PHOSPHOR

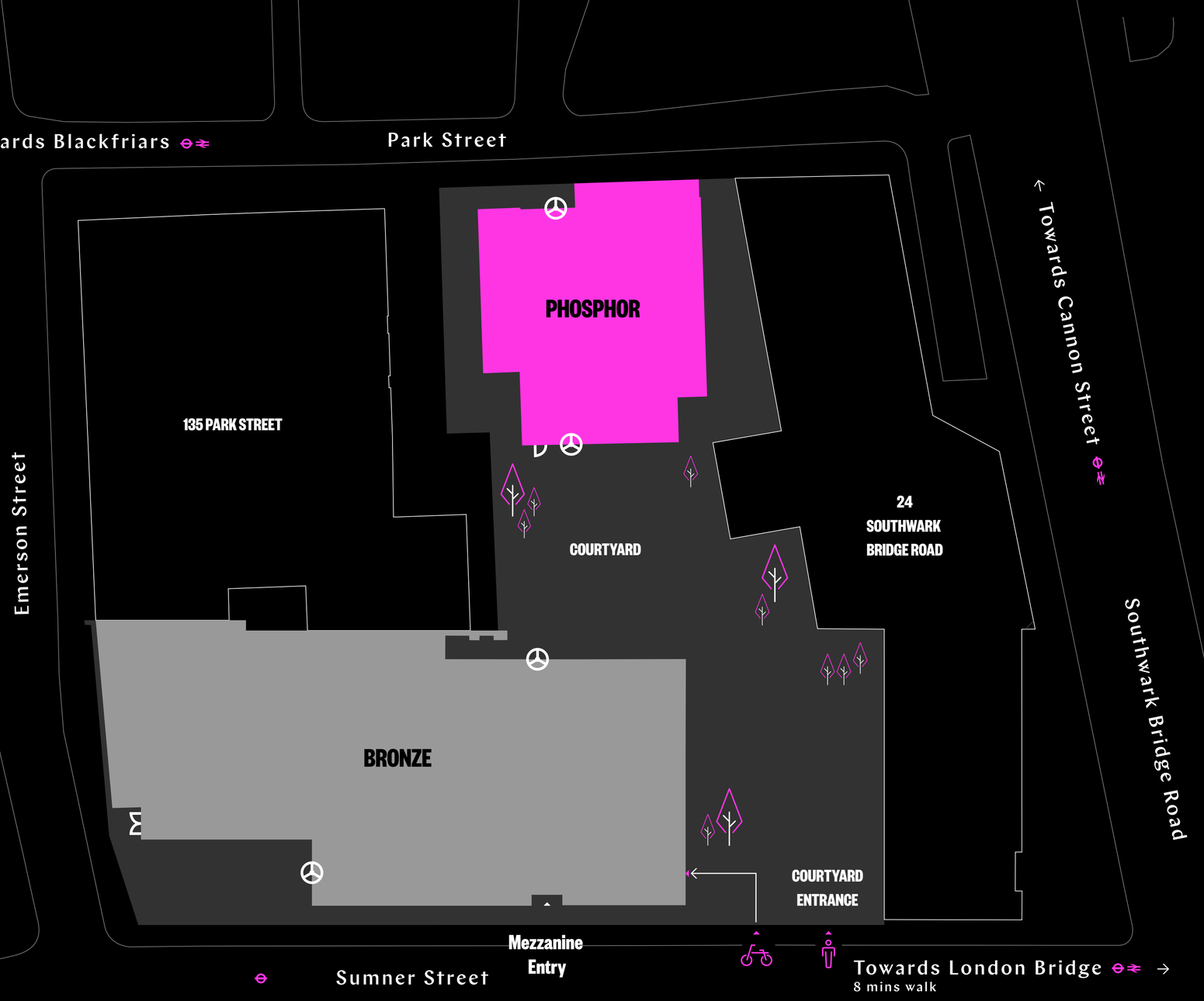
THE
FORGE



A CAMPUS COMMUNITY

The Forge is a landmark workplace campus in the heart of London's Bankside, comprising two exceptional office buildings: Bronze and Phosphor. Offering a combined 139,000 sq ft of workspace arranged around a tranquil central courtyard.

Just one minute from the River Thames, and with its pioneering approach to sustainability and innovation, The Forge delivers a truly unrivalled working experience in one of London's most vibrant and well-connected locations.



Made for people, ready for business



We're pleased to introduce a brand-new opportunity at The Forge campus. Phosphor is an impressive 48,000 sq ft building, with spaces ranging from 2,000 sq ft to 6,000 sq ft.

Designed with an expert understanding of customer requirements, these self-contained, spacious and sustainable workspaces are delivered fully fitted and furnished, ready for you to move in.

Set inside a building that's made for the future, Phosphor gives you access to best-in-class amenities, including a welcoming reception, end-of-trip facilities, wellness suite and an exclusive Clubroom and terrace.

Designed, delivered, and ready to go.
Created at Phosphor, delivered by Landsec.







Everything you need to prosper

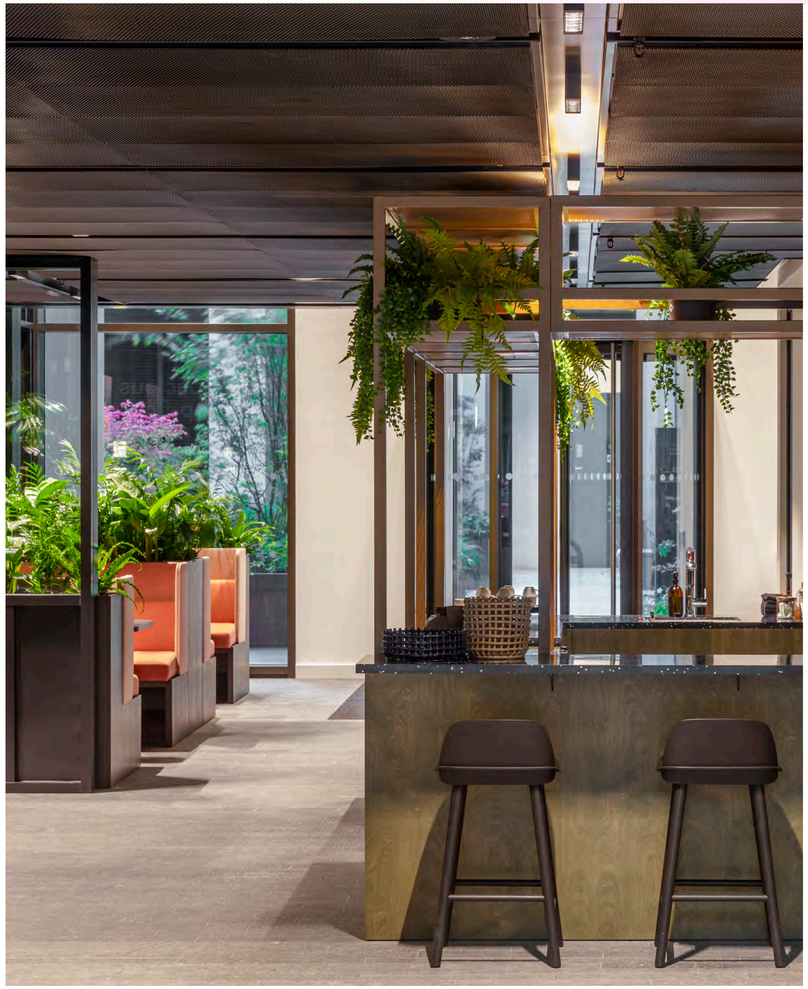


Enjoy modern workspaces that are not only sustainable; but have all the amenities you need for a fuller, more balanced and productive working day.

A SEAMLESS ARRIVAL

The Landsec PLUS+ app allows you to enter, exit, and book facilities with a tap of your phone, and enjoy local discounts, offers and updates.



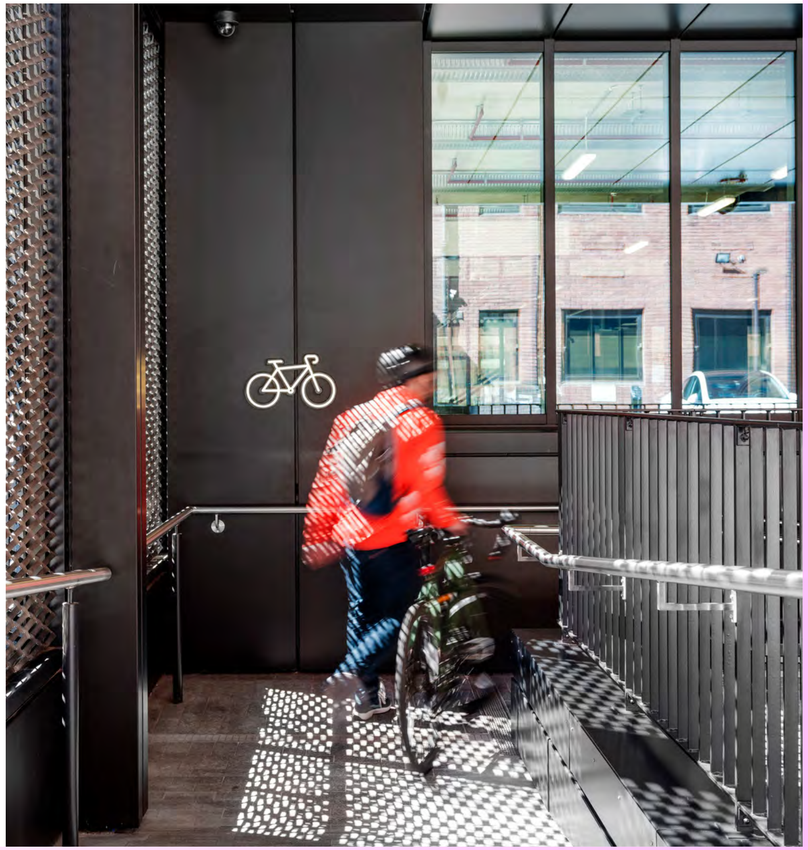


RECEPTION

The Phosphor reception offers a warm welcome experience, with coffee station and plenty of breakout and co-working spaces.

CYCLE STORE

The 230-space cycle store is naturally lit with easy access via a ground level cycle entrance.





WELLNESS STUDIO

The exceptional on-site wellness studio is thoughtfully designed to help occupants thrive every single day. Enjoy yoga classes or book the space out for a private session.







END-OF-TRIP FACILITIES

Whether it's cycling to work, hitting the gym in the mornings, or going for a run at lunch – there are plenty of high-quality end-of-trip facilities here to freshen up in, including 230 lockers and 17 showers.

MEETING ROOM SUITE

The versatile meeting room suite with seamless AV technology is suitable for a number of event formats. Occupiers can access event management support, supplier management and more.

CLUBROOM

Work, meet, host and enjoy the exclusive Phosphor Clubroom – a stylish space with state-of-the-art technology and catering facilities available.



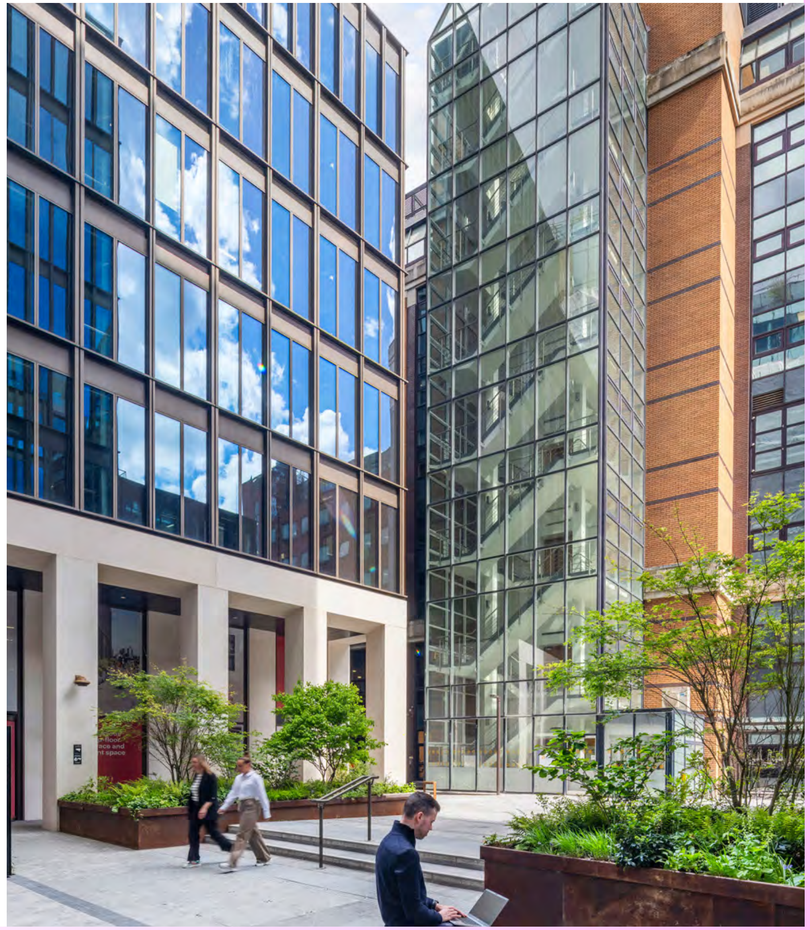


TERRACE

The Clubroom terrace boasts an inviting outdoor space with iconic views of The Shard.

COURTYARD

The central courtyard offers a landscaped communal space for relaxing lunch breaks and outdoor events.



Intelligent design for a resource-conscious future



The Forge stands as a landmark moment in sustainable development. Landsec's first Net Zero Carbon building, it pioneered a revolutionary approach to construction that has since set the standard for future developments, including Landsec's own Timber Square.

Recognised with the British Council for Offices Innovation award in 2024, The Forge has become an exemplar for responsible, forward-thinking development.

For businesses with their own sustainability ambitions, Phosphor provides a workspace that actively supports your environmental goals whilst delivering an exceptional place to work.

BIODIVERSITY NET GAIN

Significant biodiversity net gain for the area through our 298m2 green roof

100% RESPONSIBLY SOURCED MATERIALS

EPC A RATING

Intelligent energy management. Through our range of smart energy meters and EPC A rating

5★ NABERS ENERGY

BREEAM® EXCELLENT

NET ZERO CARBON

The Forge is Landsec's first net zero carbon development

RAINWATER HARVESTING

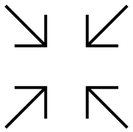
Saving 22 swimming pools worth of water a year

100% RENEWABLE ELECTRICITY

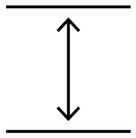
Powered by, supported by 107 rooftop PV panels and an air source heat pump, with 100% of waste diverted from landfill.

HIGH SPEC

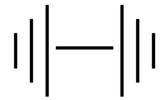
Designed to exceed British Council for Offices guidelines, Phosphor delivers a best-in-class specification that prioritises occupant comfort, wellbeing, and sustainability, setting a new benchmark for modern office environments in London.



DESIGNED TO ONE PERSON PER 8 SQ M



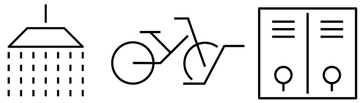
GENEROUS FLOOR TO CEILING 3.2M



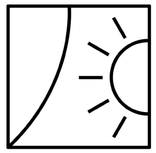
FITNESS STUDIO ON SITE



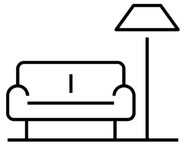
WELL CORE GOLD ENABLED



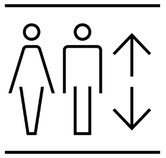
17 SHOWERS 230 CYCLE SPACES 230 LOCKERS



FLOOR TO CEILING WINDOWS FOR NATURAL LIGHT



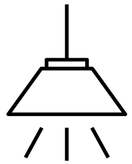
COMMUNAL CLUBROOM



2 PASSENGER LIFTS



COMMUNAL TERRACE ON LEVEL 8



LED LIGHTING

London's vibrant destination



Phosphor sits within a quietly composed corner of Bankside, where a calm and unhurried atmosphere creates the ideal conditions for focused, productive work. Step outside, however, and the full energy of London is immediately within reach.

The River Thames is just one minute away, while the bustle of Southbank and the vibrant streets of Southwark lie moments beyond. It is a place where world-leading businesses, celebrated cultural institutions, a lively food and drink scene and a rich sense of heritage all converge together.

Out in the streets



▲ Enjoy an exceptional food and drink scene right on your doorstep, from the artisan traders of Borough Market to award-winning restaurants, riverside bars, and independent cafés.



▲ After work, there's no shortage of things to experience, with Shakespeare's Globe, Tate Modern, the Southbank Centre all within easy reach.

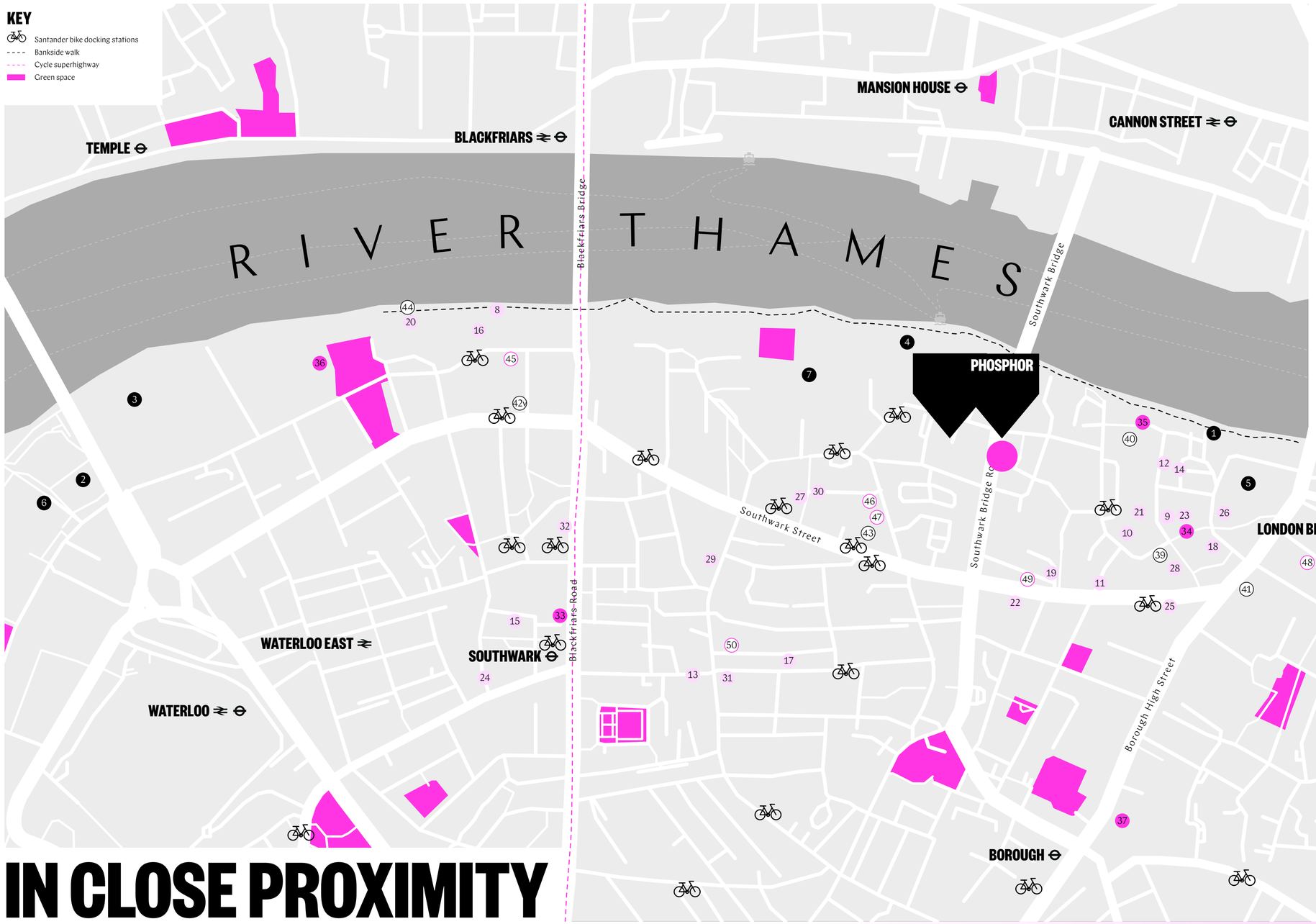


▲ Just one minute from the River Thames The Forge is surrounded by London's iconic landmarks, historical architecture, and rich heritage.



▲ Green spaces such as Potters Fields Park and the riverside walk offer space to unwind, while a packed calendar of festivals, exhibitions and events keeps the area buzzing throughout the year.

PHOSPHOR Explore London's most vibrant location



IN CLOSE PROXIMITY

Experience the best that London has to offer, all within a short walk of Phosphor.

History & Culture
1. Golden Hinde
2. Hayward Gallery
3. National Theatre
4. Shakespeare's Globe
5. Southwark Cathedral
6. Southbank Centre
7. Tate Modern

Food & Drink
8. 12th Knot
9. Brindisa
10. Brother Marcus
11. Casa do Frango
12. Franco Manca
13. Old Union Yard Arches
14. Hawksmoor
15. Jack's Bar
16. Lyaness
17. Mc&Sons
18. OMA
19. O'Ver Borough
20. Oxo Tower
21. Parrillan
22. Pyro
23. Roast
24. The Anchor & Hope
25. The Breakfast Club
26. The Colombian Coffee Co
27. The Refinery
28. The Wheatsheaf
29. The White Hart
30. Tonkotsu
31. Union Street Café
32. Sea Bird

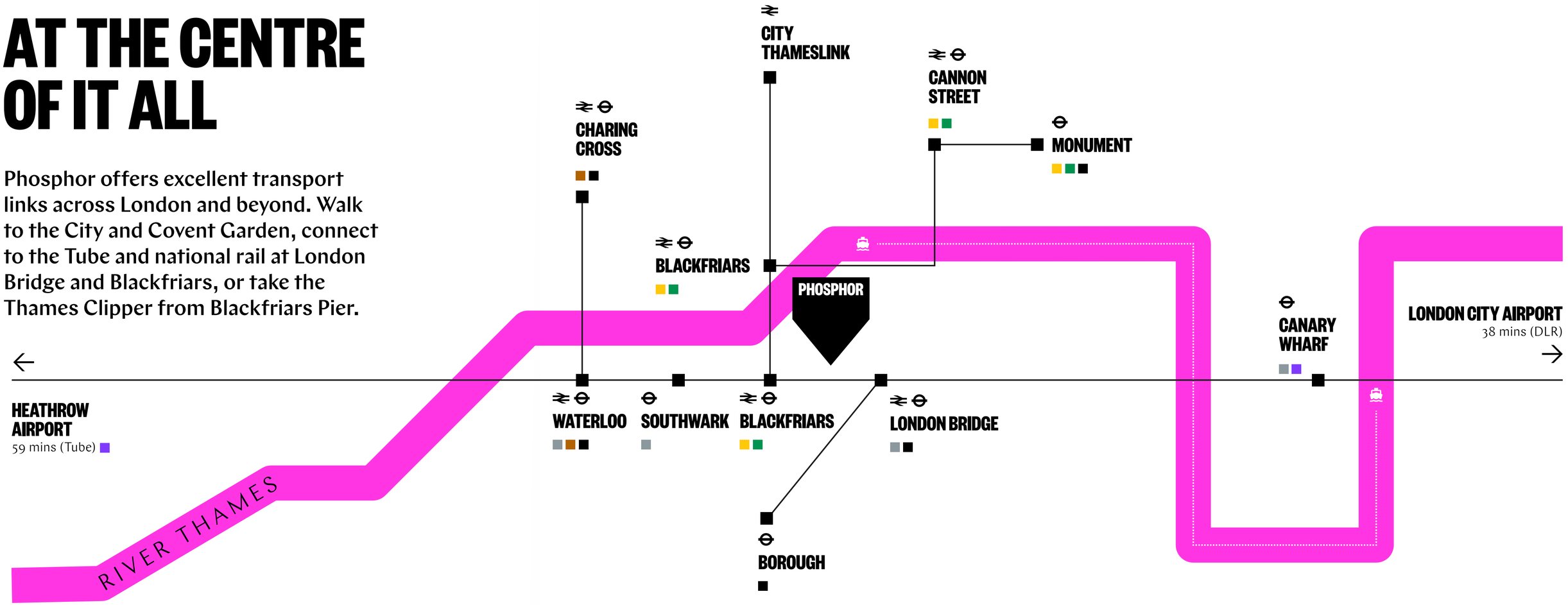
Street Food Markets
33. Blackfriars Road
34. Borough Market
35. Flat Iron
36. Gabriel's Wharf
37. Tabard Street Market
38. Vinegar Yard

Retail
39. Aesop
40. Borough Yards
41. London Bridge Station Retail
42. Little Waitrose & Partners
43. M&S Simply Food
44. Amazon Fresh

Wellbeing
45. 1Rebel South Bank
46. Better Bankside
47. Club Pilates
48. Pyscle
49. The Fitting Rooms
50. The Ring Boxing Club

AT THE CENTRE OF IT ALL

Phosphor offers excellent transport links across London and beyond. Walk to the City and Covent Garden, connect to the Tube and national rail at London Bridge and Blackfriars, or take the Thames Clipper from Blackfriars Pier.

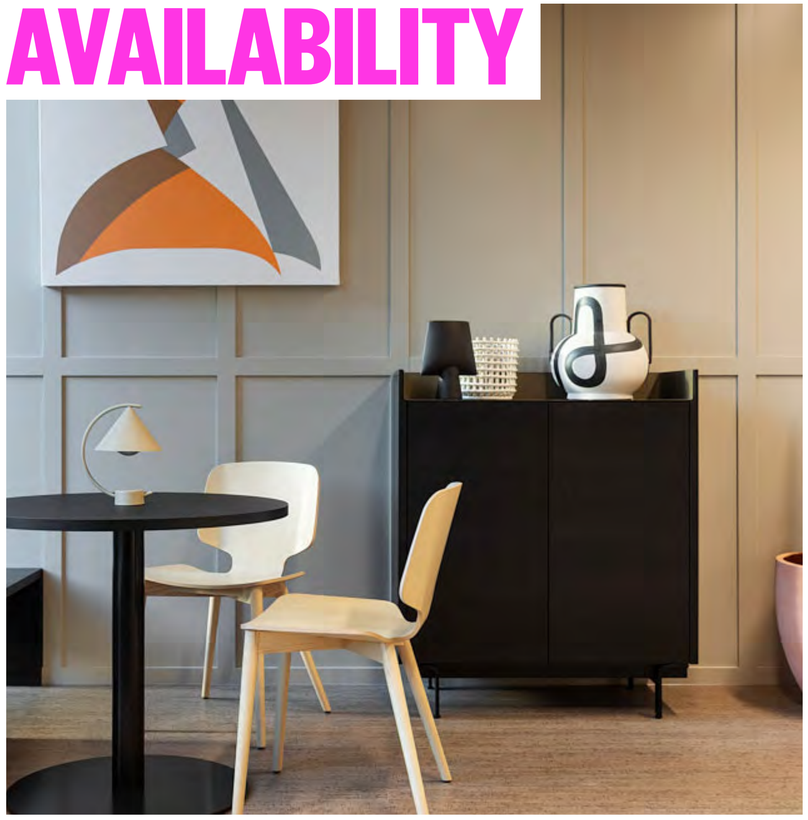


	LONDON BRIDGE	BLACKFRIARS	CANNON STREET	SOUTHWARK	BOROUGH	MONUMENT	WATERLOO	CITY THAMESLINK	CHARING CROSS
Walk	8 mins	10 mins	11 mins	10 mins	12 mins	15 mins	18 mins	19 mins	31 mins
Cycle	5 mins	5 mins	6 mins	5 mins	5 mins	8 mins	11 mins	9 mins	15 mins

PHOSPHOR



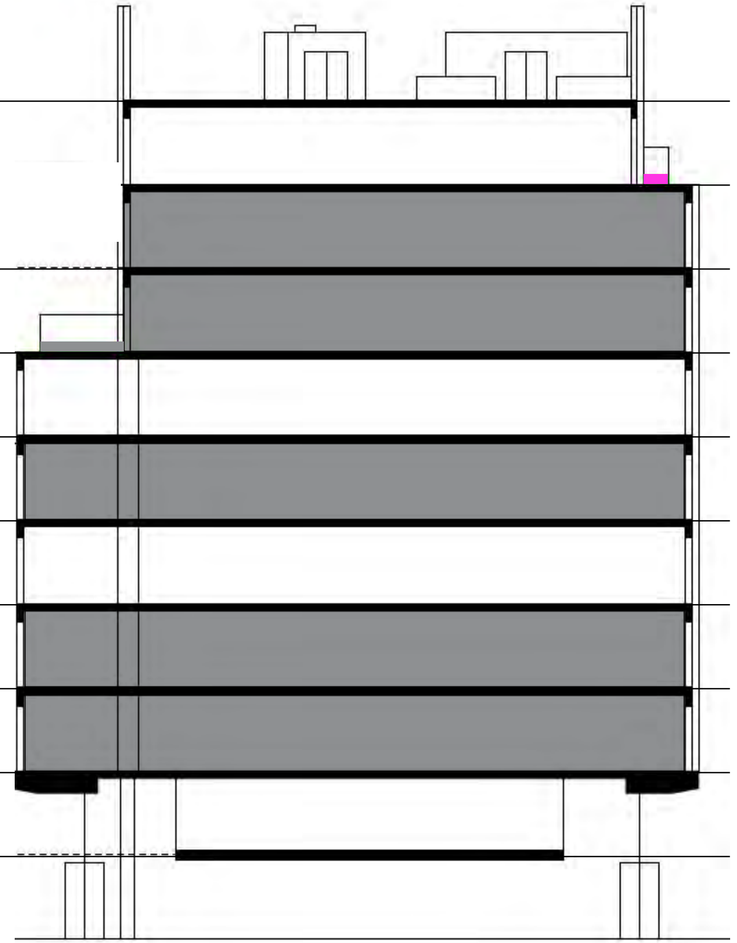
AVAILABILITY



PHOSPHOR

SCHEDULE OF AREAS

FLOOR	NET INTERNAL AREA (SQ FT)	TERRACE (SQ FT)
08	2,034	944
07	LET	
06	LET	
05	5,877	
04	LET	
03	5,877	
02	LET	
01	LET	
MEZZANINE	3,509	
GROUND	RECEPTION & MEETING ROOM SUITE	
TOTAL AREA	48,000	944

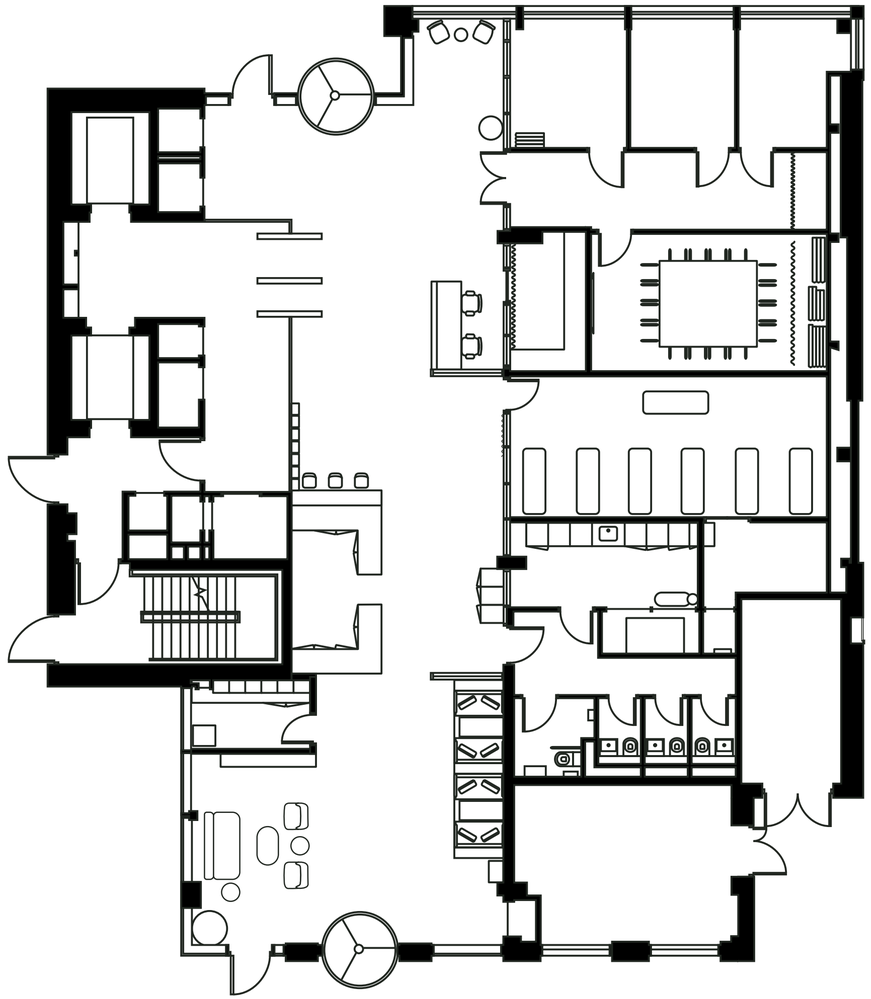


GROUND

SCHEDULE

Entrance lobby	01
Reception	01
Teapoint	01
Wellness studio	01
6 person meeting rooms	03
10 person meeting room	01
16 person boardroom	01
4 person booths	02
Accessible WC	01
WCs	03

Park Street

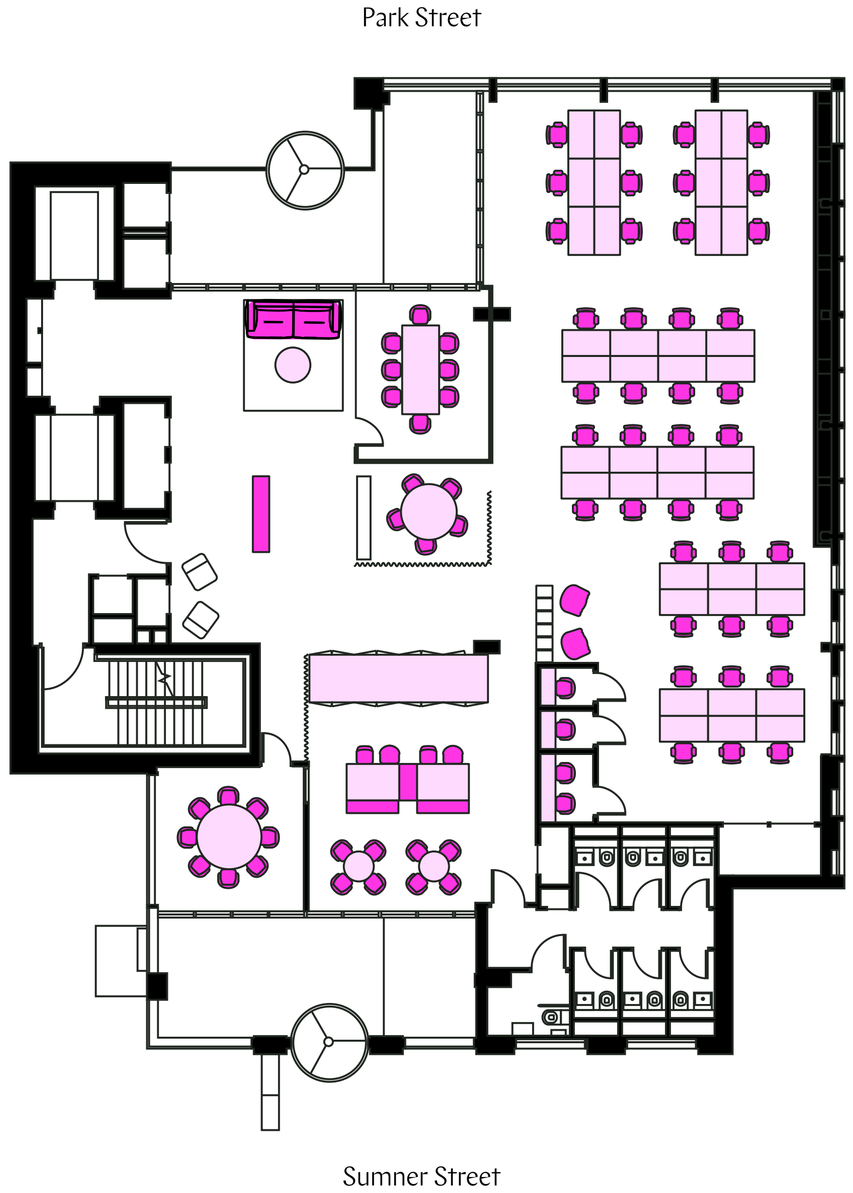


Sumner Street

MEZZANINE
3,509 SQ FT

SCHEDULE

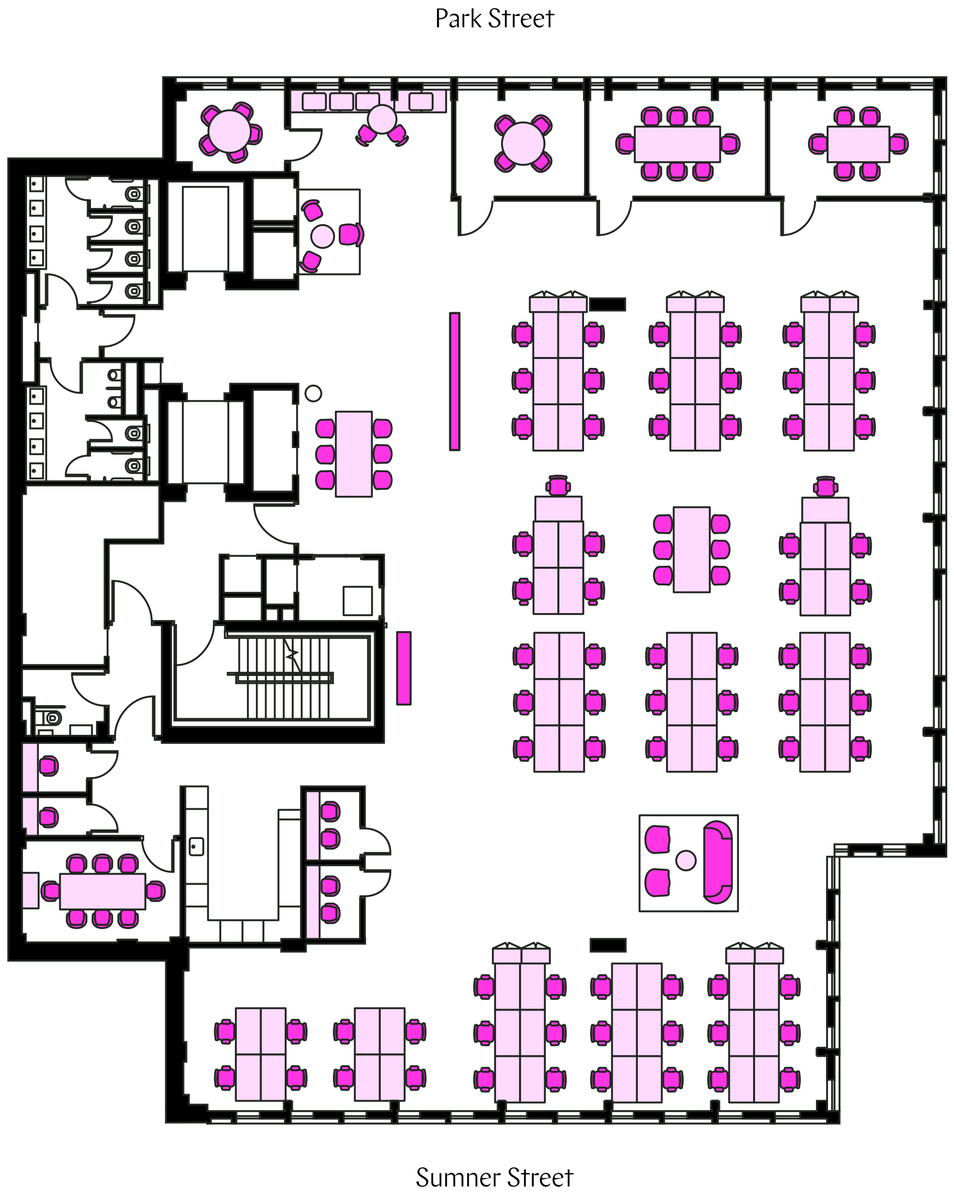
Desks	42
Reception	01
Breakout lounge	01
Kitchen	01
Phone booths	02
Focus booths	01
8 person meeting room	02
5 person meeting room	01
Accessible WC	01
WCs	03



FLOOR 03
5,877 SQ FT

SCHEDULE

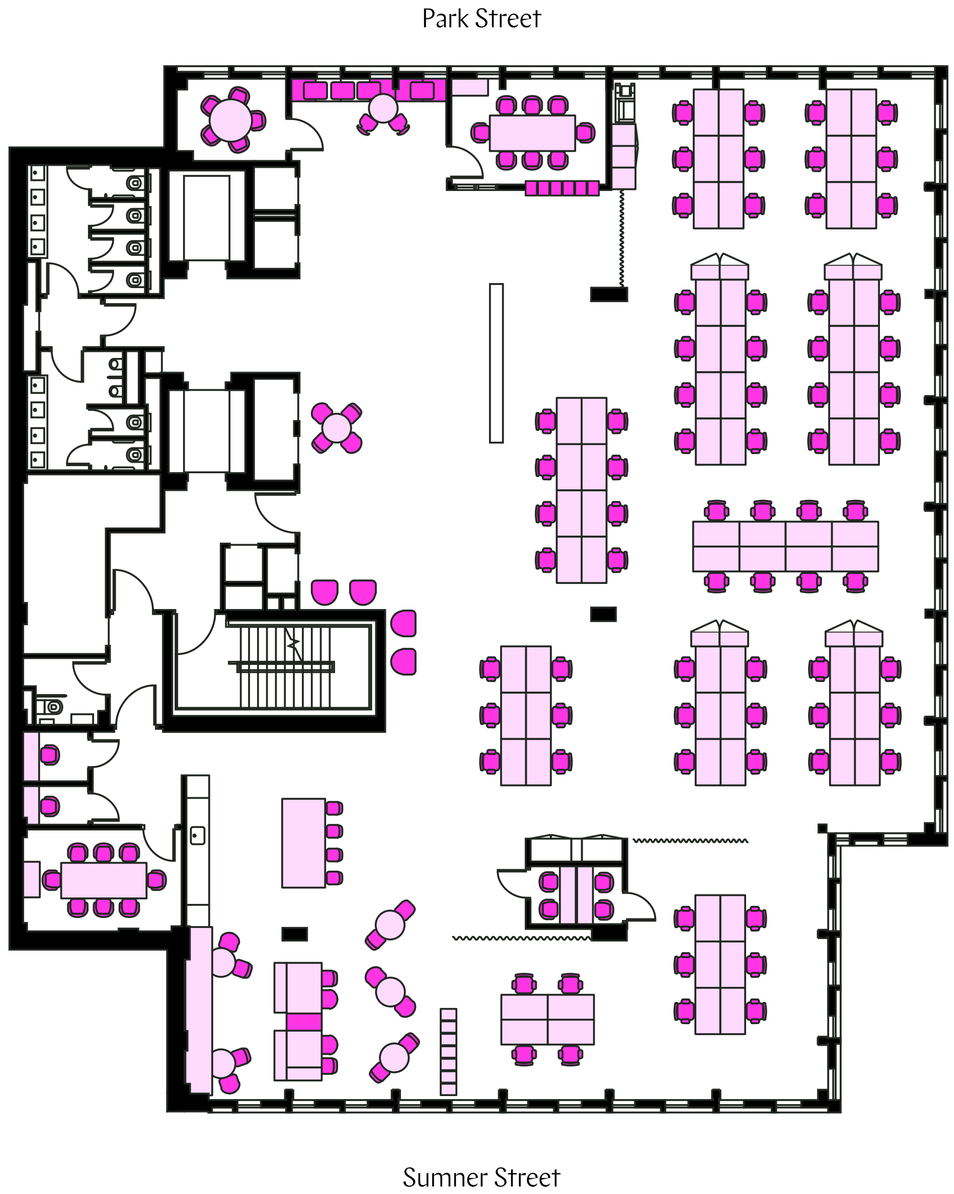
Desks	72
Breakout lounge	01
Kitchen	01
Phone booths	02
Focus booths	02
4 person meeting room	01
5 person meeting room	01
6 person meeting room	01
8 person meeting room	02
Accessible WC	01
Male WC	02
Female WC	04



FLOOR 05
5,877 SQ FT

SCHEDULE

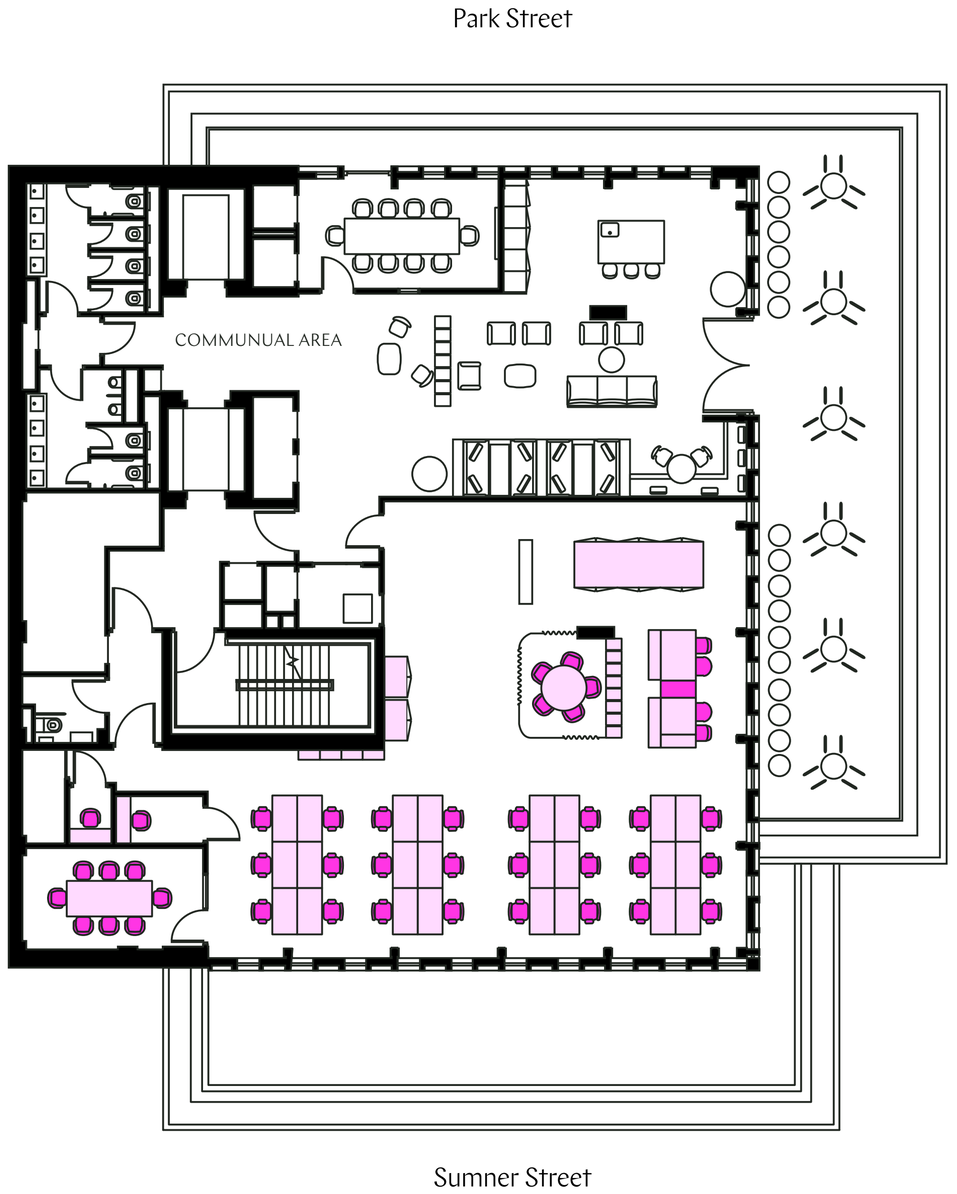
Desks	72
Breakout lounge	01
Kitchen	01
Phone booths	02
Focus booths	02
5 person meeting room	01
8 person meeting room	02
Accessible WC	01
Male WC	02
Female WC	04



FLOOR 08
2,034 SQ FT

SCHEDULE

Desks	24
Breakout lounge	01
8 person meeting room	01
Phonebooth	02
Accessible WC	01
Male WC	02
Female WC	04



GT GreenbergTraurig

DEPUIS 1976 EST°
AVENIRGLOBAL

OmnicomGroup

NORTON ROSE FULBRIGHT

CRESTA

Winckworth Sherwood

IBM

Ogilvy

WPP

MACMILLAN CANCER SUPPORT

howard kennedy

HALEON

GOWLING WLG

Likezero

carbon clean

CoreWeave

CHARLES TYRWHITT
JERMYN STREET LONDON

YOU'RE IN GOOD COMPANY

Delivered by Landsec, the UK's leading placemaker





At Landsec, we make work personal.

We partner with you to shape a workplace that supports your people and your business - listening, collaborating and understanding your needs at every stage.

▶ Strategic partnerships
Working together for the things that matter most.

▶ Positive places
We create healthy and sustainable places, so that every workplace comes with a clean conscience.

▶ Curated experiences
We curate great experiences for everyone in our workspaces.

PHOSPHOR

Landsec PLUS+



All Landsec customers benefit from the Landsec PLUS+ membership, a curated collection of services, technology and thoughtful added extras that elevate the workplace experience.

Smarter Buildings	▶ Tailored building app, with digital access, compatible with Building Management Tools ▶ Bespoke support to improve productivity and environmental performance, while lowering costs ▶ Workplace products designed to scale to your business, enabling you to evolve over time
Connected Support	▶ Exceptional operational support via 24hr Aspire Assist helpdesk ▶ The simplicity and efficiency of one facilities team to look after your business ▶ Managed by Landsec: an optional paid service
Everyday Experience	▶ Welcoming cafés, lounges and communal areas ▶ Concierge services at reception ▶ Impressive external meeting rooms and event venues for up to 150 guests ▶ Landsec Lounge: access to touchdown space in various buildings in London and Manchester ▶ Cycle storage, changing rooms and towel service ▶ Sociable events calendar - screenings of big sporting events, live music, foodie pop-ups & much more

PHOSPHOR

Managed by Landsec, for simplicity and confidence

Offering a comprehensive range of operational services and a single point of friendly contact, Managed by Landsec is designed to provide everything your workplace needs to run smoothly.

Simple, streamlined and efficient, it's a hassle-free approach to operations that frees you up to focus on your business, not the building.

Managed by Landsec is available for all Created workplaces as a package including:

▶ Compliance management
Trust us to remove the burden with expert knowledge

▶ Maintenance
A proactive approach with professional resolution

▶ Cleaning
Meticulous solutions for a pristine environment

Optional additional services include expert biophilic design and management, curated art collections, powerful WiFi, and secure, sustainable confidential waste management.



PHOSPHOR

If you have any questions or require any assistance please contact:

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