



FORTY BANK STREET BRING LIFE TO WORK

Experience working in Canary Wharf for yourself...



WORK FLEXIBLY MADEFOR. 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 forwardthinking attitude and global outlook.

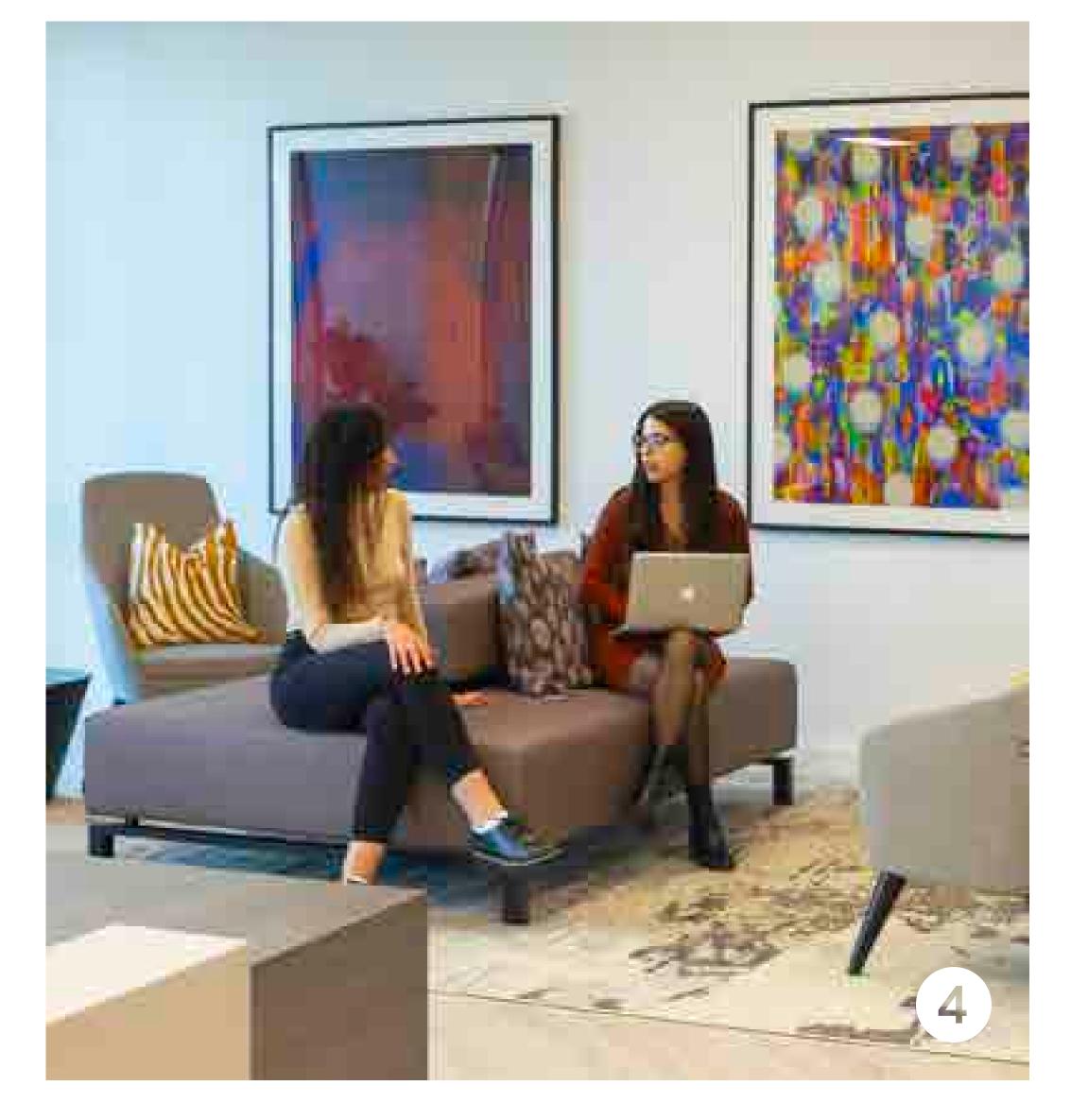
Surrounded by parks and vibrant open spaces, minutes from a world-class array of bars, restaurants and shopping malls, and with incredible connections to the whole city and beyond. Forty Bank Street offers the very best of London life – all in one place.





INTRODUCTION





- **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 WHARF IS 9% BETTER THAN IN THE CITY OF LONDON AND 13% **BETTER THAN IN THE CITY OF WESTMINSTER**















GRAB & GO	RES
----------------------	-----



FASRCA & KRICKET

GRIND

MARCELINE

FIVE GUYS



EST. 1991 BRERA

R O E

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

SHOPS

REISS

STAURANTS ENTERTAINMENT

+HOVARDA



ELECTRIC SHUFFLE

EVERYMAN



SANDRO

Aēsop.

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

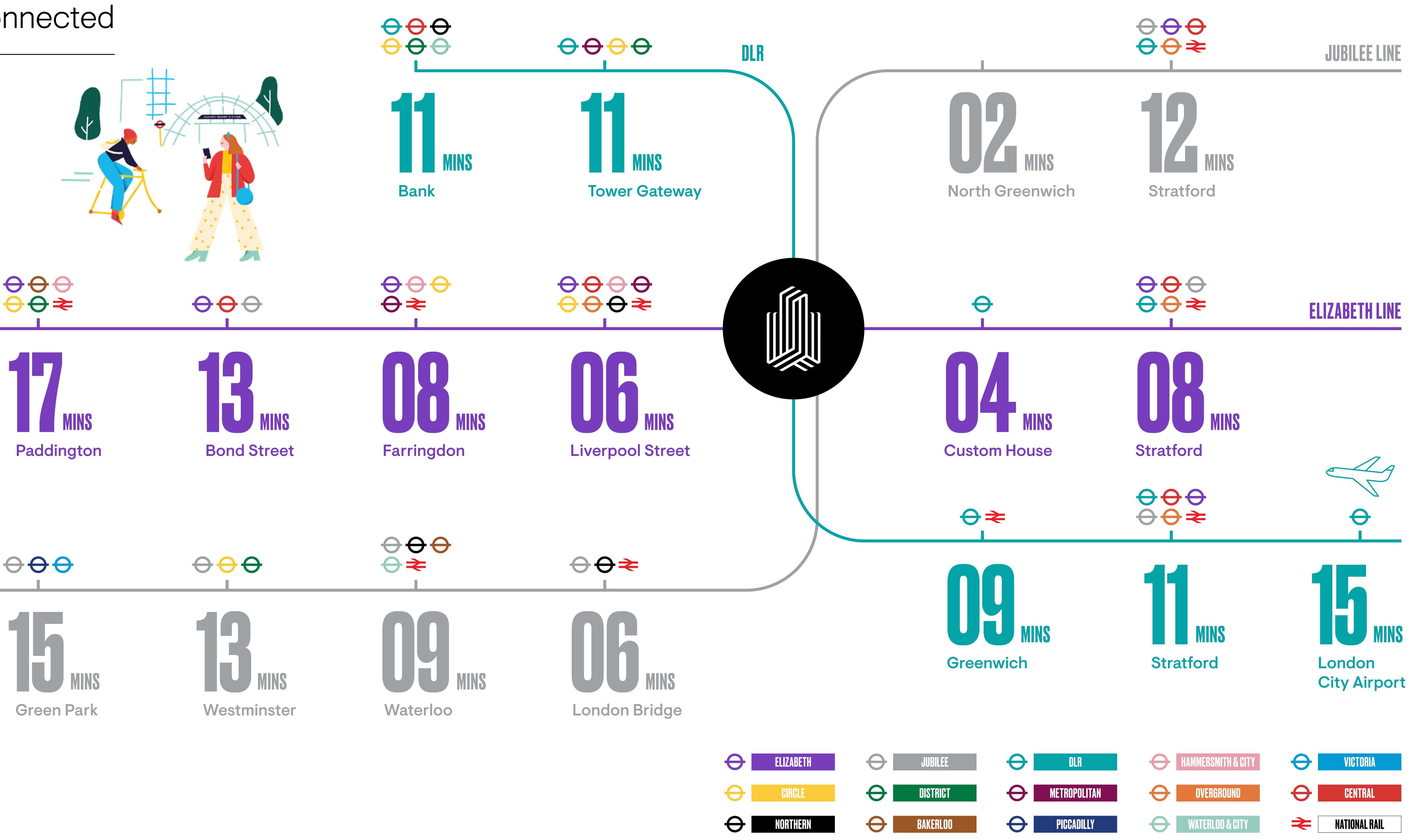
Outstanding coffee and cocktails on tap





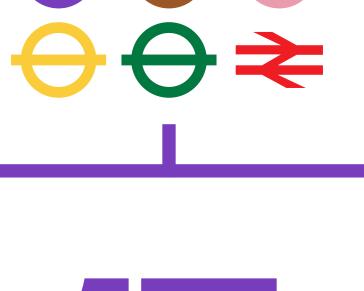
Seamlessly connected

Just a short 5 minute's walk from Forty Bank Street, Canary Wharf Elizabeth line seamlessly connects businesses to the City, West End, Heathrow and beyond.



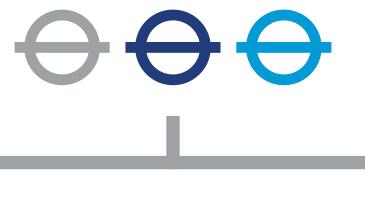














TRANSPORT

Availability

224,848 SQ FT OF EXTRAORDINARY **OFFICE SPACE** AVAILABLE



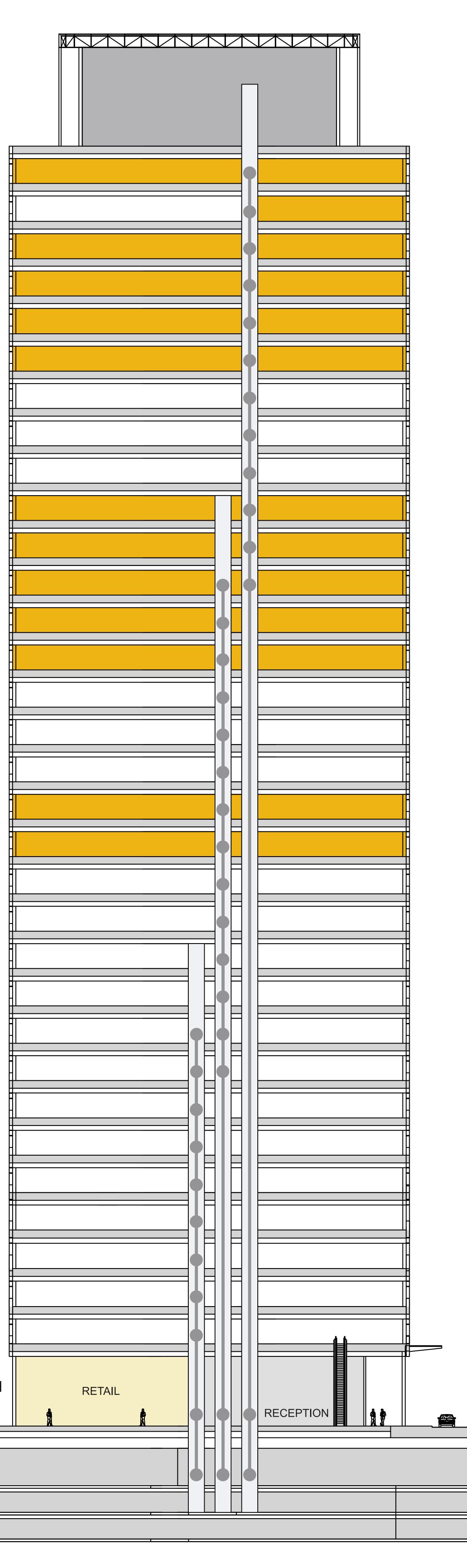
Level 31, MadeFor: fit out Exceptional space for exceptional work

NIA

AIA		sq ft	Floor Condition	
Plant				
evel 32 Ava	ilable	19,519	Shell & Core	
evel 31 Beg	bies Traynor / Part Available	8,092	MadeFor:	MadeFor:
evel 30 Ava	ilable	19,519	Shell & Core	
evel 29 Ava	ilable	19,517	Shell & Core	
evel 28 Ava	ilable	19,527	Exposed Cat A	
evel 27 Ava	ilable	19,521	Exposed Cat A	
evel 26 Sax	o Markets / ABSA / FreedomPay	19,519		
evel 25 hViv	0	19,525		
evel 24 hViv	0	19,524		
evel 23 Ava	ilable	18,154	Shell & Core	
evel 22 Ava	ilable	18,140	Shell & Core	
evel 21 Ava	ilable	18,158	Shell & Core	
evel 20 Ava	ilable	18,839	Shell & Core	
evel 19 Chir	na Unicom / Sipral / Available (NW) / Available (SW)	3,535 / 4,664	MadeFor:	MadeFor:
evel 18 Serv	vcorp / Savannah Energy / SSV Capital	18,844		
evel 17 Herk	oert Smith Freehills	18,847		
evel 16 Herk	oert Smith Freehills	18,833		
evel 15 Ava	ilable	18,836	MadeFor:	MadeFor:
evel 14 Ava	ilable	18,847	MadeFor:	MadeFor:
evel 13 Citi		18,841		MadeFor:
evel 12 Citi		18,835		MadeFor:
evel 11 IPC	Systems	17,924		
evel 10 Citi		18,418		MadeFor:
evel 09 Citi		18,421		MadeFor:
evel 08 Citi		19,101		MadeFor:
evel 07 Citi		19,107		MadeFor:
evel 06 Citi		19,115		MadeFor:
evel 05 Citi		19,113		MadeFor:
evel 04 St Ja	ames's Place	19,113		
evel 03 CW	Travel / State Grid of China / Wall Street Docs	19,112		MadeFor:
evel 02 Delt	a Capita	19,113		
evel 01 HCA	AHealthcare	18,403		
OTAL OFFICE	ΝΙΑ	609,351		
round Recep	otion	10,957		
	ABLE	224,848		

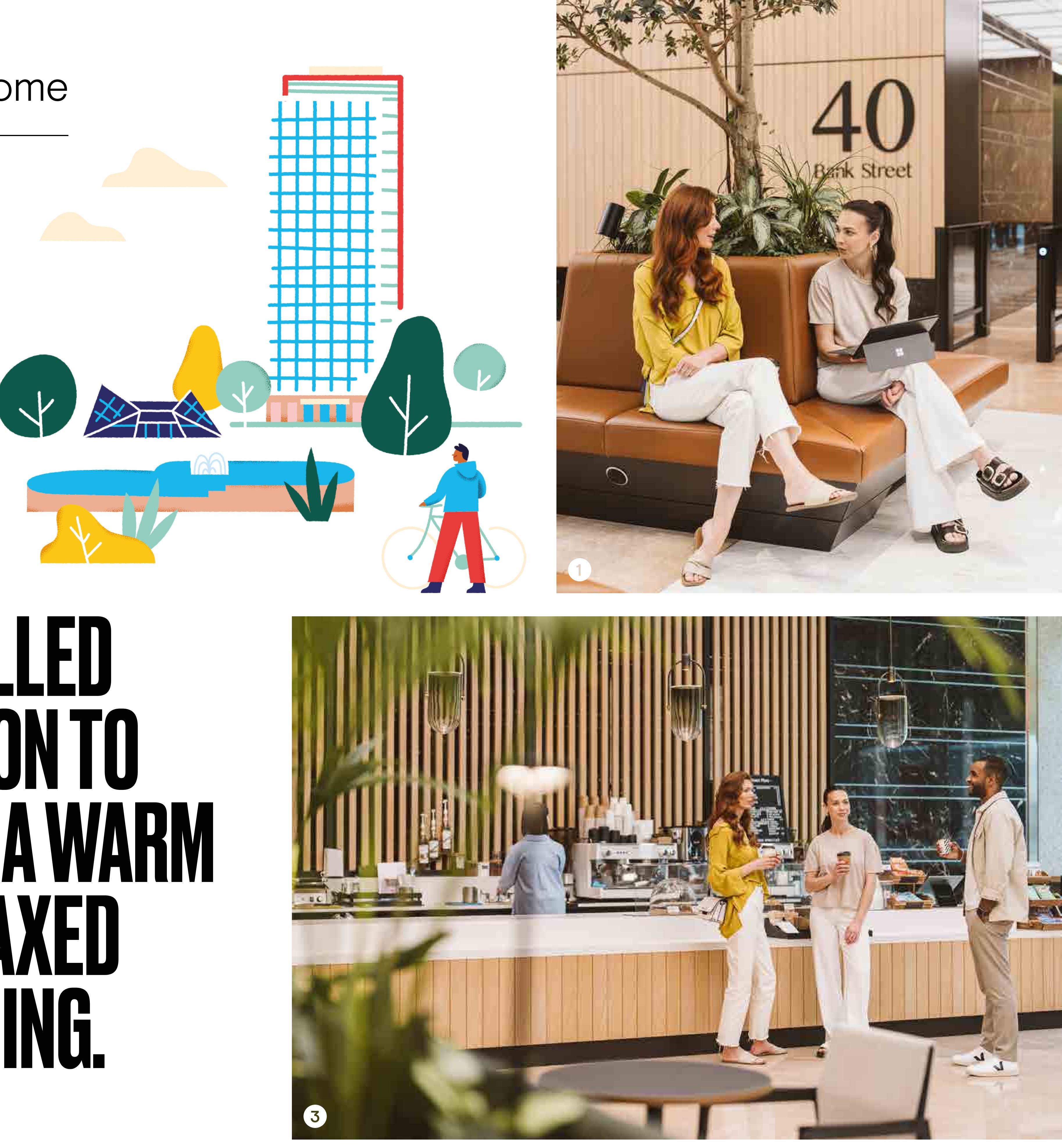


Available



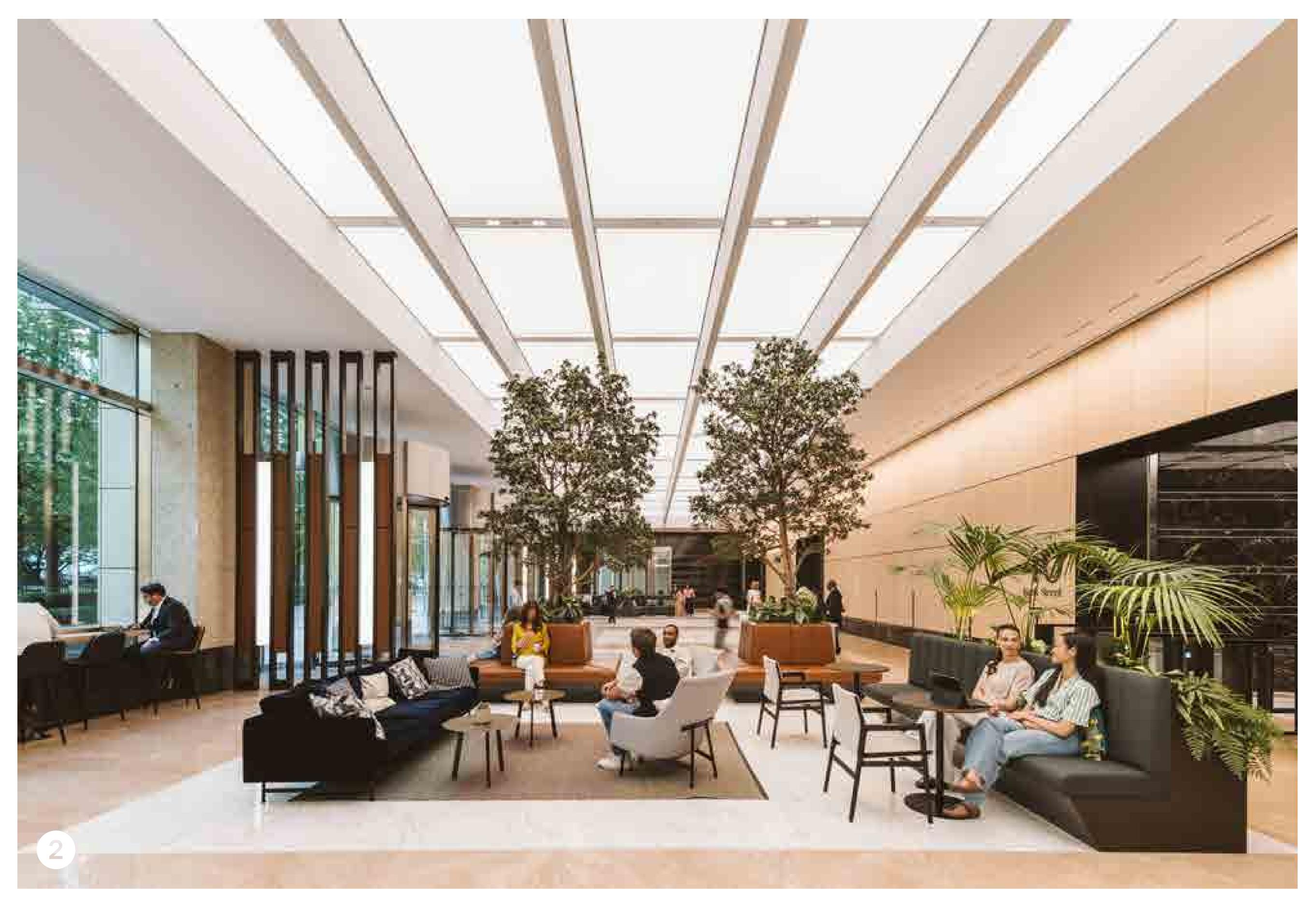


A warm welcome awaits you. Whether you're having a breakfast meeting, greeting a client, or catching up on emails.



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

Level 19

PART AVAILABLE North West Unit 3,535 SQ FT / 328 SQ M South West Unit 4,644 SQ FT / 431 SQ M

MadeFor:

KEY

MR G/F

Core

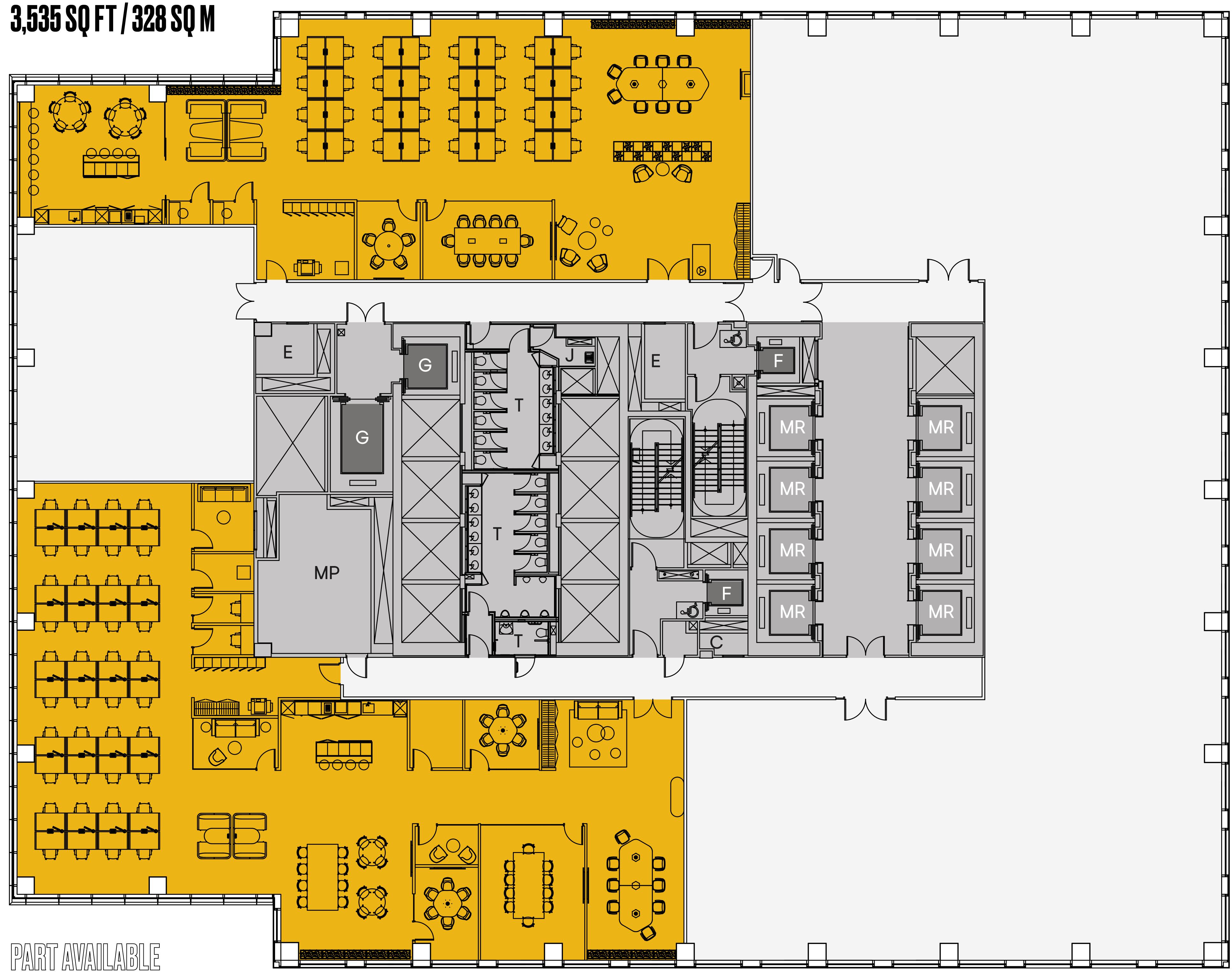
Mid Rise Lift Goods / Firemens' Lift

Workplace Available

FLOOR PLAN



SOUTH WEST UNIT 4,644 SQ FT / 431 SQ M



PART AVAILABLE North West Unit 3,535 Sq Ft / 328 Sq N

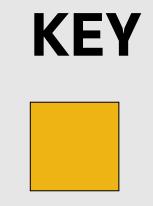
Typical Mid Rise Floor

Level 20

10,0JJ JŲ Γ 1 1,750 SQ M

FLOOR CONDITION

Shell & Core.

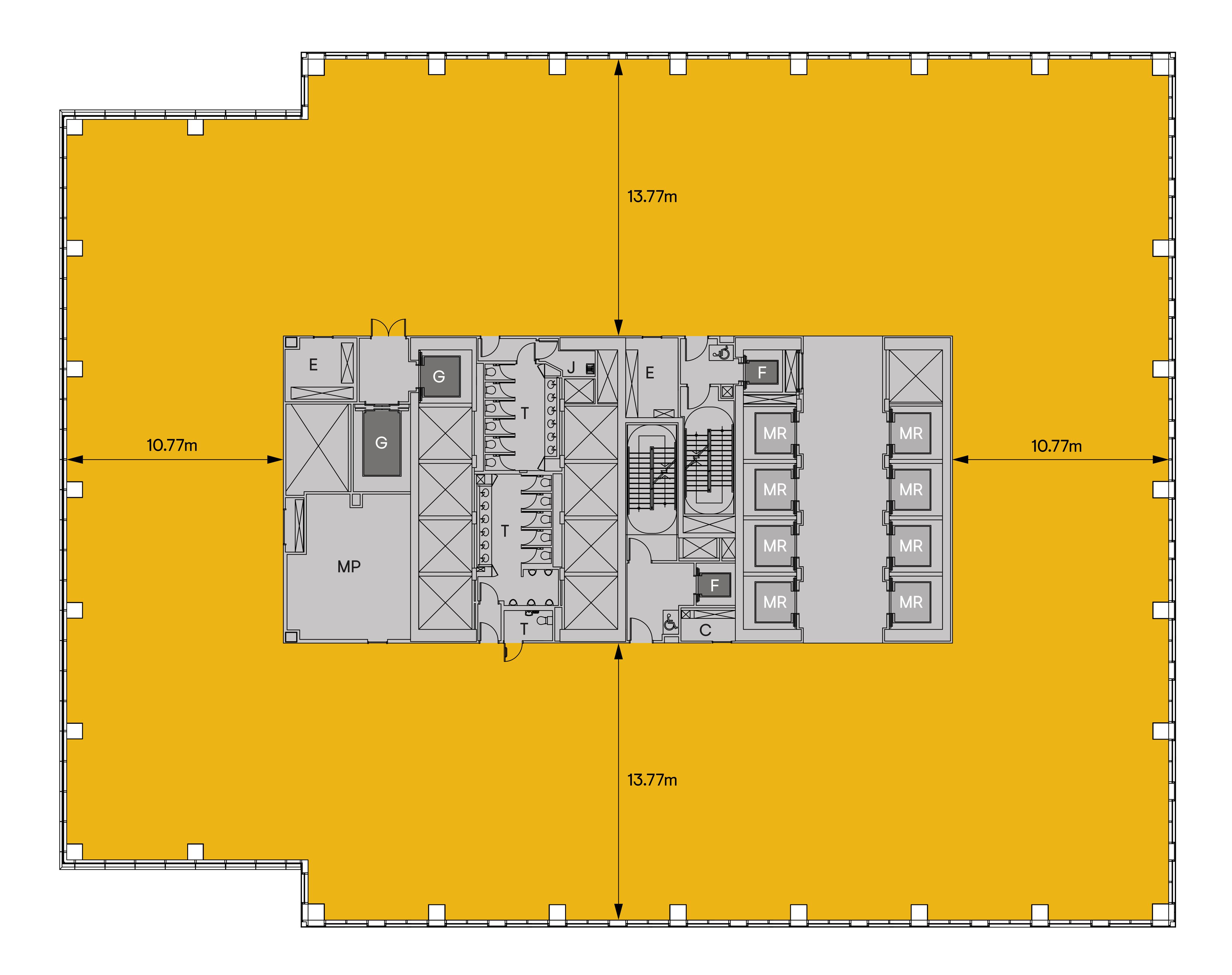


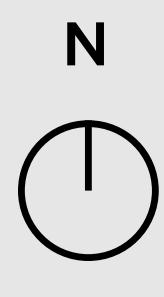
Workplace Available

Core

MR Mid Rise Lift

G/F Goods / Firemens' Lift







Typical High Rise Floor

Level 27

19,521 SQ FT 1,814 SQ M

FLOOR CONDITION

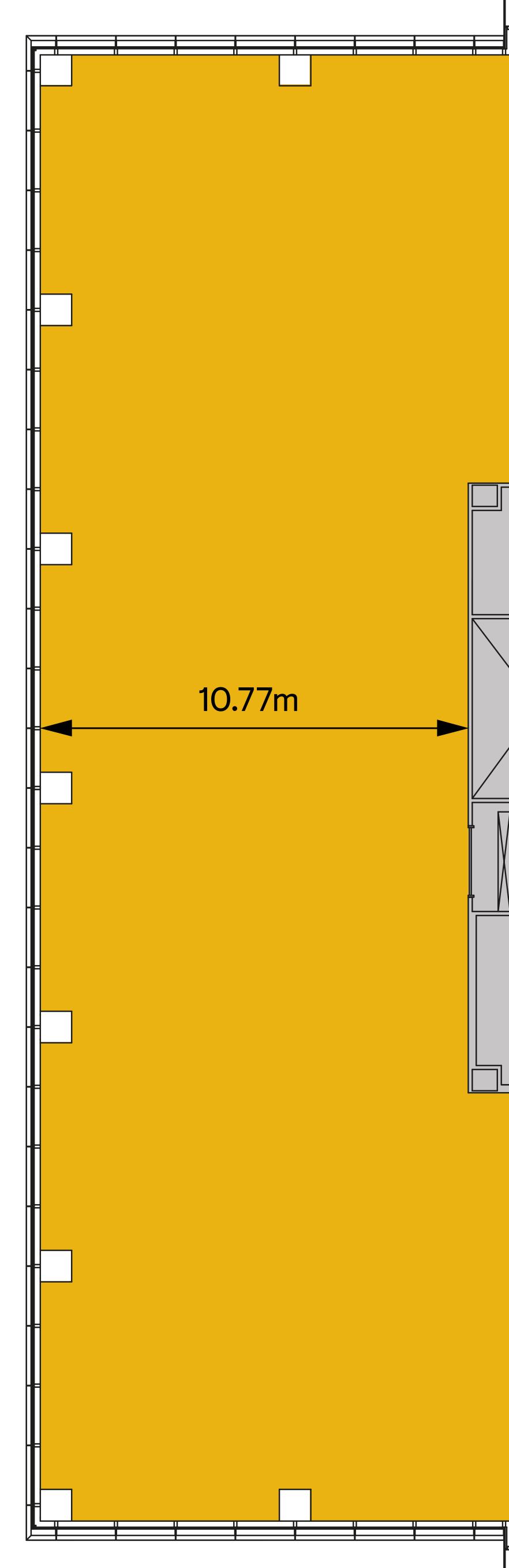
New exposed Category A.

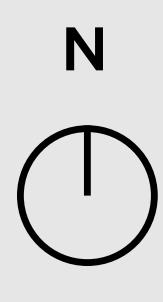


Workplace Available

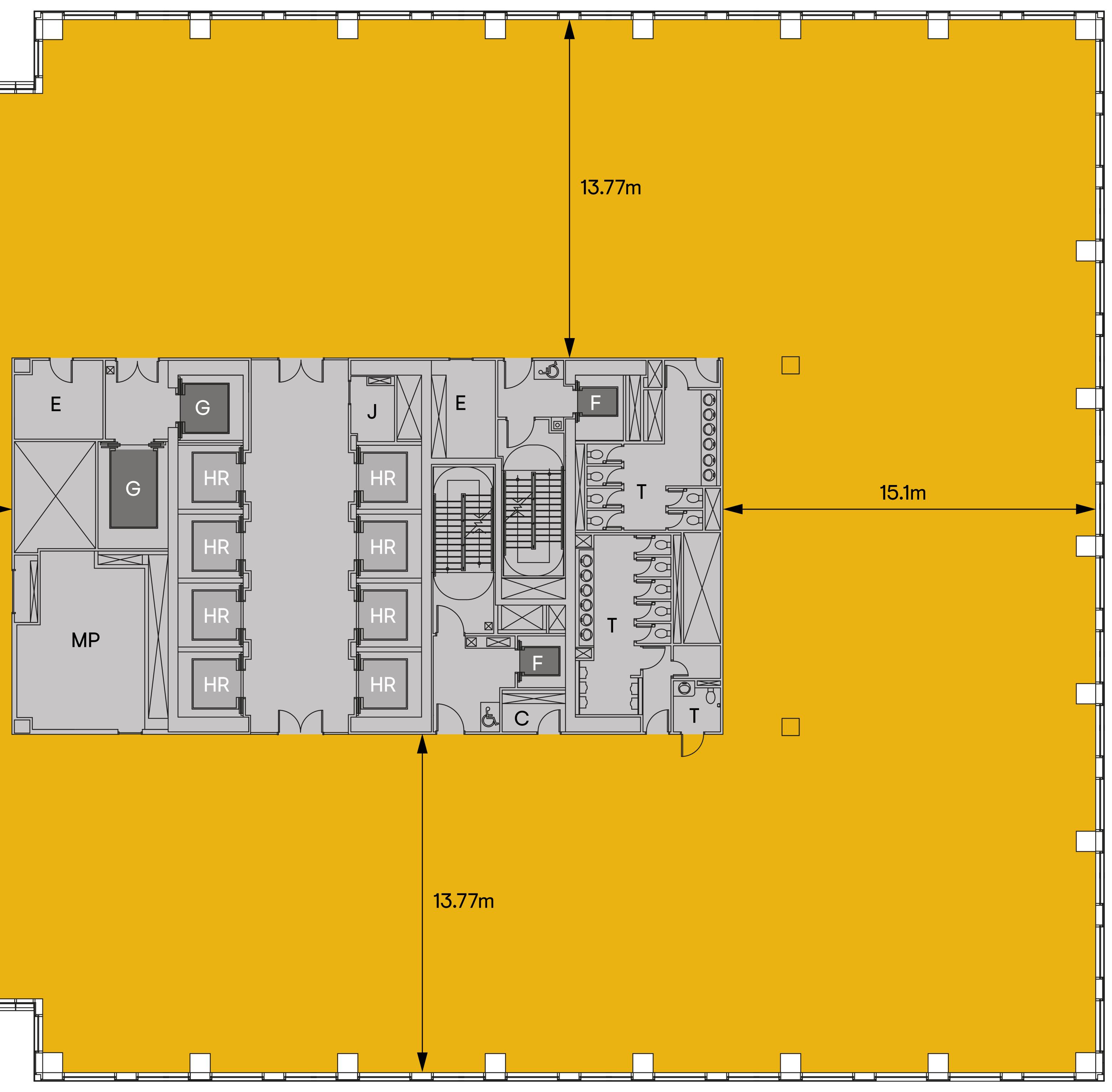
Core

HRHigh Rise LiftG/FGoods / Firemens' Lift





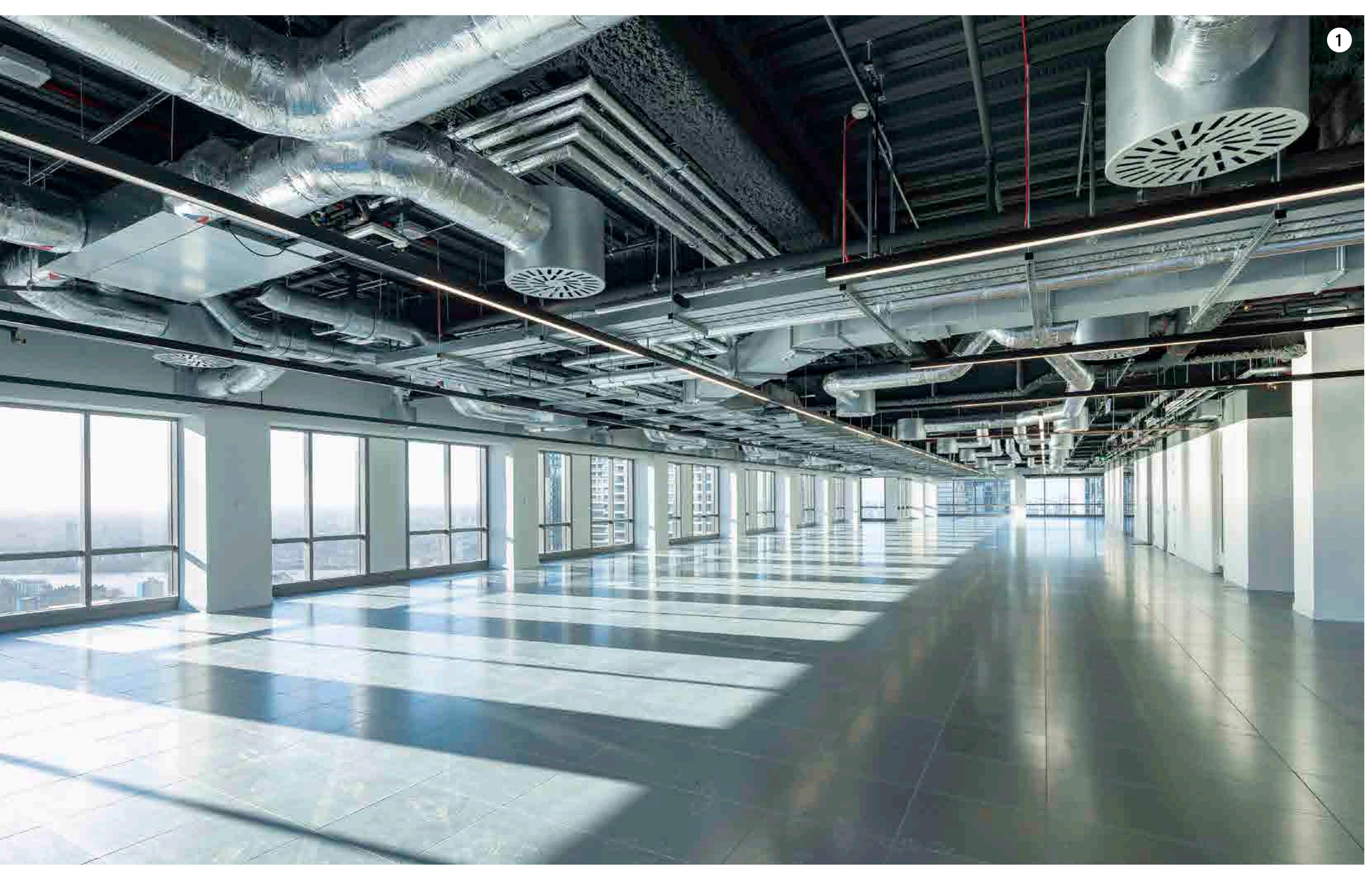




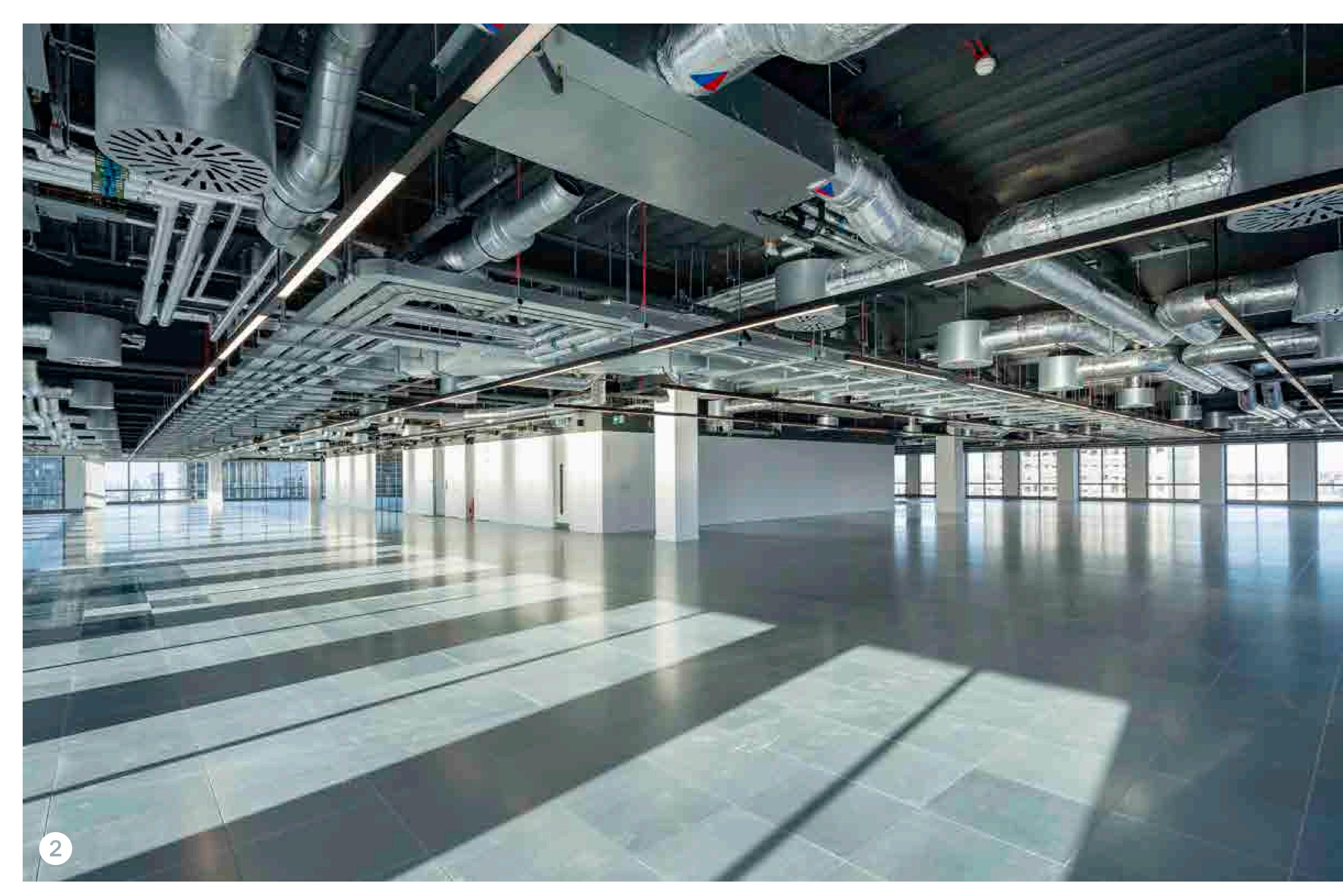
FLOOR PLAN

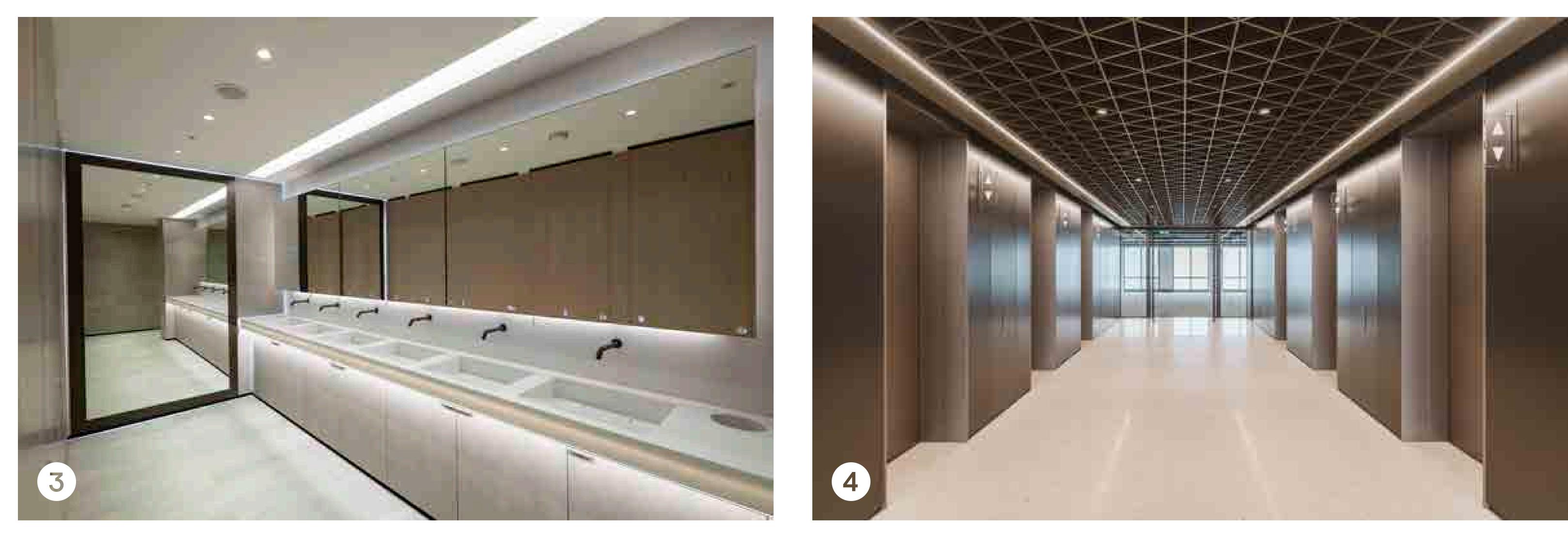


COLUMN-FREE CAT A WORKSPACE









1 Column-free Cat A workspace

- 2 Exposed services
- 3 Bathrooms
- 4 Lift lobby

Made For

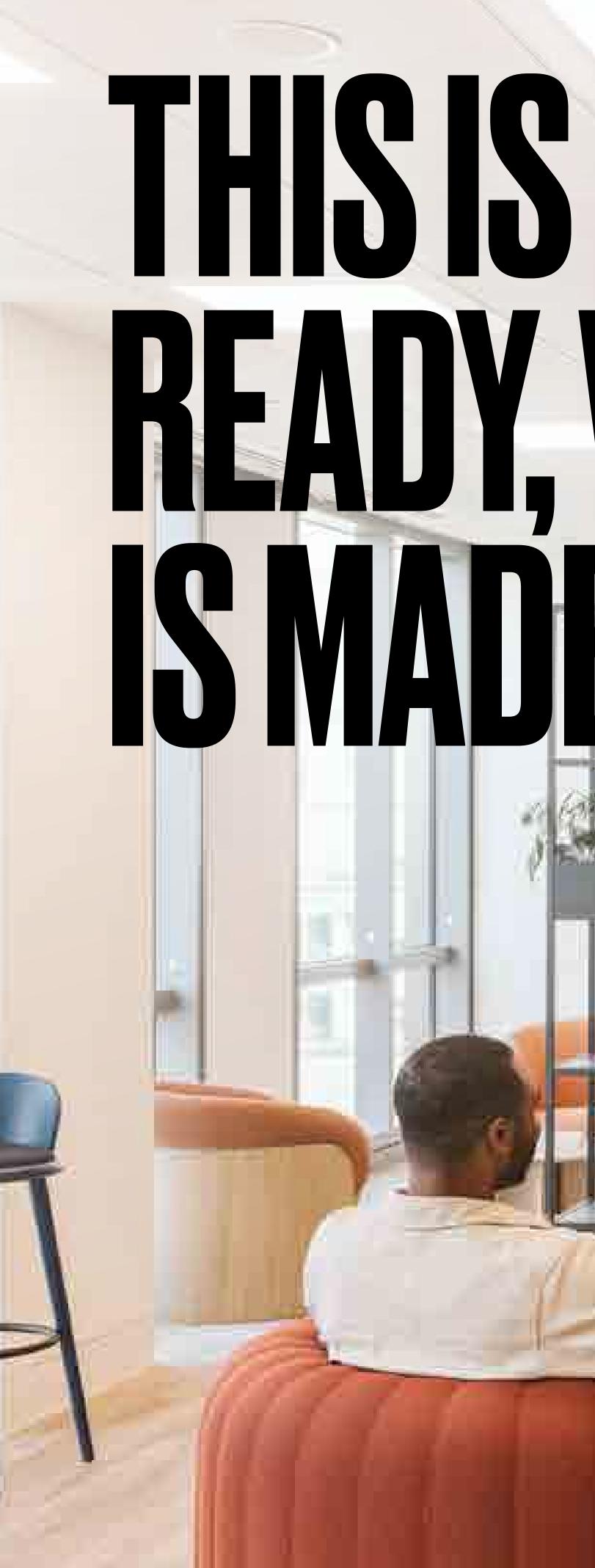
After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

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







MADEFOR:

THIS IS A WORKSPACE THAT'S READY, WAITING, AND REALLY IS MADEFORMOU.







Style 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 Architecturallighting Sne-off antiques Games area Modular Ready & waiting Connected Supported

Typical High Rise Floor

Open Plan Layout 1:8

INDICATIVE WORKSPACE ALLOCATION

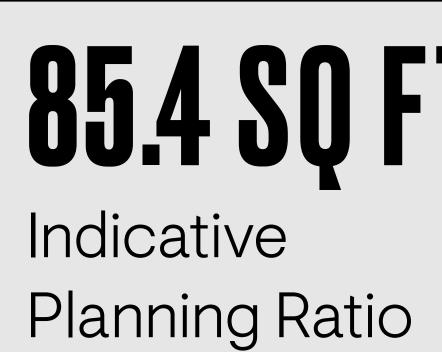
226 Open Plan Workstations



One Person Offices



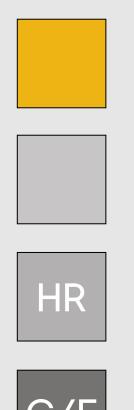
Total Population



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
- 1 x Store Room
- 1x Communications Room
- 1 x Tea Point
- 1 x Breakout Area

KEY



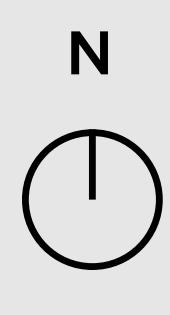
Workplace Available

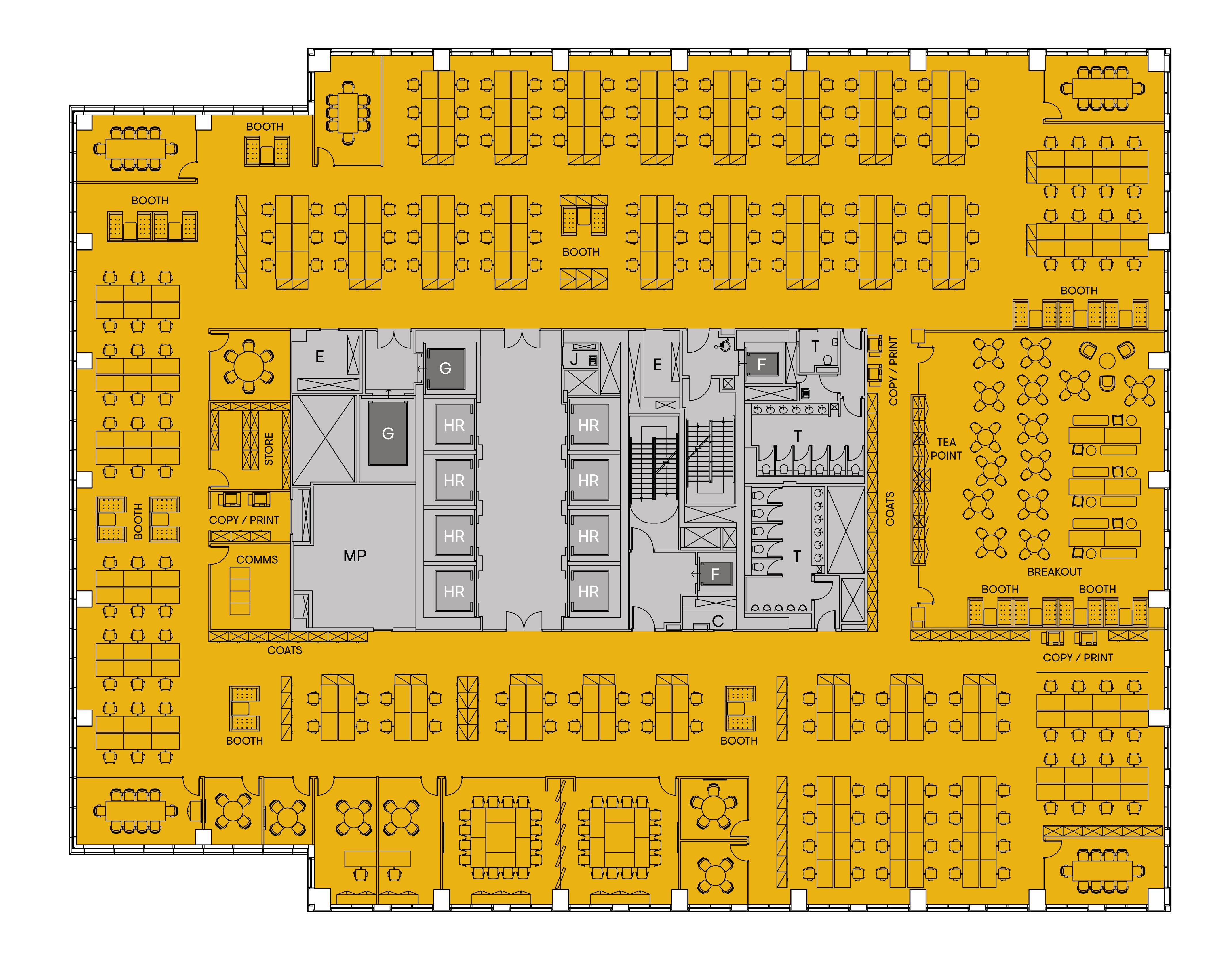
Core

HR High Rise Lift

G/F Goods / Firemens' Lift

85.4 SQ FT





FLOOR PLAN

Typical High Rise Floor

Creative Layout

INDICATIVE WORKSPACE ALLOCATION

180		181		
Open Plan Workstations	Receptionist	Total Population	Indicative Planning	
ANCILLARY SPA	ACES			
1 x Eighteen Pers	on Meeting Room	5 x Soft Meeting Areas		
2 x Sixteen Persc	n Meeting Rooms	6 x Booths		
1 x Ten Person M	eeting Room	1x Pergola Meeting Area		
1 x Eight Person I	Meeting Room	1 x Town Hall		
1 x Six Person Me	eetina Room	3 x Print and Copy Areas		

- IX SIX PEISON 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
- S X Print and Copy Areas
- 1 x Storage Room
- 1x Communications Room
- 1 x Tea Point
- 1 x Breakout Area

KEY

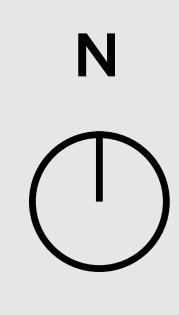
Core

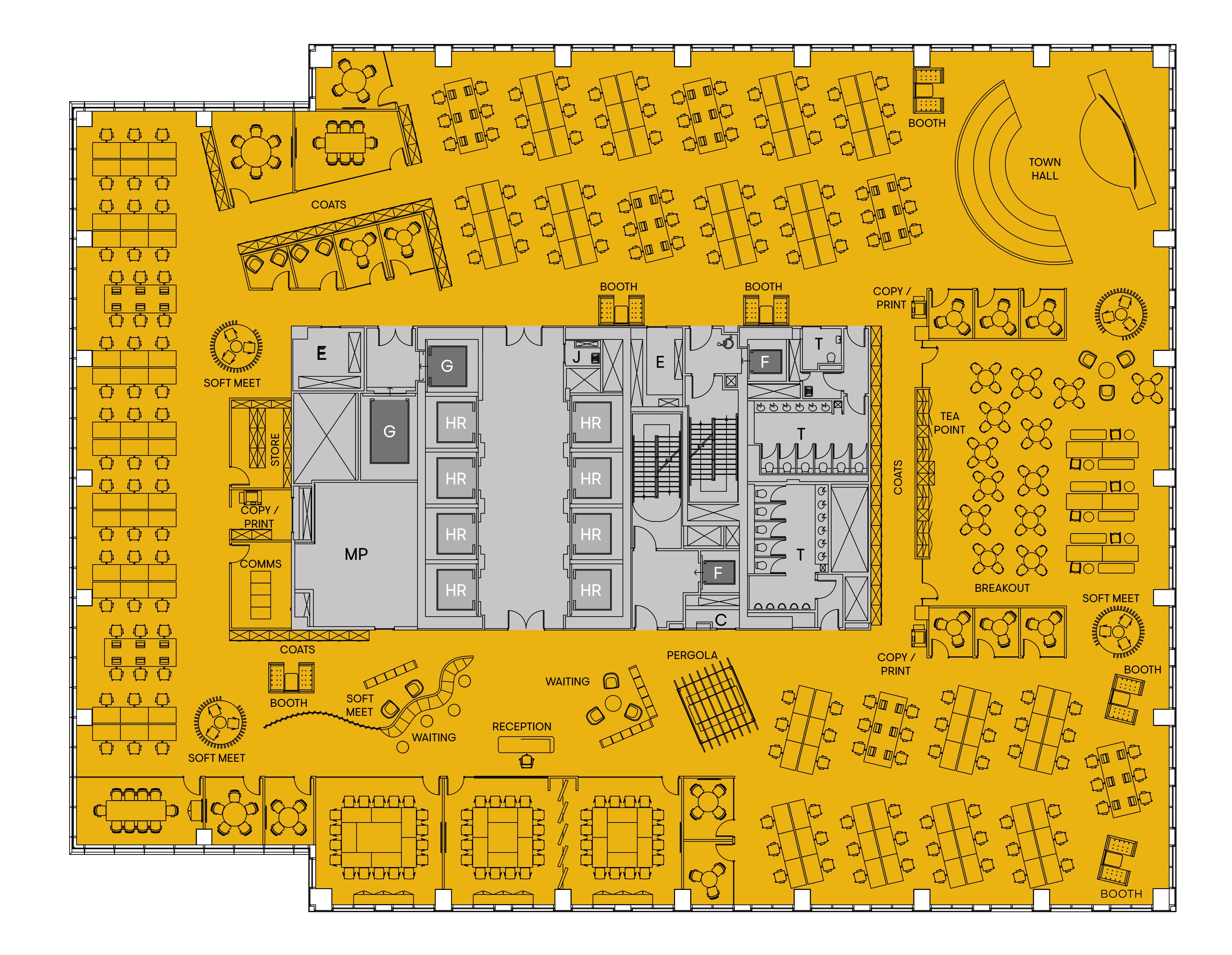
Workplace Available

HRHigh Rise LiftG/FGoods / Firemens' Lift

SQ F

Ratio





FLOOR PLAN

Specification summary

Energy efficient building design and operation

BRFFAM IN-USE



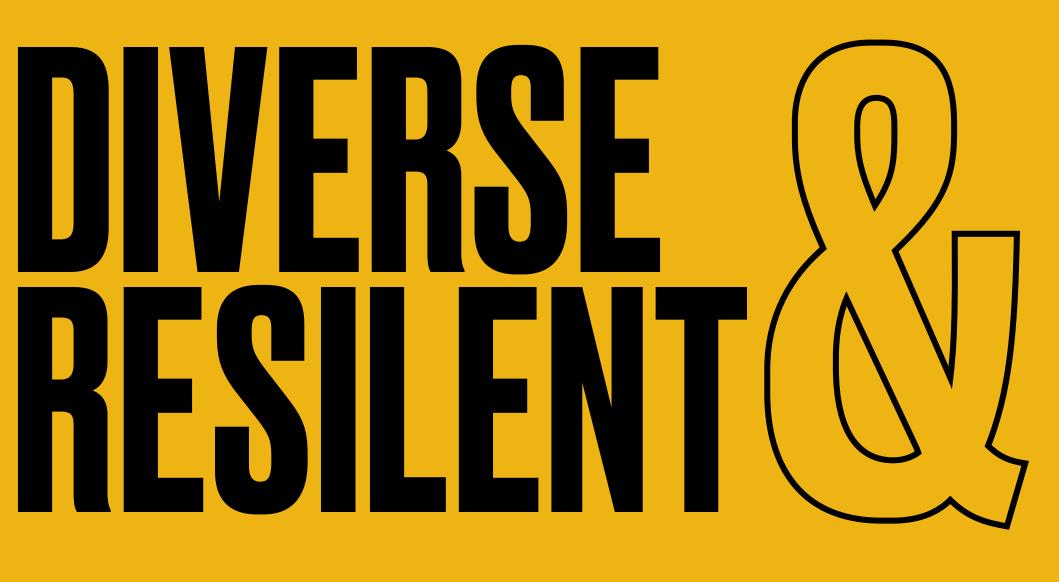
MANAGEMENT PERFORMANCE: 76.9%

NEC EUD SPAGES FUK OFFICE USE

on newly refurbished floors

U

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



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

RAISED FLOOR





excluding retail provision



DESIGN PHILOSOPHY



2000 KVA

Standby generators

End of Trip Facilities

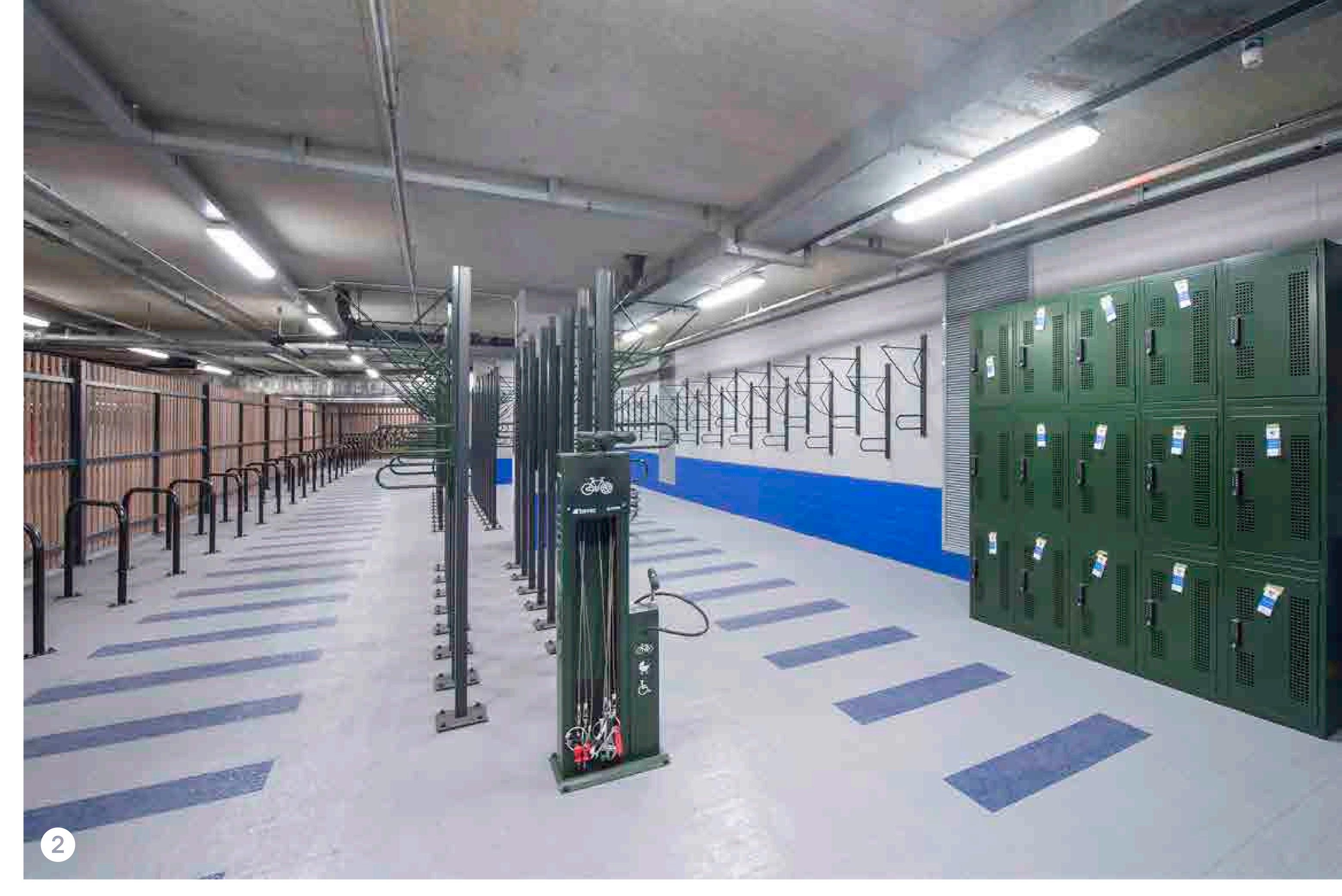
CREATED FOR YOUR CONVENIENCE

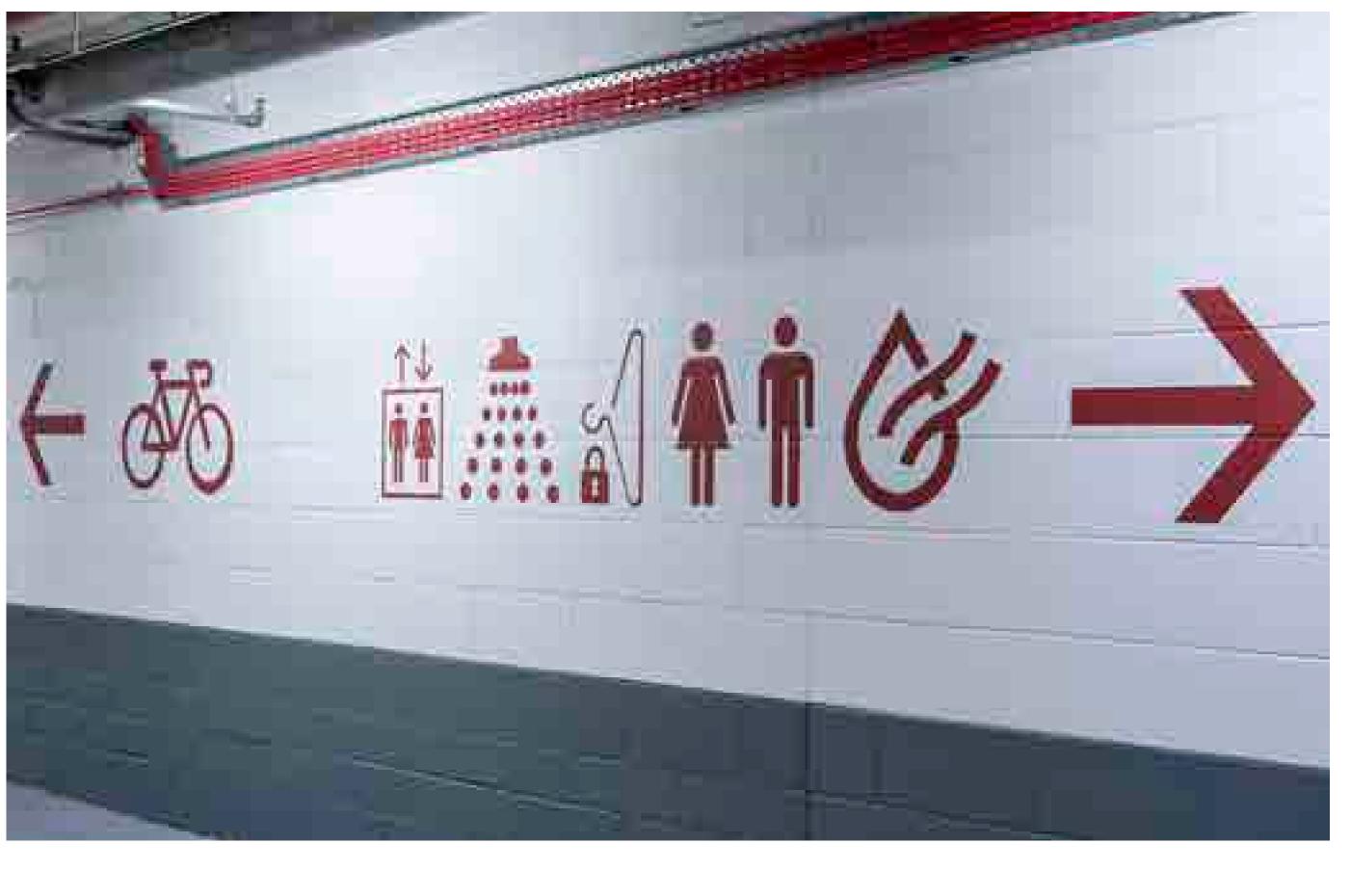


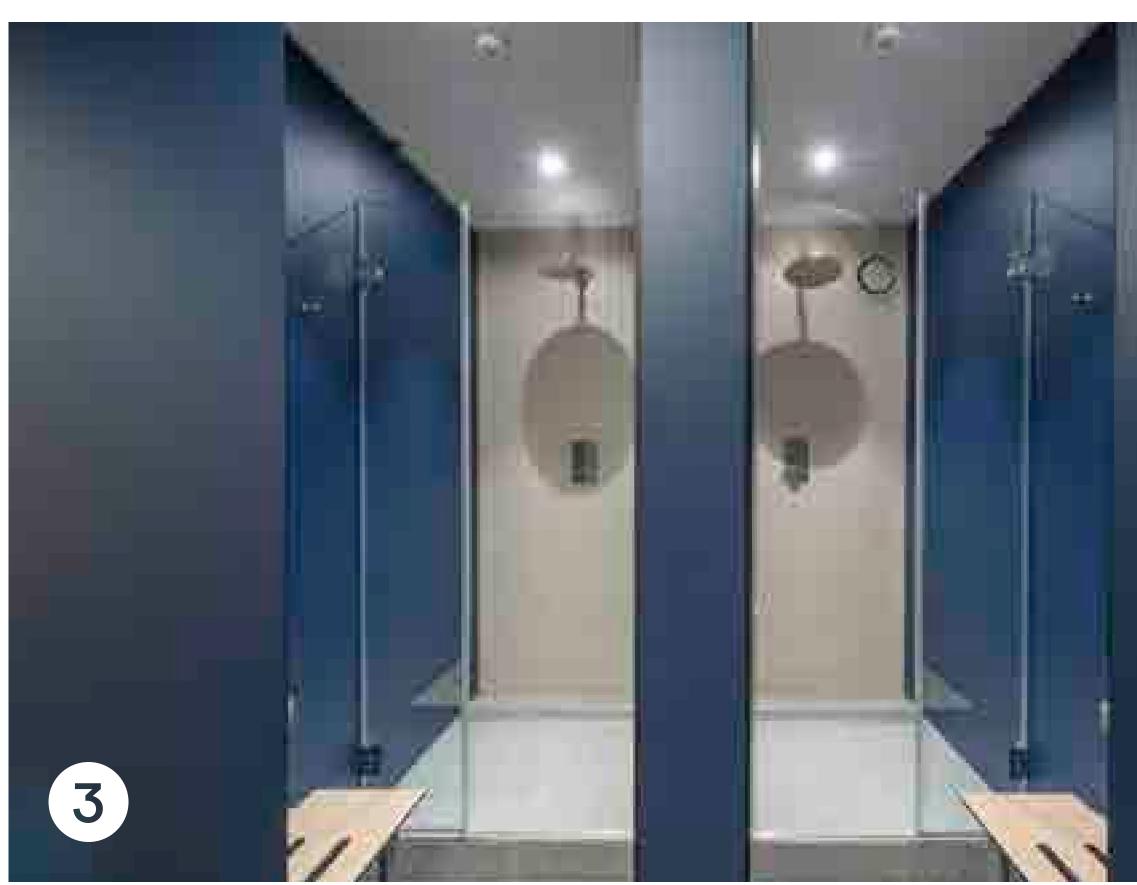
A brand new cycle store and shower & changing facility provide everything a cyclist needs.

BASEMENT

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









Changing Facilities

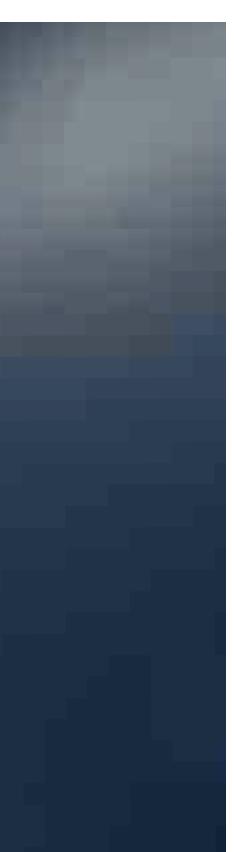
Equipped with 226 lockers, drying stations, wash & return, towels and ironing station

2 Bicycle Store

171 safe and secure cycle storage with bike repair station

3 Showers

19 x showers including a DDA compliant facility



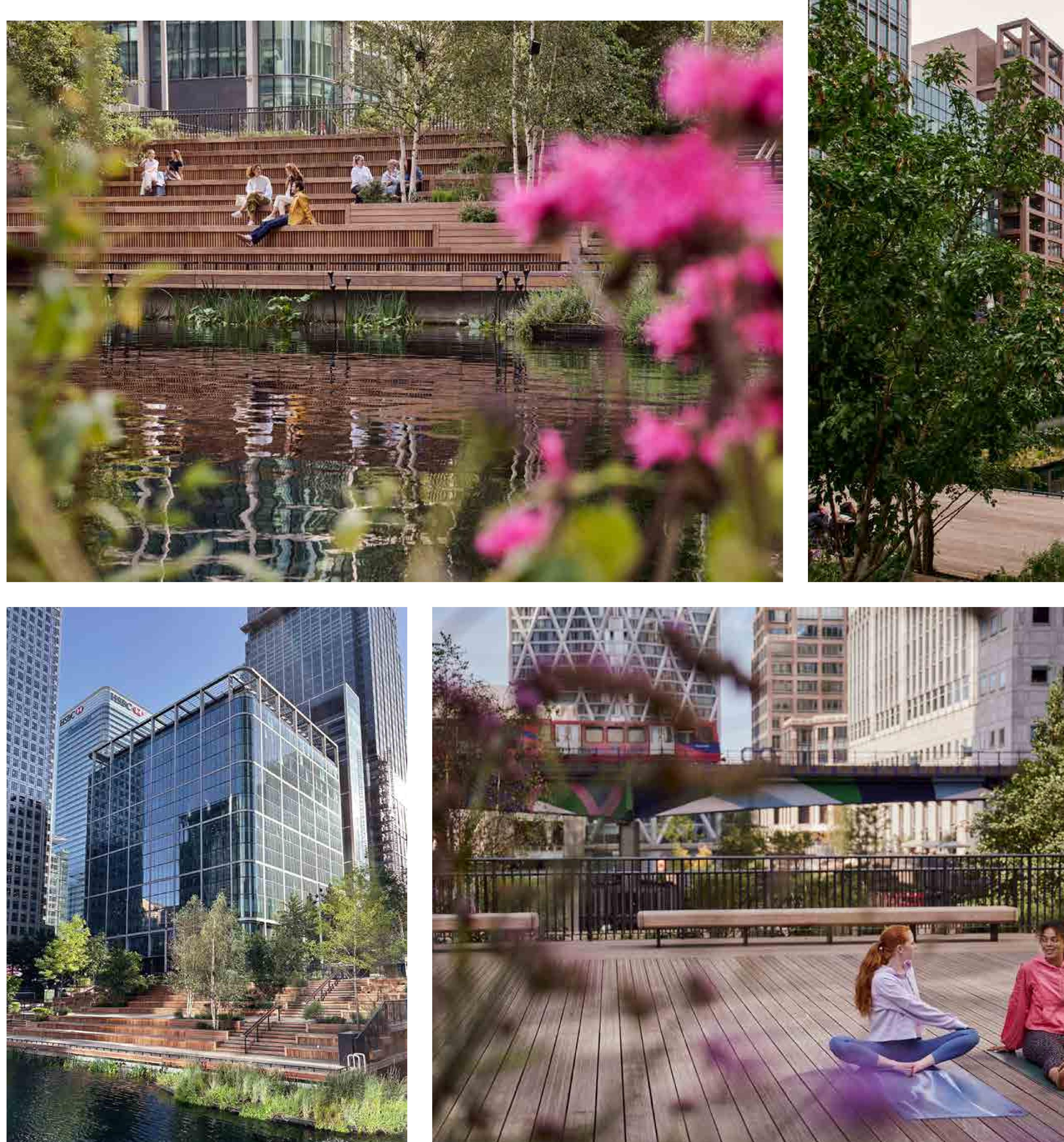
Eden Dock transformed

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

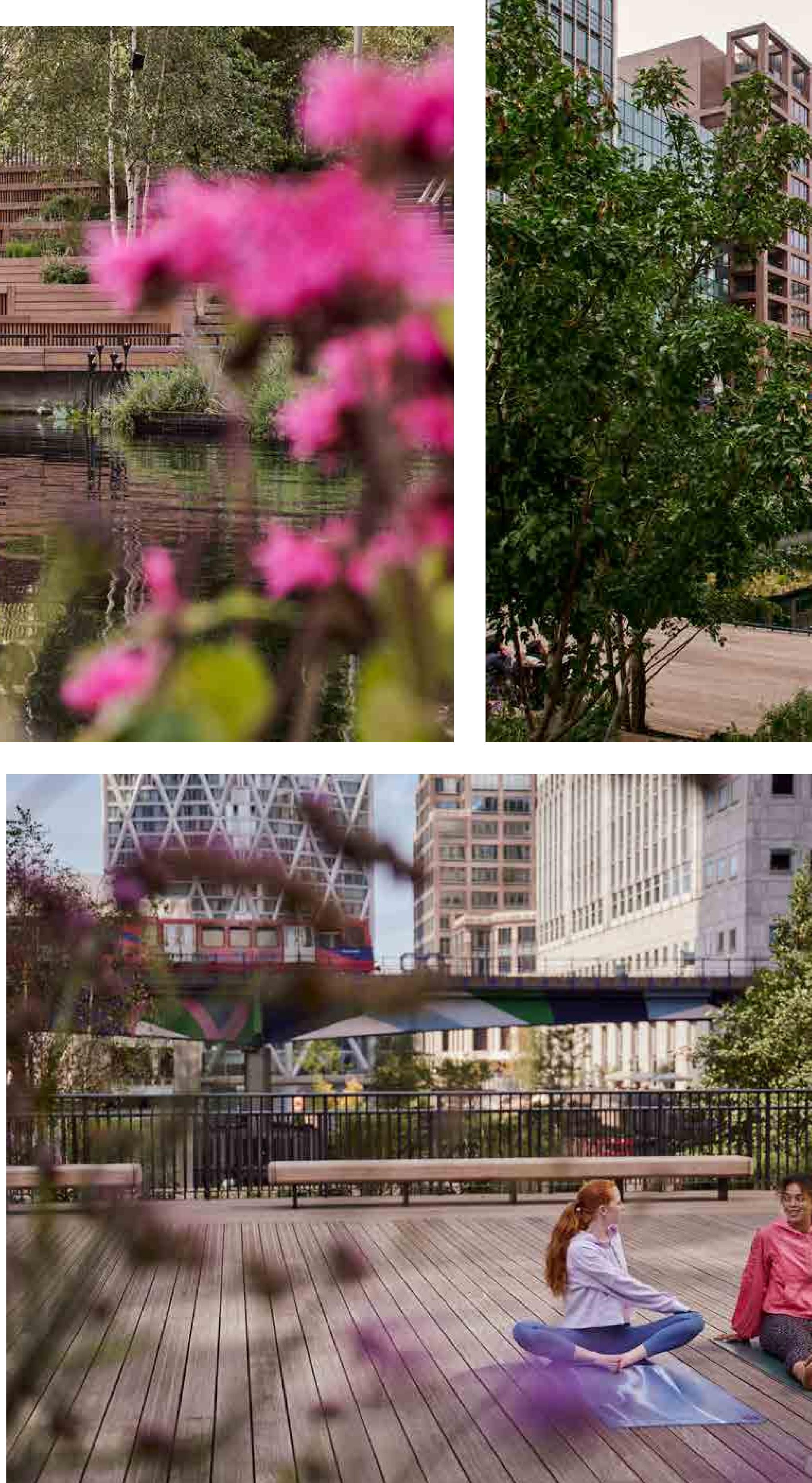
ENGAGEMENT WITH GREEN SPACE AND BLUE SPACE IS HUGE IN TERMS OF **PEOPLE'S HEALTH** AND WELLBEING.

Dan James Development Director The Eden Project





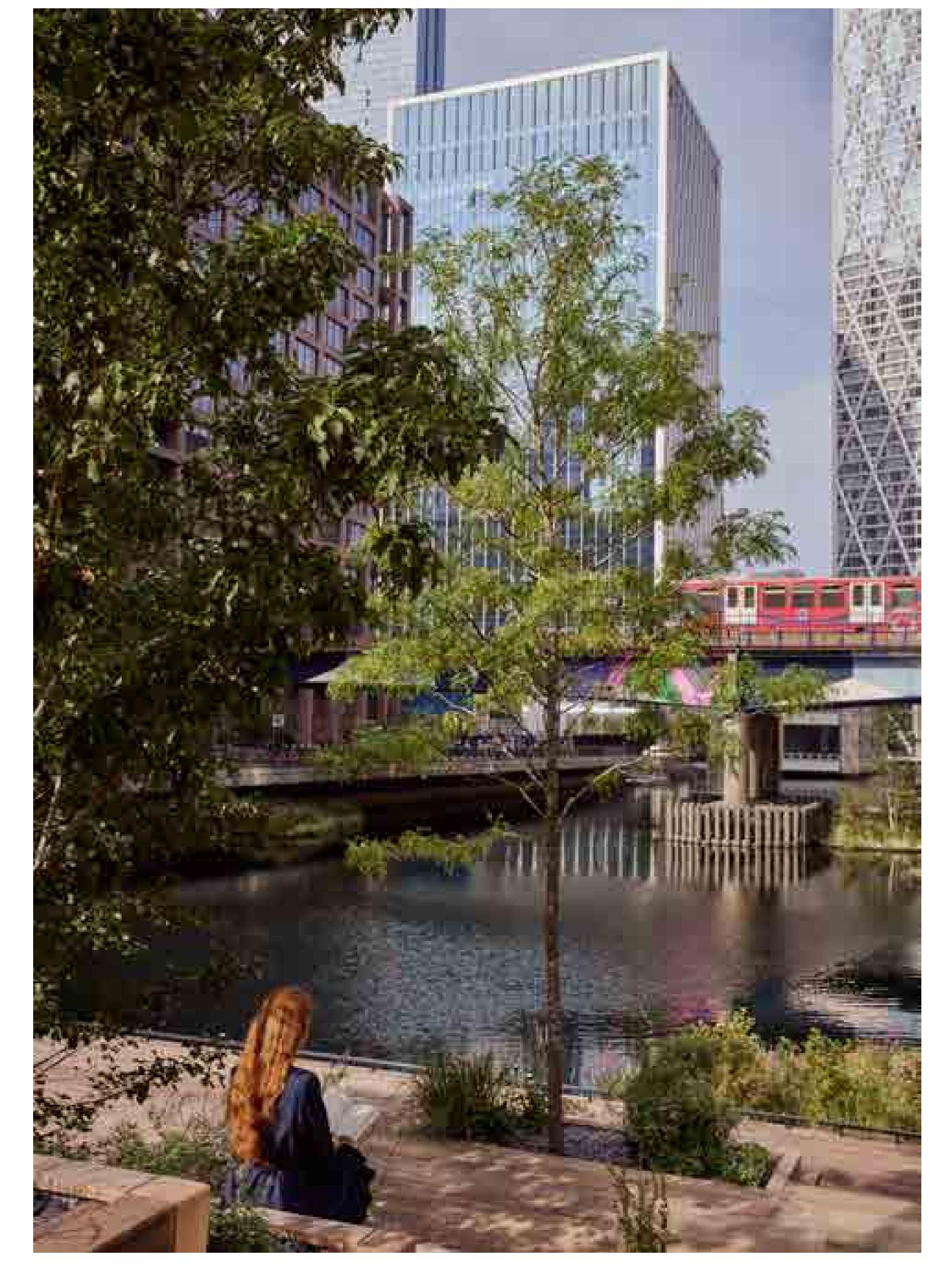












Sustainability

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

single-use plastic items eliminated or recycled

Transitioning to





fan coil air conditioning

electricity sourced renewably since 2012



Full FCS[©] certification



to landfill since 2009

THE FELIX PROJECT

tackling food insecurity by distributing surplus food to the community

GET NTOUCH.





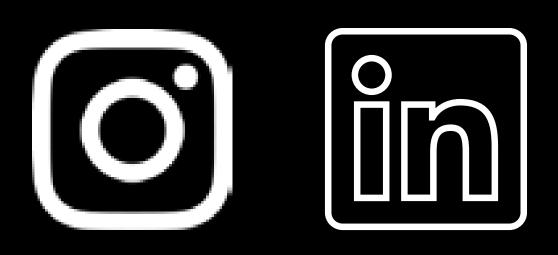
Luke Thurlow

luke.thurlow@canarywharf.com +44 (0)20 7418 2598 +44 (0)7890 995 139 Tarun Mathur

Tarun Mathur tarun.mathur@canarywharf.com +44 (0)20 7418 2358 +44 (0)7779 888 149

Find out more on the Forty Bank Street website

Download the Canary Wharf app



Nick Going nick.going@jll.com +44 (0)7756 500 466

Sarah Shell sarah.shell@eu.jll.com +44 (0)7808 290 853

Hugh Tayler hugh.tayler@eu.jll.com +44 (0)7801959 513





David Perowne

david.perowne@cbre.com +44 (0)7739 814 720

Anna Biggin

anna.biggin@cbre.com +44 (0)7931842 687