

FORTY BANK STREET BRING LIFE TO WORK

Experience working in Canary Wharf for yourself...



CONNECTED JUBILEE PARK SUSTAINABILITY RETAIL MALLS CYCLE STORAGE TECHNOLOGY JUBILEE LINE

Forty Bank Street is the ideal London hub

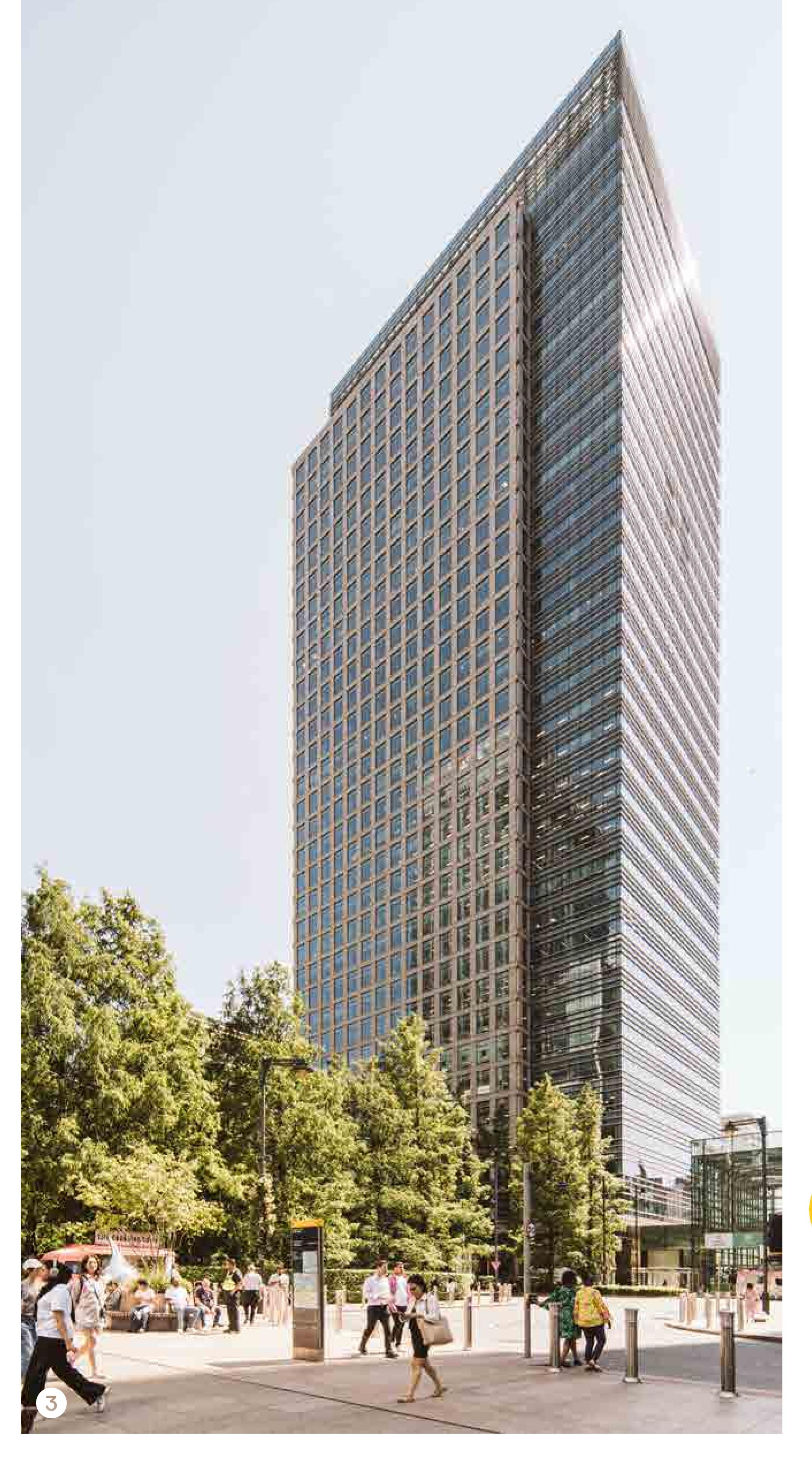
Creative. Cultured. Connected.

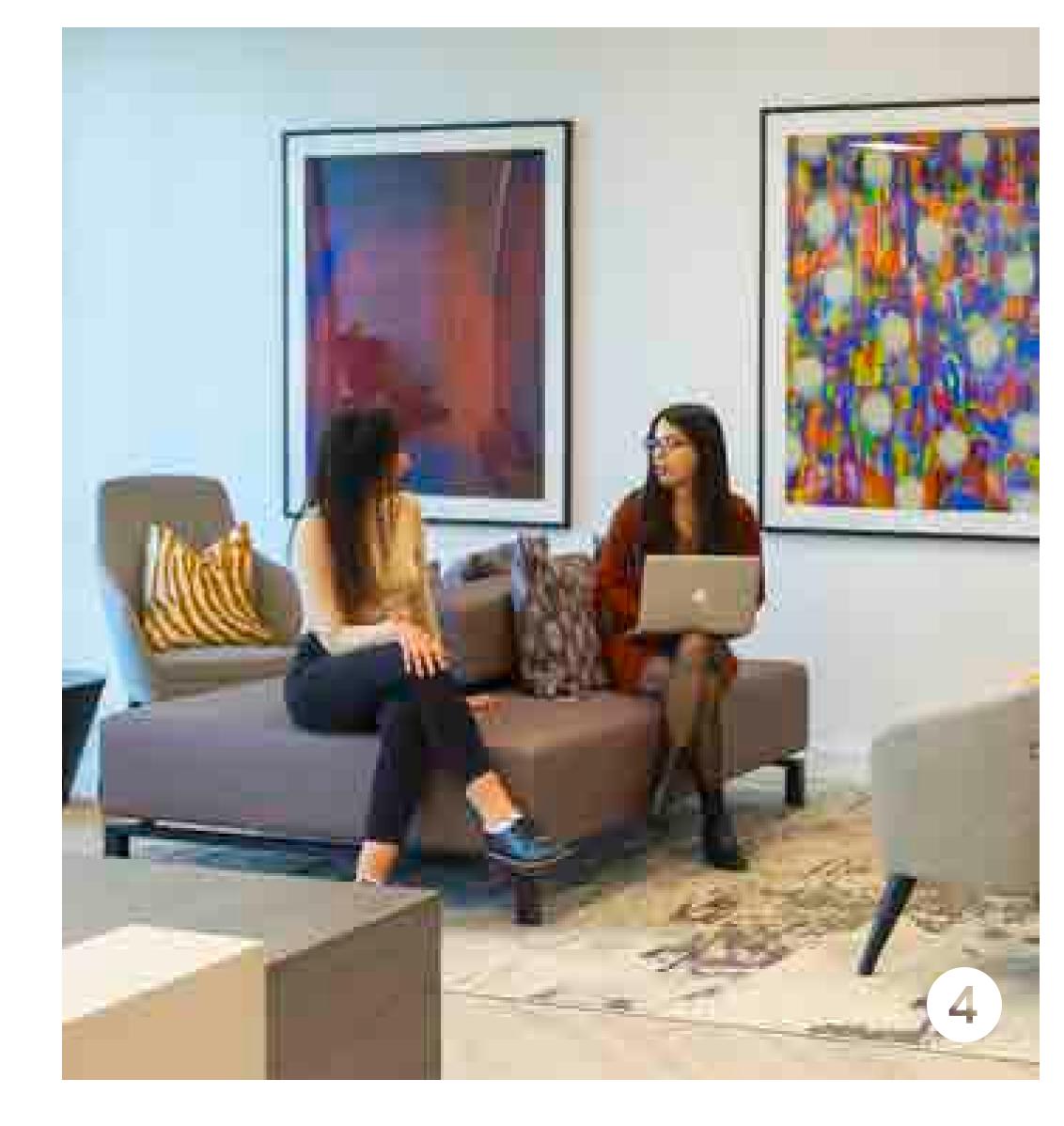
Forty Bank Street is the ideal London hub for growing businesses with a forward-thinking attitude and global outlook.

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



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







WELLBEING







IT'S ALL HERE.

Just a small selection of our extensive retail offering.

Discover more

GRAB & GO

RESTAURANTS

ENTERTAINMENT

SHOPS

COCO

KRICKET

FASRGA ME

REISS

GRIND

MARCELINE



WOOD WHARF

FIVE GUYS

+HOVARDA

ELECTRIC SHUFFLE

SANDRO



BRERA

ROE

EVERYMAN

Aēsop.

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

4 Eden Dock

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

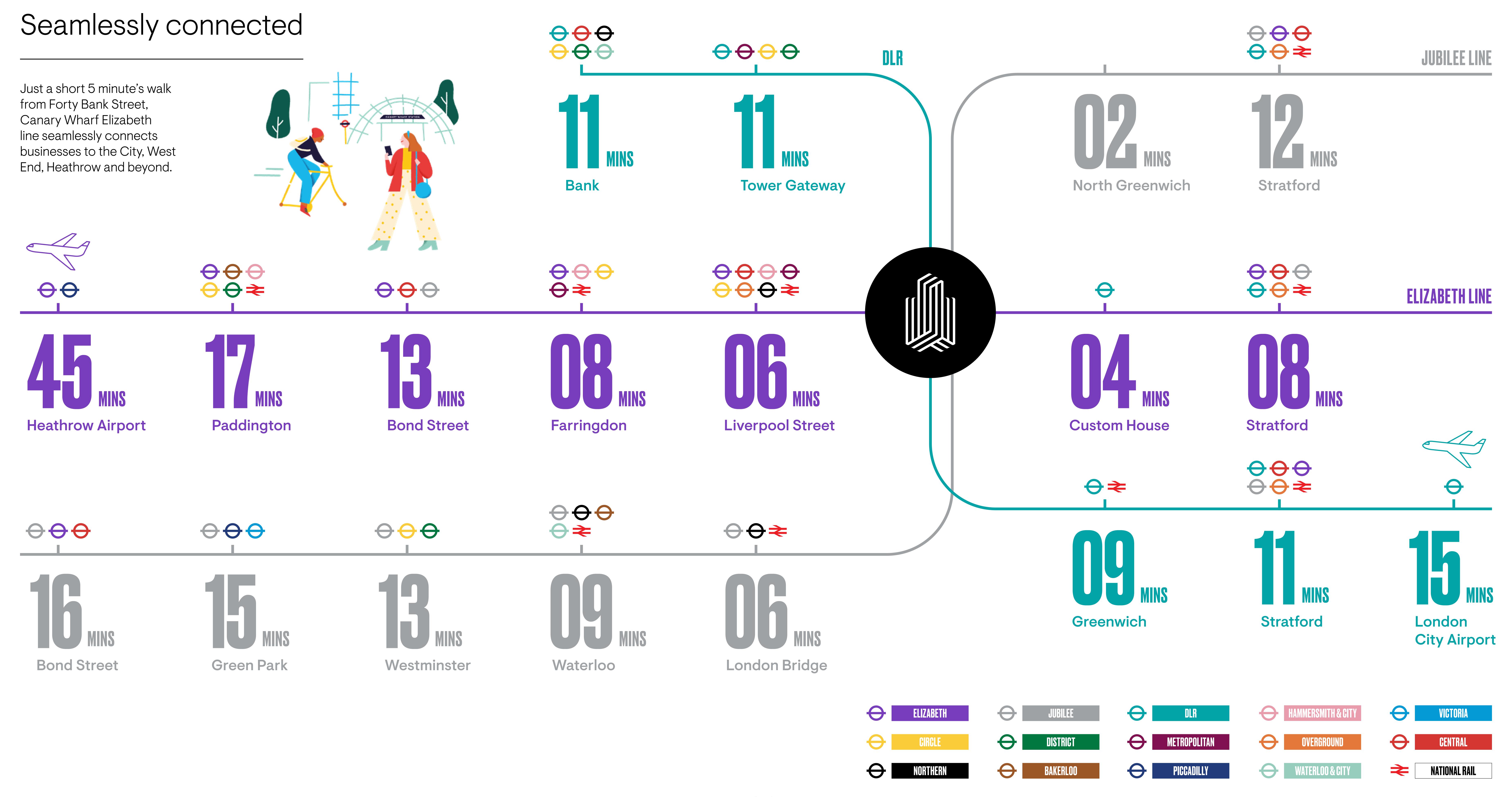
5 Alfresco seating

Meet friends and relax at lunchtime

6 **640** East

Outstanding coffee and cocktails on tap





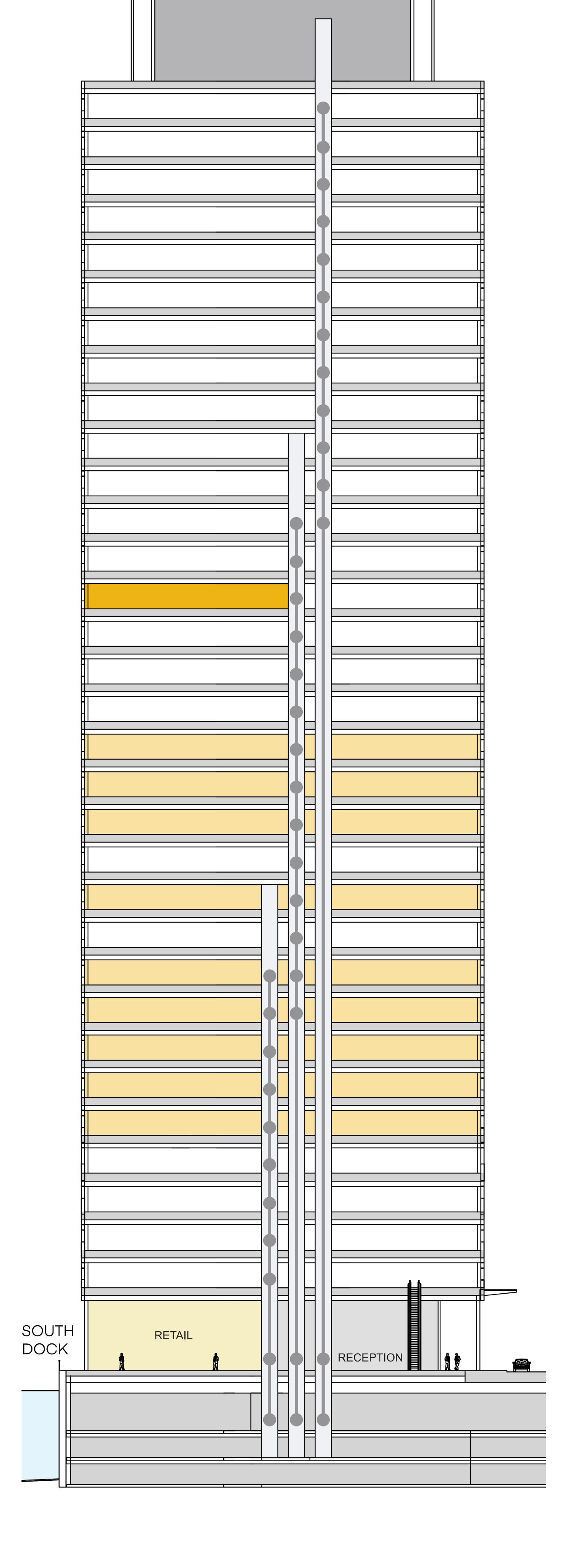
EXTRAORDINARY OFFICE SPACE



Level 31, MadeFor: fit out

Exceptional space for exceptional work

NIA		sq ft	sq m	Floor Condition
Plant		10 510	1 017	
Level 32		19,519	1,813	
	Begbies Traynor / HSBC	8,092	1 017	
Level 30		19,519	1,813	
Level 29		19,517	1,813e 	
Level 28		19,527	1,814	
Level 27		19,521	1,814	
Level 25	Saxo Markets / ABSA / FreedomPay	19,519 19,525	1,813	
		<u> </u>	1,814	
Level 24		19,524	1,814	
Level 23		18,154	1,687	
Level 22		18,140	1,685	
Level 20	HSBC	18,158	1,687	
Level 20 Level 19	HSBC Newsweek / China Unicom / Sipral / Part Available	18,839 4,644	1,750 431	Existing Cat E
Level 18	Servcorp / Savannah Energy / SSV Capital	18,844	1,751	LAISTING Cat L
Level 17	Herbert Smith Freehills	18,847	1,751	
Level 17 Level 16	Herbert Smith Freehills	18,833	1,750	
				MadeFor
Level 13 Level 14	Pending 2026 Pending 2026	18,836	1,750 1,751	MadeFor
Level 14 Level 13	Pending 2020 Pending 2026	18,841	1,750	MadeFor
Level 12	Citi	18,835	1,750	IVIAUCI OI
Level 12 Level 11	Pending 2026	17,924	1,750	
Level 10	Citi	18,418	1,000	
	Pending 2026	18,421	1,711	MadeFor
	Pending 2020 Pending 2026	19,101	1,711	MadeFor
Level 07	Pending 2026 Pending 2026	19,107	1,775	MadeFor
	Pending 2026	19,107	1,776	MadeFor
	Pending 2026	19,113	1,776	MadeFor
	St James's Place	19,113	1,776	IVICACIOI
	CW Travel / State Grid of China / Wall Street Docs	19,112	1,776	
	Delta Capita	19,112	1,776	
	HCA Healthcare	18,403	1,770	
TOTAL OF		609,351	56,610	
Ground Reception		10,957	1,018	
TOTAL AVAILABLE		4,644	431	
IOIALA	ENDING	169,305	15,729	



KEY

Availal



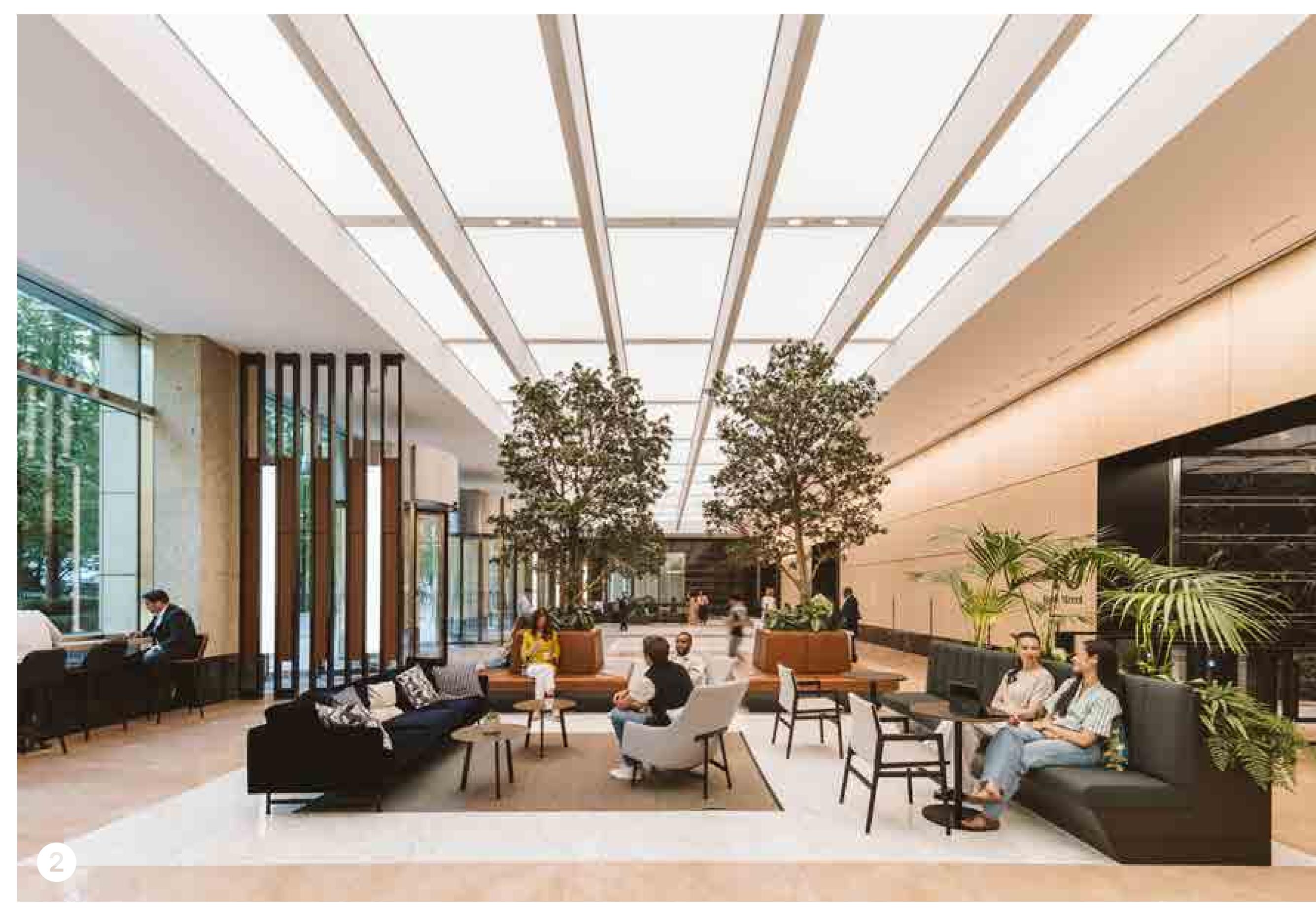
Pending

A warm welcome

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

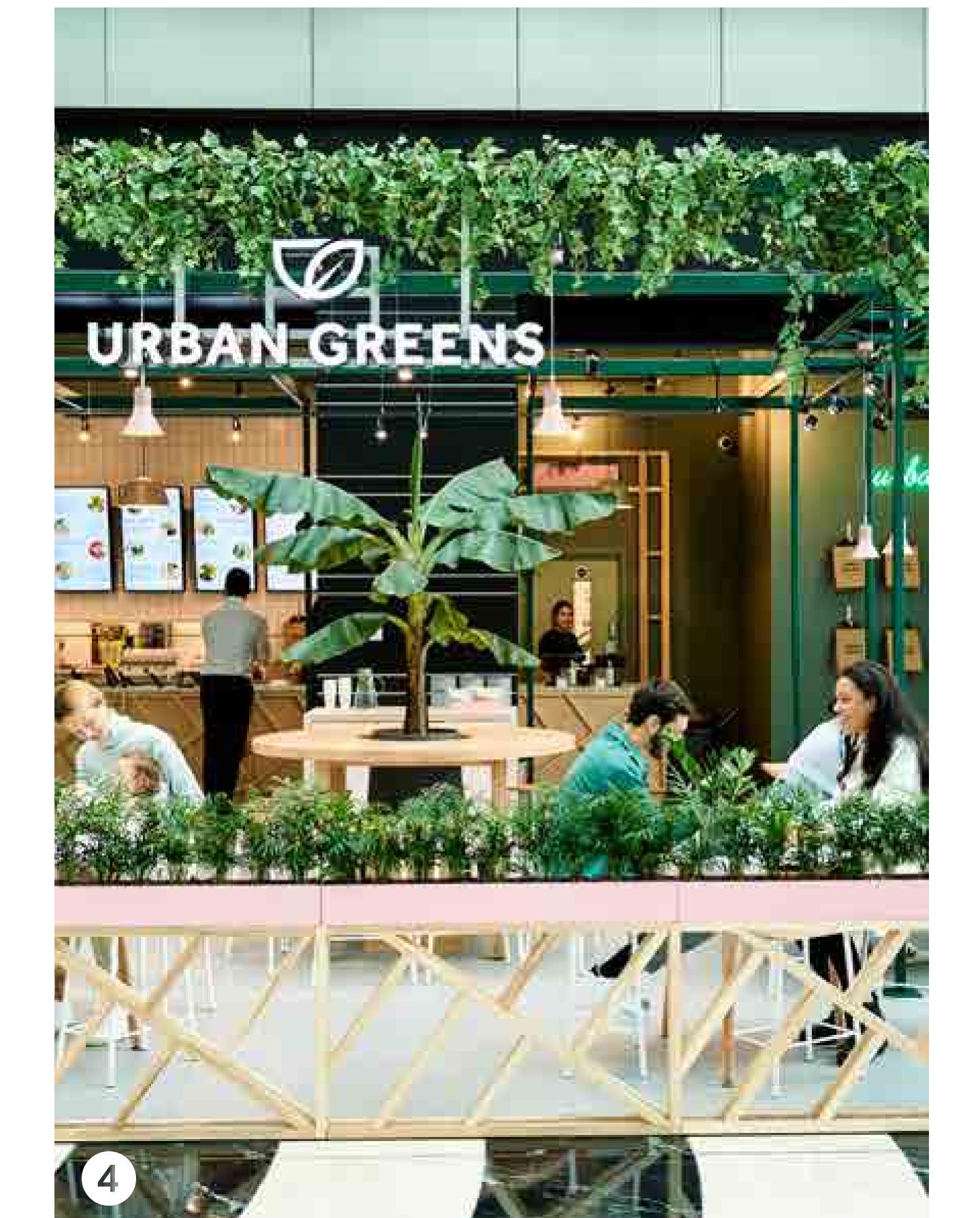






REMODELLED RECEPTION TO PROVIDE A WARM AND RELAXED WELCOMING.







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

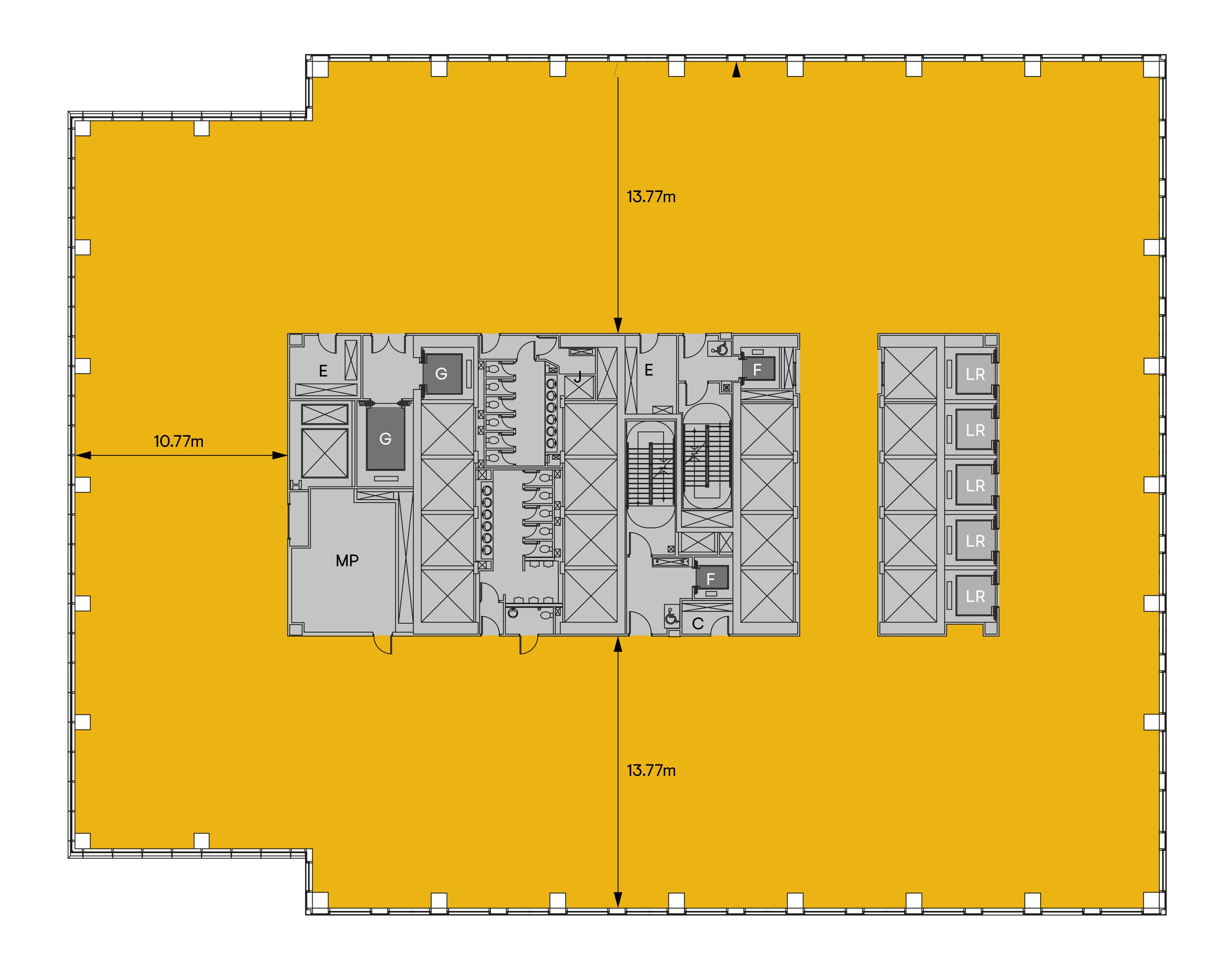
Typical Low Rise Floor

NET INTERNAL AREA

19,113 SQ F1 1,776 SQ M

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





FLOOR PLAN Forty Bank Street

Typical Mid Rise Floor

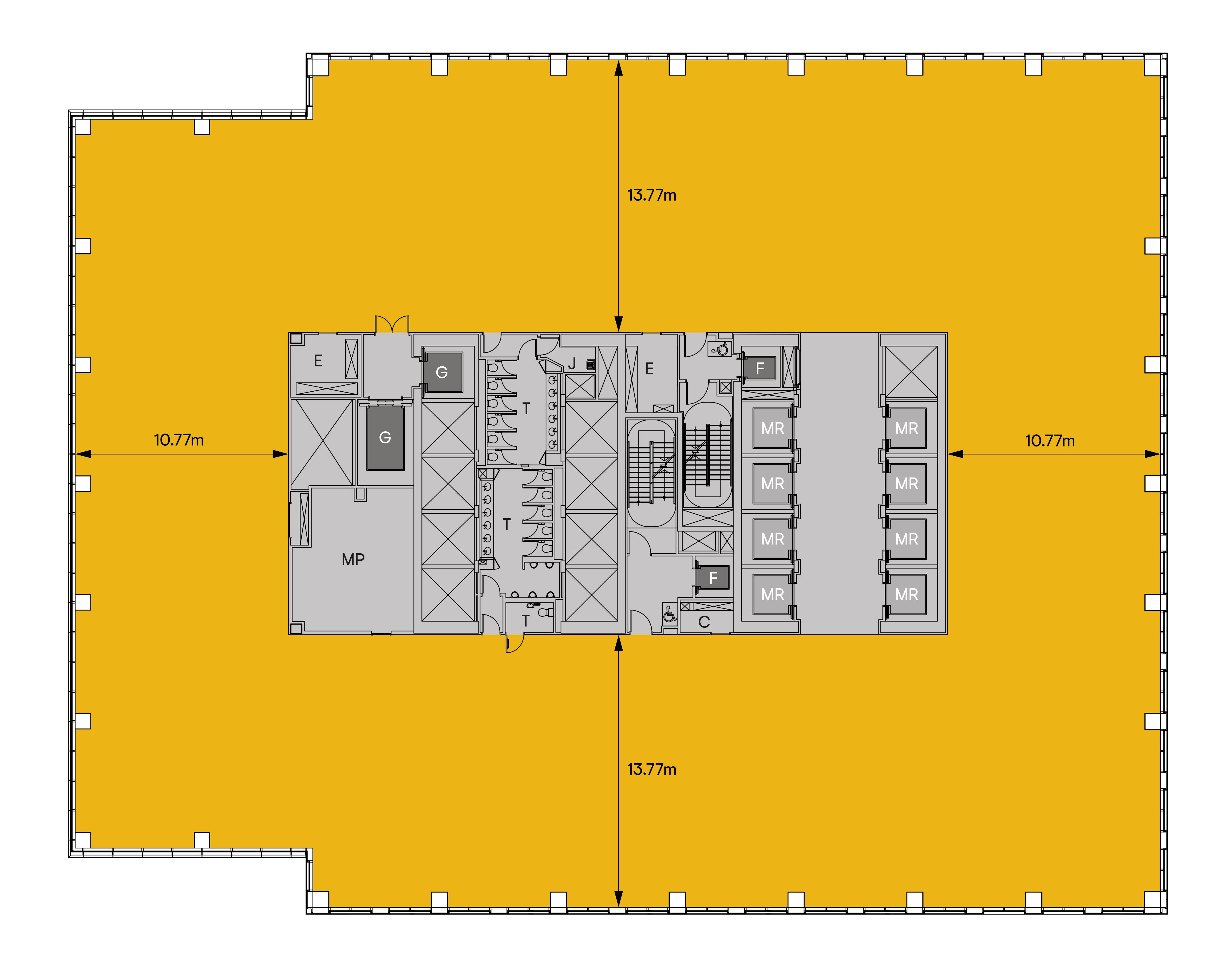
18,836 SQ FT 1750 SO M

FLOOR CONDITION

Shell & Core.

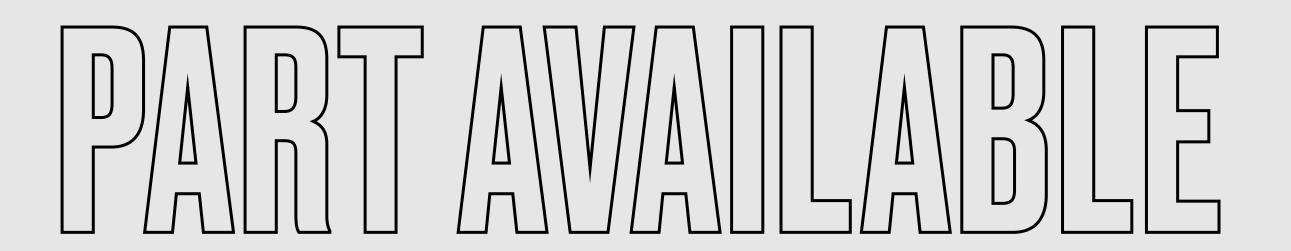
Workplace Available
Core
MR Mid Rise Lift
G/F Goods / Firemens' Lift





FLOOR PLAN Forty Bank Street

Level 19



FLOOR CONDITION

Existing Cat B

Made For:

KEY

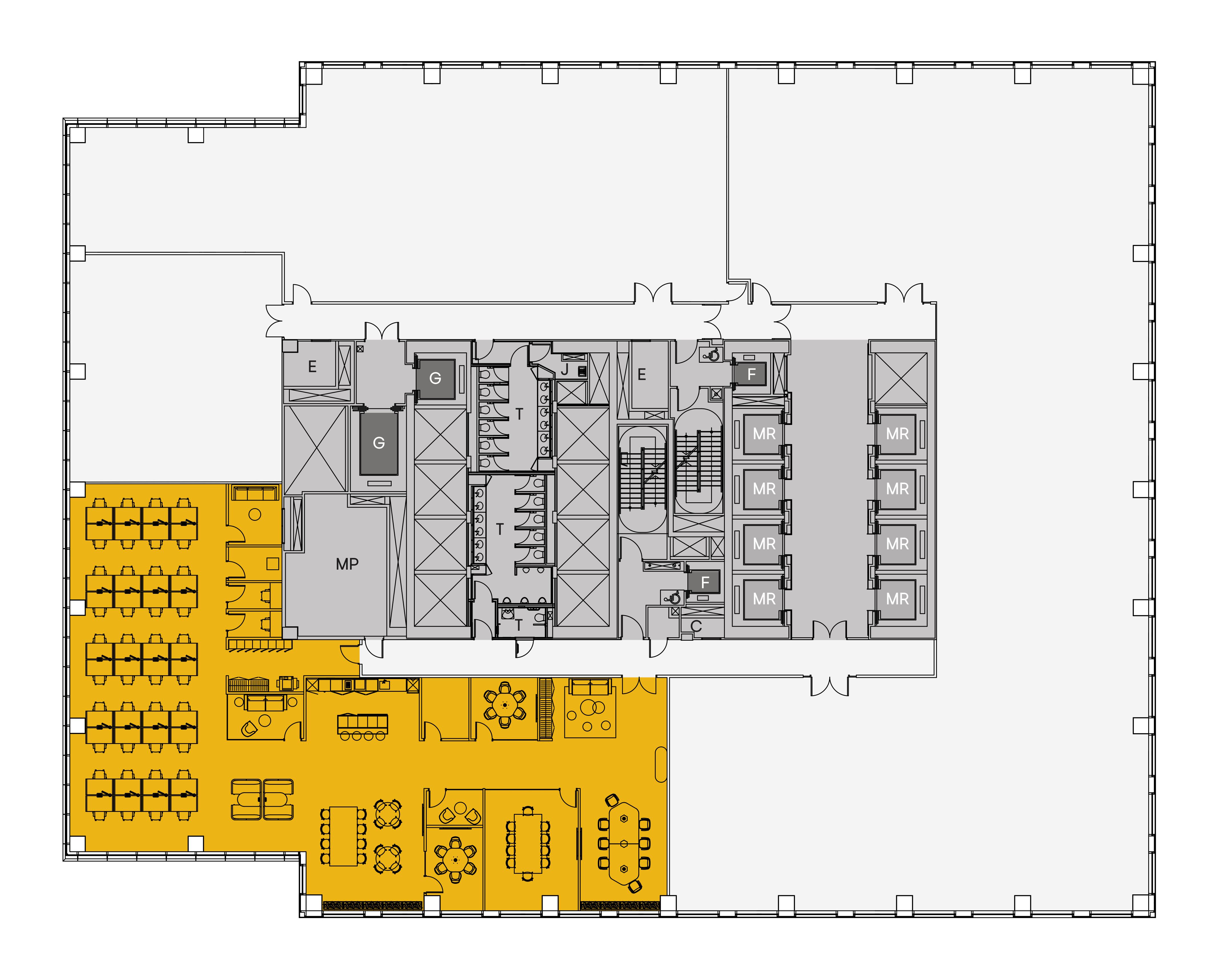
Workplace Available

Core

MR Mid Rise Lift

G/F Goods / Firemens' Lift





Made For:

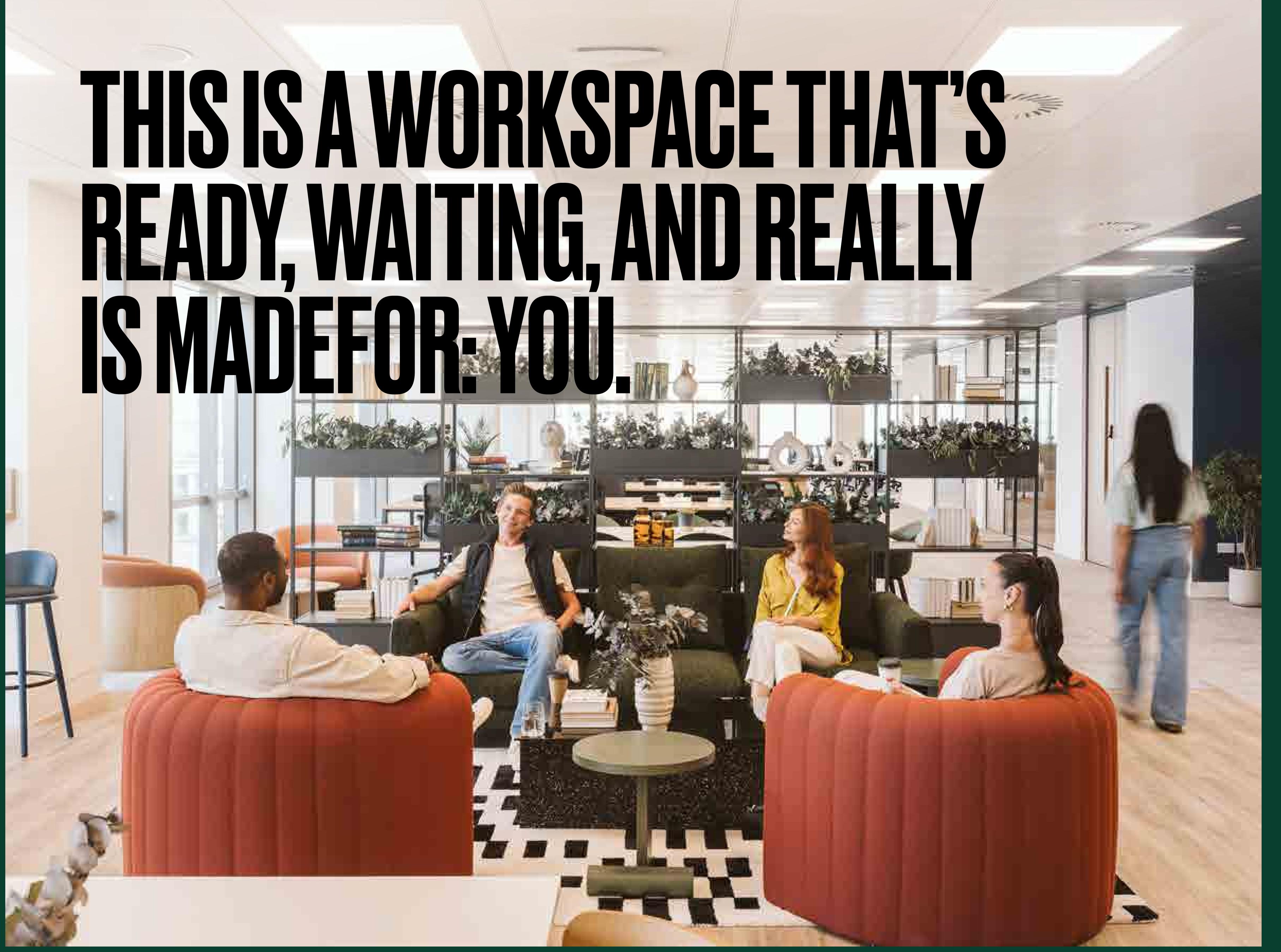
After 30 years of helping companies like yours find their perfect home, we've created MadeFor: Out with complicated contracts. In with transparent and flexible leases.

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









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 Architectural lighting 9 ne-off antiques Modular Ready & waiting Connected Supported

MADEFOR:

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%



MANAGEMENT PERFORMANCE: 76.9%



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



DIVERSE RESILIENT

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



CYCLE SPACES FOR OFFFICE USE

NEW ENERGY EFFICIENT AIR CONDITIONING THE ROLL OF STATES AND A STATES OF THE STATES AND A STATE

Standby generators

EPG BATING B

on newly refurbished floors

RAISED FLOOR

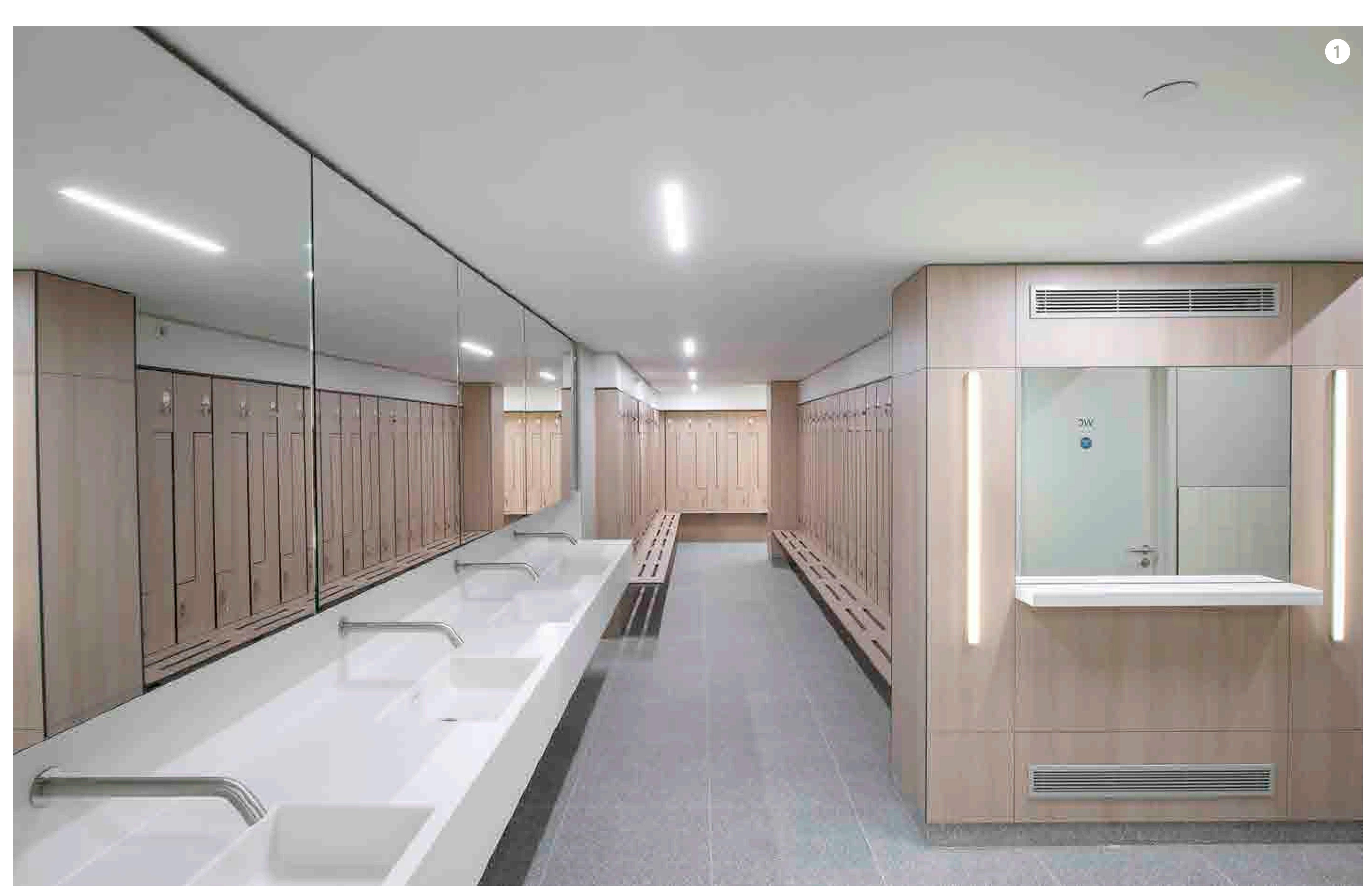
19 SHOWERS
226 LOCKERS

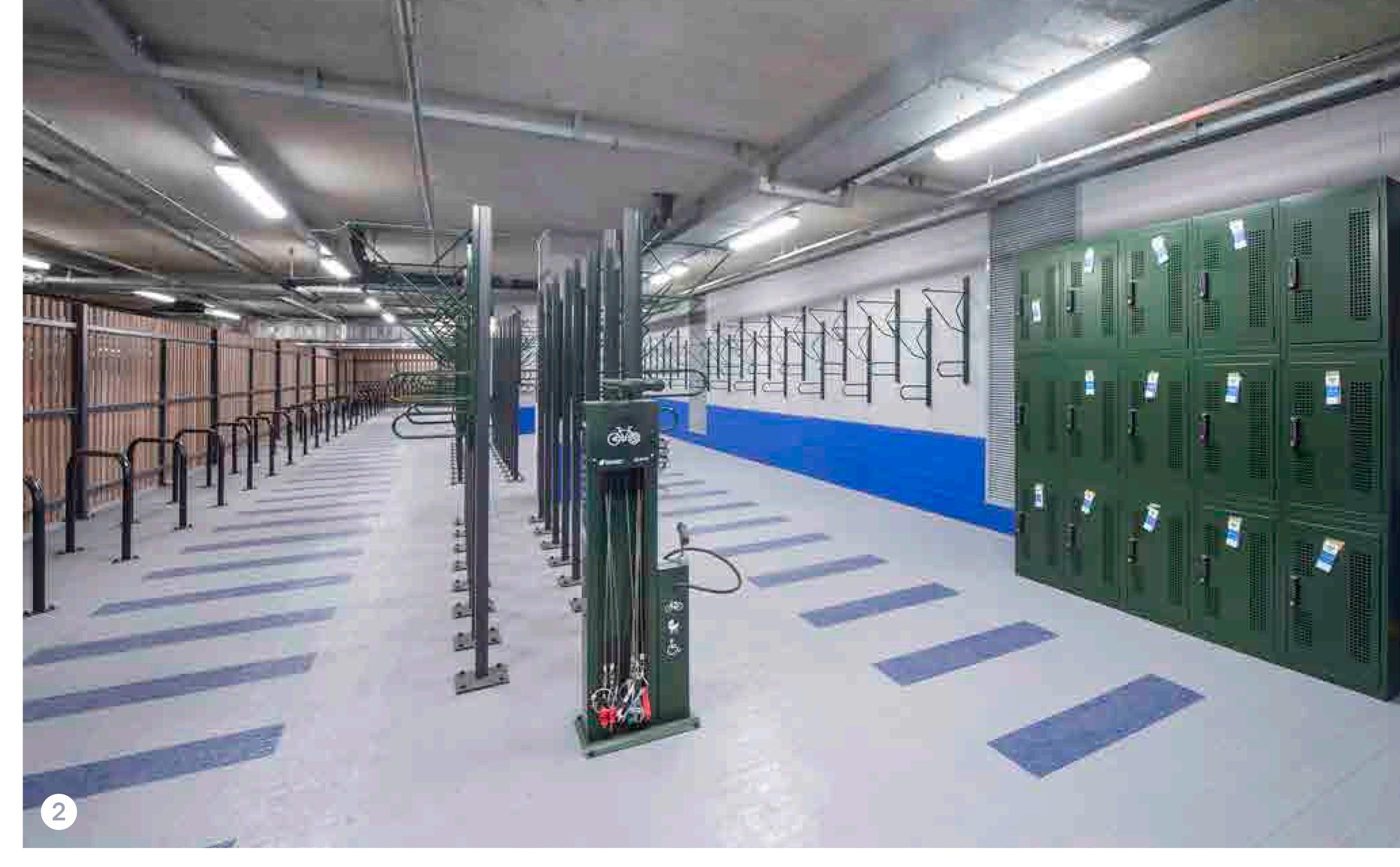
excluding retail provision

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.







- 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

BASEMENT

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











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 <u>annual report</u>. 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.

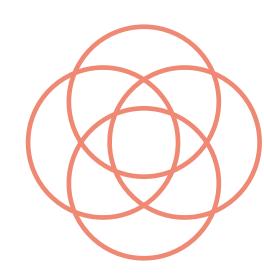
Choose an office space that aligns with our values and commitment to a sustainable future. Be part of a workspace that champions green practices and supports community initiatives.

Our strategy focuses on four key areas:



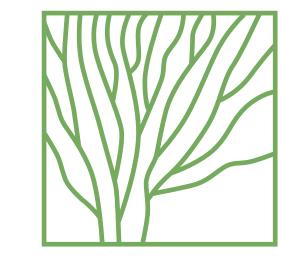
CLIMATE ACTION

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











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

in managed areas

since 2009

electricity sourced renewably since 2012



CANARY WHARF

GROUP

CANARY WHARF

GROUP

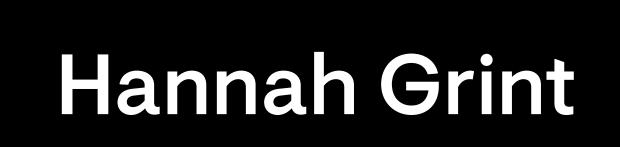
Tarun Mathur

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



Sarah Shell

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



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

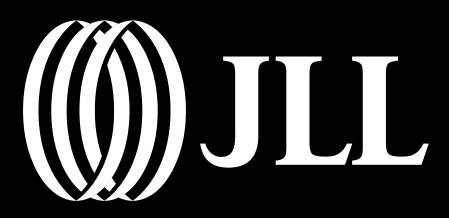


Hugh Tayler

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



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



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





