

Forty Bank Street



Welcome to

Forty Bank Street



Bring life

Creative. Cultured. Connected.
This vibrant and flexible workspace puts
you at the very heart of Canary Wharf.

to work

Forty Bank Street is more than just a place you visit nine to five. It's a place you want to be, to soak up everything the area has to offer. With Canary Wharf fast becoming one of London's most environmentally aware districts and with its strong focus on culture and creativity, Forty Bank Street is a place that will inspire you to bring life to work.

Designed by Cesar Pelli, the celebrated architect behind One Canada Square, 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.



Discover the

Canary Wharf Estate

Overlooking Jubilee Park to the North
and the curves of the Thames to the South,
you'll be inspired by the best London has
to offer, all here, right on your doorstep.



Imagine an effortless commute.

Welcome to Forty Bank Street.

| | | | |
|--|-------------------|--|-------------------|
| North Greenwich Via Jubilee Line | 2 mins | City Airport Via DLR | 11 mins |
| Liverpool St. Via Crossrail | 6 mins | Tottenham Ct. Rd Via Crossrail | 12 mins |
| London Bridge Via Jubilee Line | 6 mins | Bond Street Via Crossrail | 13 mins |
| Farringdon Via Crossrail | 8 mins | Green Park Via Jubilee Line | 13 mins |
| Stratford Via Jubilee Line | 8 mins | Baker Street Via Jubilee Line | 17 mins |
| Waterloo Via Jubilee Line | 9 mins | Paddington Via Crossrail | 17 mins |
| Westminster Via Jubilee Line | 11 mins | Heathrow Via Crossrail | 40 mins |
| Bank Via DLR | 11 mins | Reading Via Crossrail | 67 mins |



Whether you're nipping into town or navigating your way home at night, it couldn't be easier – or quicker – to get about.

With the arrival of Crossrail's new Elizabeth Line running through the heart of Canary Wharf, two DLR stations, the Jubilee Line a minute's walk from reception and the River Bus at Canary Wharf Pier, Forty Bank Street is one of the most well-connected locations in London.



45 global routes from City Airport

- 1 Elizabeth Line
- 2 Cycle hire
- 3 Canary Wharf Underground
- 4 Canary Wharf DLR

From Jubilee Park to Crossrail Place roof garden, we've got you covered...



1



2



At Forty Bank Street, secret retreats of green space surprise you around every corner, providing a rejuvenating rest from the inbox, just when you need it.

Escape the world with a wander through the greenery of Crossrail Place's relaxing roof garden. Catch up with friends over an impromptu lunch-time picnic in Jubilee Park. Or be inspired by the buzz of Montgomery Square and the exciting events you'll find happening throughout the year.

You'll be ideally located to enjoy a more natural, healthy and vibrant work-life balance than ever before.

3



| So close... | |
|-------------------|-----------------------------|
| Montgomery Square | Canada Square |
| 1 min | 4 min |
| Jubilee Park | Crossrail Place Roof Garden |
| 1 min | 4 min |

- 1 Jubilee Park
- 2 Crossrail Place Roof Garden
- 3 Montgomery Square

Green space

Looking for something special? Look no further.

Stay in-style and on-trend with all the brands you love.



1



- 1 Oliver Bonas
- 2 Reiss
- 3 Lulu Lemon
- 4 Jubilee Place

2



Whether you fancy a slow stroll, window shopping on an afternoon off, or you're in a rush to find something special on your lunch break, Forty Bank Street is just seconds from all the shops you need.

In Jubilee Place you'll find hundreds of stores to explore, including big name brands such as Reiss and Cos, as well as the essentials, like Boots and Marks & Spencer.

Plus, just a short walk over the colonnade you've got even more options to find just the thing you're looking for with Cabot Place, Canada Place and Crossrail Place.

3



4



Some of our favourites

The Kooples

Paul Smith

THE WHITE COMPANY
LONDON

COS

OLIVER BONAS

JO MALONE
LONDON

lululemon



Miso on Monday. Tacos on Tuesday. Falafel on Friday.

Experience all the flavours of the world.



- 1 Yum Bun, Crossrail Place
- 2 Wharf Kitchen, Jubilee Place
- 3 Montgomery Square
- 4 Crosstown Doughnuts, Jubilee Place
- 5 Iberica La Terraza, Cabot Square
- 6 640 East, Montgomery Square



With Wharf Kitchen's abundance of restaurants and cafés like Yum Bun and Iberica La Terraza, you're only ever minutes away from an endless selection of the best food and drink in London.

Grab a quick morning coffee at 640 East and relax with the paper in Crossrail Place's roof garden before the day starts...

Catch up with colleagues for lunch at Wahacca or discover something new in the bustling food market of Montgomery Square...

Turn on the style in the evening as you dress to impress, entertaining clients with fine dining at The Ivy.

Some of our favourite flavours

The Salmon Teriaki

Ahi Poke
4 min away

Warm lentil salad

Rainbo
6 min away

The Tower Burger

Bird
7 min away

at Wharf Kitchen, Jubilee Place.



Make time for your mind, body & soul.

Increasing productivity with the power of wellness.



1



Engage your mind with thought-provoking art installations and events, strengthen your core at the Strong Island fitness festival or feed your soul with Bloom's free music and performance pieces in Crossrail Place's roof garden.

With a schedule of exciting and engaging events all through the year, there's everything you need to ditch the desk for a while and keep your work-life balance in check.

You can clear your head with a waterside walk along the docks. Stretch out the stress with a little rooftop Yoga. Or put your headphones in and get your pulse pumping at one of Canary Wharf's state-of-the-art gyms.

3



2



- 1 Yoga in Crossrail Place roof park
- 2 Strong Island fitness festival
- 3 Cycling by the water

Bloom
STRONG ISLAND PAINT JAM

Join the fight against plastic waste.

Canary Wharf is committed to improving the environment. Be part of something positive.



At Forty Bank Street you'll play a key part in the London-leading drive to promote and practice a more sustainable way of living and working. You'll be helping to protect our city for generations to come.

From recycling your coffee cups and water bottles, to grabbing lunch at London's first plastic-free food court, you'll help to support Canary Wharf's ground-breaking 'Making Sustainability Real' programme.

It's thanks to the environmentally aware initiatives in place locally that Canary Wharf is the first commercial centre to be awarded 'Plastic Free Communities' status by Surfers Against Sewage.



MAKING
SUSTAINABILITY
REAL



GREEN TRANSPORT

Less than
5%
journeys by car

More than
3700
cycle spaces

14
electric car
charging points

Switching to
ZERO CARBON
vehicles

WASTE POLICY

Zero waste to Landfill

From managed areas since 2009

GREEN ENERGY

100%
of electricity

purchased from renewable sources since 2012.

CLEAN COFFEE

589 tonnes

of coffee grounds diverted from landfill and turned into bio fuels.

5.8m

coffee cups recycled since February 2017

RESPONSIBLE SOURCING



All projects targeting full FSC certification

BREAKING THE PLASTIC HABIT

20,000+
users registered on the HELPFUL app

Canary Wharf was the 1st commercial district to achieve Plastic Free Communities status in 2019

8.8m

Single use plastic (SUP) items avoided or recycled

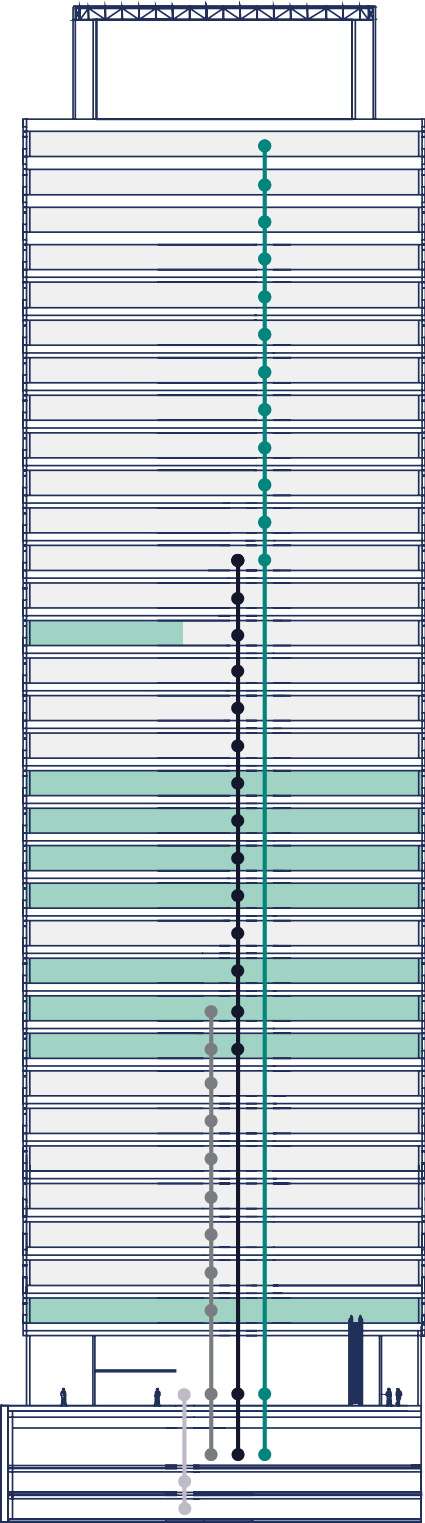
2.2m
straws removed

7
water refill stations installed

Over 300,000
water bottles refilled

28,436

SUP bottles recycled via the first publicly available Deposit Return vending machine installed in the UK.

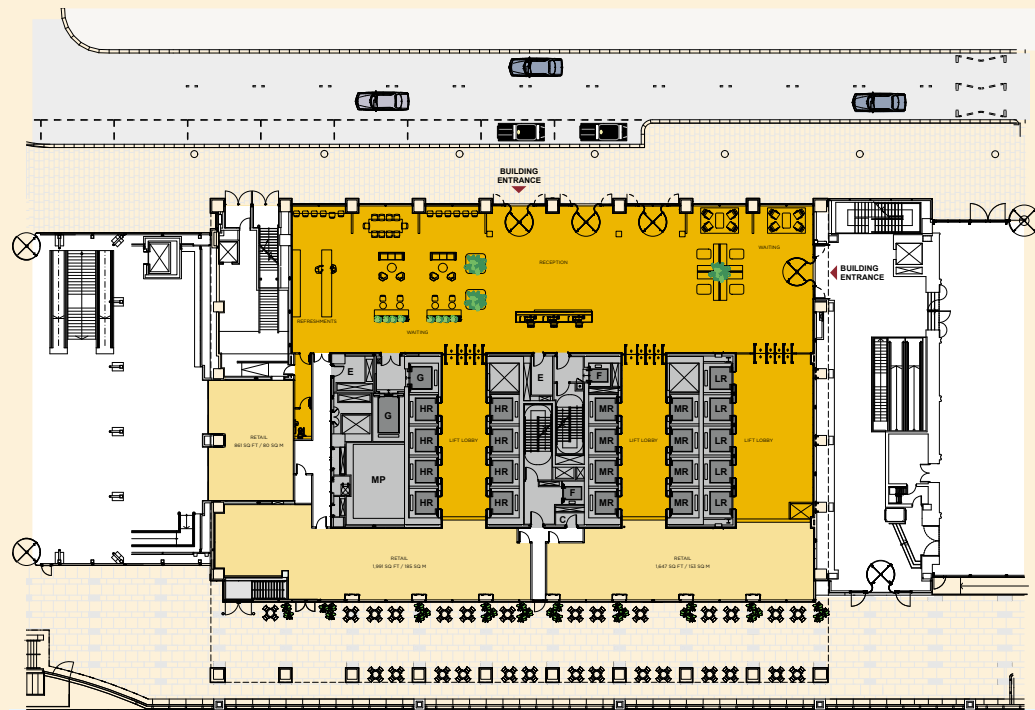


| Level | Sq ft | Sq m |
|------------------|---------|--------|
| 32 | 19,440 | 1,808 |
| 31 | 19,514 | 1,813 |
| 30 | 19,519 | 1,813 |
| 29 | 19,517 | 1,813 |
| 28 | 19,527 | 1,814 |
| 27 | 19,521 | 1,814 |
| 26 | 19,519 | 1,813 |
| 25 | 19,525 | 1,814 |
| 24 | 19,524 | 1,814 |
| 23 | 18,154 | 1,687 |
| 22 | 18,140 | 1,685 |
| 21 | 18,158 | 1,687 |
| 20 | 18,839 | 1,750 |
| 19 | 7,937 | 737 |
| 18 | 18,843 | 1,751 |
| 17 | 18,847 | 1,751 |
| 16 | 18,833 | 1,750 |
| 15 | 18,836 | 1,750 |
| 14 | 18,847 | 1,751 |
| 13 | 18,841 | 1,750 |
| 12 | 18,835 | 1,750 |
| 11 | 17,924 | 1,665 |
| 10 | 18,418 | 1,711 |
| 09 | 18,421 | 1,711 |
| 08 | 19,101 | 1,775 |
| 07 | 19,107 | 1,775 |
| 06 | 19,115 | 1,776 |
| 05 | 19,113 | 1,776 |
| 04 | 19,113 | 1,776 |
| 03 | 19,112 | 1,776 |
| 02 | 19,113 | 1,776 |
| 01 | 19,092 | 1,774 |
| G | 10,957 | 1,018 |
| Total office NIA | 607,247 | 56,415 |
| Total available | 158,328 | 14,709 |

Ground Floor Reception

10,957 sq ft / 1,018 sq m

Bank Street



South Dock



Floorplans & fit-outs

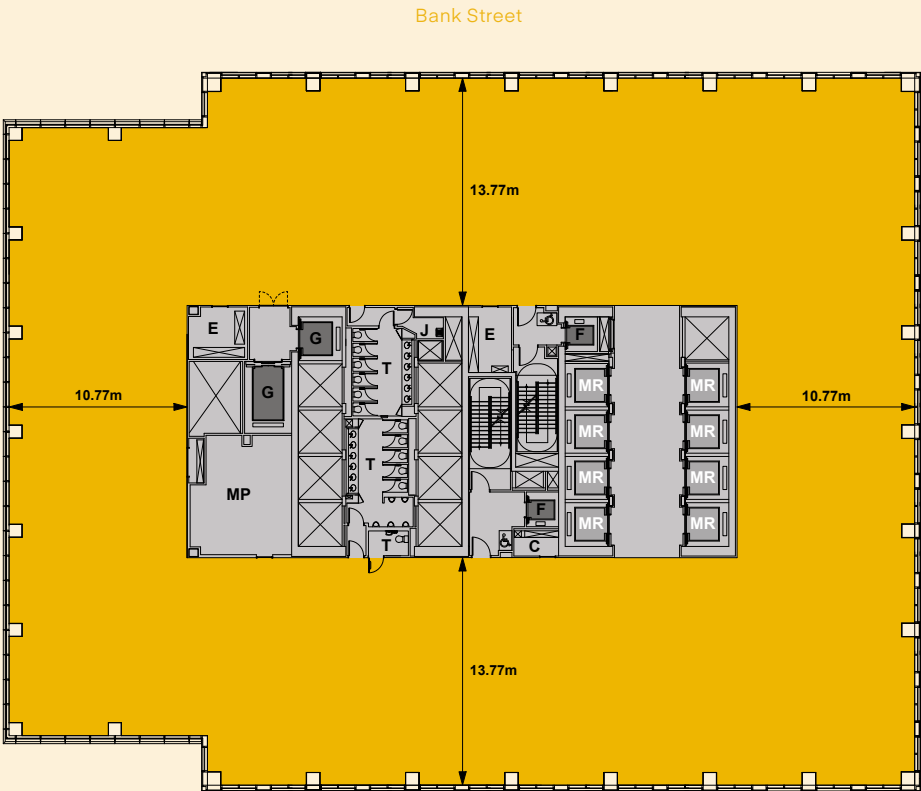






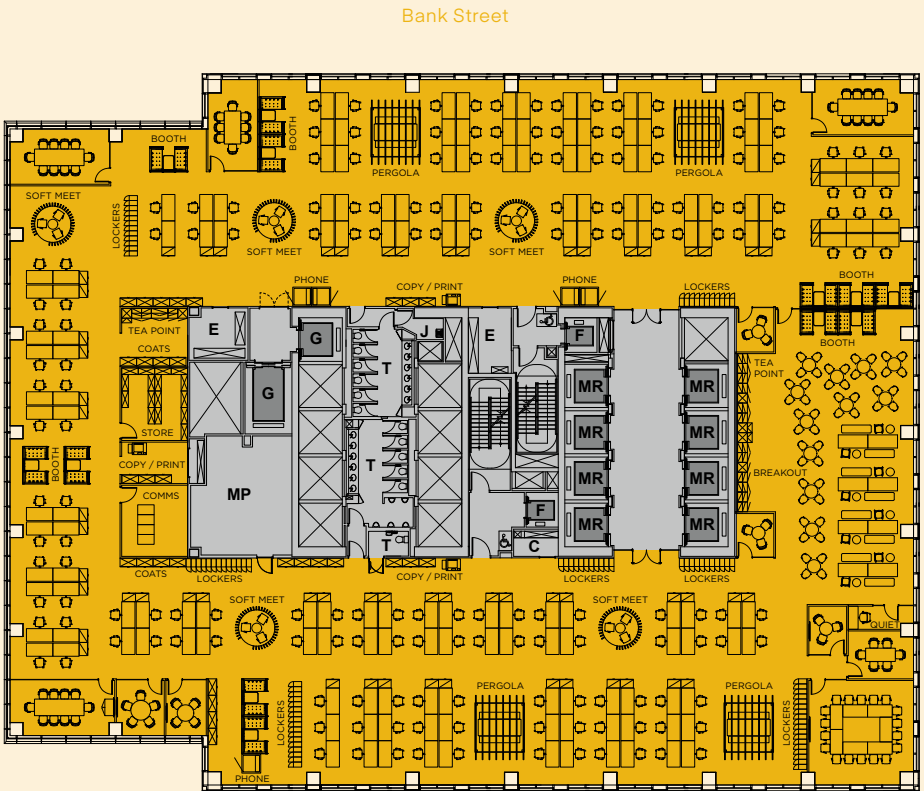
Typical floorplan

Level 15
18,836 sq ft / 1,750 sq m



Open plan

Open plan
(multi-floor tenant)
18,836 sq ft / 1,750 sq m



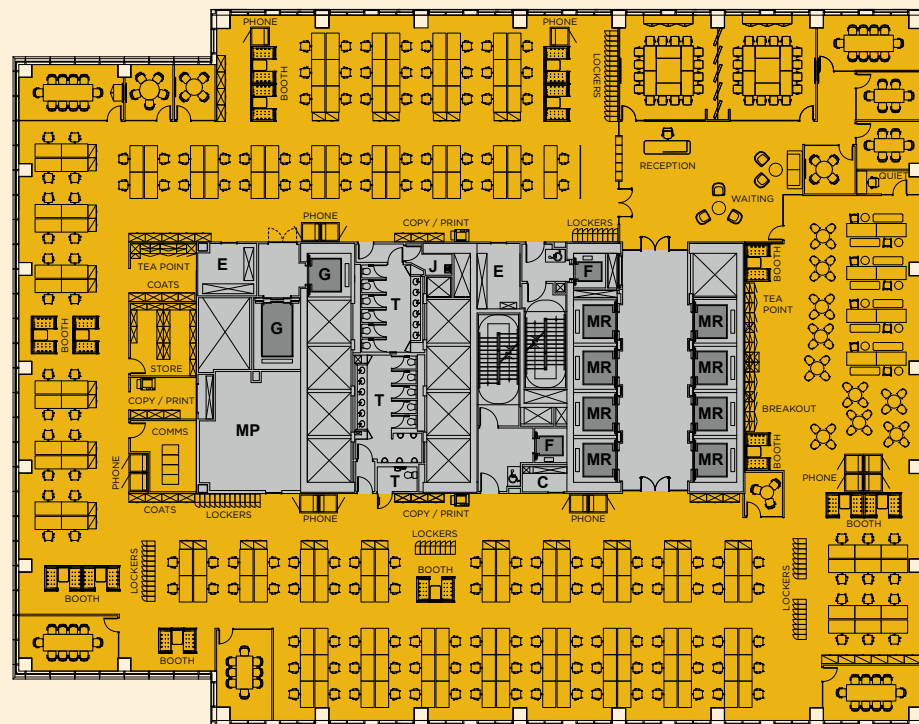
| | | |
|--|--------------------------------|-------------------------|
| Indicative Workspace Allocation | Ancillary Spaces | |
| 175 Open Plan Workstations | 1 Eighteen Person Meeting Room | 4 Pergola Meeting Areas |
| | 3 Ten Person Meeting Rooms | 1 Quiet Room |
| | 1 Eight Person Meeting Room | 3 Copy and Print Areas |
| | 1 Six Person Meeting Room | 1 Storage Room |
| | 1 Five Person Meeting Room | 2 Tea Points |
| | 1 Four Person Meeting Room | 1 Break out |
| | 3 Three Person Meeting Rooms | 1 Communications Room |
| | 10 Booths | |
| | 5 Soft Meeting Areas | |

Corporate

Corporate open plan
(single floor tenant)

18,836 sq ft / 1,750 sq m

Bank Street



Indicative Workspace Allocation

161 Open Plan Workstations
19 Cellular Offices
1 Receptionist

Total Population: 181

Planning Ratio

107.7 square feet
10.7 square metres

Ancillary Spaces

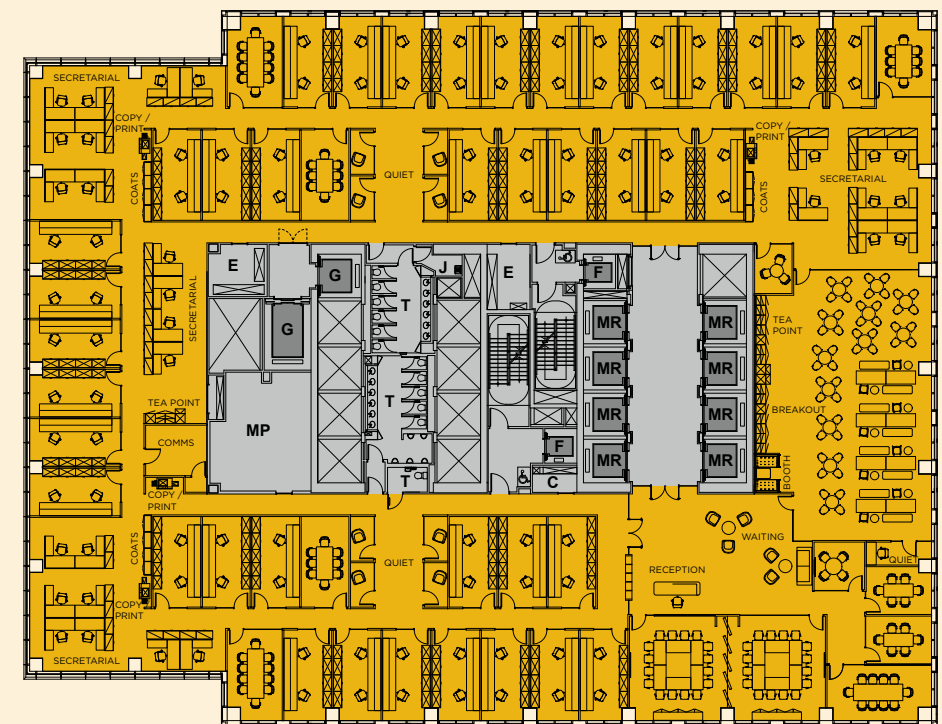
2 Sixteen Person Meeting Rooms
1 Ten Person Meeting Room
2 Five Person Meeting Rooms
2 Four Person Meeting Rooms
3 Three Person Meeting Rooms
3 Two Person Meeting Rooms
8 Booths
3 Print and Copy Areas
1 Store Room
1 Communications Room
1 Tea Point
1 Breakout Area

Legal

Legal double occupancy
(single floor tenant)

18,836 sq ft / 1,750 sq m

Bank Street



Indicative Workspace Allocation

58 Double Occupancy Offices
40 Secretarial Workstations

Total Population: 166

Planning Ratio

117.0 square feet
10.9 square metres

Ancillary Spaces

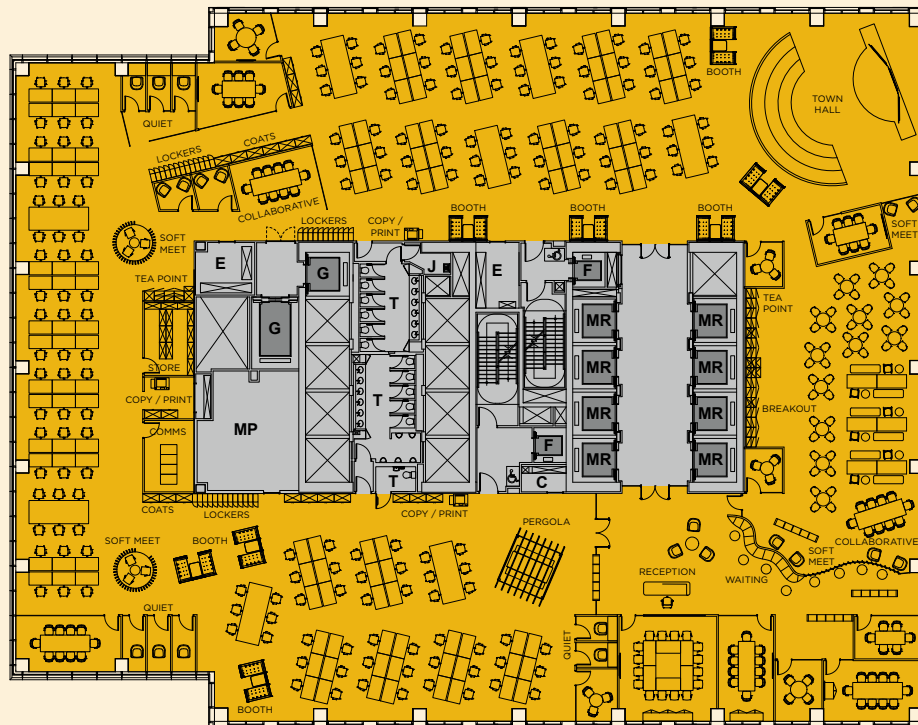
2 Eight Person Meeting Rooms
2 Six Person Meeting Rooms
4 Quiet / Phone Rooms
7 Print and Copy Areas
1 Communications Room
2 Tea Points

Creative / Media

Creative open plan
(single floor tenant)

18,836 sq ft / 1,750 sq m

Bank Street



Indicative Workspace Allocation

174 Open Plan Workstations
1 Receptionist

Total Population 175

Planning Ratio

107.5 square feet
10.0 square metres

Ancillary Spaces

1 Sixteen Person Meeting Room
2 Ten Person Meeting Rooms
2 Eight Person Meeting Rooms
1 Six Person Meeting Room
2 Four Person Meeting Rooms
3 Three Person Meeting Rooms
2 Two Person Meeting Rooms
5 Soft Meeting Areas
8 Booths
1 Pergola Meeting Area

3 Collaboration Areas

1 Townhall
8 Quiet Rooms
3 Copy and Print Areas
1 Storage Room
2 Tea Points
1 Break out
1 Communications Room

226

Lockers

excluding retail
provision

19

Showers

excluding retail
provision

200mm

raised floor

168

cycle spaces
for office use

VAV or Fan Coil

air conditioning

Diverse electrical supplies

17

passenger lifts

1500 KVA UPS

5 X 2000 KVA

standby generators

2 goods lifts

Multiple telecom providers

N+1 design philosophy

BT, Colt, euNetworks,
HSO, Level 3, Verizon,
Vodafone, Zayo, GTT,
Virgin Media







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