



PIONEERING

BREAKING
NEW GROUND

76

SOUTHBANK

FOUNDATIONS



REFRAMED AMBITION

No ordinary refurbishment, this is the considered transformation of a Grade II listed icon.

It's a celebration of the old and new – a spectacular redesign with sustainability at its core.



TERRACE LEVELS

SCULPTED FORM

TERRACE LEVELS

Created by eminent British Architect, Sir Denys Lasdun, 76 Southbank is one of the world's finest examples of Brutalism design.

It sits alongside his other masterpiece, The National Theatre, in what has become one of London's most creative and cultural districts. Originally sculpted for ambitious businesses, 76 Southbank continues to embody that same bold intent in its latest transformation.

AN INSPIRING, ENJOYABLE NEIGHBOURHOOD

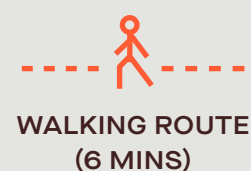
76 Southbank is just a stone's throw from outstanding restaurants and bars, while peaceful parks, exceptional retail and world-renowned cultural venues are a short stroll along the riverside.

● BARS AND RESTAURANTS

1. Southbank Market
2. Queen Elizabeth Rooftop Garden
3. BFI Bar & Restaurant
4. House Restaurant
5. Honest Burgers
6. Ping Pong
7. The BBQ Club
8. Wahaca
9. Wagamama
10. Las Iguanas
11. Giraffe
12. The Understudy
13. KERB
14. The Green Room
15. Brasserie Blanc
16. Gabriels Wharf
17. Bar Elba
18. Black Sheep Coffee
19. Lyaness
20. 12th Knot
21. Art Yard
22. Seabird
23. Benugo Waterloo
24. Leon
25. Island Poke
26. Wahaca
27. Waitrose
28. Hoxton Hotel
29. Gails, Stamford Street
30. Tian Tian Market
31. Nando's
32. Paradise Burger
33. Gourmet Pizza
34. Black Sheep Coffee and Cocktails
35. Skylon
36. Benugo Southbank
37. OXO
38. Sea Containers
39. Konditor
40. The Kings Arms
41. Rosa's Thai
42. Gail's, Waterloo
43. Olivelli
44. Meson Don Felipe
45. The Anchor & Hope
46. Flat Iron

● CULTURE & LEISURE

1. Hayward Gallery
2. Southbank Centre
3. BFI
4. National Theatre
5. Old Vic Theatre
6. Young Vic Theatre
7. 1 Rebel Southbank
8. Boom Cycle Waterloo
9. Pure Gym Waterloo
10. London Eye
11. Savoy Hotel
12. Central School of Ballet
13. The Violin Factory
14. The London Dungeon
15. Sealife



LEICESTER
SQUARE

SEVEN DIALS
MARKET

SOUTHBANK
CENTRE

BFI

NATIONAL
THEATRE

GABRIEL'S
WHARF

SEA
CONTAINERS

TOTTENHAM
COURT ROAD



COVENT
GARDEN

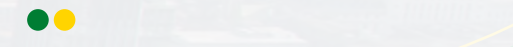
14 MINS WALK

76

TEMPLE



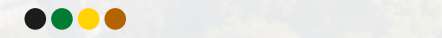
BLACKFRIARS



CHARING CROSS



EMBANKMENT



EMBANKMENT
PIER

SOUTH BANK (LONDON)
FESTIVAL PIER



IN THE HEART OF LONDON

76 Southbank is perfectly placed, close to some of London's most popular districts. Covent Garden, Westminster, Soho, Blackfriars and The City are easily accessible by both tube and bike. Proximity to the Cycle Superhighway provides a safe and sustainable method of transport across London.

LONDON EYE
WATERLOO PIER

LONDON
EYE

JUBILEE
GARDENS

WALKING ROUTE TO
WATERLOO STATION (6 MINS)

THE
SIDINGS

KINGS
COLLEGE

IMAX

LOWER MARSH
MARKET

WATERLOO

6 MINS WALK
2 MINS CYCLE

BLACKFRIARS

7 MINS WALK
4 MINS CYCLE

CHARING CROSS

13 MINS WALK
6 MINS CYCLE

COVENT GARDEN

14 MINS WALK
5 MINS CYCLE

SOUTHWARK

12 MINS WALK
4 MINS CYCLE

WALKING
ROUTE (6 MINS)



OVER
50

BARS & RESTAURANTS

There are over 50 bars and restaurants on the South Bank, all within a 10 minute walk of the building.



THE NATIONAL THEATRE



HAYWARD GALLERY SOUTHBANK CENTRE BRITISH FILM INSTITUTE NATIONAL THEATRE



THAMES CLIPPER +
HOUSES OF PARLIAMENT



OUTDOOR DINING ON THE
QUEENS WALK, SOUTH BANK

A UNIQUE CULTURAL HUB

South Bank is home to original thinking and cultural diversity – a thriving mix of influences and energy.

It is a magnet for visitors and locals who value genuine experiences, great food and world-class artistic endeavour.



OLD VIC THEATRE YOUNG VIC THEATRE TATE MODERN ROYAL FESTIVAL HALL LONDON EYE

6

GALLERIES & THEATRES

Within a 10 minute walk of 76 Southbank, including the National Theatre and Southbank Centre.

TURBINE HALL, TATE MODERN



BLAVATNIK BUILDING, THE TATE MODERN



CHILDREN PLAYING OUTSIDE THE TATE MODERN



DANCER ON STAGE



BLAVATNIK BUILDING, THE TATE MODERN

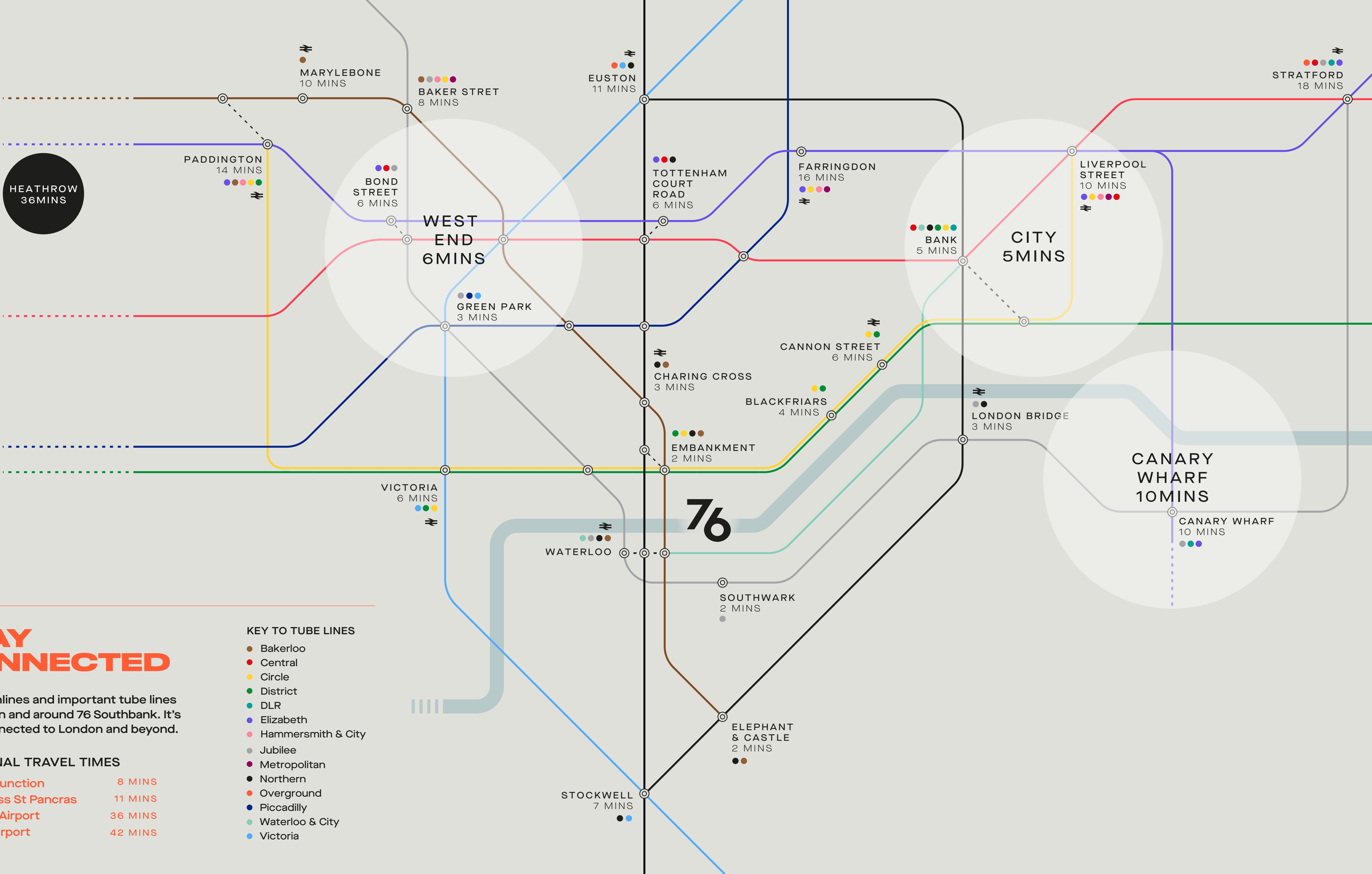
30M

VISITORS ANNUALLY

London's South Bank attracts over 30 million visitors a year.



THE LONDON EYE



STAY CONNECTED

Major mainlines and important tube lines converge in and around 76 Southbank. It's hyper-connected to London and beyond.

ADDITIONAL TRAVEL TIMES

Clapham Junction	8 MINS
King's Cross St Pancras	11 MINS
Heathrow Airport	36 MINS
Gatwick Airport	42 MINS

KEY TO TUBE LINES

- Bakerloo
- Central
- Circle
- District
- DLR
- Elizabeth
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Overground
- Piccadilly
- Waterloo & City
- Victoria

LONDON'S BIGGEST WELCOME

A spectacular double-height entrance lobby welcomes you at ground floor level, defined by the breathtaking scale of the 10,000 sq ft reception — making an unforgettable first impression.



ENTRANCE LOBBY CGI
INDICATIVE ONLY



At the heart of the building, a redesigned core with a transparent vertical structure features an open centrepiece staircase that encourages active vertical circulation, enhances connectivity, and promotes wellness throughout.





ENTRANCE LOBBY CGI
INDICATIVE ONLY

RESPECTFUL PRESERVATION

The rich browns and bronzes of the exterior Cornish granite aggregate concrete informed our design palette and finishes.

Locally sourced bespoke terrazzo and end-grain larch flooring punctuate individual areas, while cast glass panels and honey timber add warmth and light to upper floorplate office spaces.



ENTRANCE LOBBY CGI
INDICATIVE ONLY



LIFT LOBBY

SPACE TO BREATHE





FOURTH-FLOOR TERRACE

The generous fourth-floor terrace maximises the potential of the building's riverside location.

The 5,060 sq ft terrace, making up 22% of the 23,000 sq ft floorplate, provides generous outdoor space seamlessly connected to the workspace.

STATEMENT DESIGN, ICONIC LOCATION



LOCATION

Standing proudly and famously on London's cultural riverbank, it is a unique location where commerce, creativity and community happily thrive together.



TERRACES

The building offers scale, while the horizontal proportions provide a total of 50,000 sq ft of outdoor terraces with stunning river views and biophilic landscaping.



SUSTAINABILITY

The building is a leading example of purposeful, low-carbon office design, operating on renewably sourced energy – made possible through energy innovation and the retention of over 80% of its existing structure.



AESTHETIC

This is a respectful and considered refurbishment of a Grade II listed building. The striking concrete geometry provides a strong foundation and iconic backdrop for a purposeful, sustainable future.

PIONEERING WITH PURPOSE

76 Southbank is a **5* NABERS all-electric building**, powered from air-source heat pumps and a biosolar rooftop. It is also an impressively low upfront carbon project, with **80% of the existing structure retained**. It boasts a 200%+ biodiversity net gain through landscaped terraces and new tree planting.



EPC A (TARGETING)



100% RENEWABLE POWER

All-electric building powered by renewable sources



MINIMISED ENERGY USE

Optimised fabric and equipment for high efficiency



LOW UPFRONT CARBON

<435 kgCO₂/m² GIA: LETI/RIBA Band B (vs Band F typical practice) (RIBA 2030-aligned) Carbon saving equivalent to 425,000m² of native forest



CLIMATE RESILIENT

Storm water attenuated by blue roof



BIODIVERSITY ENHANCED

200%+ biodiversity net gain through landscaped terraces and the planting of 20+ trees



ZERO WASTE TO LANDFILL

plus segregated waste in construction and operation

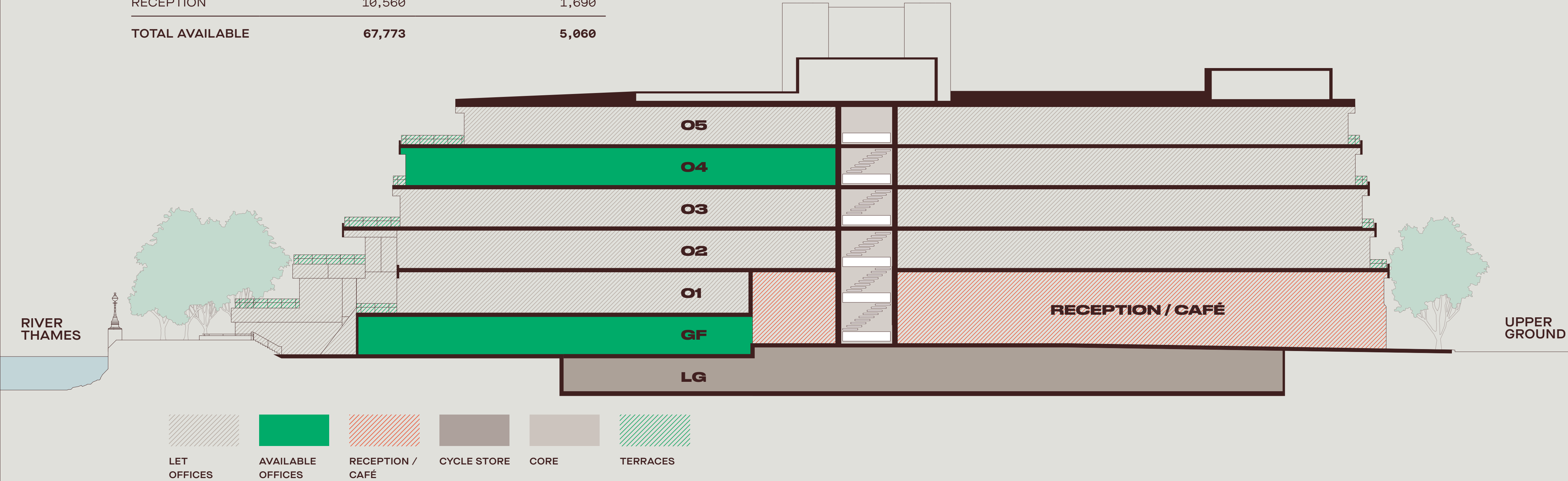


NABERS 5* (DESIGN REVIEWED TARGET RATING)



ACCOMMODATION SCHEDULE

FLOOR	NIA SQ FT	TERRACE SQ FT
FIFTH FLOOR	LET	
FOURTH FLOOR	23,000	5,060
THIRD FLOOR	LET	
SECOND FLOOR	LET	
FIRST FLOOR	LET	
GROUND FLOOR	44,733	
RECEPTION	10,560	1,690
TOTAL AVAILABLE	67,773	5,060

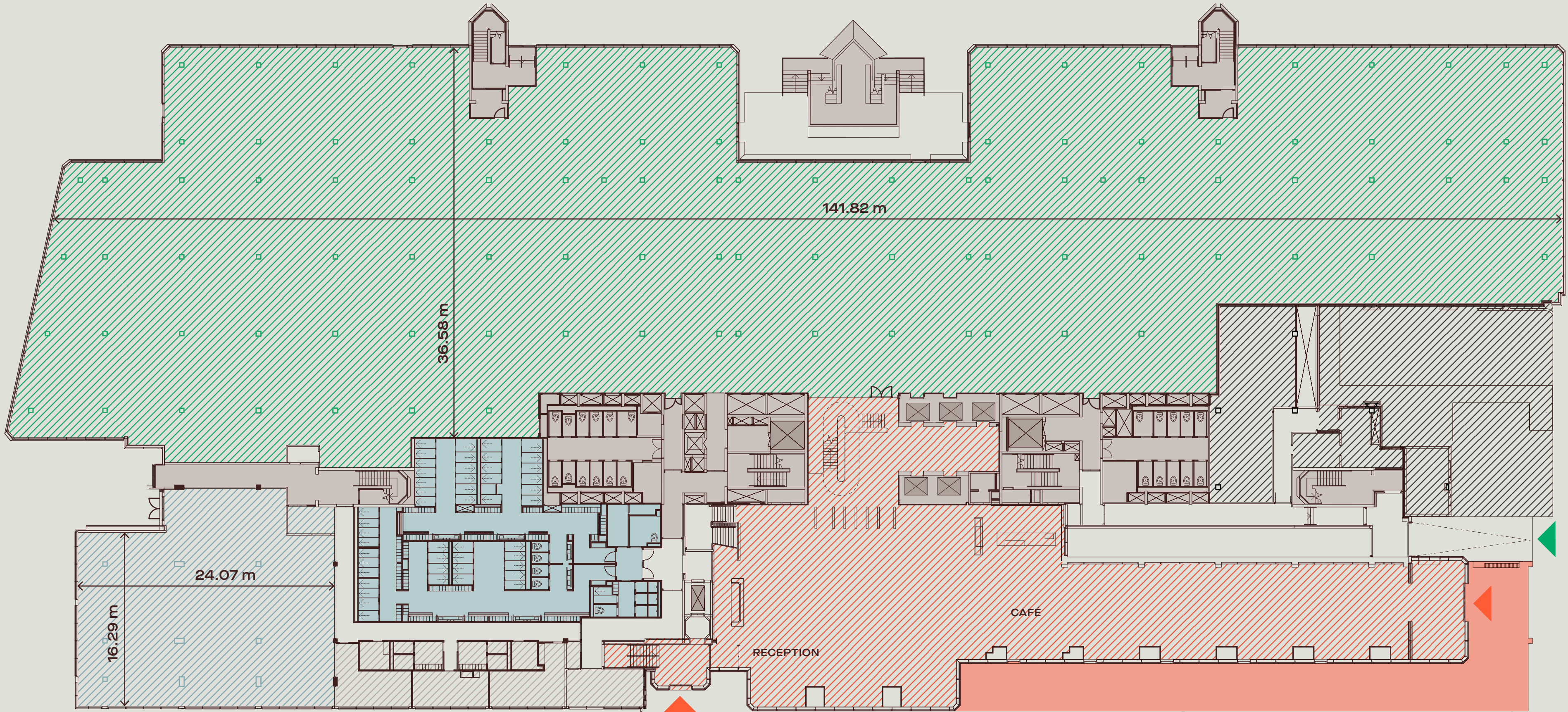


Spanning 44,733 sq ft, this expansive ground-floor workspace offers exceptional scale and flexibility.

GROUND FLOOR

RIVER THAMES

THE QUEEN'S WALK





NATIONAL THEATRE


UPPER GROUND

GROUND FLOOR


OFFICE	TERRACE	RETAIL	RECEPTION
44,810 SQ FT	1,690 SQ FT	4,700 SQ FT	10,560 SQ FT

 ENTRANCE

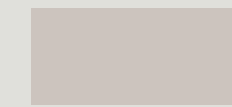
 CYCLE ENTRANCE

 OFFICES

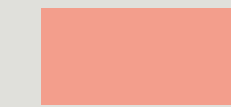
 RETAIL

 RECEPTION / CAFÉ

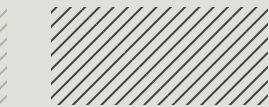
 SHOWERS & CHANGING FACILITIES

 CORE

 LIFTS

 COMMUNAL TERRACE

 FACILITIES MANAGEMENT OFFICE

 LOADING BAY

RIVER THAMES

THE QUEEN'S WALK

GROUND FLOOR

ISOLATION	
MAX OCCUPANCY LEVEL	519
TOTAL PRIMARY SEATS	402
TOTAL ALTERNATIVE SEATS	274
TOTAL MEET/EVENT SEATS	110
TOTAL SEATS	786

PRIMARY/
EXECUTIVE

ALTERNATE

MEET/
EVENTS

STAFF HUB/
REFRESH/
WELLNESS

RECEPTION/
BUSINESS
LOUNGE

CORE

LIFTS



NATIONAL THEATRE

UPPER GROUND





This 23,000 sq ft split-floor workspace offers an abundance of natural light and open space, with sweeping views across the River Thames.

FOURTH FLOOR



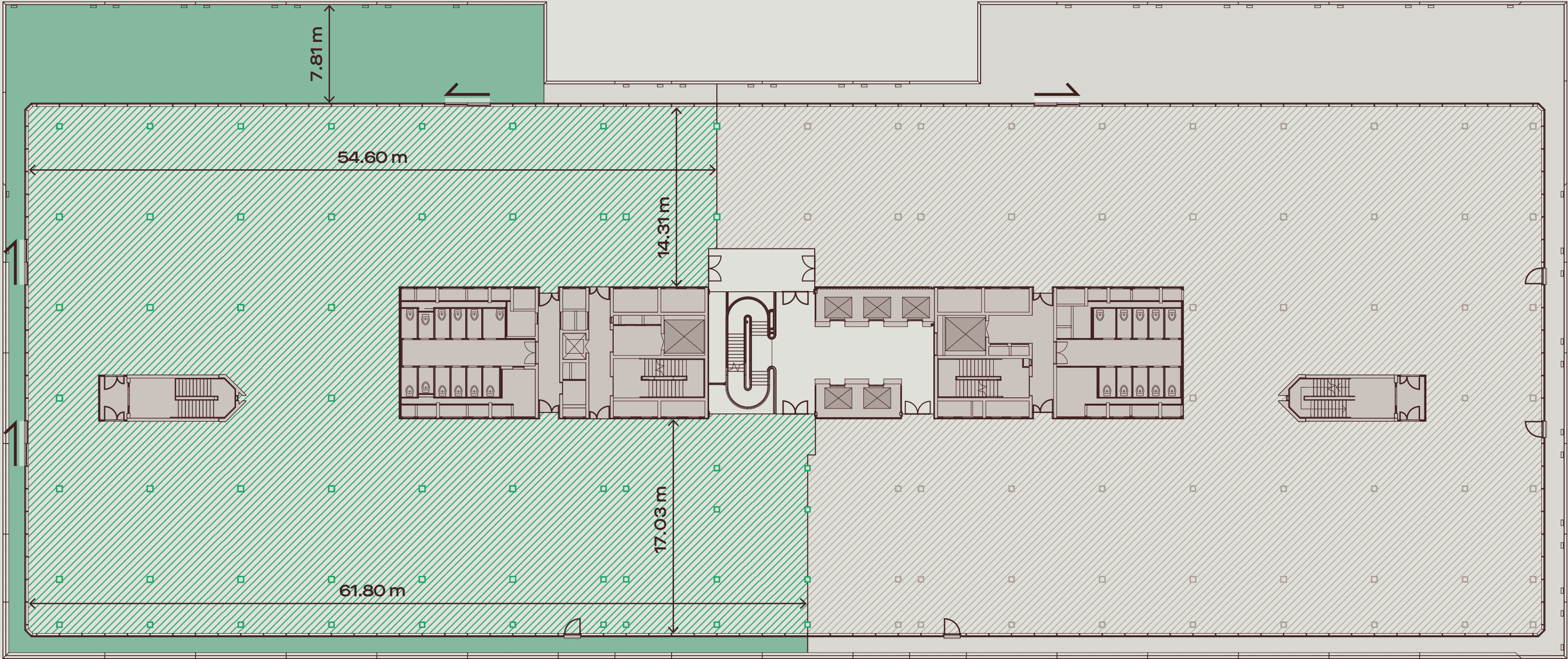
RIVER THAMES

THE QUEEN'S WALK

FOURTH FLOOR

OFFICE
23,000 SQ FT

TERRACE
5,060 SQ FT



NATIONAL THEATRE



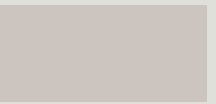
SLIDING
DOORS



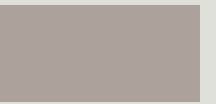
AVAILABLE
OFFICES



LET
OFFICES



CORE



LIFTS



TERRACE

UPPER GROUND



RIVER THAMES

THE QUEEN'S WALK

FOURTH FLOOR

ISOLATION

MAX OCCUPANCY LEVEL	267
TOTAL PRIMARY SEATS	178
TOTAL ALTERNATIVE SEATS	116
TOTAL MEET/EVENT SEATS	88
TOTAL SEATS	382

PRIMARY/
EXECUTIVE

ALTERNATE

MEET/
EVENTS

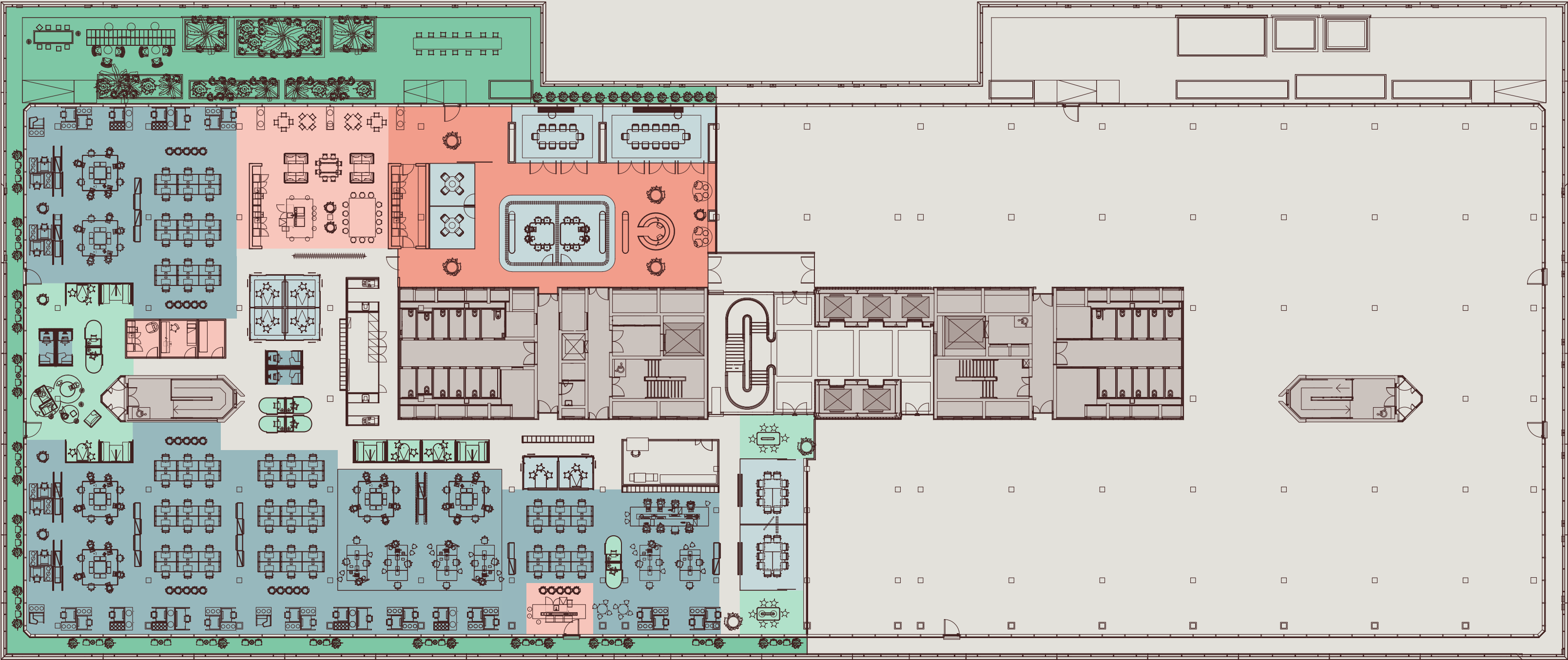
STAFF HUB/
REFRESH/
WELLNESS

RECEPTION/
BUSINESS
LOUNGE

CORE

LIFTS

TERRACE



UPPER GROUND







BUILT FOR PURPOSE

Space and volume provides future flexibility for occupiers.

In the basement there are 530 bicycle spaces, 91 lockers and 53 showers to encourage healthier sustainable commuting.



PRIVATE TERRACE SPACE



1:8 OCCUPATIONAL DENSITY



2.9-3.2M FLOOR-TO-CEILING HEIGHT



FOUR PIPE FAN COIL AIR CONDITIONING



5 x 21 PERSON PASSENGER LIFTS and 2 x goods lifts



FEATURE CENTRAL ACCOMMODATION STAIR



530 BICYCLE SPACES AND LOCKERS



53 SHOWERS



10,000 SQ FT RECEPTION with 6m floor-to-ceiling height



RECEPTION CAFÉ

TECHNICAL SPECIFICATION



UNIT PROTECTED POWER PROVISION



DUAL DIVERSE-LOCATED INCOMING TELECOMS



14 L/S FRESH AIR PER PERSON PER 8 SQ M



SERVED BY AIR SOURCE HEAT PUMPS



ALL ELECTRIC BUILDING



STANDBY GENERATOR



TARGETTING WIREScore PLATINUM

CONTACTS

CBRE

BEN ATWELL

ben.atwell@cbre.com
+44 (0) 7490 363 111

MATT CHICKEN

matt.chicken@cbre.com
+44 (0) 7852 205 099

NATHALIE SPINK

nathalie.spink@cbre.com
+44 (0) 7385 414 222

DANA HENRY

dana.henry@cbre.com
+44 (0) 7494 232 304

JLL

PAUL GRINDAL

paul.grindal@jll.com
+44 (0) 7920 231 659

RORY PATON

rory.paton@jll.com
+44 (0) 7900 245 221

ALEX BROWNING

alex.Browning@jll.com
+44 (0) 7872 107 536

SARAH SHELL

sarah.shell@jll.com
+44 (0) 7808 290 853

THE TEAM

A DEVELOPMENT BY
STANHOPE

ARCHITECTS

AILFORD HALL MONAGHAN MORRIS

STRUCTURAL ENGINEERS

HEYNE TILLET

M&E

WATKINS PAYNE

LANDSCAPING

VOGT

ASSET MANAGER

LASALLE