

FRESH

WHARF

NORTHBANK

EC3

Fresh Wharf, 3 Lower Thames Street, London, EC3



BRIGHT SIDE

OF THE

RIVER

COMING Q2 2026

120,000 sq ft of meticulously re-engineered workspace, where efficiency and design integrate. A statement building, designed by Buckley Gray Yeoman stamped with progression, for a working style the City is calling out for.



INTRODUCTION

LOCATION

DESIGN

SPACE

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INTRODUCTION

LOCATION

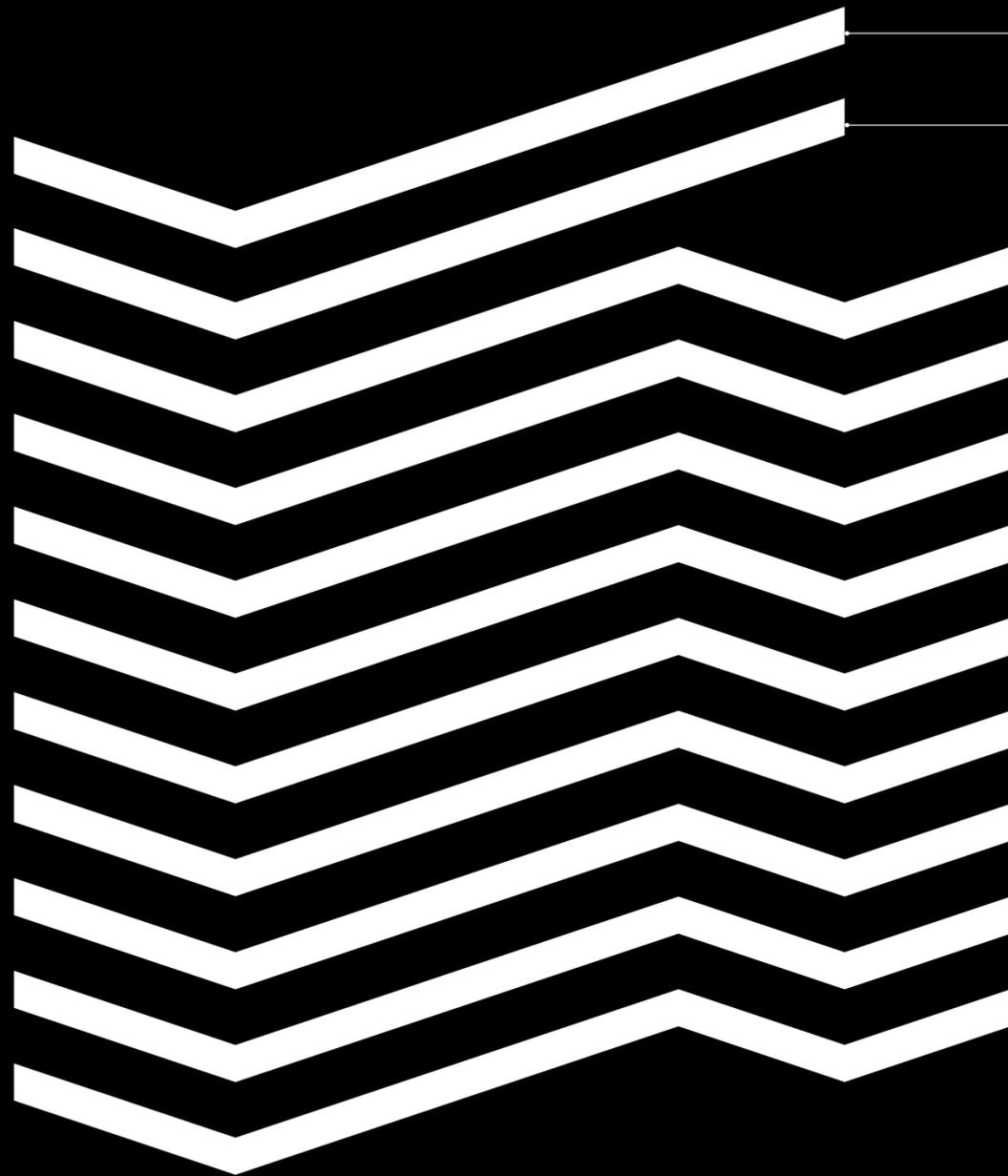
DESIGN

SPACE

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FRESH WHARF

FLOOR BY FLOOR



FLOOR	AREA (SQ FT)	AREA (SQ M)	TERRACE (SQ FT)	TERRACE (SQ M)	SPACE
10	1,937	180	2,850	265	Sky Terrace
09	6,598	613	2,734	254	Office
08	6,620	615	3,764	350	Office
07	17,234	1,601			Office
06	17,201	1,598			Office
05	17,266	1,604			Office
04	16,663	1,548	802	75	Office
03	17,223	1,600			Office
02	11,377 4,725	1,057 439	15,000*	1,394*	Office F&B
01	12,702	1,180			Office
	6,684 2,443 4,833	621 227 449			Amenity Space F&B Reception
Total	135,219	12,562	25,150	2,337	

*SECOND FLOOR TERRACE SPACE IS PUBLIC AND ACCESSIBLE TO BOTH OFFICE & F&B AREAS ARE SUBJECT TO FINAL MEASUREMENT

PANORAMIC VIEWS FROM
YOUR ELEVATED VANTAGE POINT

TOWER OF LONDON

ST KATHARINE DOCKS

TOWER BRIDGE

BUTLERS WHARF

HMS BELFAST

THE SCOOP

HAYS GALLERIA

LONDON HOSPITAL

THE SHARD

NEWS UK

LONDON BRIDGE STATION

BOROUGH MARKET

LONDON BRIDGE

SOUTHWARK CATHEDRAL

BATTERSEA POWER STATION

LONDON EYE

SOUTHWARK BRIDGE

BLACKFRIARS BRIDGE



ON THE NORTH, BY THE SOUTH

Bridging the City and the Southbank. On the riverside, linking the innovation hubs of London Bridge and the iconic City cluster. A dynamic finance, professional and technology mix, already favoured by the likes of

Bloomberg, Kubrick Group and the Financial Times. A vista of the Thames with London Bridge on the doorstep. The building is re-imagined by award winning architects Buckley Gray Yeoman.





SMARTLY

LOCATED

FOR THE

SOCIAL CITY





RIVERFRONT

LINE-UP

Alfresco lunches or dinner at dusk. The river serves you layers of places to dine, drink and entertain.

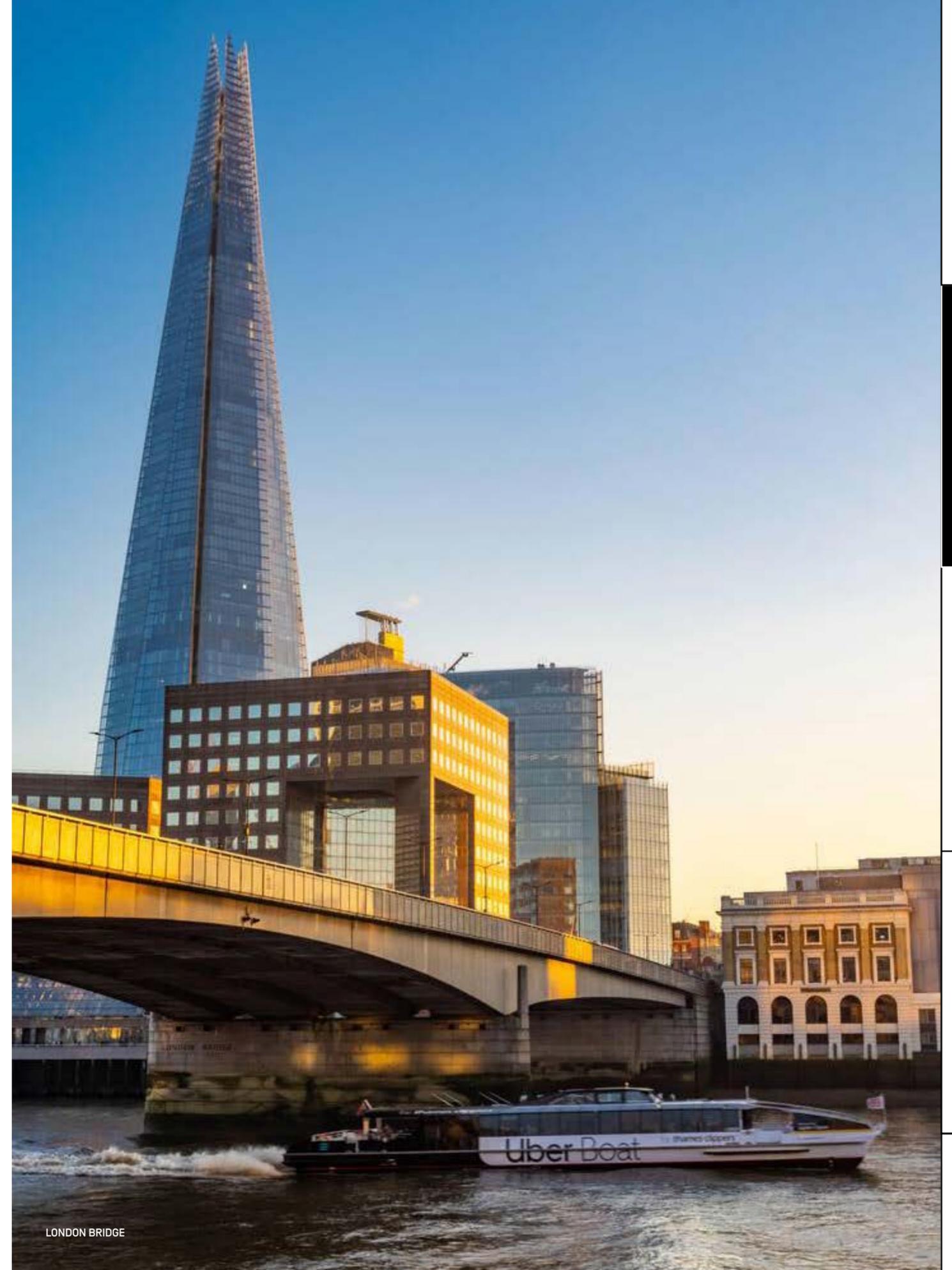
A new spot in the city to soak up the riverside atmosphere.



MONMOUTH COFFEE



WRIGHT BROTHERS



LONDON BRIDGE

BOROUGH'S PREMIER FOOD MARKET, TOWER BRIDGE, VIBRANT LEADENHALL MARKET, AND FINE DINING WITH BREATHTAKING VIEWS.



BOROUGH MARKET



LONDON BRIDGE STREET ART



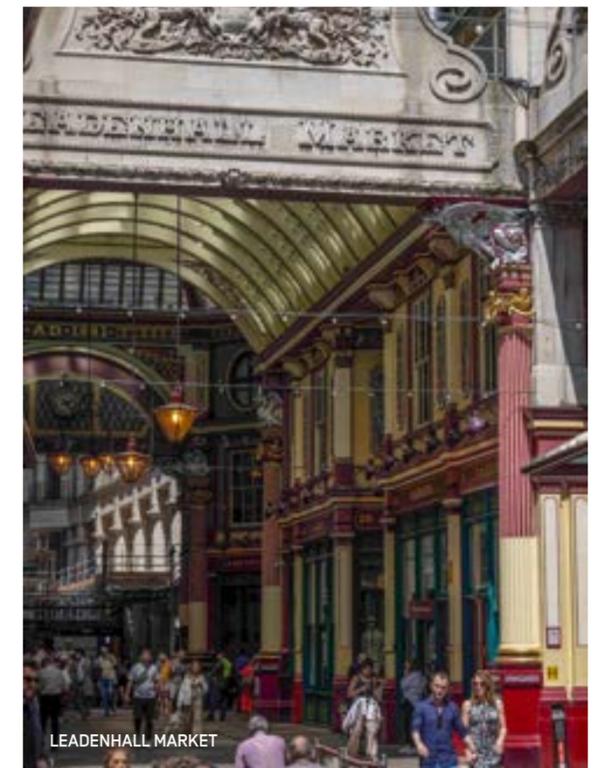
THE GARDEN AT 120



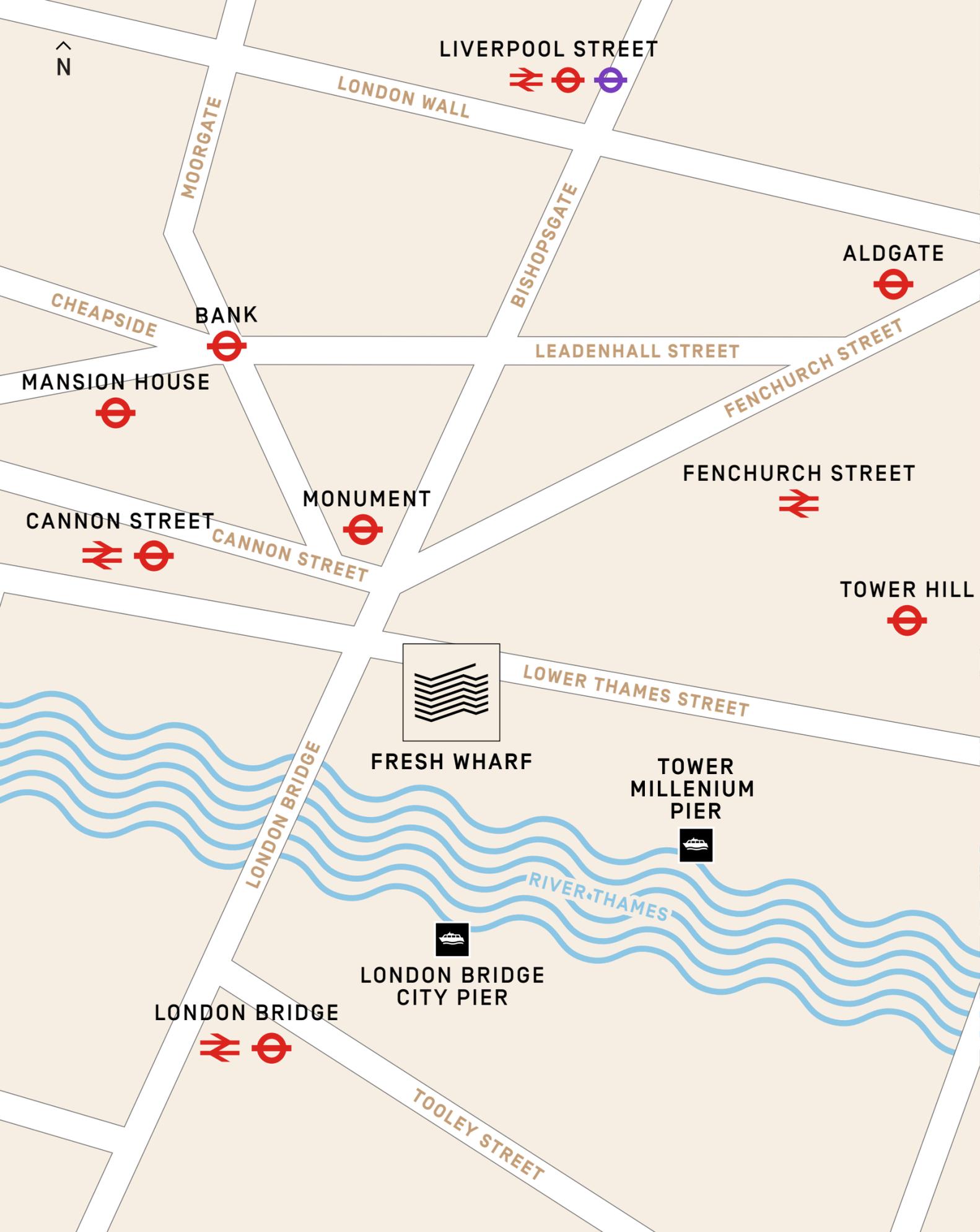
NEAL'S YARD



COPPA CLUB



LEADENHALL MARKET



JOINED UP CONNECTIONS

ALL UNDER TEN MINUTE WALK

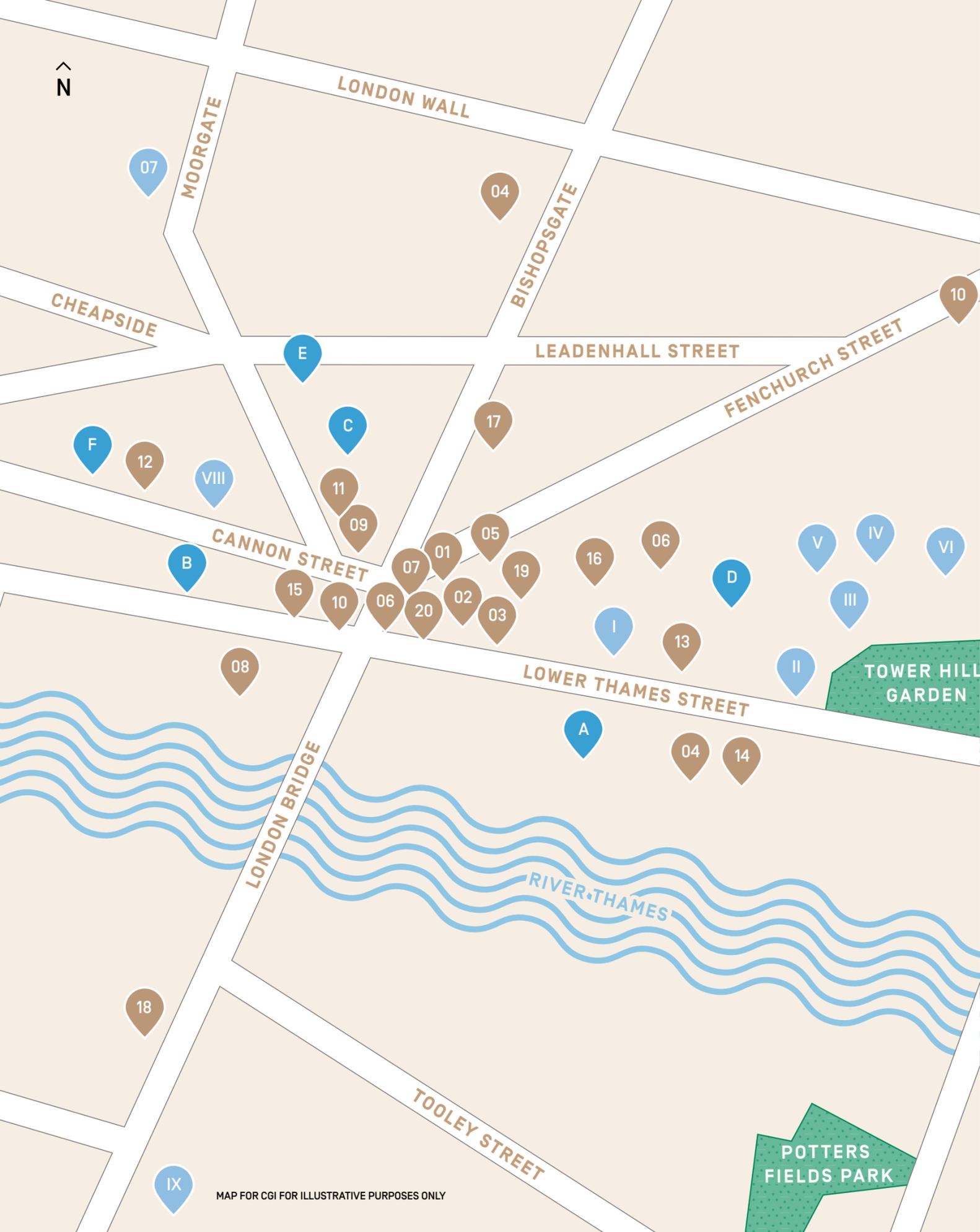
 FIVE TUBE STATIONS
  TWO UBER BOAT PIERS

LESS THAN TWENTY-FIVE MINUTES TUBE RIDE

 FIVE NATIONAL RAIL STATIONS

Walk		Tube	
Monument/Bank Station	03 mins	Liverpool Street	10 mins
London Bridge Station	07 mins	Waterloo	13 mins
Cannon Street Station	08 mins	King's Cross St Pancras	16 mins
Fenchurch Street Station	09 mins	Victoria	20 mins
Tower Hill Station	09 mins	Paddington	25 mins

TRAVEL TIME SOURCE: GOOGLE MAPS OCTOBER 2024



MAP FOR CGI FOR ILLUSTRATIVE PURPOSES ONLY



LOCAL

FAVOURITES

F&B ●

1. The Hydrant
2. The Monument
3. The Britannia
4. Paul
5. Starbucks
6. Pret A Manger
7. Little Waitrose
8. Oyster Shed
9. The Wolseley
10. Farmer J
11. Wagtail
12. Lina Stores
13. The Walrus & The Carpenter
14. Coppa Club
15. The Olde Wine Shades
16. Eastcheap Records
17. Leadenhall Market
18. Borough Market
19. Fenchurch Restaurant
20. Tesco Express

Fitness ●

- A. The Gym Group
- B. Buzz Gym
- C. Pure Gym
- D. Third Space City
- E. The Foundry
- F. Virgin Active

Hotels ●

- I. Premier Inn
- II. Cheval Three Quays
- III. Four Seasons
- IV. Double Tree Hilton
- V. Apex City
- VI. Citizen M
- VII. The Ned
- VIII. Travelodge
- IX. Shangri-La The Shard



WELL LAYERED

TO ENTERTAIN

BUSINESS

AND INSPIRE

THE WORK

FORCE







SPACE TO WORK
METICULOUSLY
STACKED



CGI FOR ILLUSTRATIVE PURPOSES - FRESH WHARF PUBLIC REALM



CGI FOR ILLUSTRATIVE PURPOSES - FRESH WHARF TERRACE

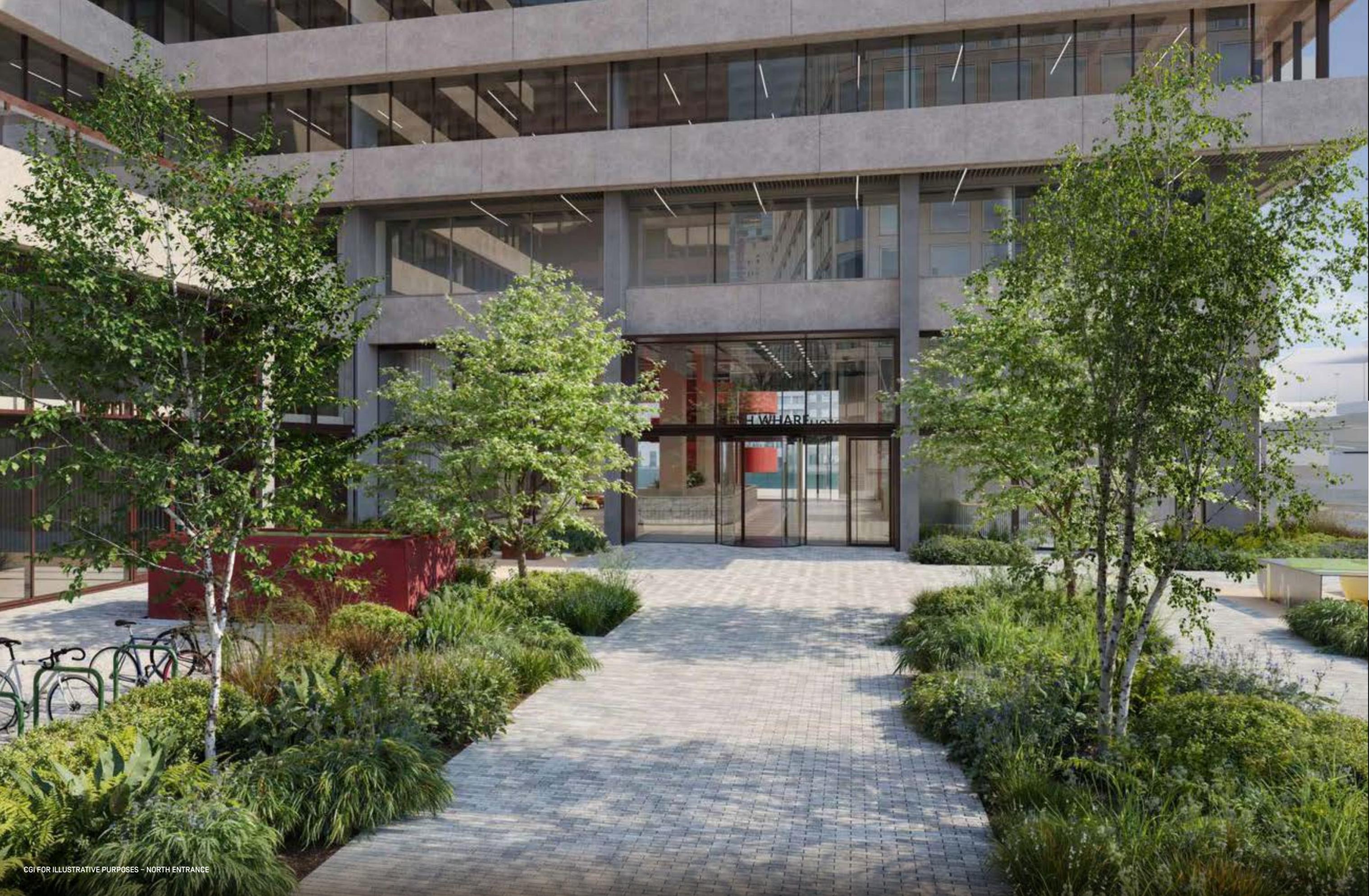
INTRODUCTION

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INTRODUCTION

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A STATEMENT ARRIVAL



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Seen by the river and noticed from the street. Sweeping dual entrances into a reception finished in high quality materials of timber joinery, clay render and Terrazzo tiling that invites everyone through with a grand arrival.

Activated with social spaces throughout that work from the moment you arrive. Picking up a coffee from the lobby cafe to enjoy in the landscaped courtyard or riverside garden, or on your way up to the business lounge.



CGI FOR ILLUSTRATIVE PURPOSE - RECEPTION FROM SOUTH ENTRANCE

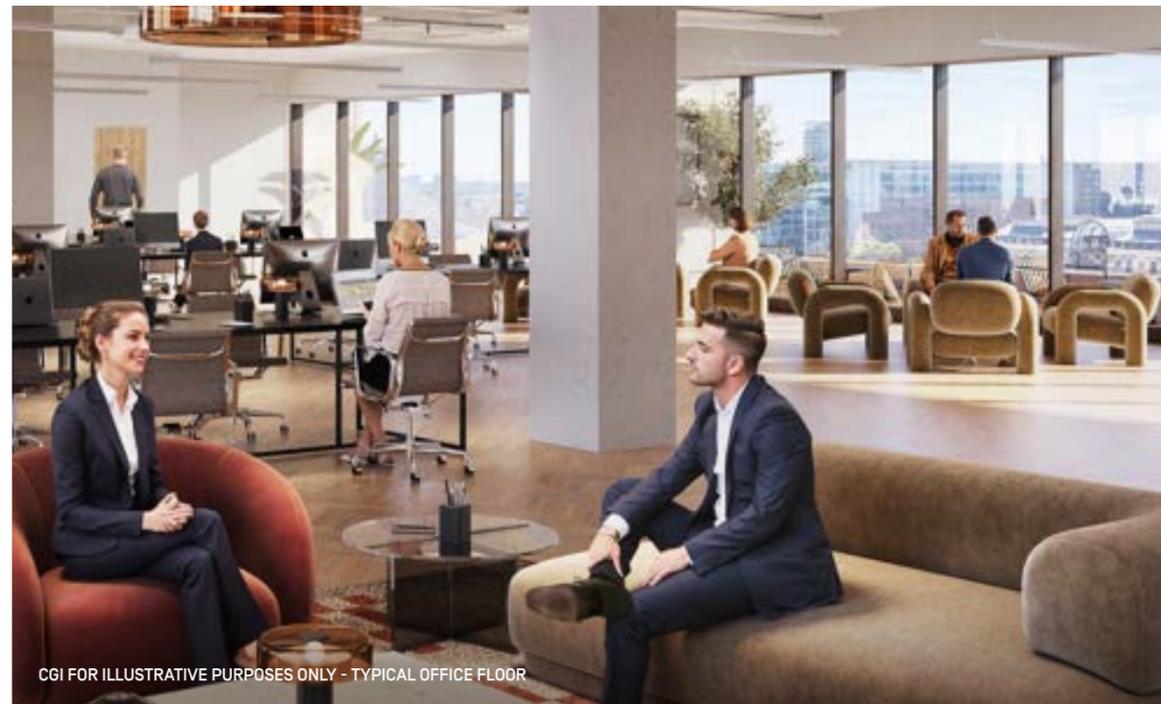


REIMAGINED

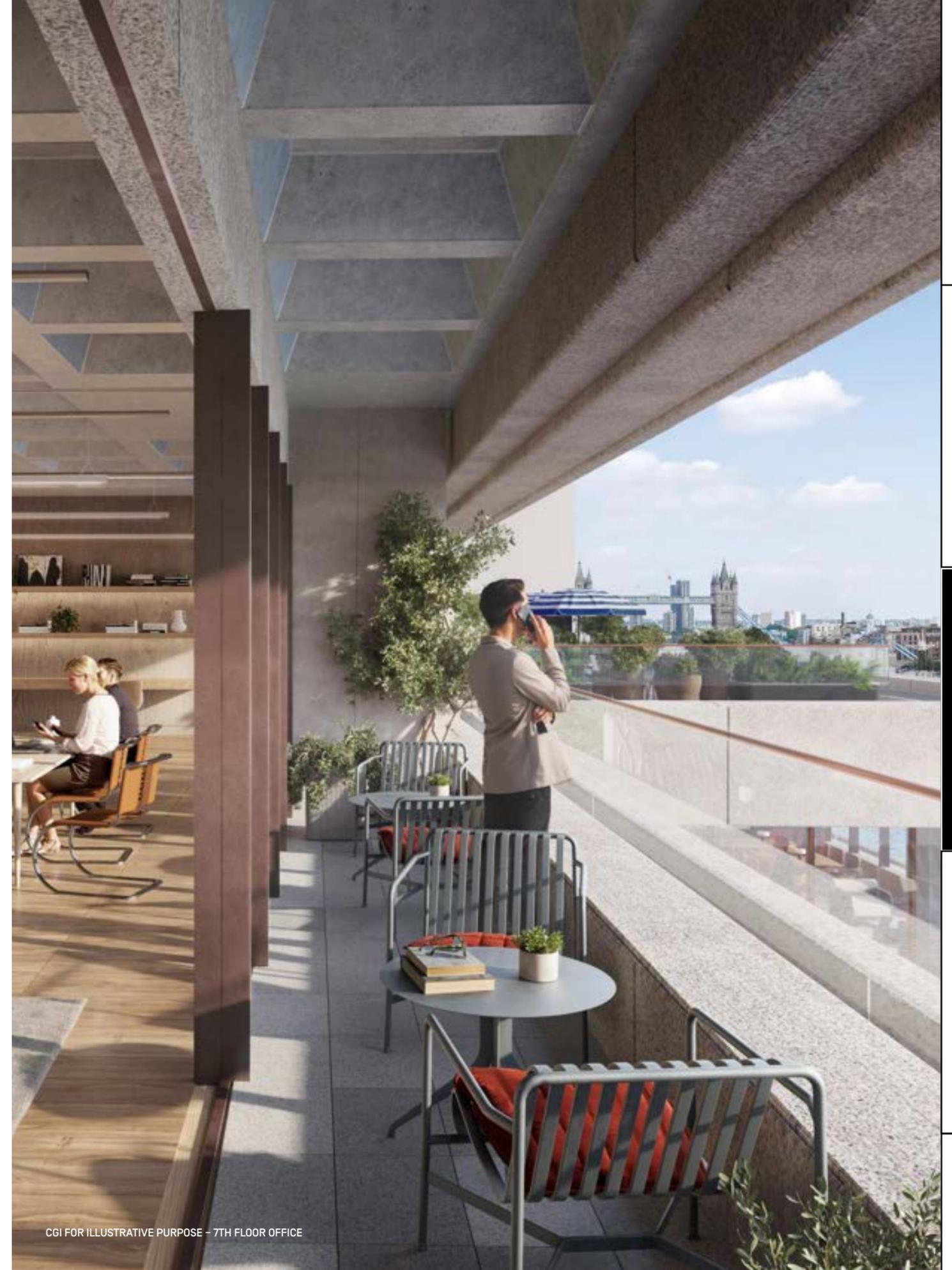
SPACES

Refurbished, redesigned and redefined, Fresh Wharf is built for the future of work. The seven floors provide dedicated state-of-the-art office space. Look out 360° with unlimited

natural light from all sides. An enviable view. Do business with one of the world's most iconic rivers as your backdrop. A carefully maximised design with a cat A fit-out.



CGI FOR ILLUSTRATIVE PURPOSES ONLY - TYPICAL OFFICE FLOOR



CGI FOR ILLUSTRATIVE PURPOSE - 7TH FLOOR OFFICE





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CGI FOR ILLUSTRATIVE PURPOSE – CLUB HOUSE INTERIOR



GOURMET

RETAIL

A hot spot on London's culinary map. Our restaurant on the second floor will serve you up a rare riverside view of the Southbank.

Soak up a new view on city dining in an impressive space, perfectly pitched to host and entertain.





AN ILLUMINATING PANORAMA

Take it onto the terraces and take in the view. 25,150 sq ft of them. London's iconic vista lights up the workplace from the south facing aspect that gives the Thames below a golden glow.



SOUTH VIEW FROM 7TH FLOOR

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WELL-CONNECTED FOR THE COMMUTE

State of the art end-of-trip facilities, connecting the building to one of London's most popular cycle highways. A ground level cycle hub for bikes. Fresh Wharf has everything required to make the transition into work seamless.



 227 CYCLE SPACES
 228 LOCKERS  23 SHOWERS
 FEATURE CYCLE ENTRANCE

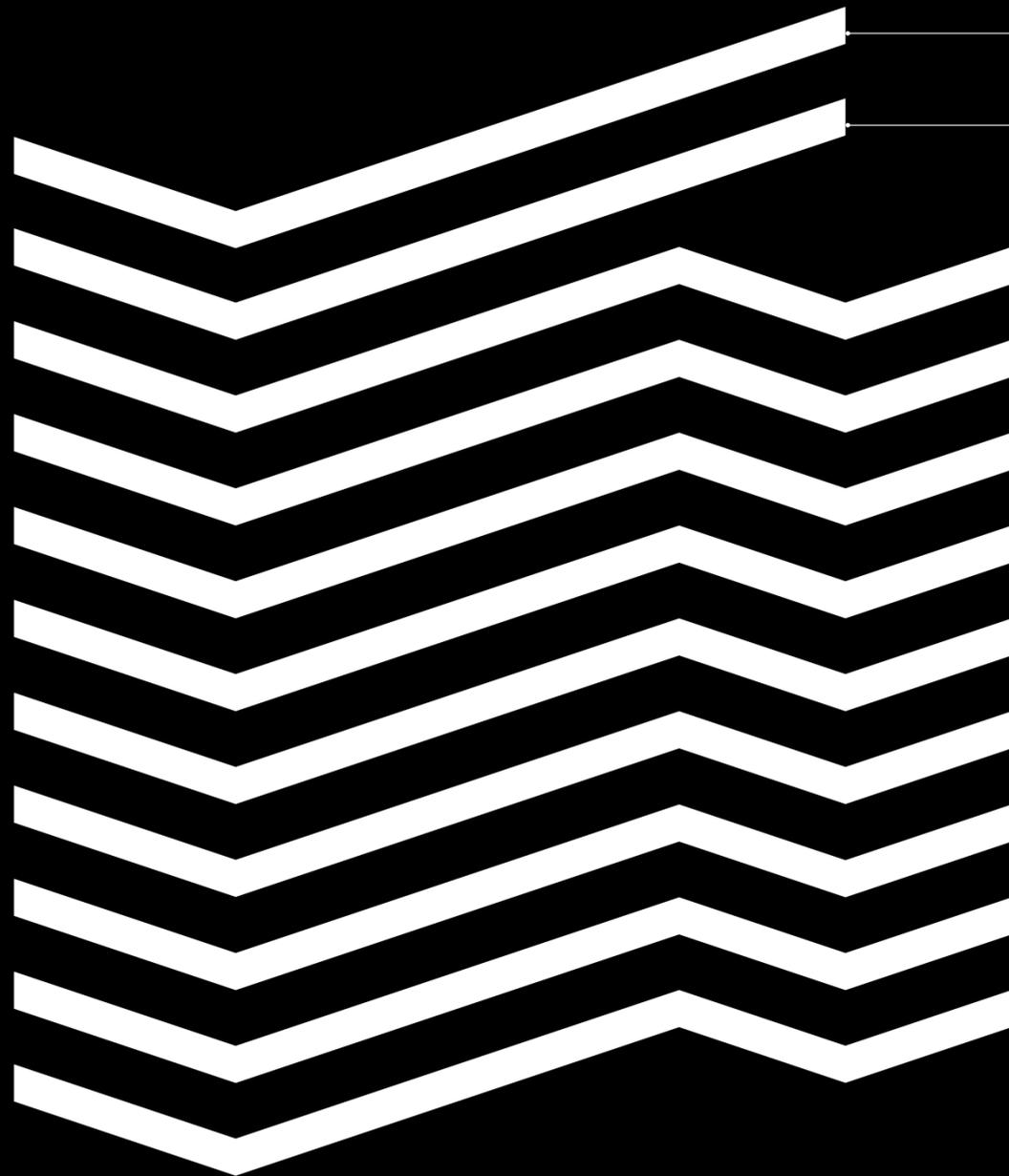


RESPONSIBLY
RE-MASTERED
FOR A
BRIGHTER
FUTURE
IN THE CITY



FRESH WHARF

FLOOR BY FLOOR



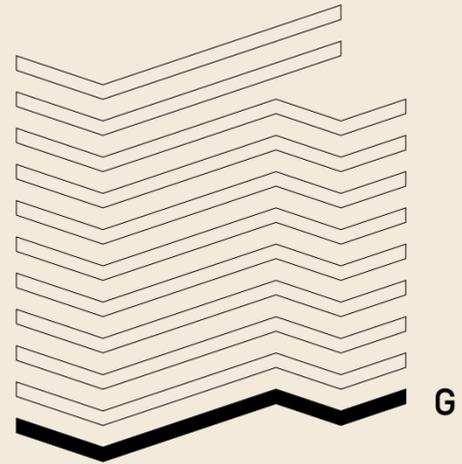
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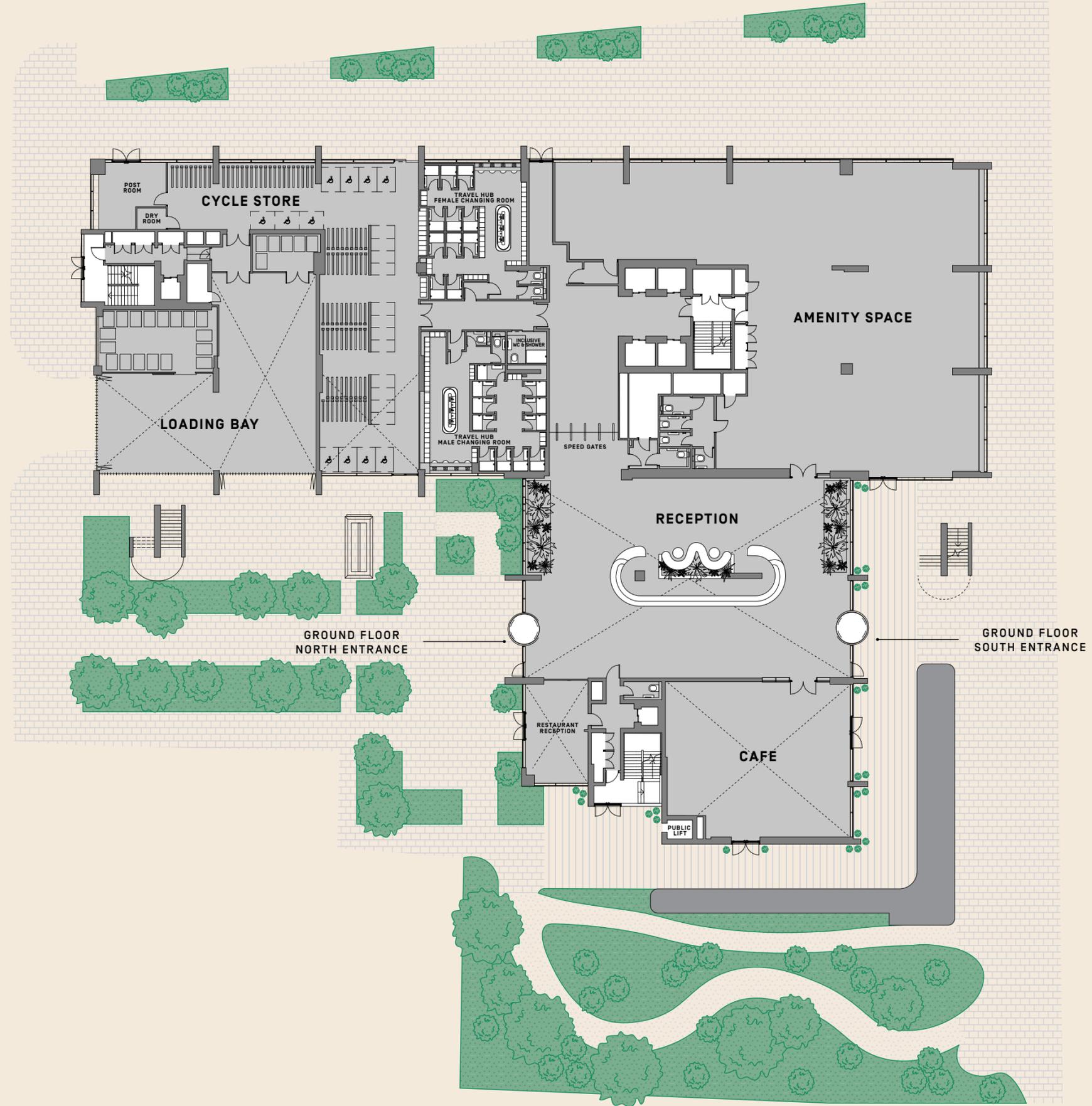
G. FLOOR	
AMENITY SPACE:	6,674 SQ FT
F&B:	2,067 SQ FT

LOWER THAMES STREET

FLOOR LOCATOR



G

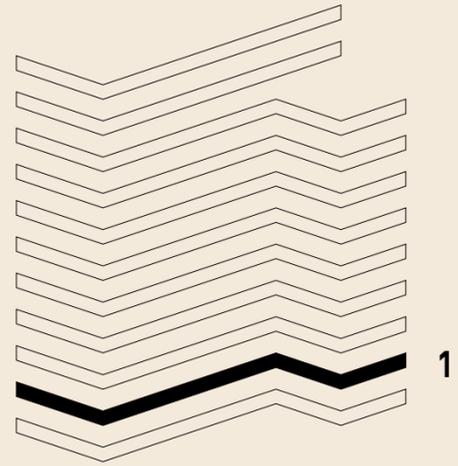


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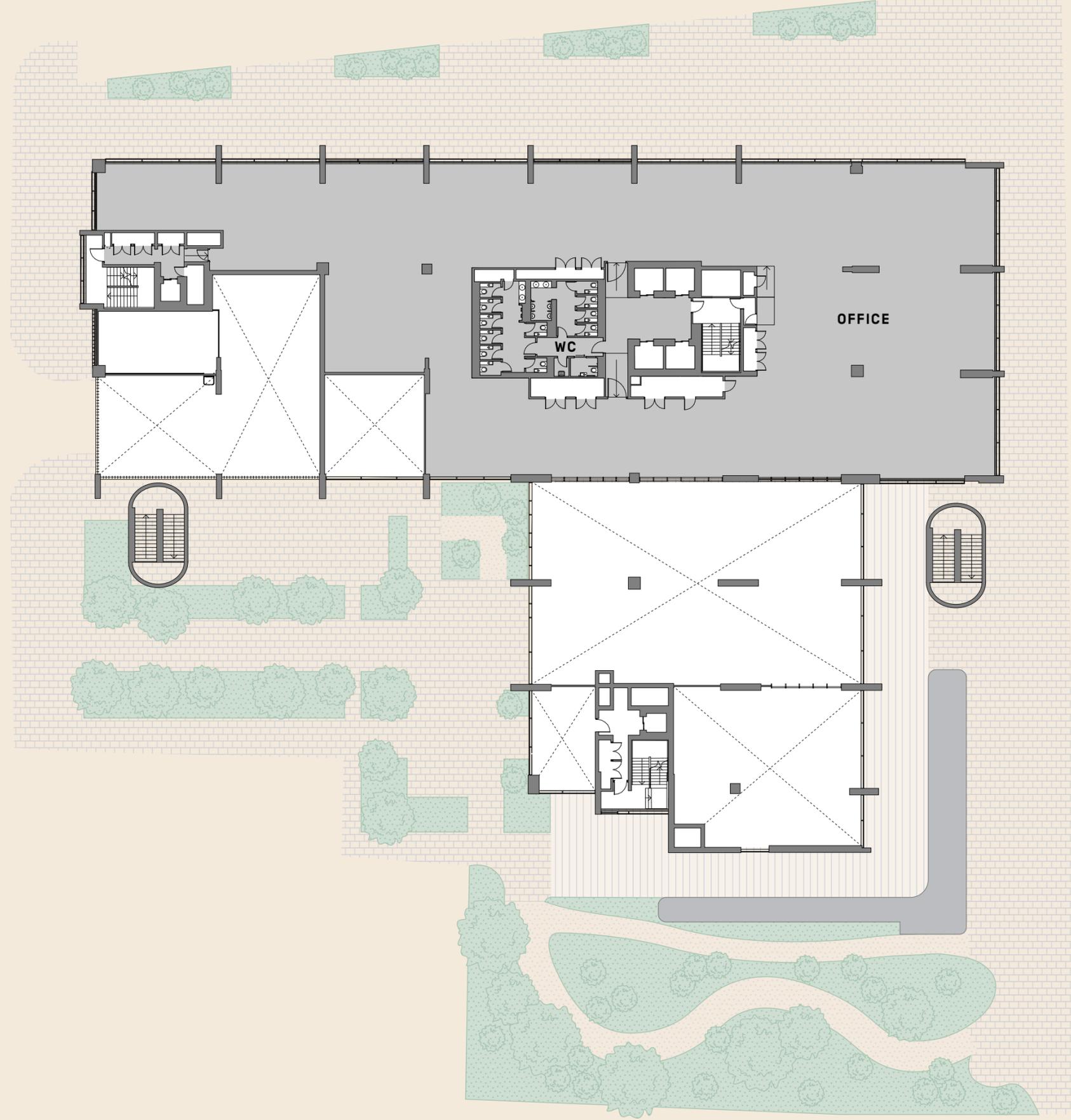
RIVER FRONT

FLOOR.01
OFFICE: 12,702 SQ FT

FLOOR LOCATOR



LOWER THAMES STREET



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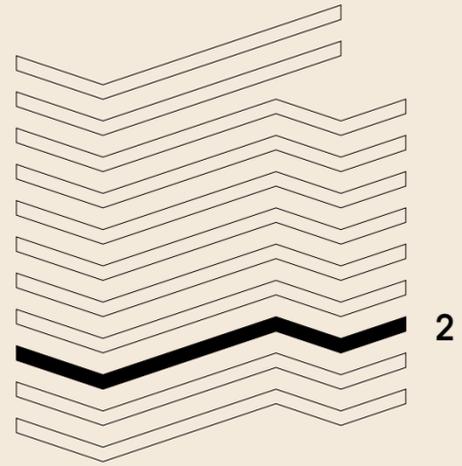
RIVER FRONT



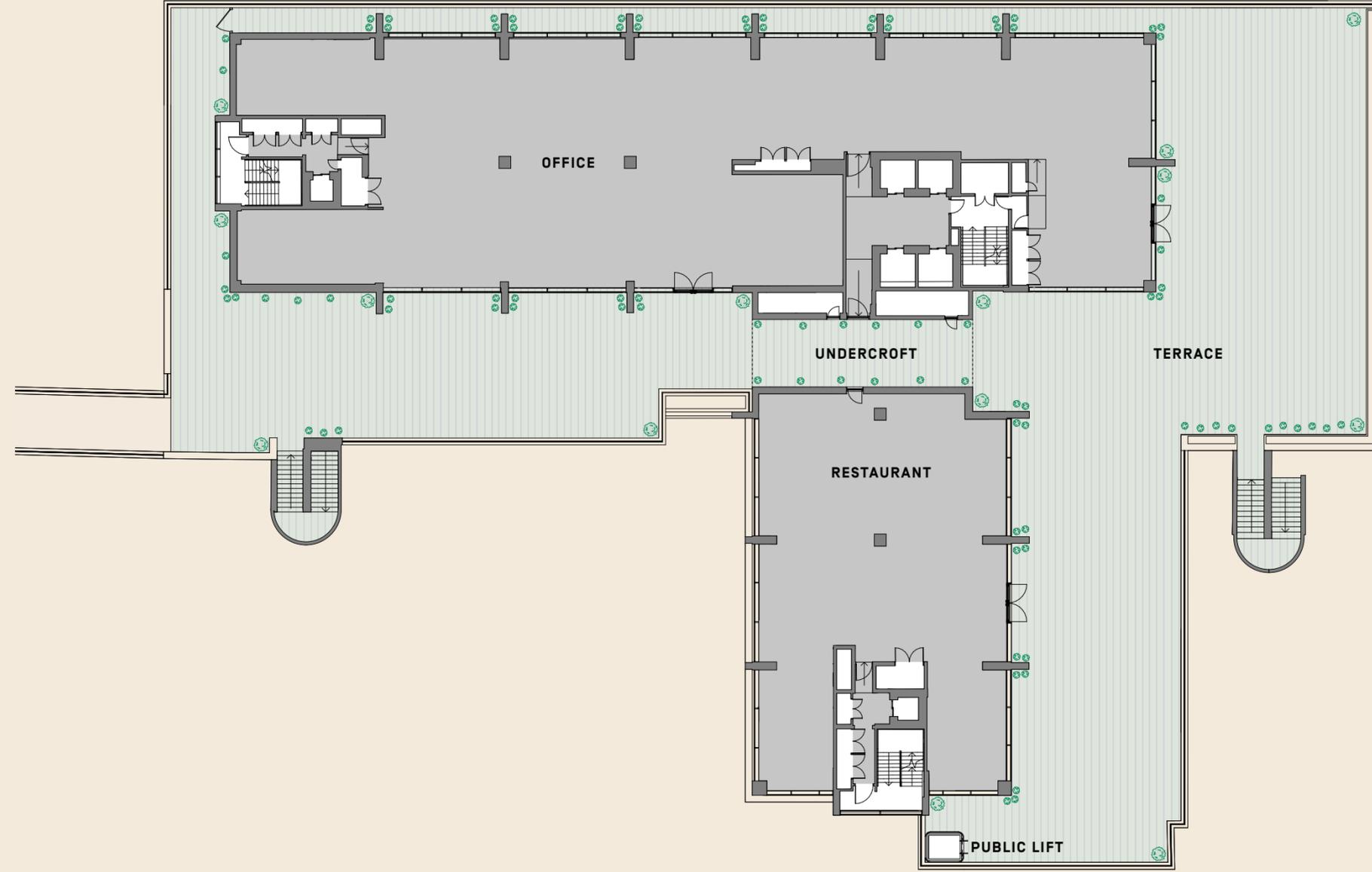
FLOOR.02
OFFICE: 11,377 SQ FT
F&B: 4,725 SQ FT

LOWER THAMES STREET

FLOOR LOCATOR



2



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RIVER FRONT

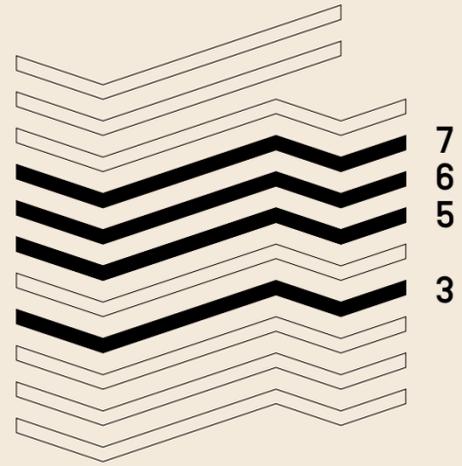


FLOOR.03,05-07

OFFICE: 17,266 SQ FT

LOWER THAMES STREET

FLOOR LOCATOR



FLOORPLATE SCALED TO 125%



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RIVER FRONT

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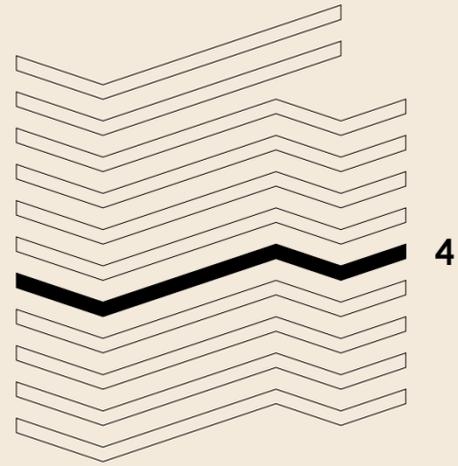
SPACE

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FLOOR.04
OFFICE: 16,663 SQ FT

LOWER THAMES STREET

FLOOR **LOCATOR**



FLOORPLATE SCALED TO 125%



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RIVER FRONT



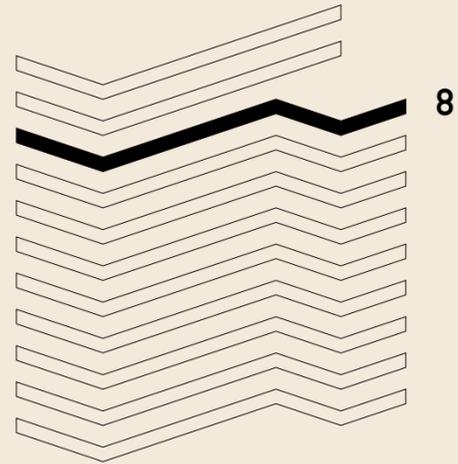
FLOOR.08

OFFICE: 6,620 SQ FT

TERRACE: 3,764 SQ FT

LOWER THAMES STREET

FLOOR LOCATOR



FLOORPLATE SCALED TO 125%



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RIVER FRONT

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FLOOR.09

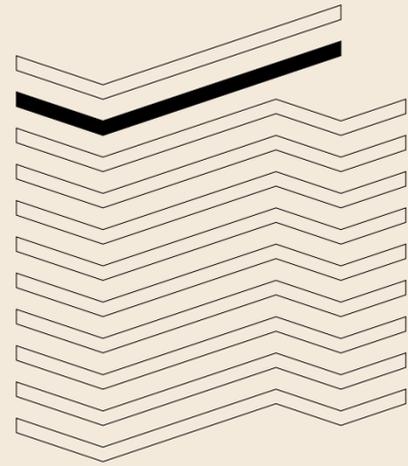
OFFICE: 6,598 SQ FT

TERRACE: 2,734 SQ FT

LOWER THAMES STREET

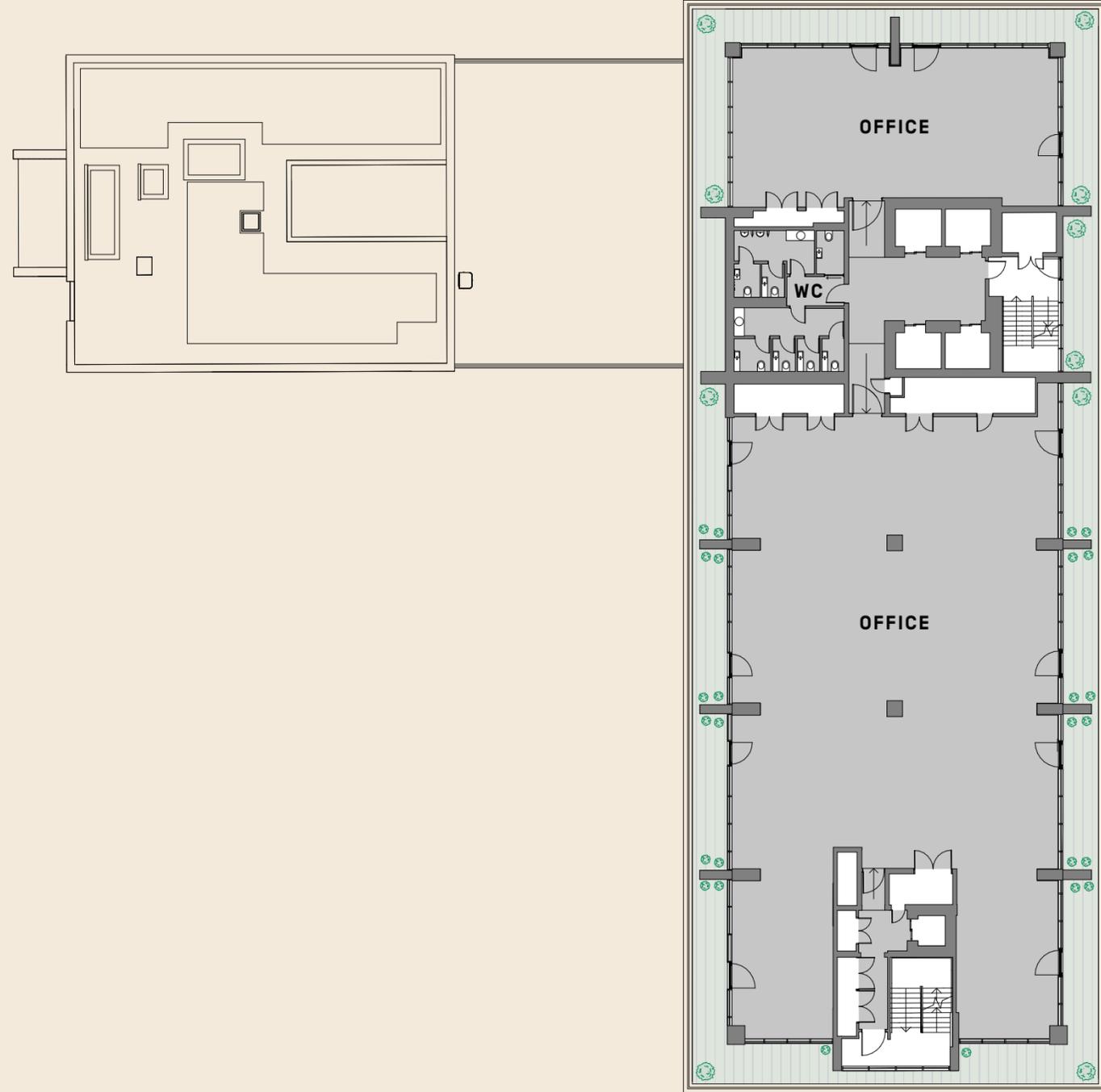
FLOOR

LOCATOR



9

FLOORPLATE SCALED TO 125%



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RIVER FRONT

INTRODUCTION

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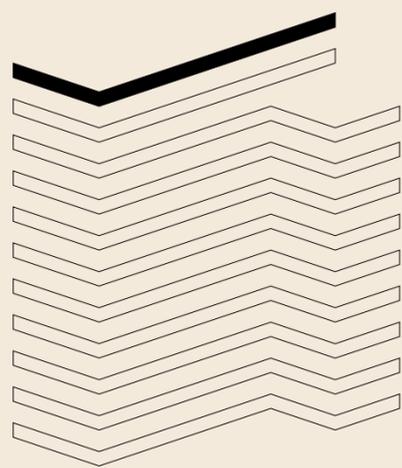
SPACE

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FLOOR.10
PAVILLION: 1,937 SQ FT
TERRACE: 2,850 SQ FT

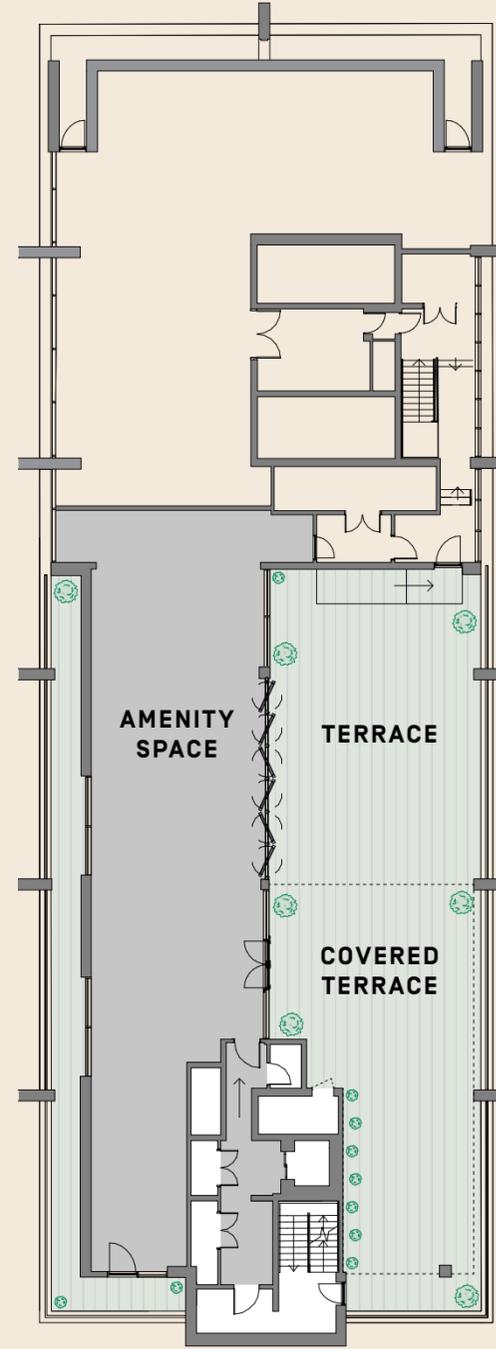
LOWER THAMES STREET

FLOOR LOCATOR



10

FLOORPLATE SCALED TO 125%



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RIVER FRONT



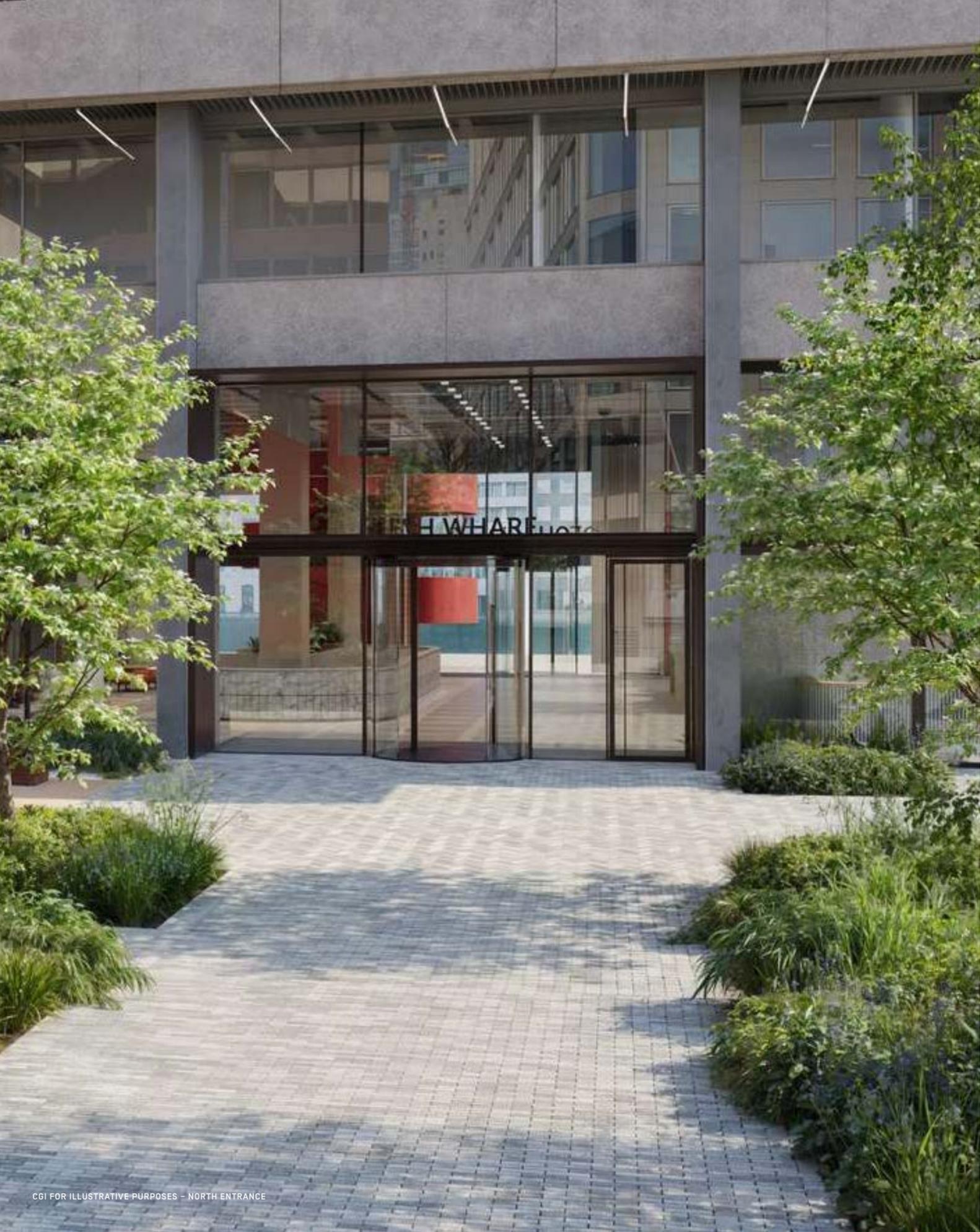
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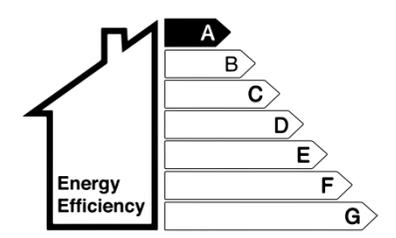


CGI FOR ILLUSTRATIVE PURPOSES - NORTH ENTRANCE



A GREENER WAY TO WORK

Targeting:



- Adopt UKGBC Net Zero Framework approach
- LCA carried out with suggested embodied carbon target of ~933 kg CO2e/m2 A-C (excl. B6 & B7)

- Maximise opportunities for demand reduction with target of 50% improvement over BRE baseline
- Office air rate: 14 l/s/person
- 10% Biodiversity net gain achieved compared with pre-development habitats

INTRODUCTION

LOCATION

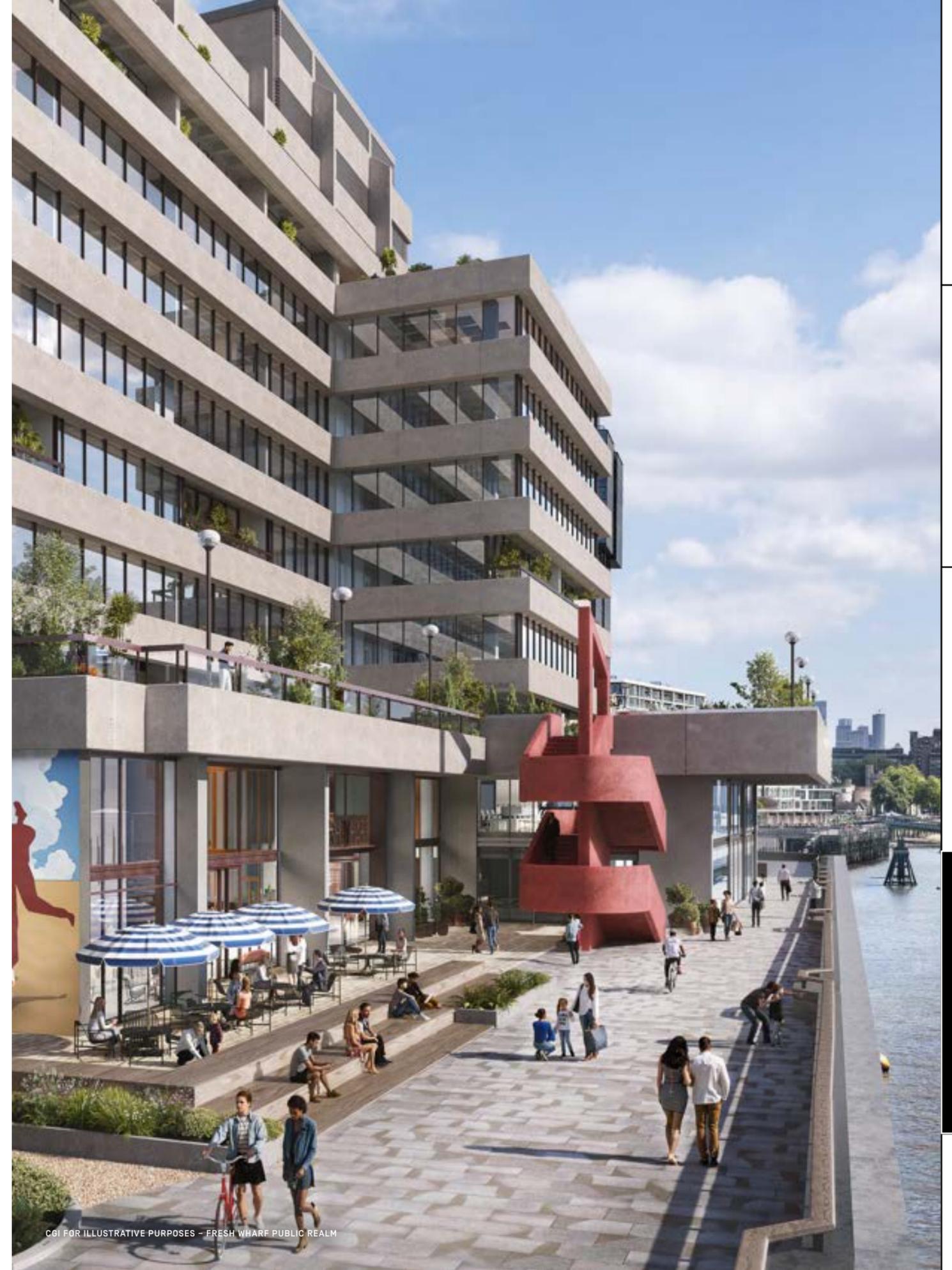
DESIGN

SPACE



PRECISION IN EVERY DETAIL

- 15,000 sq ft of 2nd floor public terrace
- 25,150 sq ft of total terrace
- Dual entrance with double height reception
- Stainless steel and glass speedgates
- Ground floor cycle hub
- 299 Long stay cycle spaces
- 23 Showers
- 228 Lockers
- Vanity stations & benching
- 2,700mm Ceiling height floor to u/s lowest services ceiling heights
- 150 mm Raised floors
- Gated Loading bay
- 1 DDA Car parking space
- 14 l/s/person Office Air Rate [Fresh Air supply]
- Full electric building with proposed with on site generation
- Bio-diverse roofing and photovoltaics
- High performance glazing and additional insulation



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FRESH

WHARF

NORTHBANK

EC3



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BGY
Architect

FRESHWHARF.LONDON

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