

PARKLIFE

PUTNEY

116 PUTNEY BRIDGE ROAD
LONDON SW15 2NQ

FINAL 5,609 SQ. FT OFFICE REMAINING

By Akoya





PARKLIFE

Controlled
ZONE



PARK



LIFE



Reception

PARKLIFE

PUTNEY

ACHIEVE THE PERFECT WORK-LIFE BALANCE

Parklife is the latest building by Akoya, set in the riverside neighbourhood of Putney in South West London. A lush and green development, Parklife epitomises Akoya’s work-life balance ethos, creating creative communities in neighbourhoods across the capital.

WINCH DESIGN

POPULOUS

PARKLIFE

STUDIOS

IN EXCESS OF 90% OF OFFICE SPACE PRE-LET

Testament to the location and quality of development, Parklife Putney has completed leases to luxury yacht designer Winch Design and world renowned stadium architect Populous. The building also benefits from onsite coworking, Parklife: Studios, managed by Redefined.

SPECIFICATION



Communal roof terrace



River and park views



On site restaurant
and bar



On site co-working
space



3 spaces for remaining
1st floor office



106 cycle parking



24 showers



68 lockers



Landscaped courtyard



Landlord fibre provision
– no wayleaves & instant
connection

ESG CREDENTIALS

BREEAM®
EXCELLENT



Wiredscore Gold



Airtated Silver



On track for
net zero 2030



EPC A

Remaining space, part Level 1



Remaining space, part Level 1

OFFICE

Courtyard

LIFE



Typical office floor

ACCOMMODATION

FLOOR	SQ. FT (NIA)	SQ. M
STUDIO SPACE LET	1,970	180
GROUND (Restaurant)	3,168	294
GROUND (Co-working) LET	10–34 desk managed suites	
FIRST AVAILABLE	5,609	521
FIRST LET	4,113	382
FIRST LET	6,617	615
SECOND LET	16,765	1,557
THIRD LET	16,231	1,508
FOURTH (Office) LET	4,510	419
FOURTH (Rooftop cafe/bar)	1,513	140
TOTAL	73,143	6,608

BASEMENT **Let** 1,970 SQ. FT

- Building management centre
- Changing rooms
- Car park
- Studio space **Let**
- Core



GROUND **Let** 10,677 SQ. FT

- Building reception
- Courtyard
- Office/Co-working 1,255/2,901 SQ. FT
- Office 5,273 SQ. FT **Let**
- Restaurant
- Core



COURTYARD LANDSCAPING

At the heart of the building is a landscaped area offering a place to enjoy a coffee, chat to colleagues or simply relax amongst the greenery.



Courtyard

FIRST Last Space Available 15,761 SQ. FT

- Office 5,609 SQ. FT Available
- Office 4,113 SQ. FT Let
- Office 6,617 SQ. FT Let
- Co-working
- Core



SECOND Let 16,765 SQ. FT

- Office 5,224 SQ. FT Let
- Office 4,926 SQ. FT Let
- Office 6,615 SQ. FT Let
- Core



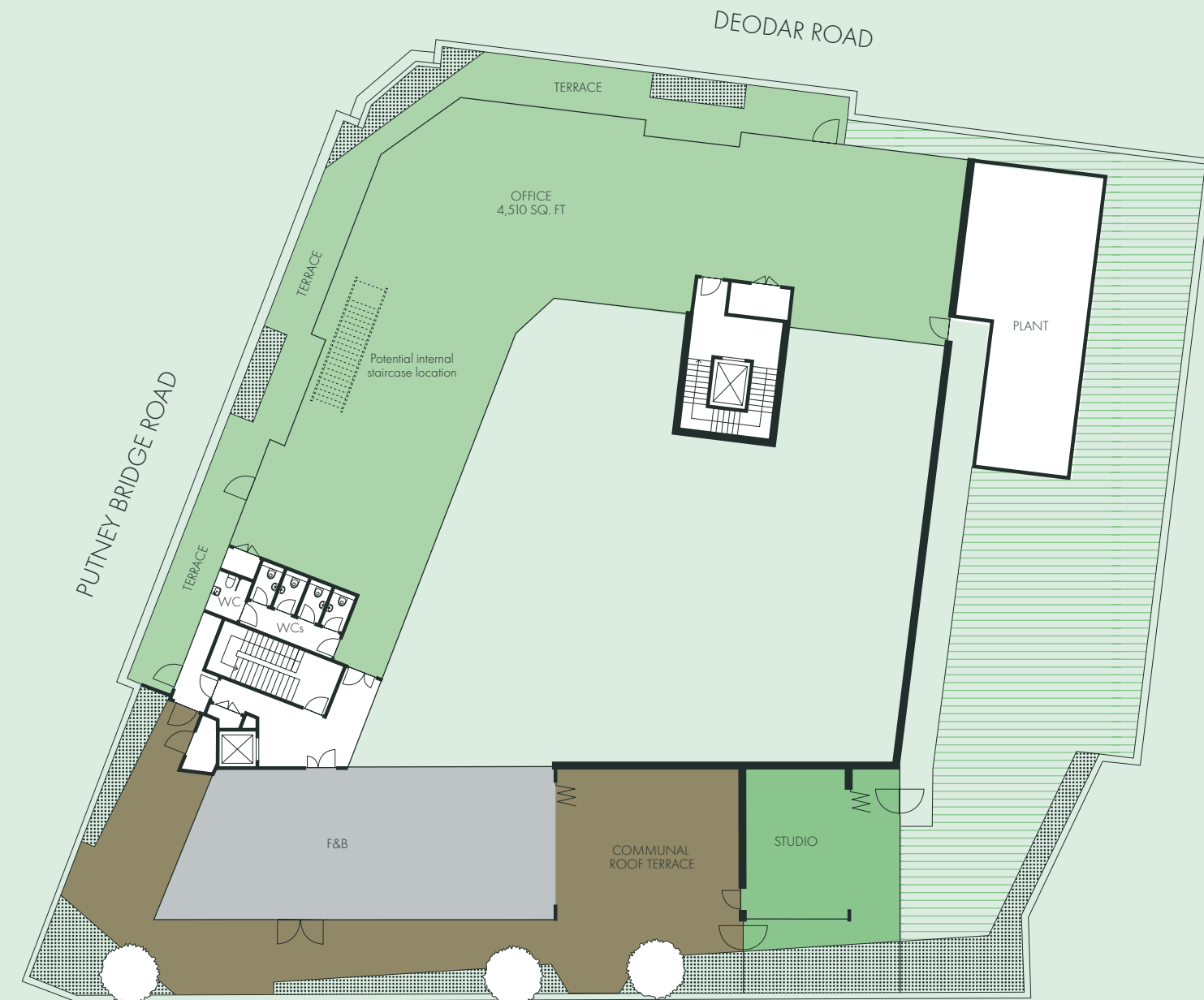
THIRD Let 16,231 SQ. FT

- Office 5,226 SQ. FT Let
- Office 4,712 SQ. FT Let
- Office 6,293 SQ. FT Let
- Core



FOURTH Let 4,510 SQ. FT

- Office 4,510 SQ. FT Let
- Studio space Let
- Communal roof terrace
- F&B
- Core
- Roof



WANDSWORTH PARK ↓

WANDSWORTH PARK ↓

A high-angle photograph of a person with blonde hair, wearing a white t-shirt and dark shorts, running across a paved city street. The person is captured in mid-stride, moving from the bottom left towards the center. The street is dark asphalt with yellow lane markings. In the background, there are trees with green leaves, a white building, and some construction equipment. The word "CITY" is overlaid in large, white, sans-serif capital letters, with the runner's head and arms positioned within the letter 'C'.

CITY

An aerial, high-angle photograph of a wide, multi-lane city street. A red double-decker bus is driving in the center lanes. The street has white lane markings, including "BUS LANE" and "20" speed limit signs. Pedestrians are visible on the sidewalks. The word "LIFE" is overlaid in large, white, sans-serif capital letters, centered over the bus and the middle of the street.

LIFE



10
MIN

East Putney
🚶

10
MIN

Putney Bridge
🚶

10
MIN

Putney
🚶

21
MIN

Wandsworth Town
🚶



4
MIN

East Putney
🚲

4
MIN

Putney Bridge
🚲

4
MIN

Putney
🚲

6
MIN

Wandsworth Town
🚲



13
MIN

Earl's Court
From East Putney
via District Line

20
MIN

Paddington
From East Putney
via District Line

26
MIN

Green Park
From East Putney
via District & Victoria Lines

32
MIN

City
From East Putney
via District Line

TRAVEL TIMES





LOCAL



LIFE



LOCAL OCCUPIERS

Food and drink

1. Another Brother Cafe
2. Coppa Club
3. Dynamo
4. The Boathouse, Putney
5. Franco Manca
6. The Prince of Wales
7. Gail's
8. Duke's Head

Amenities

1. CrossFit Putney
2. Physical Culture
3. MeTime Fitness Club
4. Boots
5. Waitrose Local
6. Putney Exchange shopping Centre
7. Fix This Bike
8. Rasons Supermarket

Leisure

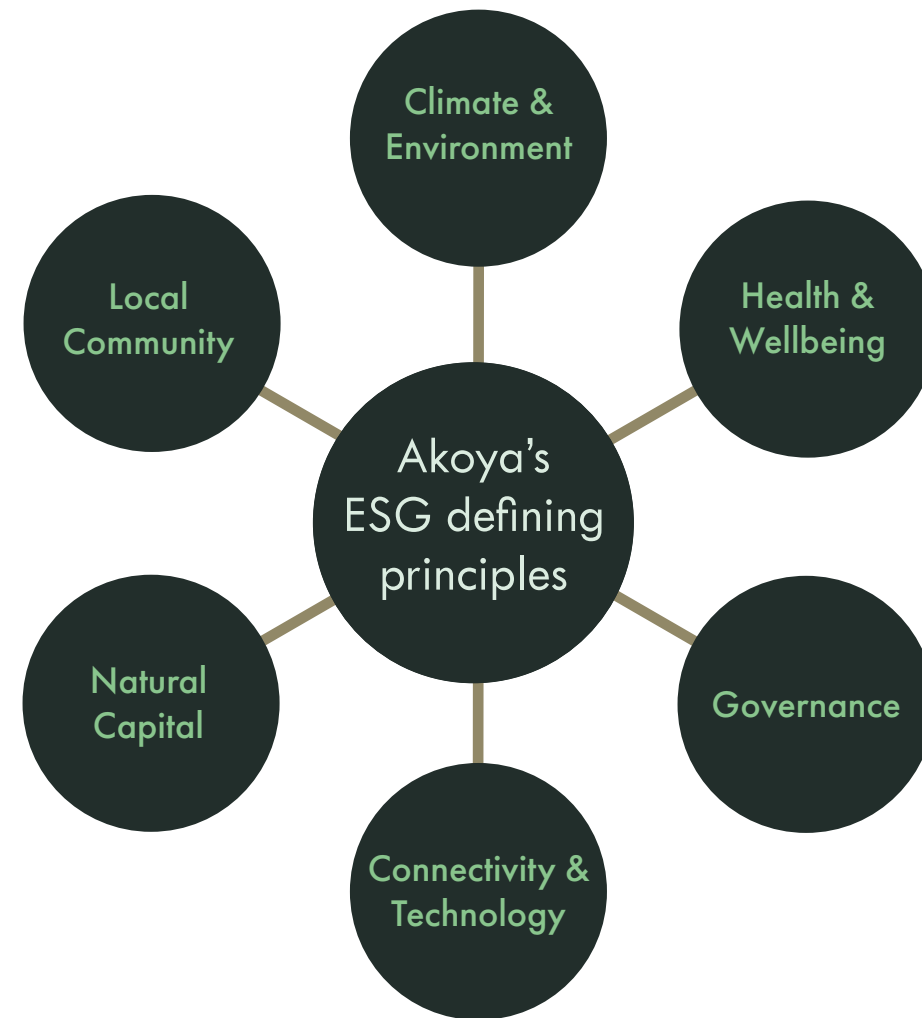
1. Putt in the Park
2. All Star Tennis
3. The Putney Arches
4. ODEON Luxe Putney
5. Guillochon Gallery
6. Putney Arts Theatre
7. Ritz Rehearsal Studios
8. Wandsworth Riverside Quarter Pier

On-site restaurant & roof terrace





AKOYA'S COMMITMENT TO ESG



- Parklife forms part of the Akoya portfolio. We place ESG at the centre of design, our WellWorking approach ensuring that our focus on the environment has a positive impact on people and places.
- Defining principles have guided the design and shape the future management and running of the building. The occupier experience - both as individuals and as a business - is paramount.
- This is a workspace that welcomes everyone, integrating nature into the building, promoting wellbeing and sustainability for the benefit of our occupiers and the wider community. Designing, delivering and managing a building that thrives now, but also for future generations.



FOR FURTHER INFORMATION PLEASE
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PARKLIFE

PUTNEY

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By Akoya

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