

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

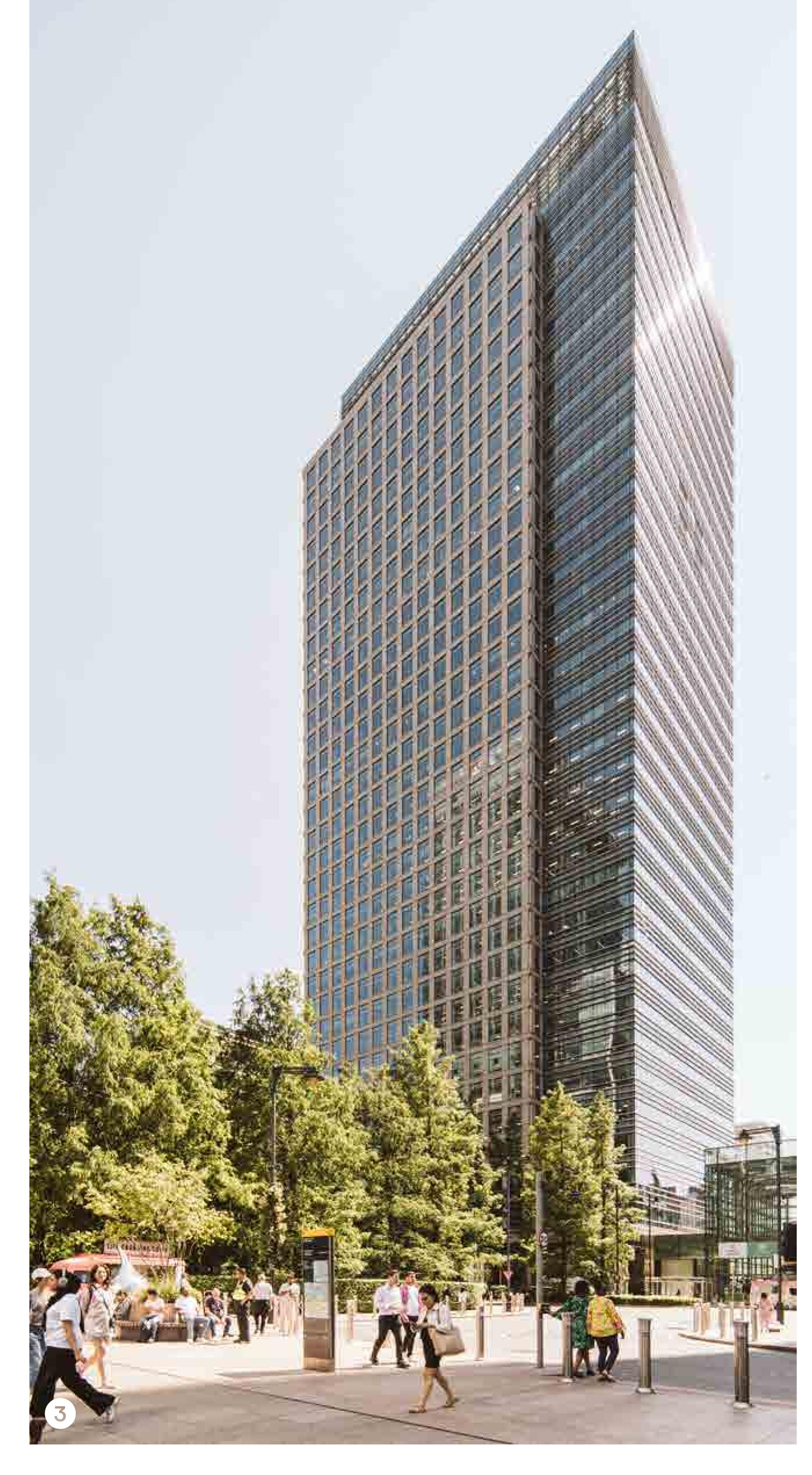
Creative. Cultured. Connected.

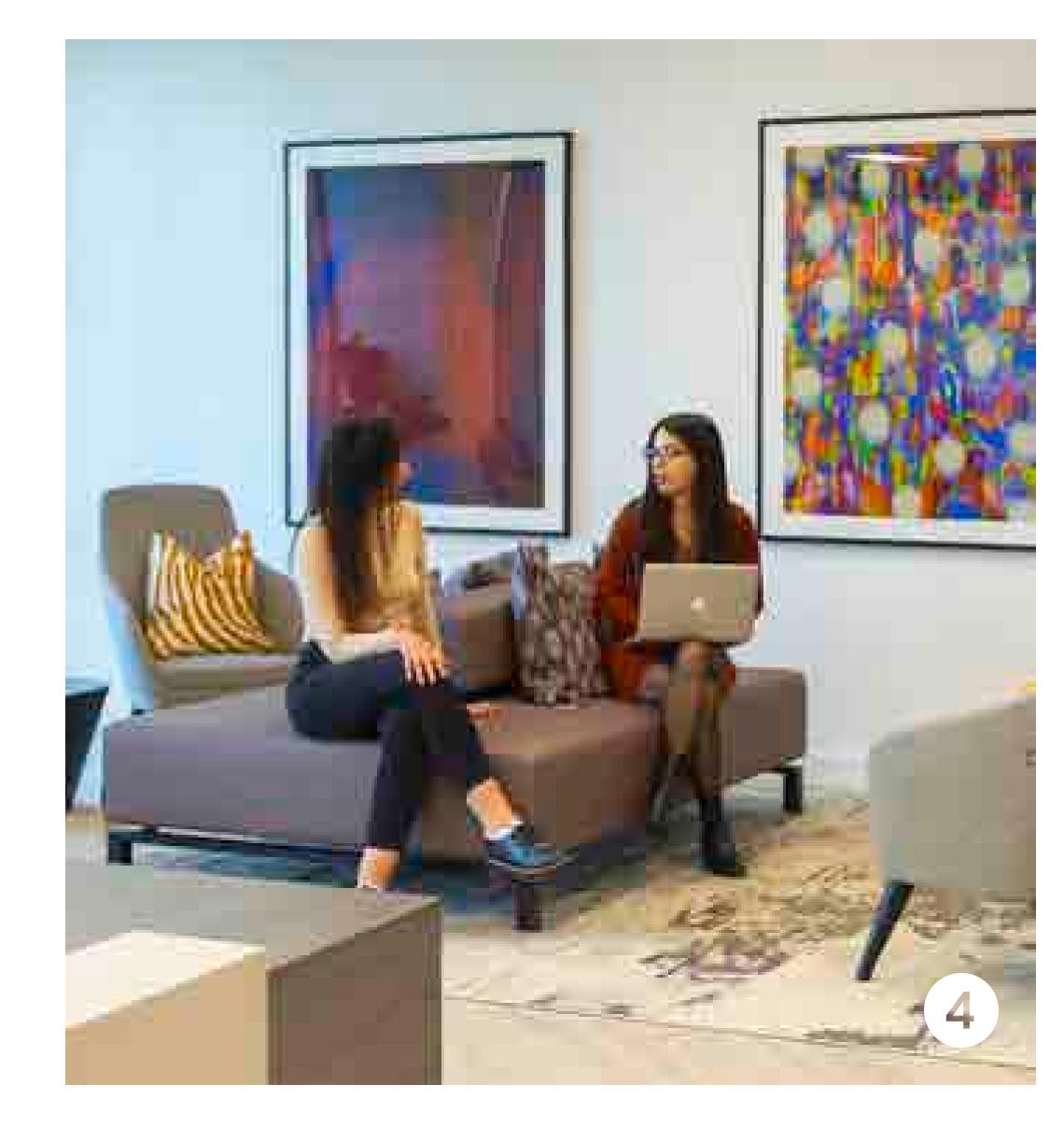
Forty Bank Street is the ideal London hub for growing businesses with a forward-thinking attitude and global outlook.

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





WELLBEING









IT'S ALL HERE.

Just a small selection of our extensive retail offering.

Discover more

GRAB&GO

COCO
DI MAMA

KRICKET

RESTAURANTS

FASRGA ME

ENTERTAINMENT

REISS

SHOPS

GRIND

MARCELINE

FITHL

WOOD WHARF

FIVE GUYS

+HH +HOVARDA

ELECTRIC
SHUFFLE

SANDRO

BRERA

A ROE

EVERYMAN

Aesop.

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

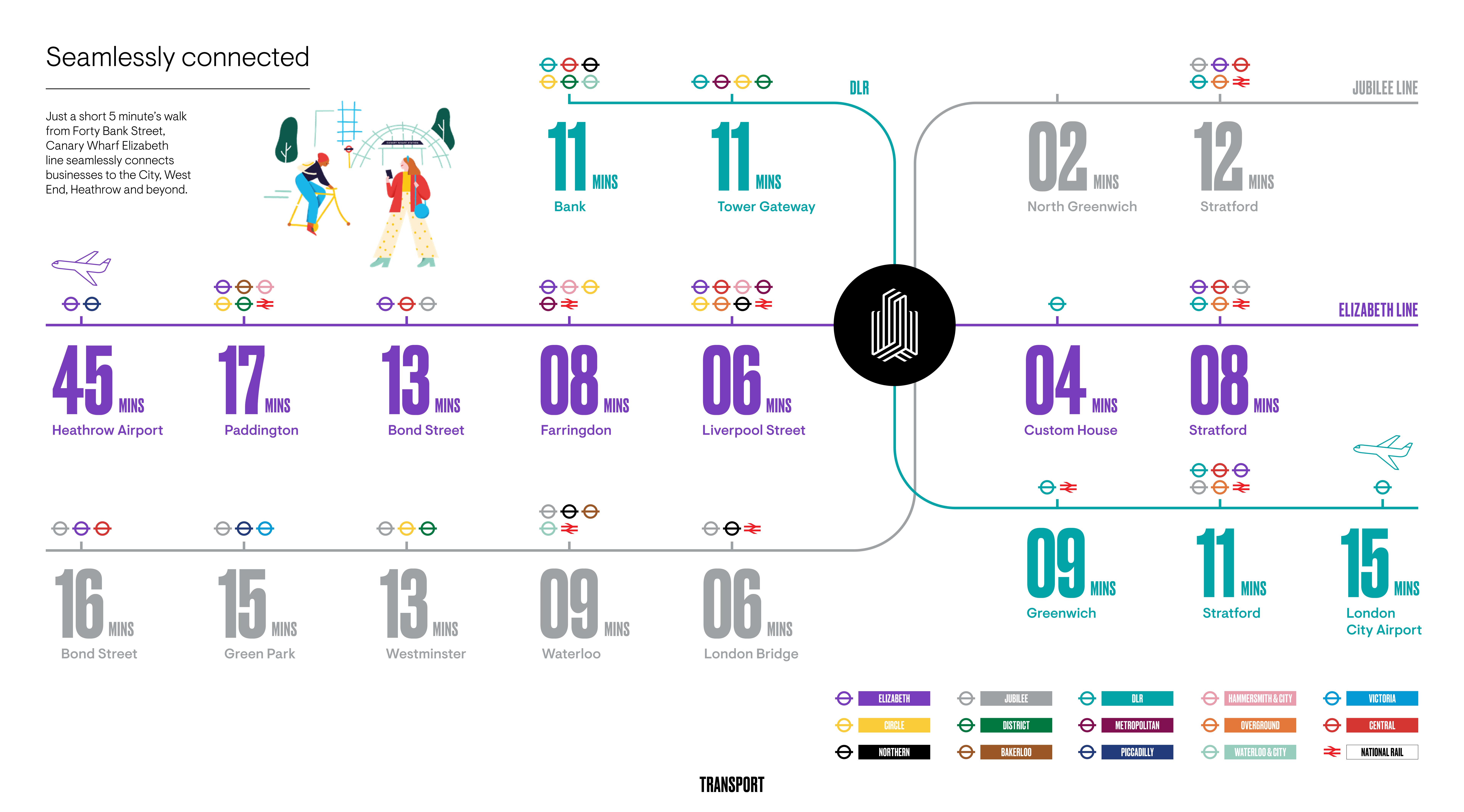
5 Alfresco seating

Meet friends and relax at lunchtime

6 **640** East

Outstanding coffee and cocktails on tap





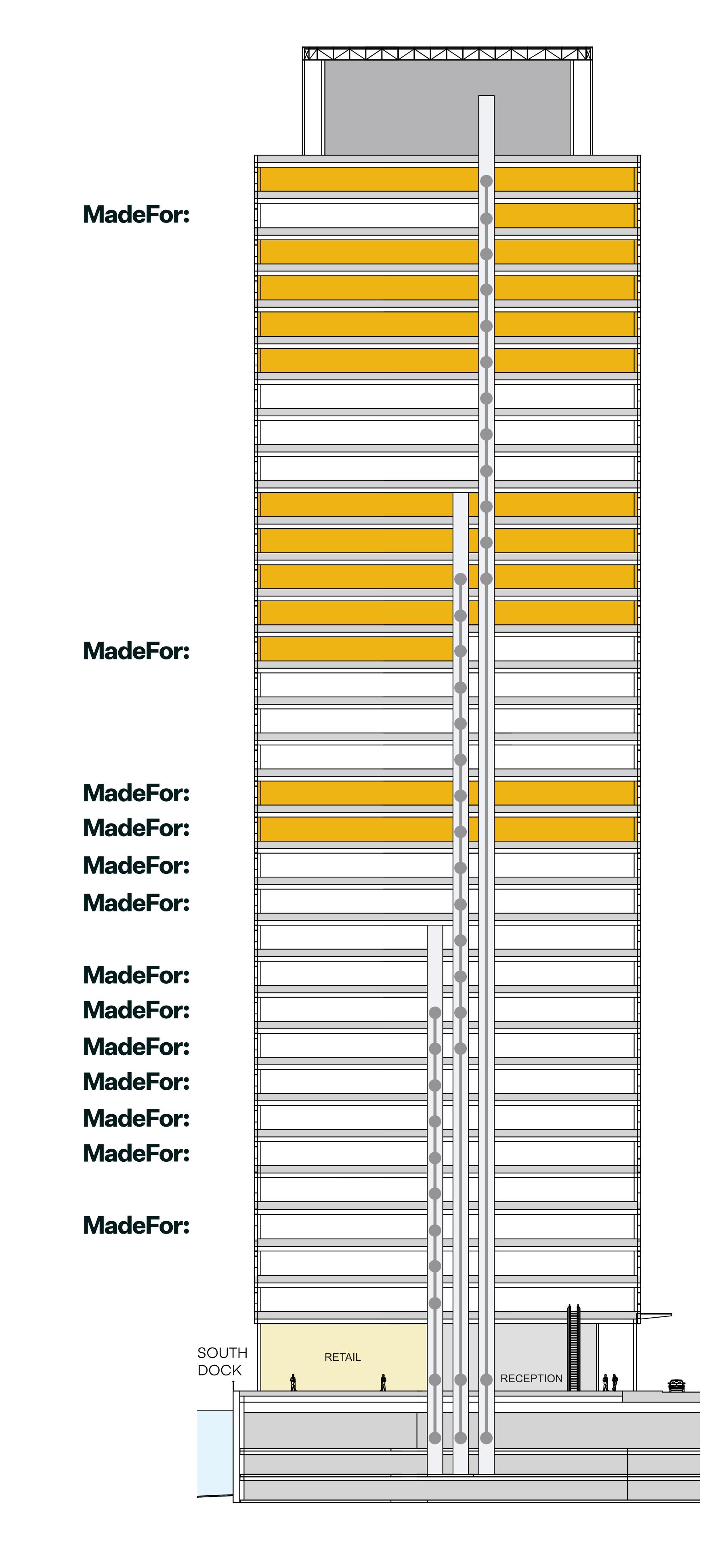
221,313 SQ FT OF EXTRAORDINARY OFFICE SPACE AVAILABLE



Level 31, MadeFor: fit out

Exceptional space for exceptional work

NIA		sq ft	sq m	Floor Condition
Plant				
Level 32	Available	19,519	1,813	Shell & Core
Level 31	Begbies Traynor / Part Available	8,092	752	MadeFor
Level 30	Available	19,519	1,813	Shell & Core
Level 29	Available	19,517	1,813	Shell & Core
Level 28	Available	19,527	1,814	Exposed Cat A
Level 27	Available	19,521	1,814	Exposed Cat A
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 & Core
Level 22	Available	18,140	1,685	Shell & Core
Level 21	Available	18,158	1,687	Shell & Core
Level 20	Available	18,839	1,750	Shell & Core
Level 19	Newsweek / China Unicom / Sipral / Part Available	4,644	431	MadeFor
Level 18	Servcorp / Savannah Energy / SSV Capital	18,844	1,751	
	Herbert Smith Freehills	18,847	1,751	
Level 17	1 101 DOI t Offinti i 1 001 mio	10,017	1,1 0 1	
Level 17 Level 16	Herbert Smith Freehills	18,833	1,750	
Level 16				MadeFor
Level 16 Level 15	Herbert Smith Freehills	18,833	1,750	
Level 16 Level 15	Herbert Smith Freehills Available Available	18,833 18,836	1,750 1,750	
Level 15 Level 14 Level 13	Herbert Smith Freehills Available Available	18,833 18,836 18,847	1,750 1,750 1,751	
Level 16 Level 15 Level 14 Level 13 Level 12	Herbert Smith Freehills Available Available Citi	18,833 18,836 18,847 18,841	1,750 1,750 1,751 1,750	
Level 16 Level 15 Level 14 Level 13 Level 12	Herbert Smith Freehills Available Citi Citi IPC Systems	18,833 18,836 18,847 18,841 18,835	1,750 1,751 1,750 1,750 1,750	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 11	Herbert Smith Freehills Available Citi Citi IPC Systems Citi	18,833 18,836 18,847 18,841 18,835 17,924	1,750 1,751 1,750 1,750 1,750 1,665	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi	18,833 18,836 18,847 18,841 18,835 17,924 18,418	1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi Citi Citi	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421	1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711	
Level 16 Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 08 Level 07	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi Citi Citi Citi	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101	1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711 1,775	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 08 Level 07 Level 06	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi Citi Citi Citi Citi Citi	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107	1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711 1,775 1,775	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 09 Level 07 Level 06 Level 05	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi Citi Citi Citi Citi Citi	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107 19,115	1,750 1,750 1,751 1,750 1,750 1,665 1,711 1,711 1,775 1,775 1,775 1,776	
Level 16 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 09 Level 07 Level 06 Level 05 Level 04	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi Citi Citi Citi Citi Citi Cit	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107 19,115 19,113	1,750 1,750 1,751 1,750 1,750 1,665 1,711 1,711 1,775 1,775 1,776 1,776	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 09 Level 05 Level 05 Level 05 Level 04 Level 03	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Citi Citi Citi Citi Citi St James's Place	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107 19,115 19,113 19,113	1,750 1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711 1,775 1,775 1,776 1,776 1,776	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 09 Level 05 Level 05 Level 05 Level 04 Level 03 Level 03	Available Available Citi Citi IPC Systems Citi Citi Citi Citi Citi Citi Citi Cit	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107 19,115 19,113 19,113 19,113	1,750 1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711 1,775 1,775 1,776 1,776 1,776 1,776	
Level 15 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 09 Level 05 Level 05 Level 05 Level 04 Level 03 Level 03	Available Available Citi Citi IPC Systems Citi Citi Citi Citi Citi Citi Citi Cit	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107 19,115 19,113 19,113 19,113	1,750 1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711 1,775 1,775 1,776 1,776 1,776 1,776 1,776 1,776	
Level 16 Level 14 Level 13 Level 12 Level 11 Level 10 Level 09 Level 09 Level 07 Level 07 Level 05 Level 05 Level 05 Level 04 Level 03 Level 03 Level 01	Herbert Smith Freehills Available Citi Citi IPC Systems Citi Fice NiA	18,833 18,836 18,847 18,841 18,835 17,924 18,418 18,421 19,101 19,107 19,115 19,113 19,113 19,113 19,113 19,113	1,750 1,750 1,751 1,750 1,750 1,750 1,665 1,711 1,711 1,775 1,775 1,776 1,776 1,776 1,776 1,776 1,776 1,776 1,776	MadeFor:



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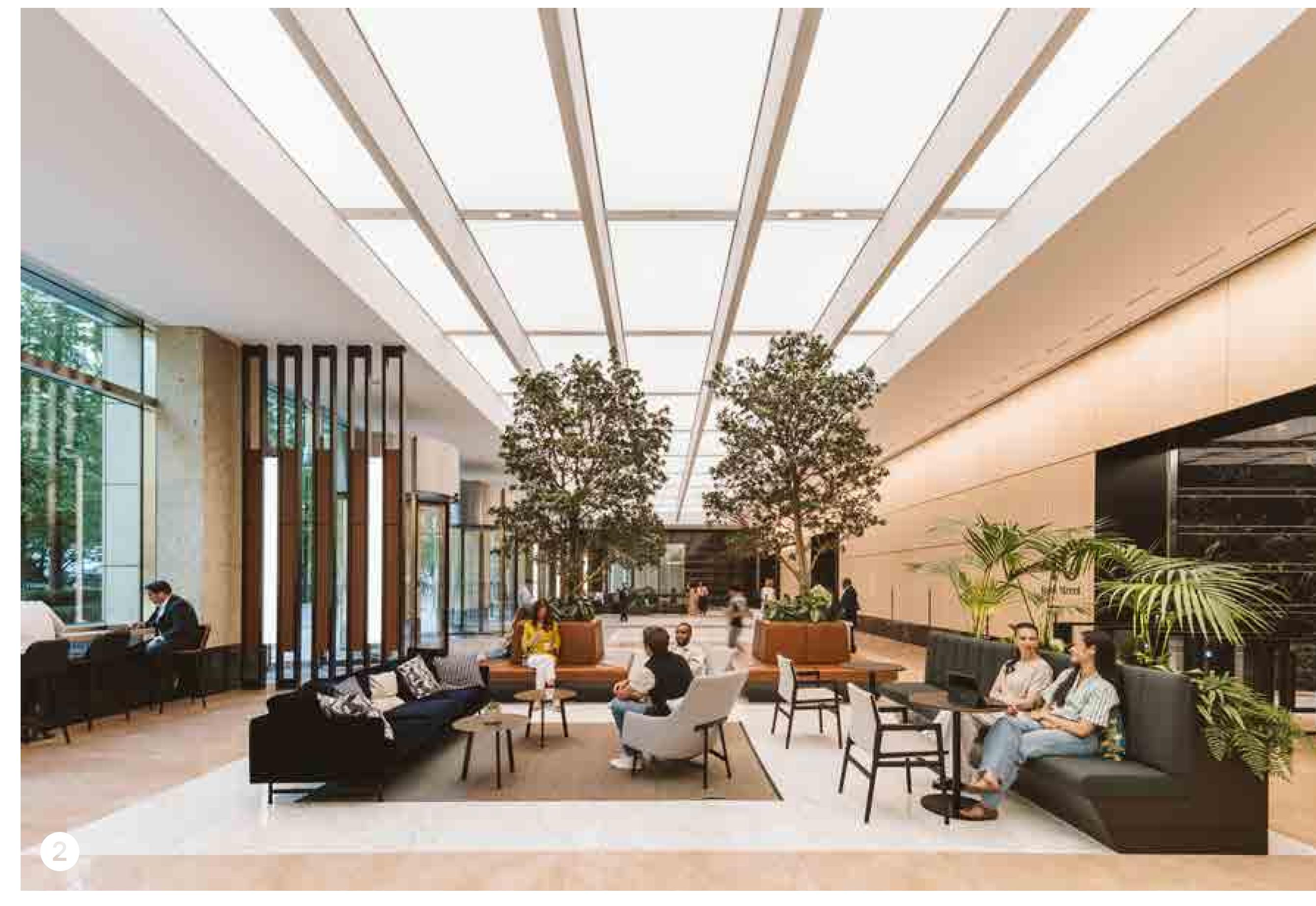
Available

A warm welcome

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

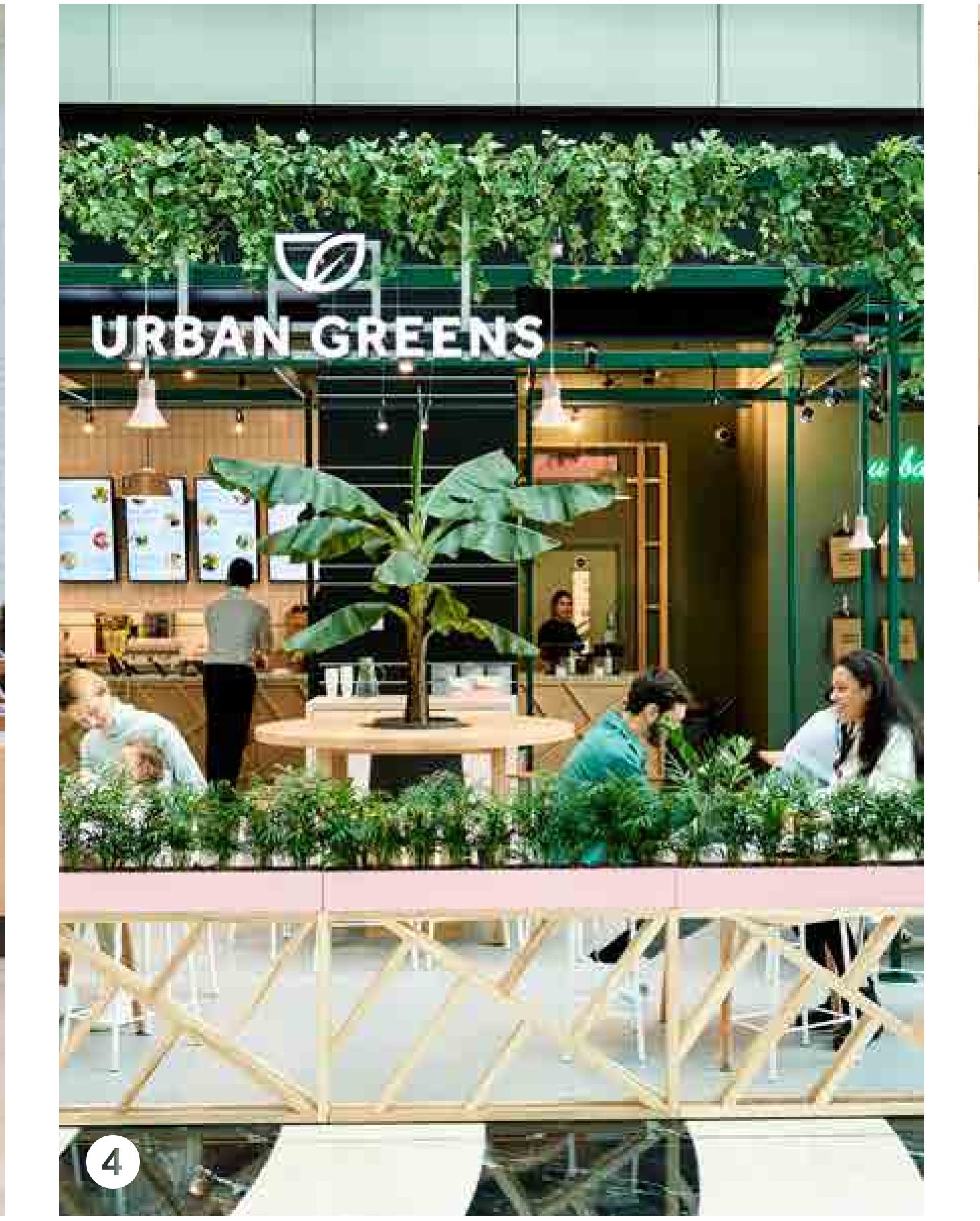






REMODELLED RECEPTION TO PROVIDE A WARM AND RELAXED WELCOMING.







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

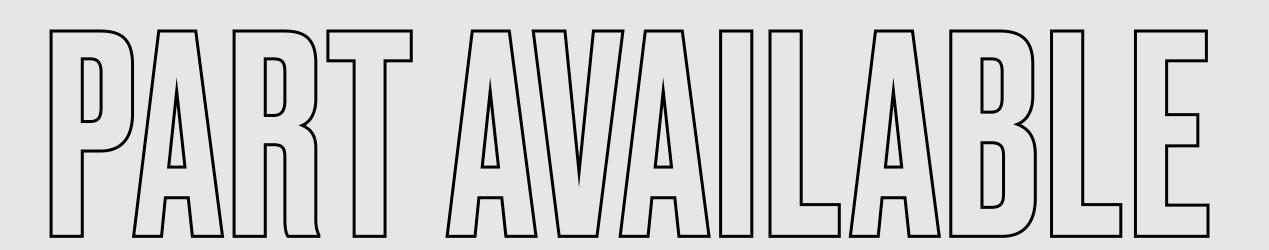
4 Urban Greens

Fresh lunch options just next door

5 Lift Lobby

Mid Rise Floor

Level 19



FLOOR CONDITION

MadeFor:

Made For:

KEY

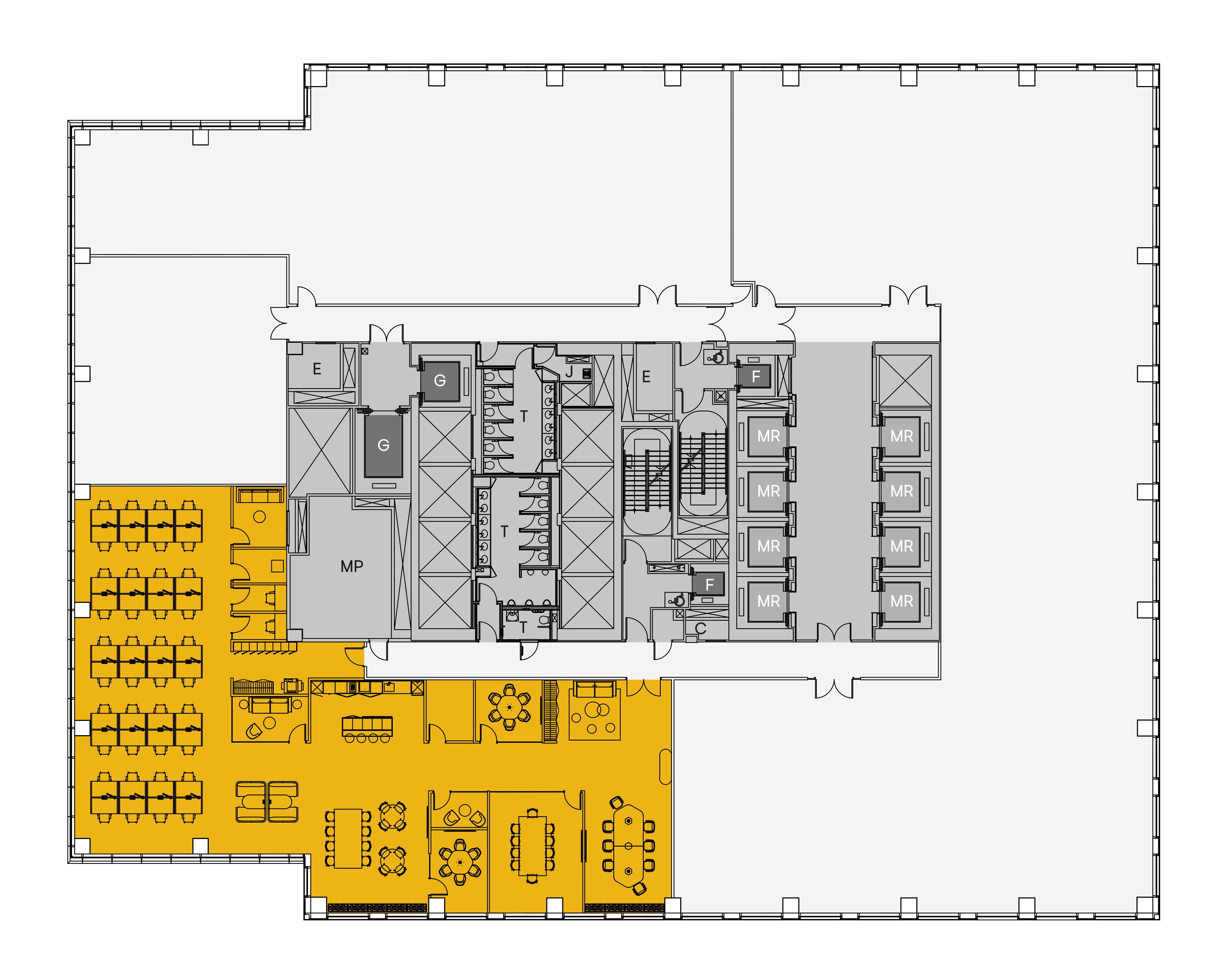
Workplace Available



MR Mid Rise Lift

G/F Goods / Firemens' Lift





Typical Mid Rise Floor

Level 20

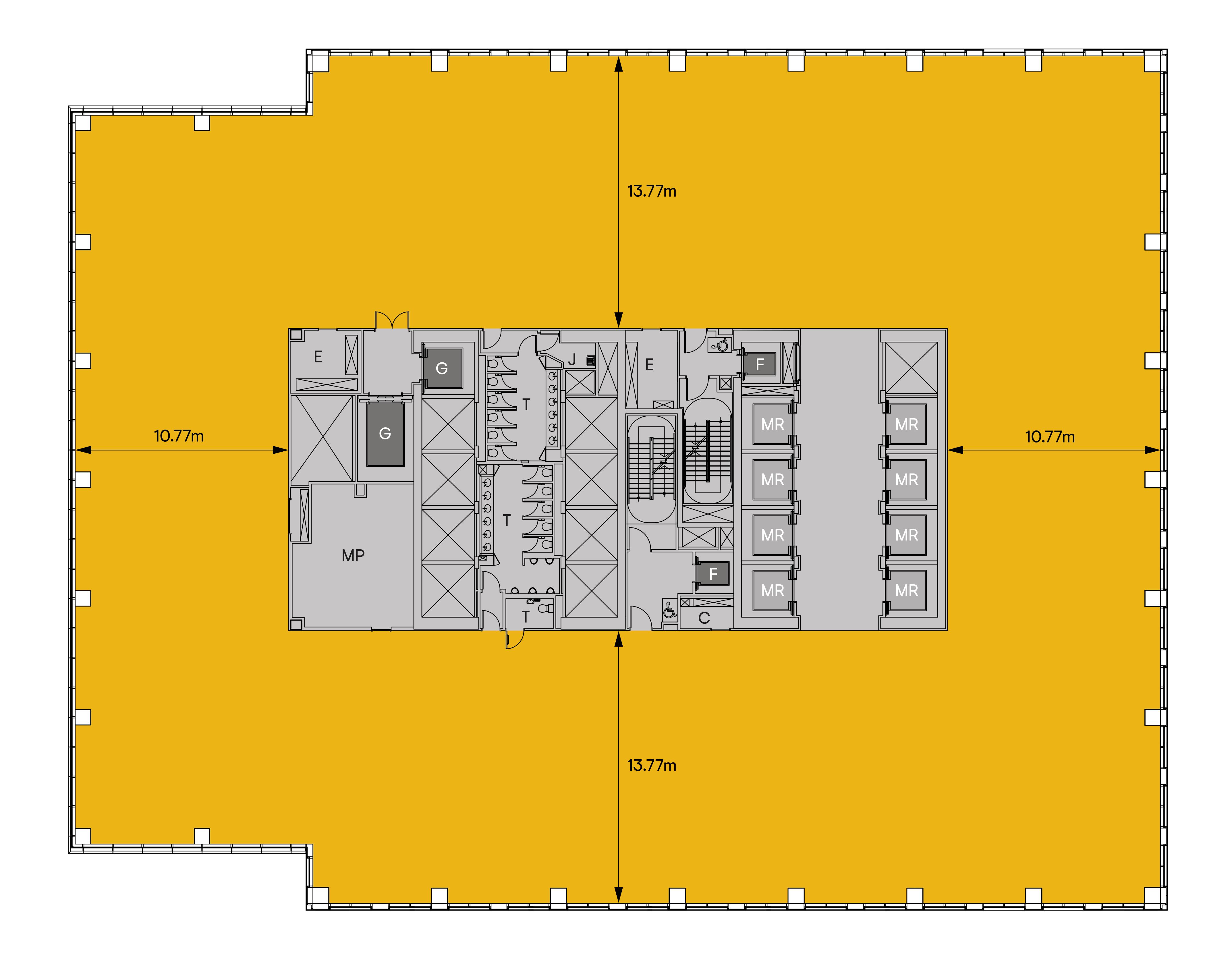


FLOOR CONDITION

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

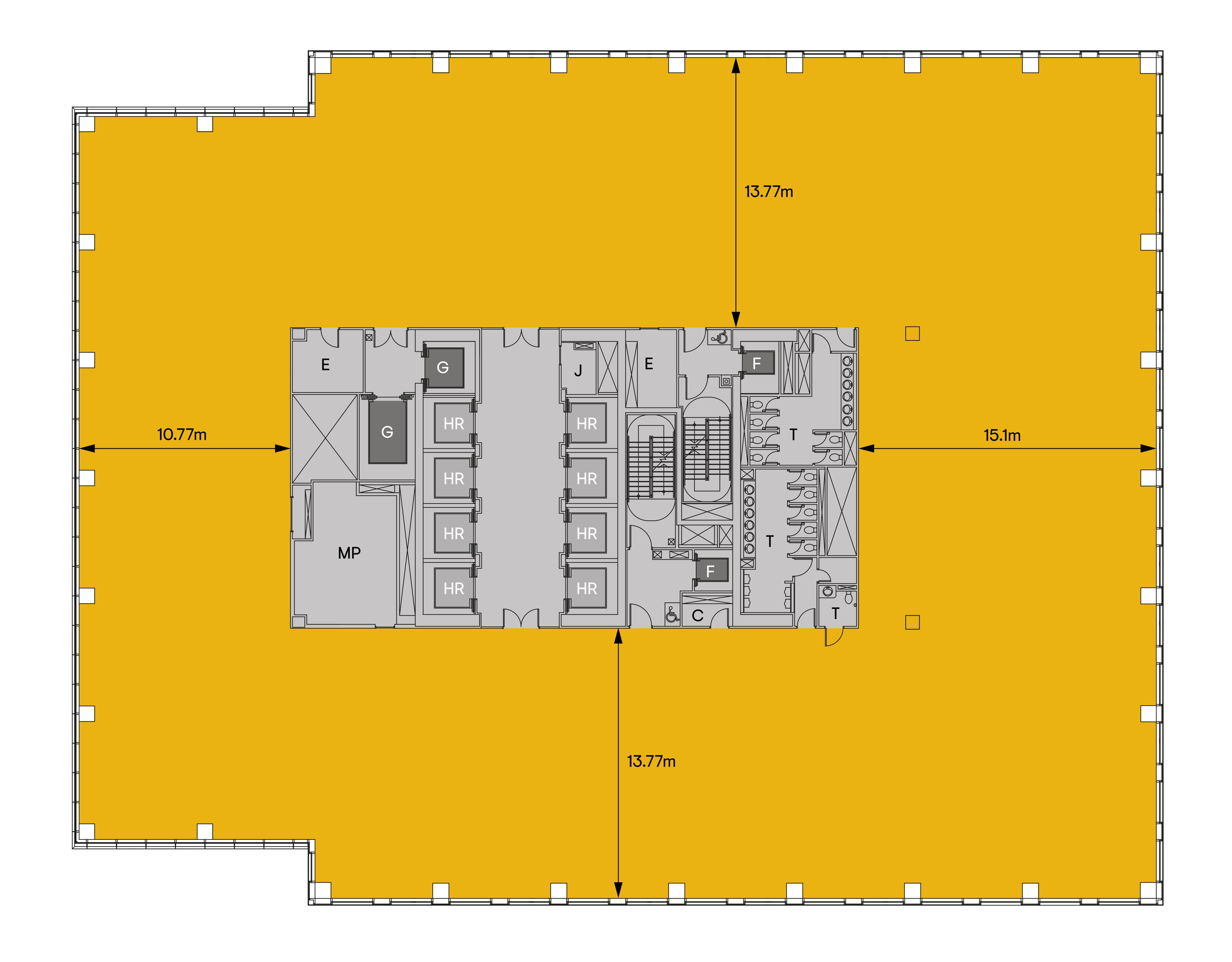


FLOOR CONDITION

New exposed Category A.

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

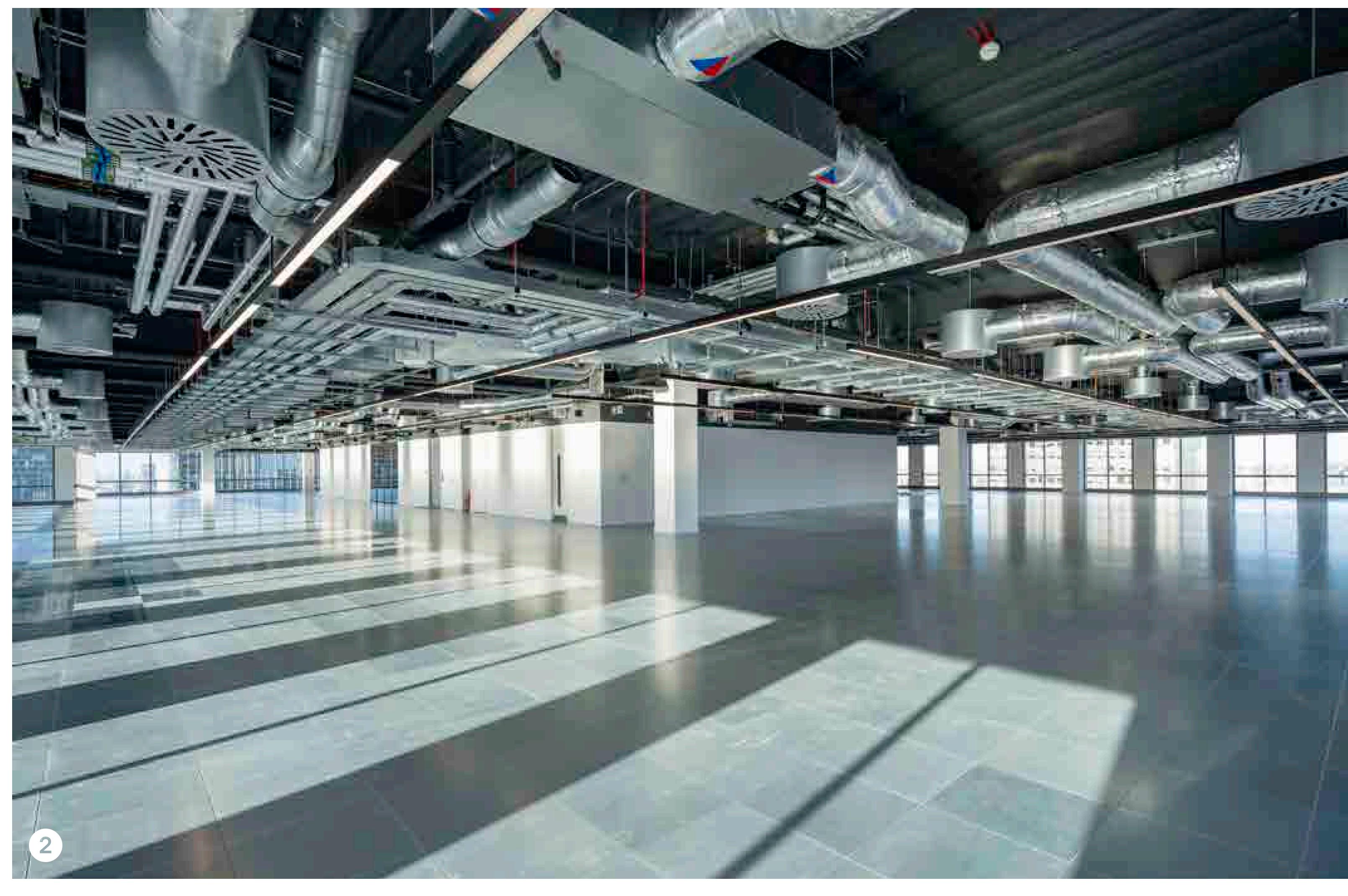




FLOOR PLAN Forty Bank Street

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:

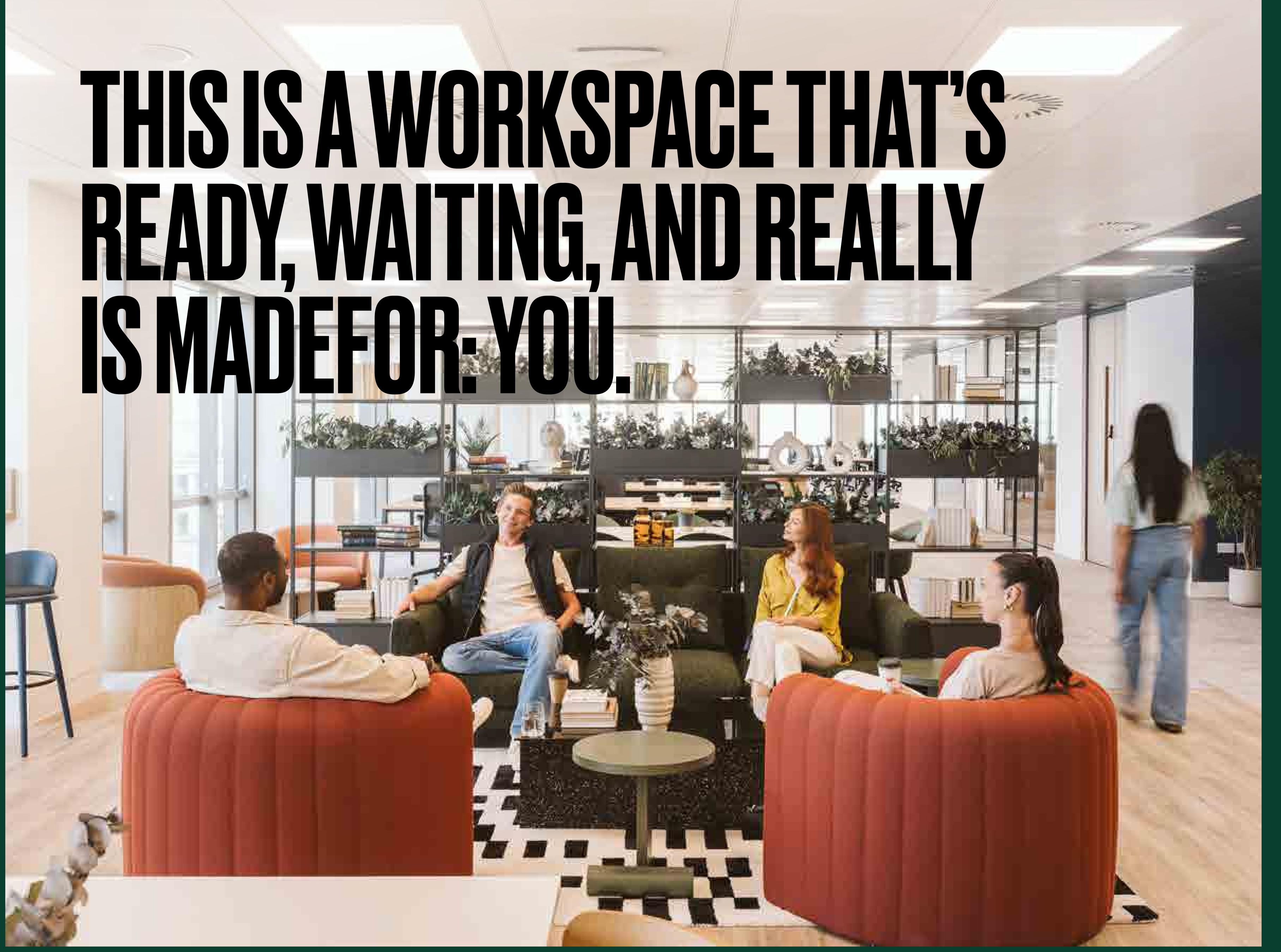
After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

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

Open Plan

Workstations

Total

Population

85.4 SQ FT

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

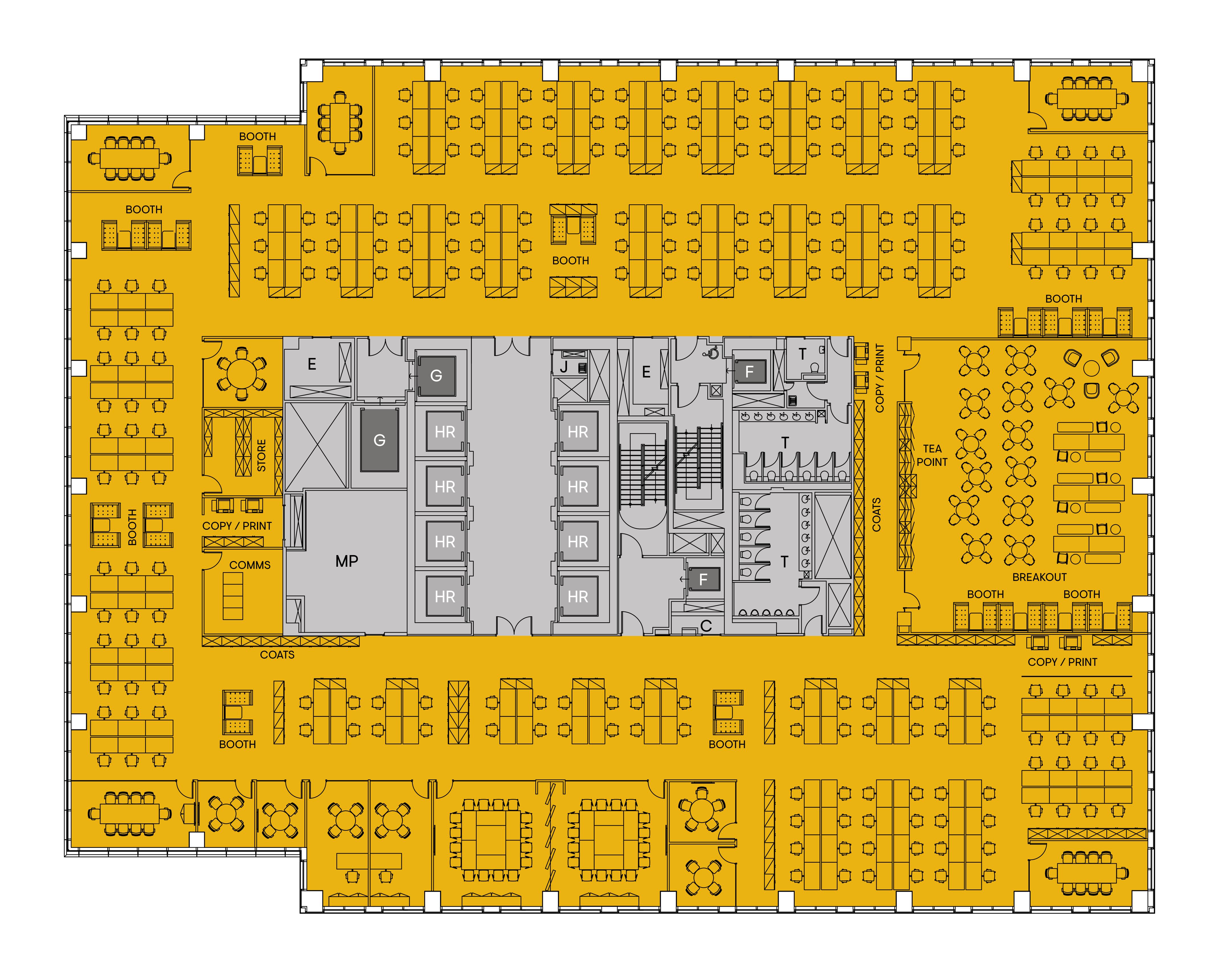
Workplace Available

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

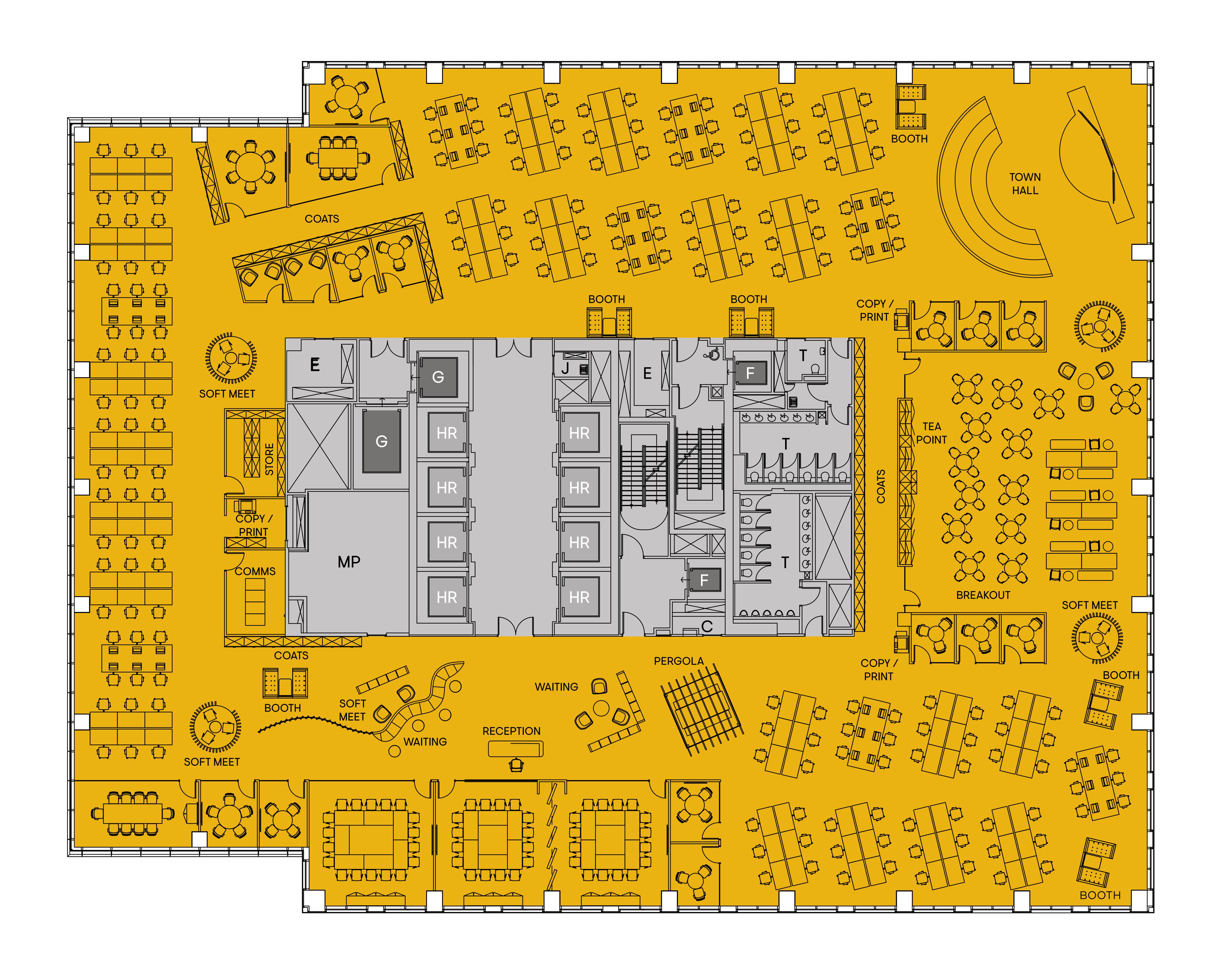
Core

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

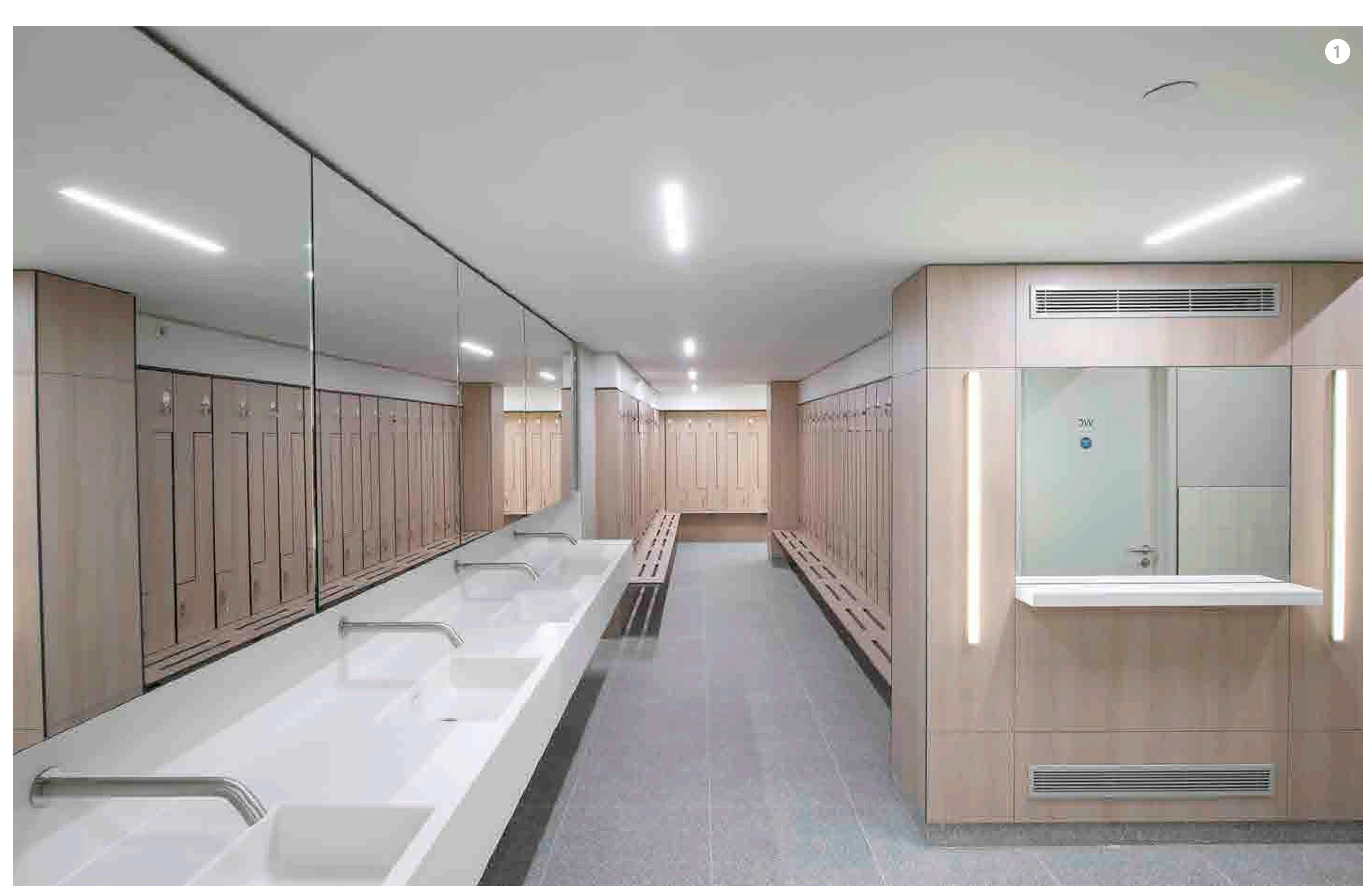
excluding retail provision

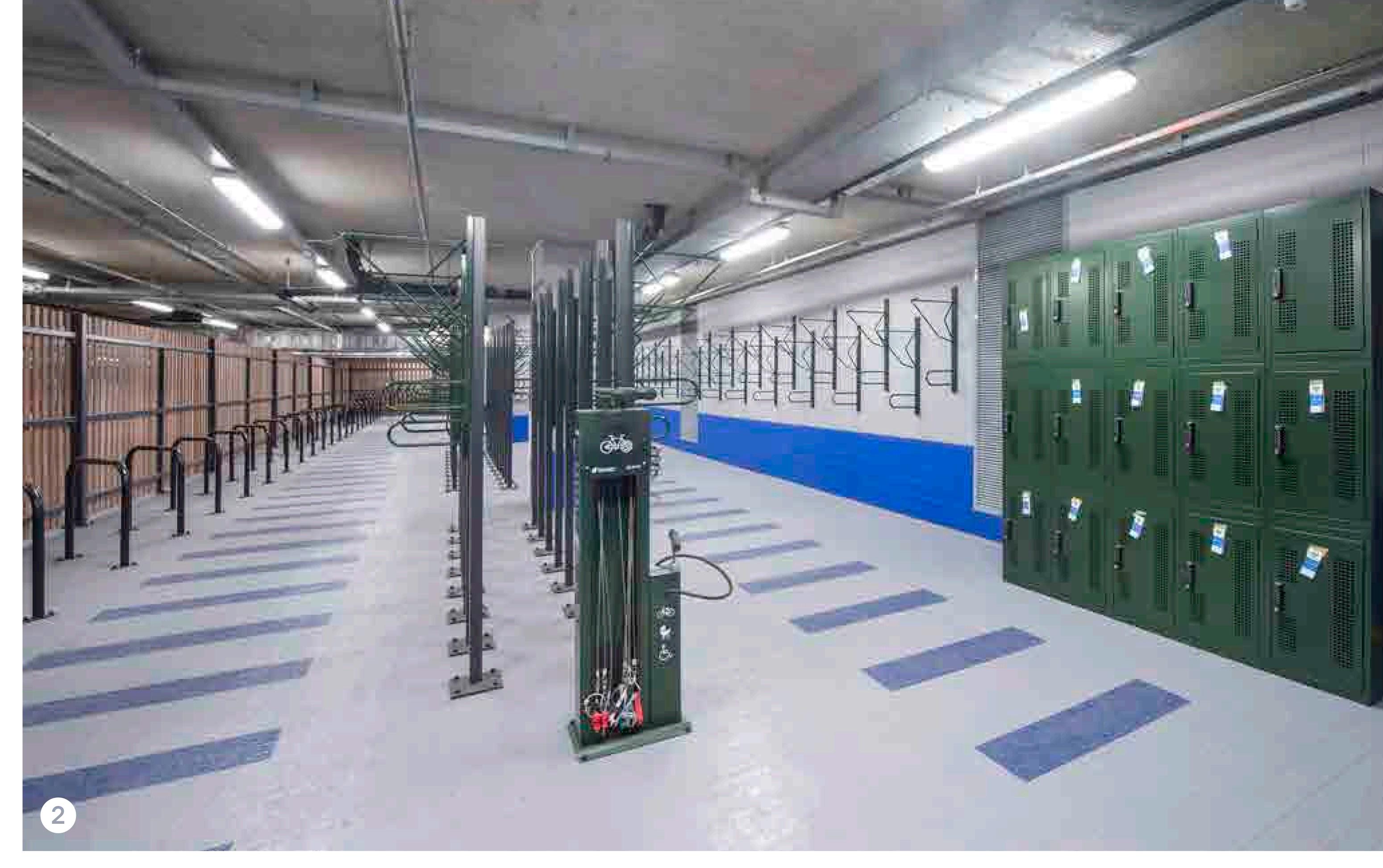
on newly refurbished floors

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

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.

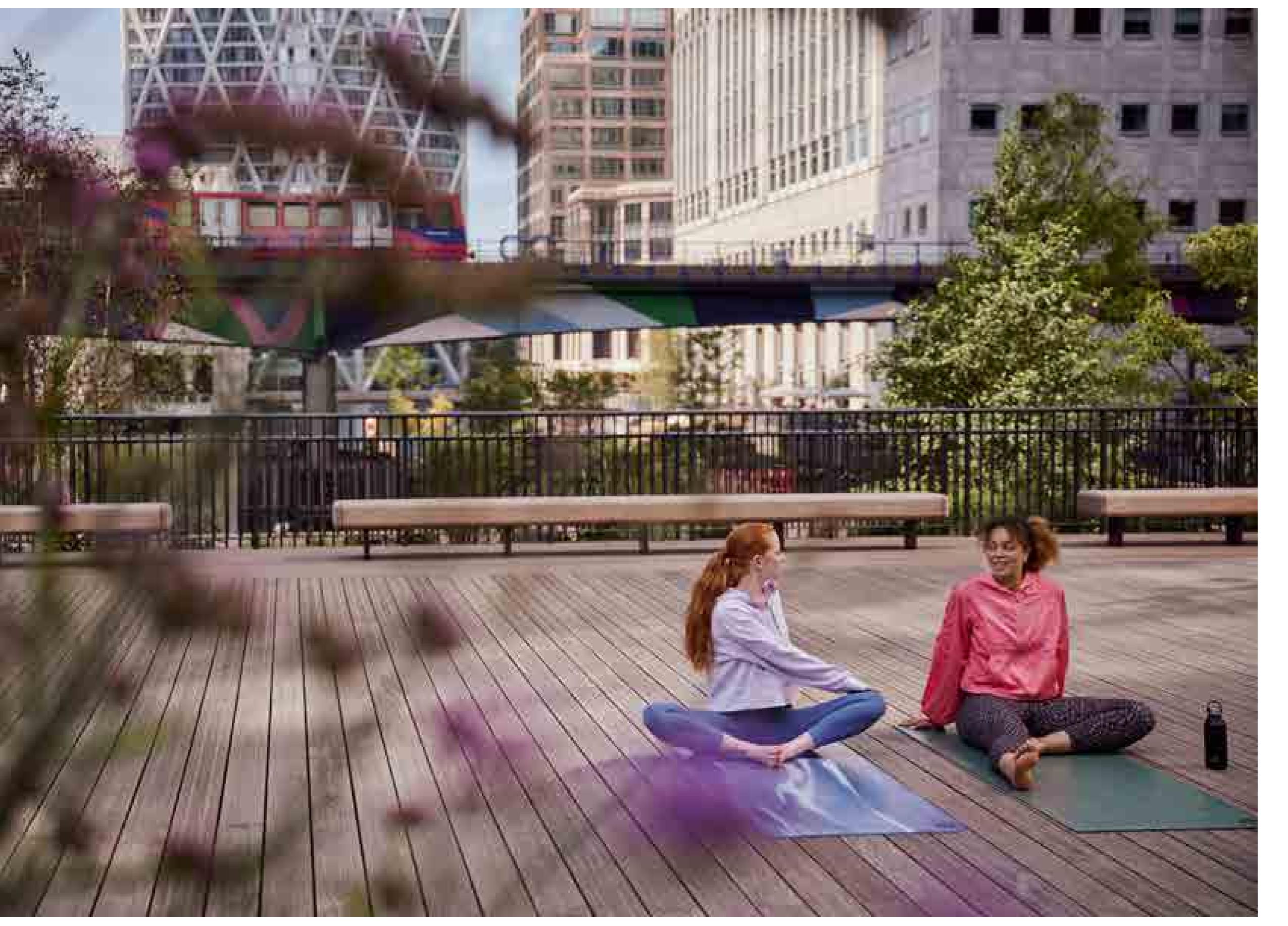
Dan James

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.



HIGH EFFIGIENCY

fan coil air conditioning

5.9 MILLION

coffee cups recycled

single-use plastic items eliminated or recycled

electricity sourced renewably since 2012



to landfill since 2009

Transitioning to



LED TING



Full FCS® certification



tackling food insecurity by distributing surplus food to the community



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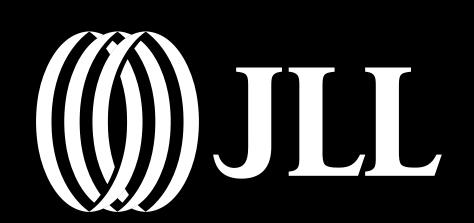
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Find out more on the Forty Bank Street website

Download the Canary Wharf app





