

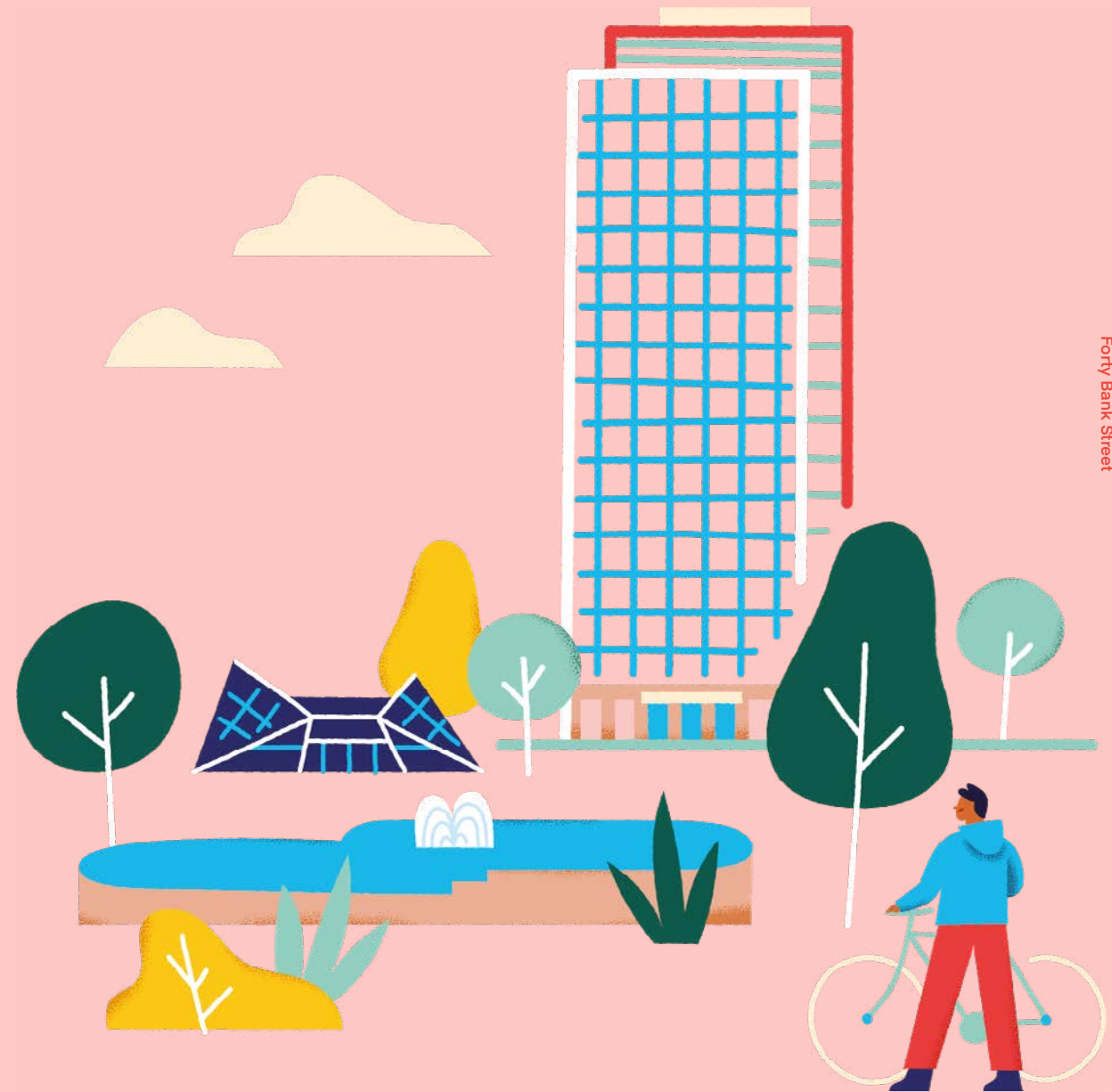
Forty Bank Street



Canary Wharf

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 with the water curving around the building, you'll be inspired by the best London has to offer, all here, right on your doorstep.



Imagine an effortless commute.

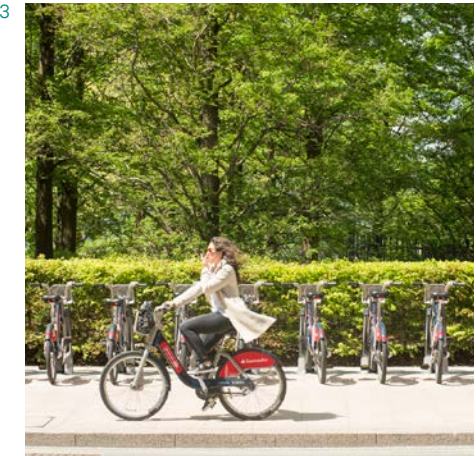
Welcome to Forty Bank Street.

North Greenwich Via Jubilee Line	2 mins	City Airport Via DLR	12 mins
Liverpool St. Via The Elizabeth Line	6 mins	Tottenham Ct. Rd Via The Elizabeth Line	11 mins
London Bridge Via Jubilee Line	6 mins	Bond Street Via The Elizabeth Line	15 mins
Farringdon Via The Elizabeth Line	8 mins	Green Park Via Jubilee Line	13 mins
Stratford Via Jubilee Line	11 mins	Baker Street Via Jubilee Line	17 mins
Waterloo Via Jubilee Line	9 mins	Paddington Via The Elizabeth Line	17 mins
Westminster Via Jubilee Line	11 mins	Heathrow Via The Elizabeth Line	39 mins
Bank Via DLR	11 mins	Reading Via The Elizabeth Line	68 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 The 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 River Boat
- 3 Cycle hire
- 4 Canary Wharf Underground
- 5 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

1 min

Canada Square

4 min

Jubilee Park

1 min

Crossrail Place Roof Garden

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 Kate Spade
- 2 Maje
- 3 Orlebar Brown
- 4 Jubilee Place



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.



Some of our favourites

The Kooples

OLIVER BONAS

Paul Smith

JO MALONE
LONDON

THE WHITE COMPANY
LONDON

lululemon

COS



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

Experience all the flavours of the world.



- 1 Pergola On The Wharf, Crossrail Place
- 2 The Ivy, Canada Square
- 3 Seoul Bird, Jubilee Mall
- 4 Urban Greens, 40 Bank Street
- 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 a book 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

Warm
lentil
salad

Rainbo

The
Tower
Burger

Bird

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

SUMMER
LIGHTS
FESTIVAL

Sweat
CANARY WHARF

Join the fight against plastic waste.

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



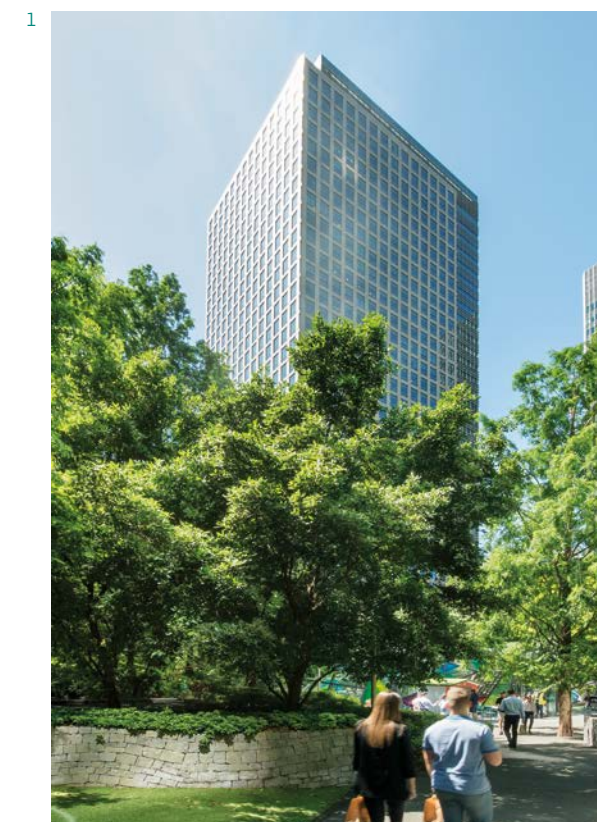
At Forty Bank Street you'll play a key part in the London-leading drive to promote and practice a more sustainable way of living and working. You'll be helping to protect our city for generations to come.

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.

Committed to achieve Net Zero by 2030

We're the first commercial centre in the world to set and have approved Science Based Targets by the Science Based Target initiative (SBTi) to reach net zero carbon



- 1 Forty Bank Street from Jubilee Park
- 2 Reception greenery



MAKING
SUSTAINABILITY
REAL

PLASTIC
FREE

We're the first property developer to sign The Climate Pledge

Committed to achieve Net Zero by **2030**

We're the first commercial centre in the world to set and have approved Science Based Targets by the Science Based Target initiative (SBTi) to reach net zero carbon

CLEAN COFFEE

600+
tonnes

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

6m

coffee cups recycled since February 2017

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

Largest

sustainable developer in the UK

BREEAM®

Very Good* - Excellent**

*Existing Cat A/B **New Cat A

9m+

Single use plastic (SUP) items avoided or recycled

25%

less pollution than the City or West End

WASTE POLICY

Zero waste to Landfill

From managed areas since 2009

RESPONSIBLE SOURCING



33 buildings certified by FSC wood

2.2m

straws removed

7

water refill stations installed

Over 300,000
water bottles refilled

OVER

28,000

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

GREEN ENERGY

100%
of electricity

purchased from renewable sources since 2012.

BREAKING THE PLASTIC HABIT

20,000+

users registered on the HELPFUL app

Biodiversity Action Plan

=

Thriving ecosystem

=

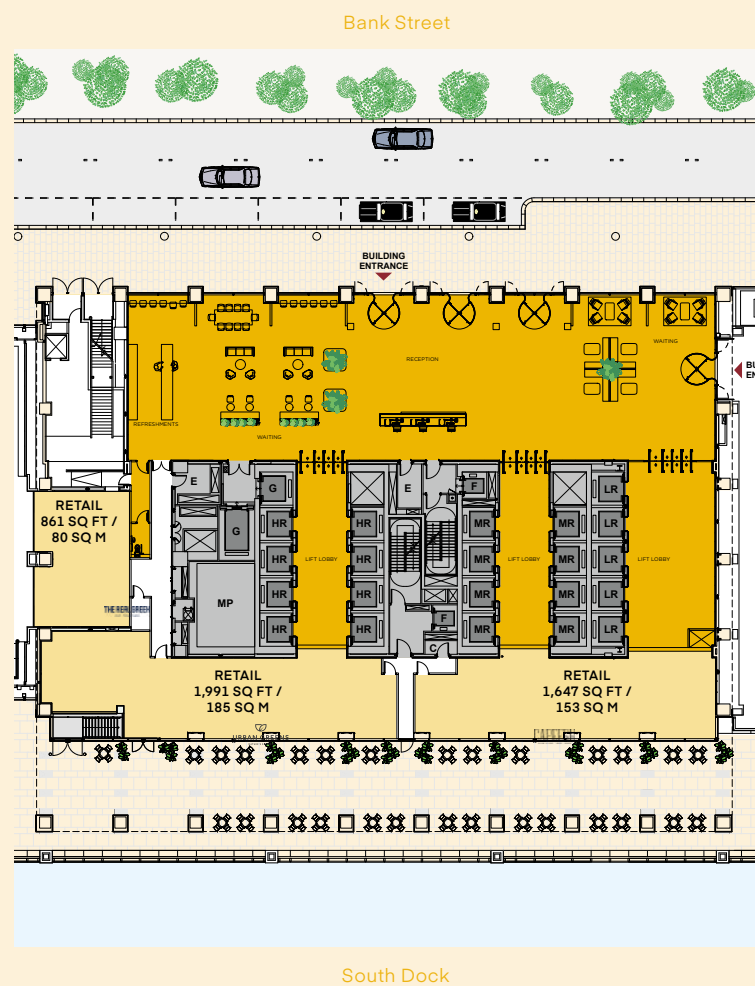
Cleaner air

=

Healthier people

Ground Floor Reception

10,957 sq ft / 1,018 sq m









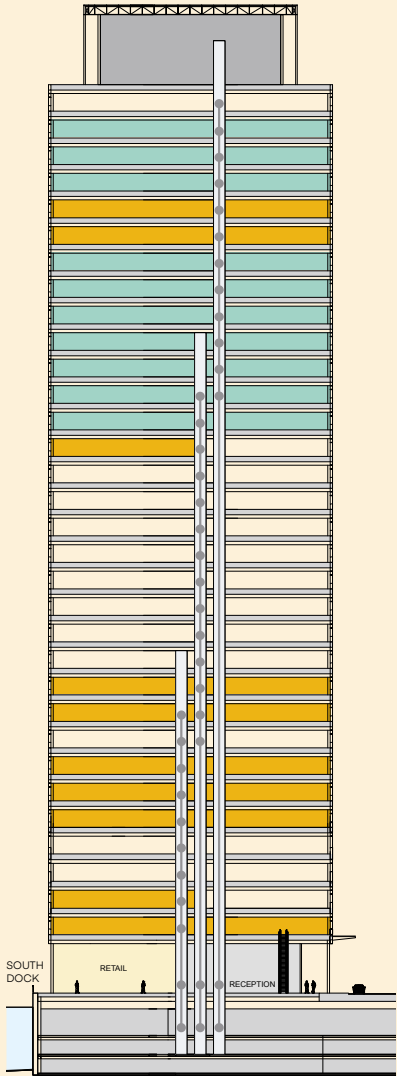
Schedule of areas

		NIA sq ft	NIA sq m
Plant			
Level 32	CCT Venues	19,440	1,806
Level 31	Available March 2023	19,514	1,813
Level 30	Available March 2023	19,519	1,813
Level 29	Available March 2023	19,517	1,813
Level 28	Available	19,527	1,814
Level 27	Available	19,521	1,814
Level 26	Available March 2023	19,519	1,813
Level 25	Available March 2023	19,525	1,814
Level 24	Available March 2023	19,524	1,814
Level 23	Available March 2023	18,154	1,687
Level 22	Available March 2023	18,140	1,685
Level 21	Available March 2023	18,158	1,687
Level 20	Available March 2023	18,839	1,750
Level 19	Part Available	7,937	737
Level 18	Servcorp / Zion Capital (Share Credit) / Savannah Energy	18,843	1,751
Level 17	Herbert Smith Freehills	18,847	1,751
Level 16	Herbert Smith Freehills	18,833	1,750
Level 15	Citi	18,836	1,750
Level 14	Citi	18,847	1,751
Level 13	Citi	18,841	1,750
Level 12	Citi	18,835	1,750
Level 11	IPC Systems	17,924	1,665
Level 10	Available – Under Refurbishment	18,418	1,711
Level 09	Available – New Exposed Cat A	18,421	1,711
Level 08	Citi	19,101	1,775
Level 07	Available	19,107	1,775
Level 06	Available	19,115	1,776
Level 05	Available	19,113	1,776
Level 04	St James's Place	19,113	1,776
Level 03	MyWorld / State Grid of China / Wall Street Docs	19,112	1,776
Level 02	Volante Technologies / Delta Capita / Part Available	9,541	886
Level 01	Available – Shell & Floor	18,403	1,710
TOTAL OFFICE NIA		607,247	56,415
TOTAL AVAILABLE		169,103	15,710
TOTAL PENDING		190,409	17,689
Ground Reception		10,957	1,018

Key

Available

Pending Availability



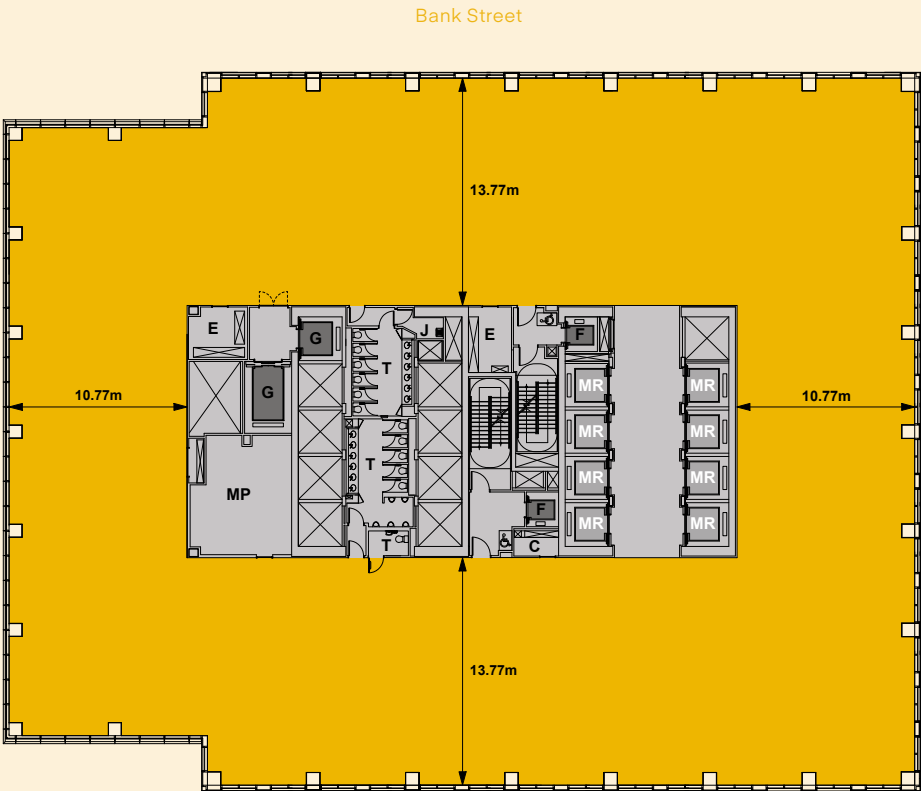
Typical floorplan

18,836 sq ft / 1,750 sq m

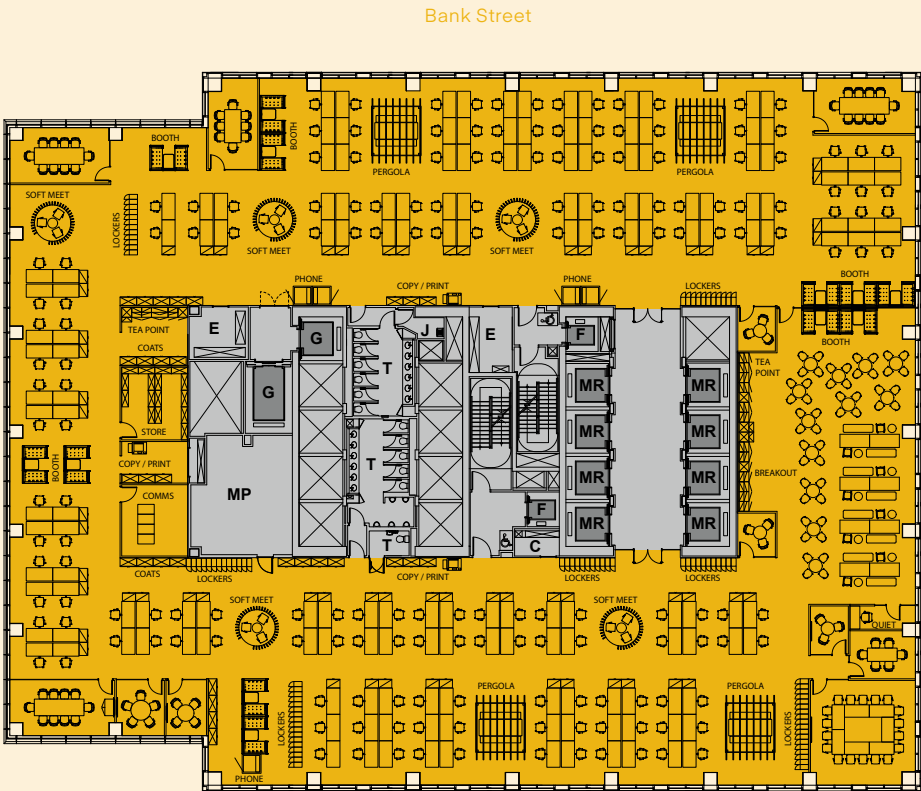
Open plan

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

Forty Bank Street



Floorplans & fit-outs



Indicative Workspace Allocation

- 54 Open Plan Workstations
- 36 Height Adjustable Desks
- 85 Workpoints
- 1 Receptionist

Total Population 176

Planning Ratio

- 107.5 square feet
- 10.0 square metres

Ancillary Spaces

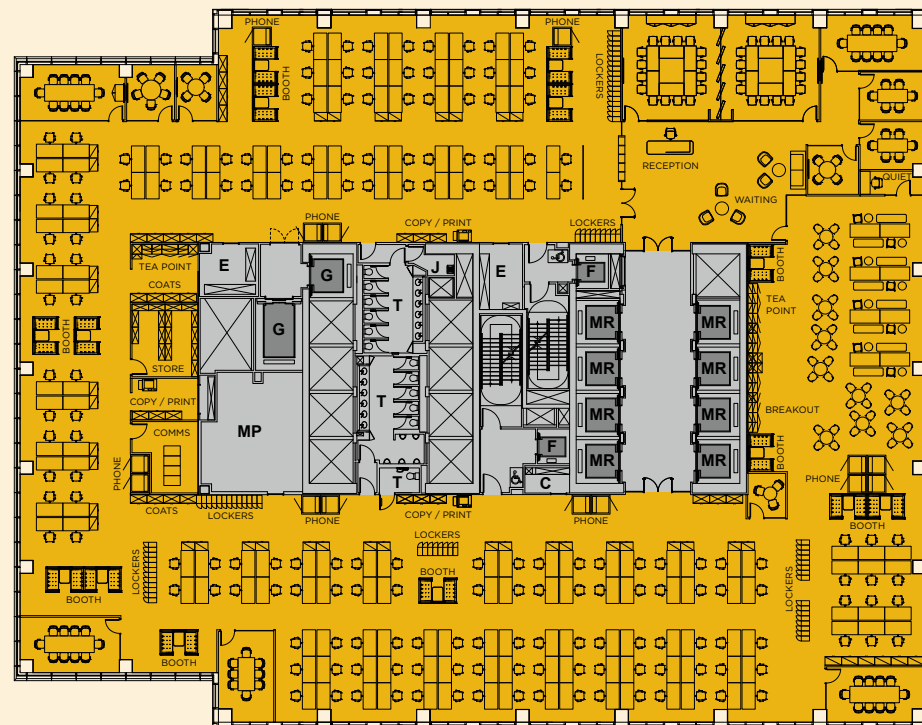
- 1 Eighteen Person Meeting Room
- 3 Ten Person Meeting Rooms
- 1 Eight Person Meeting Room
- 1 Six Person Meeting Room
- 1 Five Person Meeting Room
- 1 Four Person Meeting Room
- 3 Three Person Meeting Rooms
- 10 Booths
- 5 Soft Meeting Areas
- 4 Pergola Meeting Areas
- 1 Quiet Room
- 3 Copy and Print Areas
- 1 Storage Room
- 2 Tea Points
- 1 Break out
- 1 Communications Room

Corporate

Corporate 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

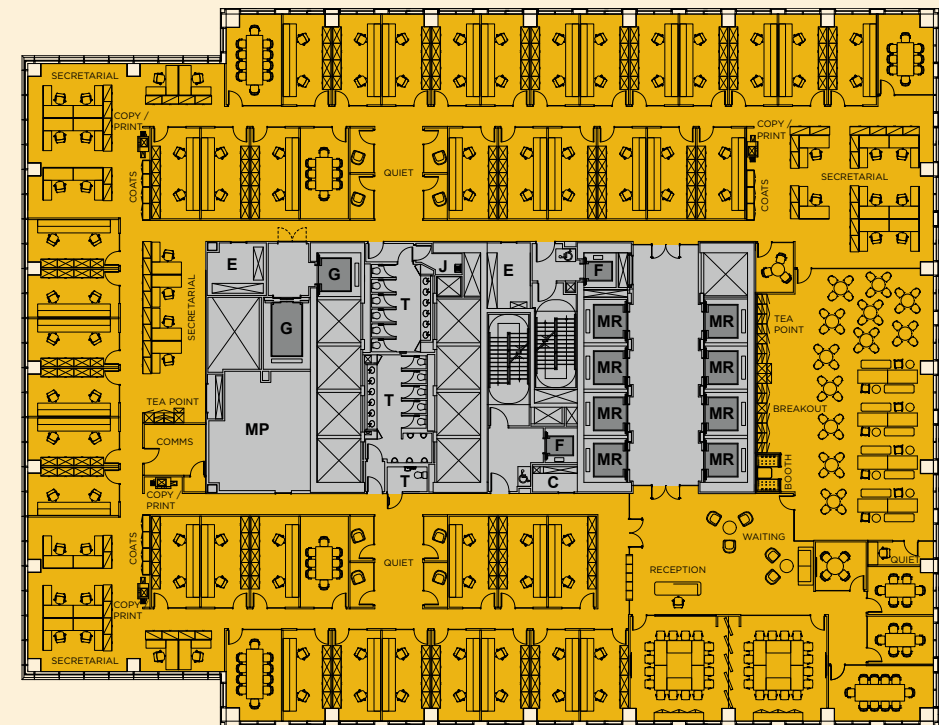
2 Sixteen Person Meeting Rooms
4 Ten Person Meeting Rooms
1 Eight Person Meeting Room
2 Six Person Meeting Rooms
1 Five Person Meeting Room
2 Four Person Meeting Rooms
1 Three Person Meeting Room
14 Booths
1 Quiet Room
3 Copy and Print Areas
1 Storage Room
2 Tea Points
1 Break out
1 Communications Room

Legal

Legal double occupancy
(single floor tenant)

18,836 sq ft / 1,750 sq m

Bank Street



Indicative Workspace Allocation

54 Open Plan Workstations
36 Height Adjustable Desks
85 Workpoints
1 Receptionist

Total Population: 109

Planning Ratio

172.0 square feet
16.0 square metres

Ancillary Spaces

2 Sixteen Person Meeting Rooms
3 Ten Person Meeting Rooms
3 Eight Person Meeting Rooms
2 Six Person Meeting Rooms
1 Four Person Meeting Room
1 Three Person Meeting Room
9 Quiet Rooms
4 Print and Copy Areas
1 Communications Room
2 Tea Points
1 Breakout



1



3



2



4



- 1 Open plan
- 2 Breakout / Lounge

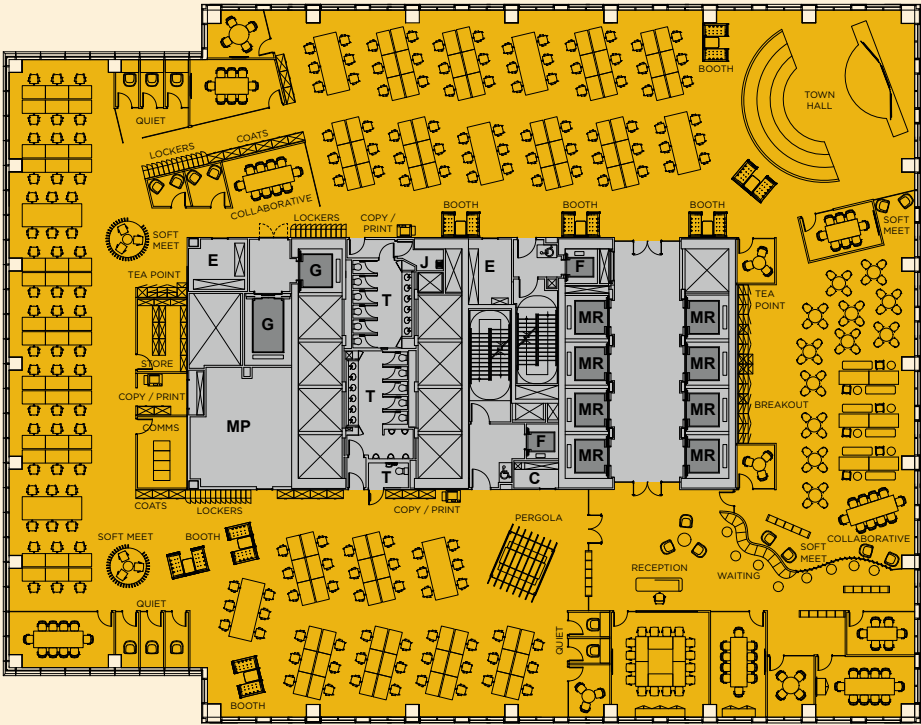
- 3 Open plan
- 4 Town Hall

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



'Excellent'
in collaboration with
tenant fitout (targeting)

200mm
raised floor

171
cycle spaces
for office use

3.9m
slab to slab height

**VAV or
Fan Coil**
air conditioning

VAV
air conditioning

17
passenger lifts

**1500
KVA UPS**

**Dual
Power supplies**

**Diverse
electrical
supplies**

2 goods
lifts

226
Lockers
excluding retail
provision

**3 X 2,000
KVA**
standby generators

**Multiple
telecom
providers**

N+1
design philosophy

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

19
Showers









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