

# DOUBLE-HEIGHT ATRIUM BANK STREET PARK SUSTAINABILITY CYCLESTORAGE TECHNOLOGY

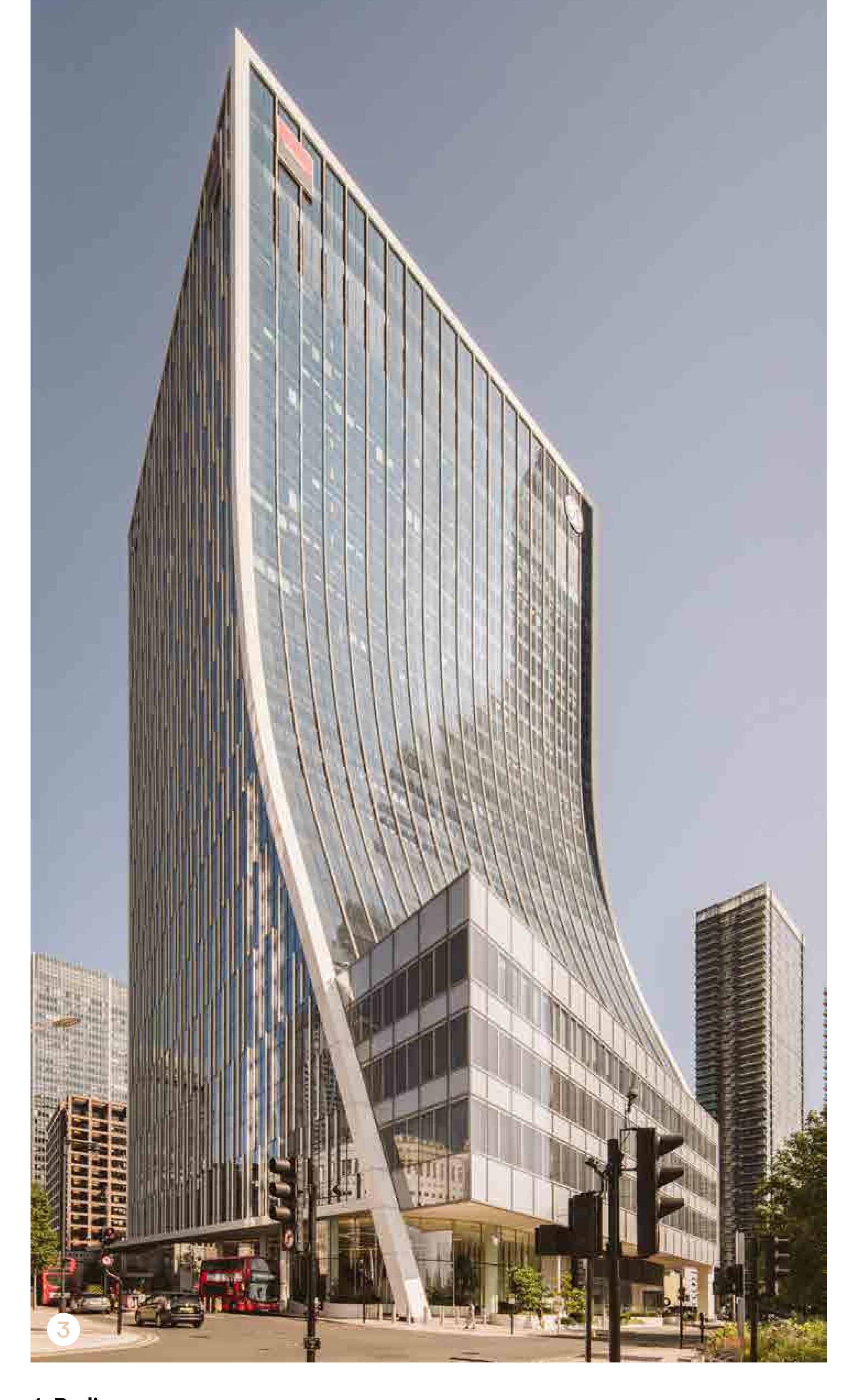
#### One Bank Street is a workplace built for success

Dock and Bank Street Park, One Bank Street is ideally wellness at work and in play.

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







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

#### 2 Eden 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

#### Your local environment

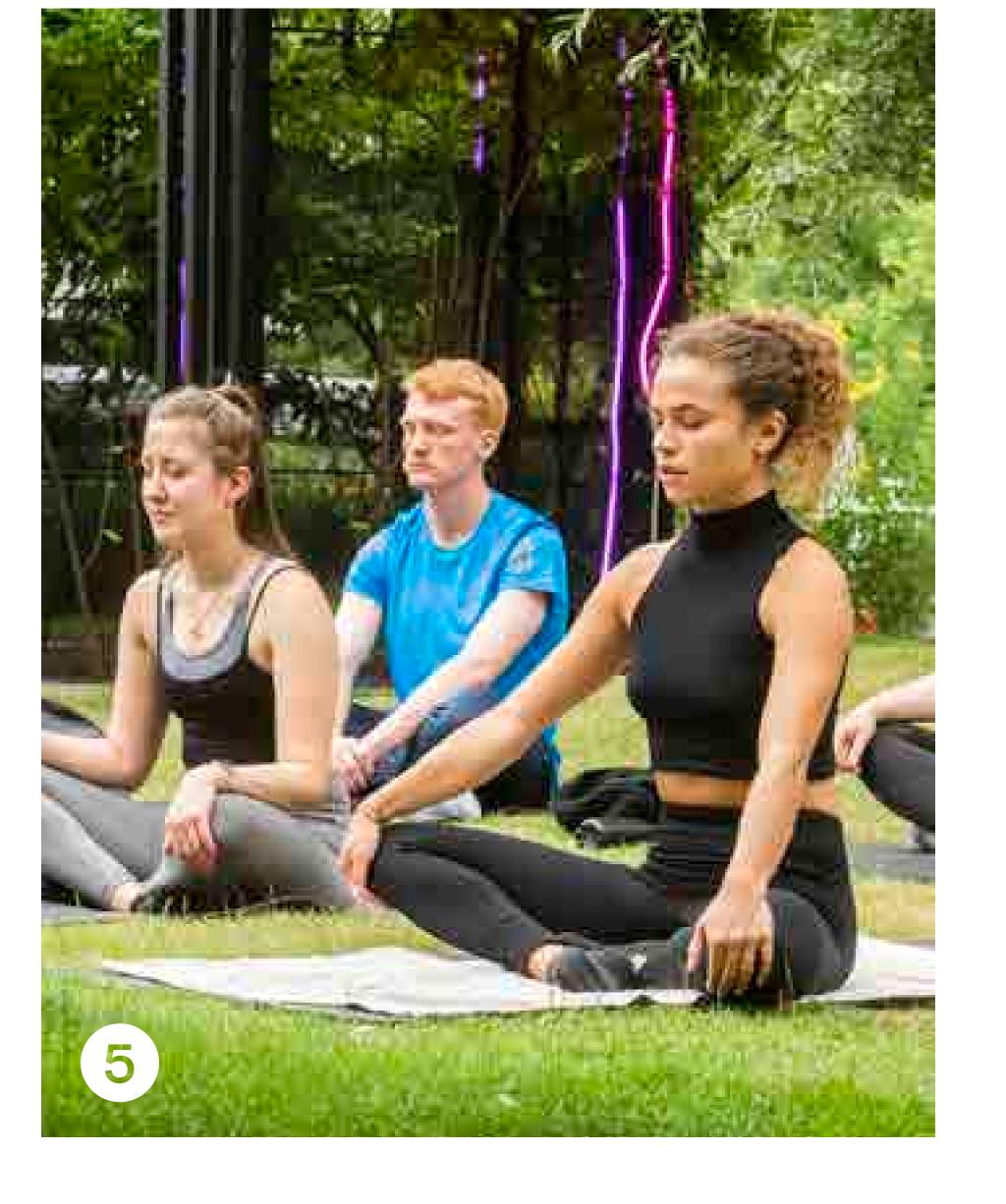
Discover Canary Wharf, a thriving hub of sustainability and community. Evolving daily, our environment is thoughtfully designed to encourage creativity and enrich daily life. With an abundance of lifestyle amenities including shops, restaurants, parks, waterside gardens, and boardwalks, everything you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











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

GRAB & GO

RESTAURANTS

ENTERTAINMENT

SHOPS & SERVICES

COCO

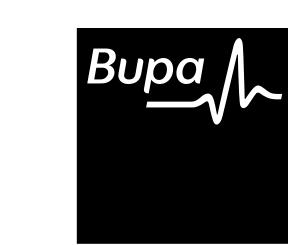
KRICKET

FASRGA ME

SPACEN

SIXbyNICO





GAUCHO













- **Open Water Swimming**
- Dive in to the fresh open water of Eden Dock

#### 2 Eden Dock

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

3 Alfresco dining

Meet friends and relax at lunchtime

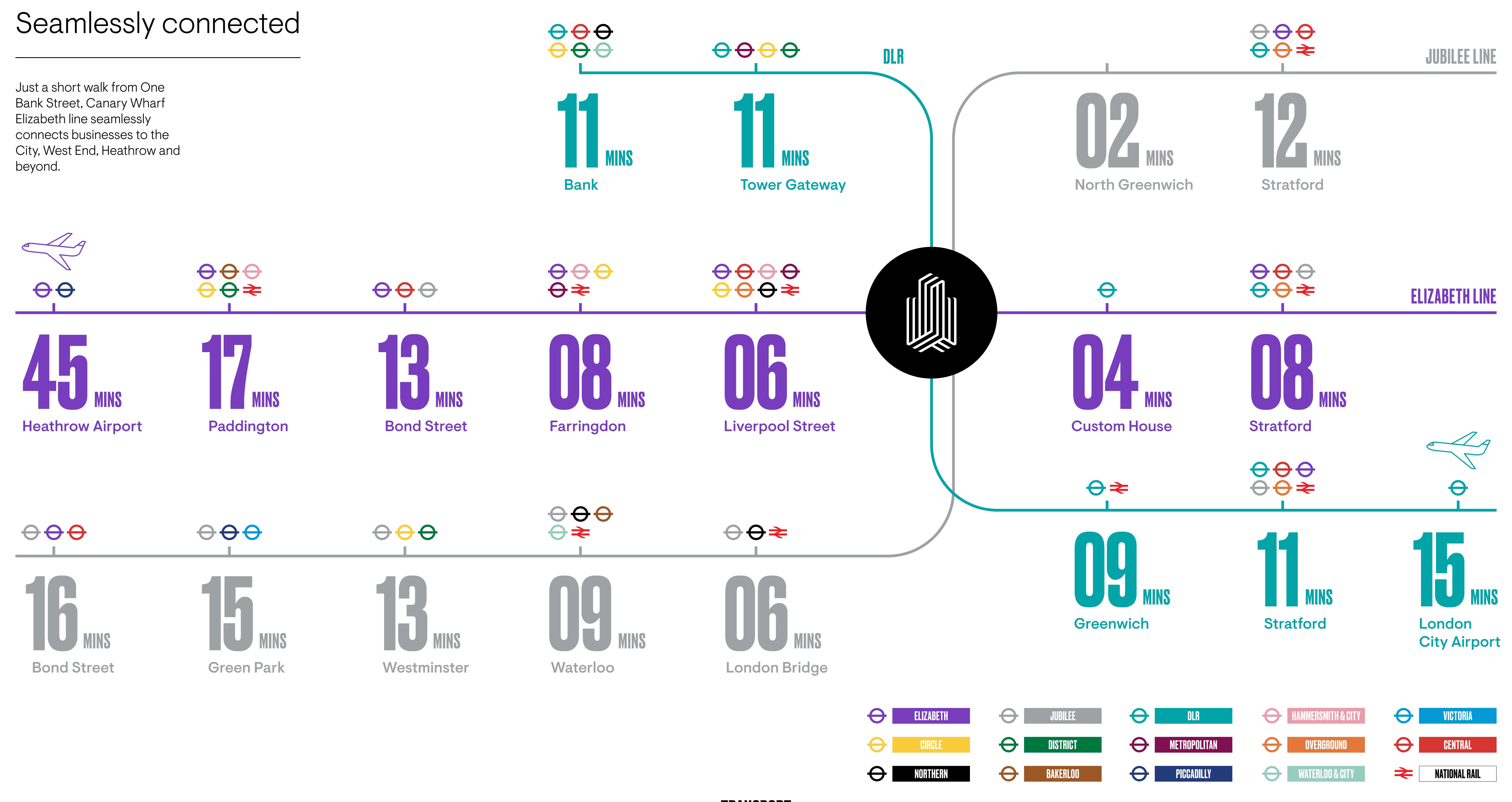
4 Cabot Square

Grab afterwork drinks with colleagues

5 Park yoga

Take a moment, to take a breath





# 60,757 SQ FT OF EXTRAORDINARY OFFICE SPACE AVAILABLE



#### Double-Height Atrium

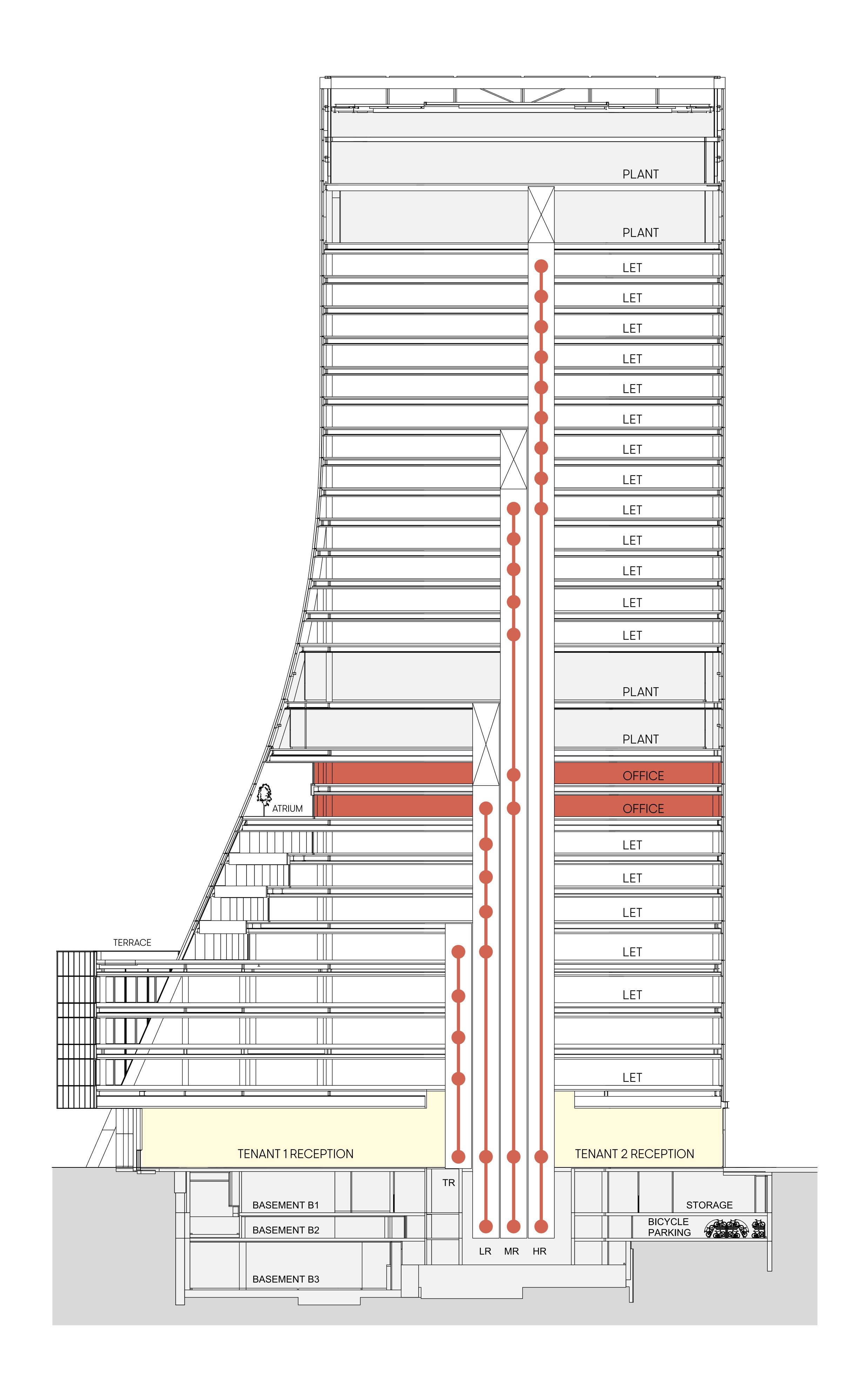
Offering expansive river views West towards the City, you'll be ideally located to enjoy a more natural, healthy and vibrant work-life balance than ever before.

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	





Available



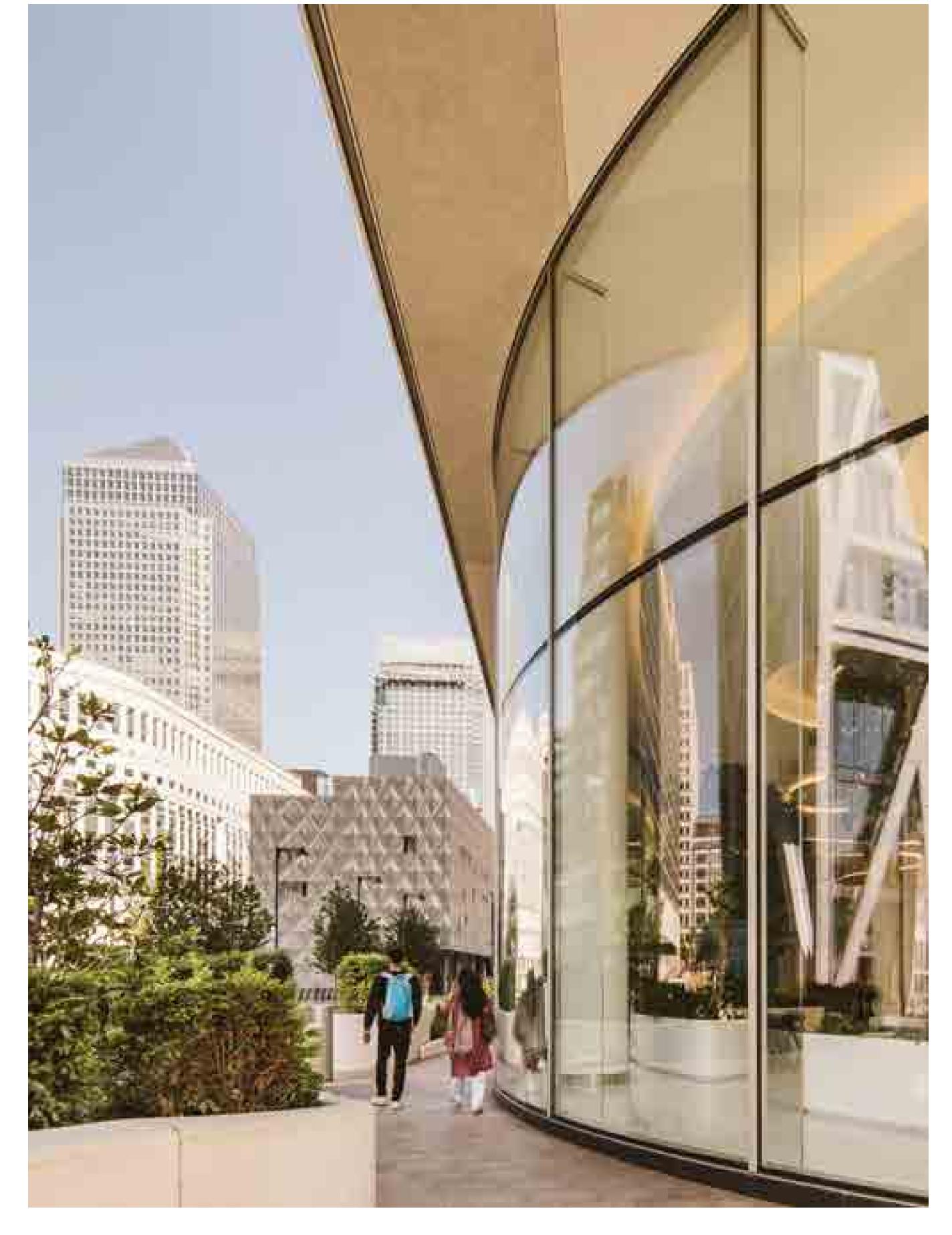
#### A warm welcome

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 EXPERIENCE.









# 30,630 SQ FT

#### FLOOR CONDITION

Shell & Core

#### KEY

Workplace Available

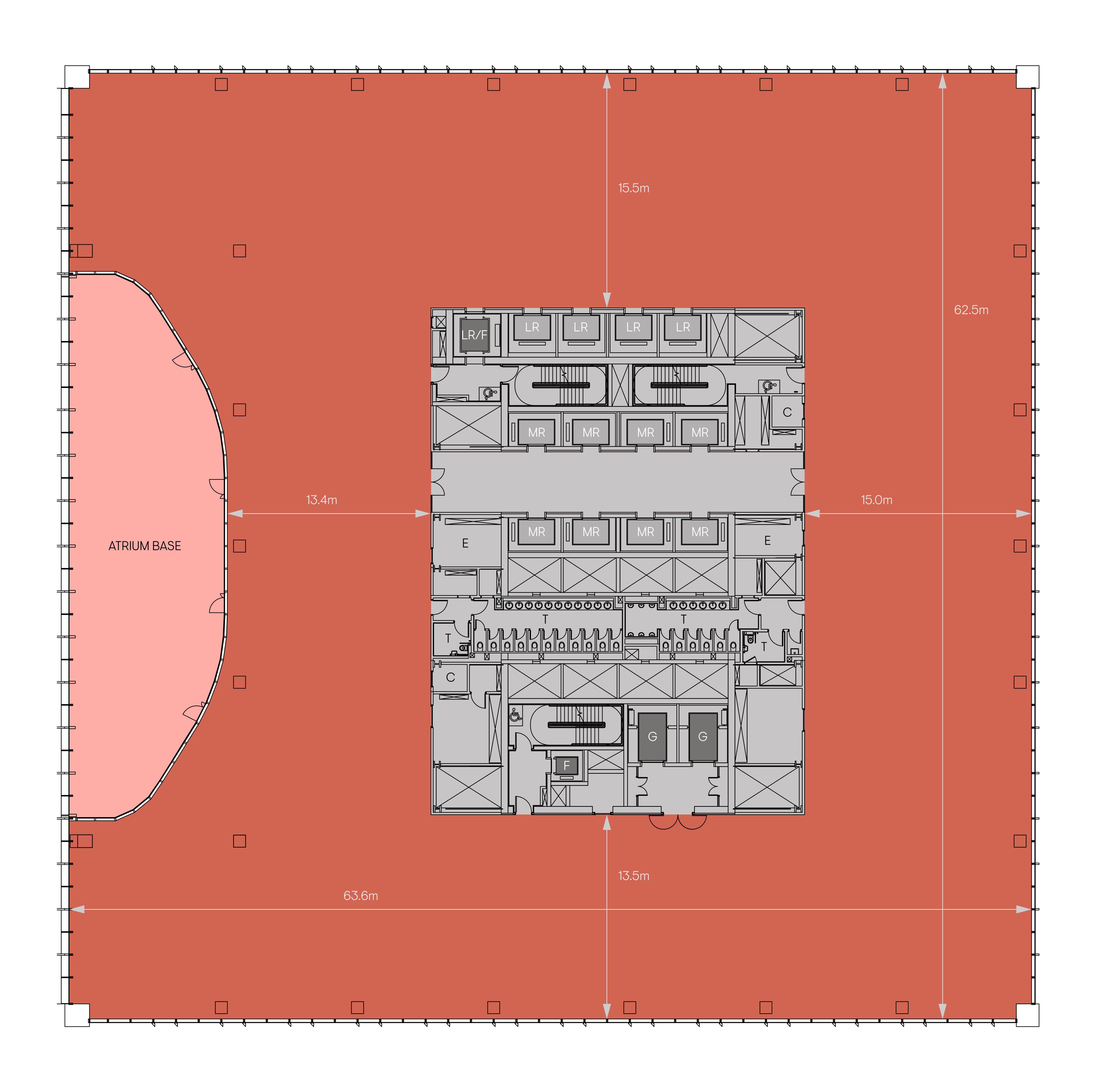
Core

Low Rise Lift

MR Mid Rise Lift

Goods / Firemens' Lift





#### Level 8

#### Open Plan Layout 1:8

#### INDICATIVE WORKSPACE ALLOCATION

340

Open Plan Total
Workstations 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
- 1 Project Room
- 1 Communications Room

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

#### **KEY**

Workplace Available

Core

Low Rise Lift

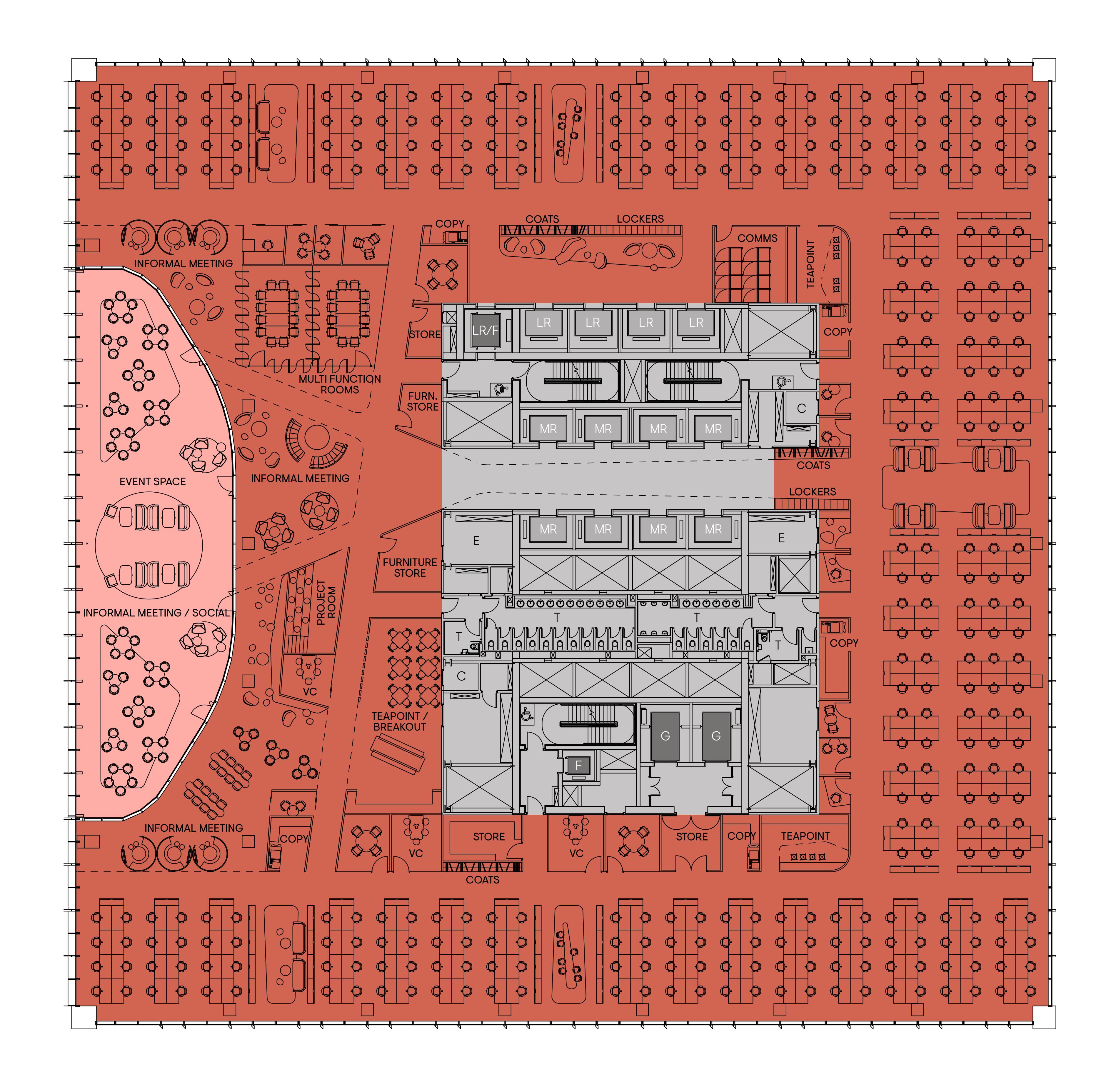
MR

Mid Rise Lift

G/F

Goods / Firemens' Lift





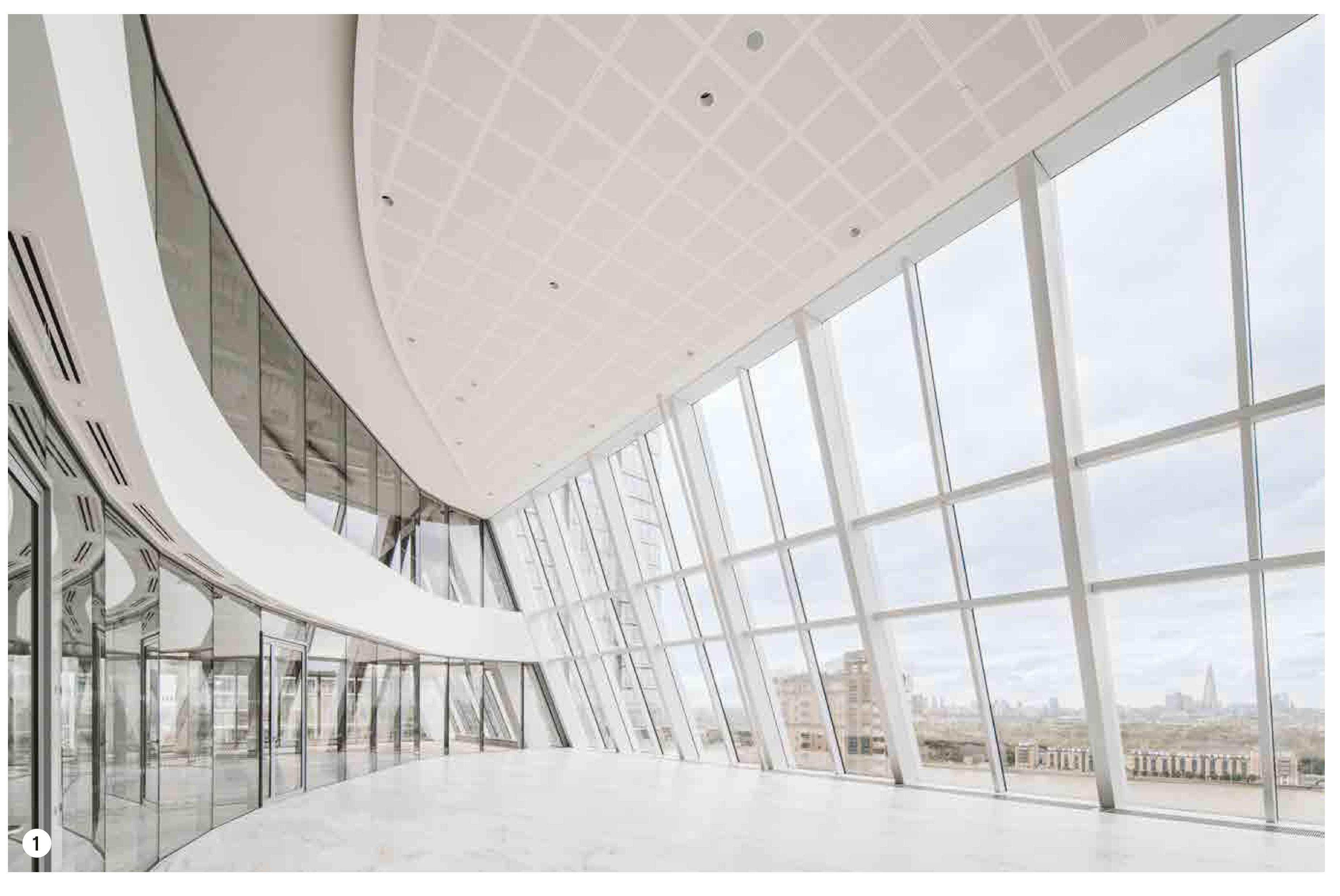






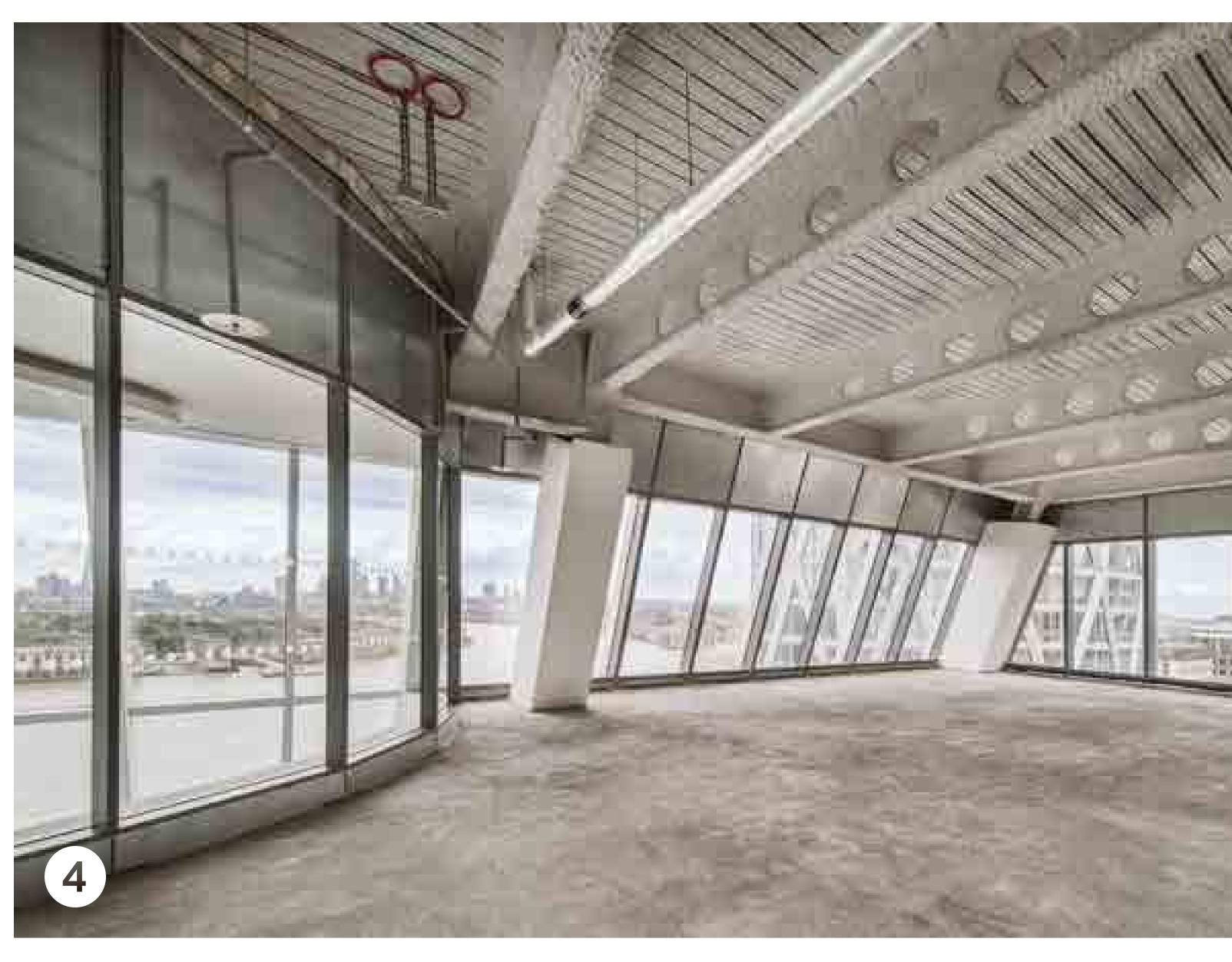
#### Existing Shell & Core

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









#### 

# 30,127 SQ FT 2,799 SQ M

FLOOR CONDITION

Shell & Core

KEY

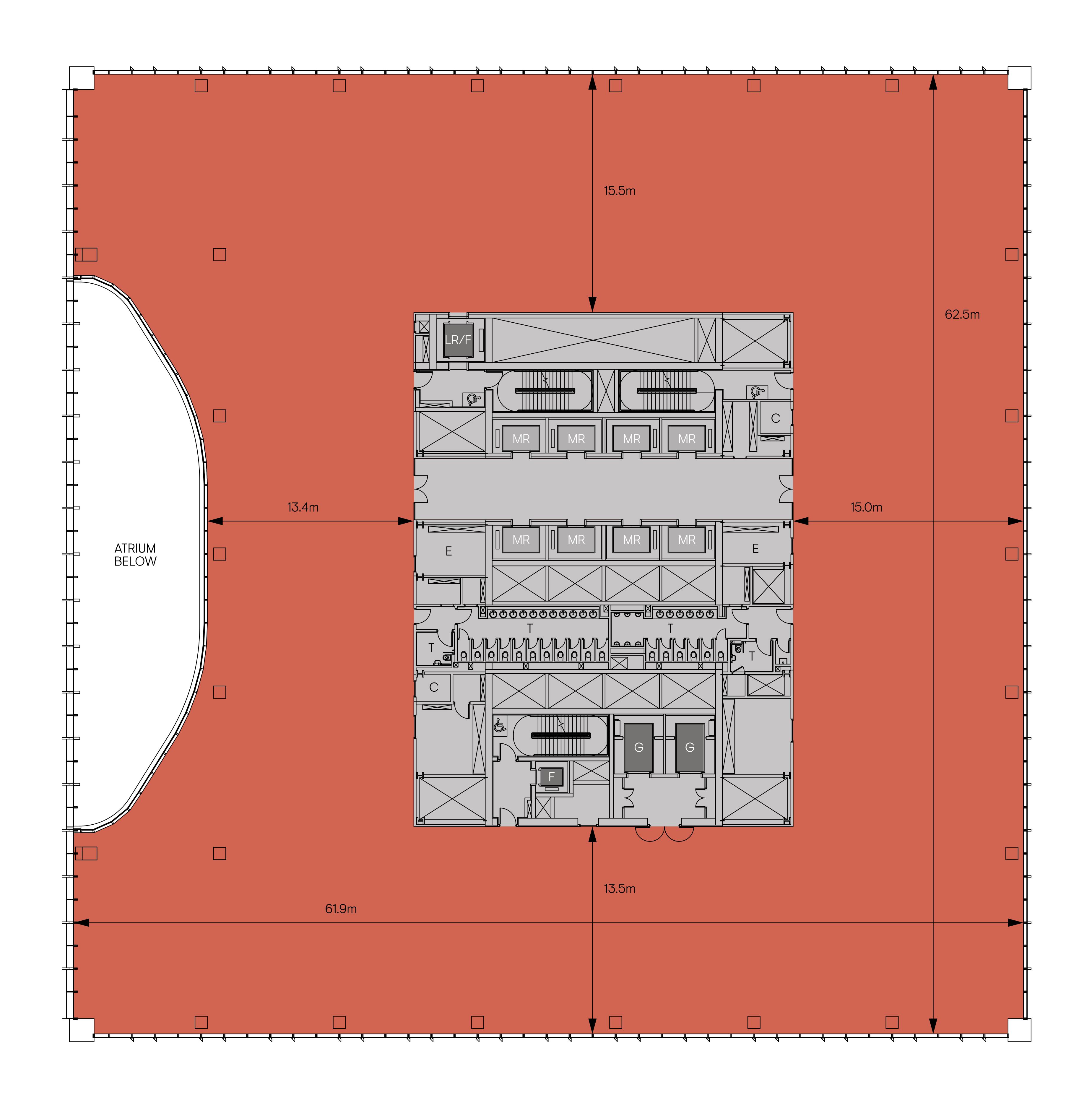
Workplace Available

Core

MR Mid Rise Lift

Goods / Firemens' Lift





#### Level 9

#### Open Plan Layout 1:8

#### INDICATIVE WORKSPACE ALLOCATION

340

Workstations

Open Plan

340

Total Population 90 SQ FT

Indicative Planning Ratio

#### **ANCILLARY SPACES**

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

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

#### KEY

Workplace Available

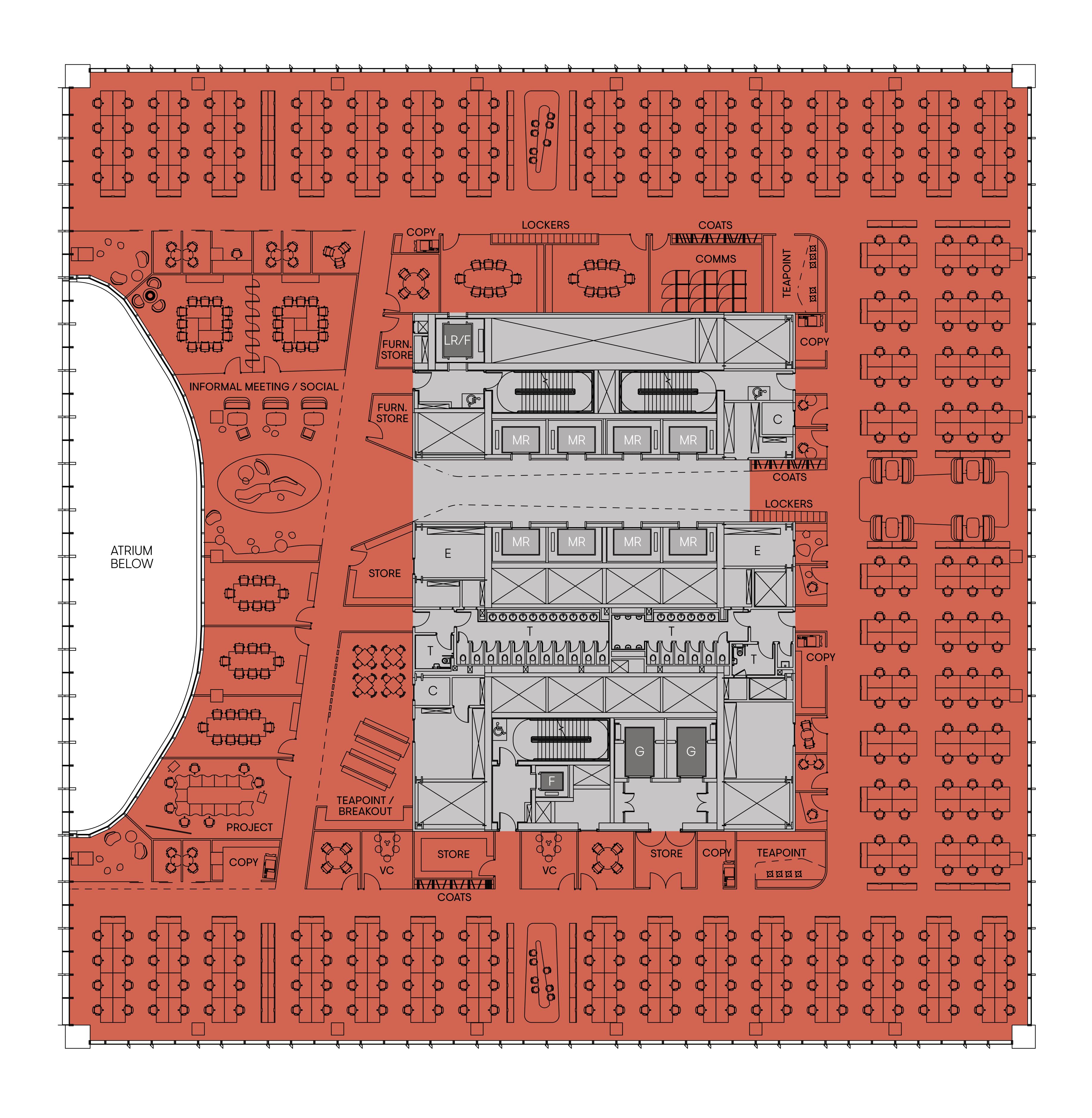
Core

MR Mid Rise Lift

G/F (

Goods / Firemens' Lift



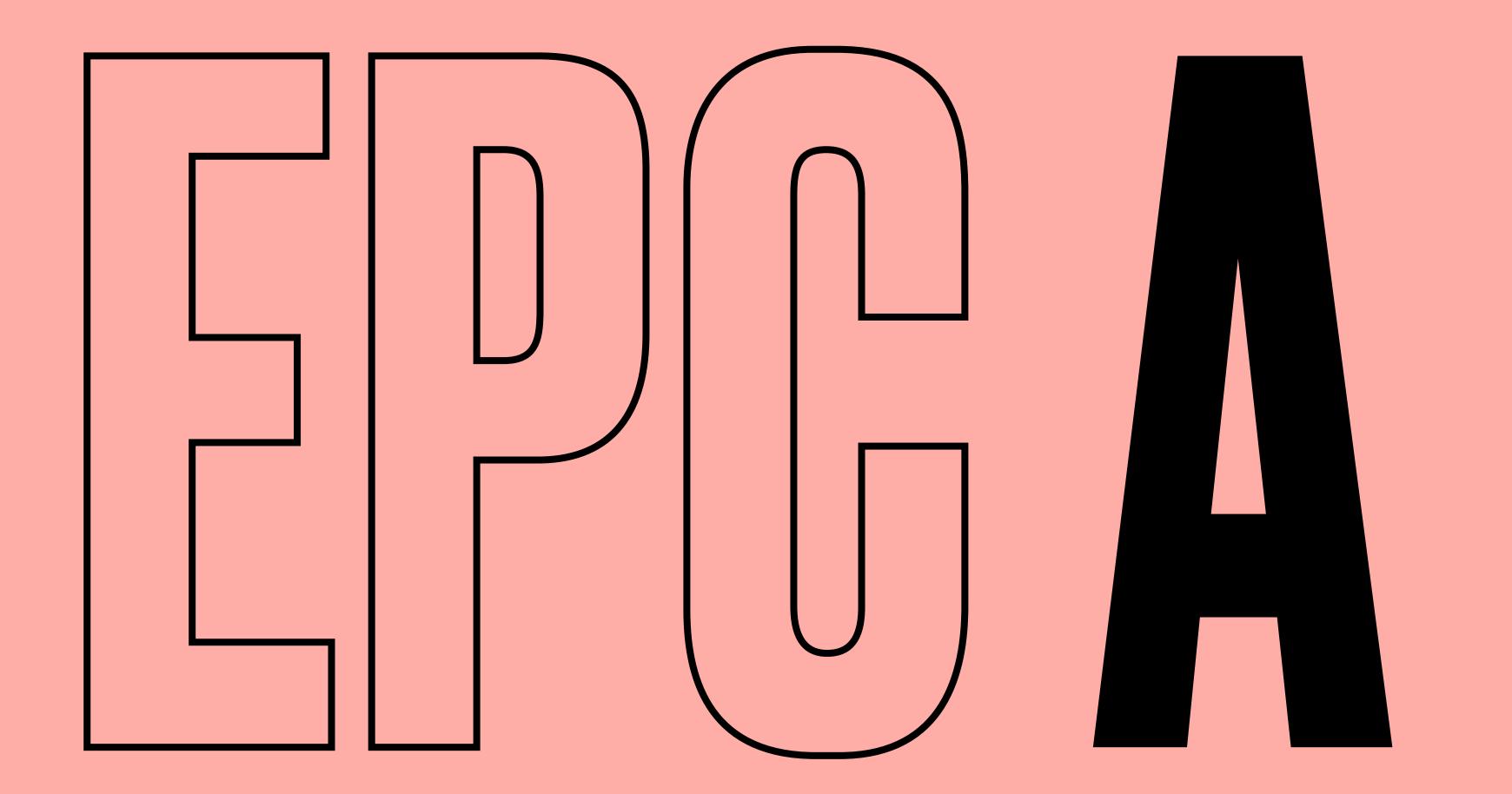






#### Specification summary

Energy efficient building design and operation



CYCLE SPACES FOR OFFFICE USE

DESIGN PHILOSOPHY

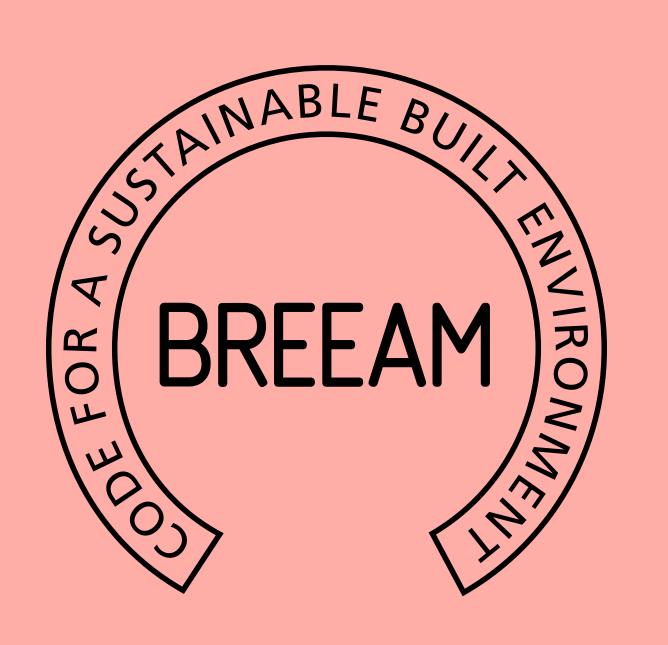
DIVERSE RESILENT

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

19 SHOWERS
226 LOCKERS

excluding retail provision

BREEAM GUTSTANDING'



NEW ENGINAIR
EFFORMATION OF THE STATE OF THE

supply from 2 independent substations.

A second duplicate primary electrical supply from a different EDF primary 132 kv substation

THE REPORT OF THE STATE OF THE

Standby generators

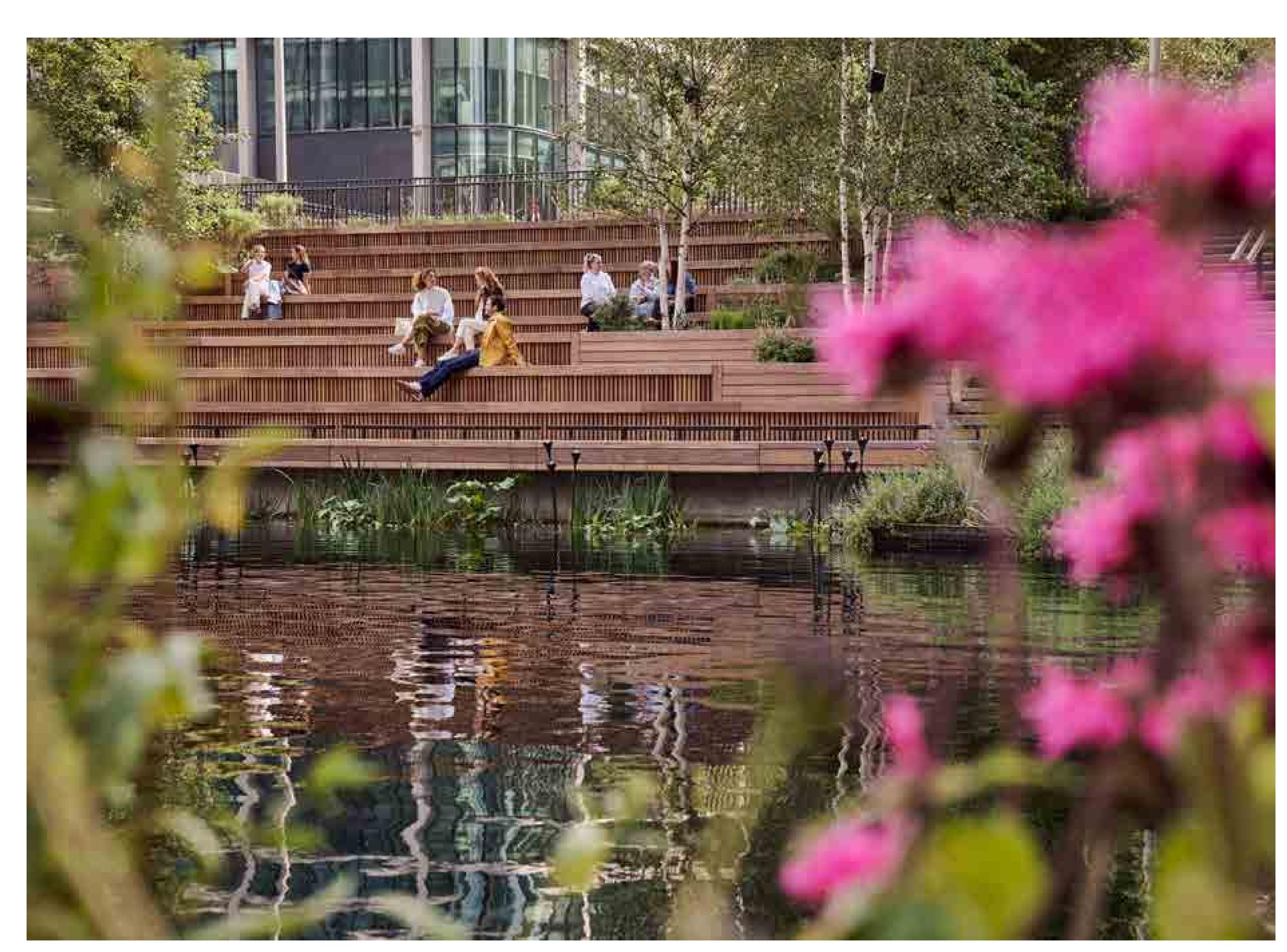
RAISED FLOOR

#### Eden Dock

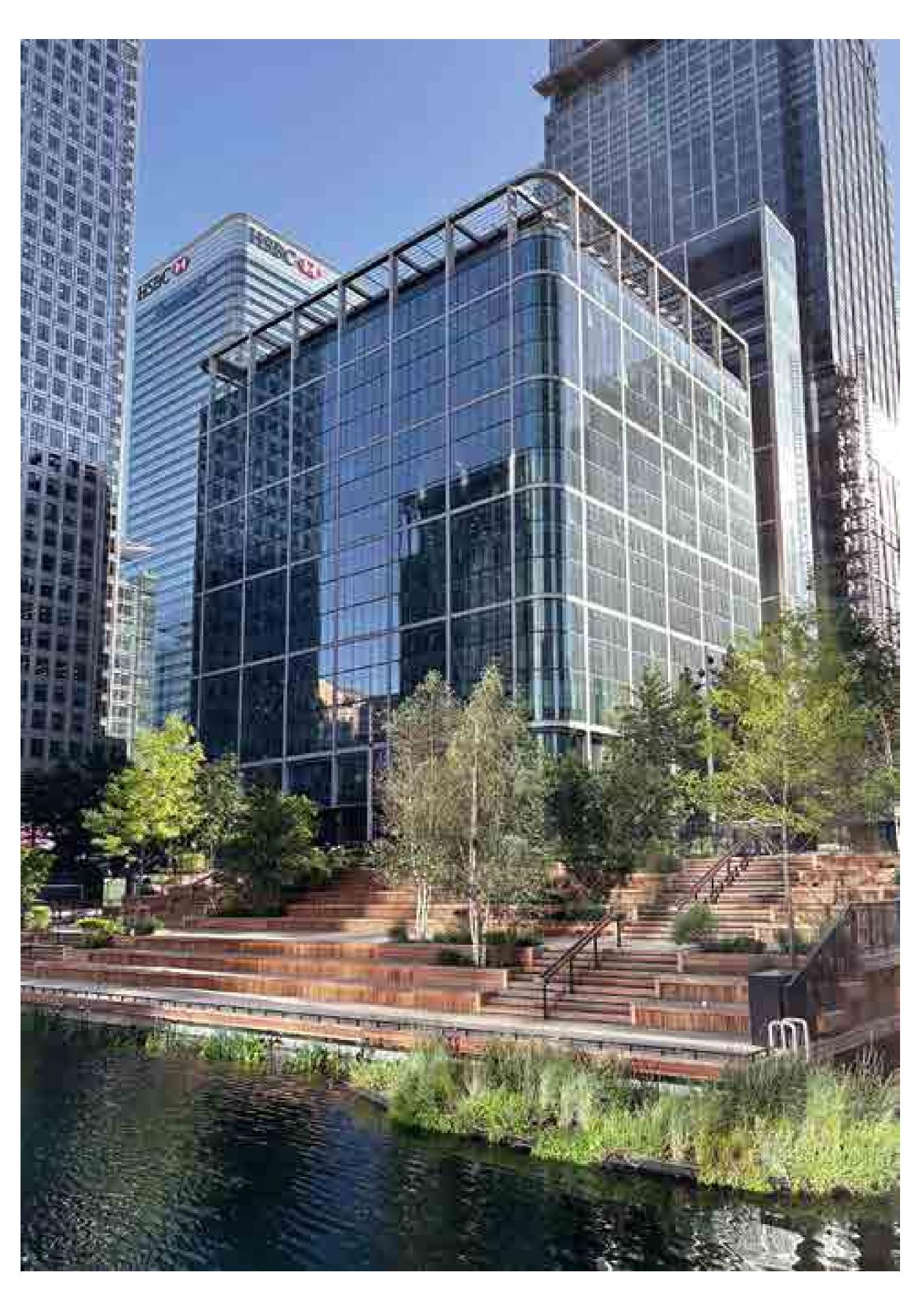
Together with the Eden Project, we are excited to unveil Eden Dock, a waterfront oasis in the heart of Canary Wharf. Aquatic islands, marine habitats, art installations and engaging water activities combine to create a place for nature and people. Dive into open-water swimming, rejuvenate with yoga or unwind by the water's edge and let nature enhance your wellbeing.

# 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.



fan coil air conditioning

to landfill since 2009

### 

coffee cups recycled

single-use plastic items eliminated or recycled

Transitioning to



electricity sourced renewably since 2012



Full FCS® certification



tackling food insecurity by distributing surplus food to the community

## 

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Find out more on the One Bank Street website

Download the Canary Wharf app





