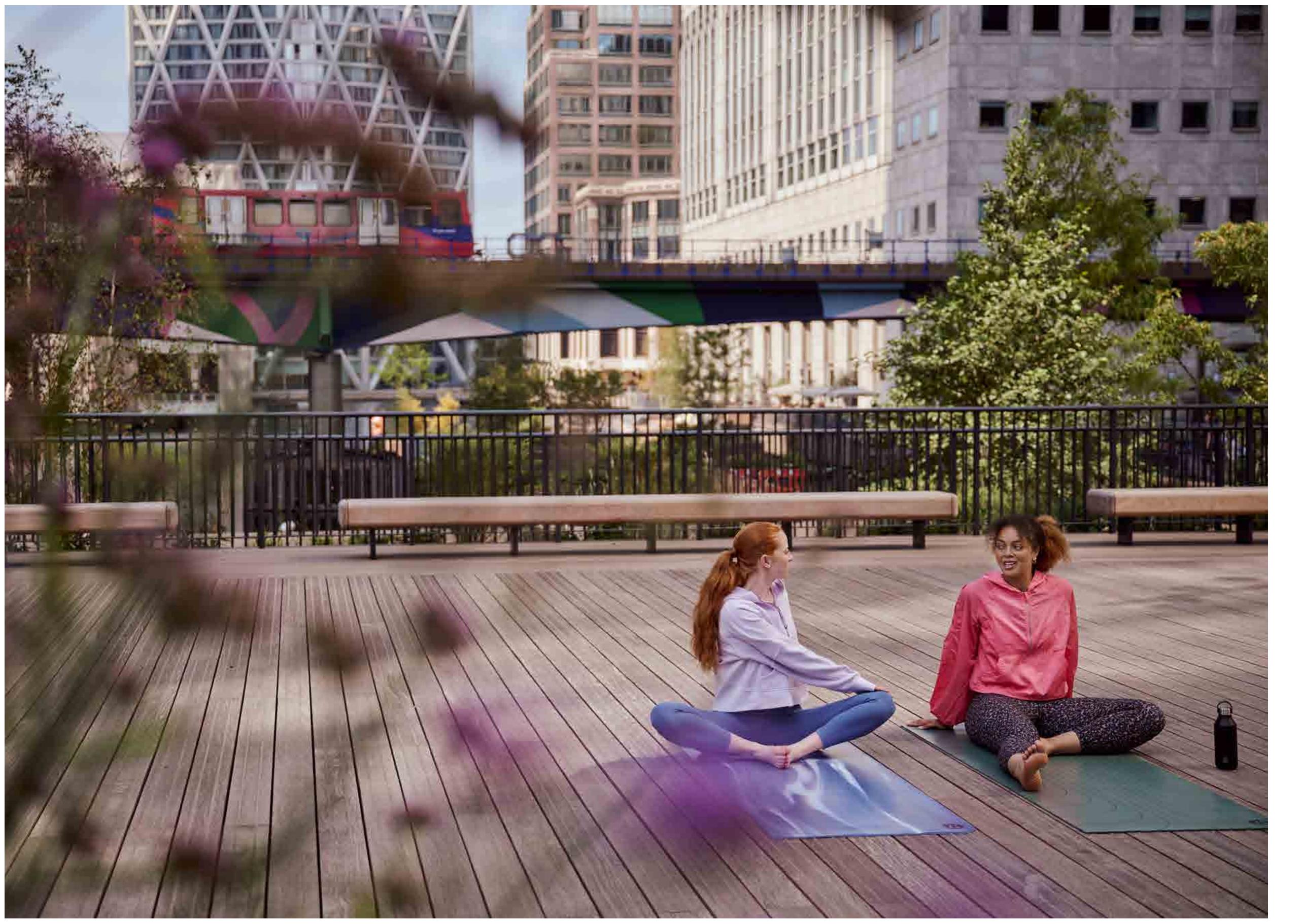
Dan James

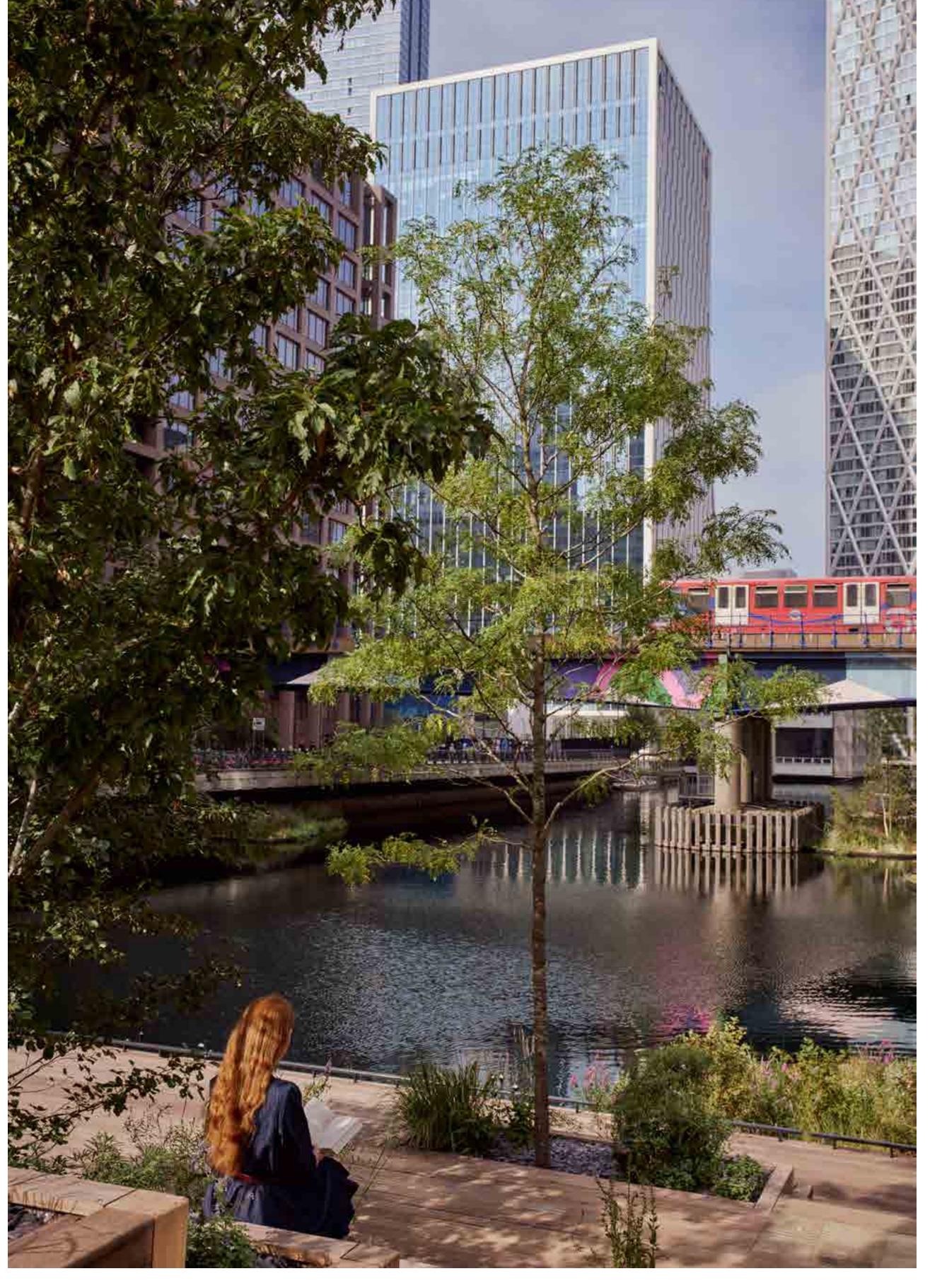
Development Director The Eden Project











MIDDLE DOCK Forty Bank Street

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.



HIGH EFFICIENCY

fan coil air conditioning

5.9 MILLION

coffee cups recycled

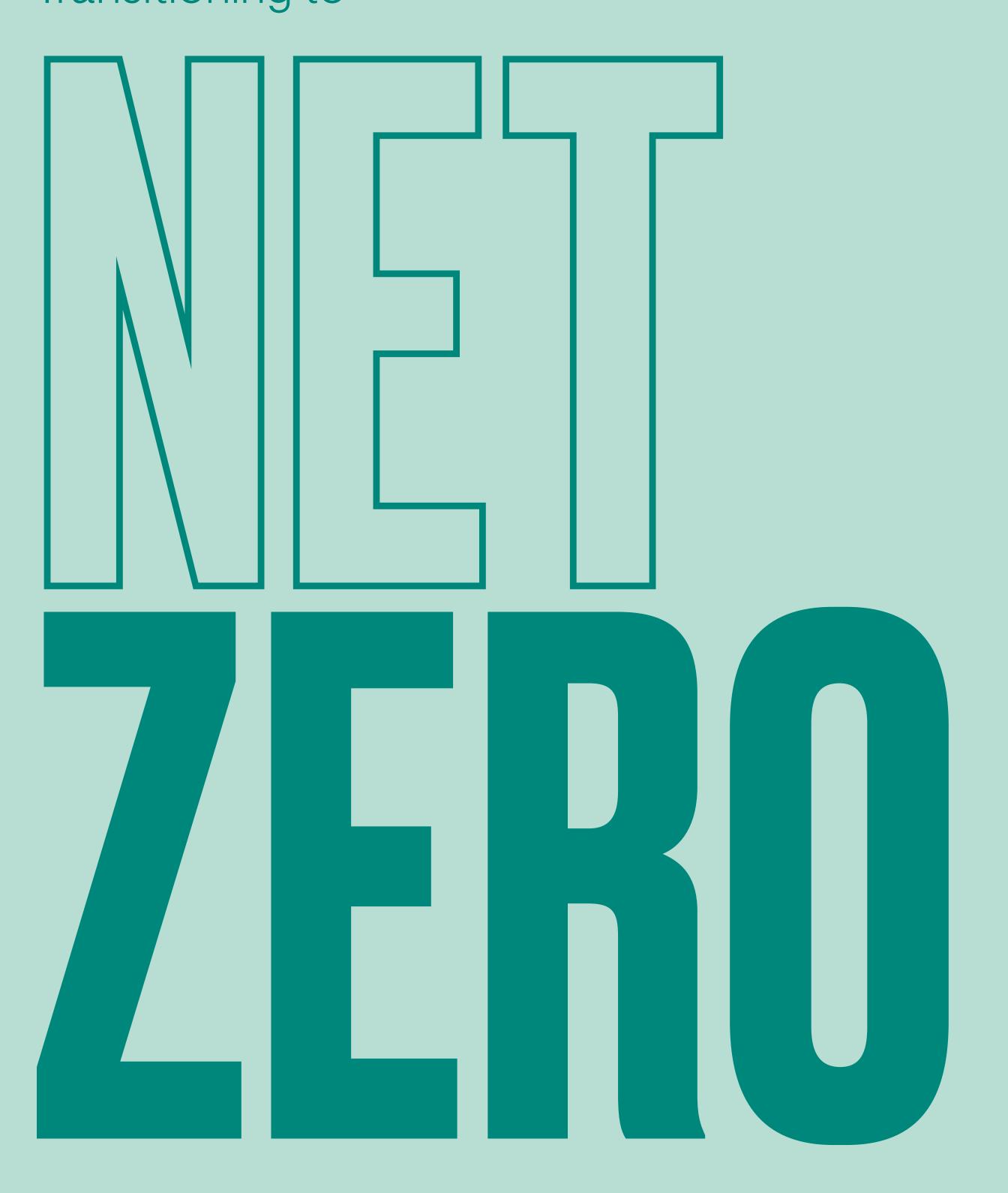


electricity sourced renewably since 2012



to landfill since 2009

Transitioning to



SPONSIBLE SOUNCE

Full FCS® certification

LED LIGHTING

9 MILLION+

single-use plastic items eliminated or recycled



tackling food insecurity by distributing surplus food to the community



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Find out more on the Forty Bank Street website

Download the Canary Wharf app

