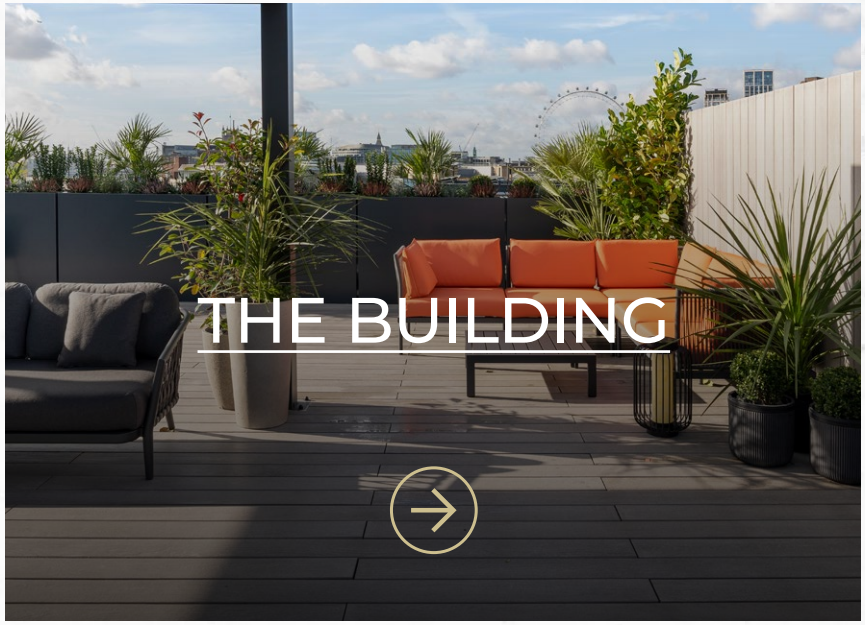
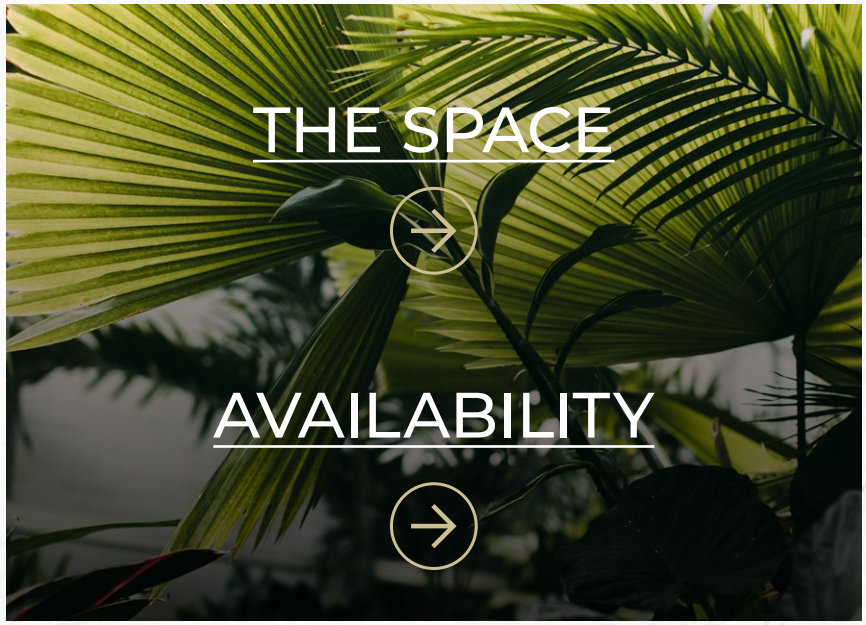
FRIARS YARD · SOUTHBANK

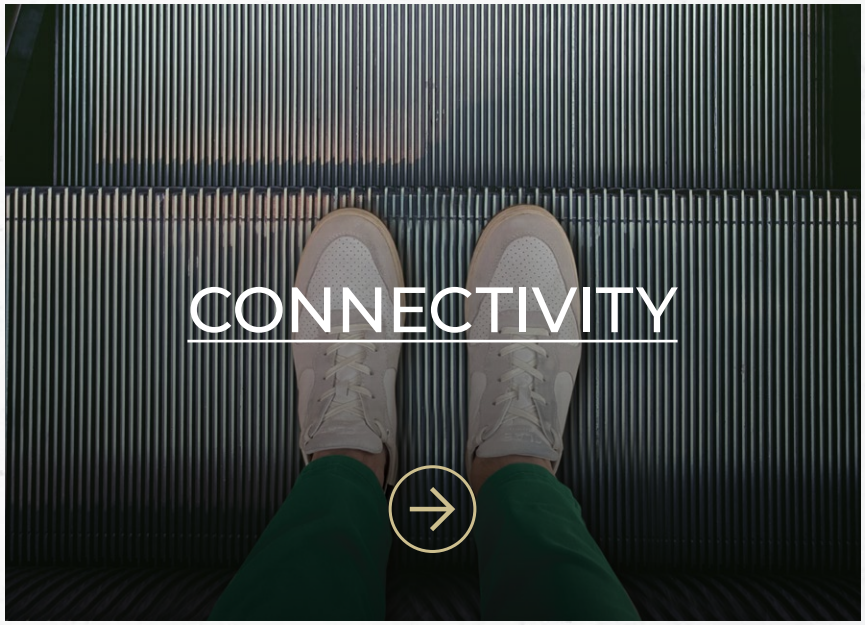
160 Blackfriars Road, SE1

friarsyard.london


THE BUILDING

LOCATION

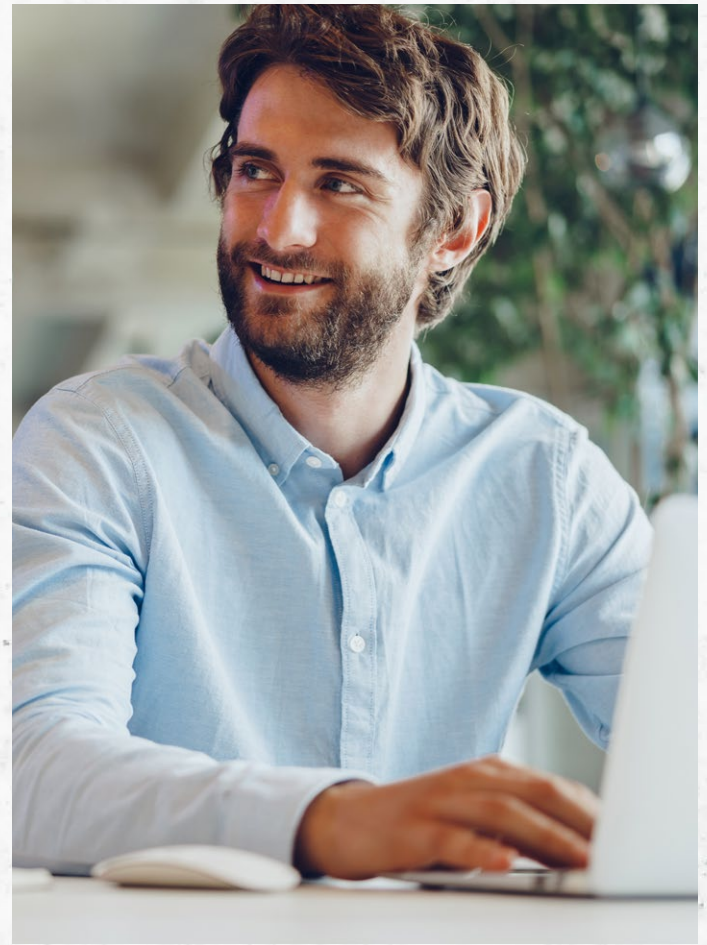

THE SPACE
AVAILABILITY


CONNECTIVITY

FRIARS YARD • SOUTHBANK

Where business blooms

Friars Yard has been reimagined to currently provide 81,011 sq ft of premium and contemporary office space – with a new ninth floor communal roof terrace and best-in-class end of journey facilities.



Photography

Summary specification

PRET A MANGER
Sainsbury's local
FRIARS YARD
160

The new arrival

Accessed via the new courtyard, the Friars Yard reception sets the tone for the design throughout the building and offers occupiers and their visitors space to meet and collaborate.

Above and beyond

The new ninth floor communal roof terrace, features pergolas, a rooftop bar, 360° views across the city and permission for evening functions – it's the perfect space to take a step back and relax – or collaborate with colleagues.

A fresh start

FRIARS YARD
SOUTHBA

FRIARS YARD

160
FRIARS YARD

All in the detail

The building specification includes at basement level best-in-class end of journey facilities and a dedicated exercise space for those that want to relax and recharge. LED lighting, excellent natural daylight, openable windows and communal roof terrace, aids tenant well-being and productivity.

Fitted space available on the 4th floor

Newly designed and refurbished reception

Cycle ramp

111 cycle spaces and 111 lockers

Changing facilities with 11 showers (5 male / 5 female / 1 accessible)

Split floor available

Dedicated exercise space

3,186 sq ft top floor roof terrace including bar and pergolas

LED lighting

Openable windows

Available CAT A, CAT B or managed

Occupancy ratio 1:8 sq m

VRF floor mounted air conditioning units

3 x 13 passenger lifts

Raised access floors

Future thinking

Designed with sustainability in mind, Friars Yard has an active Net Zero Carbon pathway to achieve an economical carbon footprint, whilst the building is also looking to achieve BREEAM Excellent and EPC A ratings.

BREEAM Excellent targeted

EPC targeted rating: A

Active Net Zero Carbon pathway

CCREM interim 2030 target of 145kWh/m2.year (27.5% reduction on existing usage)

CCREM 2050 target of 70kWh/m2.year (65% reduction on existing usage)

Retained structure reducing embodied carbon

Increased biodiversity

8,120 sq ft of outdoor amenity space

FRIARS YARD · SOUTHBANK

Play around.

Located at the centre of the South Bank, Friars Yard offers occupiers the perfect mix of amenities – morning, day or night.

- Local Area
- Amenities
- Occupiers

LOCATION

Local area

Clockwise from above:
Sea Containers Restaurant /
Borough Yards /
Everyman Cinema – Borough Yards /
Old Union Yard Arches

Whether its the day's first coffee, buzzing food markets, destination restaurants & bars, boutique shops or taking in a cultural event – the local area has it all covered.

LOCATION

Local area

Clockwise from above:
Carrubo /
Oxo Tower Restaurant /
Tate Modern /
Borough Market

LOCATION

What's here?

Clockwise from top left:
National Theatre & London Eye / The Shard

Bars, Pubs & Restaurants

1 Bala Baya
2 Bar Elba
3 BrewDog Waterloo
4 BaoziInn
5 Bread Street Kitchen
6 Beer Hawk
7 Caravan
8 Casa Do Frango
9 The Ring
10 Hawksmoor
11 Honest Burgers
12 Mc & Sons
13 Oseyo
14 O'ver
15 Padella
16 Roast
17 Seabird
18 The Anchor & Hope
19 The Breakfast Club
20 The Charlotte
21 The Table
22 Wright Brothers
23 Oxo Tower
24 Pizza Pilgrims

Street Food Markets

1 Flat Iron Square
2 Tabard Street
3 Vinegar Yard
4 Borough Market
5 Blackfriars Market
6 Lower Marsh

Hotels

1 Citizen M
2 Hilton
3 Ibis
4 Novotel
5 Premier Inn
6 Sea Containers
7 Shangri-La
8 The Hoxton

Coffee

1 Black Sheep Coffee
2 FCB Coffee
3 Gail's Bakery
4 Monmouth
5 Mouse Tail Coffee Stories
6 Origin
7 The Gentlemen Baristas

Gyms

1 1 Rebel
2 CrossFit
3 Fitness4Less
4 F45
5 The Ring Boxing Club

Retail

1 Amazon Fresh
2 M&S Simply Food
3 Oliver Bonas
4 Paul Smith
5 Waitrose

Local occupiers

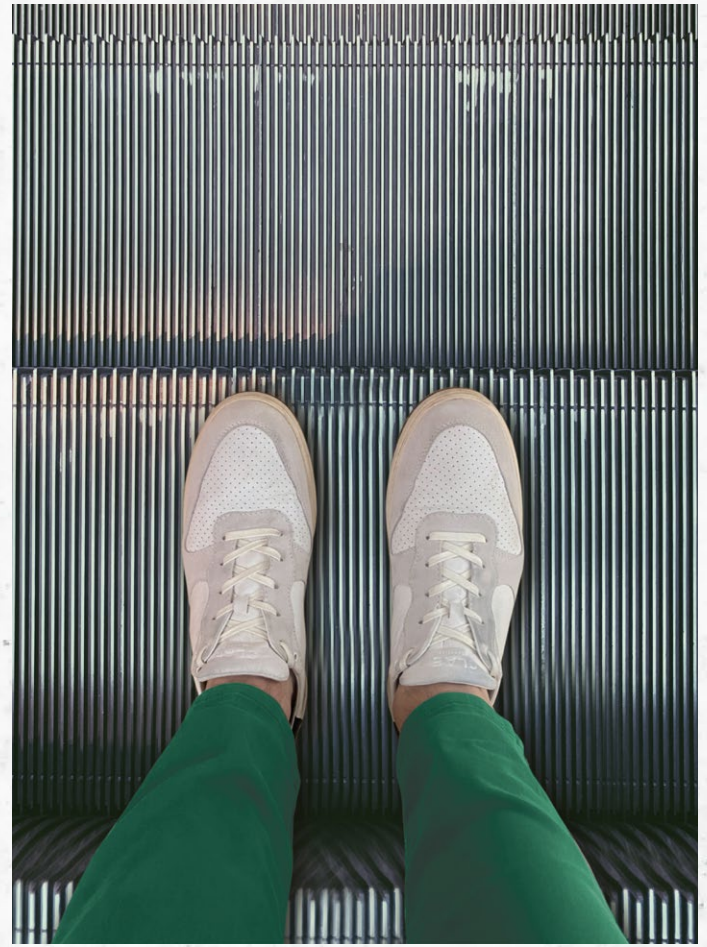
The area continues to attract a strong mix of occupiers attracted by an excellent amenity offering and transport connections – particularly from the TMT and retail sectors.

IBM
azerion
Joseph Joseph
News
tp bennett
pwc
THE BODY SHOP
Cheil
informa
Ogilvy
EY
PUMA
LEWIS SILKIN
vodafone
OmnicomGroup
Telstra

FRIARS YARD · SOUTHBANK

Get moving...

Friars Yard is perfectly positioned with Southwark and Waterloo stations just a short walk away.



Travel times

Travel times

Whether on foot or bike Friars Yard provides access to transport hubs meaning ease of movement across the city and further afield. Superhighway 6, for those on bikes, directly links Elephant & Castle through to King's Cross, passing the key transport hubs of Blackfriars and Farringdon on its way.

Walk times (from the building in mins)

Travel times from tfl.gov.uk

Southwark	Waterloo	Blackfriars	Elephant & Castle	London Bridge
04	08	10	13	21

Cycle times (from the building)

Travel times from tfl.gov.uk

Waterloo	Blackfriars	London Bridge	Farringdon	Liverpool Street
02	03	07	10	13

FRIARS YARD · SOUTHBANK

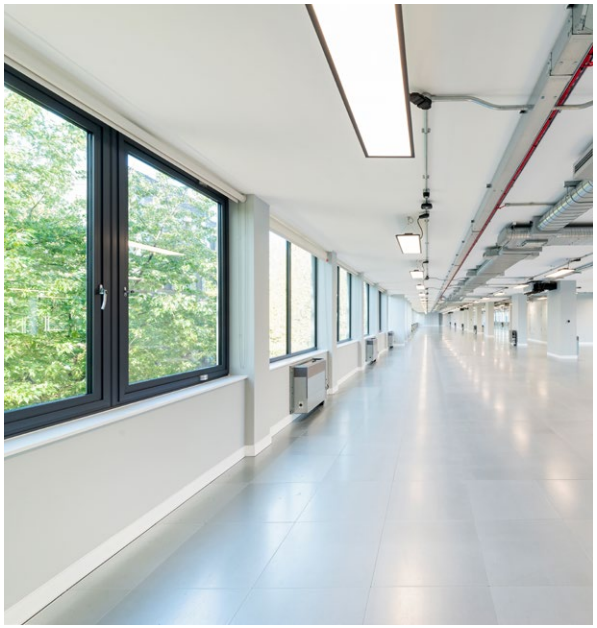
Organically designed.

Flexible, bright and open floorplates, provide the perfect space to encourage productivity and promote occupier well-being.

- Schedule of areas
- Photography
- Floor plans
- Technical specification

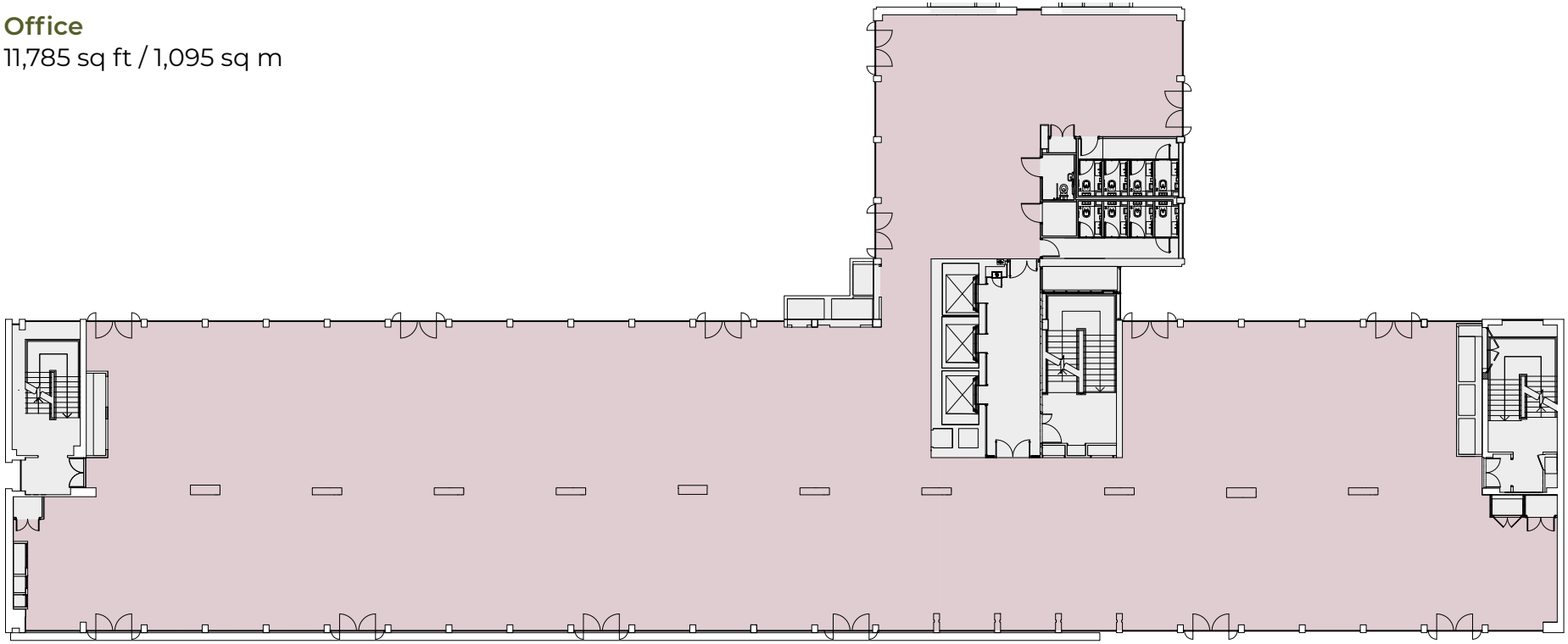
Accommodation

Floor	Use	NIA sq ft	NIA sq m	Availability
Ninth	Terrace	3,175	295	–
Eighth	Office	10,291	956	LET
Seventh	Office	11,729	1,090	TO LET
Sixth	Office	11,789	1,095	TO LET
Fifth	Office	11,842	1,100	TO LET
Fourth	Office	11,831	1,099	TO LET
Third	Office	11,785	1,095	TO LET
Second	Office	11,744	1,091	LET
First	Office			LET
Ground	Reception	1,320	121	–
Lower Ground	Amenities	3,192	297	–
Total Office NIA		81,011	7,526	



Typical (3rd floor)

Office
11,785 sq ft / 1,095 sq m



Blackfriars Road

- Office
- Core

Not to scale.
For indicative purposes only.

Ninth

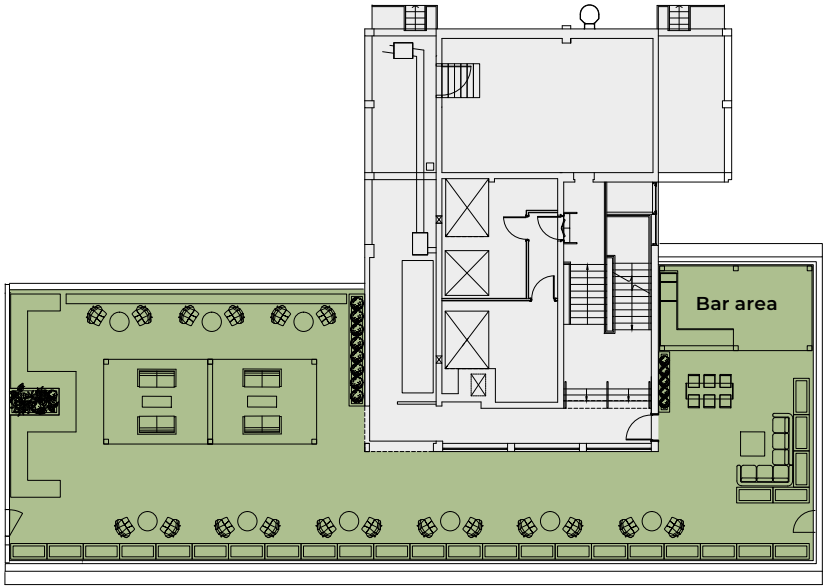
Roof terrace
3,175 sq ft / 295 sq m

360° views across the City

Available for private functions

Rooftop bar facilities

Pergolas



- Terrace
- Core

Not to scale.
For indicative purposes only.

Lower ground

Cycle store
1,359 sq ft / 126.3 sq m

Male changing
313 sq ft / 29.1 sq m

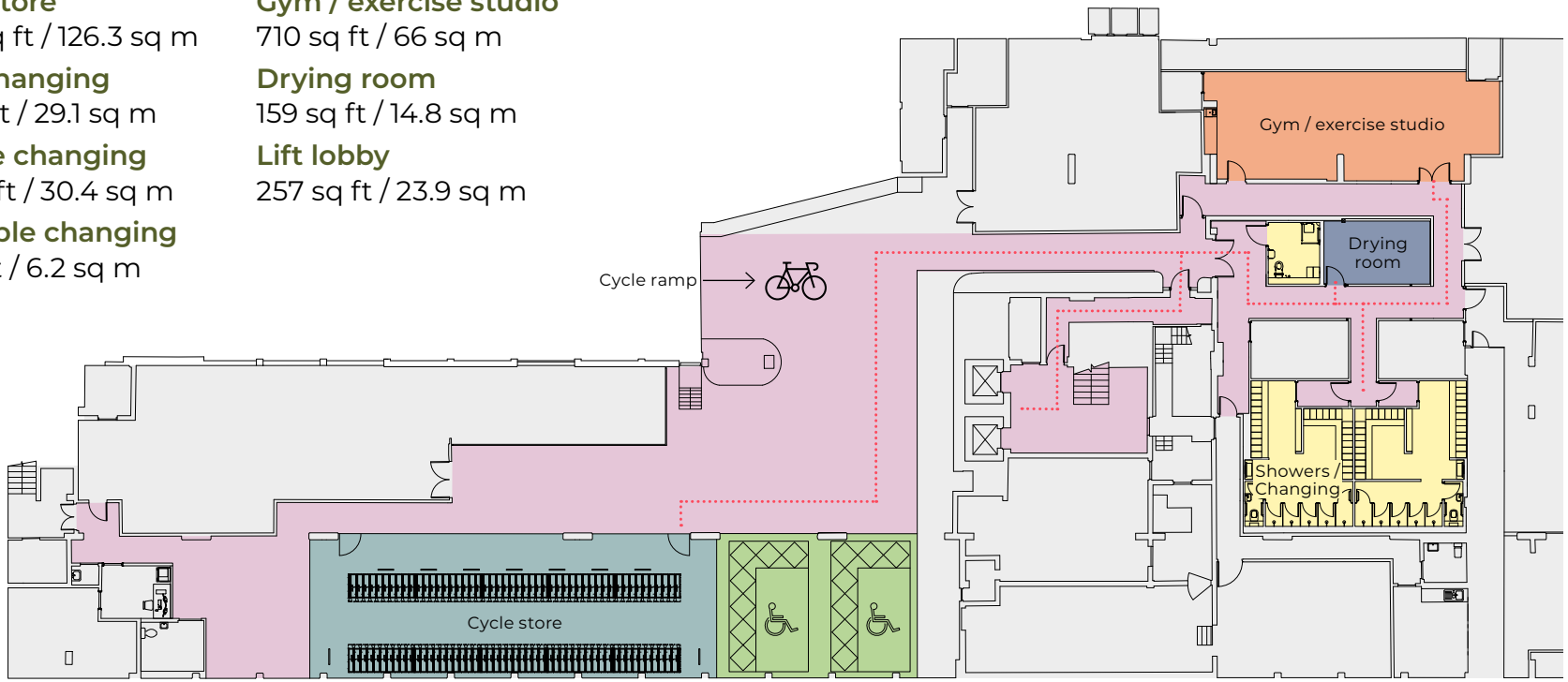
Female changing
327 sq ft / 30.4 sq m

Accesible changing
67 sq ft / 6.2 sq m

Gym / exercise studio
710 sq ft / 66 sq m

Drying room
159 sq ft / 14.8 sq m

Lift lobby
257 sq ft / 23.9 sq m



Blackfriars Road

- Showers / changing
- Gym/exercise studio
- Accessible parking
- Drying room
- Cycle Store
- Circulation
- Core

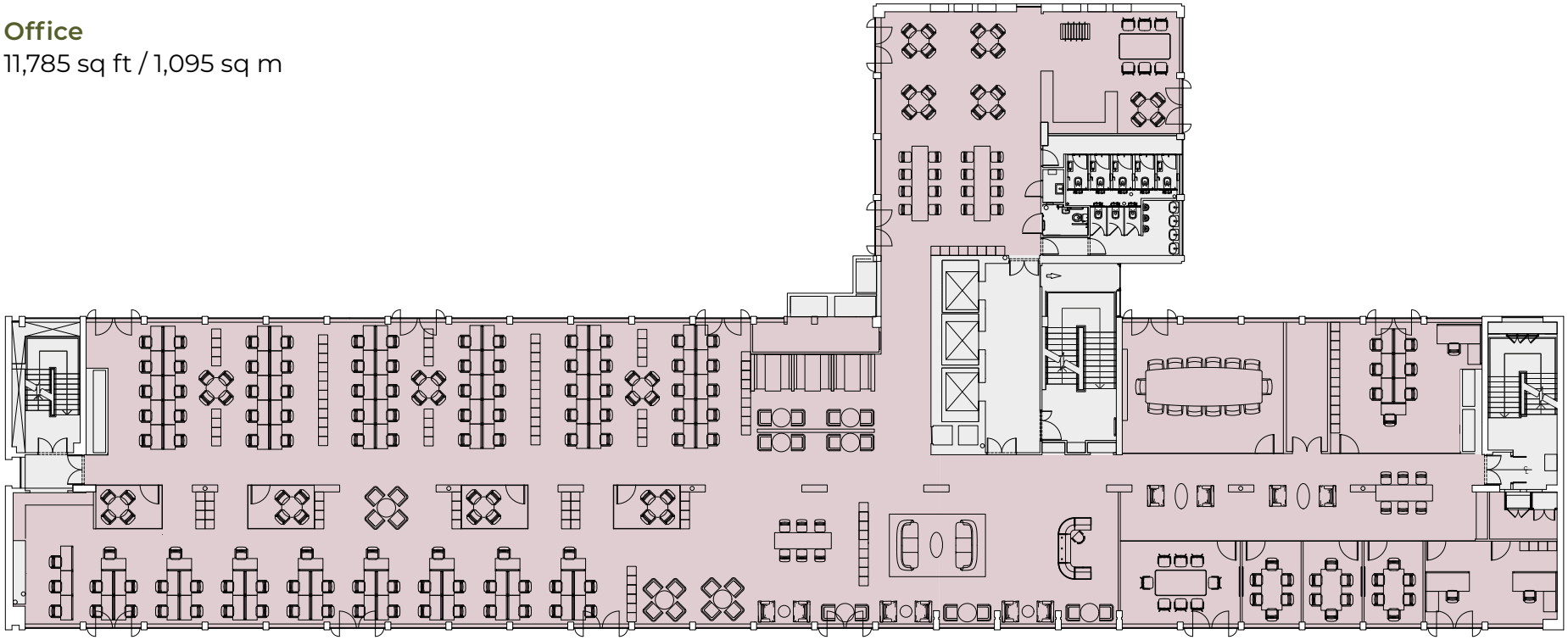
Not to scale.
For indicative purposes only.

Space plan – Typical (3rd floor)

Area	No. of seats
Open plan desks / docking stations	103
1 x private office	2
Multi-working space	8
Breakout / collaboration	44
Hot desks	28
3 x Private booth	12
4 x Meeting pods	16

Area	No. of seats
1 x 14 person meeting room	14
1 x 8 person meeting room	8
3 x 6 person meeting room	18
Waiting area	4
Staff restaurant	26
Reception	6
Occupancy ratio	**1:8 sq m**

Office
11,785 sq ft / 1,095 sq m



- Office
- Core

Not to scale.
For indicative purposes only.

Space plan – Split floor

Office A

7,740 sq ft / 719 sq m

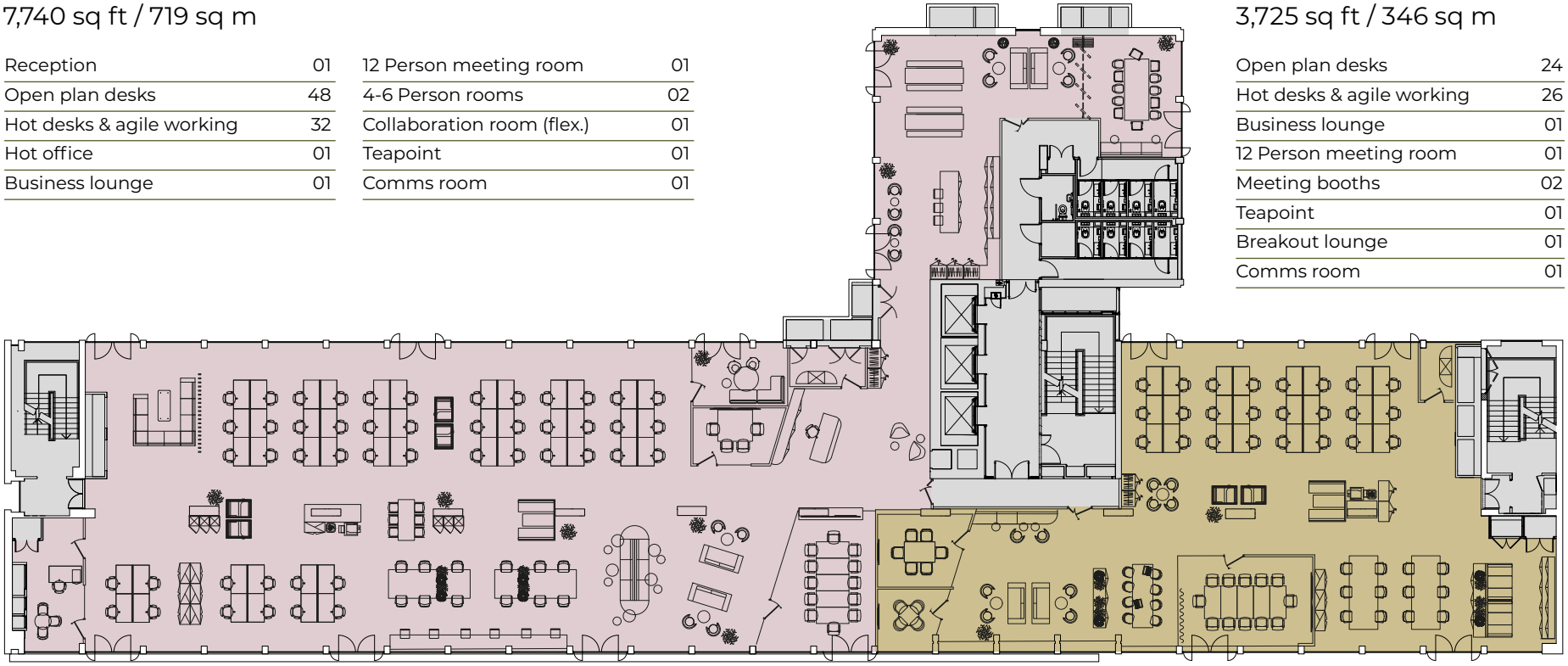
Reception	01
Open plan desks	48
Hot desks & agile working	32
Hot office	01
Business lounge	01

12 Person meeting room	01
4-6 Person rooms	02
Collaboration room (flex.)	01
Teapoint	01
Comms room	01

Office B

3,725 sq ft / 346 sq m

Open plan desks	24
Hot desks & agile working	26
Business lounge	01
12 Person meeting room	01
Meeting booths	02
Teapoint	01
Breakout lounge	01
Comms room	01



Not to scale.
For indicative purposes only.

Occupational Floors

Office density:
1 person per 10 sqm

WC provision:
1 person per 10 sqm

Lift 01
Otis MRL, 13 Person, 1000kg

Lift 02
Otis MRL, 13 Person, 1000kg

Lift 03
Otis MRL, 13 Person, 1025kg

The building is served by water cooled variable refrigerant volume (VRF) systems, water source heat pumps (WSHPs) to temper the fresh air, and electric heating for back of house areas.

Floor to Ceiling Heights

Office Uppers (Level 1 – 4)
from top of RAF – c.2.6mm

Reception – c.2.6mm

Raised Floors

New raised floors throughout.

– void depth of 100mm (minimum).

– overall build-up (less finishes) 126mm.

Air Conditioning

Ventilation
Filtered, tempered fresh air is delivered and returned at high level providing 14L/s/person at 1 person per 10m².

Heating and Cooling
Water Cooled VRF Floor Mounted Units, one unit per BCO Zone.

Cooling: 24°C DB

Heating: 20°C DB

Set-point: 22°C DB

Equipment Allowance: 20 W/m²

Lighting Allowance: 8 W/m²

Occupants: 75 W (Sensible) / 55 W (Latent) per person at 1/10

Lifts

There are 3 No. lifts in total, consisting of one central core with 3 no. passenger lifts.

Passenger lift 3 is a dual-purpose goods & passenger lift with dual entrance at ground level to facilitate access directly toward the service area.

Structure

Floor structure comprises reinforced concrete ribbed slabs with clay hollowpot. 200mm thk at Ground floor, 300mm thk for upper levels with screed topping.

Central, small diameter fixings for suspended tenant services and fittings can be made into the RC ribs.

Reinforced concrete perimeter columns at 3m centres, with internal RC columns at 6m centres.

External Finishes

The external façade comprises a mix of render, aluminium panels, bespoke external floor tiling and feature fluted glazing elements.

The ground level podium consists of curtain walling, with aluminium clad columns. Aluminium cladding also forms the entrance canopy and undercroft creating a grand entrance to the office and Friars Yard.

Feature fluted glass forms the fascia of the ground level podium and also the glazed panels within the entrance canopy.

Feature artwork to northern gable wall.

Levels 1 – 7
Newly rendered with recessed elements giving the façade a sense of depth and dynamism. Large windows punctuate the façade flooding the office with natural light.

Level 8
Consists of a set back floorplan fully clad in aluminium panels with generous roof terrace areas formed around the extent of the perimeter.

Roof level
A accessible roof terrace is bound by frameless, glazed balustrades providing expansive views over the city. New, black steel pergolas provide year-round use of the space.

WC Provision

Unisex and Accessible WCs are provided on every floor.

High-quality, durable materials will ensure a long lasting design that can withstand increased maintenance regimes and protect against accidental damage and scratching.

Accessibility

Accessible WC on every floor.

No access to roof terrace.

Internal Areas

The reception is accessed via a covered entrance canopy & undercroft fronting Blackfriars Road. It consists of a large, open reception space including seating areas and main lift lobby and a feature stair to all upper levels. Access via a fully glazed revolving door and surrounded by curtain wall glazing the space receives ample natural light and views out to Friars Yard and to Blackfriars Road.

Finished in a neutral palette of natural stone, textured concrete effect wall finishes and timber panelling, the reception provides a statement space to welcome employees and guests.

Each lift lobby and stair core is formed in a complimentary material palette to the reception, tying together the circulation spaces throughout.

Cycling Facilities

The bike store, fitness space and changing rooms (including showers, vanities and drying room) are contained within the lower ground floor. Accessed via the service entrance from Pocock Street, a dedicated ramp allows bicycles to be easily manoeuvred from lower ground to street level.

The quantity of cycle spaces is 111 comprised of 100 semi-vertical racks and 11 sheffield stands for varied bicycle types.

11 showers (5 male, 5 female, 1 fully accessible), wet & dry vanity stations and changing benches are provided.

112 lockers are provided within separate locker rooms split between male, female and accessible.

Lighting

LED lighting throughout office areas 350-500 lux with DALI dimmable control drivers.

Presence detection and time clock controlled throughout the office floor.

ESG

BREEAM Excellent Targeted

EPC Rating A

Active Net Zero Carbon pathway

CCREM interim 2030 target of 145kWh/m2.year (27.5% reduction on existing usage)

CCREM 2050 target of 70kWh/m2.year (65% reduction on existing usage)

Retained structure reducing embodied carbon

Increased biodiversity

8,120 sq ft of outdoor amenity space

Say hello

USP.

Ben Fisher
07810 676 168
ben@usp.london

Simon Smith
07736 880 316
simon@usp.london

Olivia Stapleton
07562 624 652
olivia@usp.london

savills

Nick Pearce
07879 881 366
nick.pearce@savills.com

Angus Tullberg
07976 256 487
angus.tullberg@savills.com

Artie Taylor
07866 203 403
artie.taylor@savills.com

NEWMARK

Daisy Walder
07425 828 376
daisy.walder@nmrk.com

Jack Beeby
07841 802 097
jack.beeby@nmrk.com

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