Forty Bank Street



FORTY BANK STREET BRING LIFE TO WORK

Experience working in Canary Wharf for yourself...



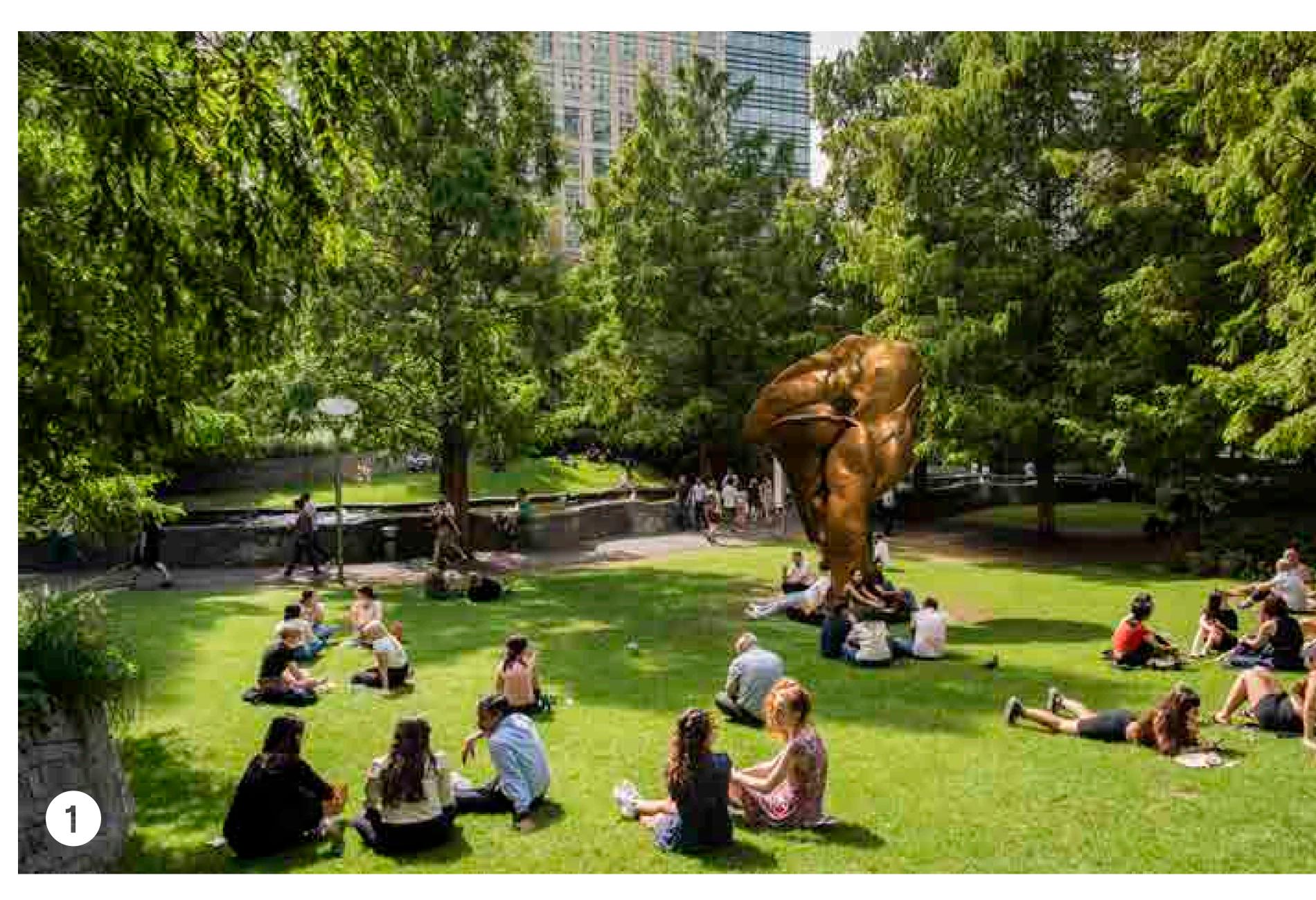
CONNECTED JUBILEE PARK SUSTAINABILITY RETAIL MALLS CYCLE STORAGE TECHNOLOGY JUBILEE LINE

Forty Bank Street is the ideal London hub

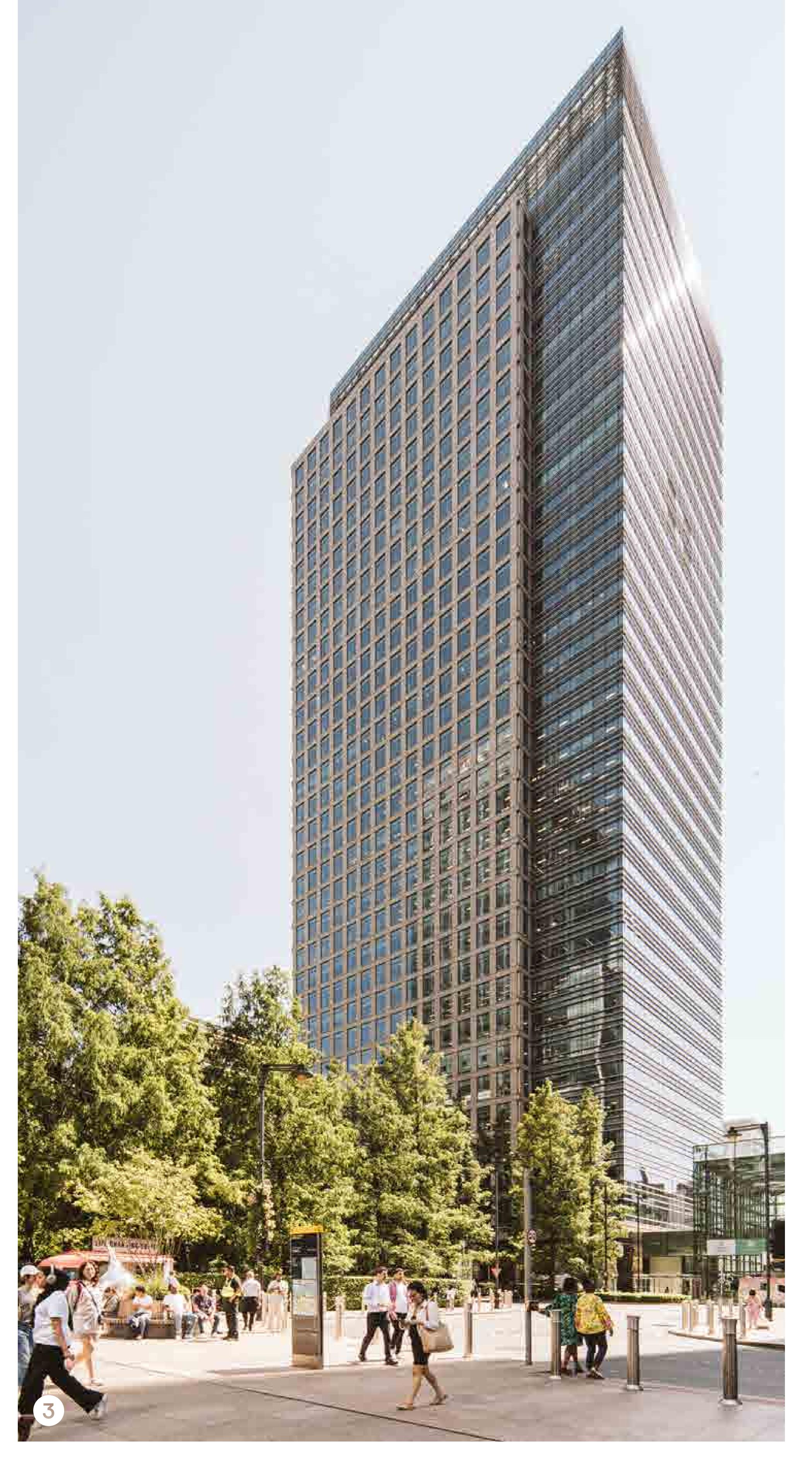
Creative. Cultured. Connected.

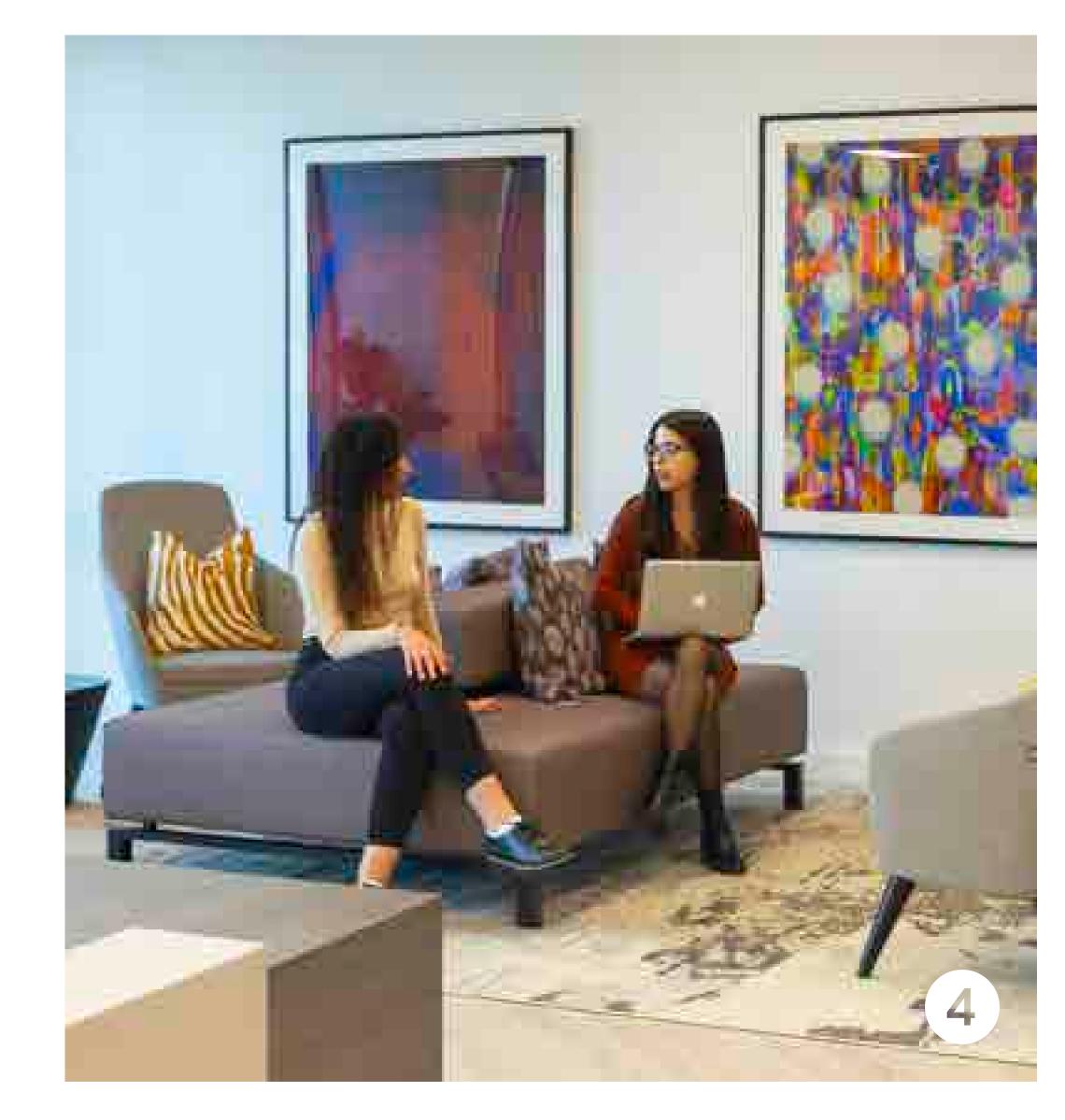
Forty Bank Street is the ideal London hub for growing businesses with a forward-thinking attitude and global outlook.

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



Forty Bank Street

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% BETTER THAN IN THE CITY OF WESTMINSTER







WELLBEING







T'SALL HERE.

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

GRAB & GO COCO

KRICKET

RESTAURANTS

FASRGA ME

ENTERTAINMENT

REISS

SHOPS

GRIND

MARCELINE

WOOD WHARF

FIVE GUYS

HOVARDA

ELECTRIC SANDRO SHUFFLE

ROE BRERA

EVERYMAN

Aēsop®

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

4 Eden Dock

A waterfront oasis in the heart of Canary Wharf featuring aquatic islands, marine habitats, art installations and engaging water activities

5 Alfresco seating

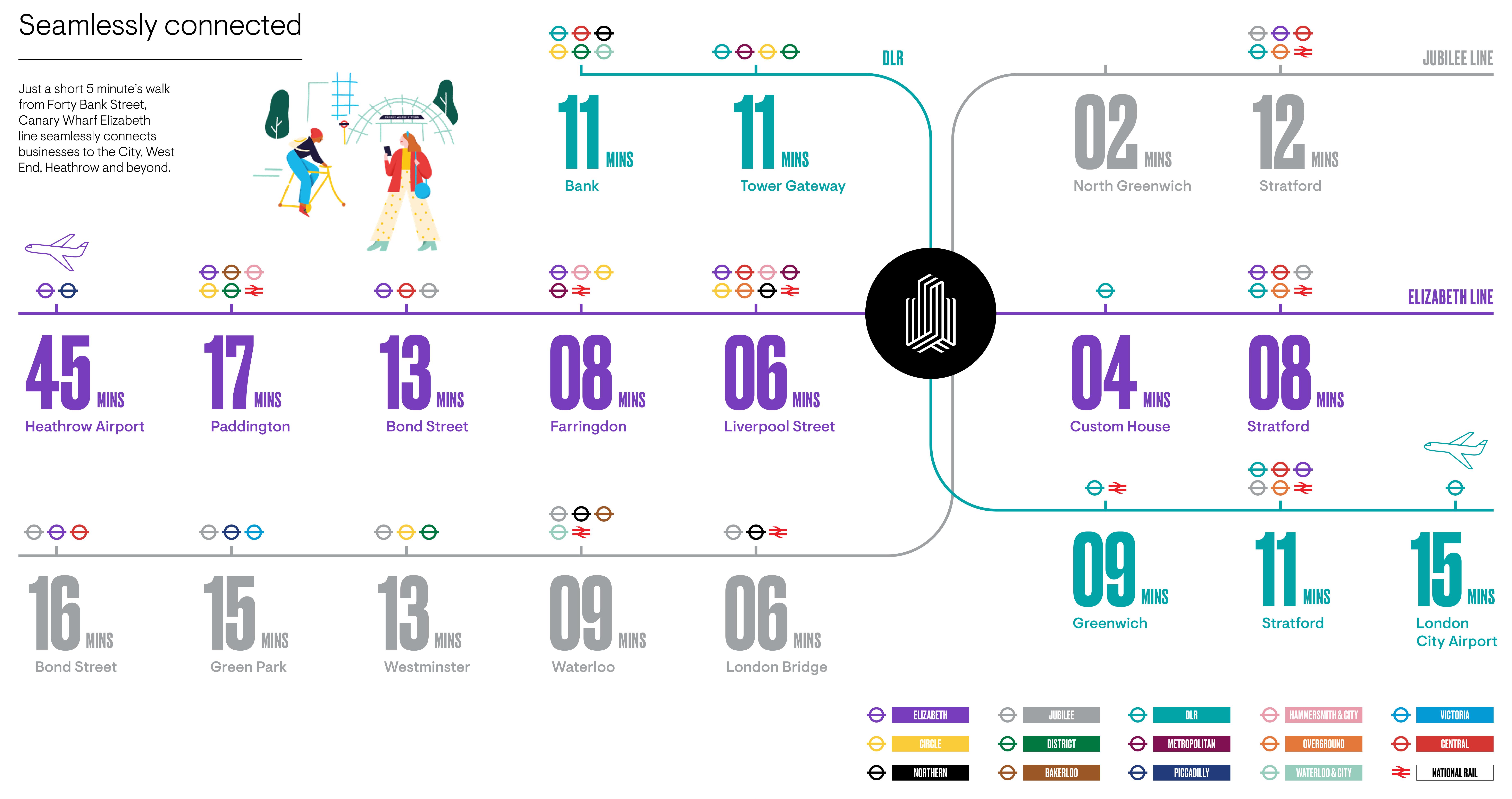
Meet friends and relax at lunchtime

6 **640** East

Outstanding coffee and cocktails on tap

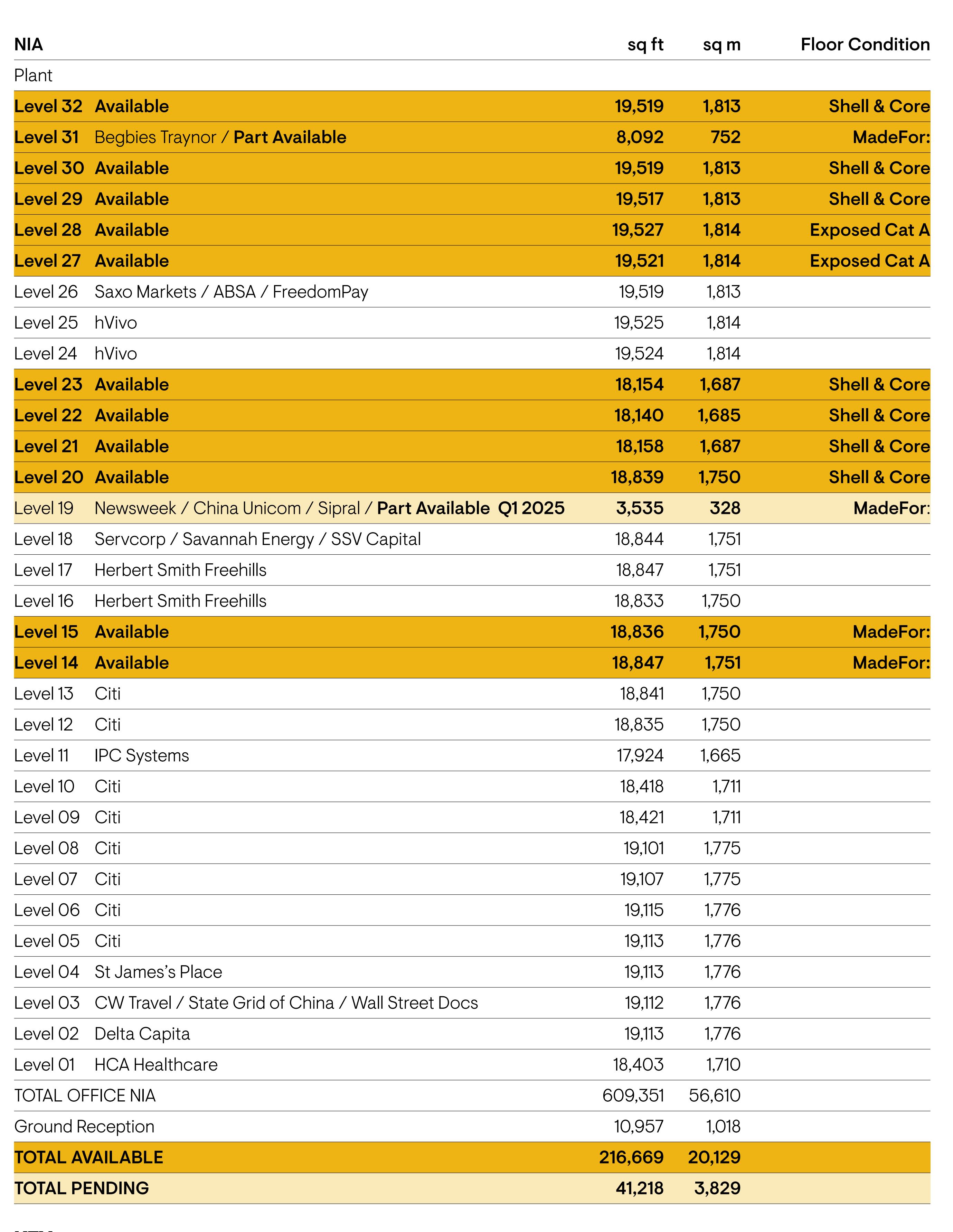
Forty Bank Street

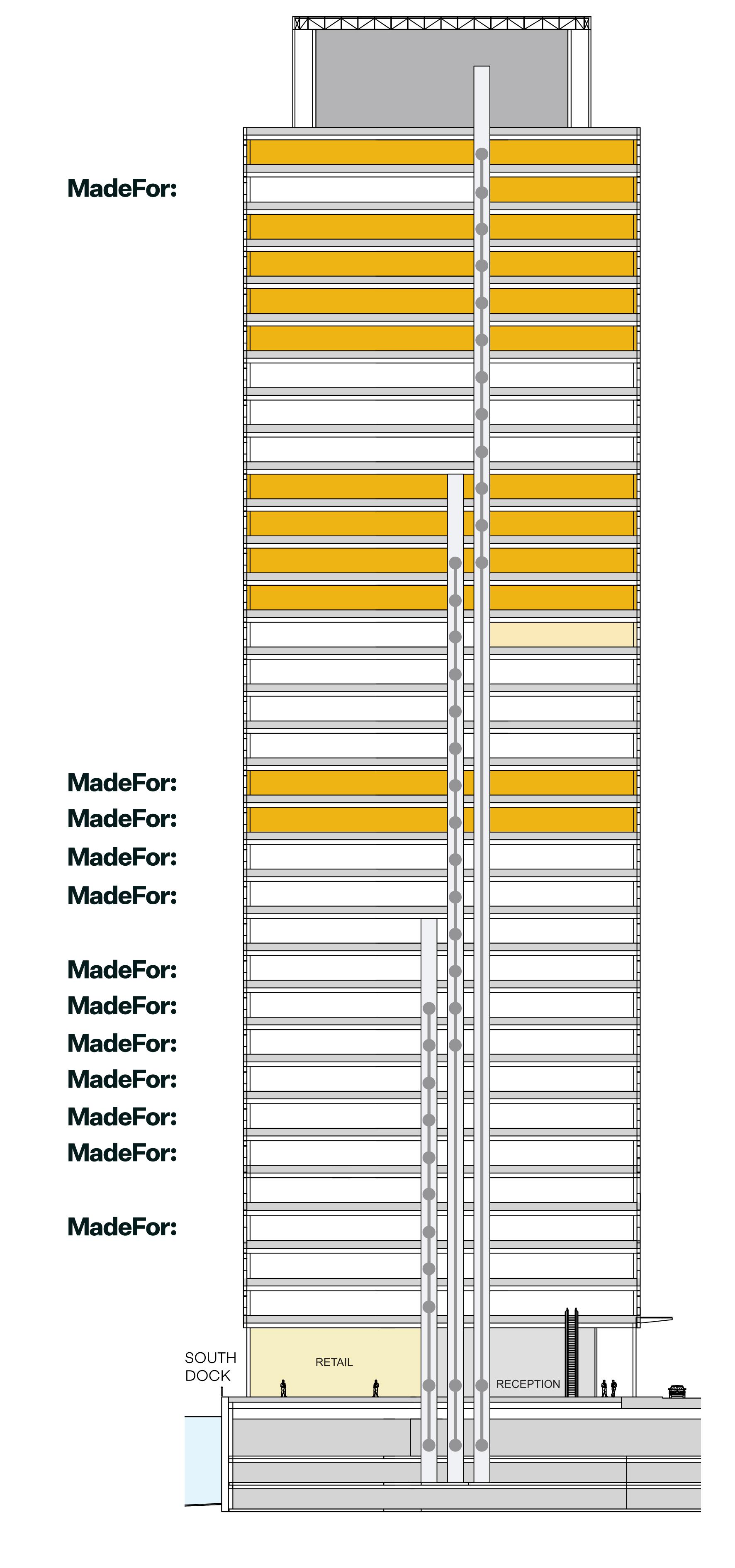






Level 31, MadeFor: fit out Exceptional space for exceptional work





KEY

Available

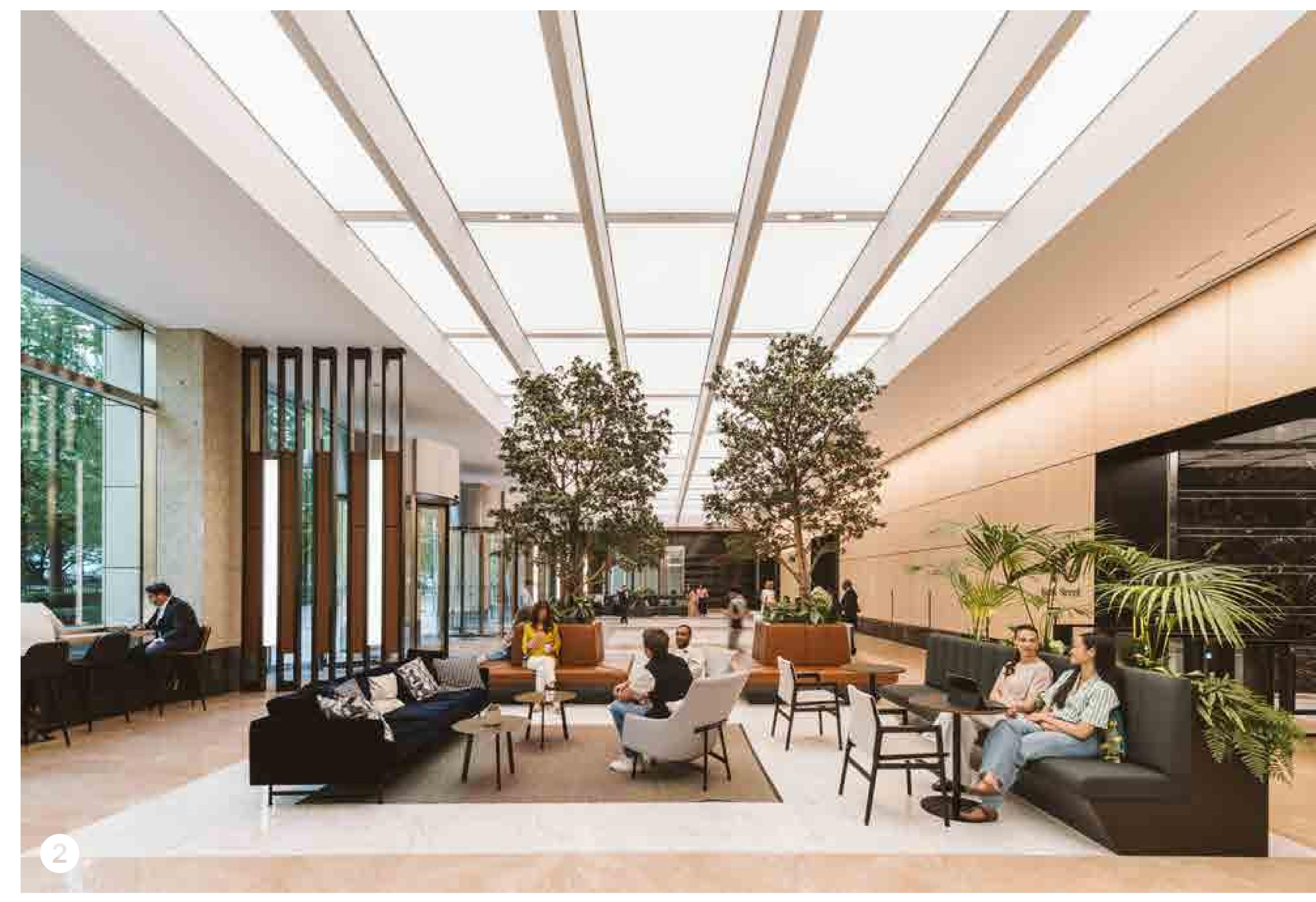


A warm welcome

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.







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

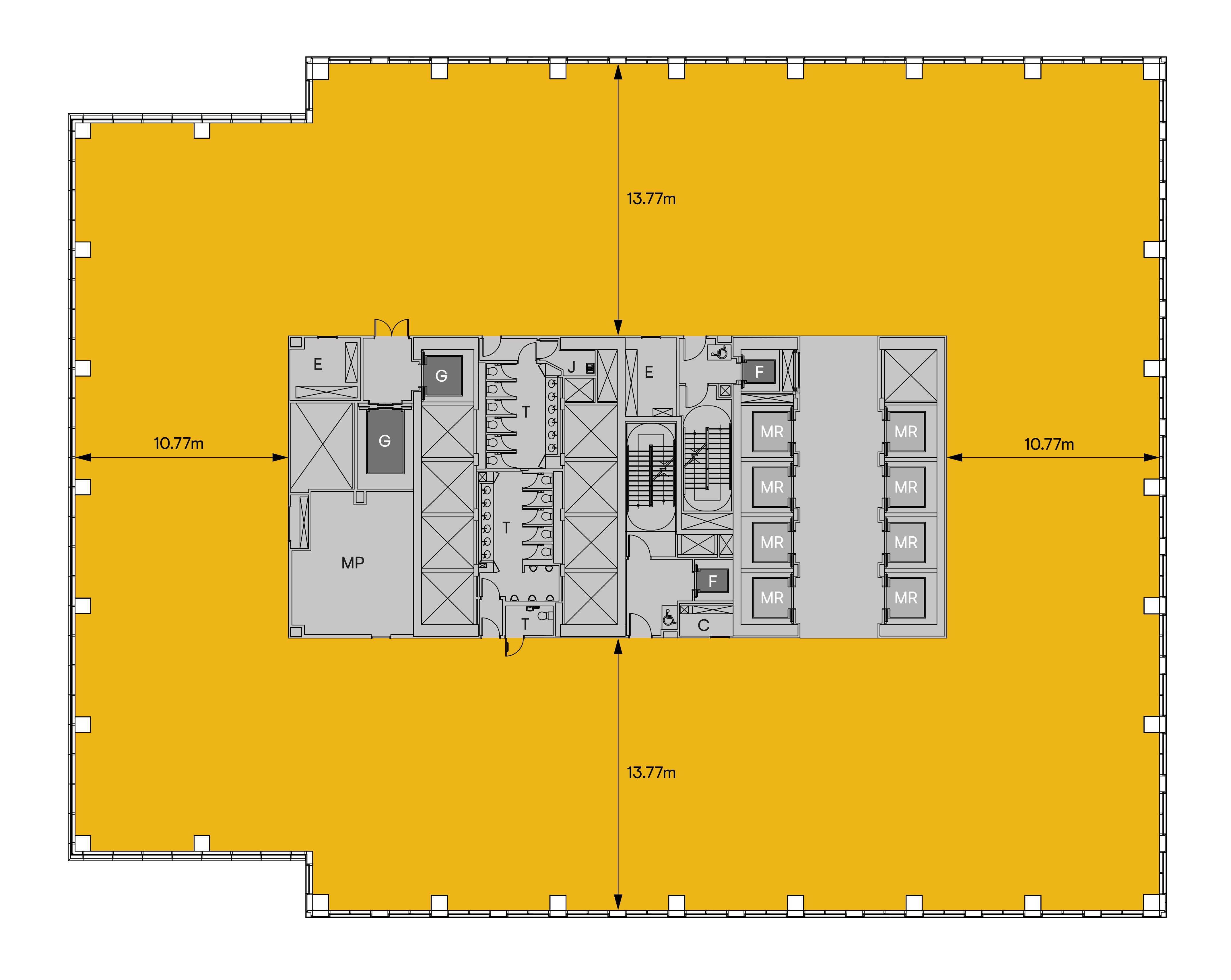


FLOOR CONDITION

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

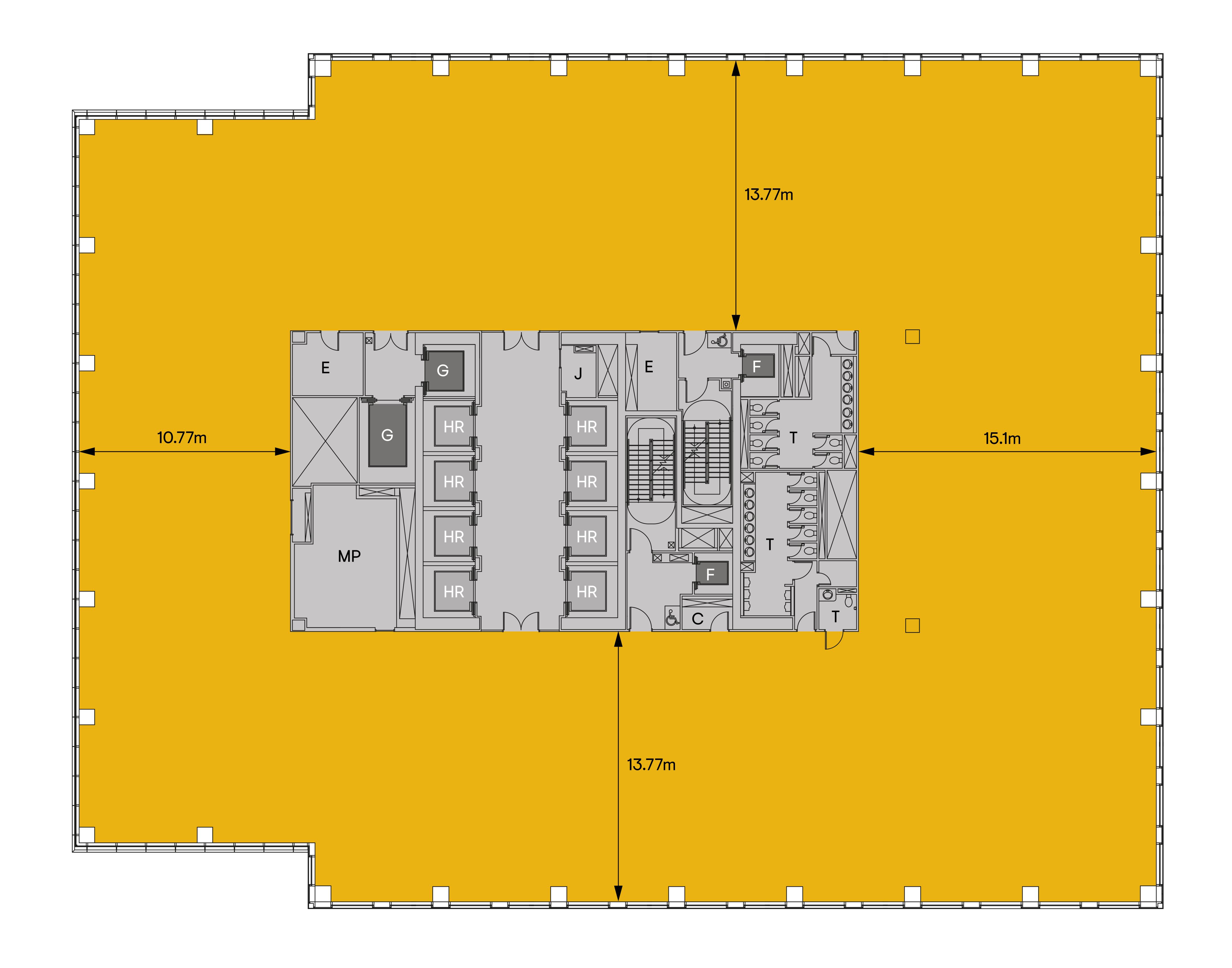


FLOOR CONDITION

New exposed Category A.

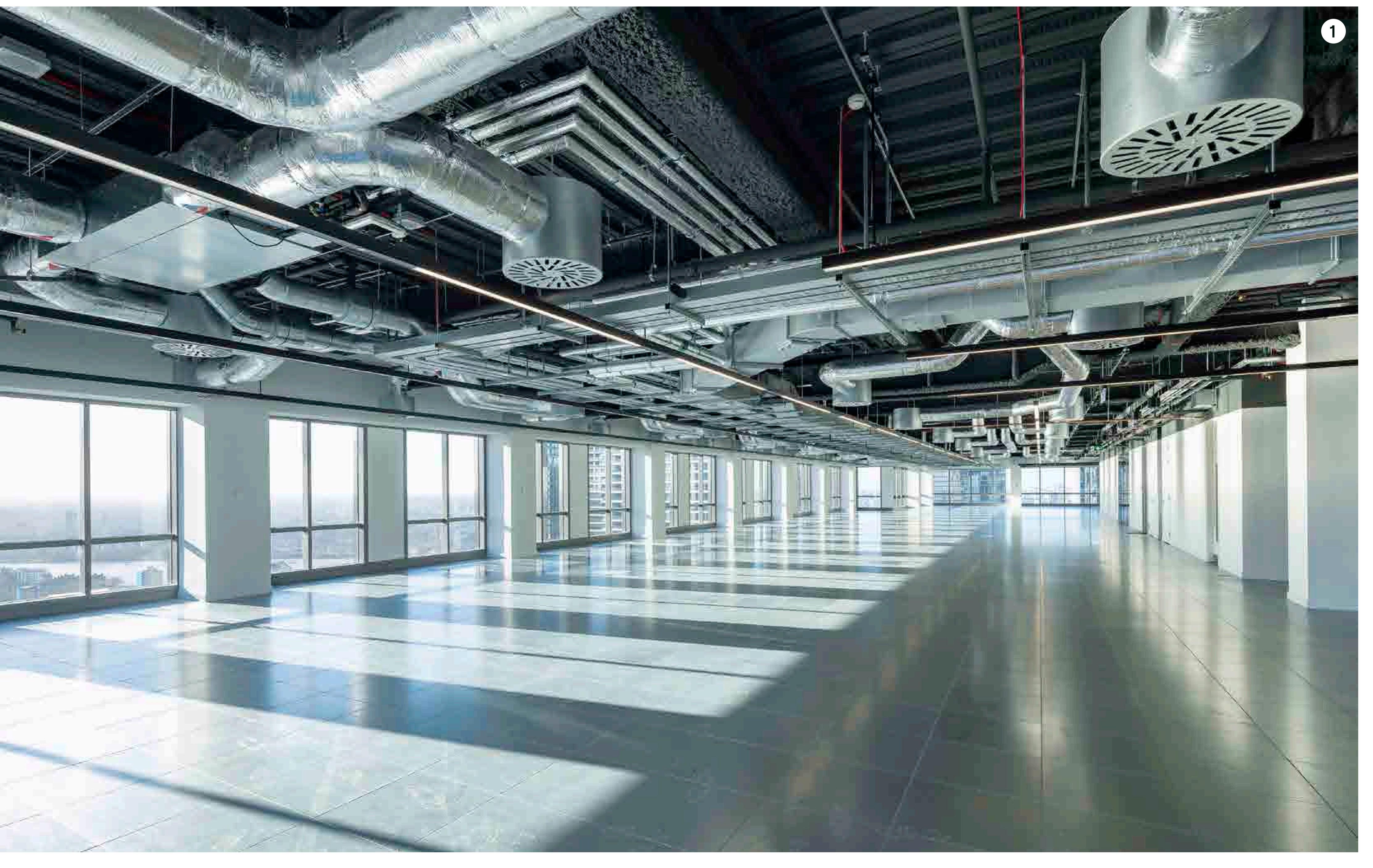
Workplace Available
Core
HR High Rise Lift
GOOds / Firemens' Lift

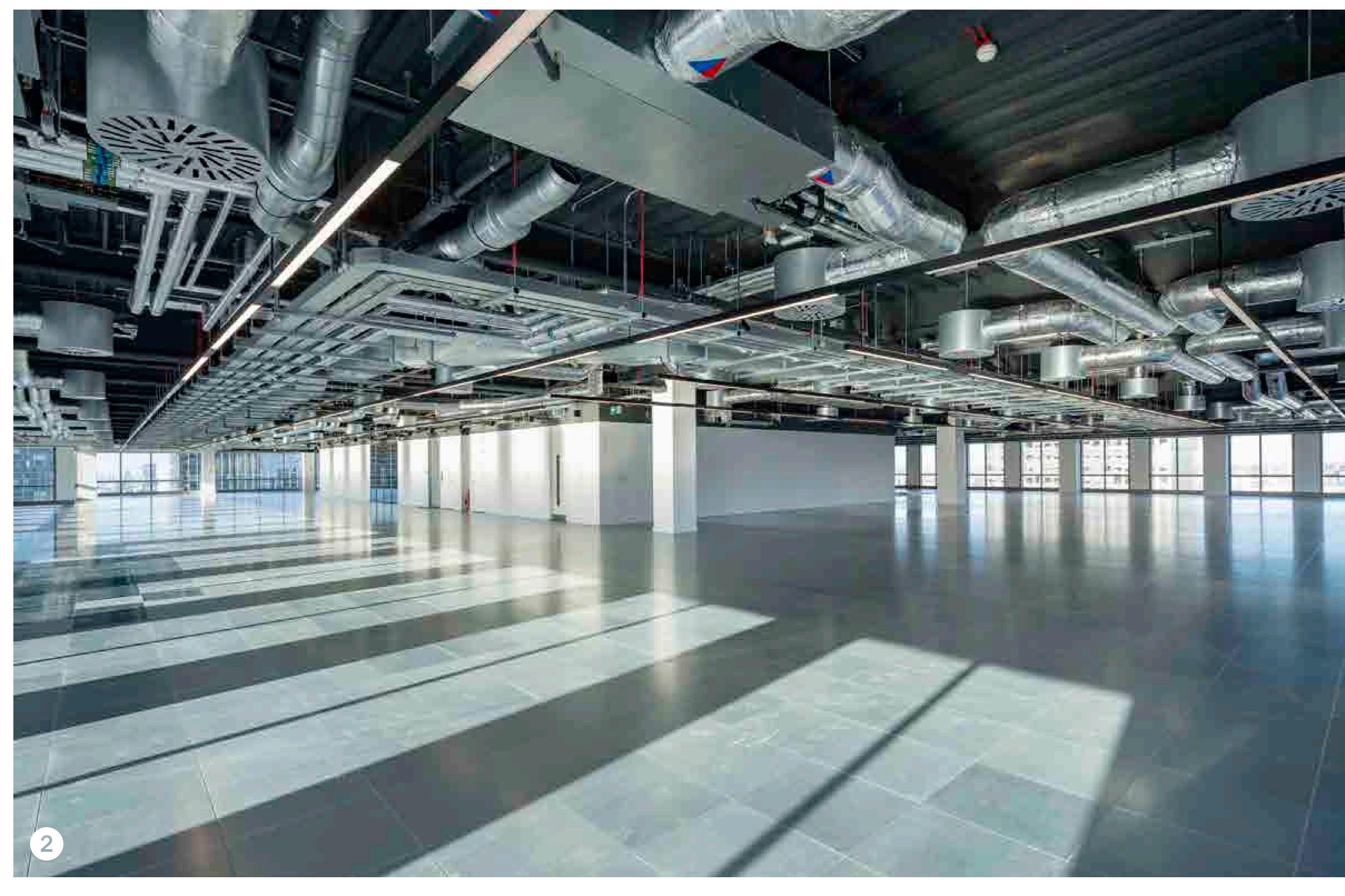
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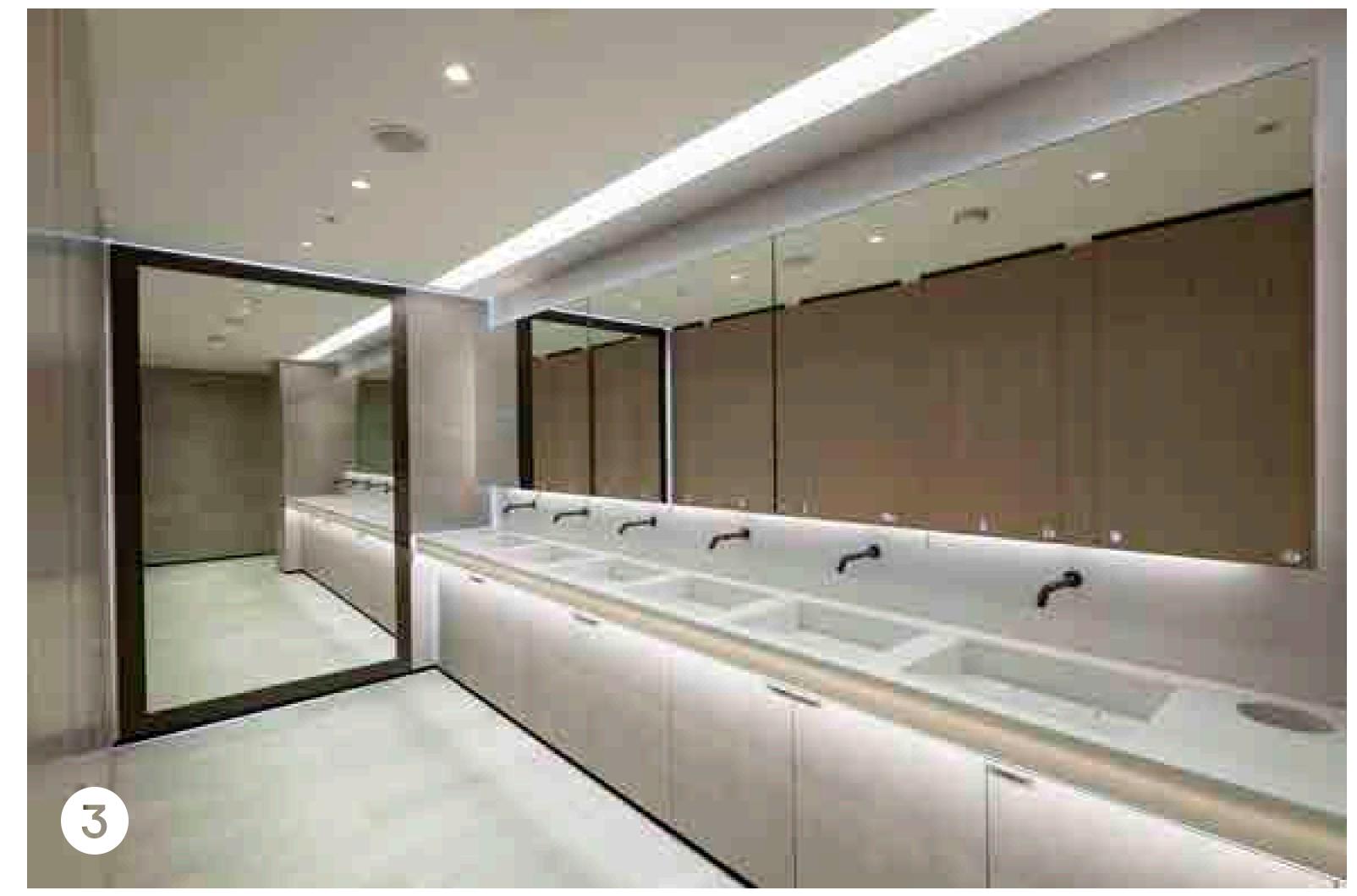


FLOOR PLAN Forty Bank Street

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 1) ne-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

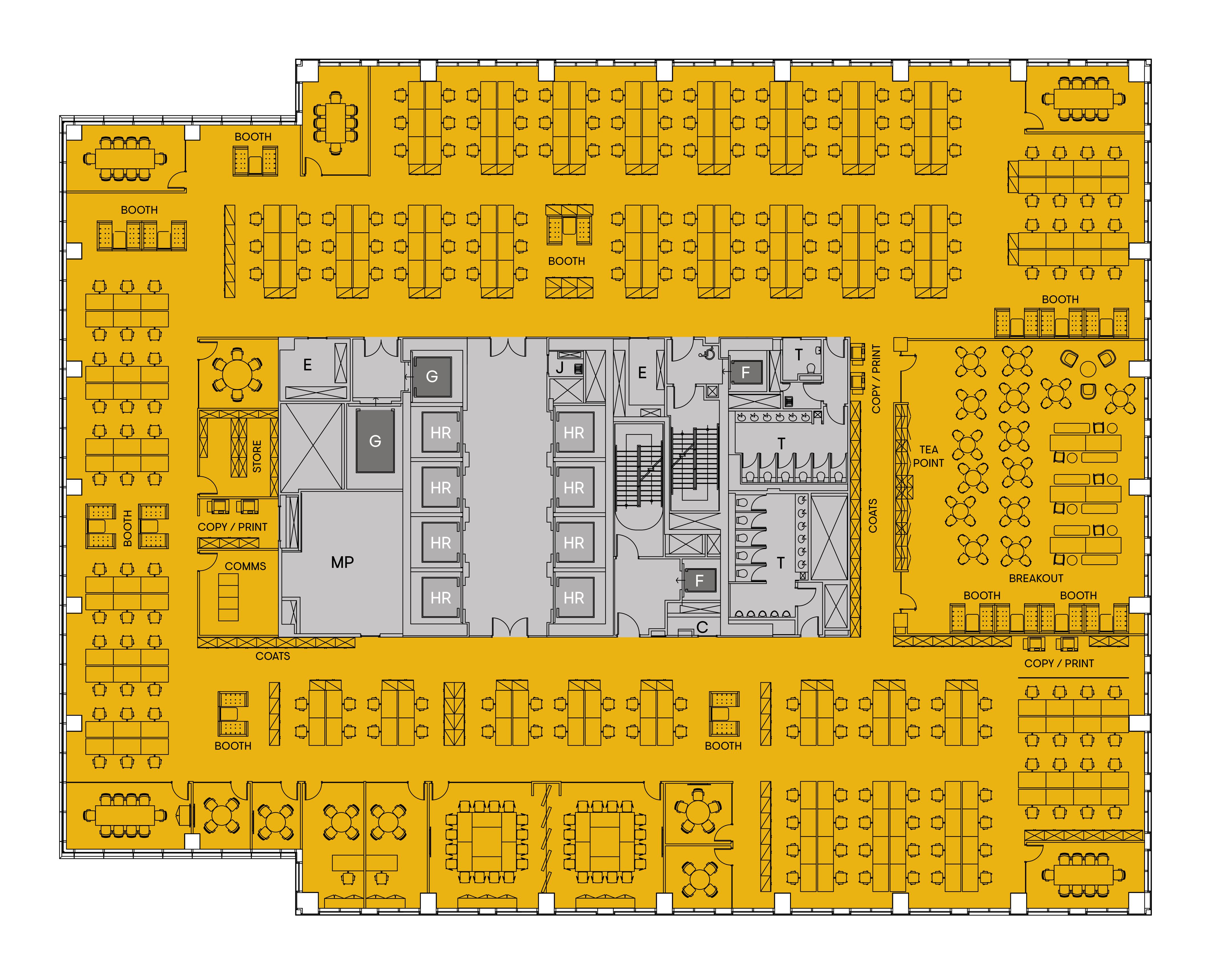
Workplace Available

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

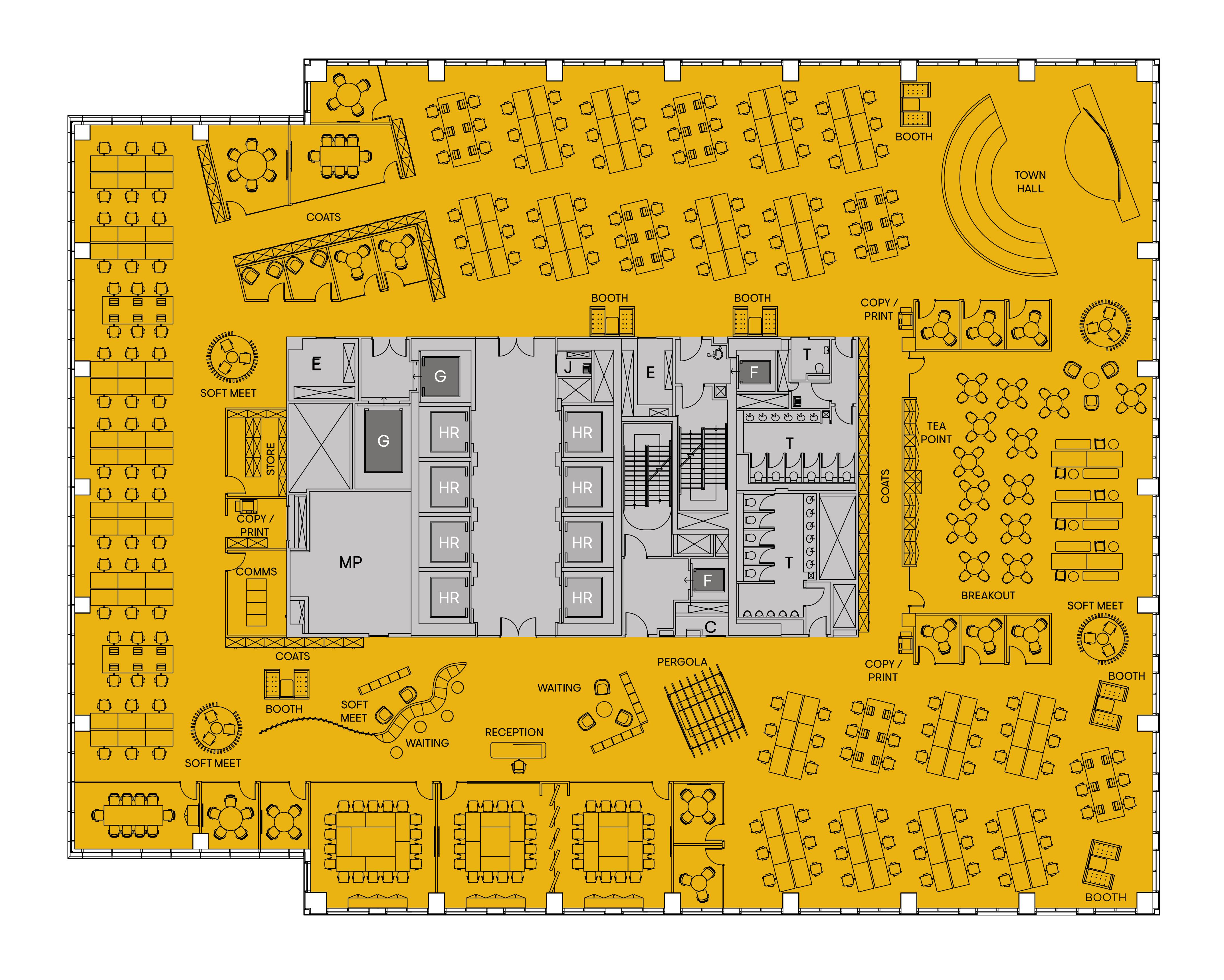
Core

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

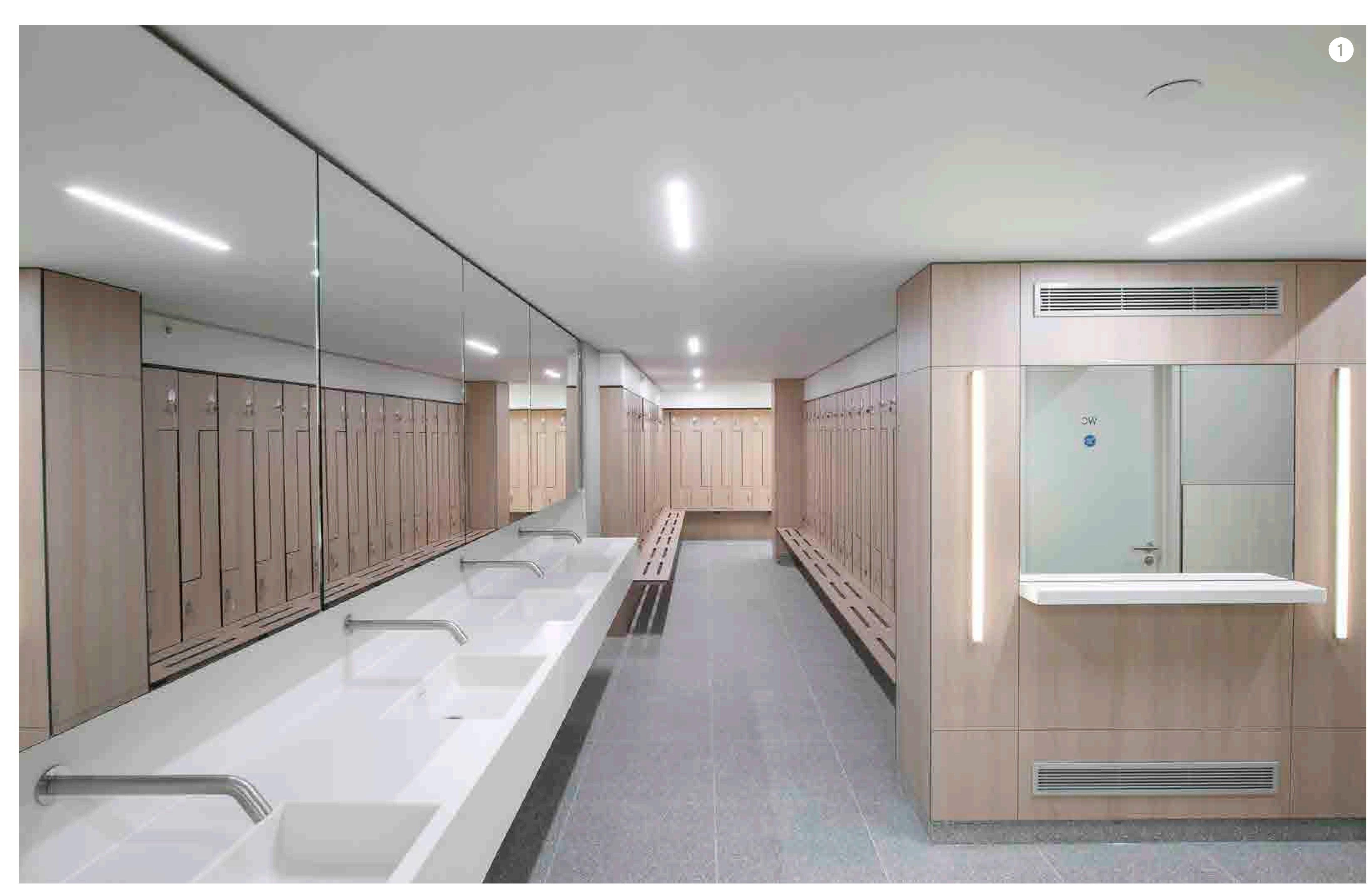
excluding retail provision

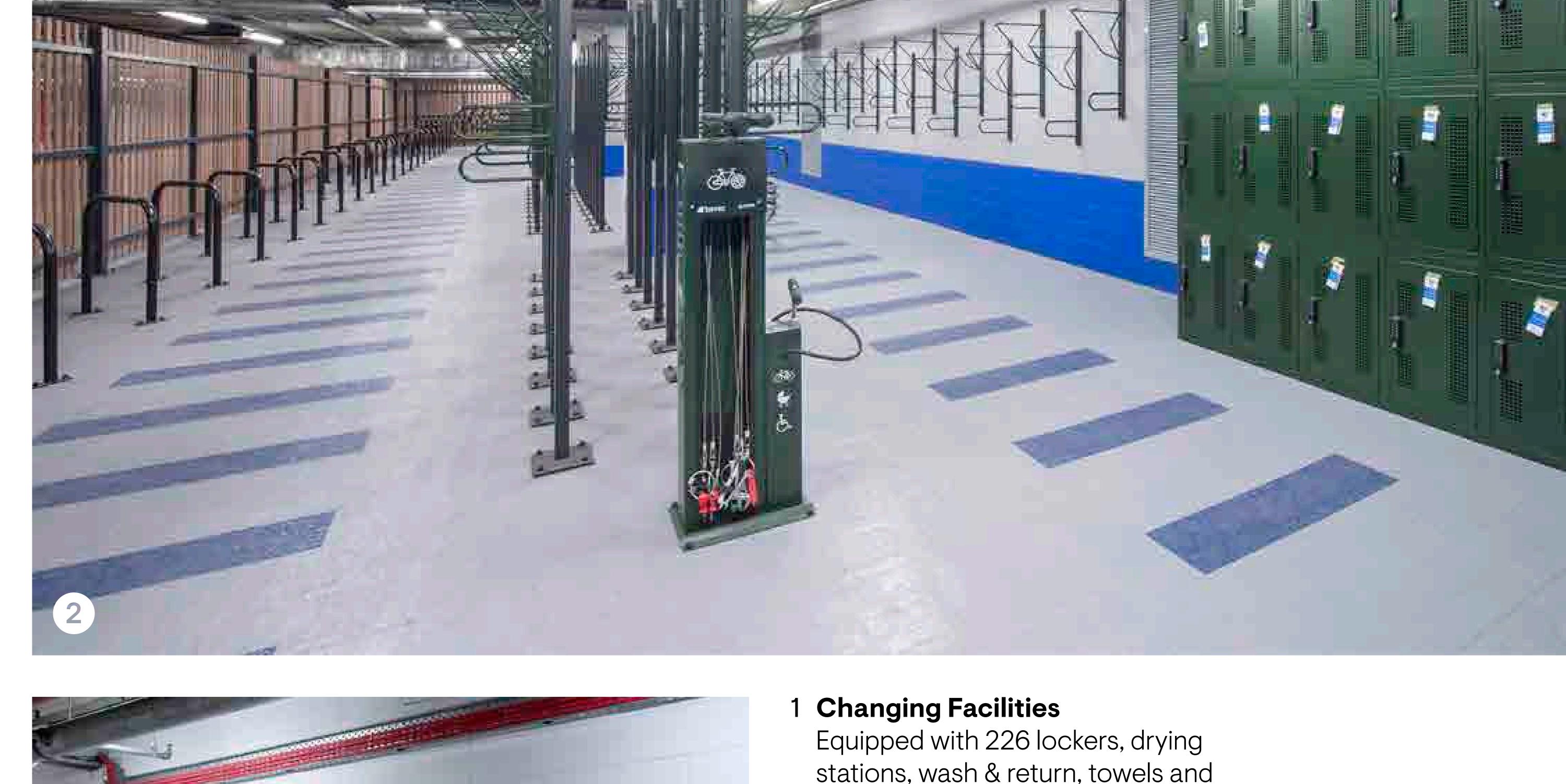
on newly refurbished floors

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.







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

Eden Dock transformed

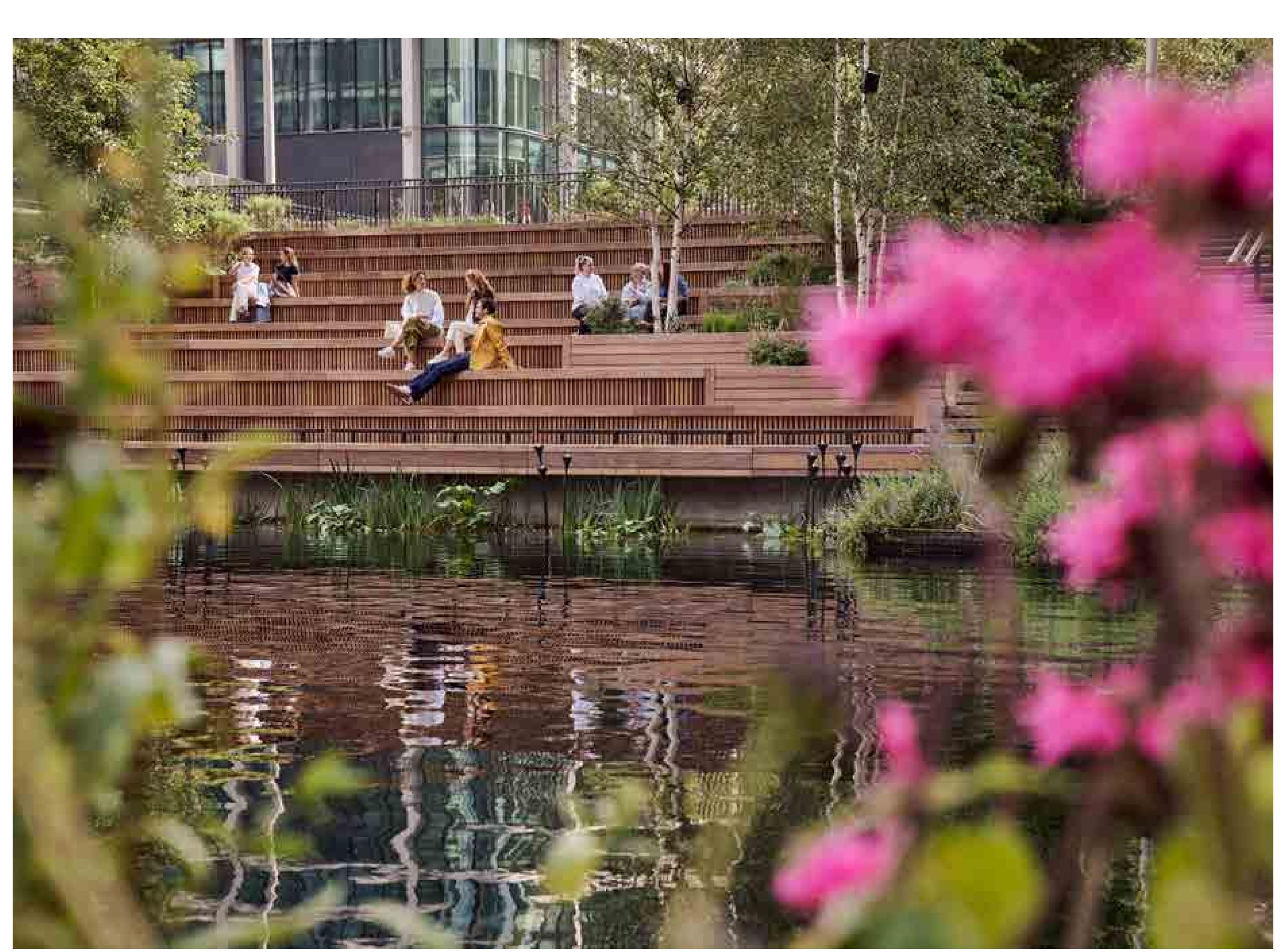
Eden Dock will introduce new public spaces, extensive planting, biodiversity initiatives and water activation to enhance the way people experience the Estate.



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

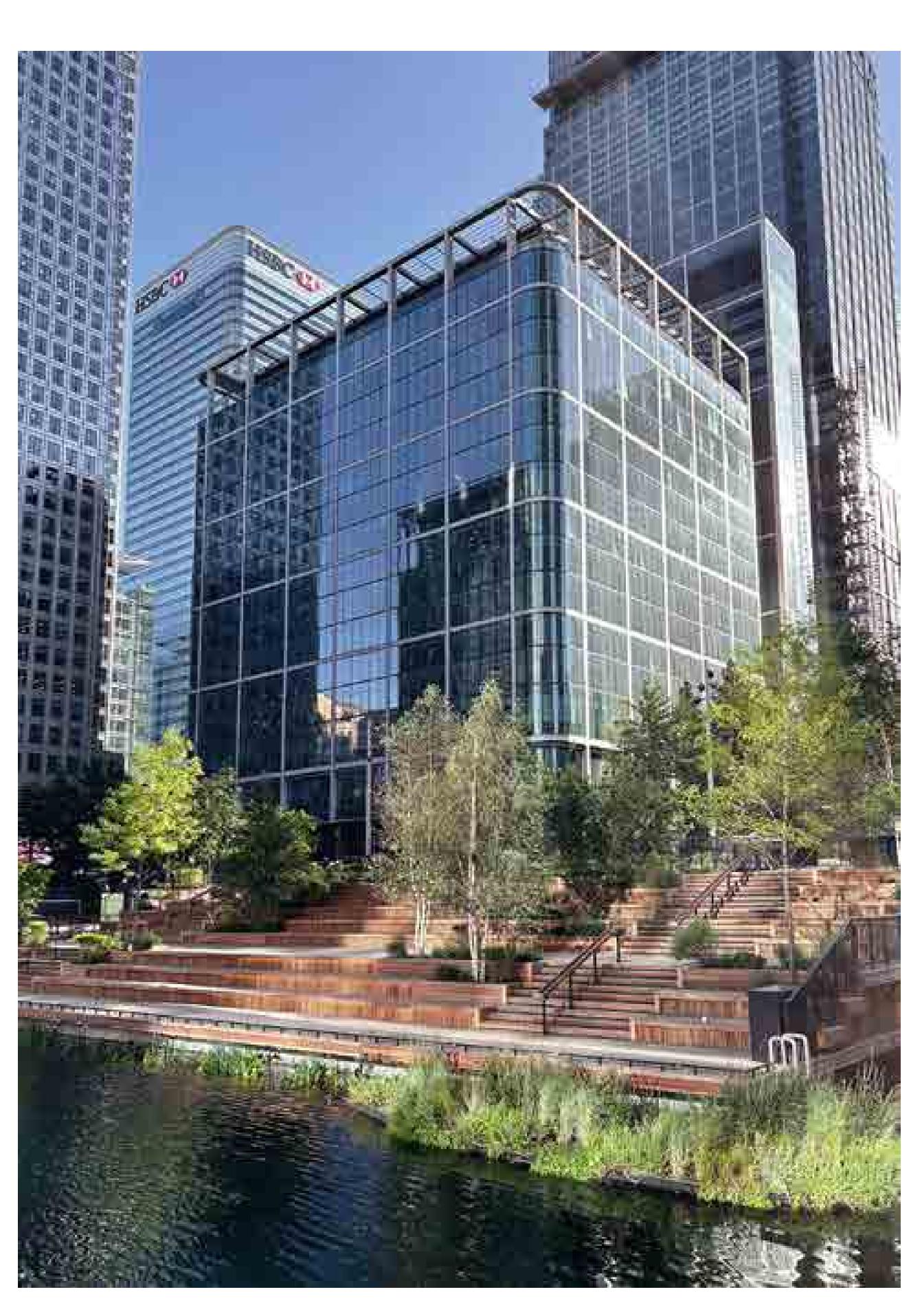
Dan James

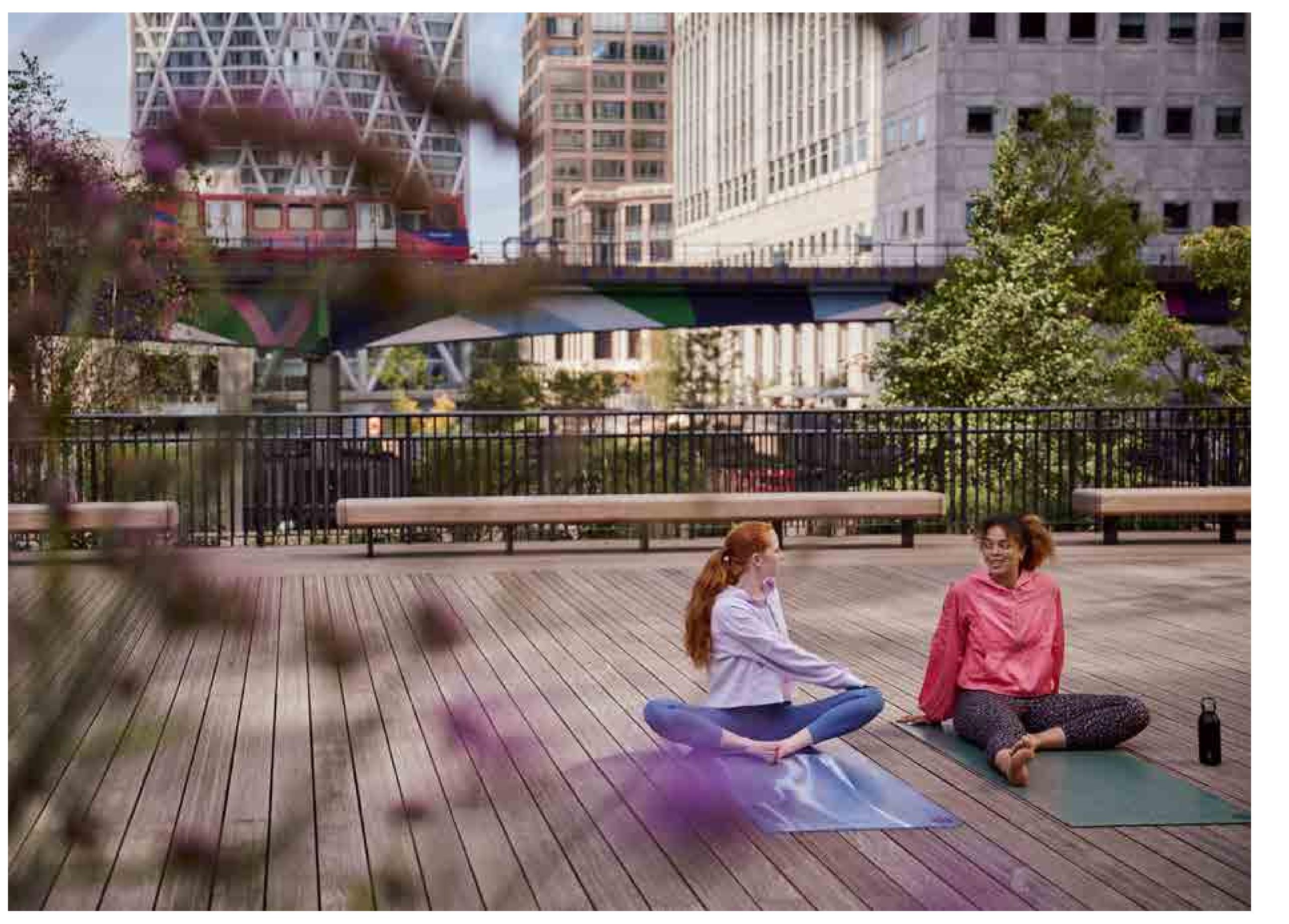
Development Director The Eden Project

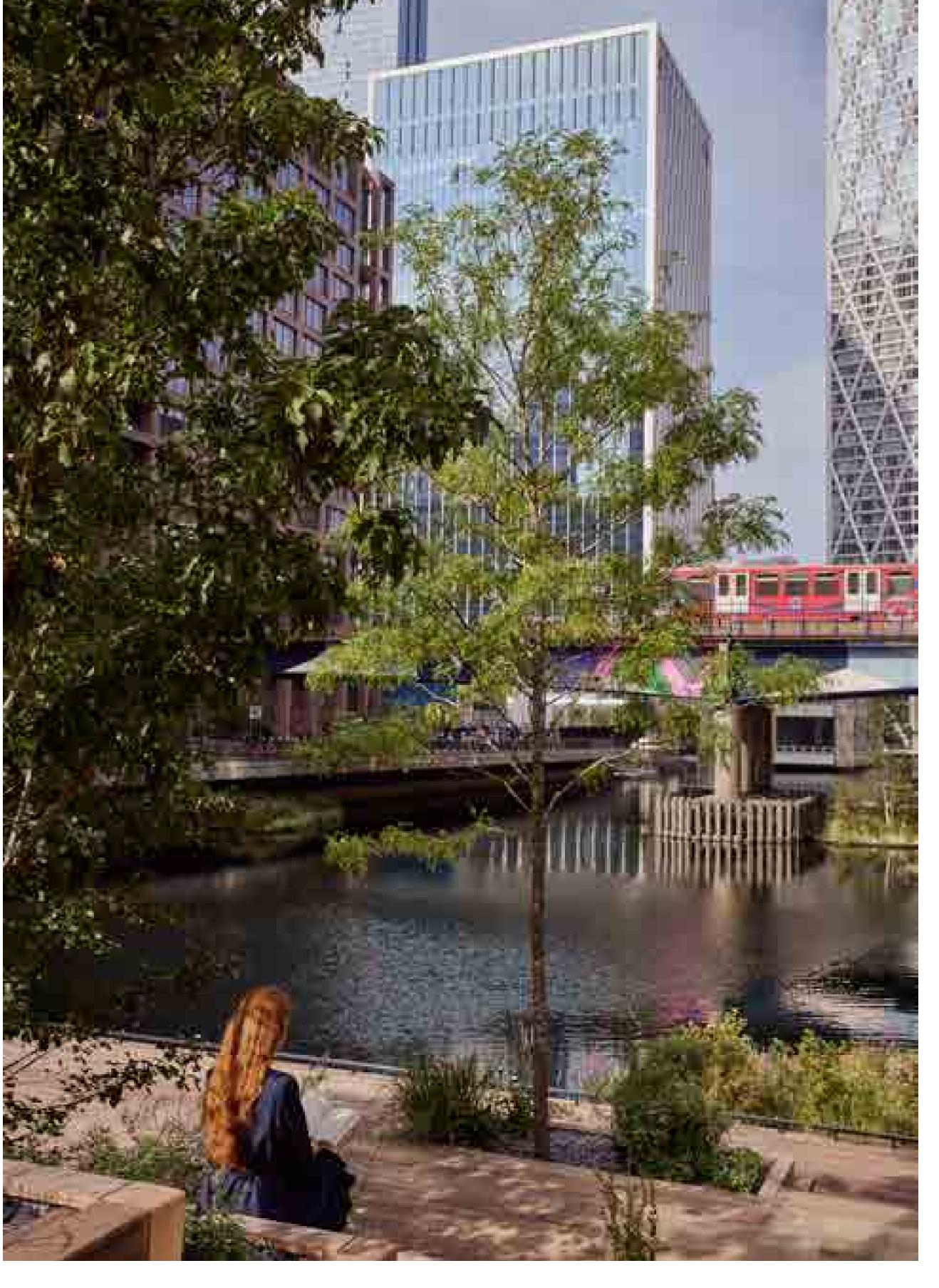


EDEN DOCK









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

to landfill since 2009

5.9 MILLION

coffee cups recycled

single-use plastic items eliminated or recycled

Transitioning to



electricity sourced renewably since 2012

LED LGHTING



Full FCS® certification



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

