



South Bank Central

Marketing Test Fits

26.03.2024

D5841RE0012P2

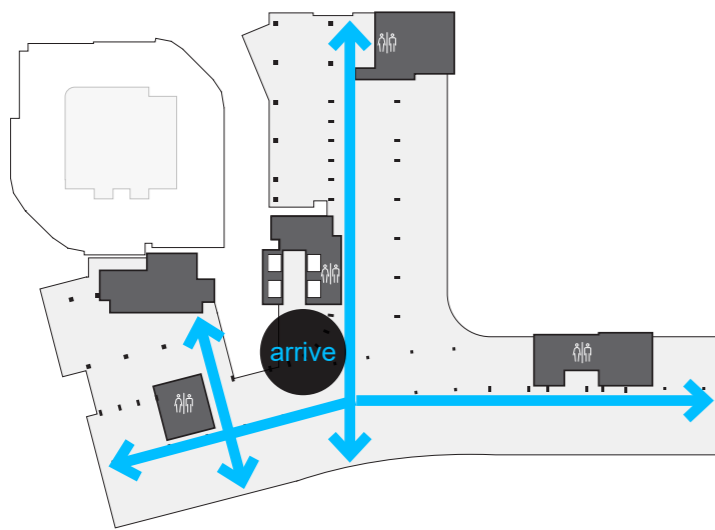
Private & confidential
Not for general circulation



tp bennett

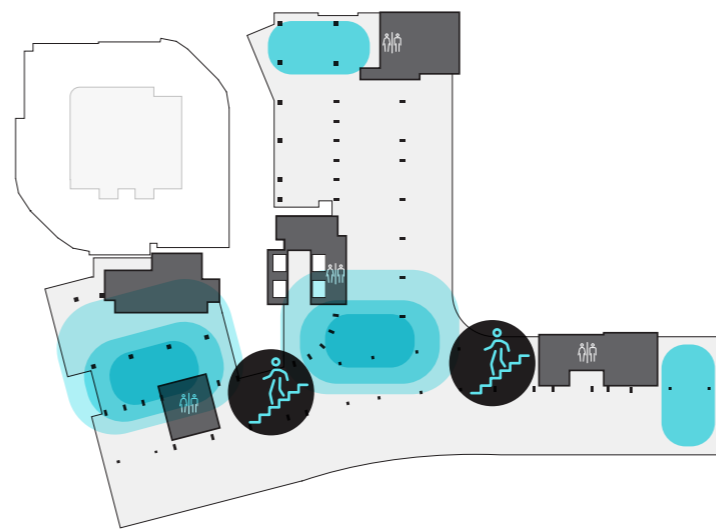


Photography by Marcus Peel



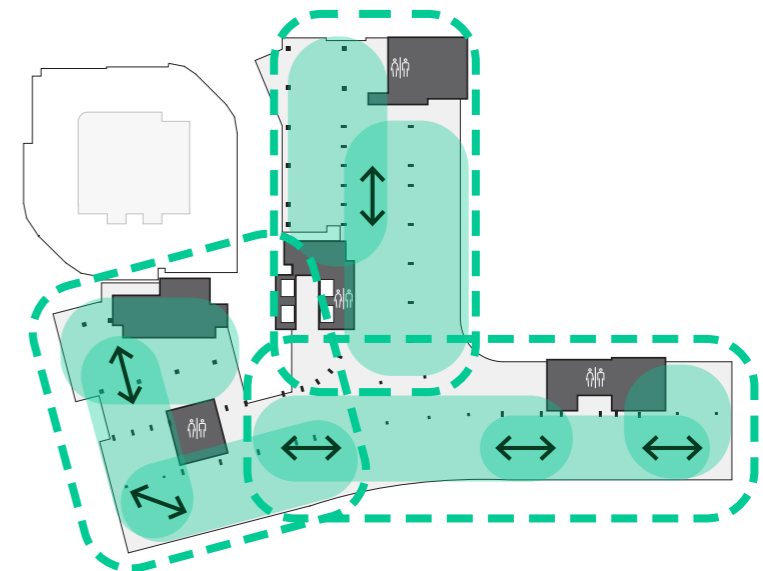
Arrive & Connect

Arrival and circulation based in the centre of the floorplate



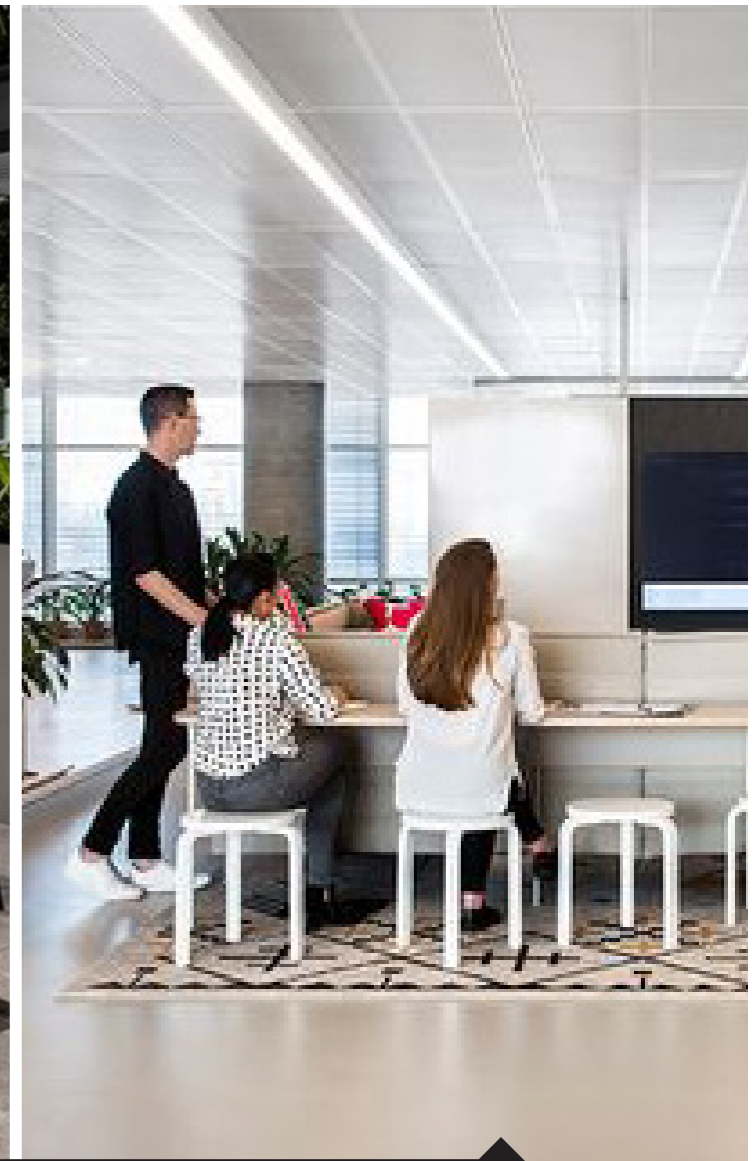
Destination

Opportunities for key destinations with interconnecting stairs and access to outdoor spaces



Flex for Neighbourhoods

Flexibility to create neighbourhoods that range in scale



Traditional cellular

Progressive agile

Legal Cellular

18.5 sqm/wp

70% enclosed offices
30% open wp

Legal Hybrid

17.0 sqm/wp

50% enclosed offices
50% open wp

Corporate

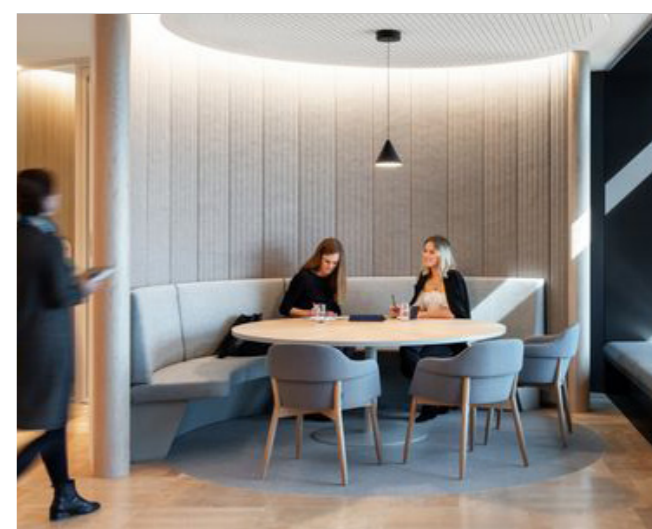
8.5 sqm/wp

10% focus
60% individual
30% team

Creative


10.5 sqm/wp


20% focus
30% individual
50% team




Corporate


< 300
 headcount
 sharing ratio: 0.95 / 1:1.05
 maximum occupancy based
 on 1:8


285
 workpoints


76
 meeting


92
 collaboration


44
 social
 1x hub

L03

2.405 sqm
 8.5 sqm/wp



Legal Cellular



130
headcount



130
workpoints



6
focus



16
touchdown



91
meeting



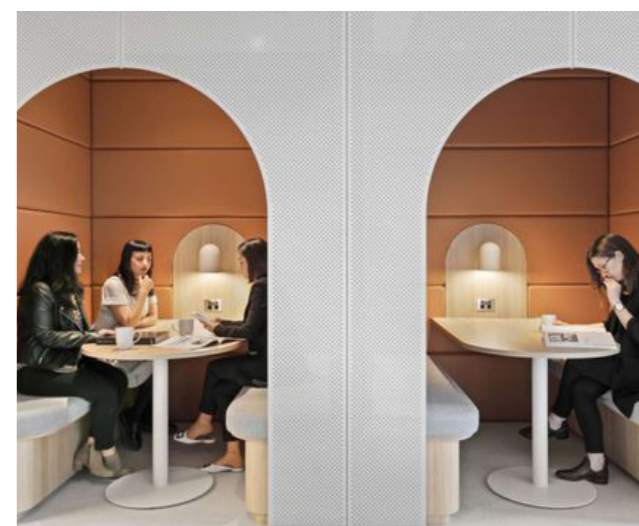
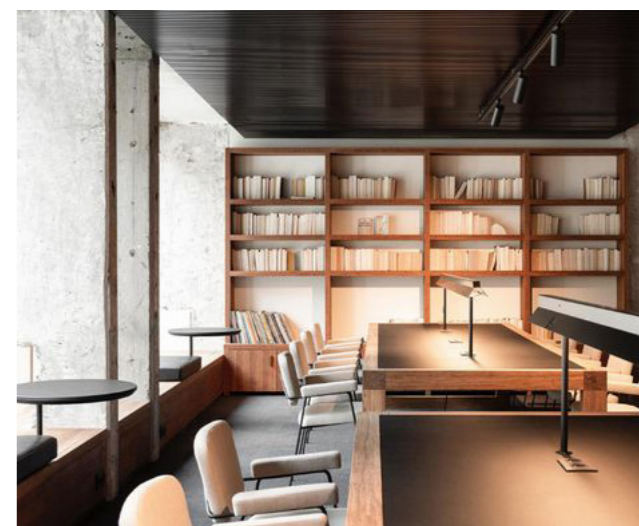
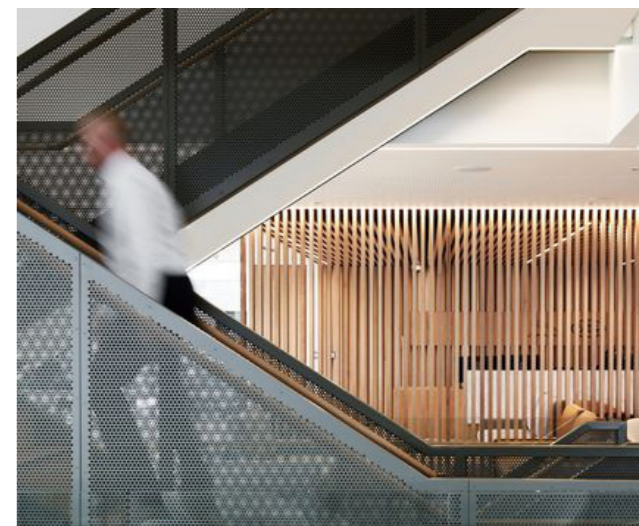
41
collaboration



60
social
1x hub


L03


2.405 sqm
18.5 sqm/wp



Legal
Hybrid



141-181
headcount


141
workpoints


14
touchdown

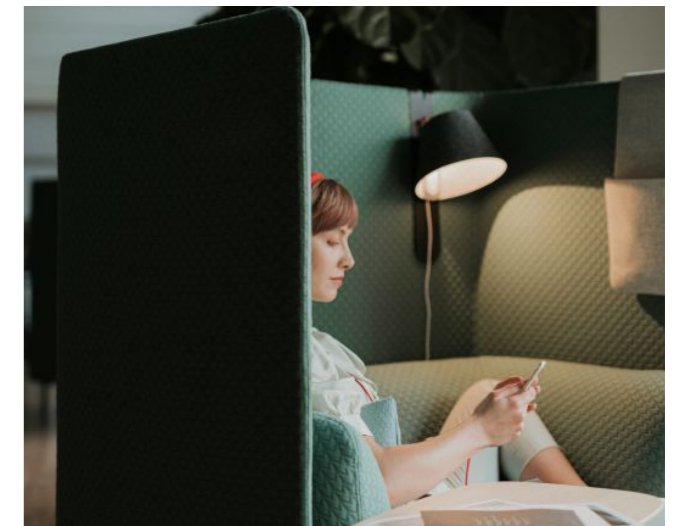
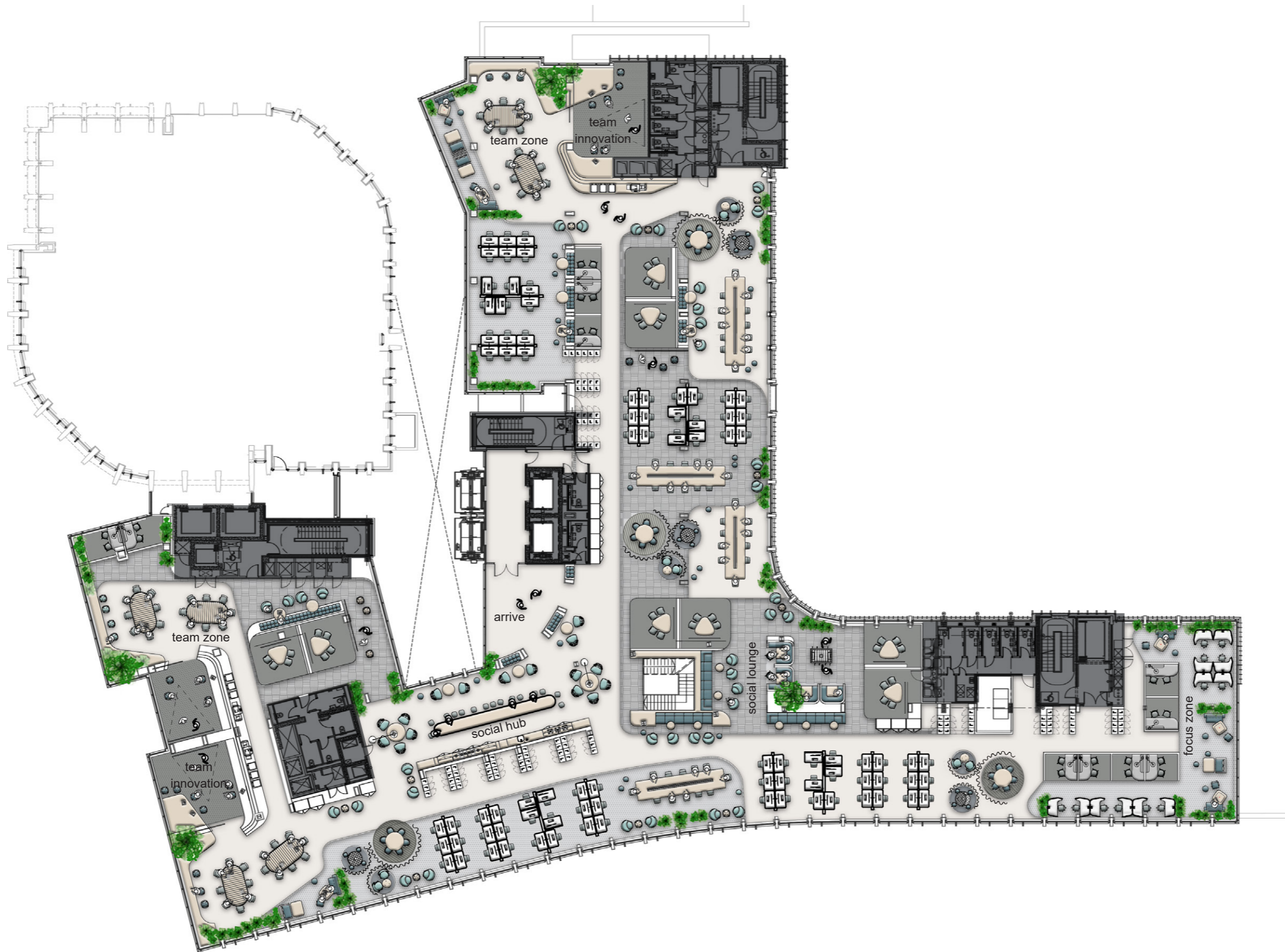

78
meeting


47
collaboration


29
social
1x hub


L03
2,405 sqm
17.0 sqm/wp


tp bennett




Creative


< 301
 headcount
 sharing ratio: 0.77 / 1:1.29
 maximum occupancy based
 on 1:8


232
 workpoints


68
 meeting


85
 collaboration


52
 social
 1x hub

L03
2,405 sqm
 10.5 sqm/wp

Test Fit Metrics

L03 Corporate

Workpoints

• Open wp	181 wp
• 1p focus	8 = 8 wp
• 2p focus room	6 = 12 wp
• 6p team table	2 = 12 wp
• 8p team table	9 = 72 wp
Total workpoints	285 wp
Density	8.4 sqm / wp

Meeting

• 4p meeting	4 = 16 seats
• 6p meeting	4 = 24 seats
• 10p meeting	2 = 20 seats
• 16p meeting	1 = 16 seats
Total Meeting	11 = 76 seats

Collaboration

• 2p collaboration	22 = 44 seats
• 4-8p collaboration	9 = 48 seats
Total Collaboration	31 = 92 seats

Social

• Social hub	44 seats
Total Social	44 seats

Headcount

@ 1.0 / 1:1	285p	(100%)	8.4 sqm/p
@ 0.95 / 1:1.05	300p	(95%)	8.0 sqm/p
@ 0.8 / 1:1.25	356p	(80%)	6.75 sqm/p
@ 0.7 / 1:1.42	405p	(70%)	6.0 sqm/p

sharing ratio HC % HC can be in space dynamic density

L03 Legal Cellular

Workpoints

• Open wp	38 wp
• 2p office	46 = 92 wp
Total workpoints	130 wp
Density	18.5 sqm / wp

Focus

• 1p focus room	6 = 6 wp
Total focus	6 wp

Touchdown

• 8p touchdown table	2 = 16 wp
Total touchdown	16 wp

Meeting

• 3-6p meeting	6 = 31 seats
• 8-12p meeting	4 = 42 seats
• 18p meeting	1 = 18 seats
Total Meeting	11 = 91 seats

Collaboration

• 2-3p collaboration	15 = 41 seats
Total Collaboration	15 = 41 seats

Social

• Social hub	38 seats
Total Social	60 seats

Headcount

@ 1.0 / 1:1	130p	(100%)	18.5 sqm/p
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L03 Legal Hybrid

Workpoints

• Open wp	69 wp
• 1p office	14 = 14 wp
• 2p office	21 = 42 wp
• 4p office	4 = 16 wp
Total workpoints	141 wp
Density	17.0 sqm / wp

Touchdown

• 1p library touchdown	6 wp
• 8p library table	1 = 8 wp
Total touchdown	14 wp

Meeting

• 3-6p meeting	6 = 34 seats
• 8-12p meeting	2 = 20 seats
• 24p meeting	1 = 24 seats
Total Meeting	9 = 78 seats

Collaboration

• 2-3p collaboration	18 = 41 seats
• 4-8p collaboration	1 = 6 seats
Total Collaboration	19 = 47 seats

Social

• Social hub	18 seats
Total Social	29 seats

Headcount

@ 1.0 / 1:1	130p	(100%)	17.0 sqm/p
25% @ 0.8 / 1:1.25	173p	(100%)	13.9 sqm/p
(100% 1p focus, 4p team office, touchdown and 25% 2p office & open wp @ sharing ratio)			
50% @ 0.8 / 1:1.25	181p	(100%)	13.3 sqm/p
(100% 1p focus, 4p team office, touchdown and 50% 2p office & open wp @ sharing ratio)			

sharing ratio HC % HC can be in space dynamic density

L03 Creative

Workpoints

• Focus wp	12 wp
• Focus/chat wp	10 wp
• 2p focus room	11 = 22 wp
• 8p team table	6 = 48 wp
• 10-12p team bench	4 = 46 wp
• 1p team touchdown	3 = 10 wp
Total workpoints	232 wp
Density	10.4 sqm / wp

Meeting

• 3-6p meeting	8 = 32 seats
• 8-12p meeting	3 = 36 seats
Total Meeting	11 = 68 seats

Collaboration

• 2-3p collaboration	18 = 45 seats
• 4-8p collaboration	8 = 40 seats
Total Collaboration	26 = 85 seats

Social

• Social hub	30 seats
Total Social	52 seats

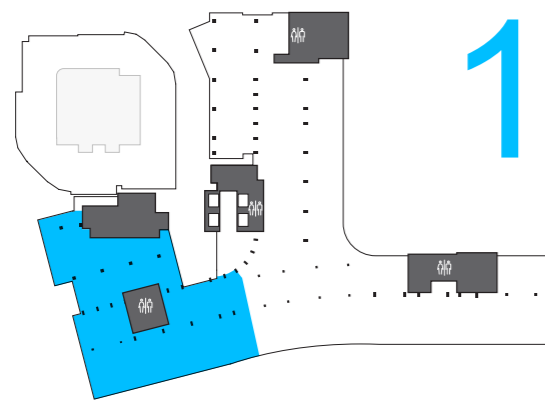
Headcount

@ 1.0 / 1:1	232p	(100%)	10.4 sqm/p
@ 0.8 / 1:1.25	290p	(100%)	8.3 sqm/p
@ 0.7 / 1:1.42	331p	(90%)	7.3 sqm/p
@ 0.6 / 1:1.67	386p	(78%)	6.2 sqm/p
@ 0.5 / 1:2	464p	(65%)	5.2 sqm/p

sharing ratio HC % HC can be in space dynamic density



Photography by Marcus Peel



1

Tenancy 1

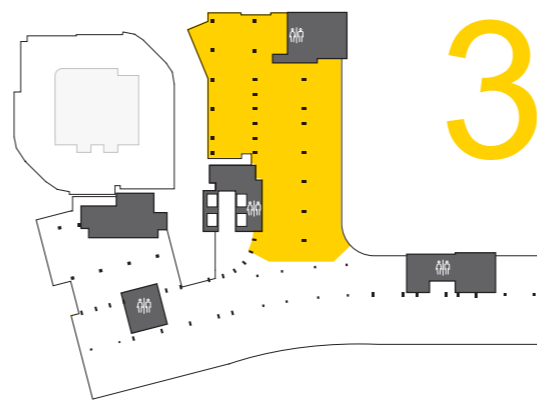
739 sqm | 7,957 sqft



2

Tenancy 2

776 sqm | 8,352 sqft



3

Tenancy 3

850 sqm | 9,151 sqft

Tenancy Splits

L03

2,405 sqm | 25,892 sqft

tp bennett



Tenancy 1
Creative

Tenancy 2
Open Plan

Tenancy 3
Agile

L03
2,405 sqm | 25,892 sqft

Creative



62
workpoints



28
meeting



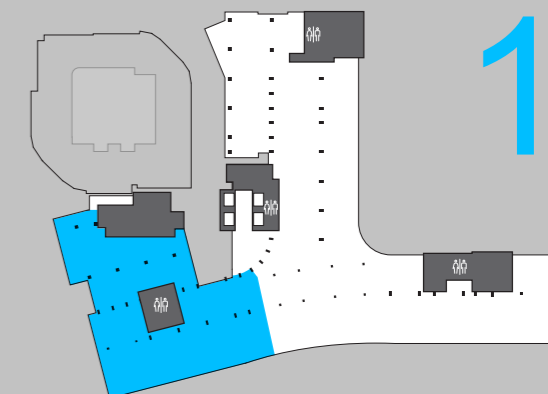
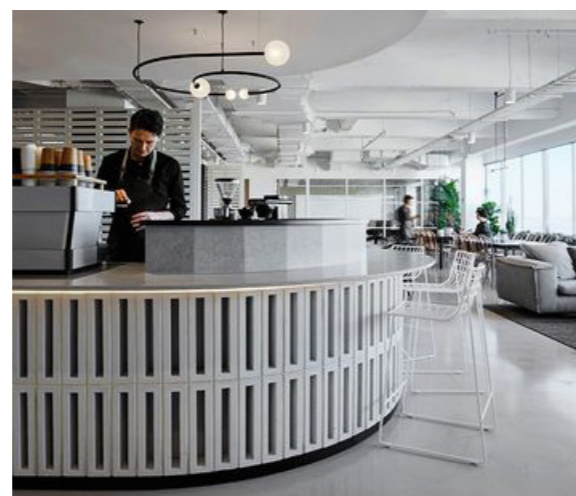
18
collaboration



14
social



< 92
headcount
sharing ratio: 0.67 / 1:1.48
maximum occupancy based
on 1:8




739 sqm | 7,957 sqft
11.9 sqm/wp


Open Plan




64
workpoints



4
focus

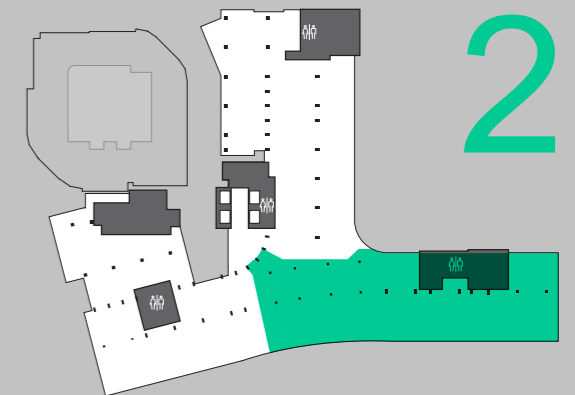

16
touchdown


38
meeting


28
collaboration


22
social



64
headcount




776 sqm | 8,352 sqft
12.1 sqm/wp


Agile




85
workpoints

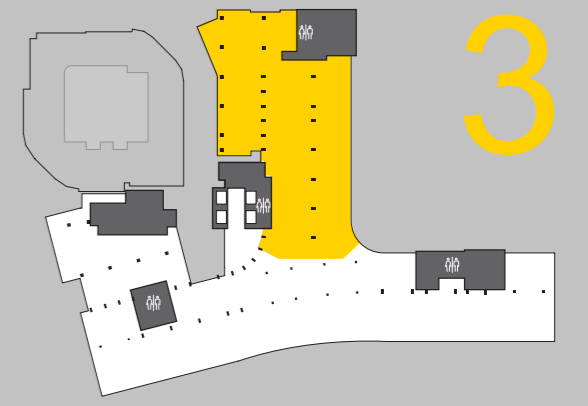
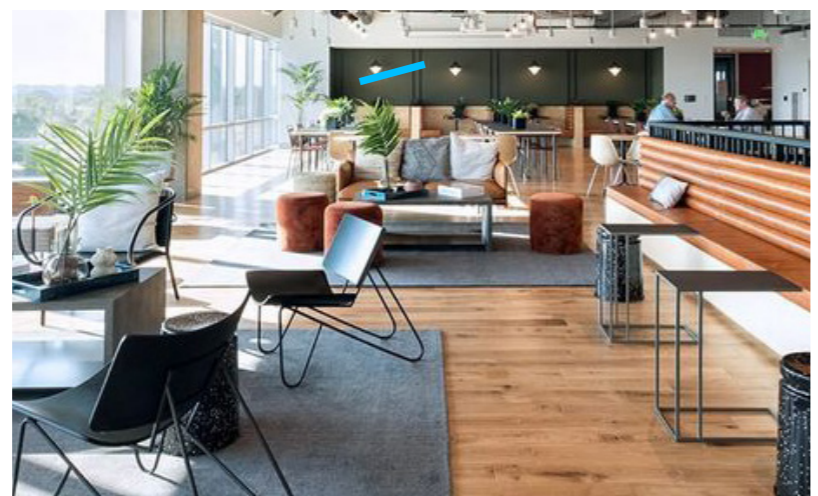
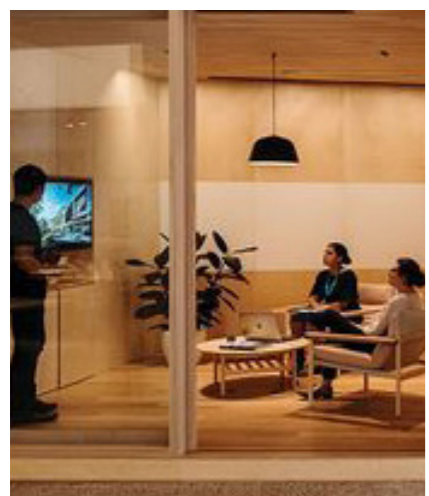

28
meeting


30
collaboration


28
social

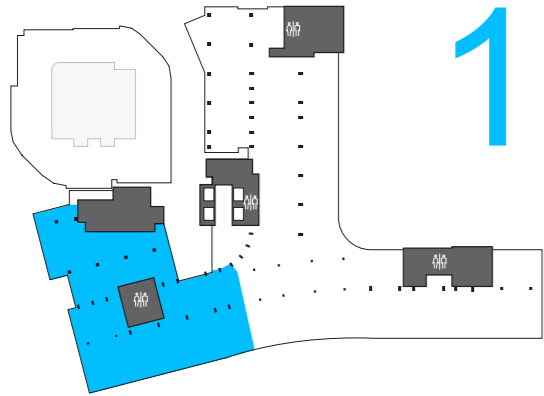

< 106
headcount

sharing ratio: 0.80 / 1:1.25
maximum occupancy based
on 1:8



850 sqm | 9,151 sqft
10.0 sqm/wp

Split Tenancy Test Fit Metrics



Creative

Workpoints

• 1400mm sit/stand wp	18 wp
• 1200mm team wp	36 wp
• 2p focus room	4 = 8 wp
Total workpoints	62 wp
Density	11.9 sqm / wp

Meeting

• 6-12p meeting	2 = 16 seats
• 14-20p meeting	1 = 12 seats
Total Meeting	3 = 28 seats

Collaboration

• 2-3p collaboration	5 = 10 seats
• 4-8p collaboration	2 = 8 seats
Total Collaboration	7 = 18 seats

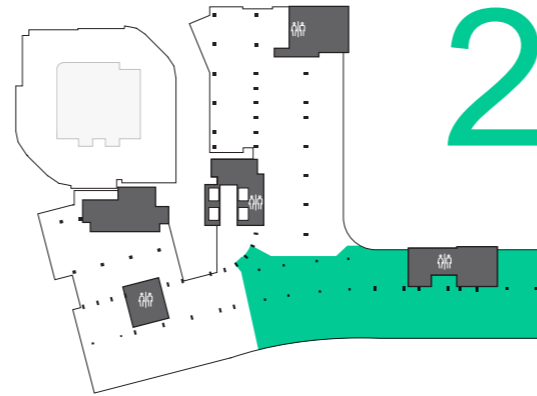
Social

• Social hub	14 seats
Total Social	14 seats

Headcount

@ 1.0 / 1:1	62p	(100%)	11.9 sqm/p
@ 0.8 / 1:1.25	78p	(100%)	9.5 sqm/p
@ 0.7 / 1:1.42	88p	(100%)	8.4 sqm/p
@ 0.6 / 1:1.67	103p	(89%)	7.2 sqm/p
@ 0.5 / 1:2	124p	(74%)	6.0 sqm/p

sharing ratio HC % HC can be in space dynamic density



Open Plan

Workpoints

• 1400mm sit/stand wp	64 wp
Total workpoints	64 wp
Density	12.1 sqm / wp

Focus

• 2p focus room	2 = 4 wp
Total focus	4 wp

Touchdown

• 8p team table	2 = 16 wp
Total touchdown	16 wp

Meeting

• 6-12p meeting	2 = 22 seats
• 14-20p meeting	1 = 16 seats
Total Meeting	3 = 38 seats

Collaboration

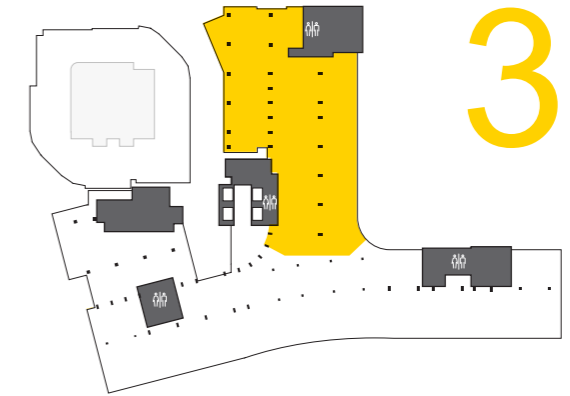
• 2-3p collaboration	10 = 20 seats
• 4-8p collaboration	2 = 8 seats
Total Collaboration	12 = 28 seats

Social

• Social hub	22 seats
Total Social	22 seats

Headcount

@ 1.0 / 1:1	64p	(100%)	12.1 sqm/p
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Agile

Workpoints

• 1400mm sit/stand wp	48 wp
• 1200mm team wp	24 wp
• Focus wp	6 wp
• 1p focus room	1 = 1 wp
• 2p focus room	3 = 6 wp
Total workpoints	85 wp
Density	10.0 sqm / wp

Meeting

• 6-12p meeting	2 = 14 seats
• 14-20p meeting	1 = 14 seats
Total Meeting	3 = 28 seats

Collaboration

• 2-3p collaboration	12 = 24 seats
• 4-8p collaboration	2 = 16 seats
Total Collaboration	14 = 30 seats

Social

• Social hub	28 seats
Total Social	28 seats

Headcount

@ 1.0 / 1:1	85p	(100%)	10.0 sqm/p
@ 0.8 / 1:1.25	106p	(100%)	8.0 sqm/p
@ 0.7 / 1:1.42	121p	(88%)	7.0 sqm/p
@ 0.6 / 1:1.67	142p	(75%)	6.0 sqm/p
@ 0.5 / 1:2	170p	(62%)	5.0 sqm/p

sharing ratio HC % HC can be in space dynamic density

Revision history

Revision	Date	Comment	By	Checked
P1	16.05.2022	Initial Issue	SM	SM
P2	26.03.2024	Preliminary	IE	SM