



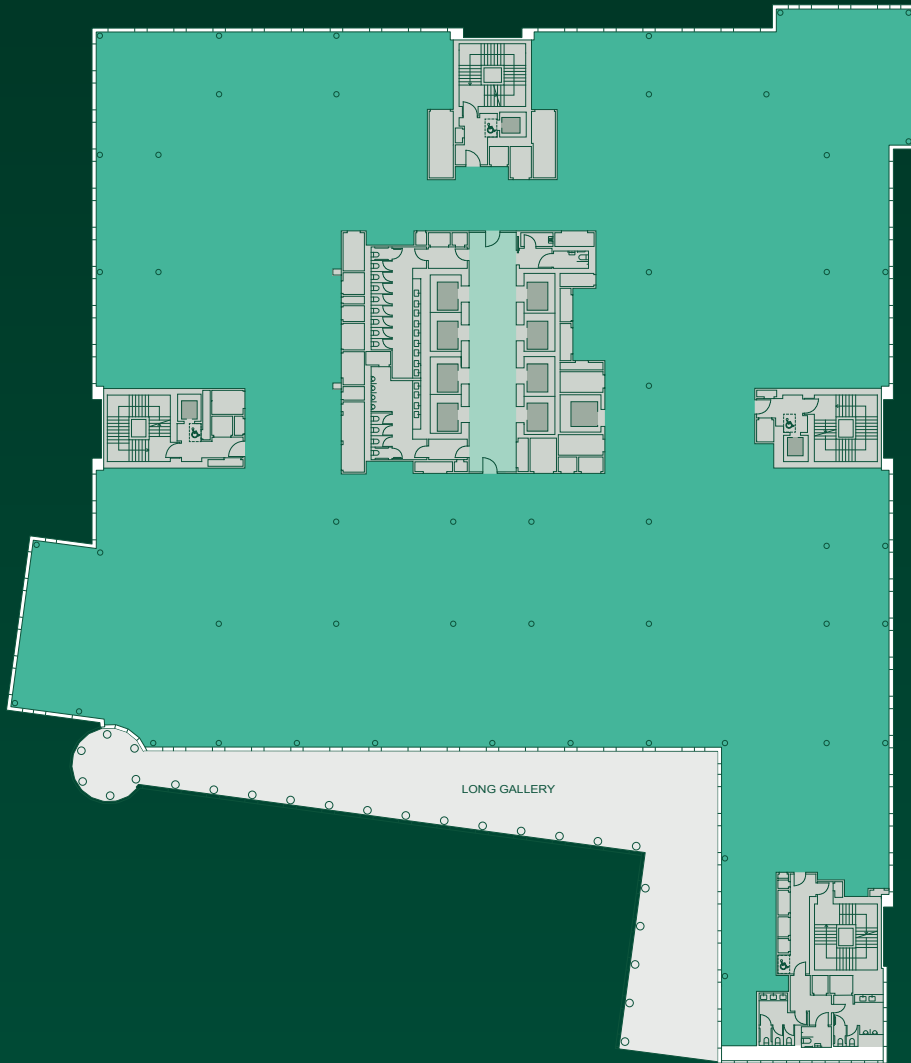
ARRIVING Q3 2025

FROM

11,771 -

76,935 SQ FT

OF CONTEMPORARY WORKSPACE WITH
UNPARALLELED VIEWS ACROSS THE CAPITAL



	Use	NIA (SQ FT)
11	Office	LET
10	Office	LET
9	Office	LET
8	Office	LET
7	Office	LET
6	Office	LET
5	Office	LET
4	Office	LET
3	Office	32,593
2	Office	32,571
1	Office	11,771
G	Reception	-
-1	End of Trip	-
-2	Amenity	-
TOTAL	-	76,935



Designed to occupy
at 1:8 sq m / person



All electric
building



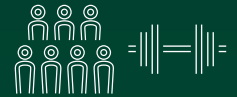
Dual Power provision
to Bankside station
(5MVA capacity
HV supply)



Brand new centralised
plant serving a four
pipe fan coil system



5 x new high
efficiency air source
heat pumps



Amenities include
a 100 seat
auditorium & gym



Raised floors
150-300mm
(overall)



Floor-to-ceiling
heights L2/3: 3.0m+
L1: 2.7m



2 x 1.5MVA standby
generators, 1 of
which for occupiers



Diverse telecomms
intake rooms &
diverse risers



Typical Office Floor

GET IN TOUCH

CBRE

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