Forty Bank Street

CANARY WHARF
GROUP

FORTY BANK STREET BRING LIFE TO WORK

Experience working in
Canary Wharf for yourself...

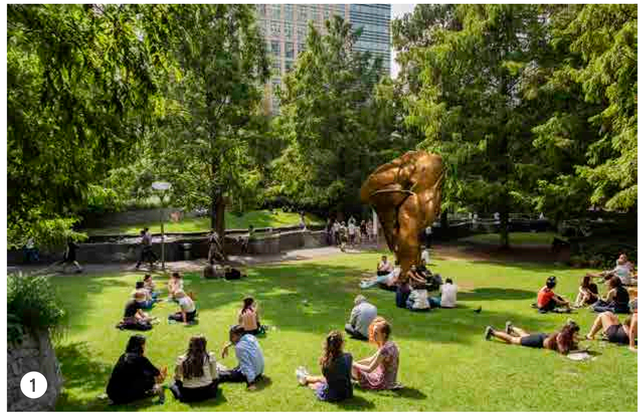
WORK FLEXIBLY MADEFOR: CONNECTED JUBILEE PARK SUSTAINABILITY RETAIL MALLS CYCLE STORAGE TECHNOLOGY JUBILEE LINE

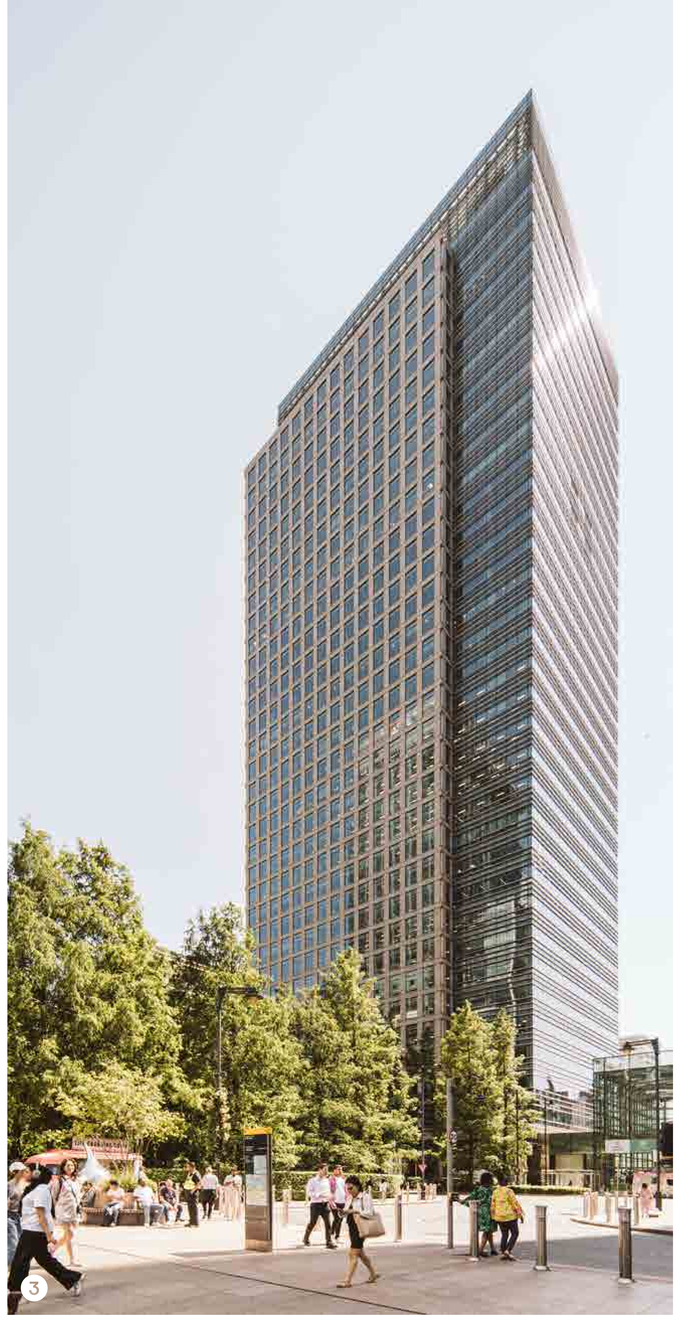
Forty Bank Street is the ideal London hub

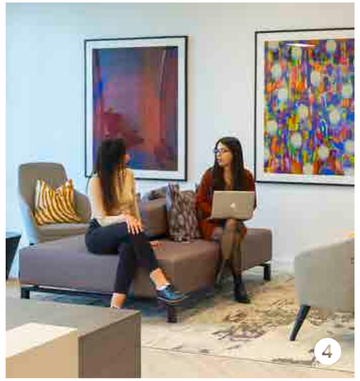
Creative. Cultured. Connected.

Forty Bank Street is the ideal London hub for growing businesses with a 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

1

2

3

4

5

6

IT'S ALL HERE.

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

GRAB & GO

COCO DI MAMA
GRIND
FIVE GUYS
BRERA

RESTAURANTS

KRICKET
MARCELINE
HOVARDA
ROE

ENTERTAINMENT

FAIRGAME
CAPITAL KARTS
ELECTRIC SHUFFLE
EVERYMAN

SHOPS

REISS
MMY WOOD WHARF
SANDRO
Aēsop

1 **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

Location

VIRGIN ACTIVE
FAIRGAME
ELECTRIC SHUFFLE
CAPITAL KARTS
BIG EASY
EVERYMAN
BILLINGSGATE FISH MARKET
OPEN WATER SWIMMING
PERGOLA ON THE WHARF
THE IVY IN THE PARK
THIRD SPACE
CARAVAN
PADIUM
EDEN DOCK
FORTY BANK STREET
640 EAST
DISHOOM
FIVE GUYS
HAWKSMOOR
GOBOAT
TRIBE
THE PELLIGON
ROE
IN2SPORTS
MMY WOOD WHARF

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.

DLR

11 MINS Bank

11 MINS Tower Gateway

JUBILEE LINE

02 MINS North Greenwich

12 MINS Stratford

ELIZABETH LINE

45 MINS Heathrow Airport

17 MINS Paddington

13 MINS Bond Street

08 MINS Farringdon

06 MINS Liverpool Street

04 MINS Custom House

08 MINS Stratford

09 MINS Greenwich

11 MINS Stratford

15 MINS London City Airport

16 MINS Bond Street

15 MINS Green Park

13 MINS Westminster

09 MINS Waterloo

06 MINS London Bridge

ELIZABETH · JUBILEE · DLR · HAMMERSMITH & CITY · VICTORIA
CIRCLE · DISTRICT · METROPOLITAN · OVERGROUND · CENTRAL
NORTHERN · BAKERLOO · PICCADILLY · WATERLOO & CITY · NATIONAL RAIL

TRANSPORT

Availability

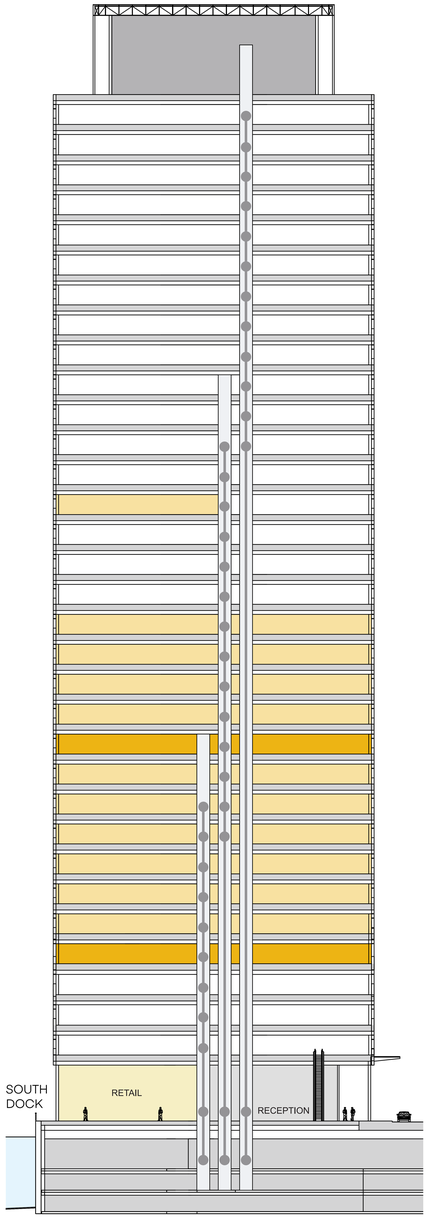
EXTRAORDINARY OFFICE SPACE

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	HSBC	19,514	1,813	
Level 30	HSBC	19,519	1,813	
Level 29	HSBC	19,517	1,813	
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, Napier AI, Under Offer	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 Jul-2026	18,836	1,750	MadeFor:
Level 14	Available Jul-2026	18,847	1,751	MadeFor:
Level 13	Available Jan-2027	18,841	1,750	MadeFor:
Level 12	Available Jan-2027	18,835	1,750	MadeFor:
Level 11	**Available**	**17,924**	**1,665**	**Shell & Core**
Level 10	Available Jan-2027	18,418	1,711	MadeFor:
Level 09	Available Jan-2027	18,421	1,711	MadeFor:
Level 08	Available Jan-2027	19,101	1,775	MadeFor:
Level 07	Available Jan-2027	19,107	1,775	MadeFor:
Level 06	Available Sep-2026	19,115	1,776	MadeFor:
Level 05	Available Jun-2026	19,113	1,776	MadeFor:
Level 04	**Available**	**19,113**	**1,776**	**Shell & Core**
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		**37,037**	**3,441**	
TOTAL PENDING		**174,171**	**17,956**	

KEY

Available 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.

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

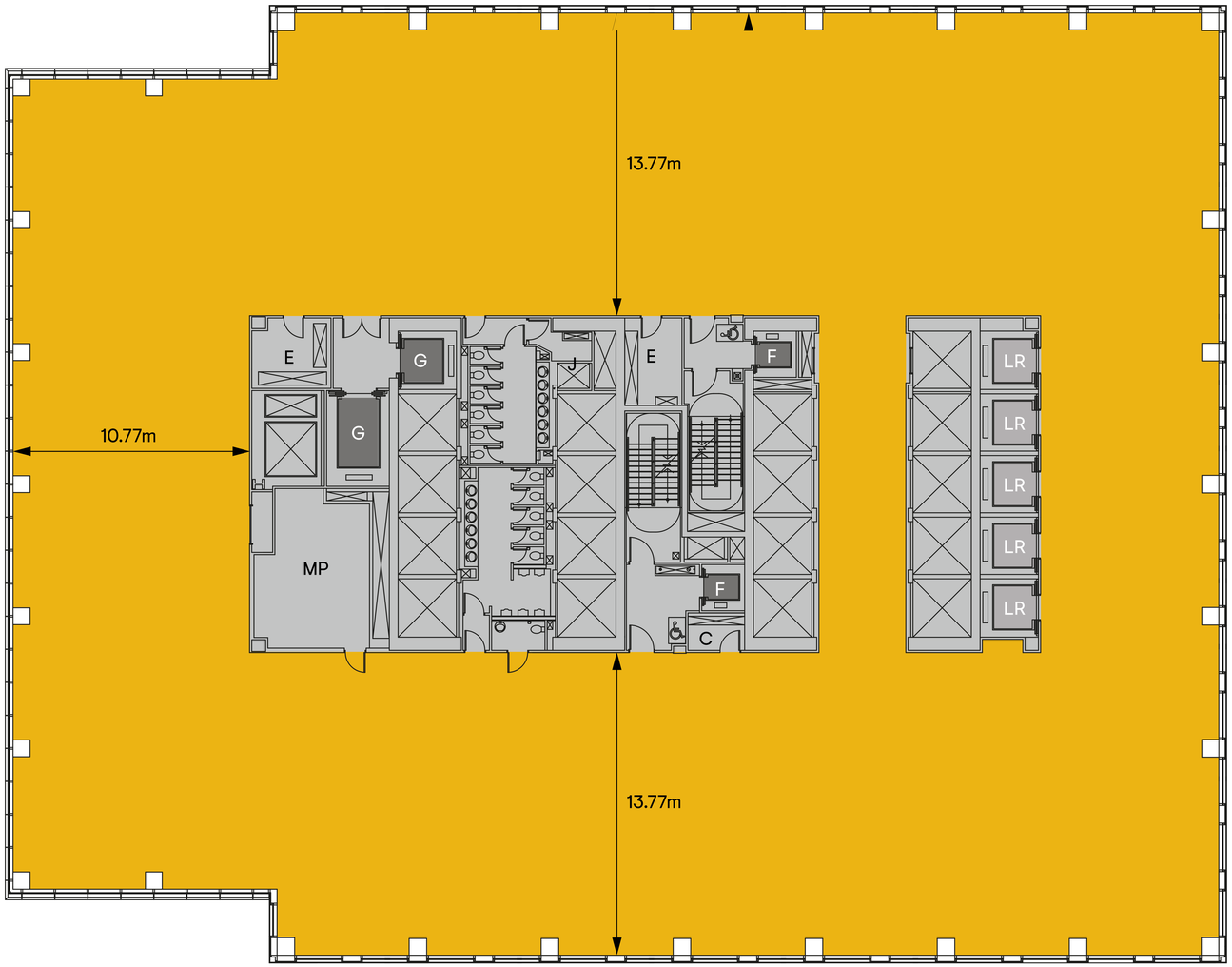
4 **Urban Greens**
Fresh lunch options just next door

5 **Lift Lobby**

Typical Low Rise Floor

NET INTERNAL AREA

19,113 SQ FT
1,776 SQ M



KEY

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

N

FLOOR PLAN

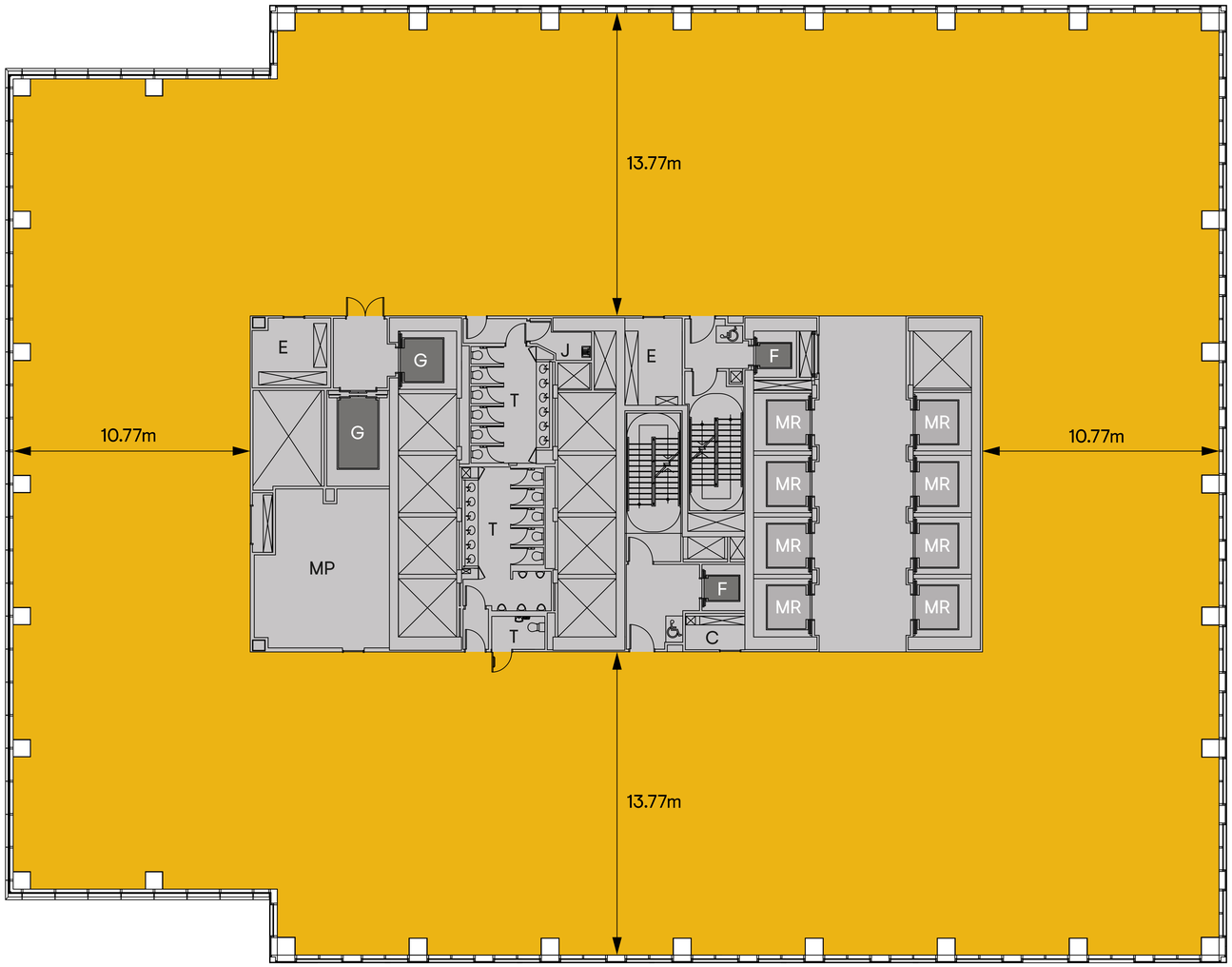
Forty Bank Street

Typical Mid Rise Floor

AVAILABLE

18,836 SQ FT
1,750 SQ M

FLOOR CONDITION
Shell & Core.



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N

FLOOR PLAN

Forty Bank Street

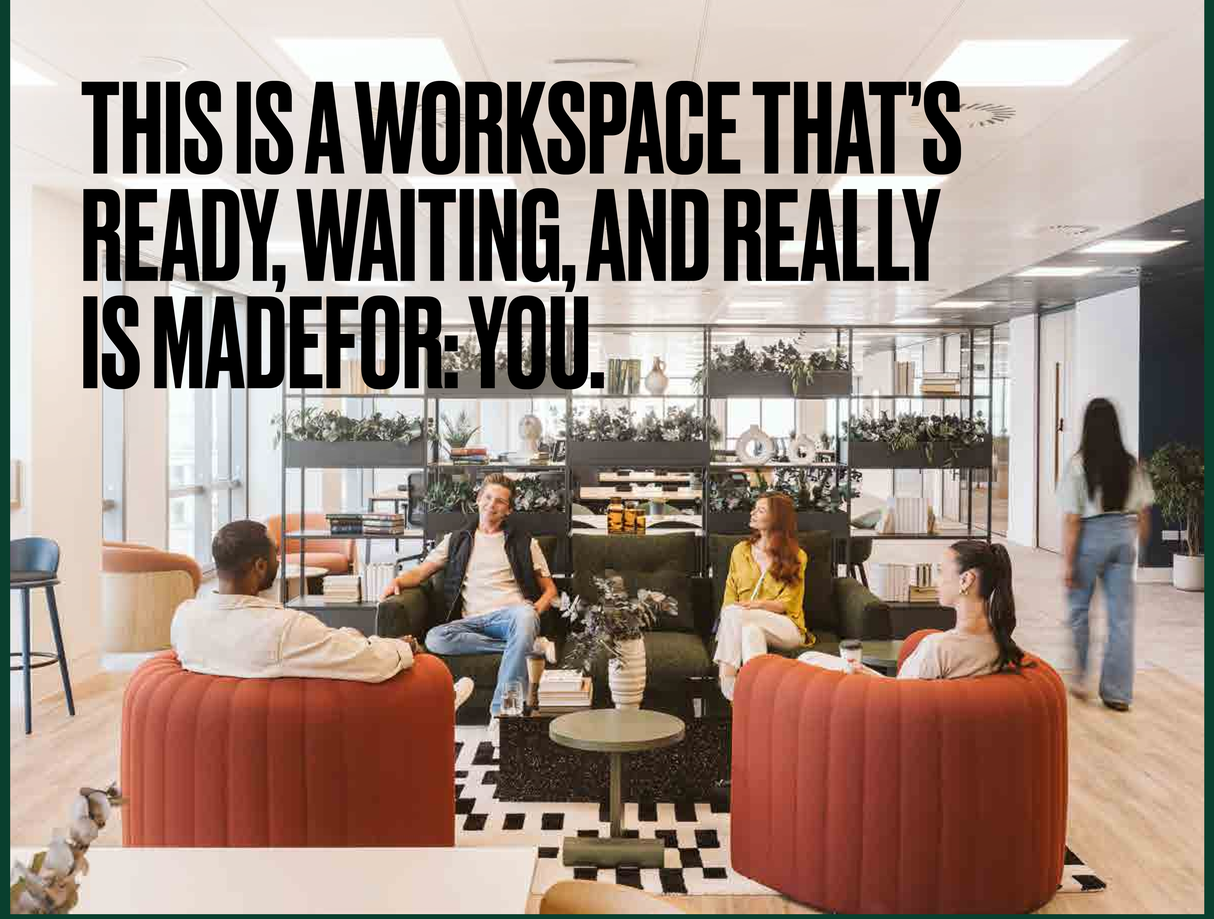
MadeFor:

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



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

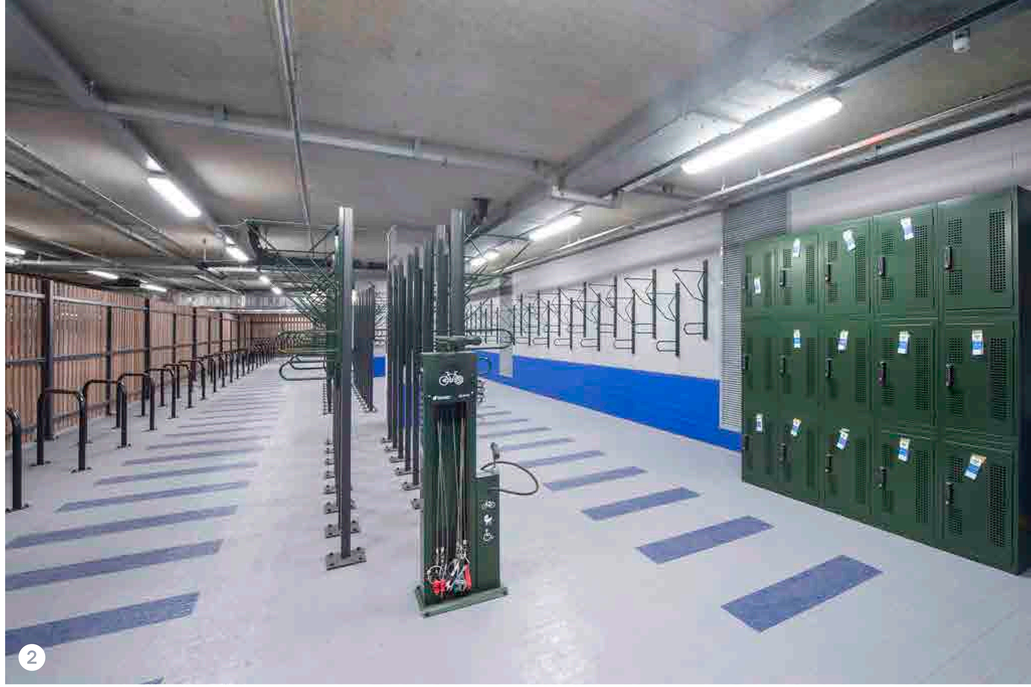
226 LOCKERS

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.



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

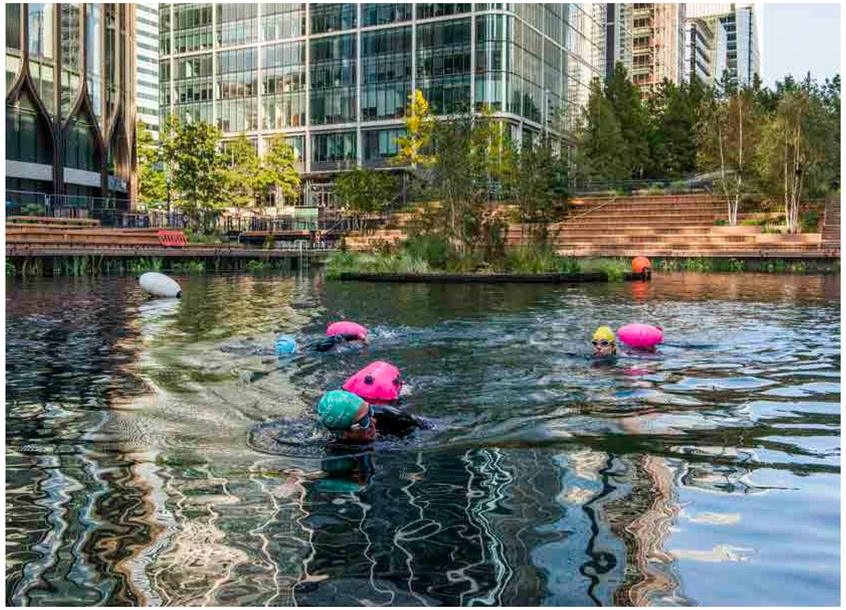
3 **Showers**
19 x showers including a DDA compliant facility

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 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.

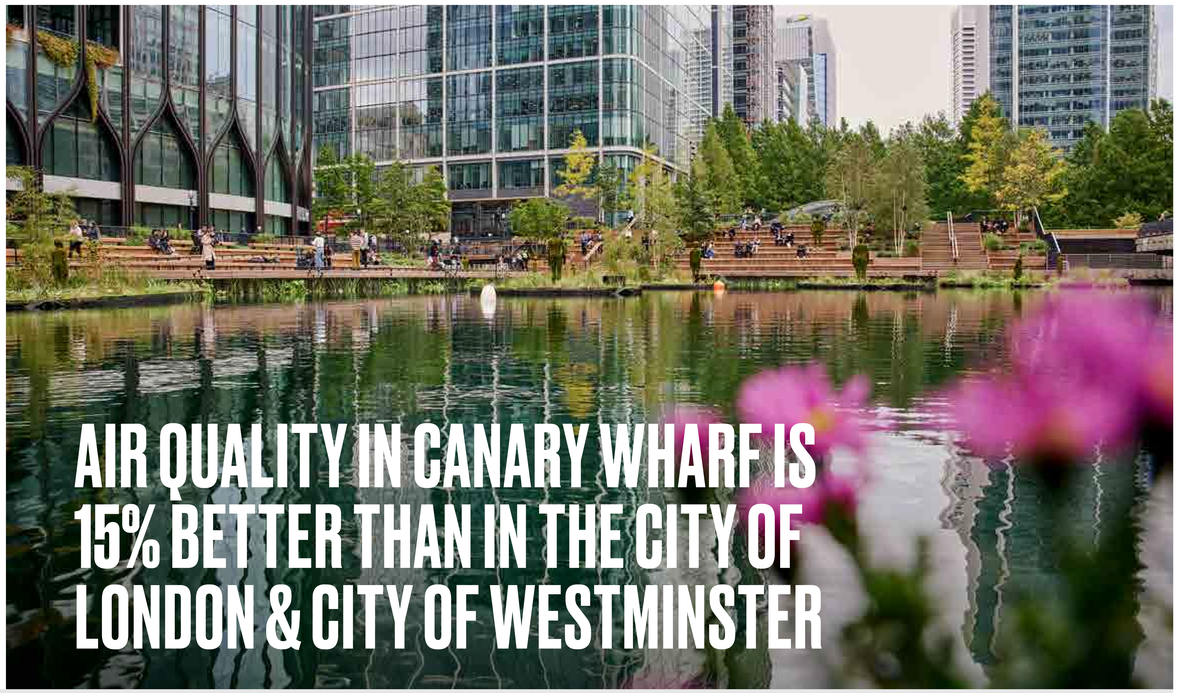
Our strategy focuses on four key areas:

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

circle collective · eden project · Felix THE FELIX PROJECT · Purple Tuesday · SCIENCE BASED TARGETS 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
in managed areas since 2009

100%
electricity sourced renewably since 2012

GET IN TOUCH.

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Find out more on the Forty Bank Street website

Download the Canary Wharf app

CANARY WHARF GROUP