AHEAD OF THE CURV

Experience working in Canary Wharf for yoursel

11

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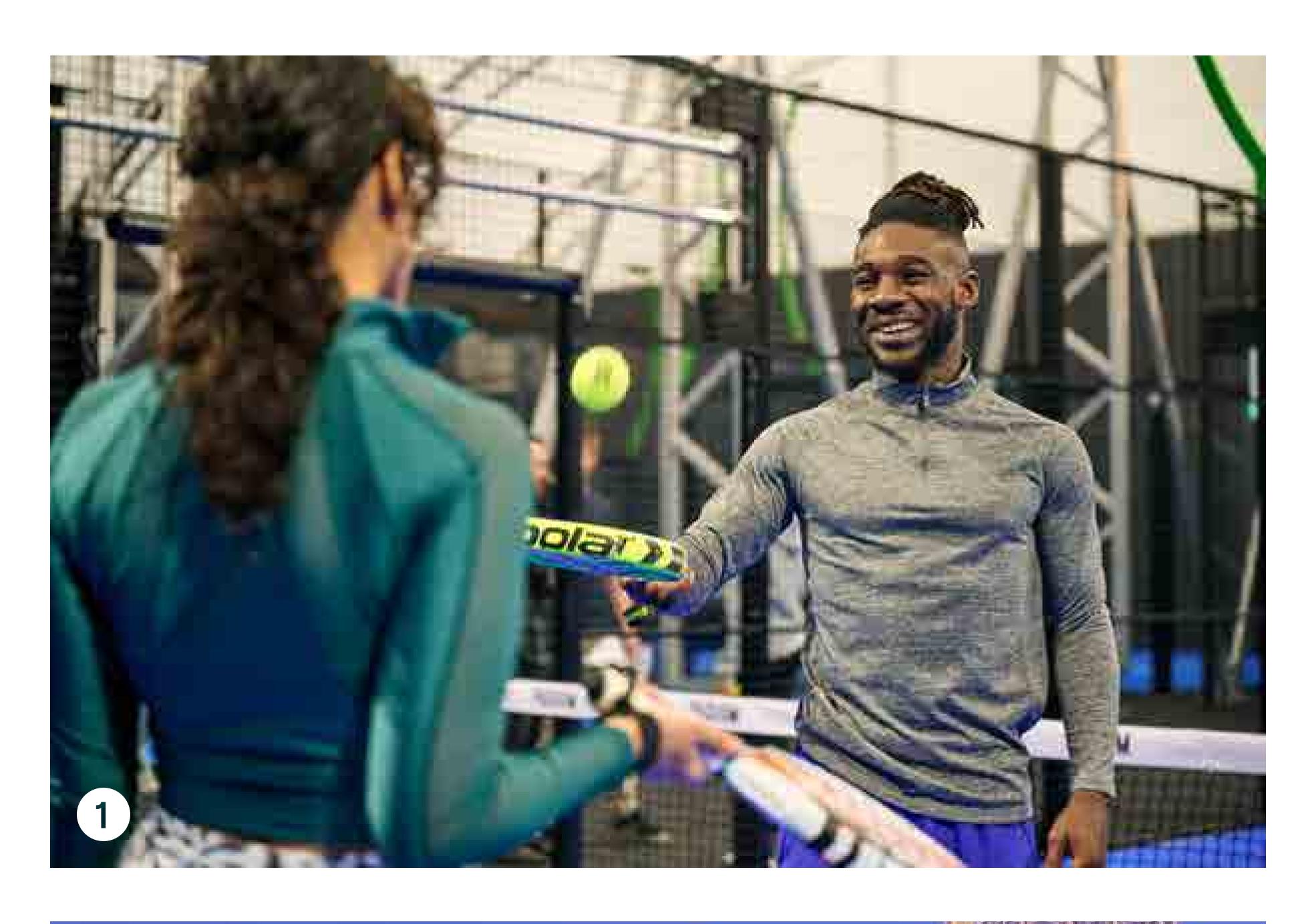
ONE BANK STREET

Line and

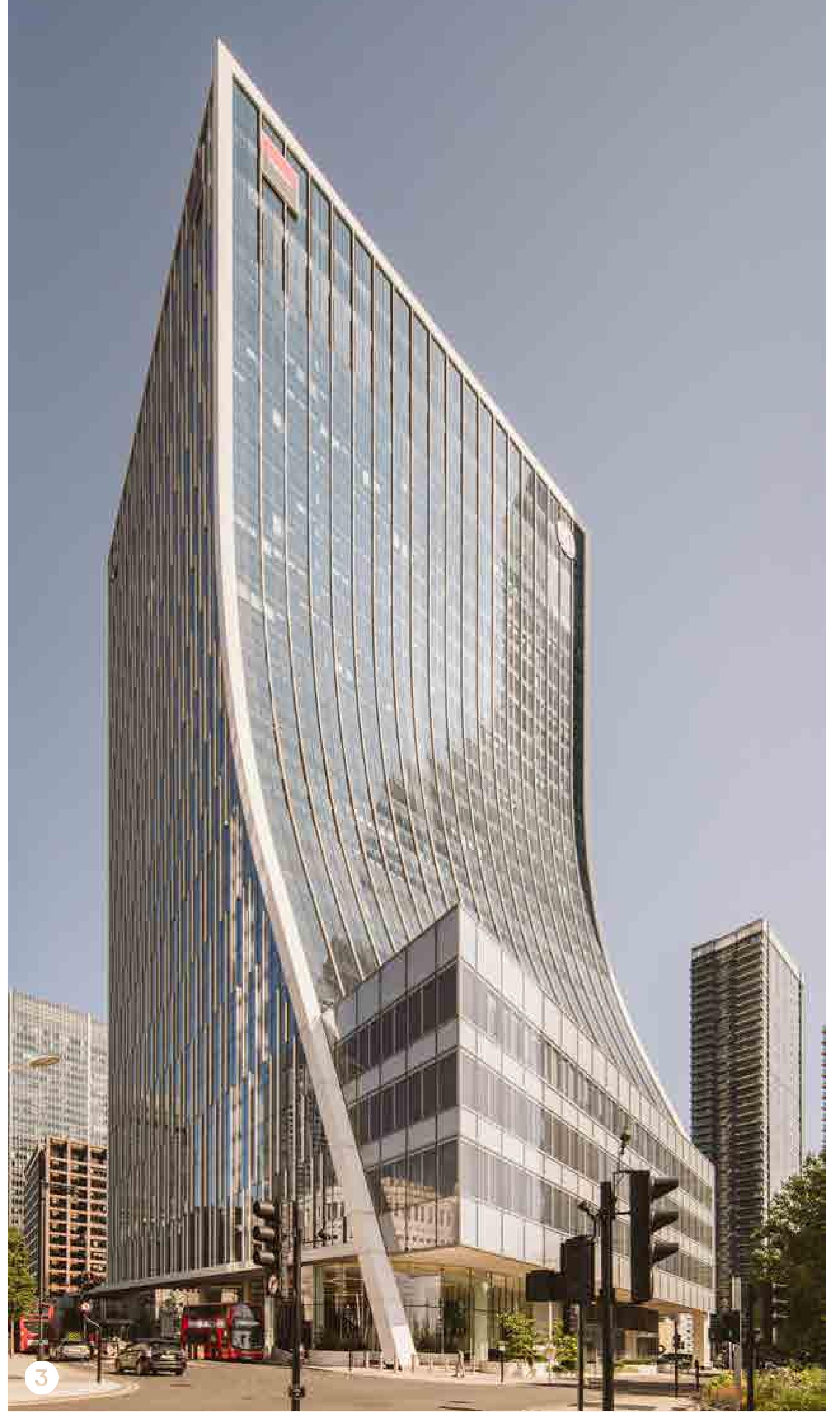
EPCA BATING GREENWALLS CONNECTED DOUBLE-HEIGHT ATRIUM BANK STREET PARK SUSTAINABILITY PADEL TENNIS CYCLE STORAGE TECHNOLOGY **DOGKSIDF**

One Bank Street is a workplace built for success

Overlooking Eden Dock, South Designed by world-renowned Dock and Bank Street Park, architects Kohn Pederson Fox One Bank Street is ideally (KPF), the sweep of the west located to inspire and promote facing facade creates two, fivewellness at work and in play. story atria overlooking a roof terrace with incredible views to the City of London.







Padium 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

INTRODUCTION

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.

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













TTSALL HERE.







KRICKET

GRIND

SIX by NICO

apome Pizza



EST. 1991 BRERA

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



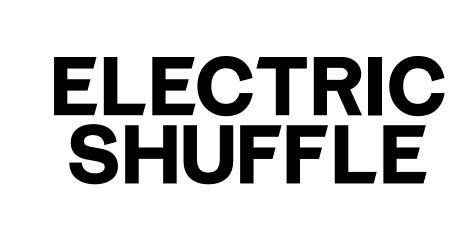
Just a small selection of our extensive retail offering. Discover more

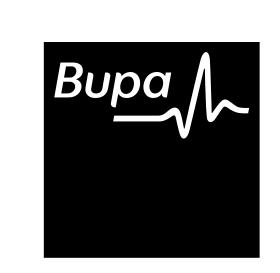
RESTAURANTS ENTERTAINMENT **SHOPS & SERVICES**

FASRCA &

SPACEN

GAUCHO





THIRD SPACE

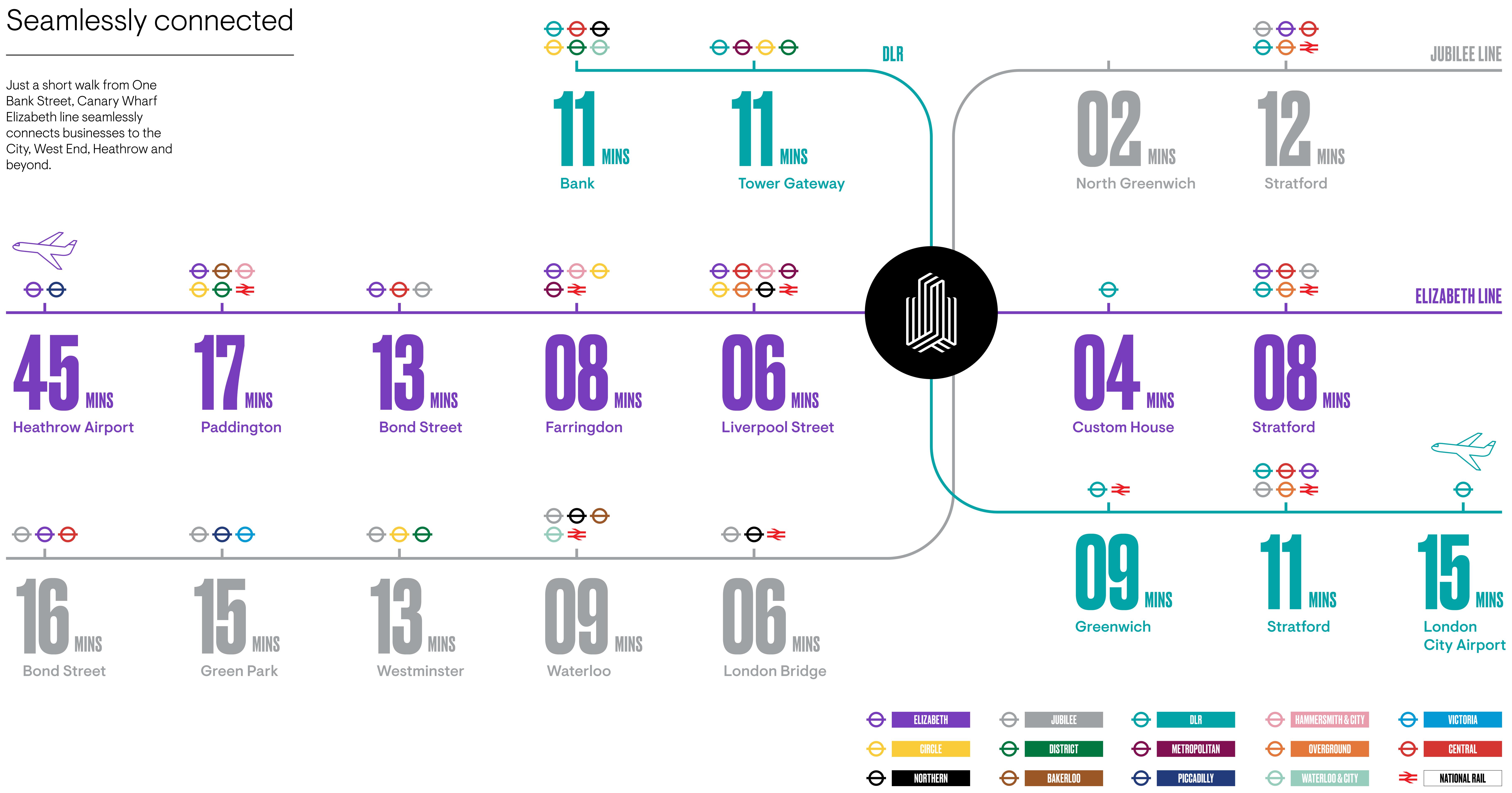


Amerigo Vespucci EVERYMAN



- 4 Cabot Square Grab afterwork drinks with colleagues
- 5 Park yoga Take a moment, to take a breath





TRANSPORT

bilitv

60,757 SQ FT OF EXTRAORDINARY XIKAUKU FIGE SPACE



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	

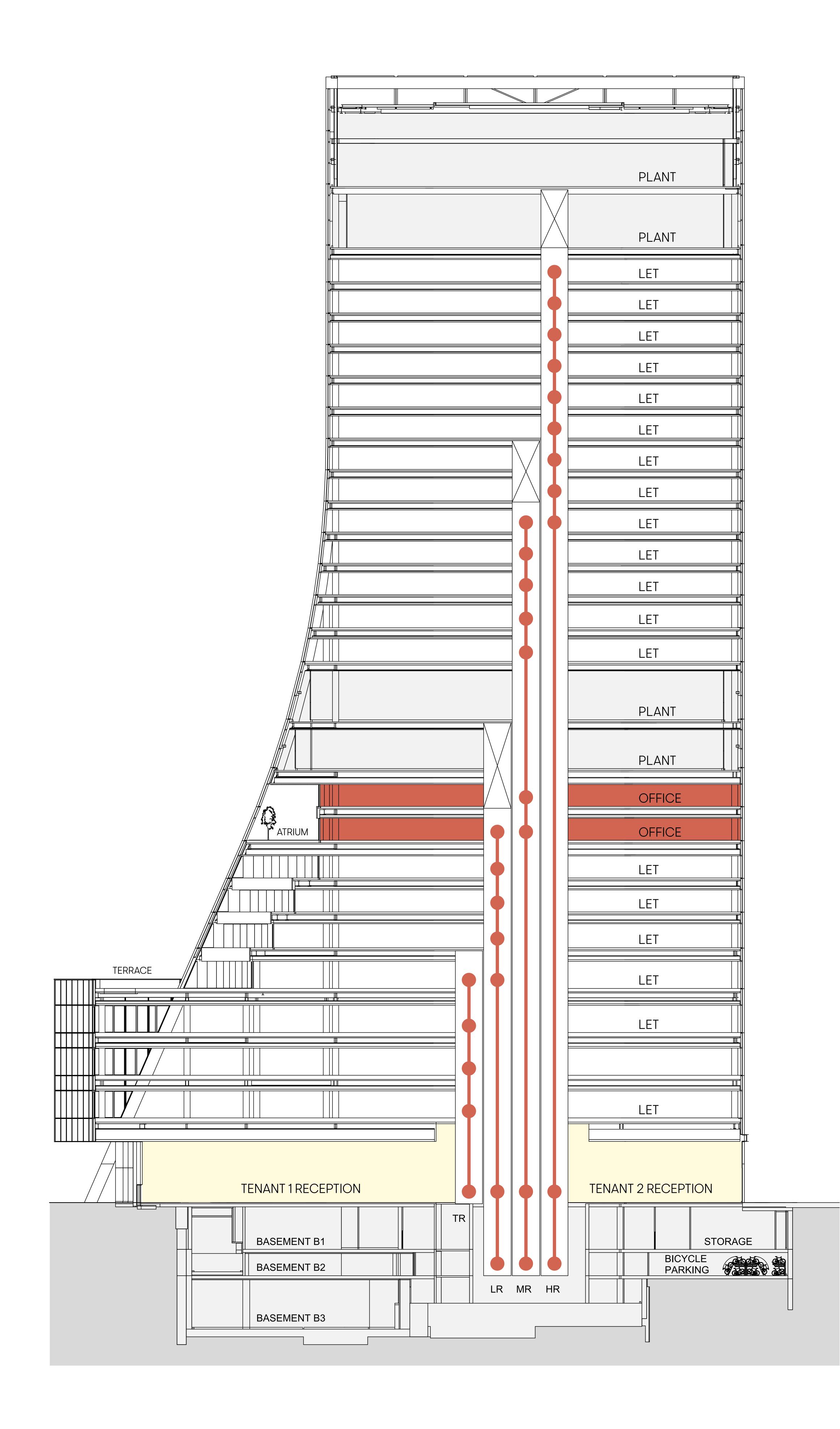
Ground Office	11,224	1,043	
TOTAL OFFICE NIA	700,283	65,058	

KEY

Available

AVAILABILITY

Floor Condition





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.



RECEPTION LOBBY

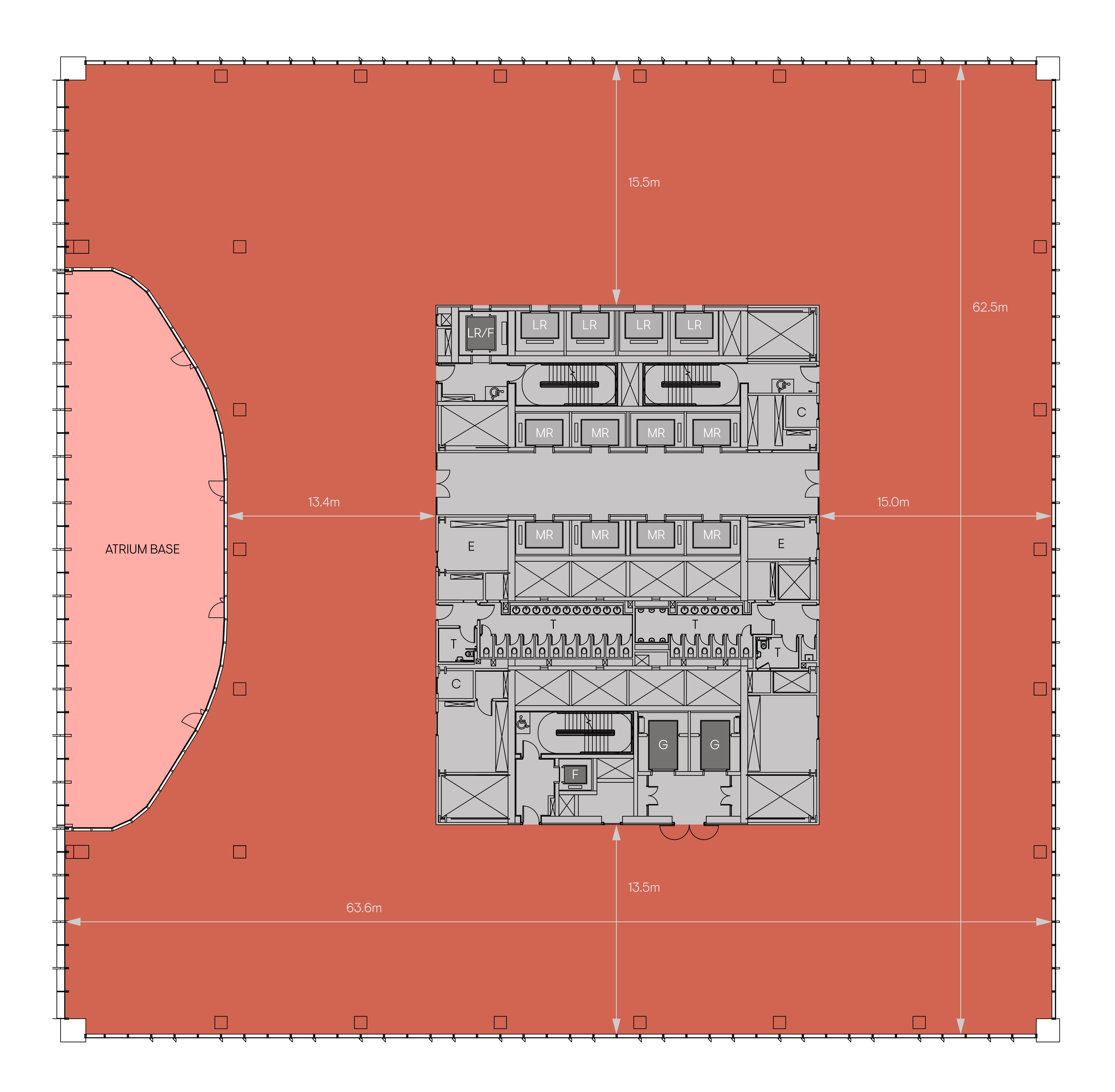
30,630 SQ FT 2,846 SQ M

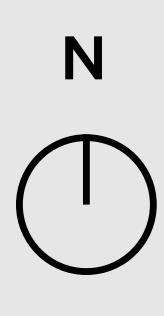
FLOOR CONDITION

Shell & Core

KEY

	Workplace Available
	Core
LR	Low Rise Lift
MR	Mid Rise Lift
G/F	Goods / Firemens' Lif







FLOOR PLAN

Level 8

Open Plan Layout 1:8

INDICATIVE WORKSPACE ALLOCATION

340 Open Plan Workstations

340

Total 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
- Project Room
- **Communications** Room

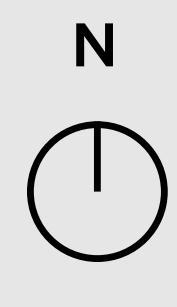
- Goods Store Area
- 2 Furniture Store Rooms
- 2 Store Rooms
- 2 Tea Points
- Tea Point / Break out Area
- Atrium Event Space
- Atrium Informal Meeting Area

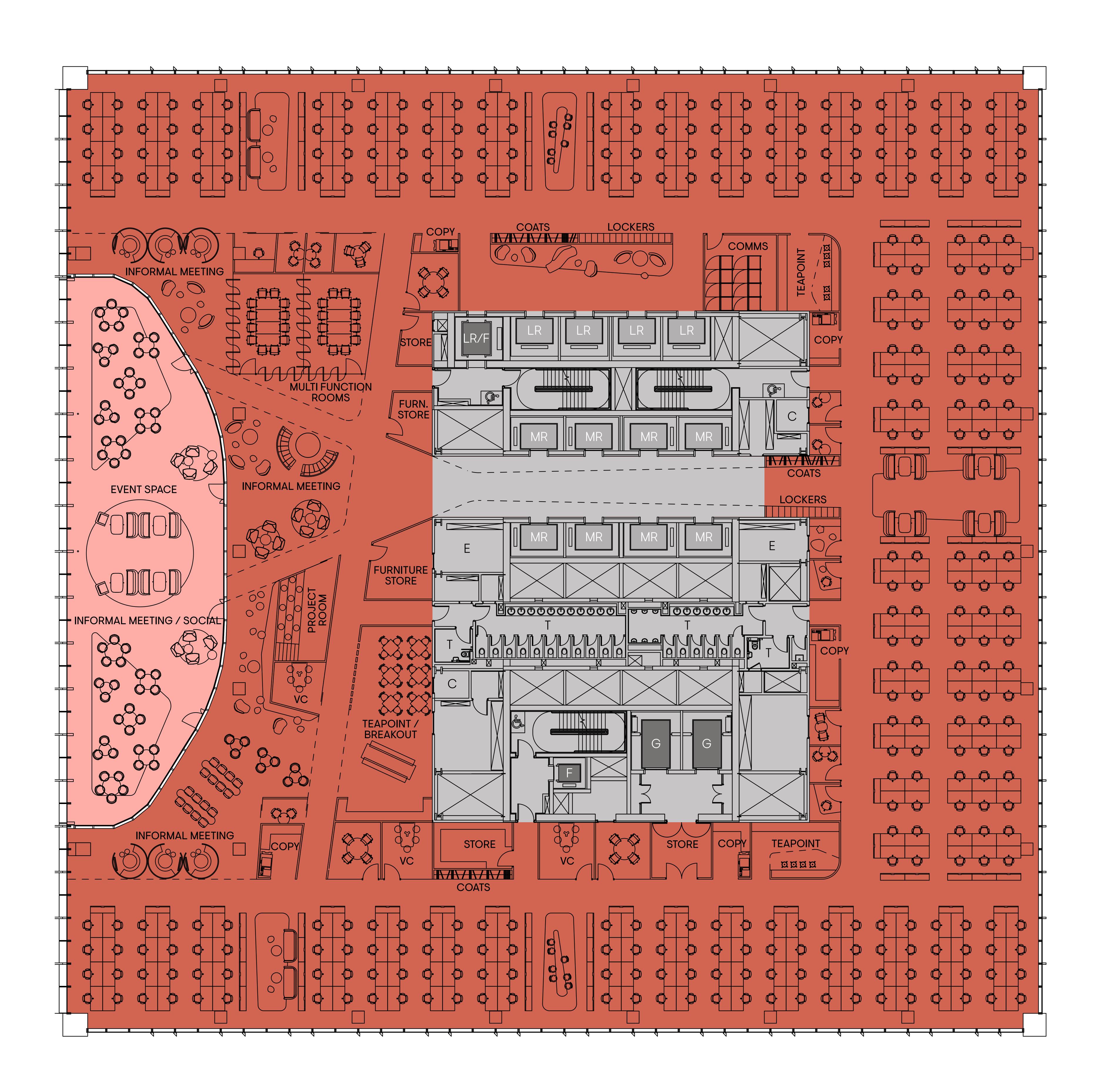
KEY

Workplace Available

Core

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





FLOOR PLAN

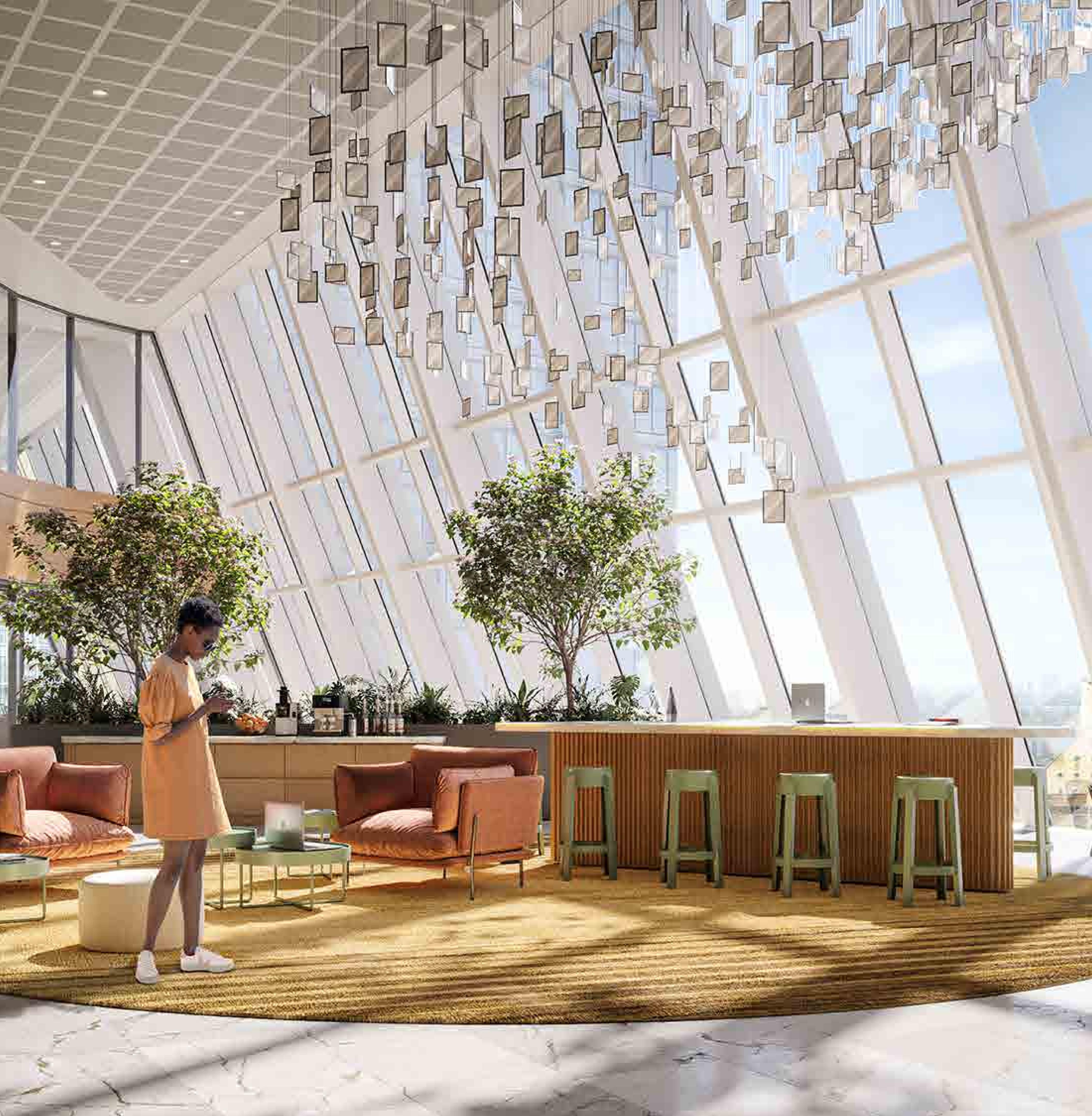
Indicative Fit-out



<section-header><section-header>

Indicative Atrium Fit-out

76



ONE BANK STREET

100

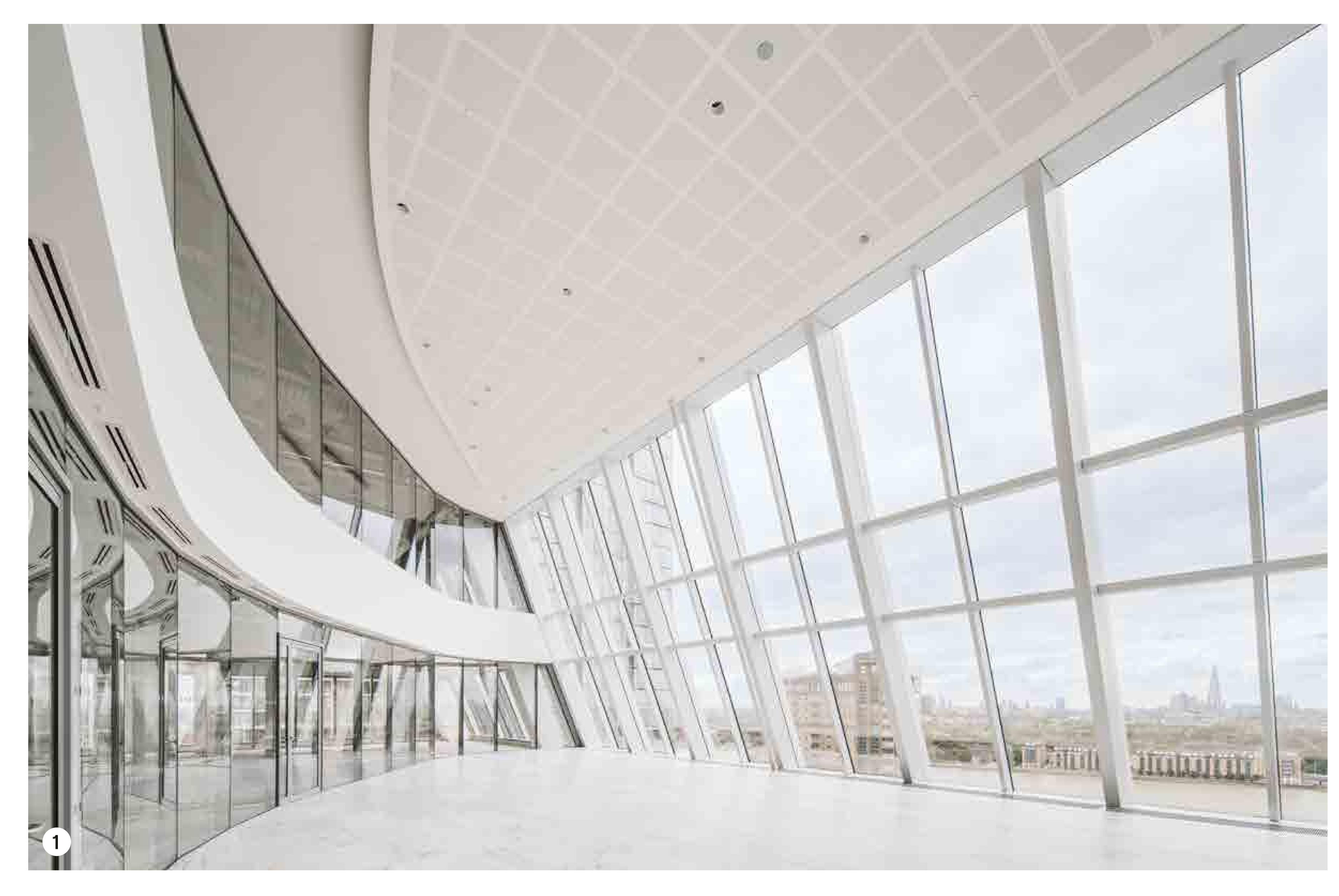


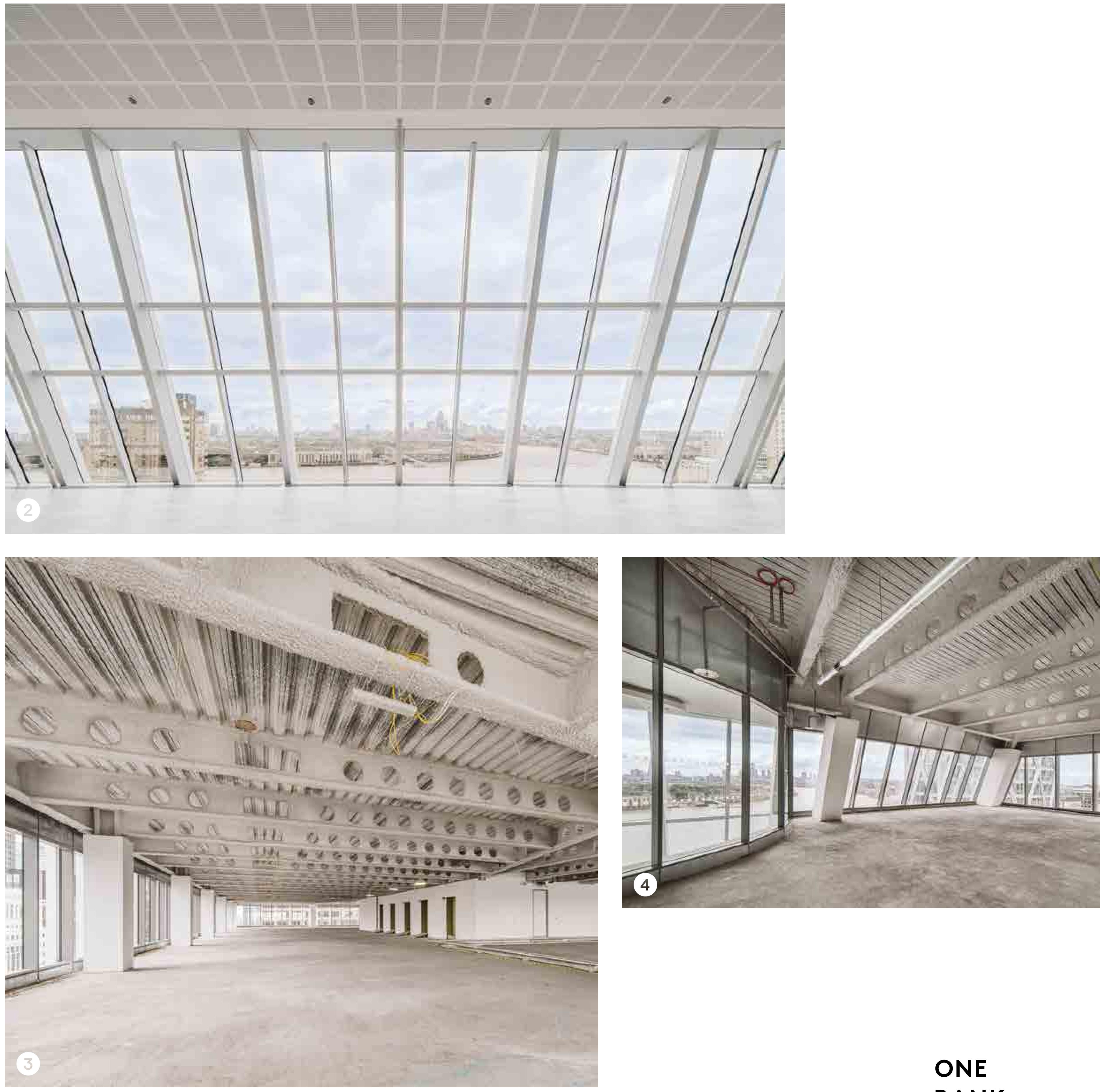
ONE BANK STREET

Station

Existing Shell & Core

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

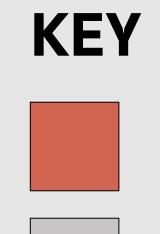




AVAILABLE 30,127 SQ FT 2,799 SQ N

FLOOR CONDITION

Shell & Core

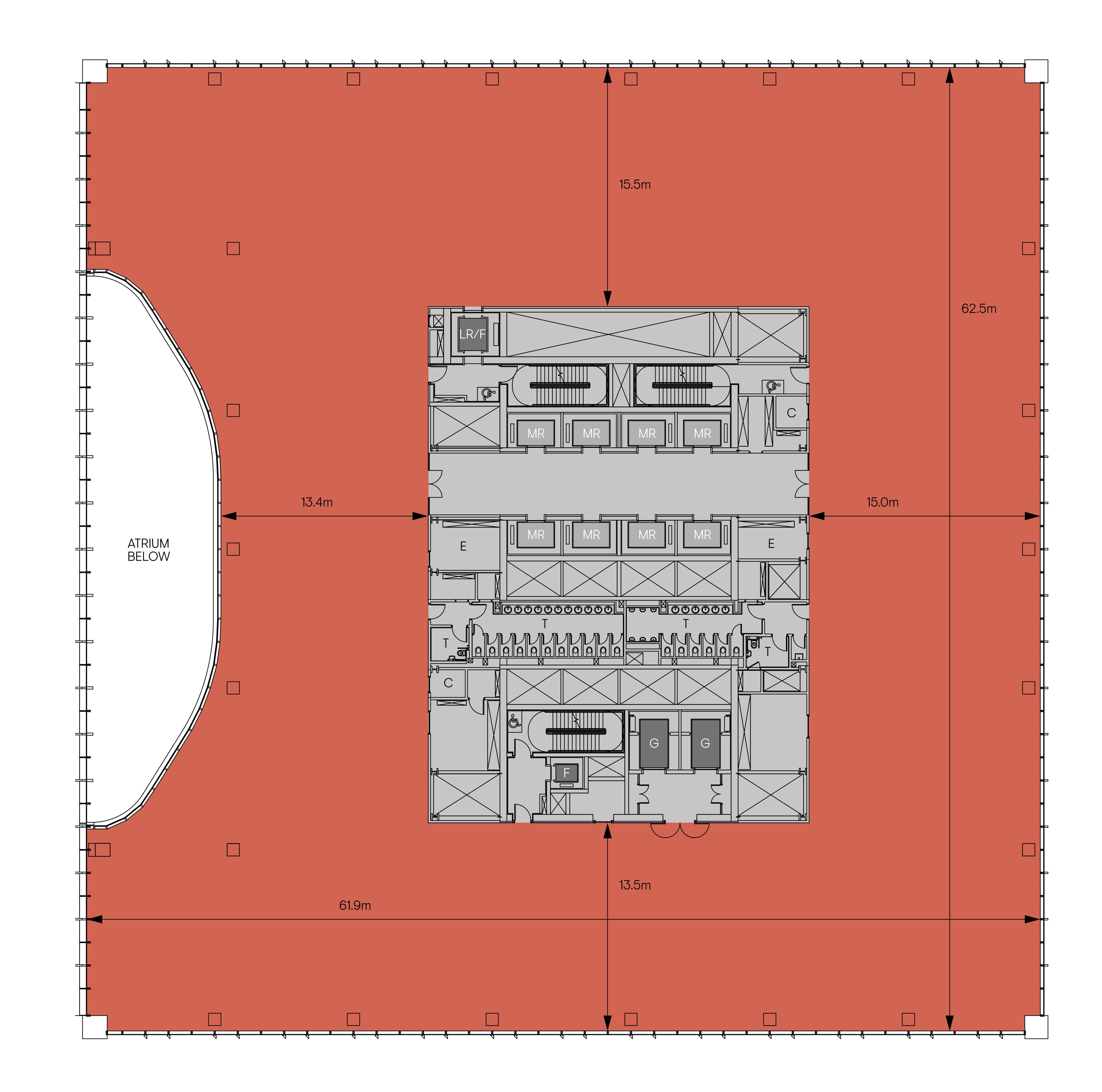


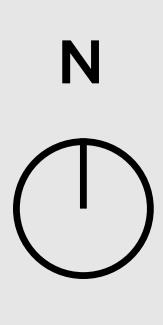
Workplace Available

Core

MR Mid Rise Lift

G/F Goods / Firemens' Lift





FLOOR PLAN

Level 9

Open Plan Layout 1:8

INDICATIVE WORKSPACE ALLOCATION

340 Open Plan Workstations

340

Total Population

90 SQ FT

Indicative Planning Ratio

ANCILLARY SPACES

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

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

KEY

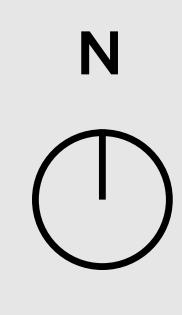
Workplace Available

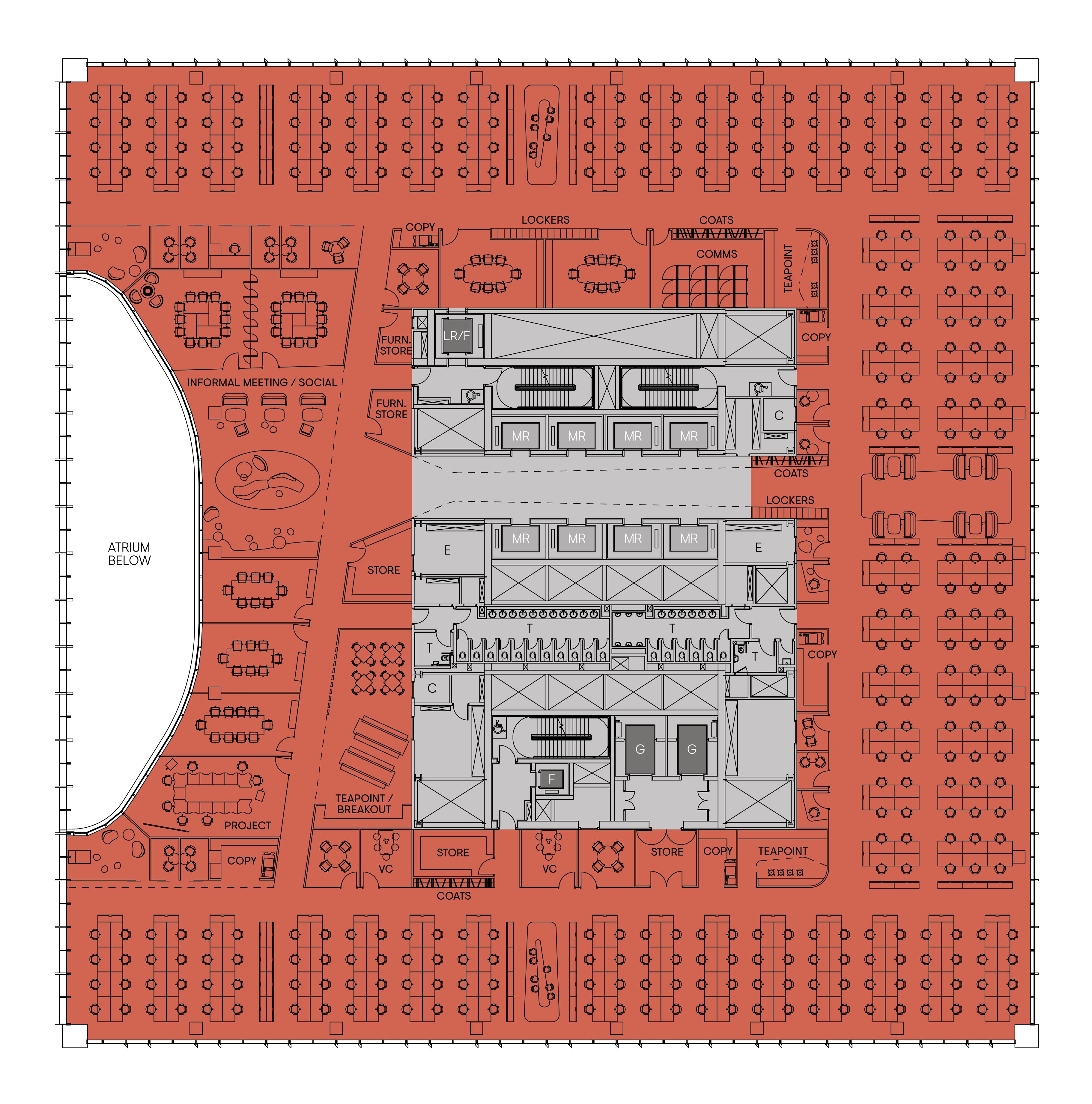
Core

MR Mid Rise Lift

G/F Goods / Firemens' Lift







FLOOR PLAN

ONE BANK STREET

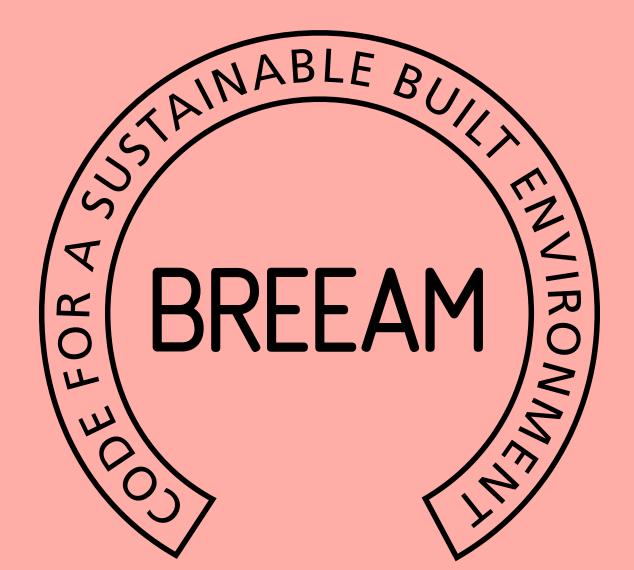


Specification summary

Energy efficient building design and operation



BREEAM 'OUTSTANDING'



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Standby generators

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

CONDITIONING

RAISED FLOOR







D L V

excluding retail provision

U U J

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

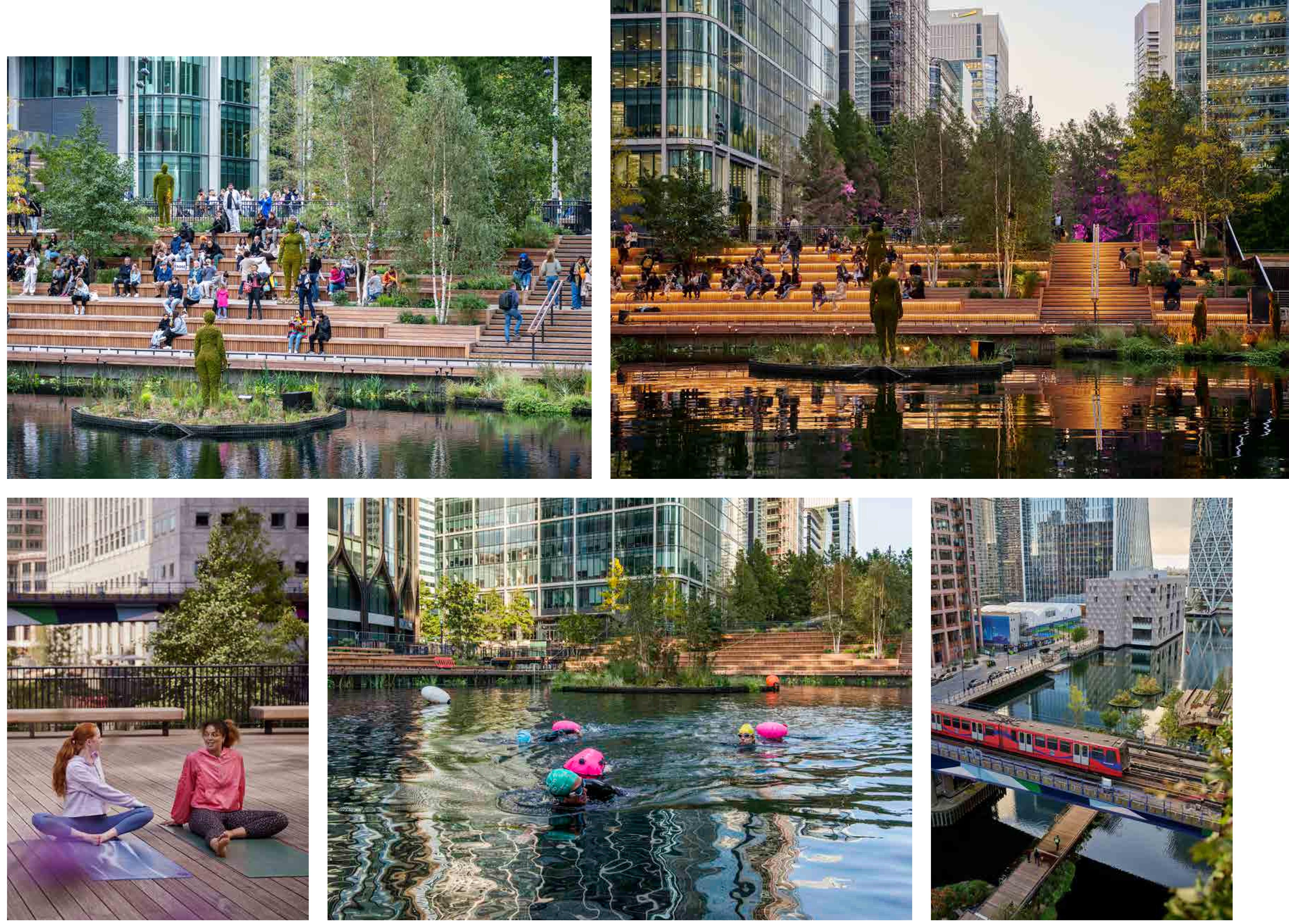
> ONE BANK STREET

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 **ITHGREEN SPACE** 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.

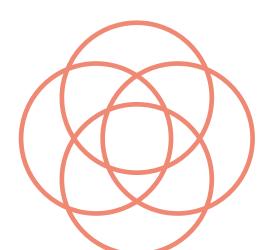
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:

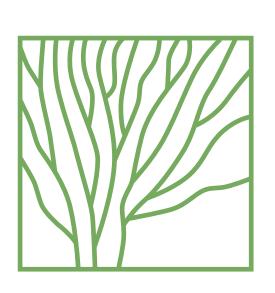


CLIMATE ACTION

Turning our ambition to be net zero into action



DRIVING CIRCULARITY Transitioning from a linear to a circular economy



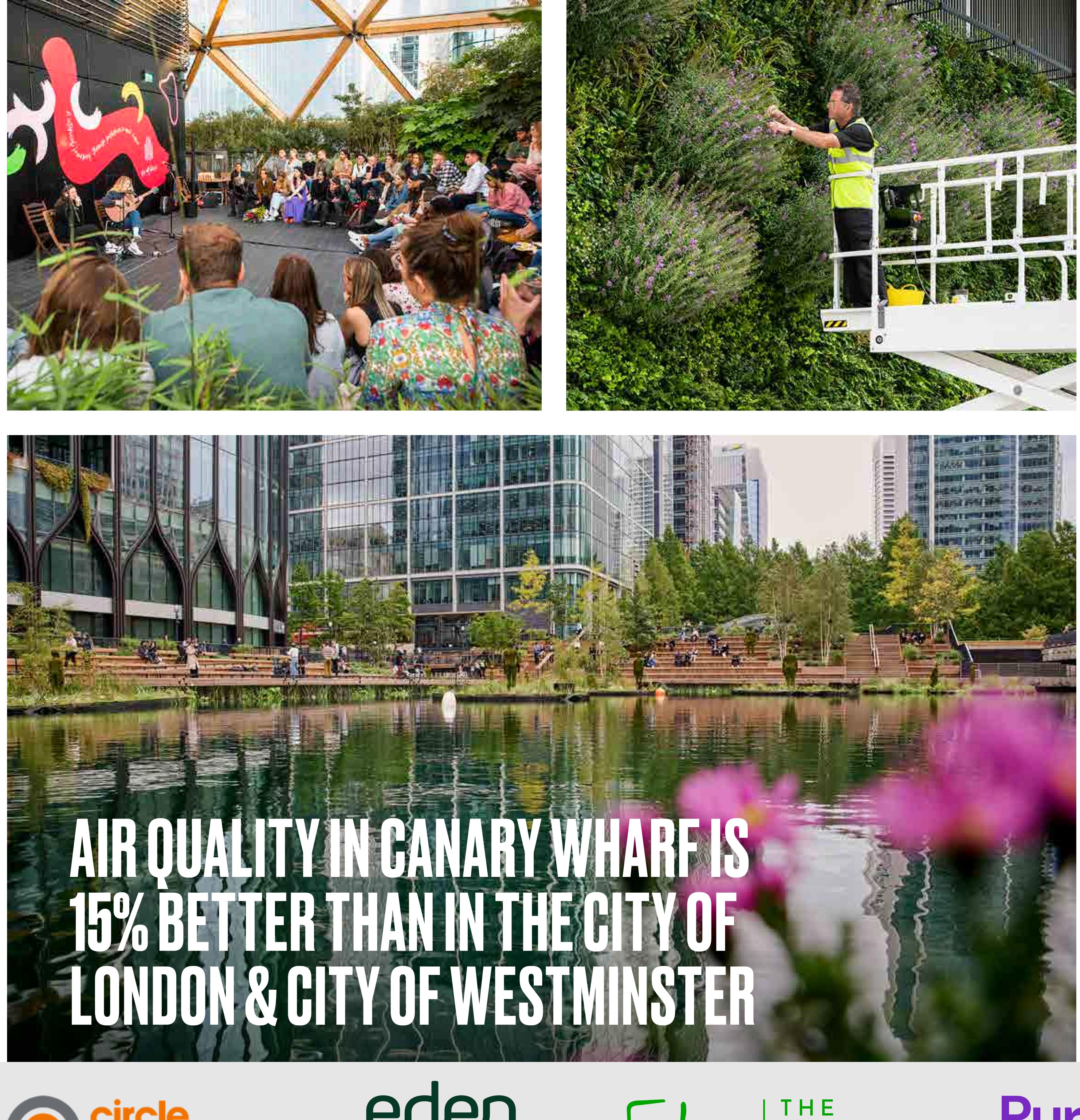
CREATING SPACE FOR NATURE Creating a place for nature as well as people



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 IN TOUCH

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

Find out more on the One Bank Street website

Download the Canary Wharf app

