

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.



**REGIONAL WINNER
REFURBISHED | RECYCLED
2026**

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

TEMPLE

BLACKFRIARS

CHARING CROSS

EMBANKMENT

EMBANKMENT PIER SOUTH BANK (LONDON) FESTIVAL PIER

WATERLOO

WATERLOO

6 MINS WALK 2 MINS CYCLE

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.

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

76

WALKING ROUTE (6 MINS)

LONDON EYE WATERLOO PIER

LONDON EYE

JUBILEE GARDENS

WALKING ROUTE TO WATERLOO STATION (6 MINS)

THE SIDINGS

KINGS COLLEGE

IMAX

LOWER MARSH MARKET



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.



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

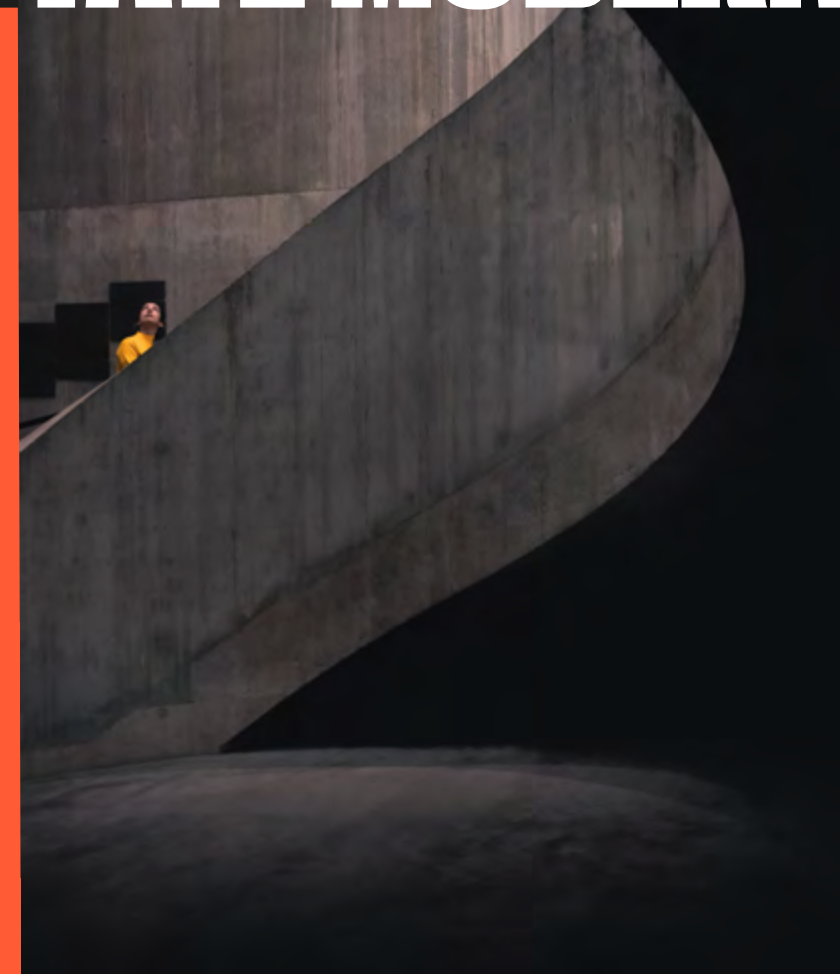
CHILDREN PLAYING OUTSIDE THE TATE MODERN



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



DANCER ON STAGE



BLAVATNIK BUILDING, THE TATE MODERN

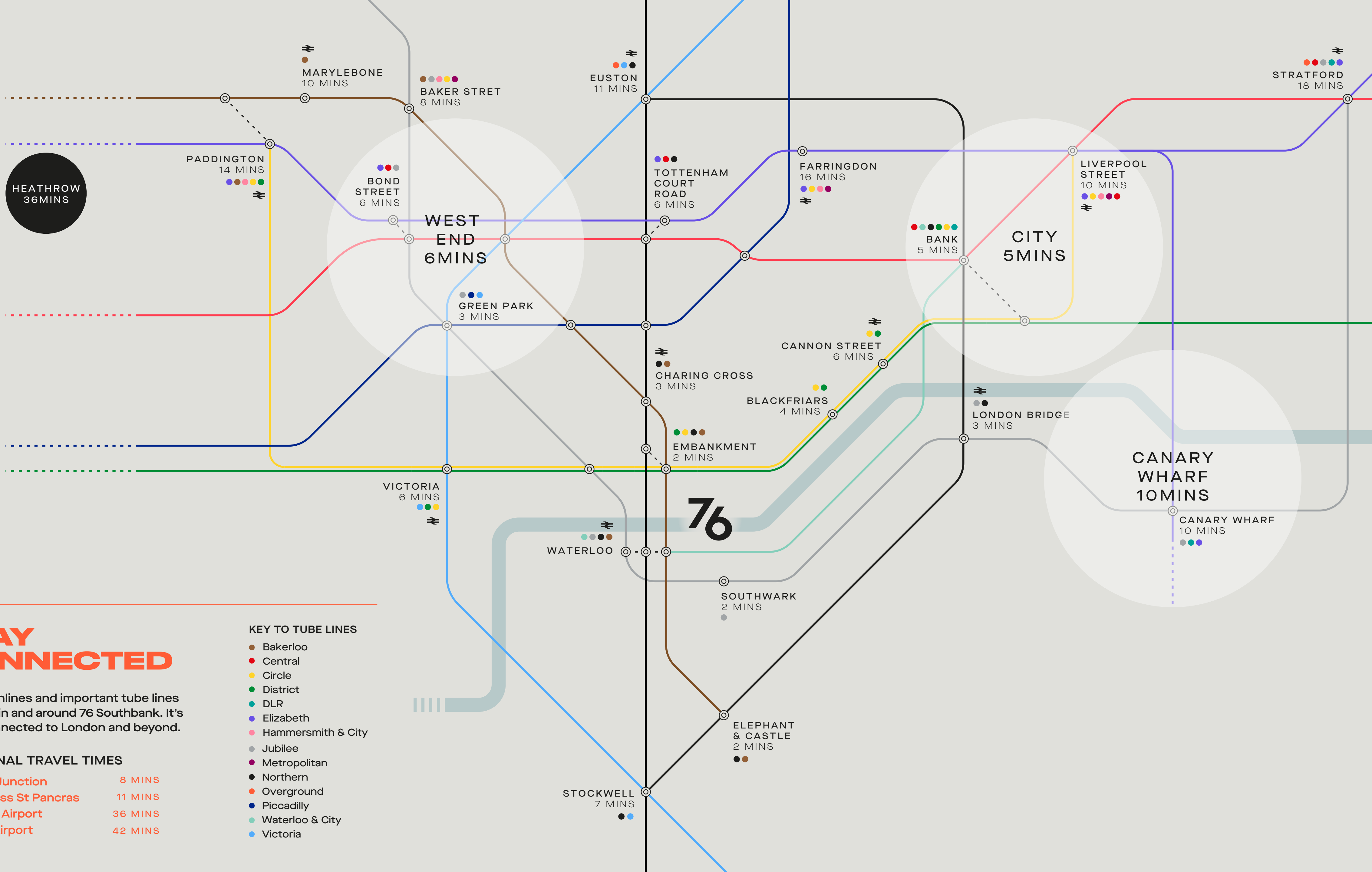
30M

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



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.



A café within the reception provides immediate convenience for occupiers, offering a simple place to meet, refuel, and reset — adding everyday ease from the moment you step inside.



LIFT LOBBY



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.



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 22,640 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



100% RENEWABLE POWER

All-electric building powered by renewable sources



MINIMISED ENERGY USE

Optimised fabric and equipment for high efficiency



LOW UPFRONT CARBON

<367 kgCO₂/m² GIA: LETI/RIBA Band B (vs Band F typical practice) (RIBA 2030-aligned)



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

BREEAM®

BREEAM OUTSTANDING (TARGETING)

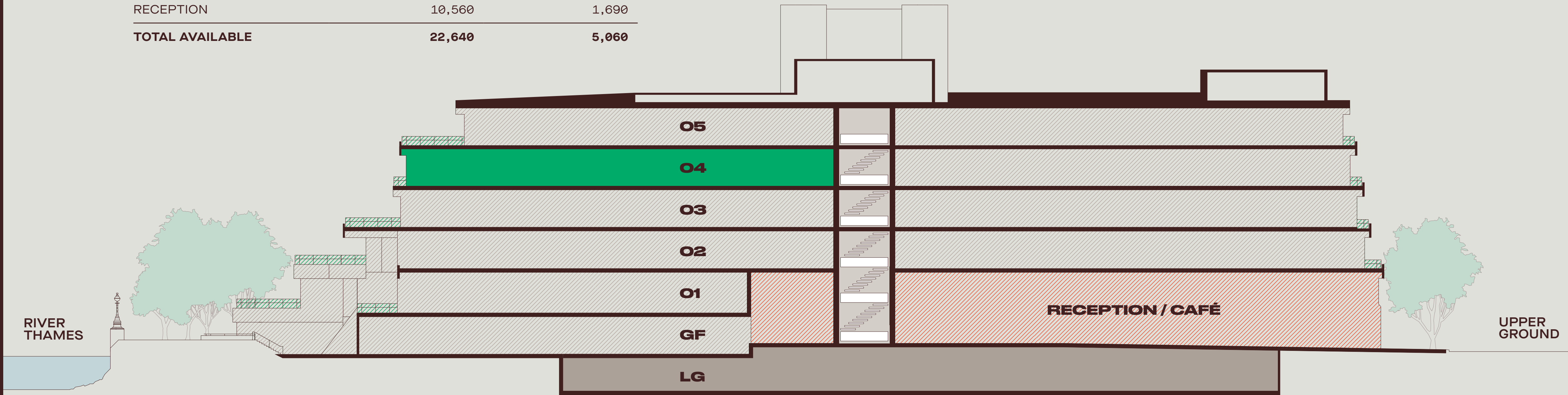


NABERS 5* (DESIGN REVIEWED TARGET RATING)



ACCOMMODATION SCHEDULE

FLOOR	NIA SQ FT	TERRACE SQ FT
FIFTH FLOOR	PAYPAL	
FOURTH FLOOR (RIVER)	22,640	5,060
FOURTH FLOOR (SOUTH)	LEGO	
THIRD FLOOR	LEGO	
SECOND FLOOR	LEGO	
FIRST FLOOR	LEGO	
GROUND FLOOR	FORA	
RECEPTION	10,560	1,690
TOTAL AVAILABLE	22,640	5,060



					
LET OFFICES	AVAILABLE OFFICES	RECEPTION / CAFÉ	CYCLE STORE	CORE	TERRACES

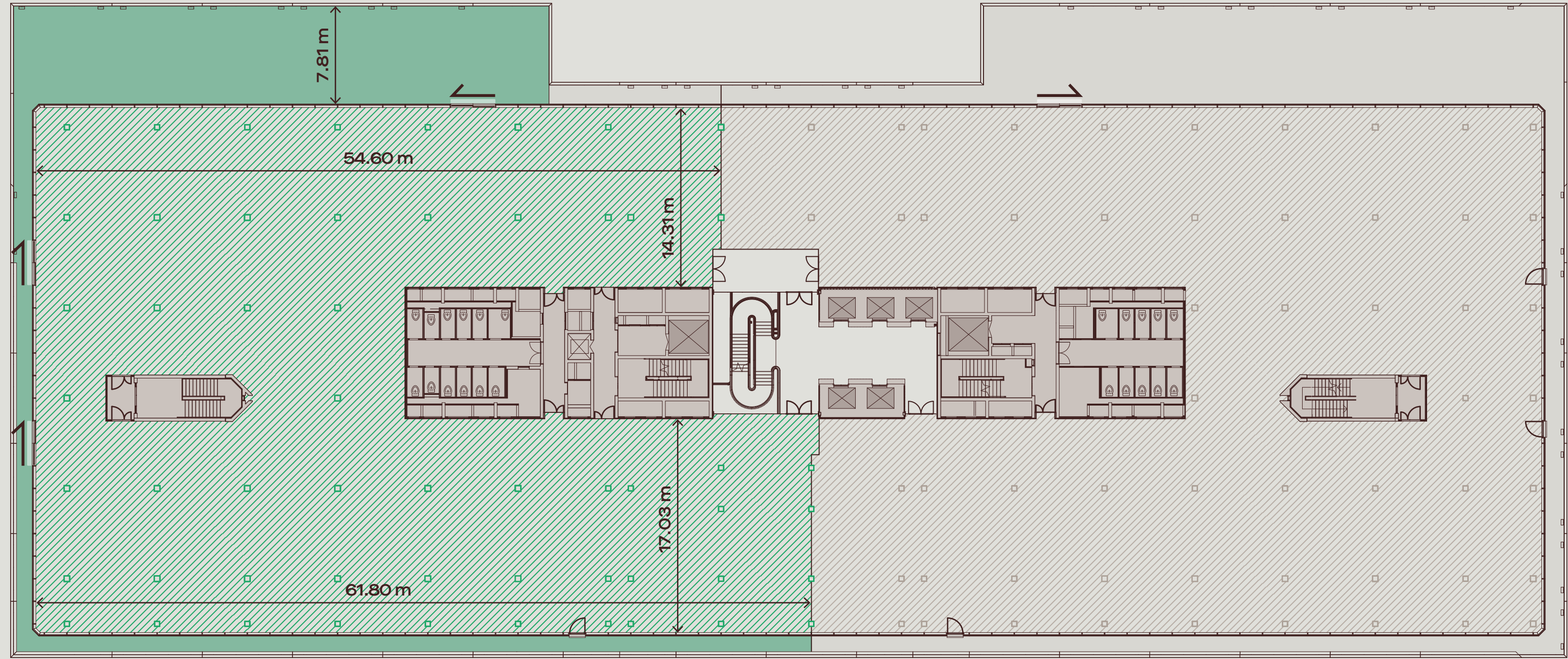


This 22,640 sq ft river fronting workspace offers an abundance of natural light and open space, with sweeping views across the River Thames.

FOURTH FLOOR

RIVER THAMES

THE QUEEN'S WALK



NATIONAL THEATRE

UPPER GROUND

FOURTH FLOOR

OFFICE
22,640 SQ FT

TERRACE
5,060 SQ FT



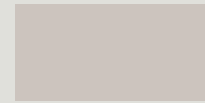
SLIDING DOORS



AVAILABLE OFFICES



LET OFFICES



CORE



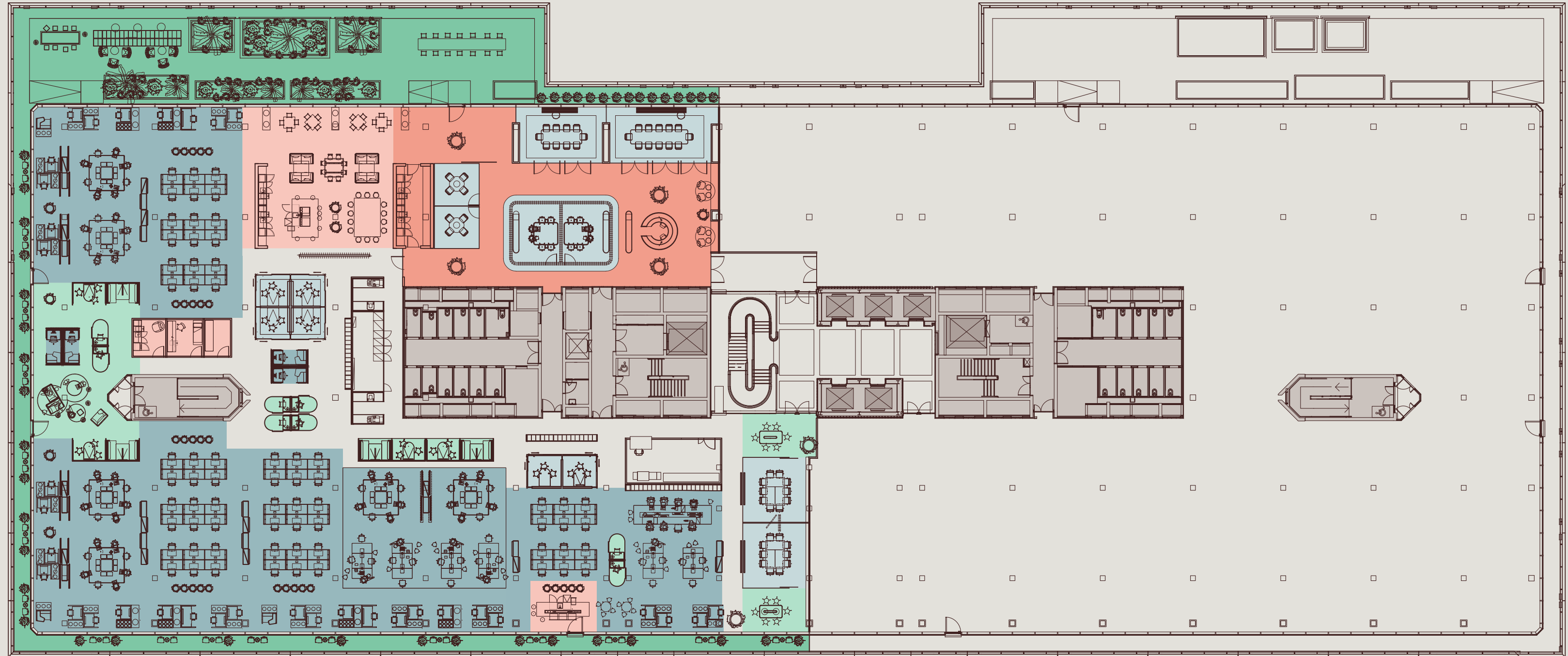
LIFTS



TERRACE

RIVER THAMES

THE QUEEN'S WALK


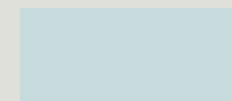

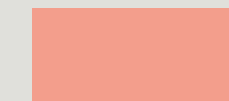
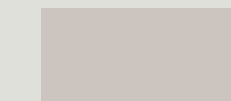




UPPER GROUND

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





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



2.9M 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

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