

**ONE  
BANK  
STREET**



# AHEAD OF THE CURVE

Experience working in  
Canary Wharf for yourself... ➔

ONE  
BANK  
STREET

**EPC A RATING**  
**GREENWALLS**  
**CONNECTED**  
**DOUBLE-HEIGHT ATRIUM**  
**BANK STREET PARK**  
**SUSTAINABILITY**  
**PADEL TENNIS**  
**CYCLE STORAGE**  
**TECHNOLOGY**  
**DOCKSIDE**

## One Bank Street is a workplace built for success

Overlooking Eden Dock, South Dock and Bank Street Park, One Bank Street is ideally located to inspire and promote wellness at work and in play.

Designed by world-renowned architects Kohn Pederson Fox (KPF), the sweep of the west facing façade creates two, five-story atria overlooking a roof terrace with incredible views to the City of London.



- 1 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

**ONE  
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.

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



## IT'S ALL HERE.

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

### GRAB & GO

COCO  
DI MAMA

GRIND

@home PIZZA

B R E R A

### RESTAURANTS

K R I C K E T

SIX by NICO

GAUCHO

Amerigo Vespucci

### ENTERTAINMENT

FAIRGAME

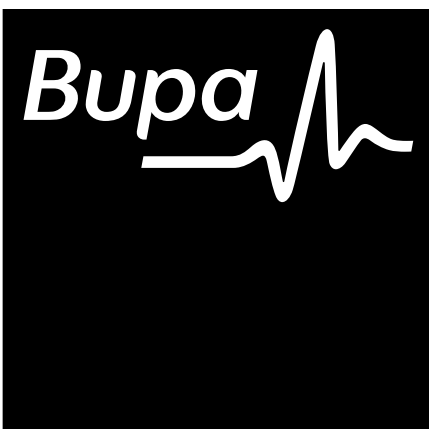
CAPITAL  
KARTS

ELECTRIC  
SHUFFLE

EVERYMAN

### SHOPS & SERVICES

SPACE NK



THIRD  
SPACE

PADIUM

#### 1 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

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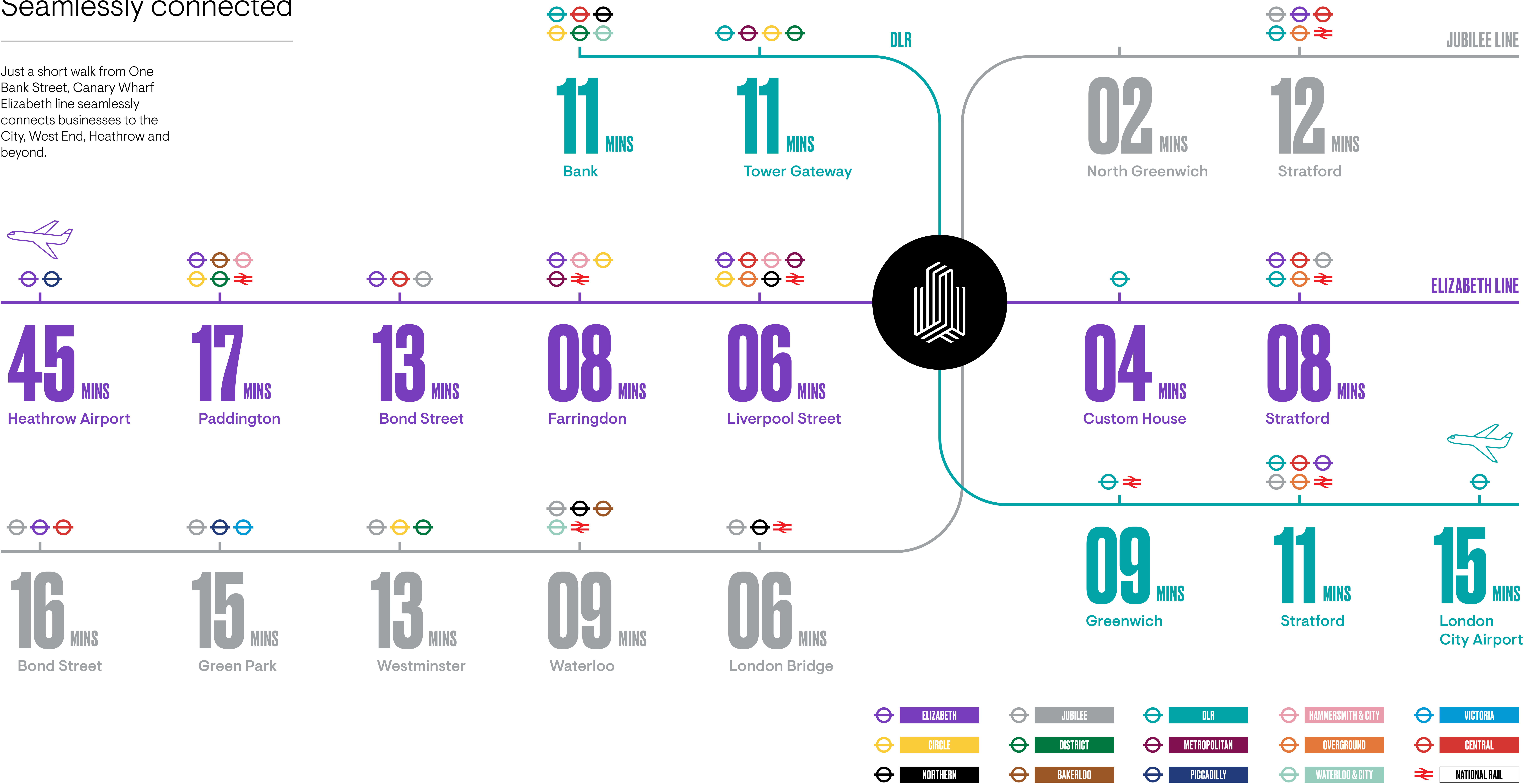
WELLBEING

# Location



# Seamlessly connected

Just a short walk from One Bank Street, Canary Wharf Elizabeth line seamlessly connects businesses to the City, West End, Heathrow and beyond.



Availability

60,757 SQ FT OF  
EXTRAORDINARY  
OFFICE SPACE  
AVAILABLE



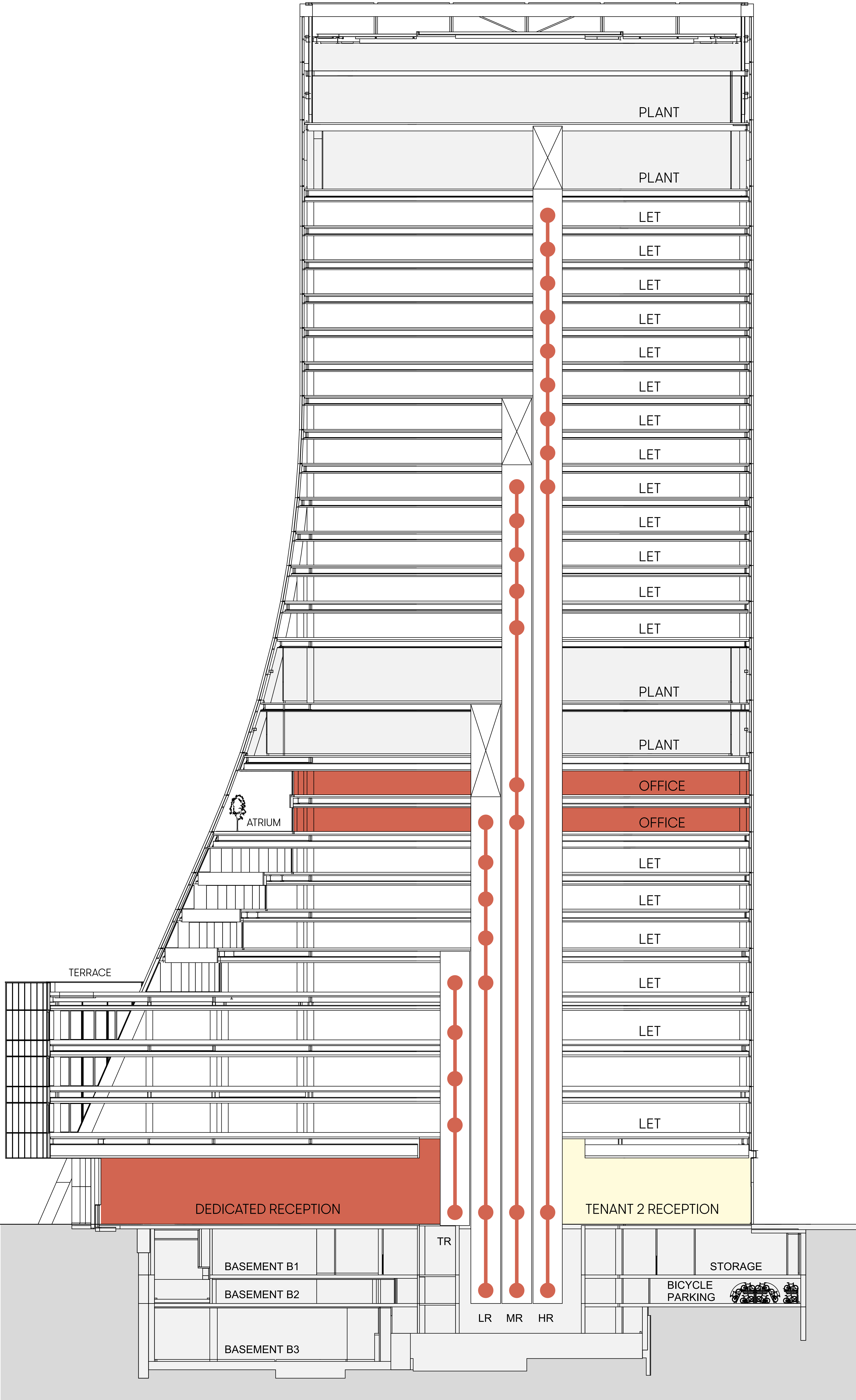
**Double-Height Atrium**  
Offering expansive river views West towards the City, you'll be ideally located to enjoy a more natural, healthy and vibrant work-life balance than ever before.

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	Shell & Core
Level 08	Available	30,630	2,846	Shell & Core
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



# 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.**



RECEPTION LOBBY

# Level 8

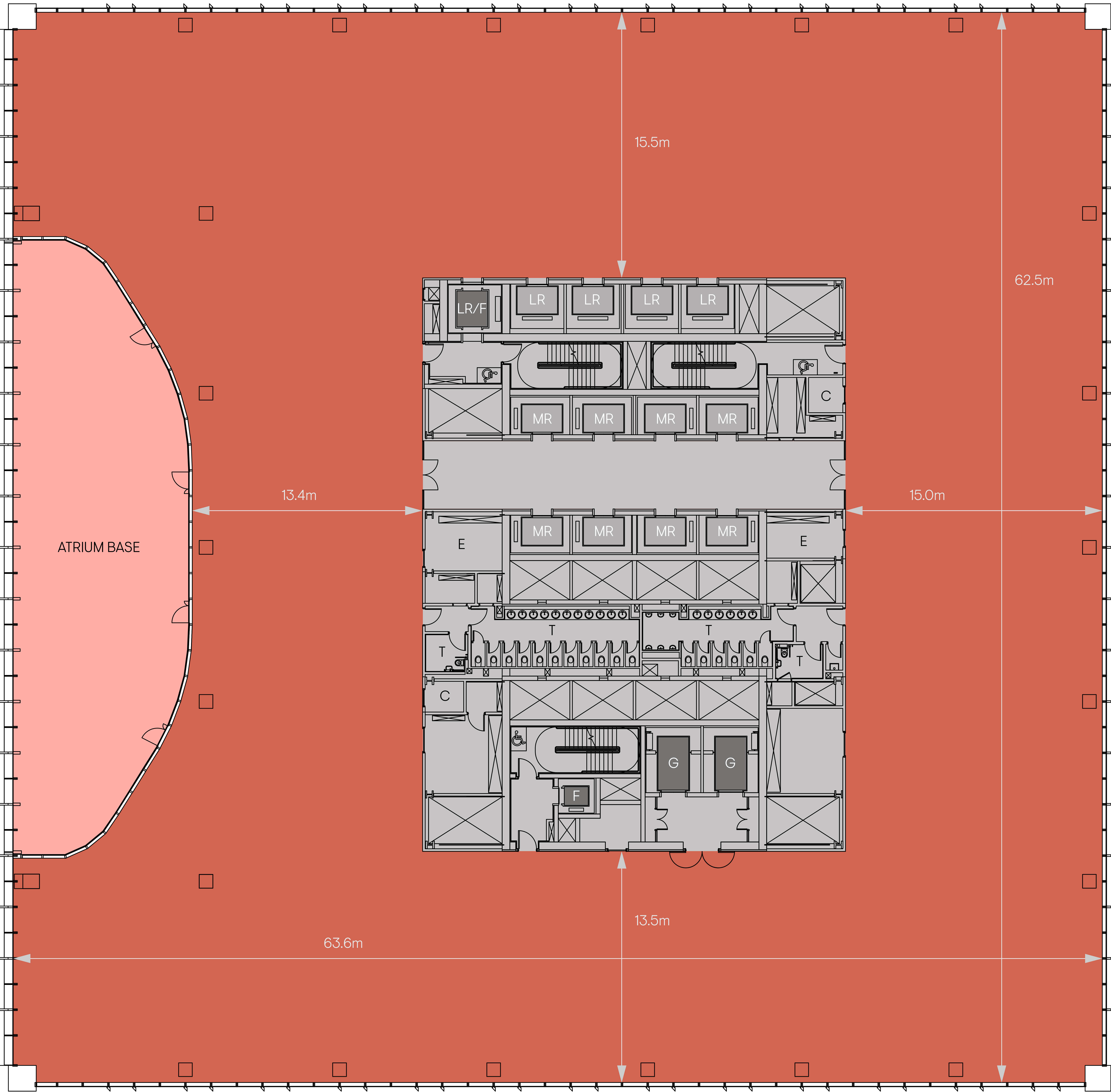
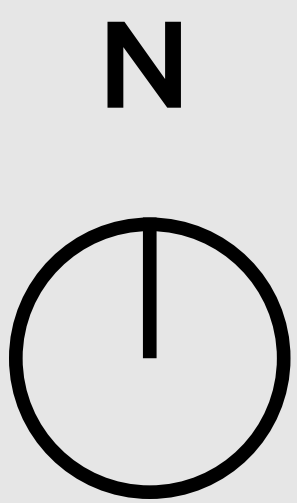
AVAILABLE  
30,630 SQ FT  
2,846 SQ M

## FLOOR CONDITION

Shell & Core

### KEY

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



FLOOR PLAN

ONE  
BANK  
STREET

# Level 8

## Open Plan Layout 1:8

### INDICATIVE WORKSPACE ALLOCATION

340	340	90 SQ FT
Open Plan Workstations	Total Population	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

1 Tea Point / Break out Area

1 Atrium Event Space

1 Atrium Informal Meeting Area

KEY

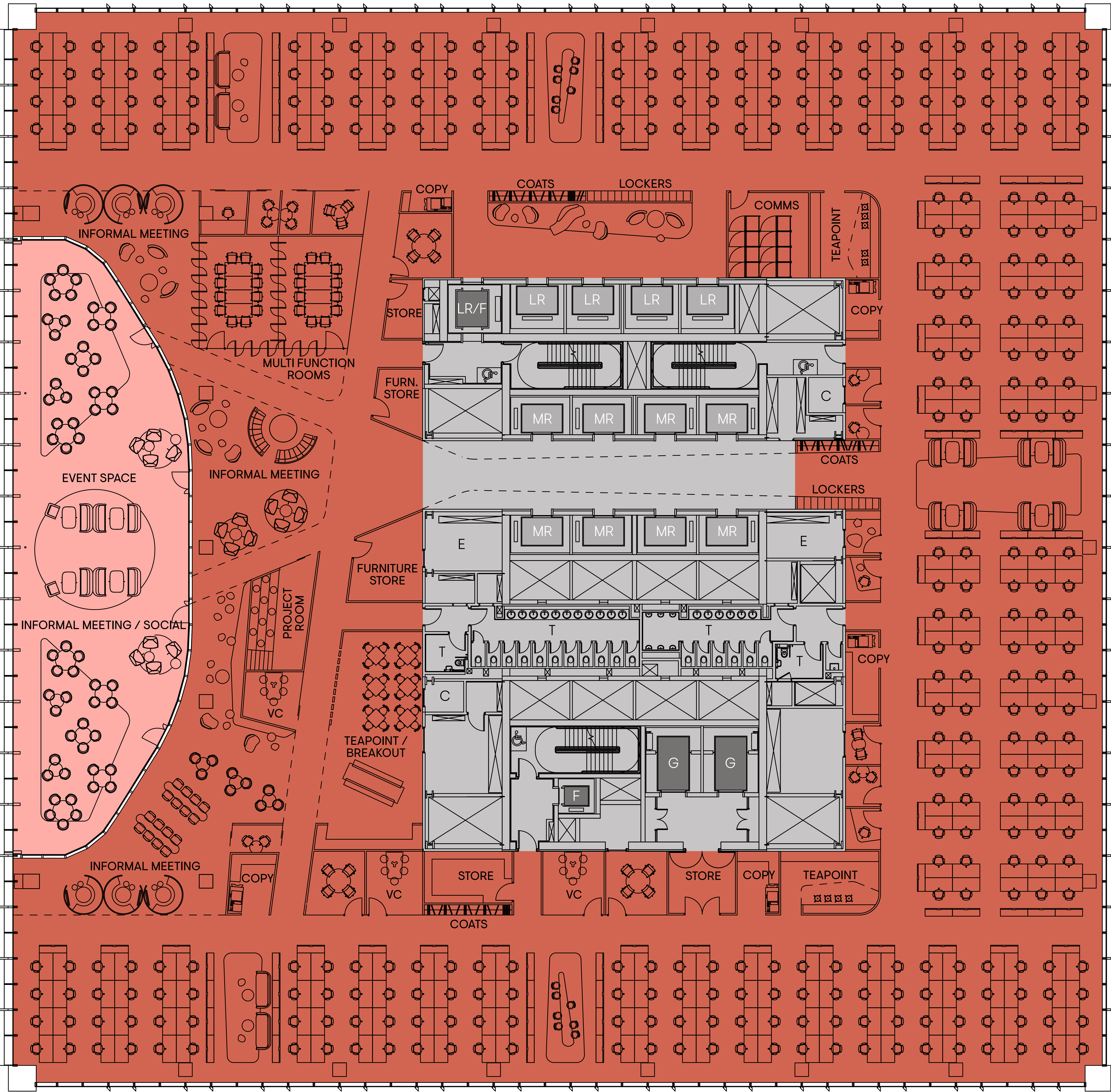
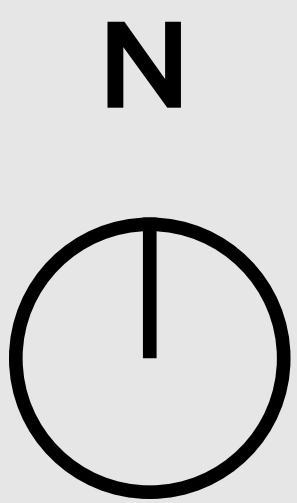
Workplace Available

Core

LR Low Rise Lift

MR Mid Rise Lift

G/F Goods / Firemens' Lift



FLOOR PLAN

## Indicative Fit-out



# Indicative Atrium Fit-out



Indicative Fit-out



# Existing Shell & Core

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



Level 9

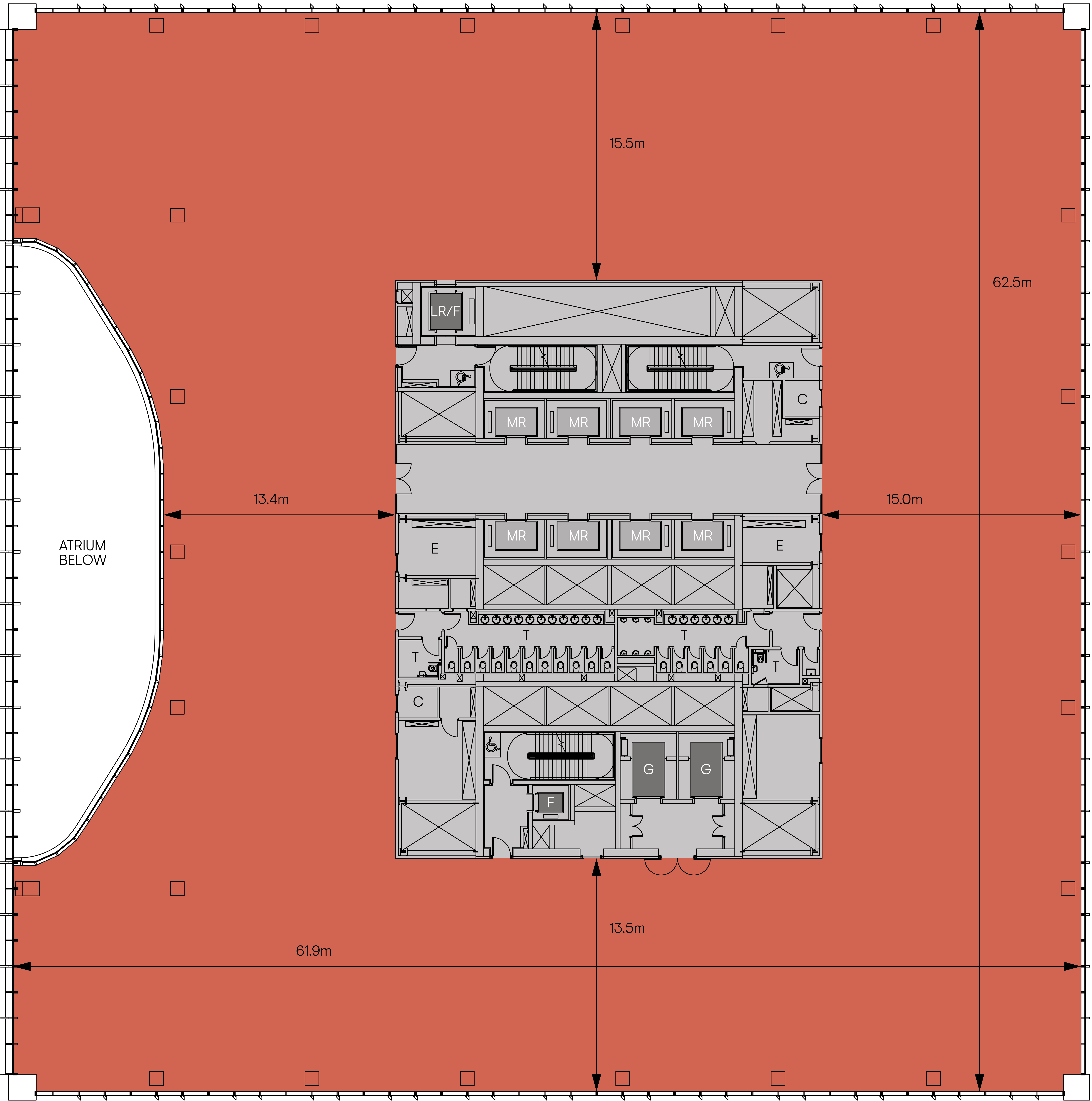
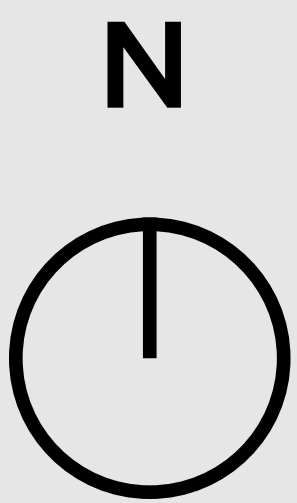
AVAILABLE  
30,127 SQ FT  
2,799 SQ M

FLOOR CONDITION  
Shell & Core

- KEY
- Workplace Available
- Core
- MR

Mid Rise Lift
- G/F

Goods / Firemens' Lift



FLOOR PLAN

ONE  
BANK  
STREET

# Level 9

## Open Plan Layout 1:8

### INDICATIVE WORKSPACE ALLOCATION

340	340	90 SQ FT
Open Plan Workstations	Total Population	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

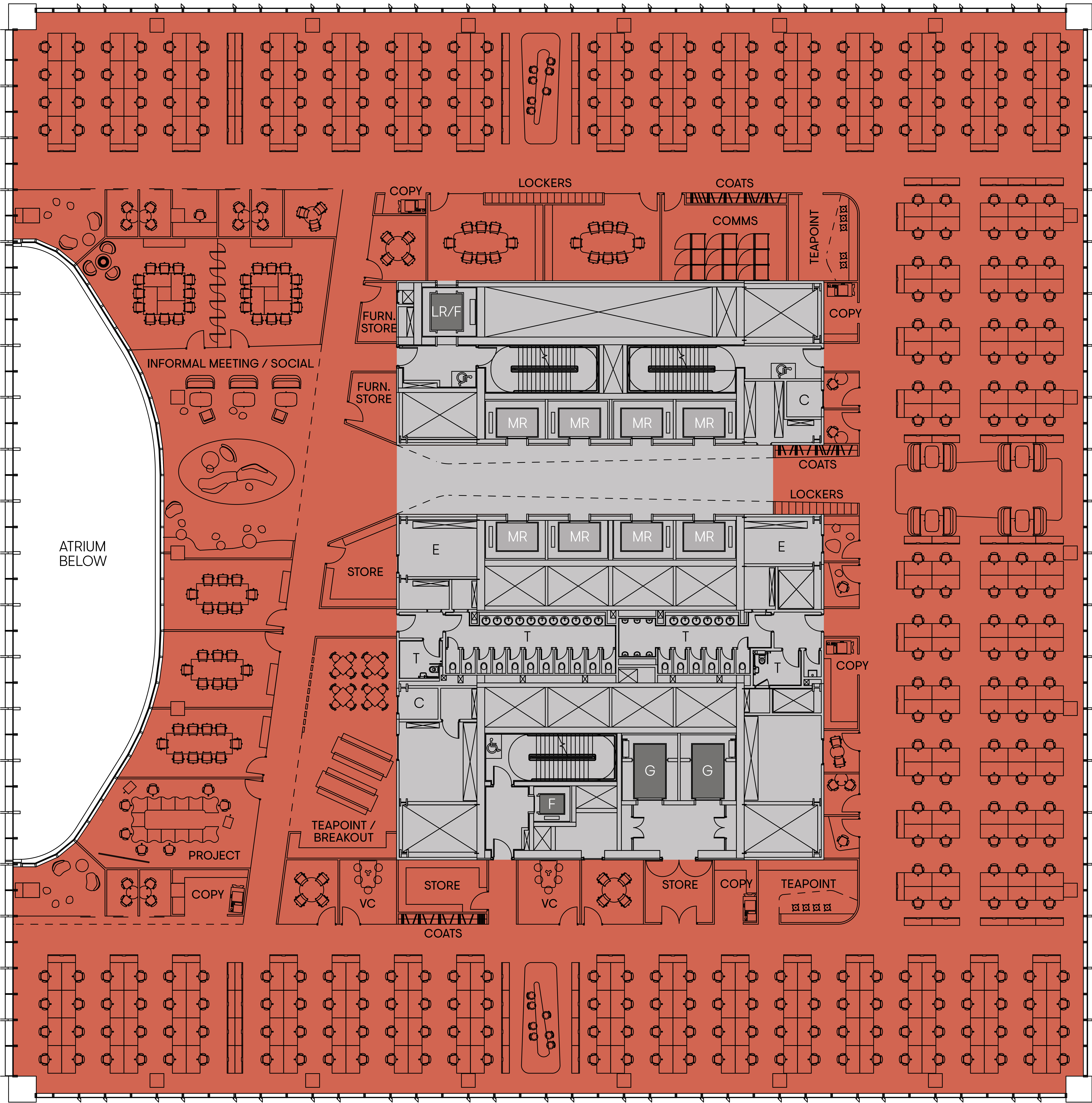
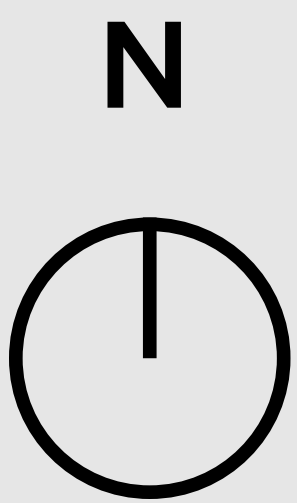
KEY

Workplace Available

Core

Mid Rise Lift

Goods / Firemens' Lift



FLOOR PLAN

View to The City

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ONE  
BANK  
STREET

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# Specification summary

Energy efficient building  
design and operation

EPC A

171 CYCLE  
SPACES FOR  
OFFICE USE

N+1 DESIGN  
PHILOSOPHY

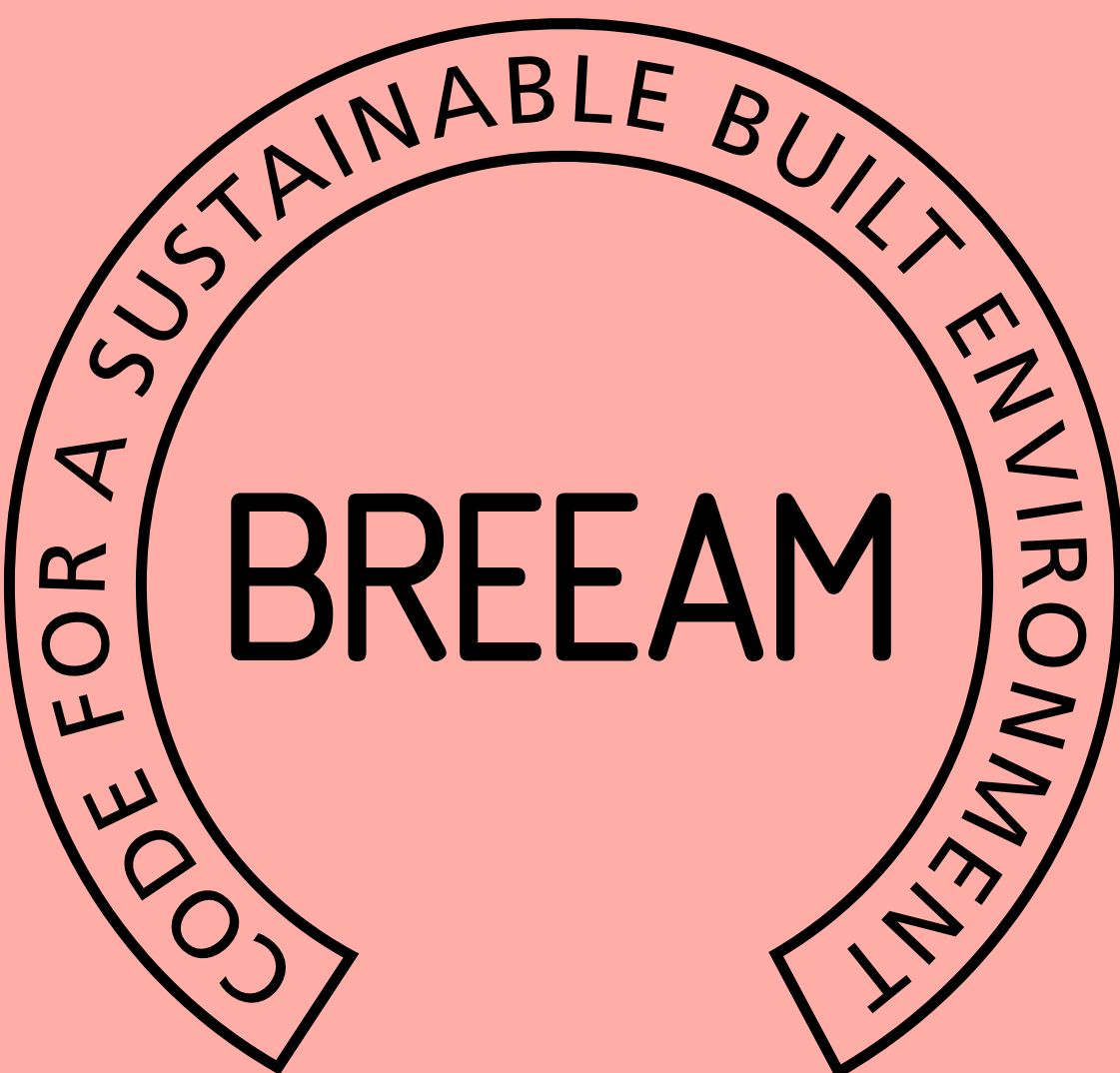
DIVERSE  
RESILIENT &

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

19 SHOWERS  
226 LOCKERS

excluding retail provision

BREEAM ‘OUTSTANDING’



NEW ENERGY  
EFFICIENT AIR  
CONDITIONING

DUAL POWER

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

1500 KVA UPS  
3 X 2000 KVA

Standby generators

175 MM  
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



**EDEN DOCK**

# 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.

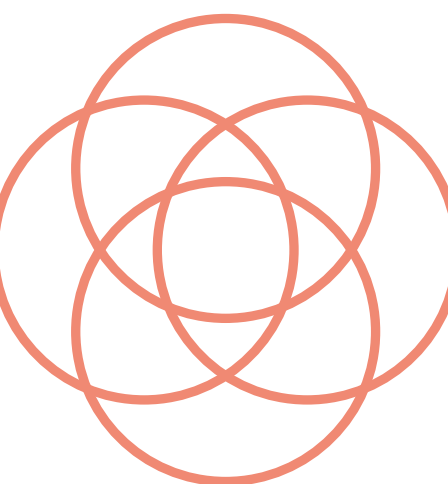
We are committed to the Environmental, Social and Governance (ESG) principles, as outlined in our strategy and featured in our [annual report](#). We believe that the most effective way to drive meaningful change is by bringing together our customers, suppliers and our community. Together, we can enhance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

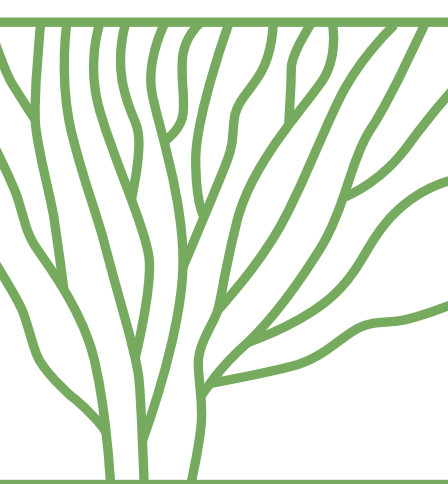
Our strategy focuses on four key areas:



**CLIMATE ACTION**  
Turning our ambition to be net zero into action



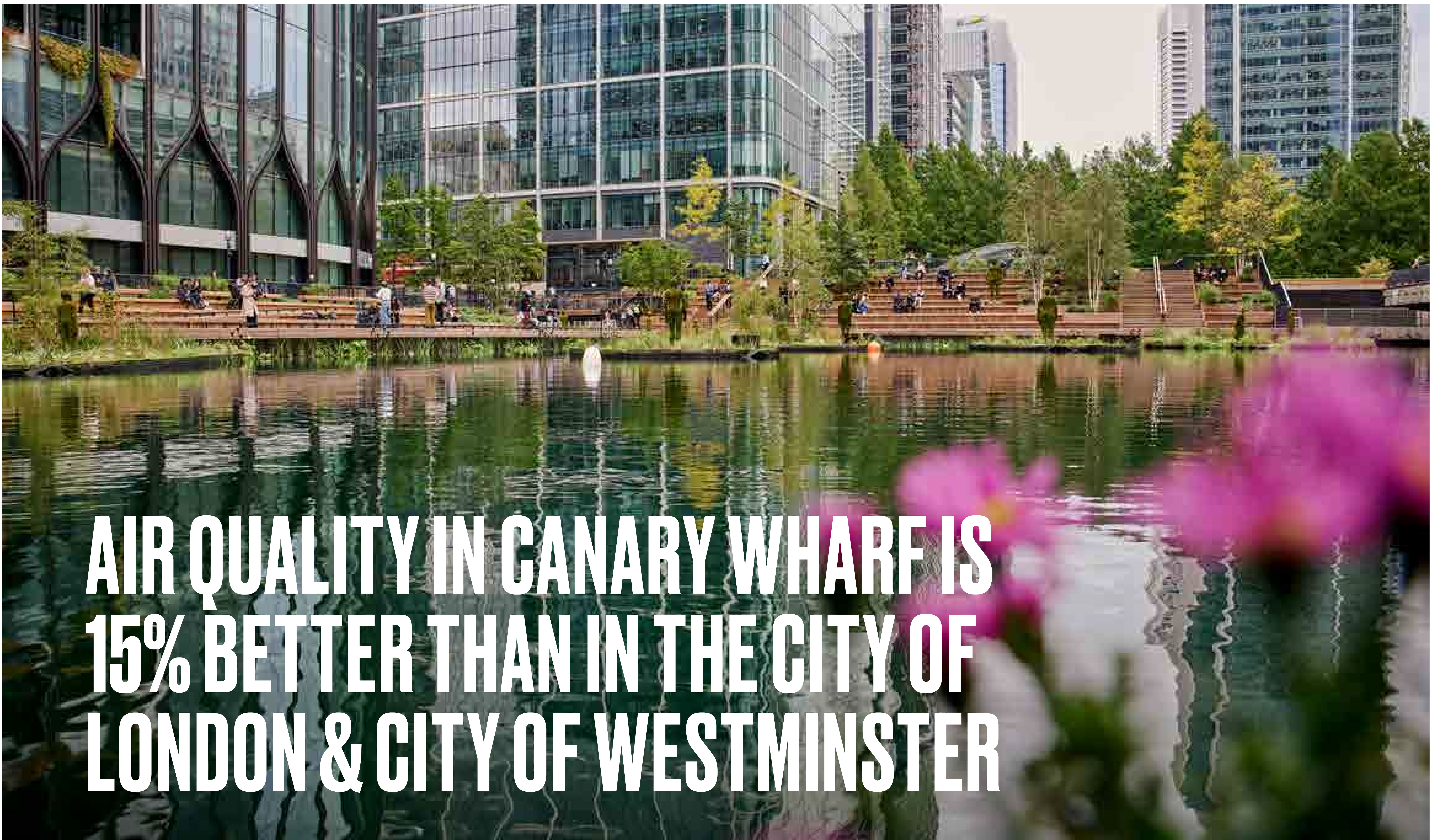
**DRIVING CIRCULARITY**  
Transitioning from a linear to a circular economy



**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.



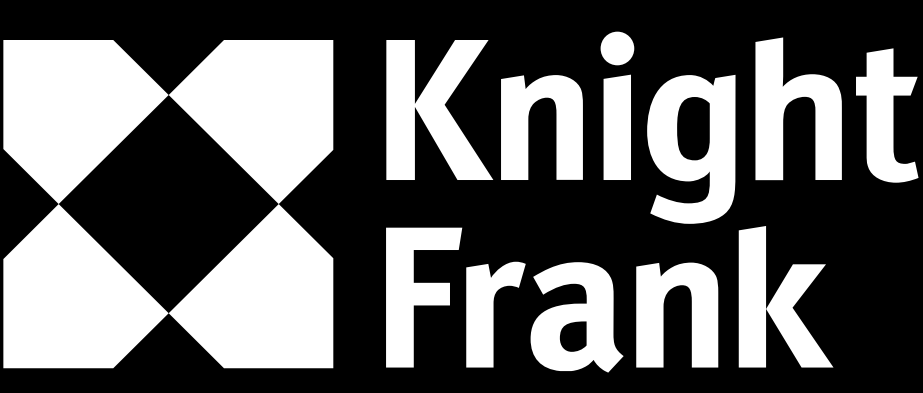
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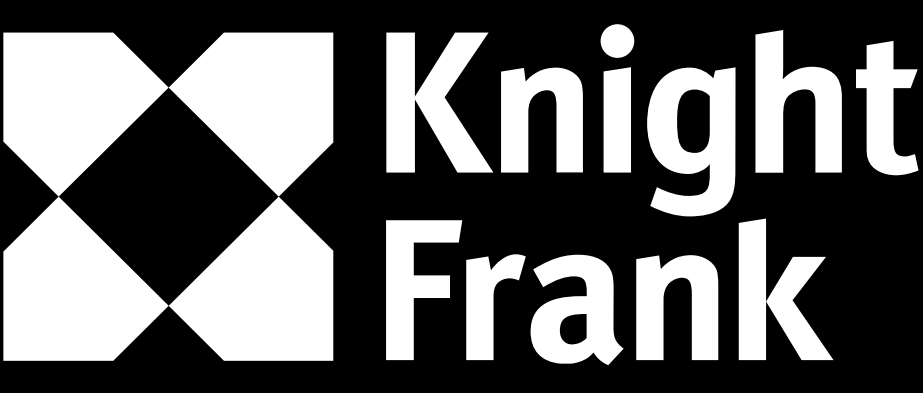
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[Find out more on the One Bank Street website](#)

[Download the Canary Wharf app](#)

