



## 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.

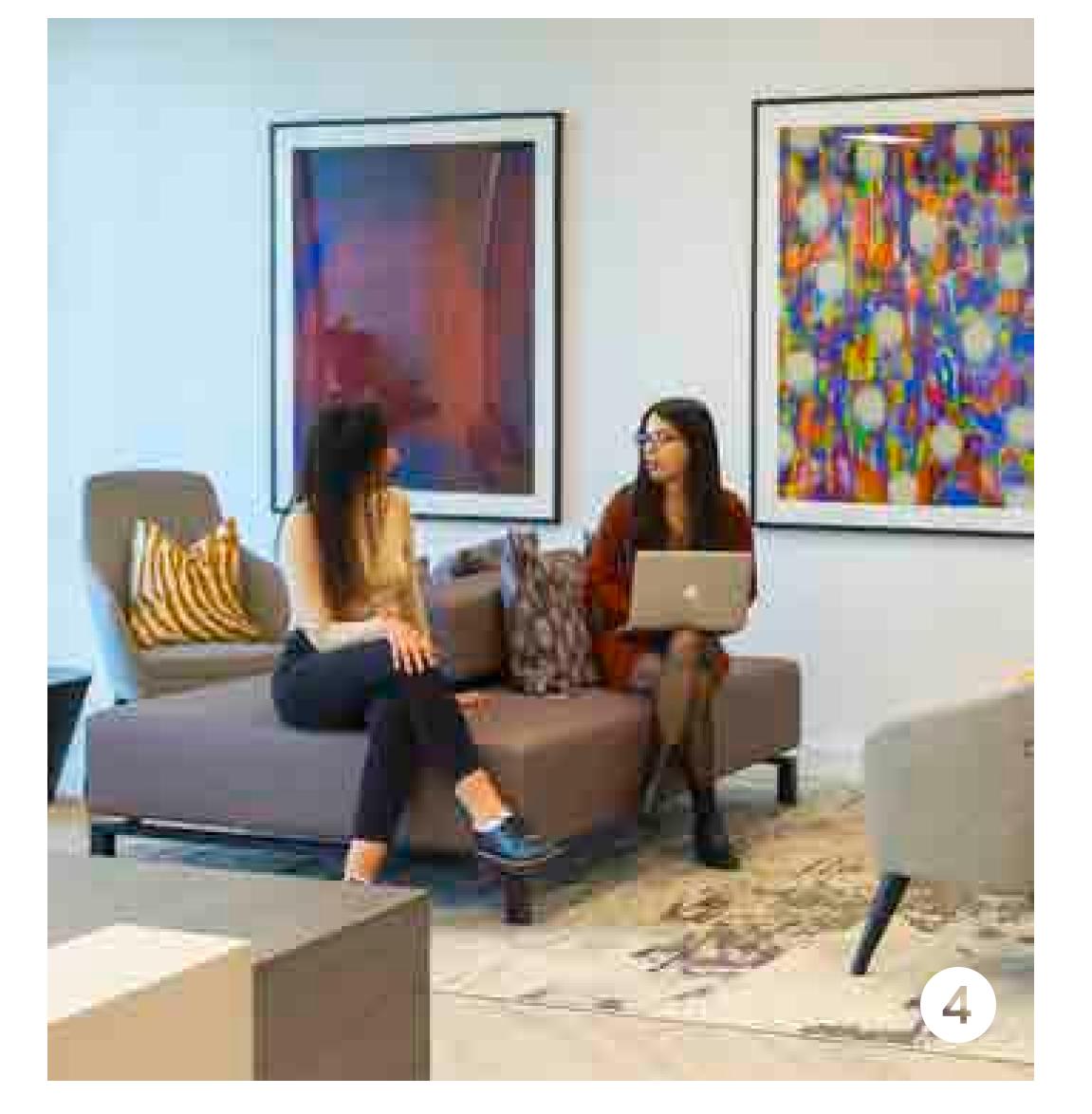
Surrounded by parks and vibrant open spaces, minutes from a world-class array of bars, restaurants and shopping malls, and with incredible connections to the whole city and beyond. Forty Bank Street offers the very best of London life – all in one place.





### 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 IN CANARY** WHARF IS 15% BETTER THAN IN THE CITY OF LONDON AND CITY OF WESTMINSTER















<b>GRAB &amp; GO</b>	RE
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FASRCA & KRICKET

GRIND

MARCELINE

FIVE GUYS



EST. 1991 BRERA

**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

#### WELLBEING

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

SHOPS

REISS

#### ESTAURANTS ENTERTAINMENT

HOVARDA

R O E

CAPITAL TKARTS

ELECTRIC SHUFFLE

EVERYMAN

**MM**<sup>y</sup> WOOD WHARF

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**

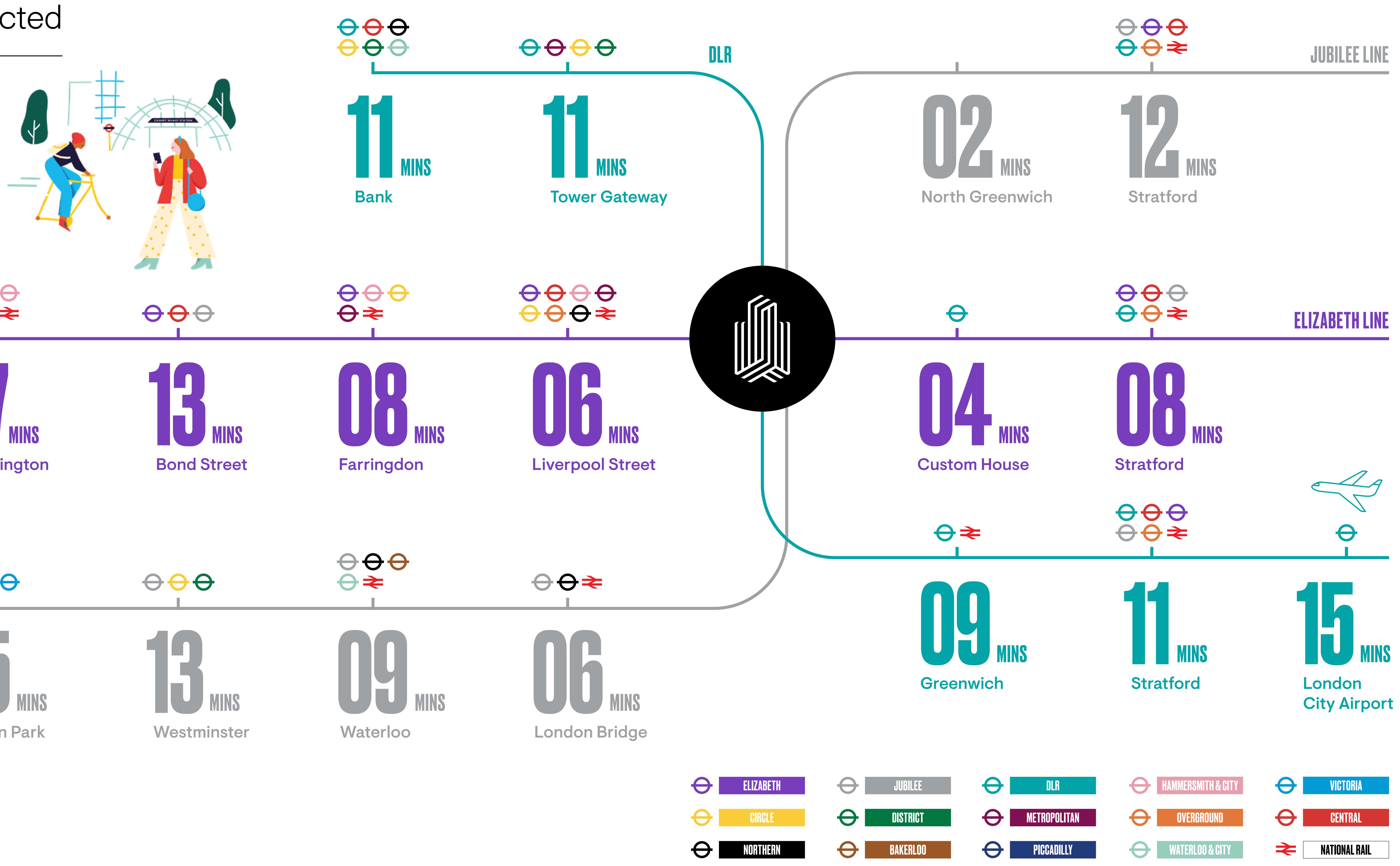
Outstanding coffee and cocktails on tap





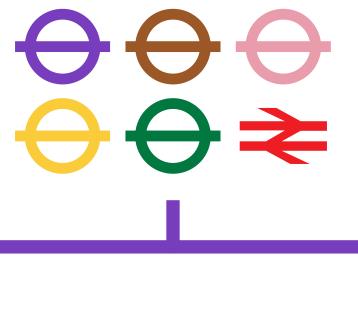
### Seamlessly connected

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

## **221,313 SQ FT OF** EXTRAORDINARY **OFFICE SPACE** AVAILABLE



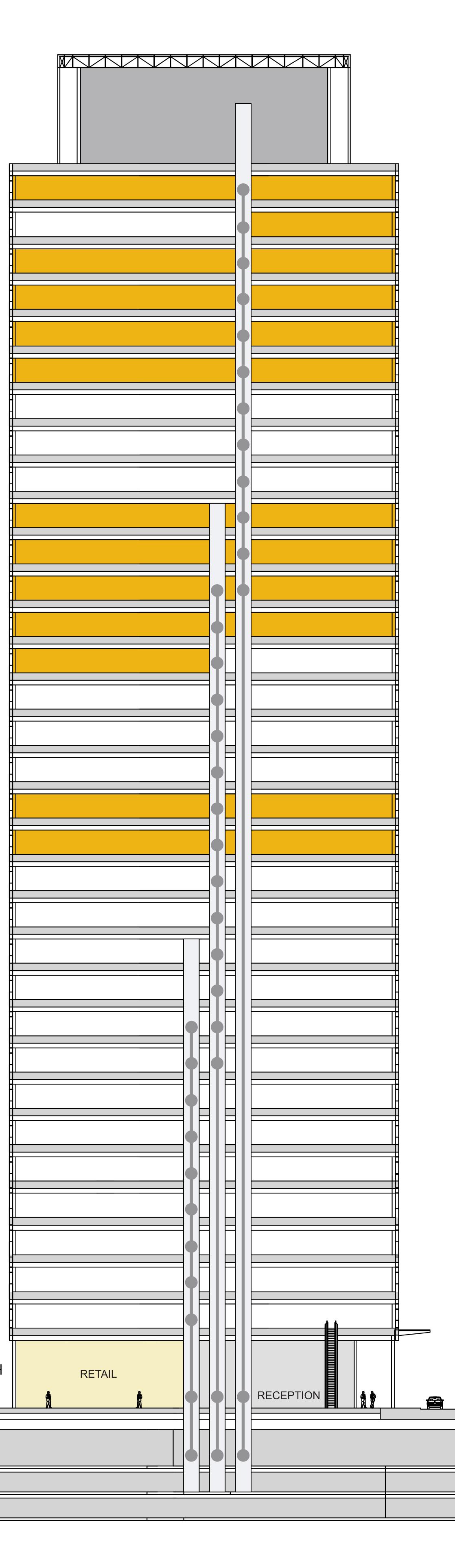
Level 31, MadeFor: fit out Exceptional space for exceptional work

#### 

NIA		sq ft	sq m	<b>Floor Condition</b>	
Plant					
Level 32	Available	19,519	1,813	Shell & Core	
Level 31	Begbies Traynor / Part Available	8,092	752	MadeFor:	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:	<b>MadeFor:</b>
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	MadeFor:	MadeFor:
Level 14	Available	18,847	1,751	MadeFor:	<b>MadeFor:</b>
Level 13	Citi	18,841	1,750		MadeFor:
Level 12	Citi	18,835	1,750		<b>MadeFor:</b>
Level 11	IPC Systems	17,924	1,665		
Level 10	Citi	18,418	1,711		MadeFor:
Level 09	Citi	18,421	1,711		<b>MadeFor:</b>
Level 08	Citi	19,101	1,775		MadeFor:
Level 07	Citi	19,107	1,775		<b>MadeFor:</b>
Level 06	Citi	19,115	1,776		<b>MadeFor:</b>
Level 05	Citi	19,113	1,776		<b>MadeFor:</b>
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		<b>MadeFor:</b>
Level 02	Delta Capita	19,113	1,776		
Level 01	HCA Healthcare	18,403	1,710		
TOTAL OI	FFICE NIA	609,351	56,610		
	FFICE NIA Reception	609,351 10,957	56,610 1,018		SC DC

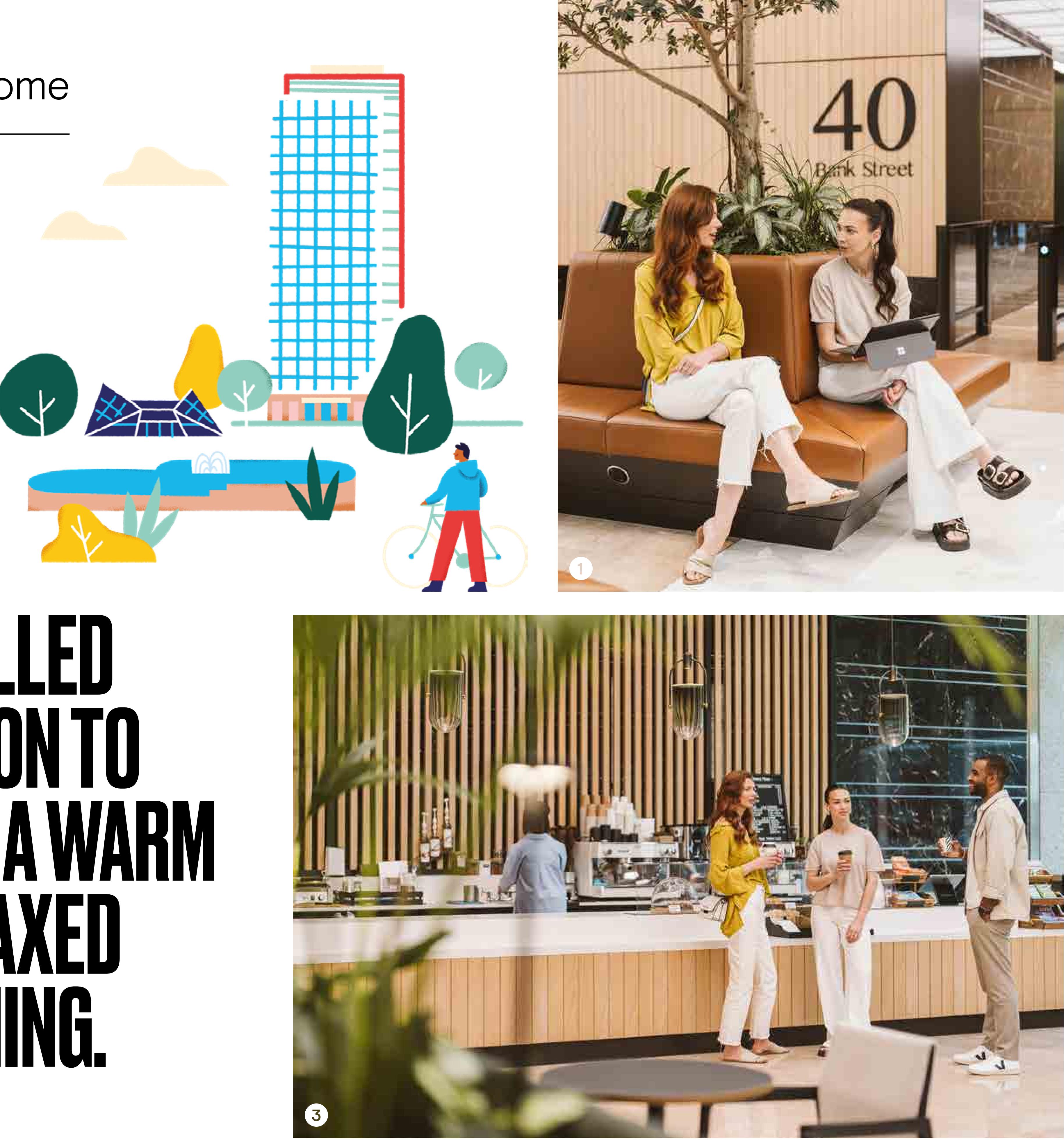


Available



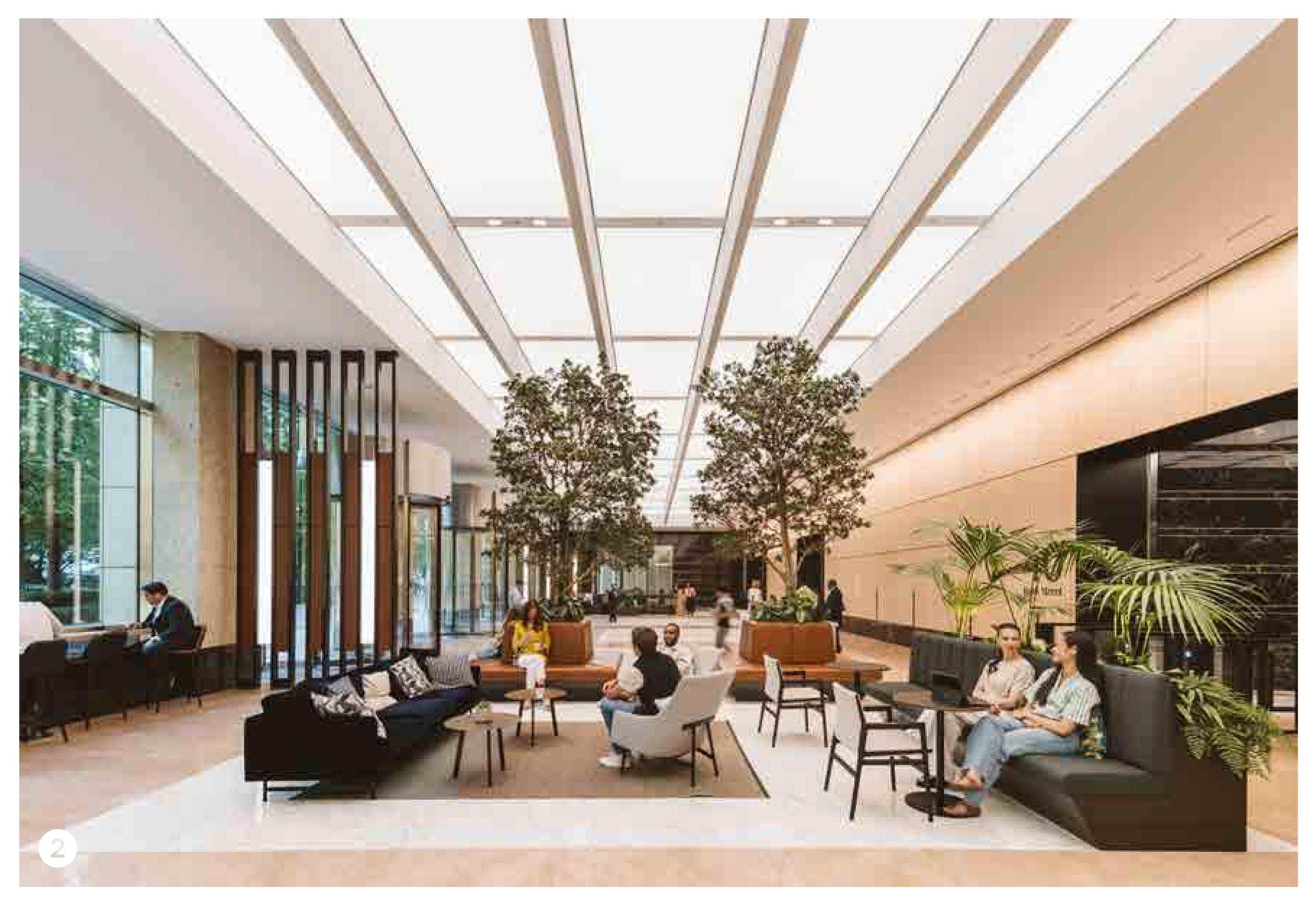


A warm welcome awaits you. Whether you're having a breakfast meeting, greeting a client, or catching up on emails.



## REMODELLED RECEPTION TO PROVIDE A WARM AND RELAXED WELCOMING.

### **RECEPTION LOBBY**







- 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

### Level 19

#### $\square$ $\begin{array}{c} 4,644\,SQ\,FT\\ \textbf{\textbf{491}Cn}\\ \end{array}$

**FLOOR CONDITION** MadeFor:

### MadeFor:

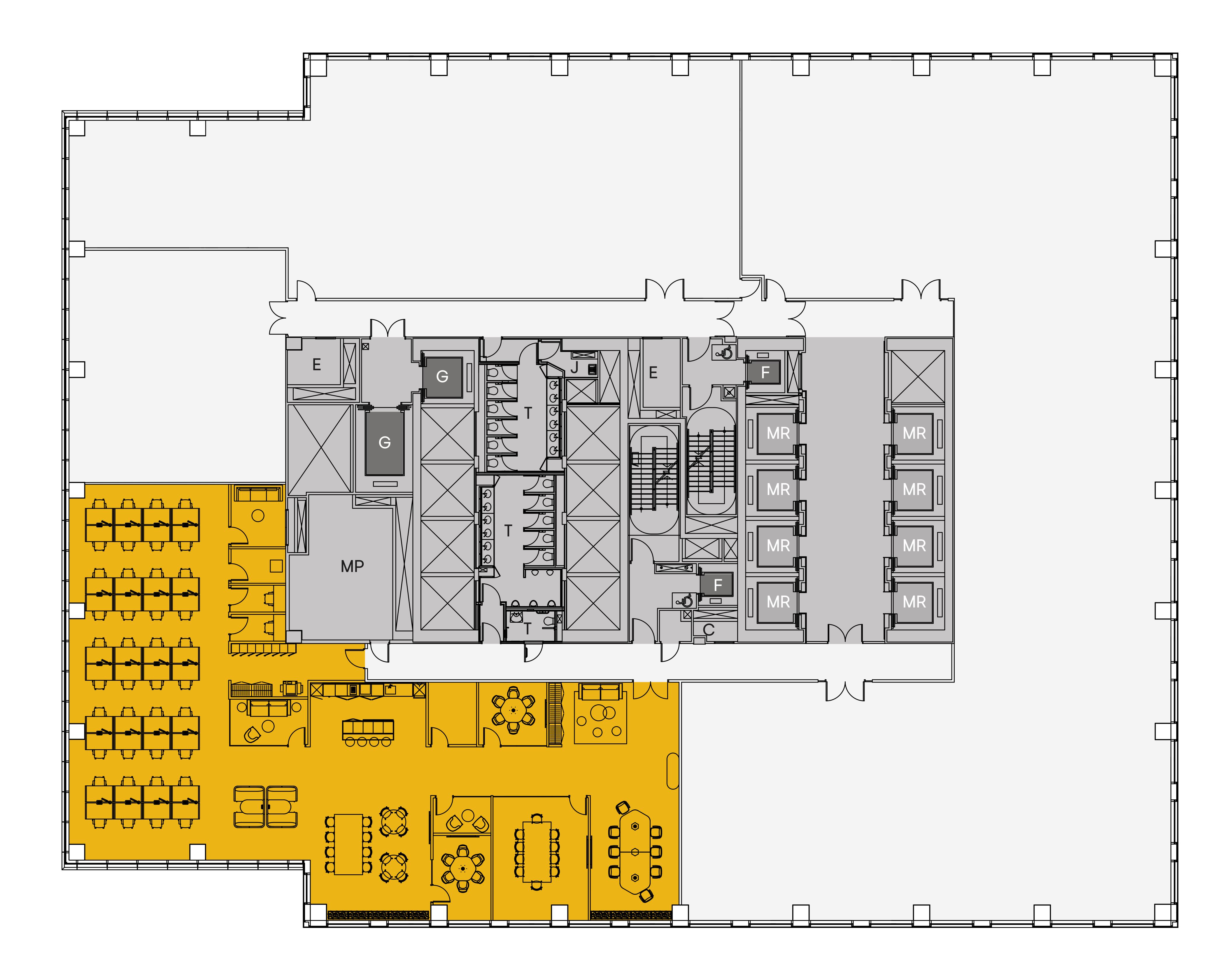
#### KEY

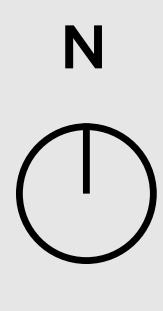
MR

Workplace Available

Core

MR Mid Rise Lift G/F Goods / Firemens' Lift







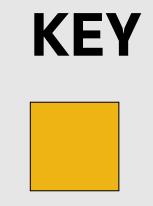
## Typical Mid Rise Floor

### Level 20

## 10,0JJ JŲ Γ 1 1,750 SQ M

#### **FLOOR CONDITION**

Shell & Core.



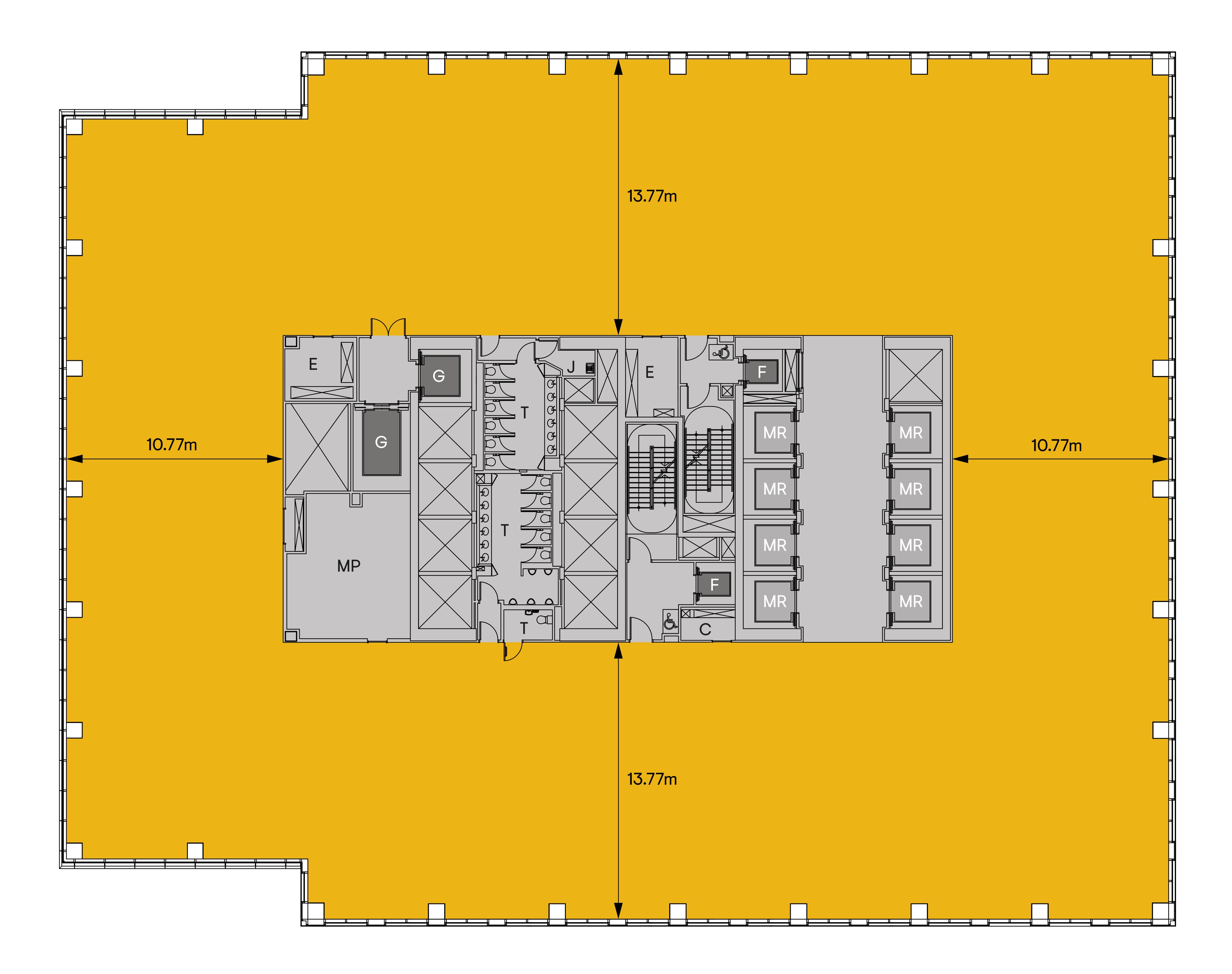
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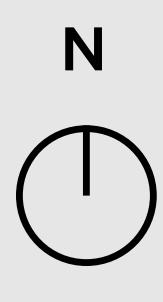
Workplace Available

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**

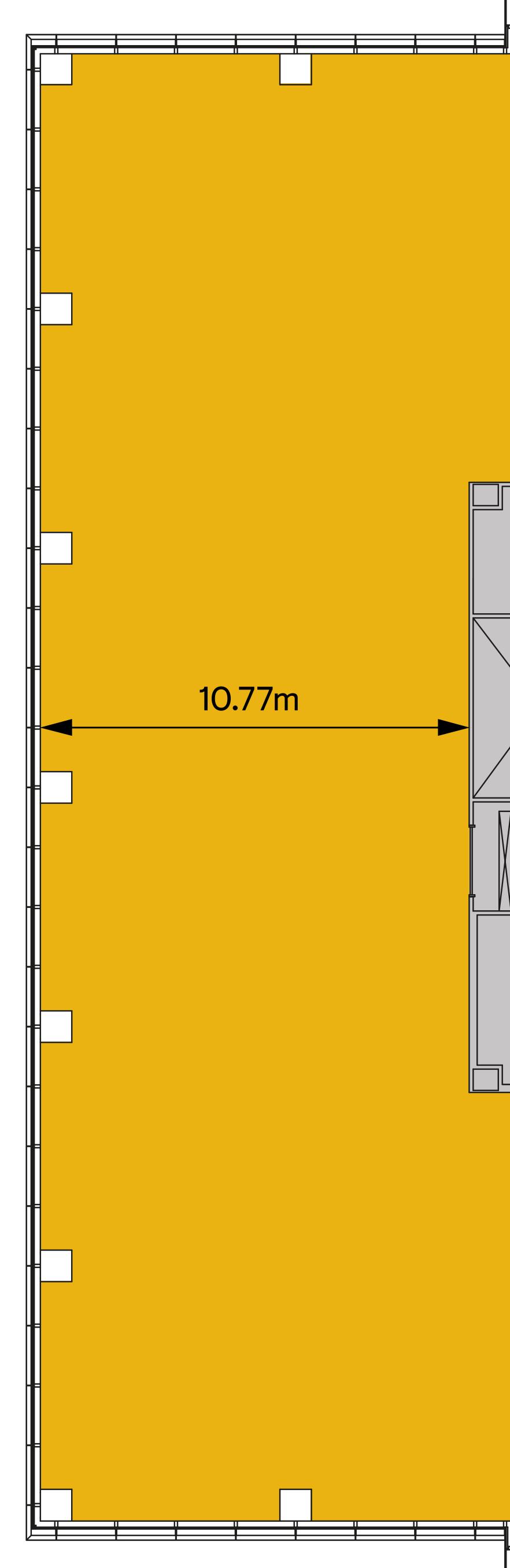
New exposed Category A.

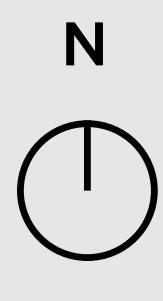


Workplace Available

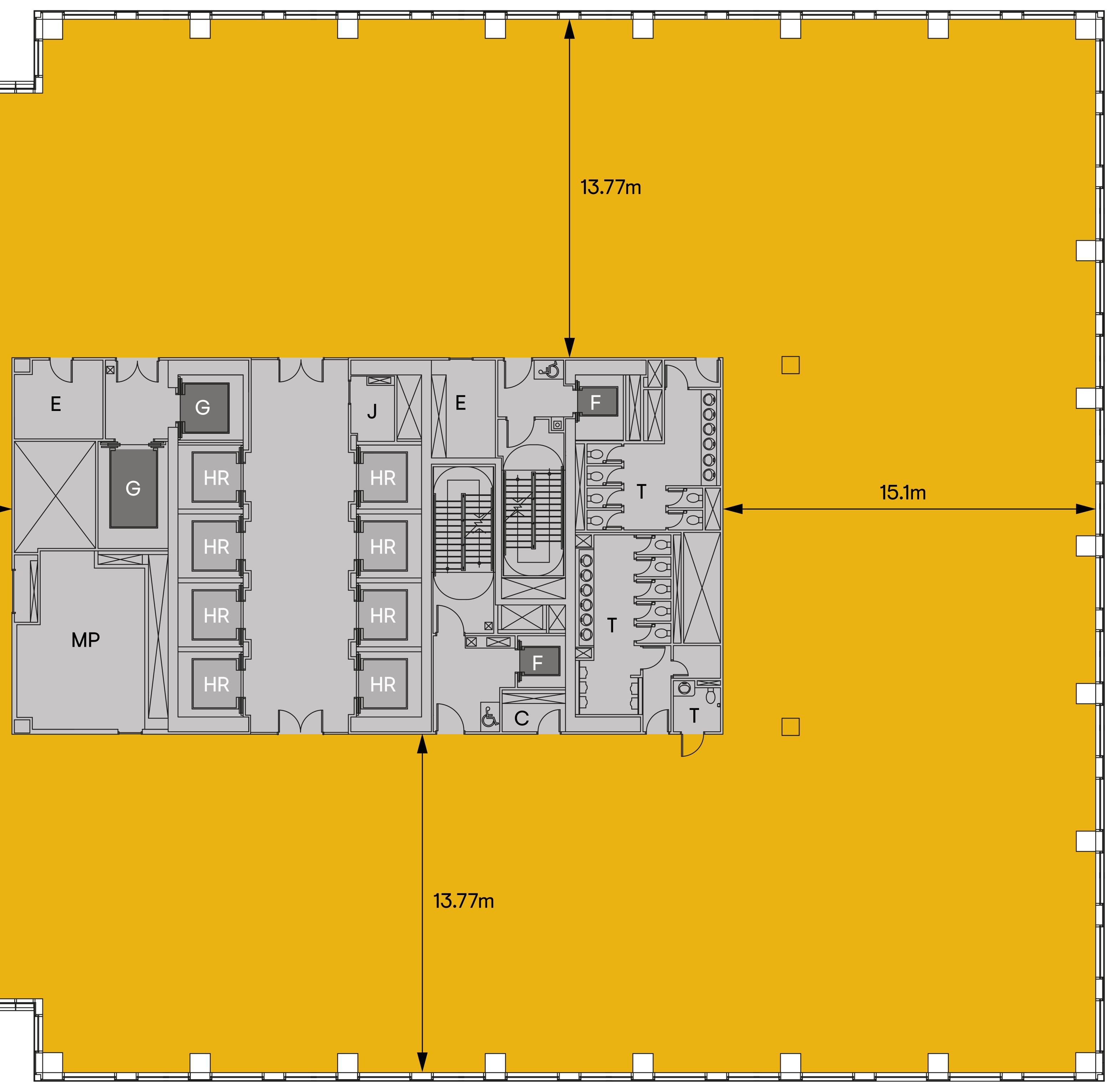
Core

HRHigh Rise LiftG/FGoods / Firemens' Lift





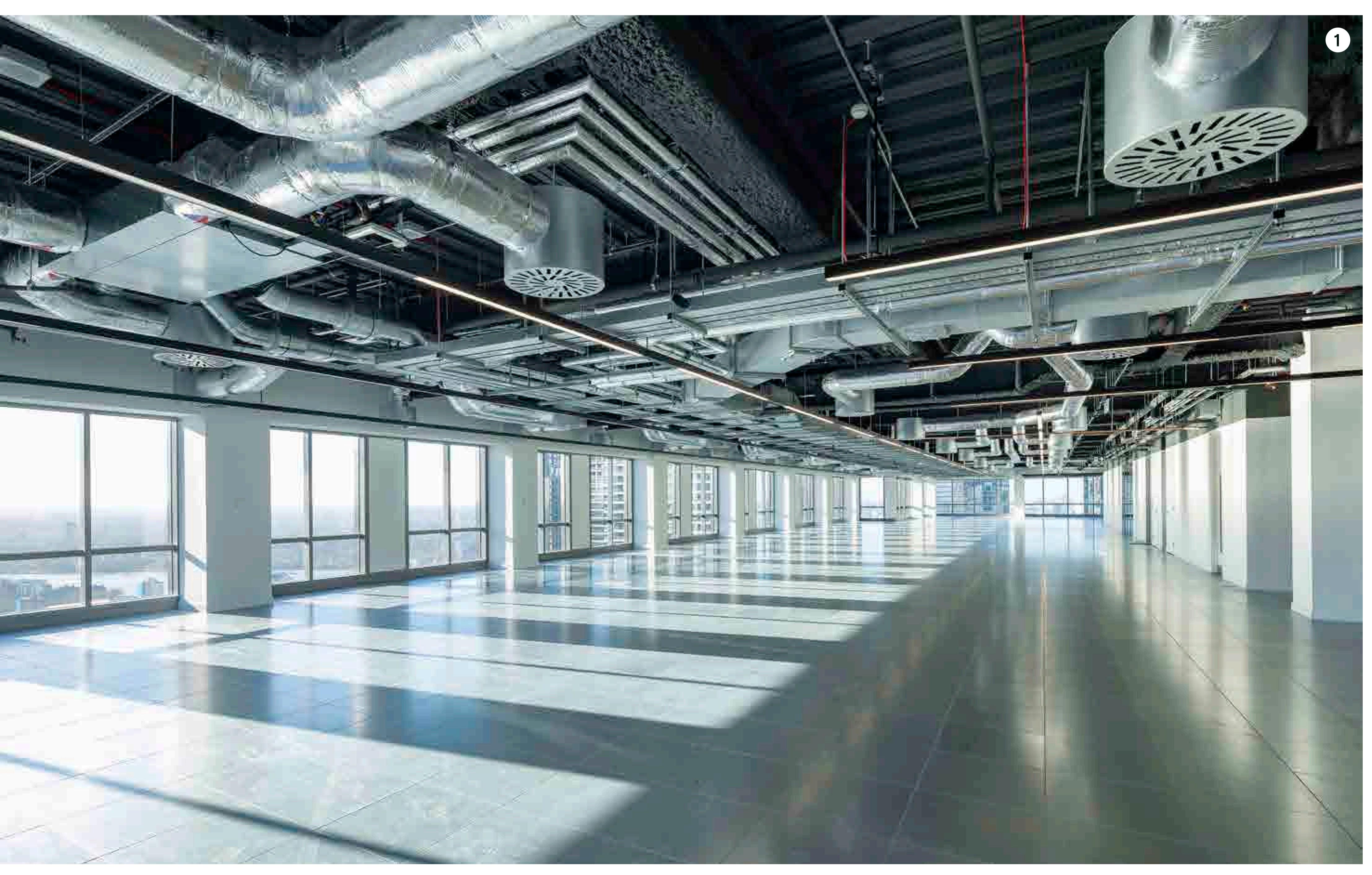




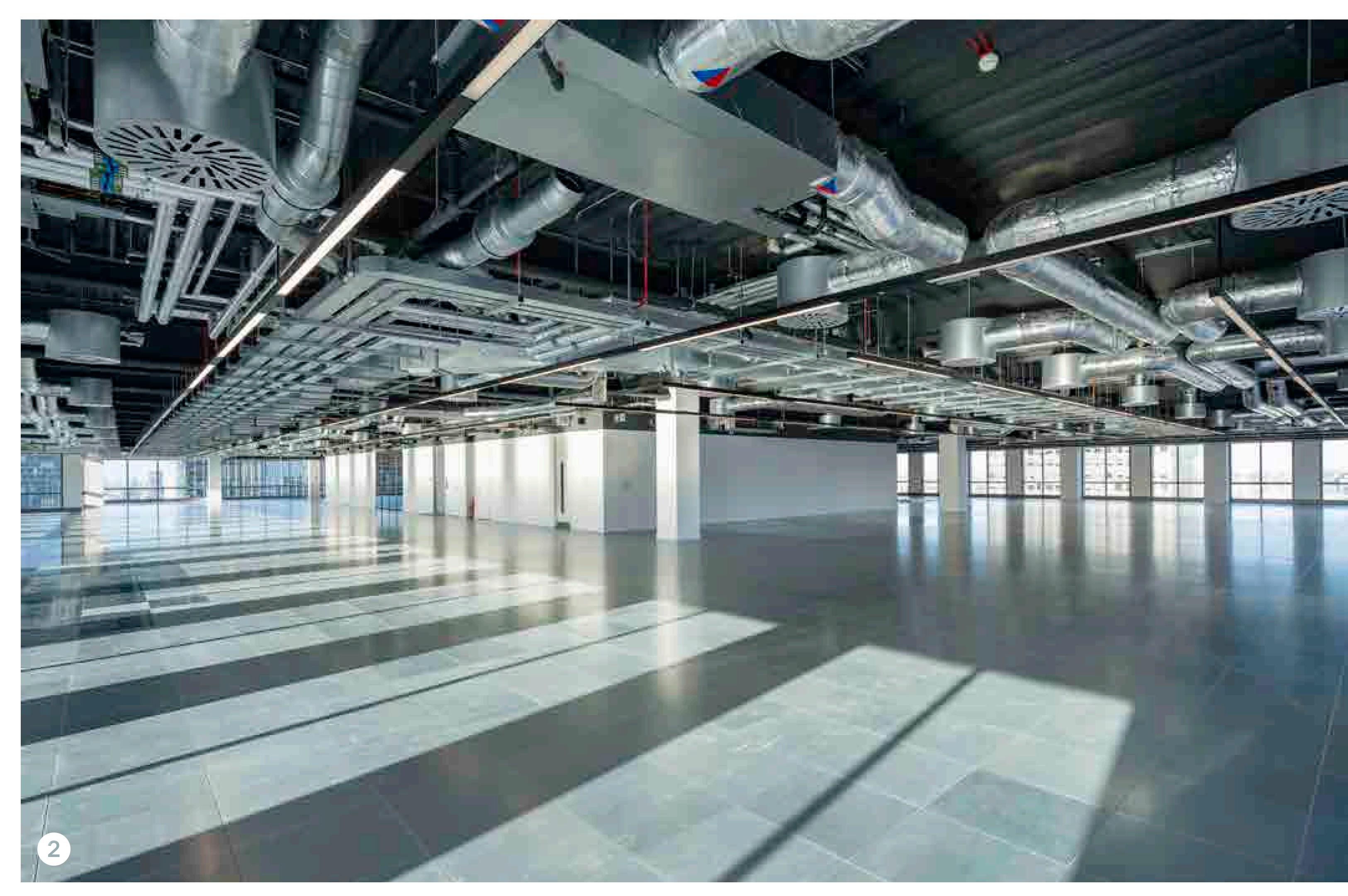
**FLOOR PLAN** 

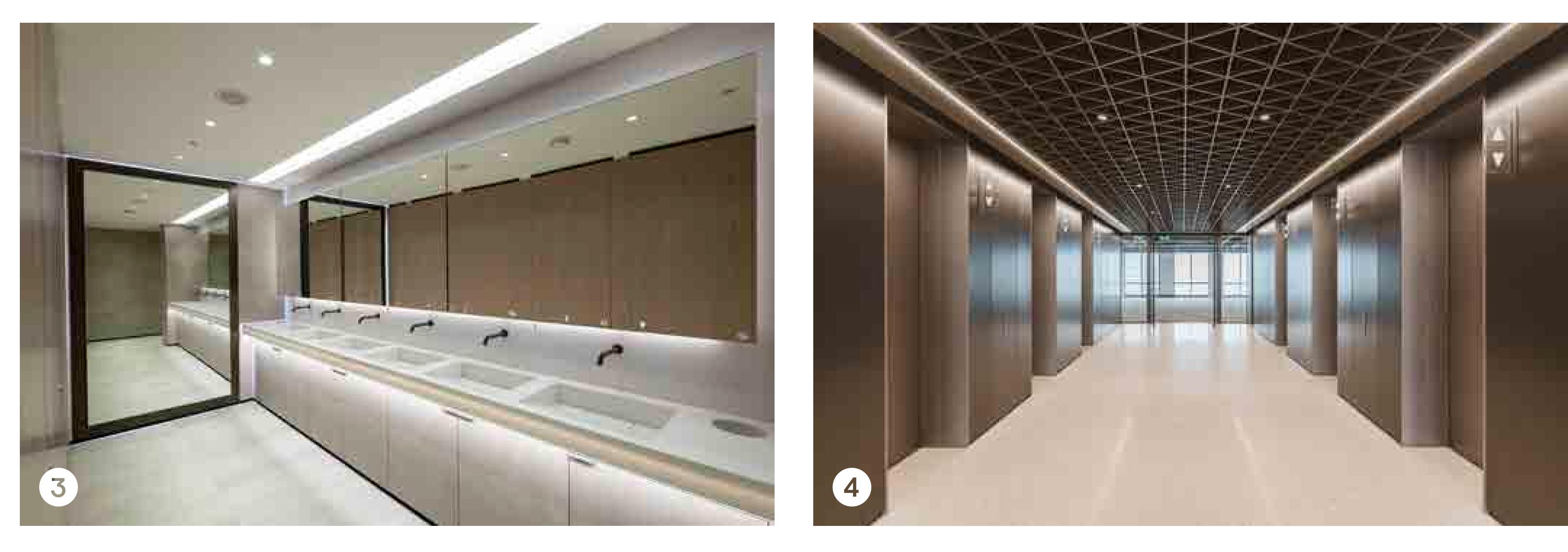


# **COLUMN-FREE CAT A WORKSPACE**









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**

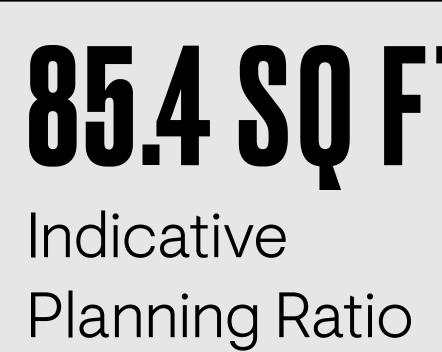
226 Open Plan Workstations



One Person Offices



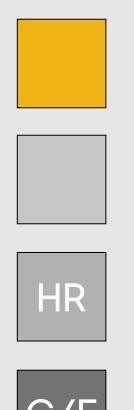
Total Population



#### **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



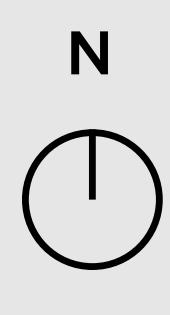
Workplace Available

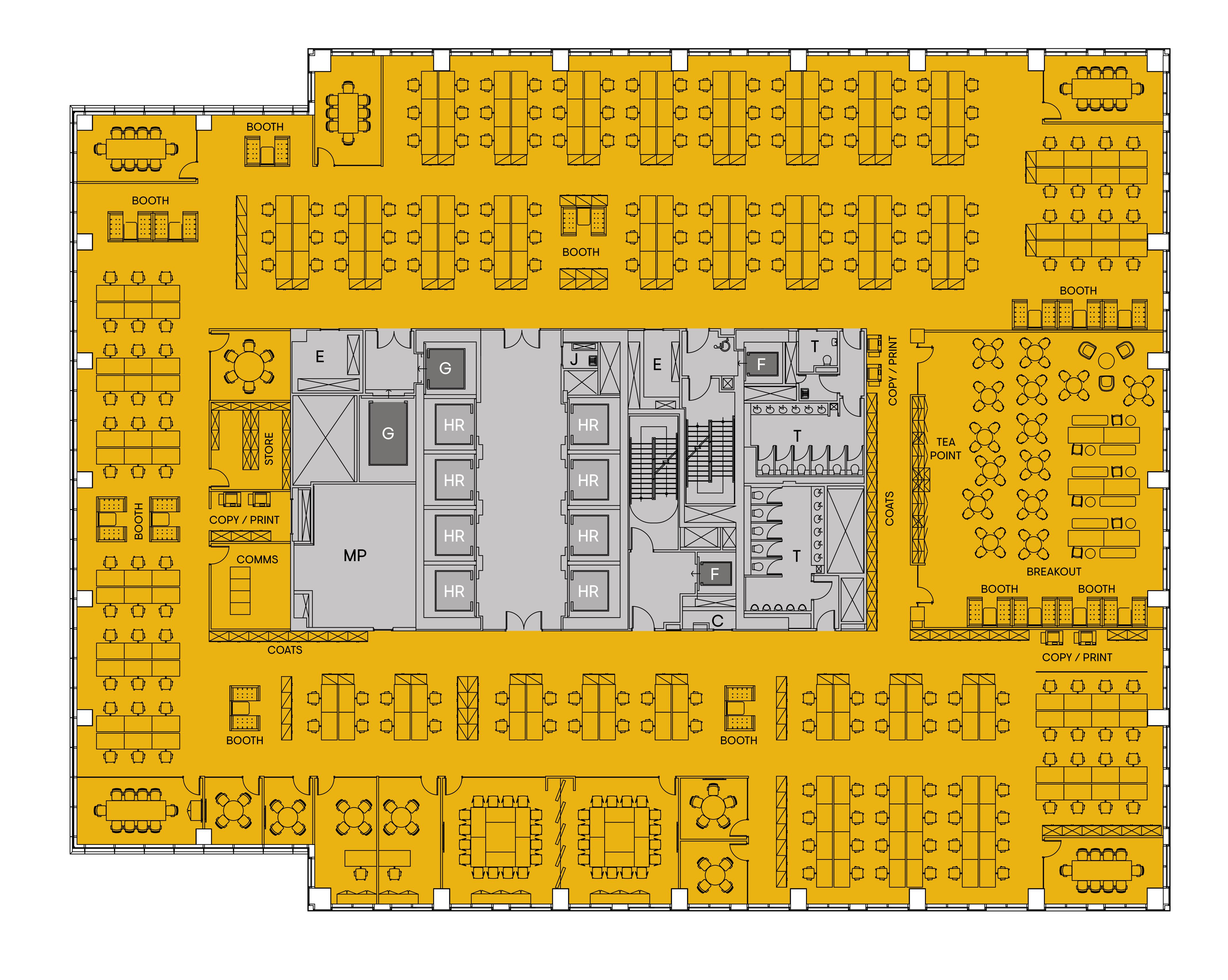
Core

HR High Rise Lift

G/F Goods / Firemens' Lift

## 85.4 SQ FT





### **FLOOR PLAN**

## Typical High Rise Floor

### Creative Layout

#### **INDICATIVE WORKSPACE ALLOCATION**

<b>180</b>		<b>181</b>		
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

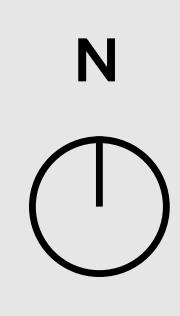
Core

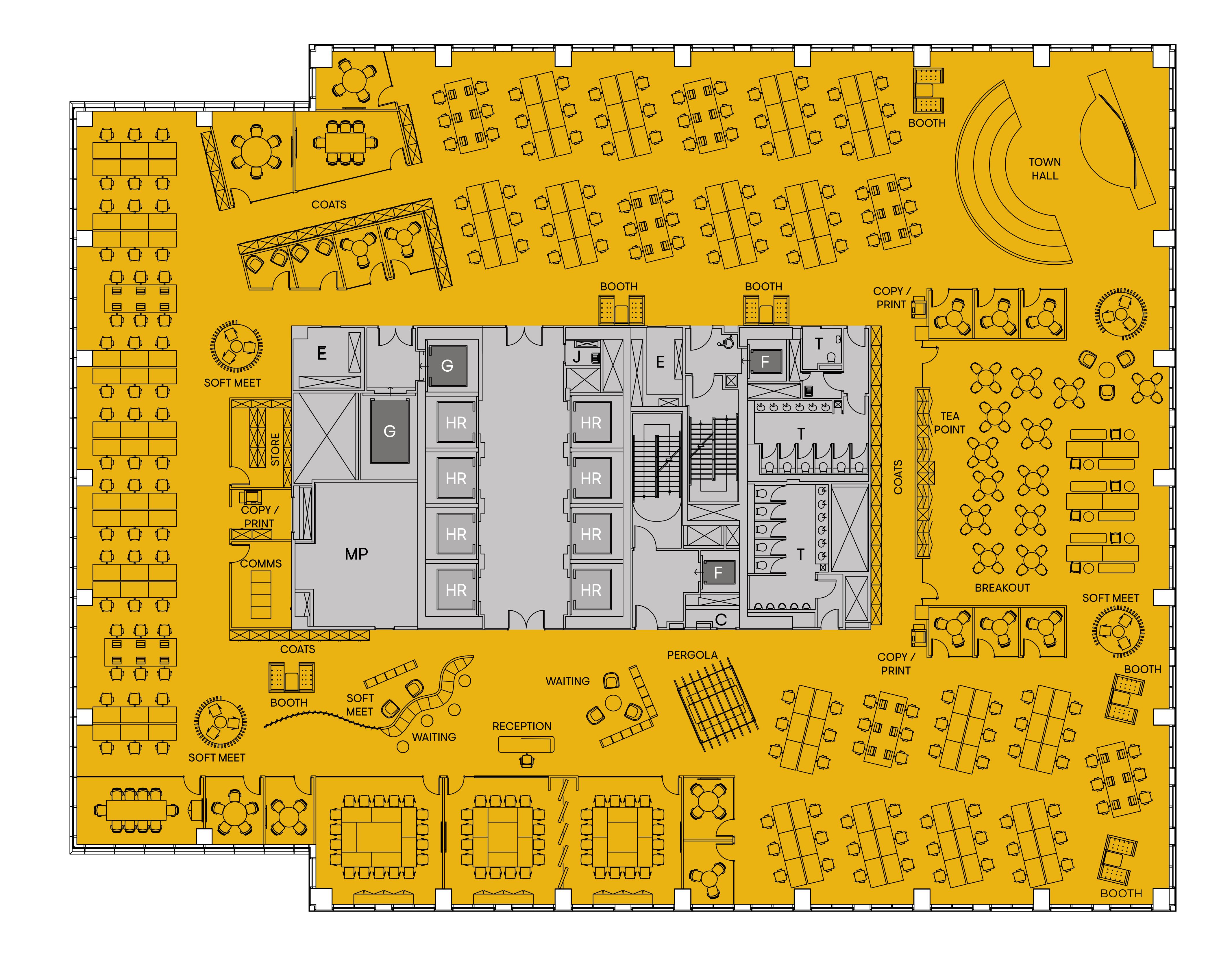
Workplace Available

HRHigh Rise LiftG/FGoods / Firemens' Lift

## SQ F

Ratio





**FLOOR PLAN** 

### Forty Bank Street Specification Summary

A building demonstrating best in class asset management to support sustainable performance during operation, alongside a significant refurbishment programme.

## BRFFAM IN-USE



## MANAGEMENT PERFORMANCE: 76.9%

### **NEC END SPAUES FUK OFFICE USE** JF

#### 

on newly refurbished floors

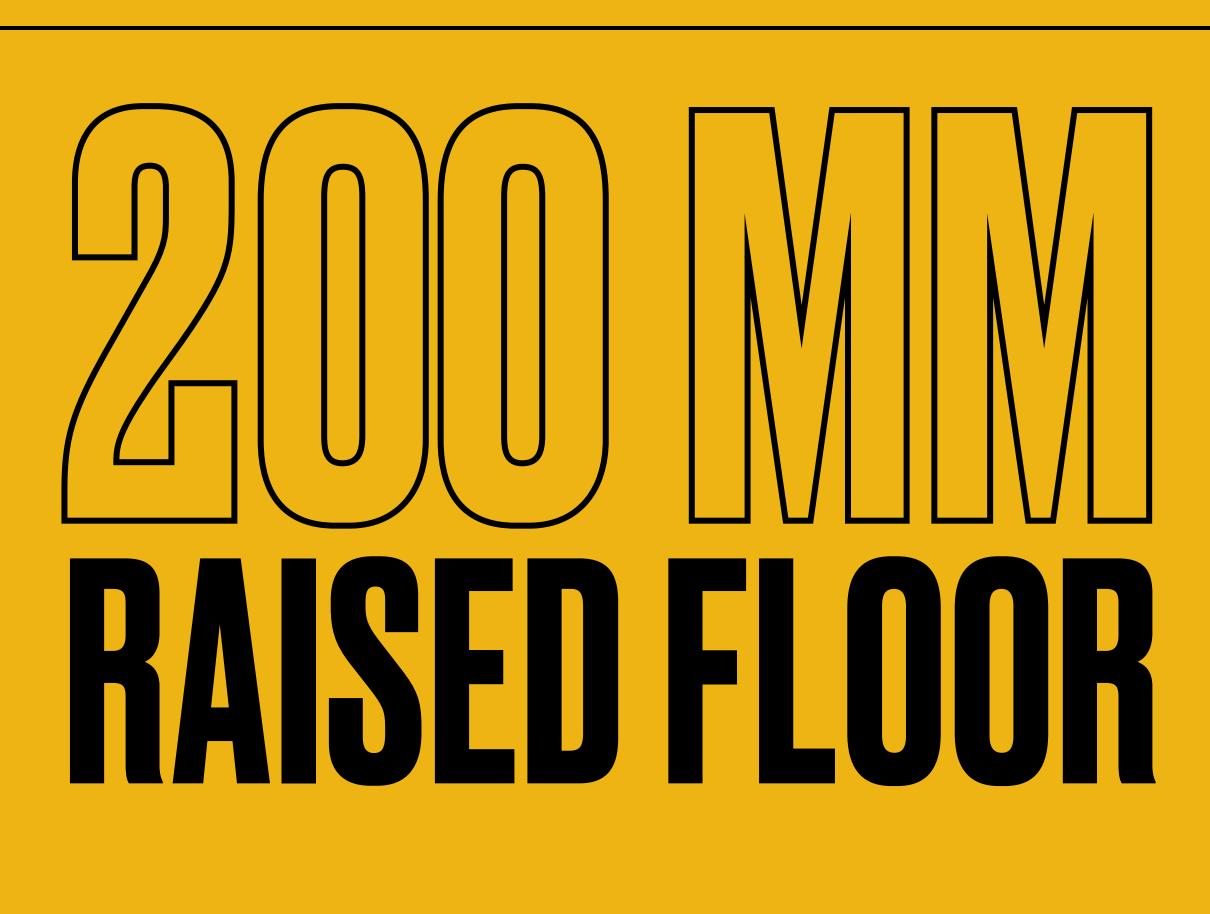
## U

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

# 







excluding retail provision



## DESIGN PHILOSOPHY



## 2000 KVA

Standby generators



## End of Trip Facilities

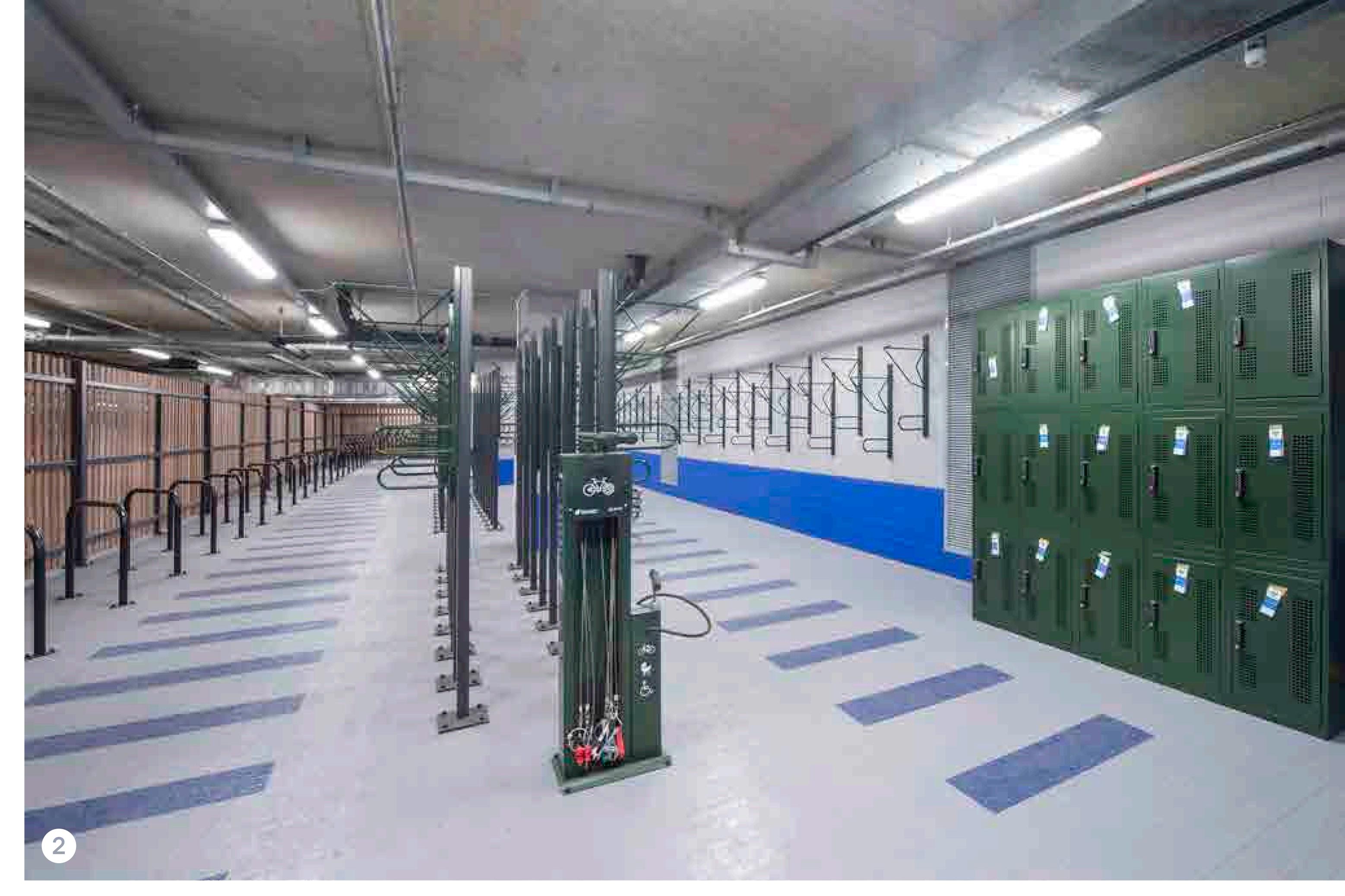
# **CREATED FOR YOUR CONVENIENCE**



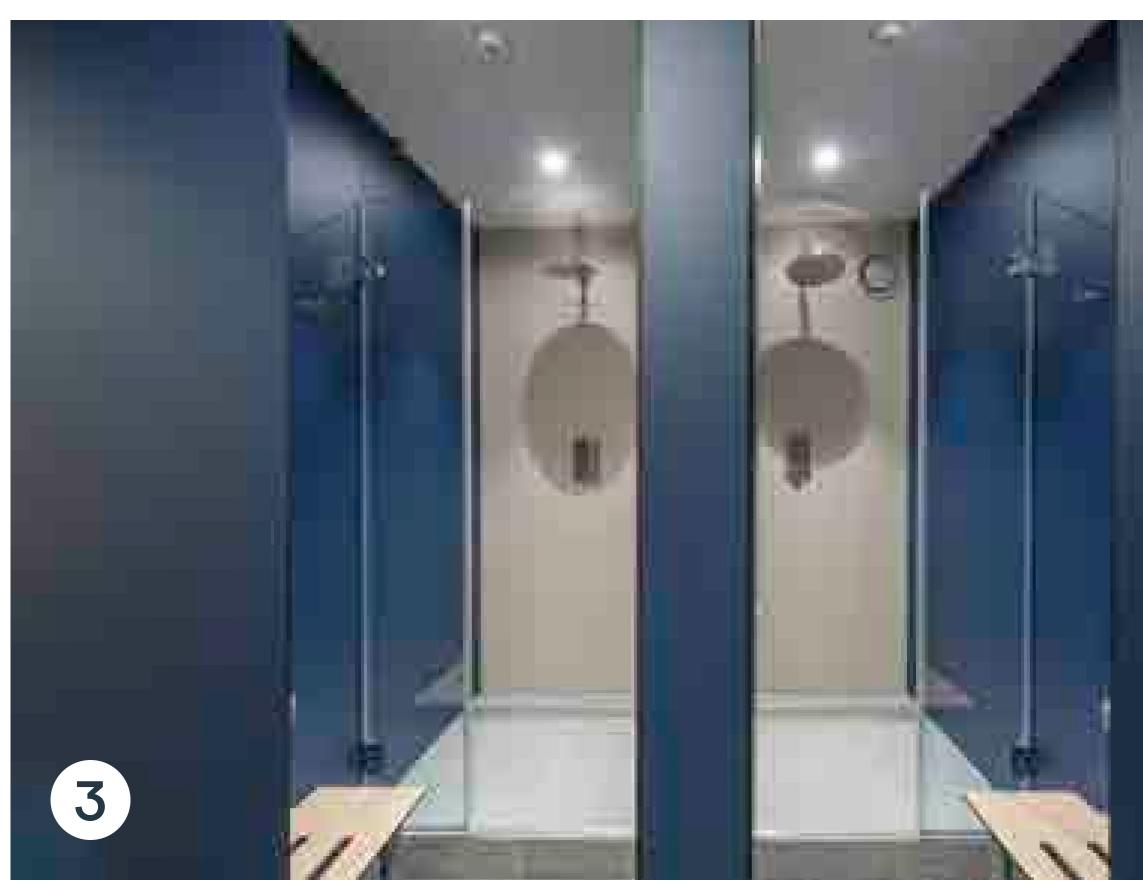
A brand new cycle store and shower & changing facility provide everything a cyclist needs.



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

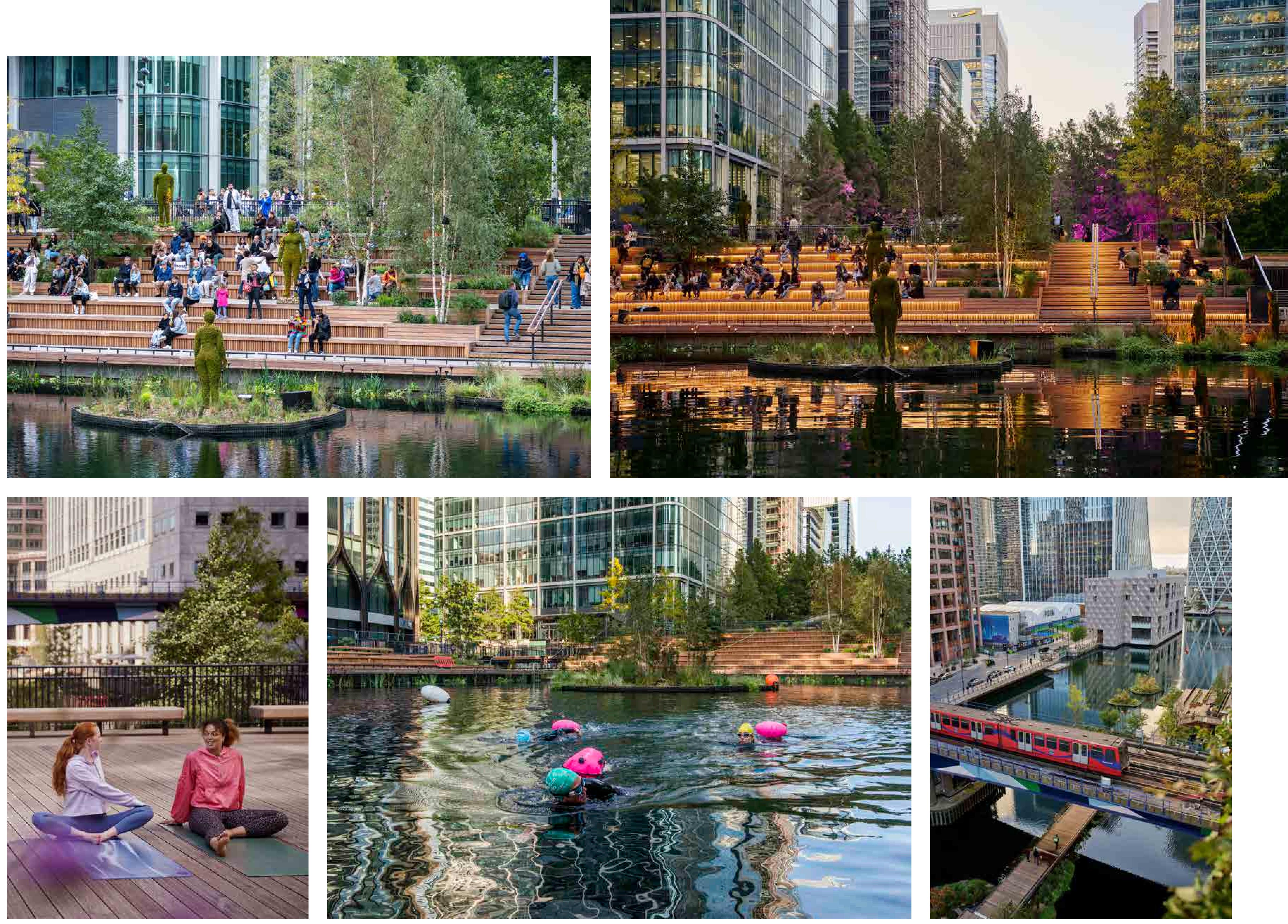


### Eden Dock

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 **ITHGREENSPACE** AND BLUE SPACE IS HUGE IN TERMS OF PEOPLE'S HEALTH AND WELLBEING.

Dan James Development Director The Eden Project





### EDEN DOCK

At Canary Wharf, sustainability and community are at the heart of everything we do. We understand the importance of creating environmentally and socially responsible environments, and our team of ESG professionals are dedicated to delivering continuous improvement across all our focus areas.

We are committed to the Environmental, Social and Governance (ESG) principles, as outlined in our strategy and featured in our annual report. We believe that the most effective way to drive meaningful change is by bringing together our customers, suppliers and our community. Together, we can enhance lives, now and in the future.

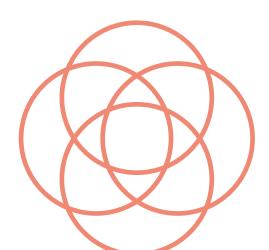
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:

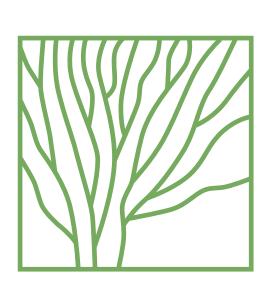


#### **CLIMATE ACTION**

Turning our ambition to be net zero into action



#### **DRIVING CIRCULARITY** Transitioning from a linear to a circular economy



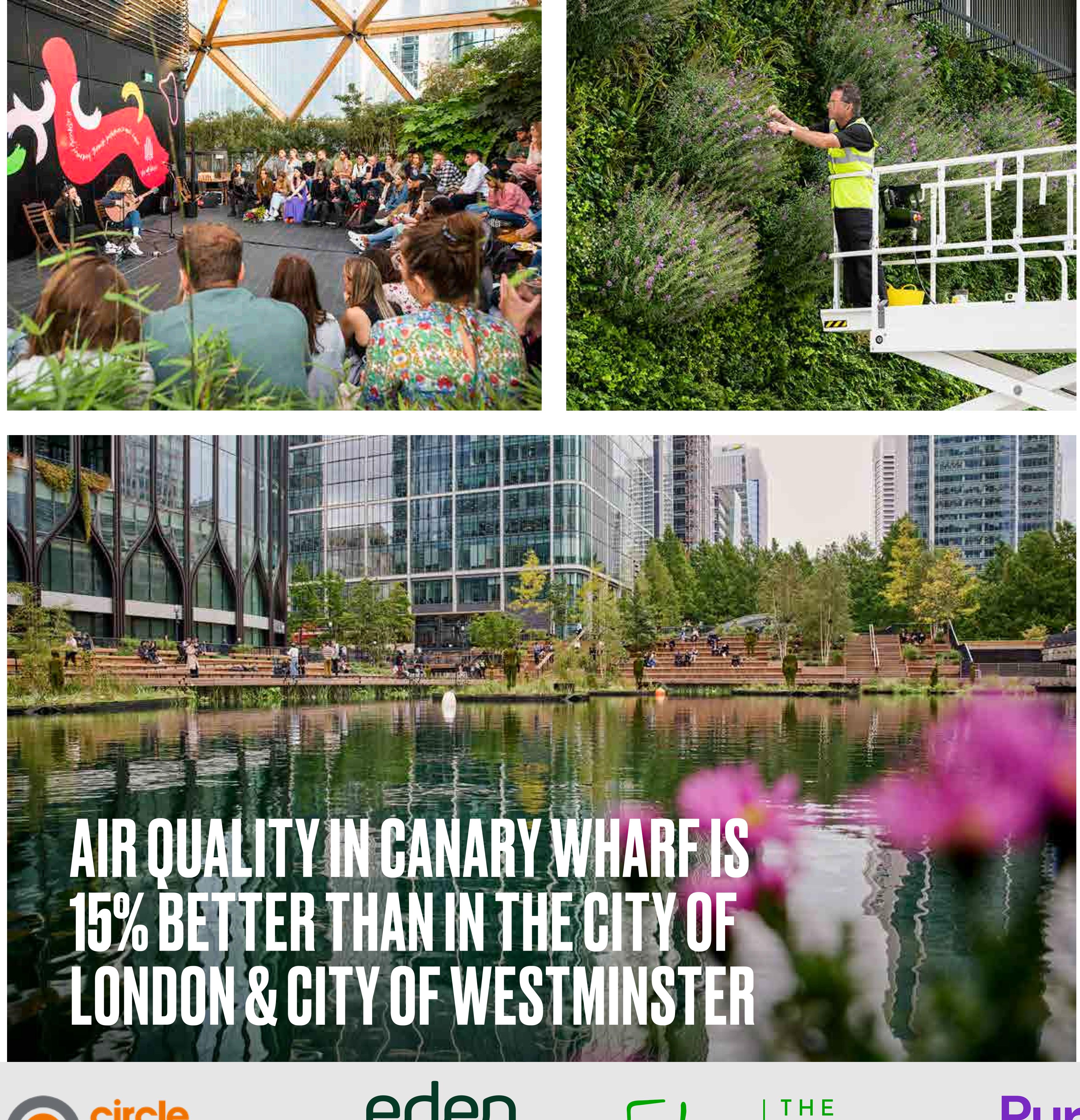
#### **CREATING SPACE FOR NATURE** Creating a place for nature as well as people



#### SOCIAL IMPACT

Creating positive change through shared social purpose, connecting our communities & customers

#### SOME OF OUR CORE **PARTNERSHIPS AND COMMITMENTS**







## FELIX PROJECT



## 

- Net Zero Carbon by 2040: CWG is committed to partnering with occupiers to enhance building performance.
- In-house Waste Management Team: Supporting our tenants with innovation opportunities to maximise recycling and circular economy initiatives.
- ESG Forums: Regular forums allow our tenants to be updated on initiatives, share ideas, and hear from industry experts.
- Felix Project Partnership: Help to tackle food poverty by volunteering for free to distribute meals and reduce food waste.
- 16.5 Acres of Parks and Gardens: Take advantage of our open spaces to lift your mood, productivity, and enjoy breaks at the award-winning Eden Dock, a place for nature and people to thrive.





DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

# GET NTOUCH.





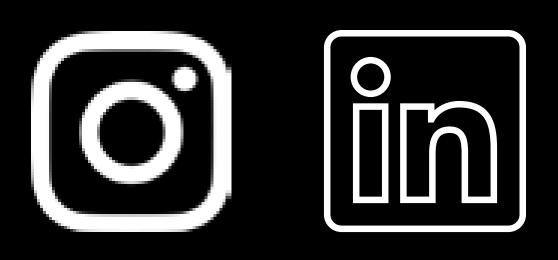
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### Find out more on the Forty Bank Street website

Download the Canary Wharf app



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