

Forty Bank Street

FORTY BANK STREET BRING LIFE TO WORK

Experience working in
Canary Wharf for yourself...



Forty Bank Street

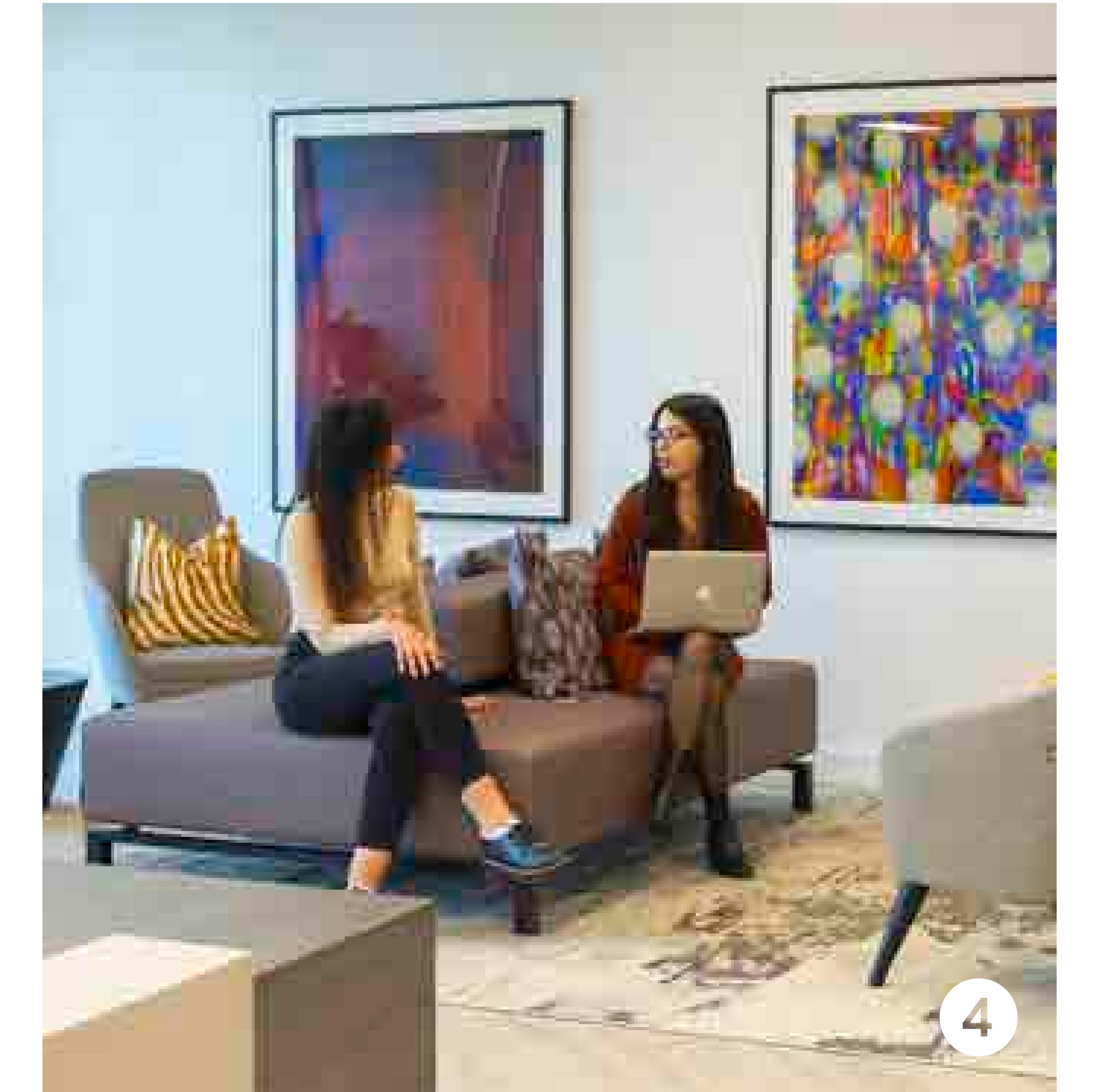
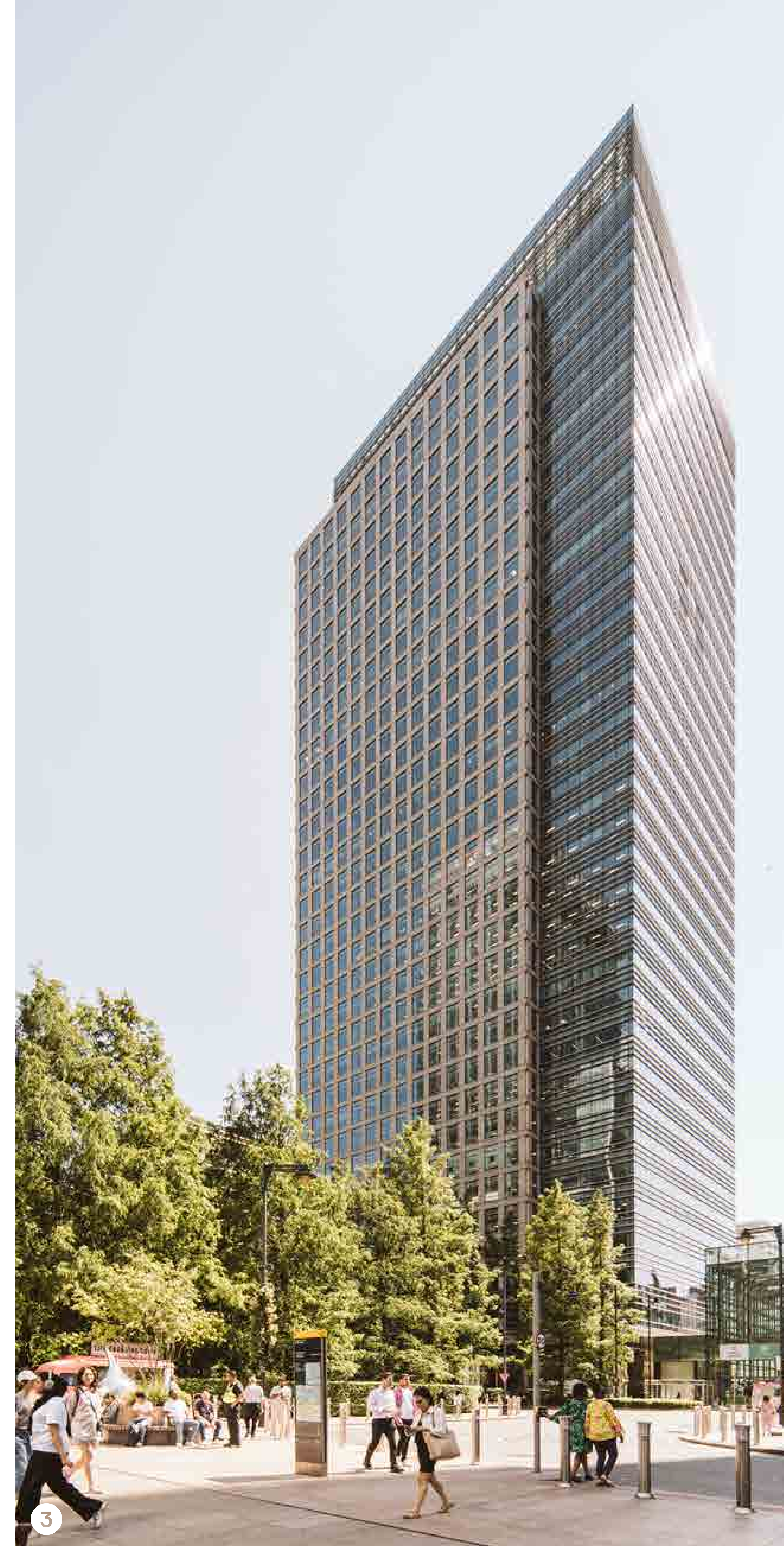
WORK FLEXIBLY
MADE FOR:
CONNECTED
JUBILEE PARK
SUSTAINABILITY
RETAIL MALLS
CYCLE STORAGE
TECHNOLOGY
JUBILEE LINE

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



INTRODUCTION

Forty Bank Street

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.



IT'S ALL HERE.

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

GRAB & GO

RESTAURANTS

ENTERTAINMENT

SHOPS

COCO
DI MAMA

KRICKET

FAIRGAME

REISS

GRIND

MARCELINE

CAPITAL
KARTS

MM
WOOD WHARF

FIVE GUYS

HOVARDA

ELECTRIC
SHUFFLE

SANDRO

BRERA

R O E

EVERYMAN

Aēsop

1 Reuters Plaza
Always something to choose from

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

3 Montgomery 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

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

WELLBEING

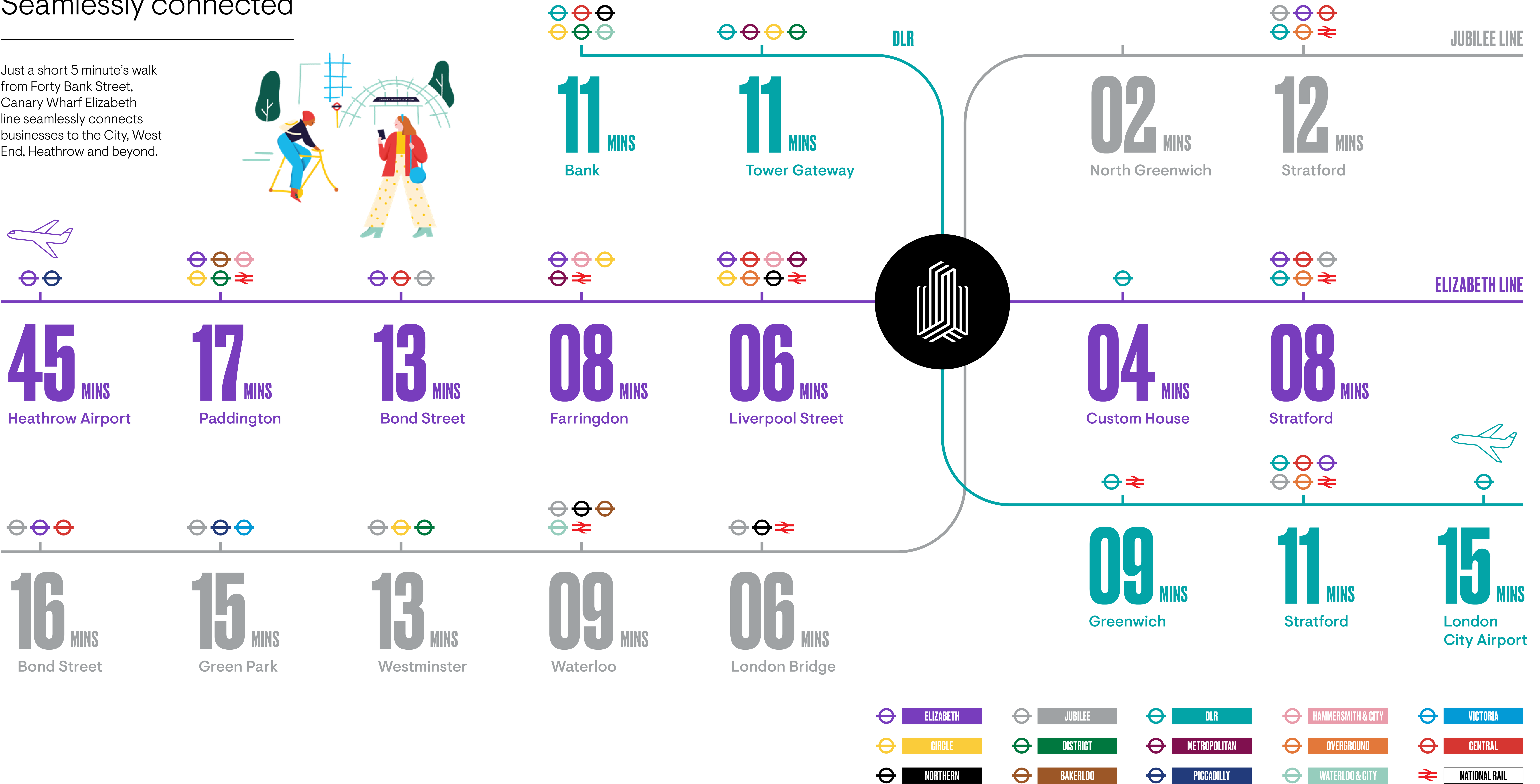
Forty Bank Street

Location



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.



Availability

42,327 SQ FT OF
EXTRAORDINARY
OFFICE SPACE
AVAILABLE



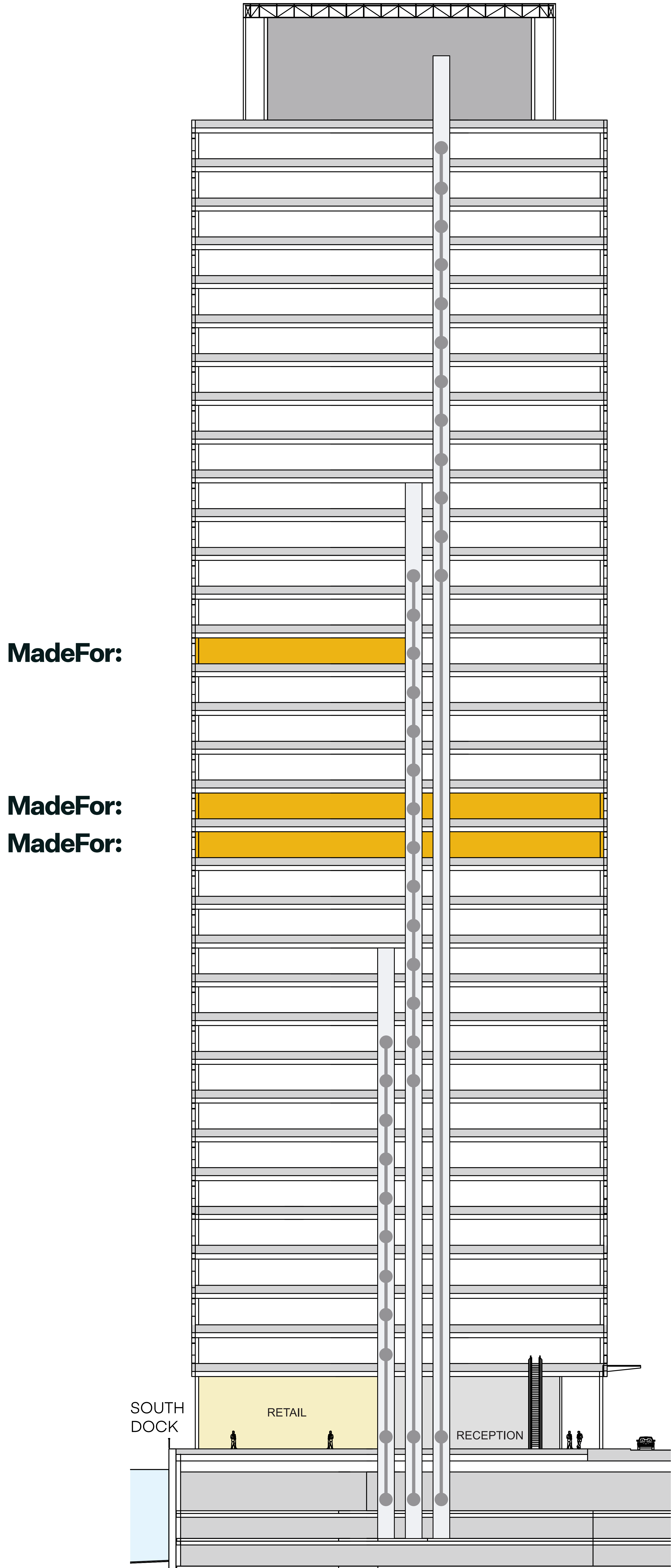
Level 31, MadeFor: fit out
Exceptional space for exceptional work

NIA		sq ft	sq m	Floor Condition
Plant				
Level 32	HSBC	19,519	1,813	
Level 31	Begbies Traynor / HSBC	8,092	752	
Level 30	HSBC	19,519	1,813	
Level 29	HSBC	19,517	1,813e	
Level 28	HSBC	19,527	1,814	
Level 27	HSBC	19,521	1,814	
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	HSBC	18,154	1,687	
Level 22	HSBC	18,140	1,685	
Level 21	HSBC	18,158	1,687	
Level 20	HSBC	18,839	1,750	
Level 19	Newsweek / China Unicom / Sipral / Part Available	4,644	431	Existing Cat 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:
Level 14	Available	18,847	1,751	MadeFor:
Level 13	Citi	18,841	1,750	
Level 12	Citi	18,835	1,750	
Level 11	IPC Systems	17,924	1,665	
Level 10	Citi	18,418	1,711	
Level 09	Citi	18,421	1,711	
Level 08	Citi	19,101	1,775	
Level 07	Citi	19,107	1,775	
Level 06	Citi	19,115	1,776	
Level 05	Citi	19,113	1,776	
Level 04	St James's Place – Pending December 2025	19,113	1,776	
Level 03	CW Travel / State Grid of China / Wall Street Docs	19,112	1,776	
Level 02	Delta Capita	19,113	1,776	
Level 01	HCA Healthcare	18,403	1,710	
TOTAL OFFICE NIA		609,351	56,610	
Ground Reception		10,957	1,018	
TOTAL AVAILABLE		42,327	3,932	

KEY

Available

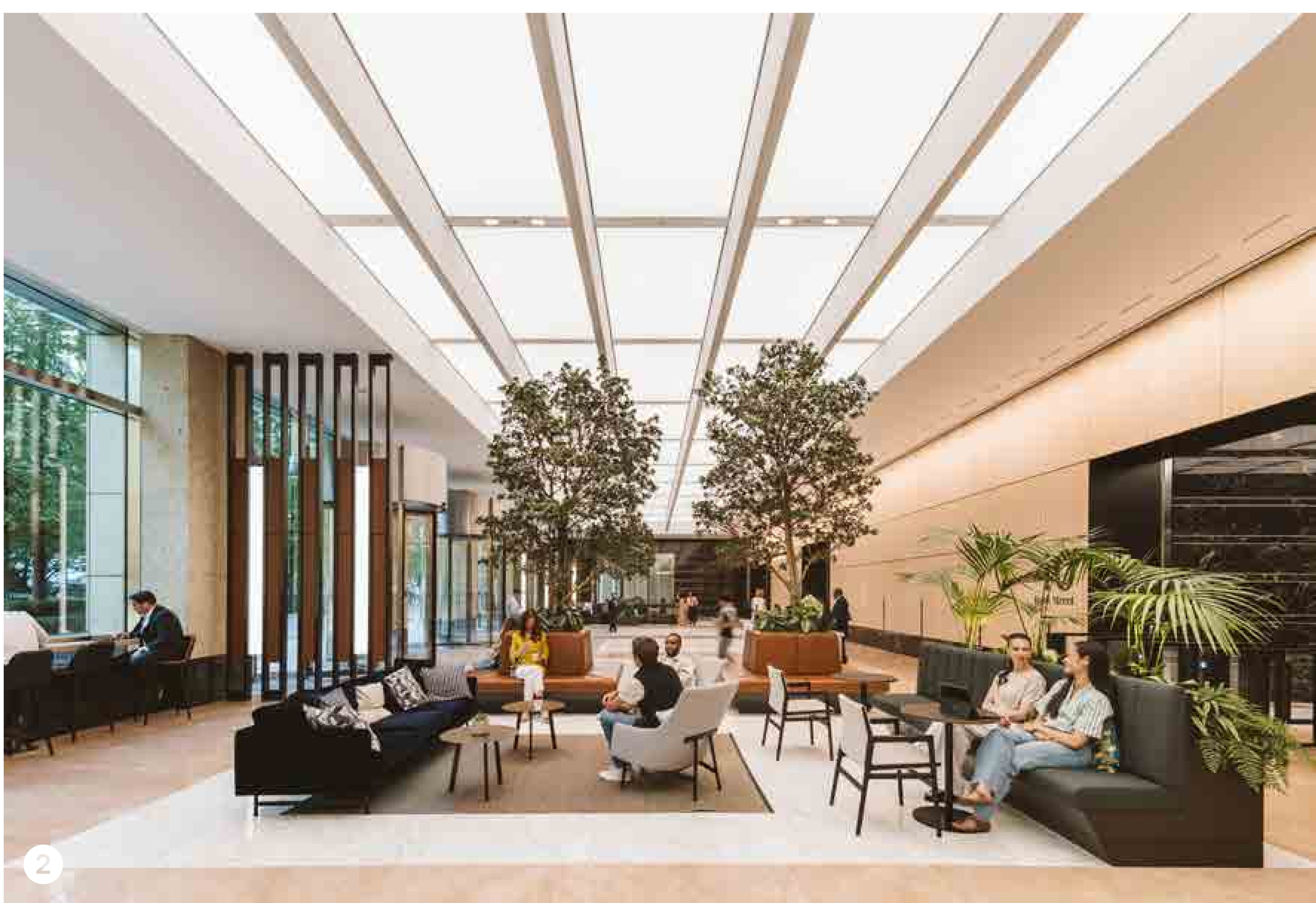
AVAILABILITY



Forty Bank Street

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**

Level 14

AVAILABLE NOW

18,847 SQ FT
1,751 SQ M

- 220 x Desks
- 13 x Meeting rooms
- 10 x Focus rooms
- 3 x Private offices
- 2 x Large breakout areas
- 12 x Focus rooms
- 2 x Kitchen / Teapoint
- 8 x Storage units
- 2 x IT / Comms rooms

MadeFor:

KEY

Workplace Available

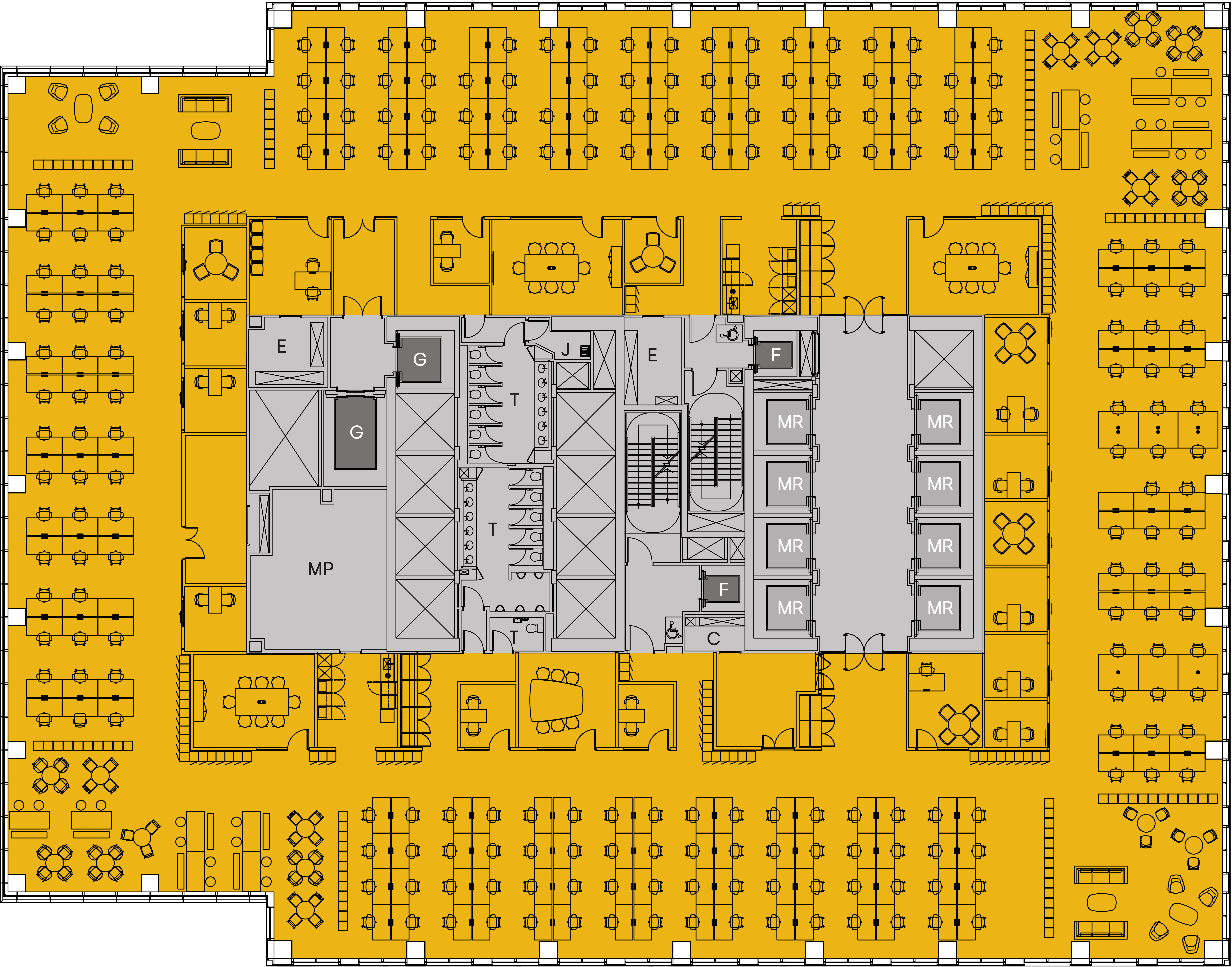
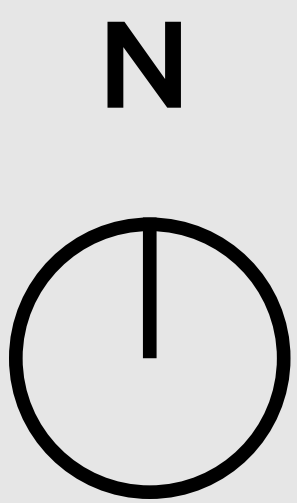
Core

MR

Mid Rise Lift

G/F

Goods / Firemens' Lift



FLOOR PLAN

Forty Bank Street

Level 15

AVAILABLE NOW

18,836 SQ FT
1,750 SQ M

- 220 x Desks
- 12 x Meeting rooms
- 1 x Townhall space
- 1 x Large breakout area
- 12 x Focus rooms
- 2 x Kitchen / Teapoint
- 8 x Storage units
- 2 x IT / Comms rooms
- 1 x Post room
- 1 x Wellness room

MadeFor:

KEY

Workplace Available

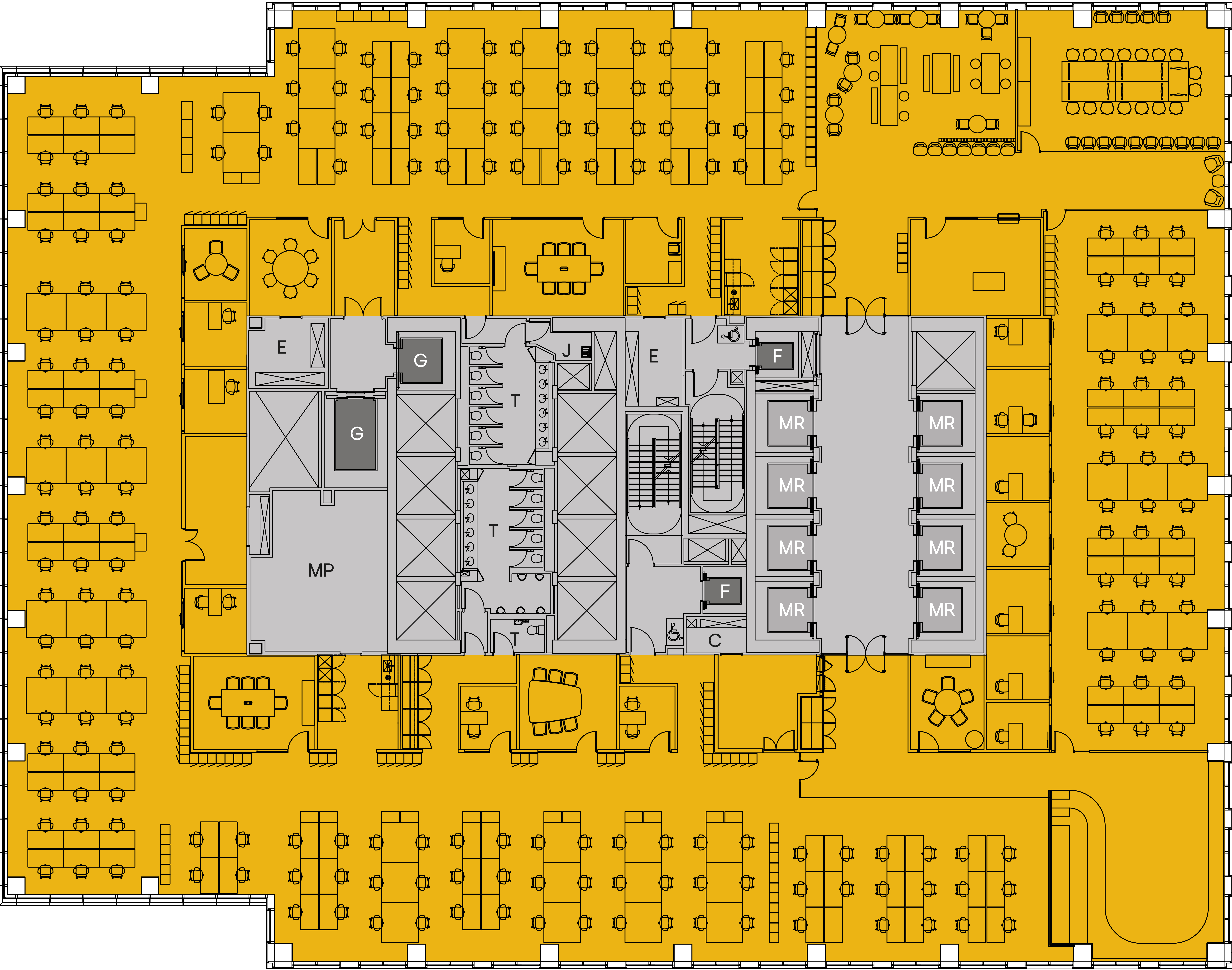
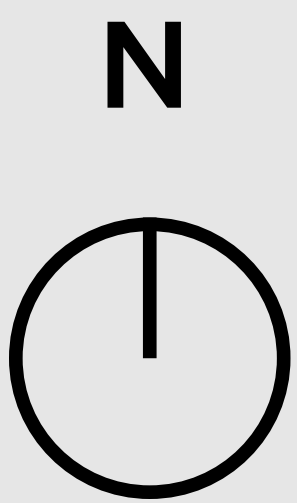
Core

MR

Mid Rise Lift

G/F

Goods / Firemens' Lift



FORTY BANK STREET

Forty Bank Street

Level 19

PART AVAILABLE
4,644 SQ FT
431 SQ M

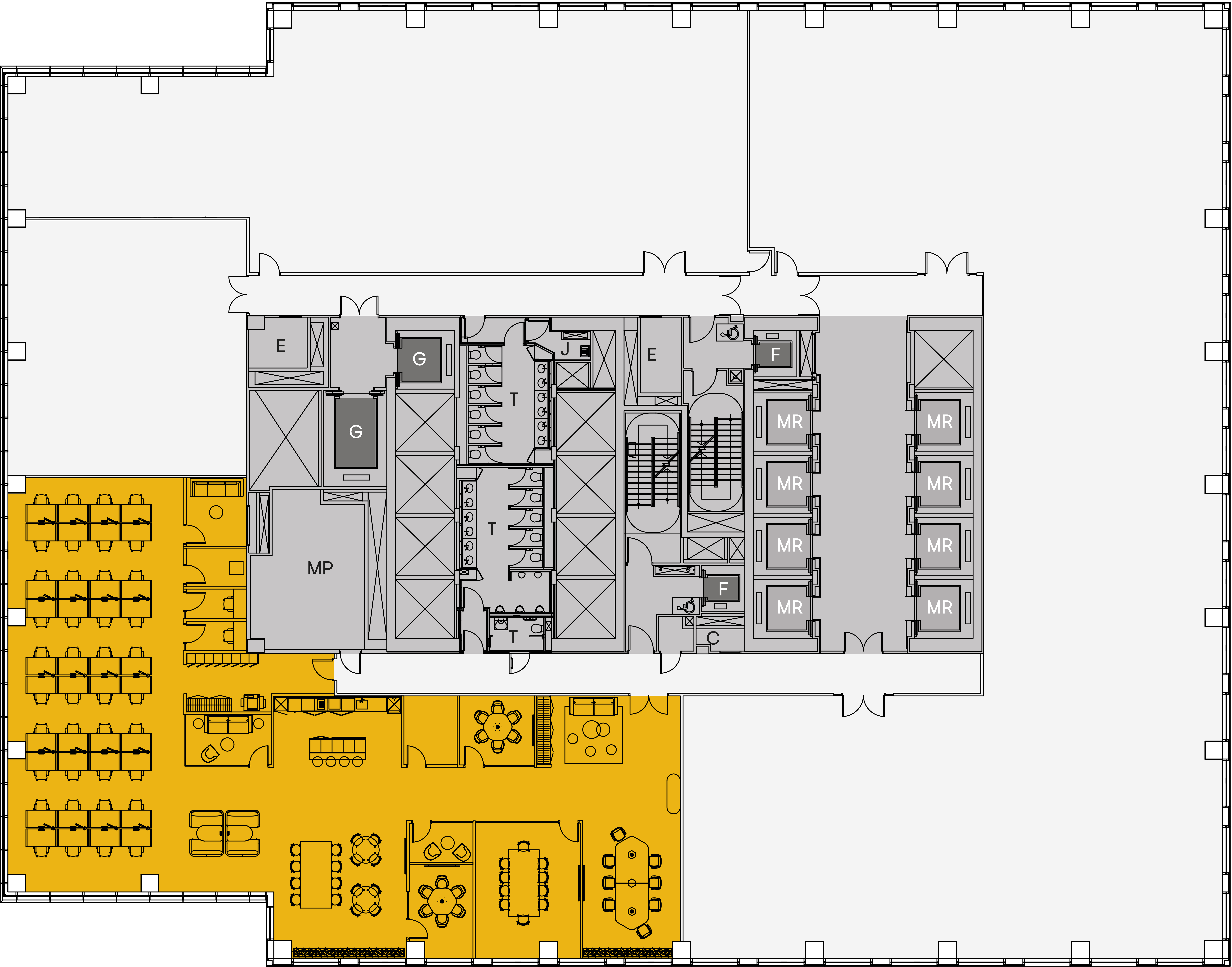
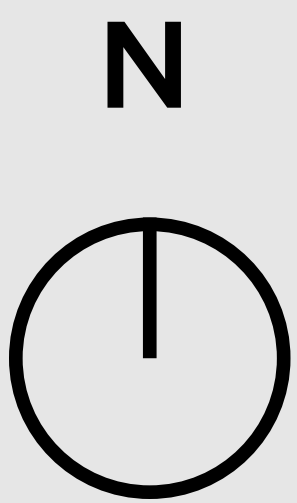
FLOOR CONDITION
Existing Cat B

MadeFor:

- KEY
- Workplace Available
- Core
- MR

Mid Rise Lift
- G/F

Goods / Firemens' Lift



FLOOR PLAN

MadeFor:

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



THIS IS A WORKSPACE THAT'S READY, WAITING, AND REALLY IS MADEFOR: YOU.



MADEFOR:

Style
Simplicity
Flexibility
Bespoke flooring
Organic materials
Bar area
Scalable
Sustainable
Future-proofed
Company branding
Finishing touches
Built-in storage
Breakout spaces
Tech-led
Soft furnishings
Iconic architecture
5G & WiFi 6
Foliage
Meeting rooms
Flexible spaces
Architectural lighting
One-off antiques
Games area
Modular
Ready & waiting
Connected
Supported

Forty Bank Street Specification Summary

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

BREEAM IN-USE

ASSET PERFORMANCE: 75.5%

EXCELLENT



MANAGEMENT PERFORMANCE: 76.9%

EXCELLENT



DUAL POWER

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

N+1 DESIGN PHILOSOPHY

DIVERSE & RESILIENT

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

17 PASSENGER LIFTS

2 x goods lift

171 CYCLE SPACES FOR OFFICE USE

NEW ENERGY EFFICIENT AIR CONDITIONING

1500 KVA UPS 3 X 2000 KVA

Standby generators

EPC RATING B

on newly refurbished floors

200 MM RAISED FLOOR

19 SHOWERS 226 LOCKERS

excluding retail provision

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.



BASEMENT



- 1 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

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



EDEN DOCK

Forty Bank Street

ESG

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.

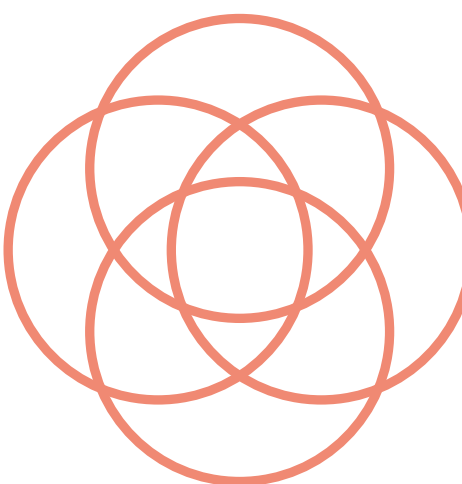
We are committed to the Environmental, Social and Governance (ESG) principles, as outlined in our strategy and featured in our [annual report](#). We believe that the most effective way to drive meaningful change is by bringing together our customers, suppliers and our community. Together, we can enhance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

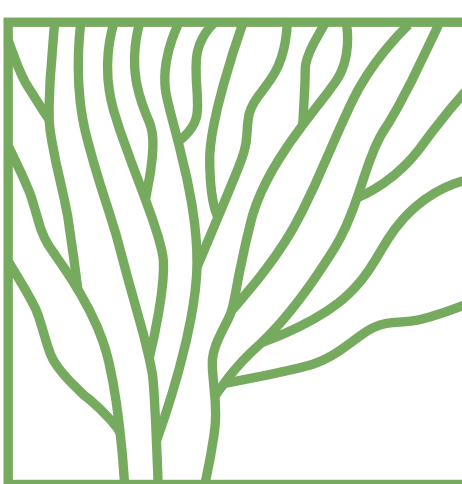
Our strategy focuses on four key areas:



CLIMATE ACTION
Turning our ambition to be net zero into action



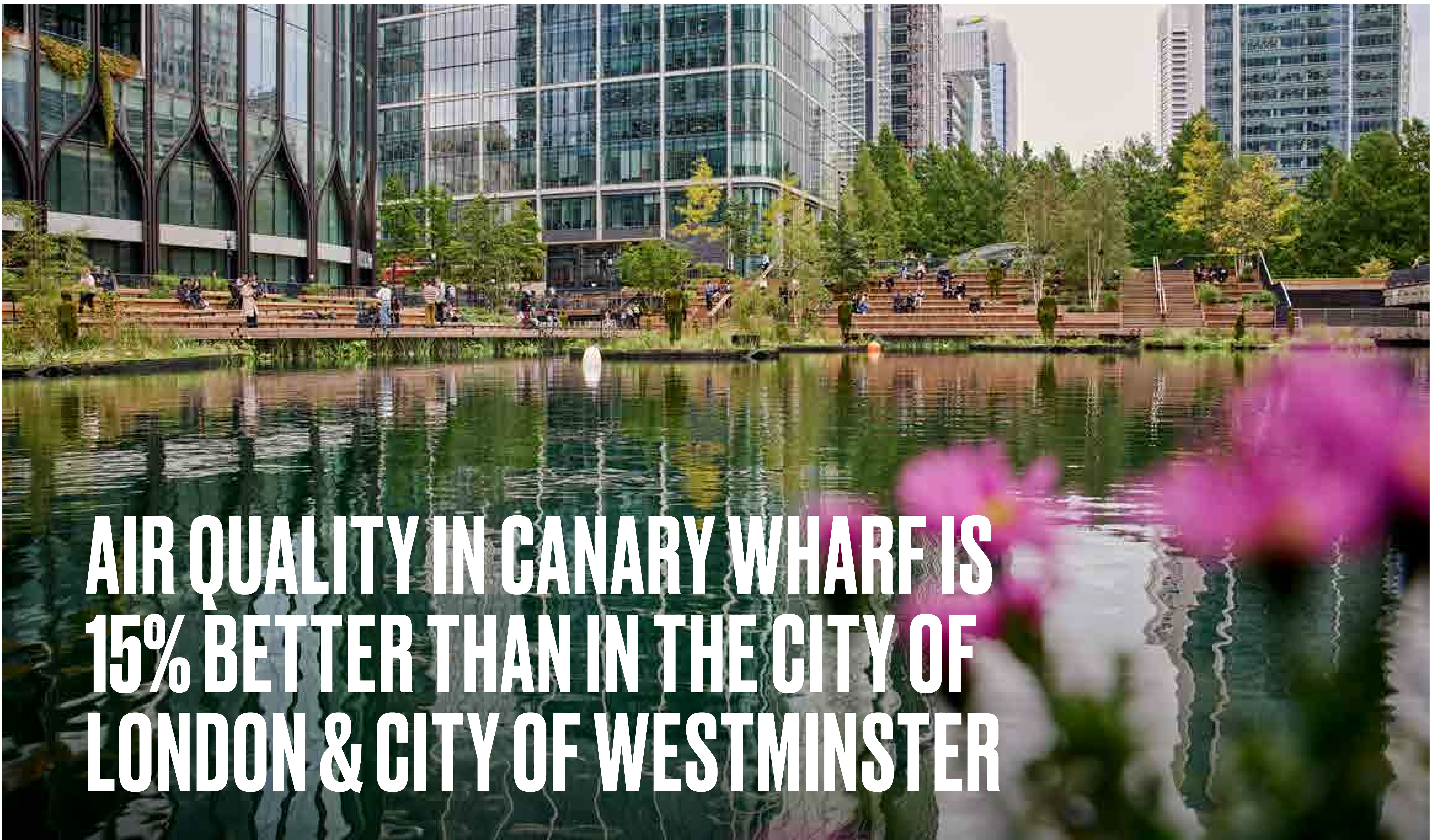
DRIVING CIRCULARITY
Transitioning from a linear to a circular economy



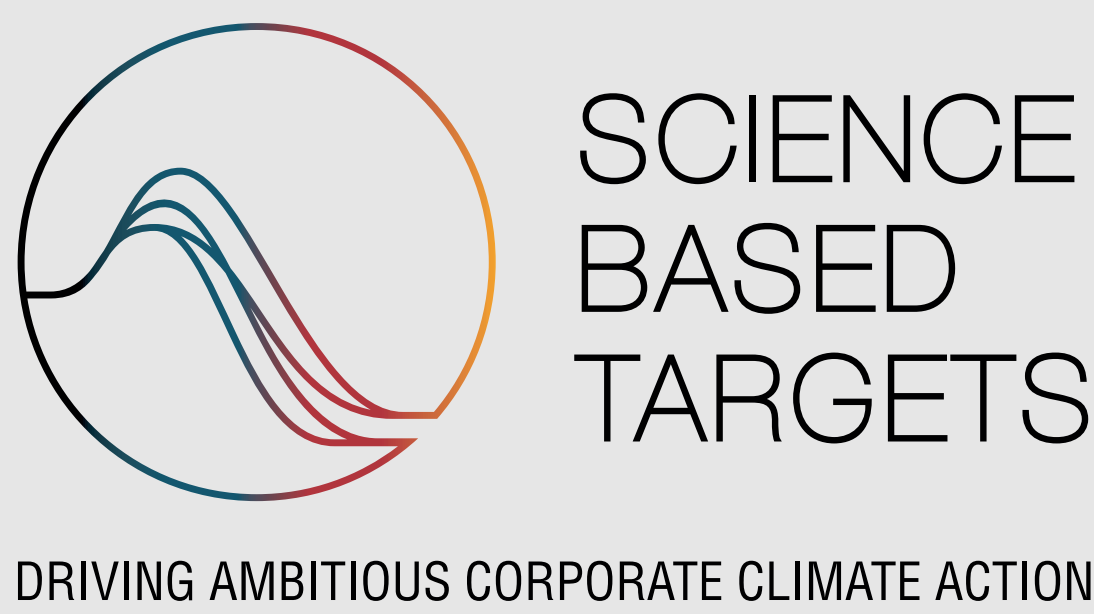
CREATING SPACE FOR NATURE
Creating a place for nature as well as people



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



SOME OF OUR CORE
PARTNERSHIPS AND COMMITMENTS



DRIVING AMBITIOUS CORPORATE CLIMATE ACTION

KEY ACHIEVEMENTS

- **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.

ZERO WASTE TO LANDFILL **100%**
in managed areas since 2009
electricity sourced renewably since 2012

GET IN TOUCH.



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



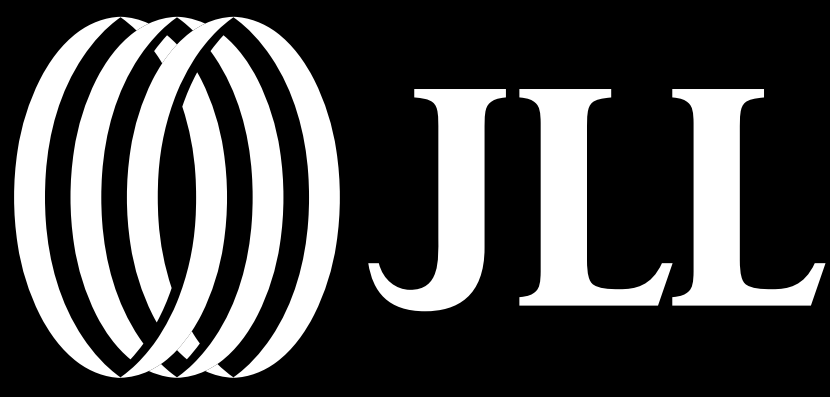
Hannah Grint
hannah.grint@canarywharf.com
+44 (0)7545 868 543



Luke Thurlow
luke.thurlow@canarywharf.com
+44 (0)7890 995 139



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



Hugh Tayler
hugh.tayler@eu.jll.com
+44 (0)7801 959 513



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



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



Tom Harvey
tom.harvey@cbre.com
+44 (0)7988 888 064



Will Greed
will.greed@cbre.com
+44 (0)7740 354436

[Find out more on the Forty Bank Street website](#)

[Download the Canary Wharf app](#)

