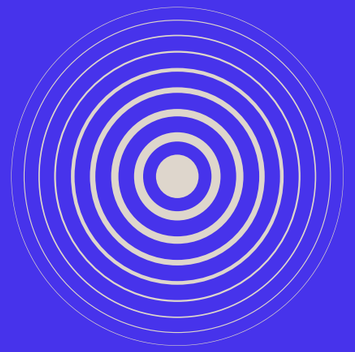
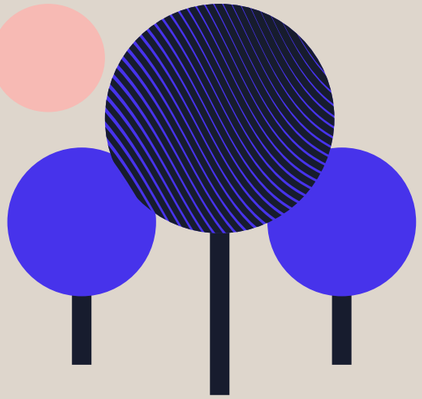
TIDE

Bankside



Expansive

145,000 sq ft building



Green

13,000 sq ft of private terraces and shared roof gardens



Exclusive

Private reception opportunity for major occupier



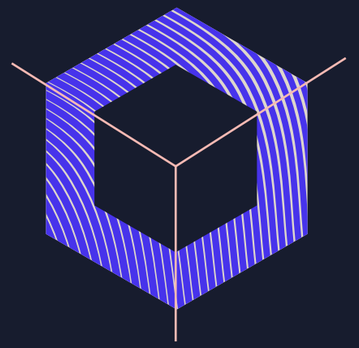
Riverside

Located in Bankside – one of London's most exciting areas



Sustainable

Net Zero Carbon in construction and operation. BREEAM Outstanding



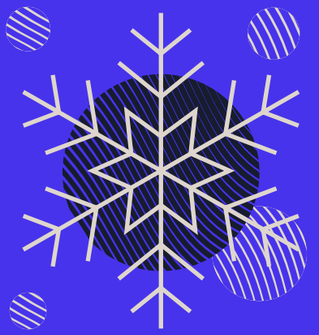
Creative

Designed by renowned architects Squire & Partners



Open

14,000 sq ft floor plates



Fresh

Openable windows allowing fresh air into the building

TIDE
BANKSIDE

Outstanding credentials

Designing to stretch LETI 2030 targets

A path to reaching UK climate change targets.

BREEAM Outstanding (Target)

An innovator in sustainable buildings. In the top 1%.

BCO Compliance

Designed to best practice office specifications.

UKGBC Net Zero Carbon

Designed to meet Net Zero Carbon guidance.

Design for Performance

Closing the gap between designed energy use and actual energy use.

NABERS 5 Star Rating

Tracking and measuring actual operational efficiency.

WiredScore Platinum

Digital connectivity and infrastructure enabled.

Third Party Net Zero Carbon Certification

Third party verified environmental performance.

SmartScore Platinum (Target)

Smart building systems enabled.

Well Platinum Design Enabled

Prioritising wellness in the workplace to enable tenants to pursue future WELL certification to a ‘Platinum’ rating.

An area transformed_



Forward thinking businesses have chosen this rejuvenated neighbourhood



1 Triptych

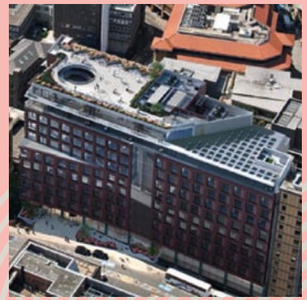
gsk

HALEON



2 The Forge

Carbon Clean



3 Rose Court

MINDSHARE

GREY



4 One Southwark Bridge Road

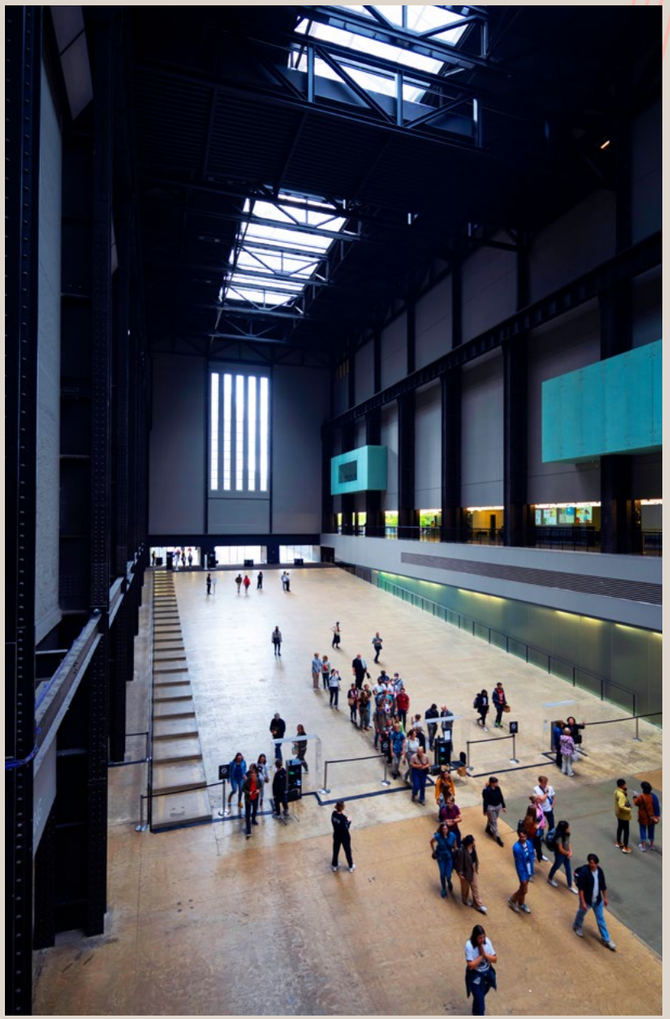
WPP

(mediacom)

Bankside neighbourhood_



















Area schedule

	Office		Affordable Workspace		Terrace		Reception		Café / Retail	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
Roof Gardens	—	—	—	—	5,167	480	—	—	—	—
11	7,395	687	—	—	3,444	320	—	—	—	—
10	11,173	1,038	—	—	334	31	—	—	—	—
9	11,647	1,082	—	—	2,540	236	—	—	—	—
8	13,616	1,265	—	—	194	18	—	—	—	—
7	13,907	1,292	—	—	258	24	—	—	—	—
6	13,907	1,292	—	—	258	24	—	—	—	—
5	13,907	1,292	—	—	258	24	—	—	—	—
4	13,907	1,292	—	—	258	24	—	—	—	—
3	LET		—	—			—	—	—	—
2	13,907	1,292	—	—	258	24	—	—	—	—
1	6,491	603	5,823	541	—	—	—	—	—	—
Ground	—	—	4,230	393	—	—	TBC	154	1,518	141
Lower Ground	—	—	1,507	140	—	—	—	—	—	—
Total	**133,764**	**12,427**	**11,560**	**1,074**	**13,227**	**1,229**	**1,658**	**154**	**1,518**	**141**

CLICK TO VIEW ALL FLOORPLANS

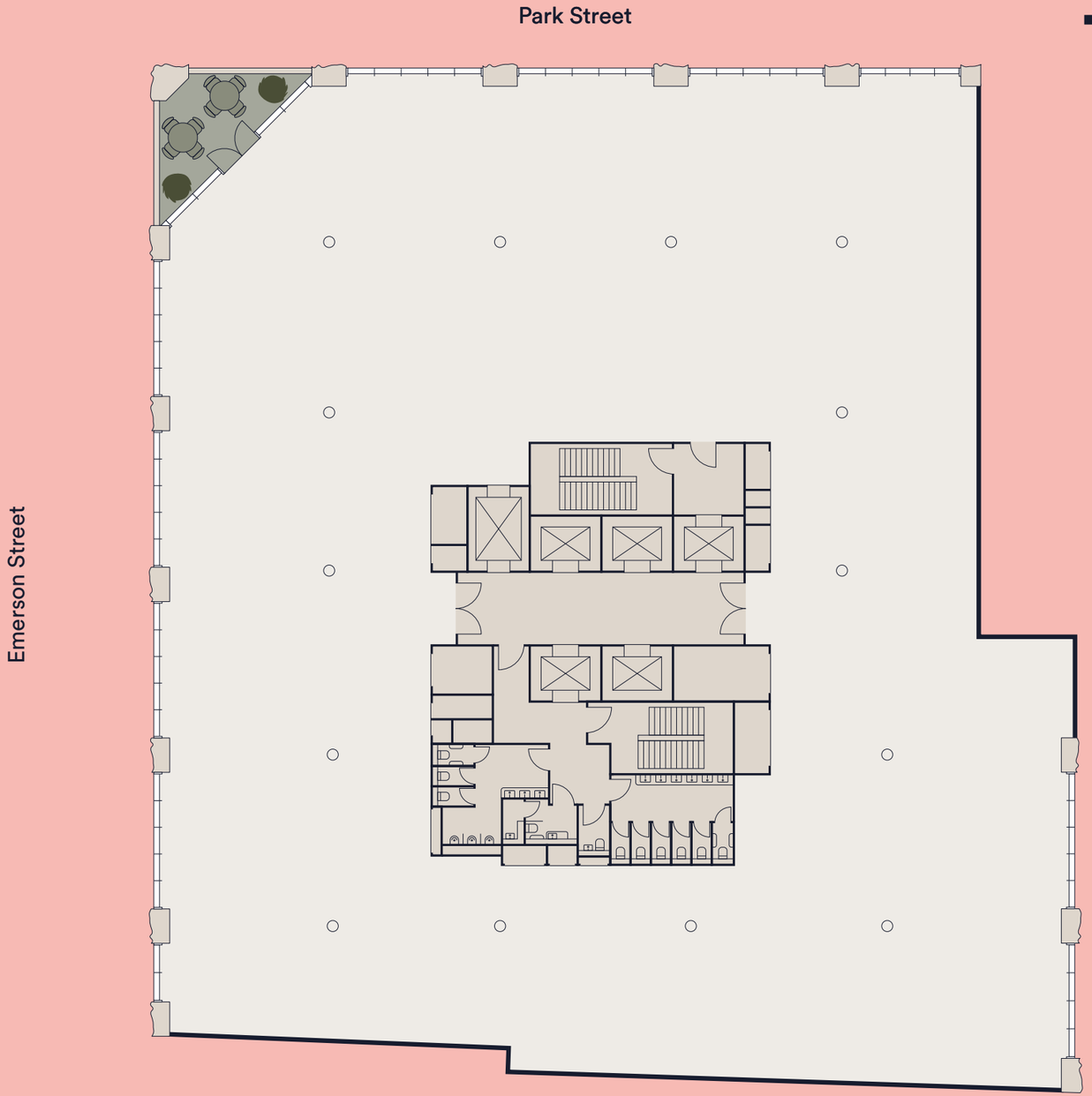
Total Office and Affordable Workspace Combined	
145,324	**13,501**

Floor plans

Office
13,907 sq ft
1,292 sq m

Terrace
258 sq ft
24 sq m

Typical Floor



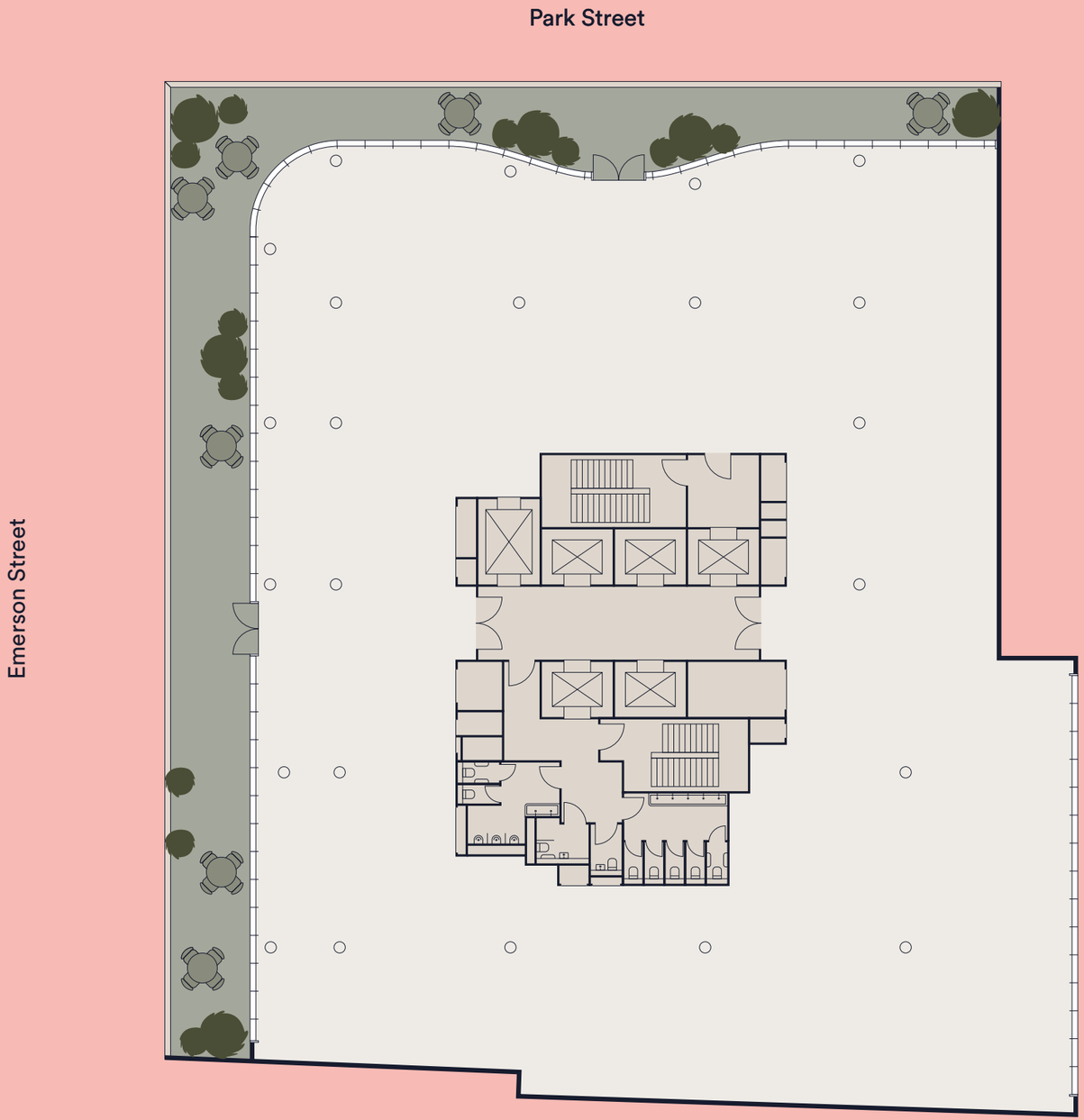
Office
Core
Terrace
N

Not to scale. Indicative only.

Floor plans

Office
11,647 sq ft
1,082 sq m

Terrace
2,540 sq ft
236 sq m



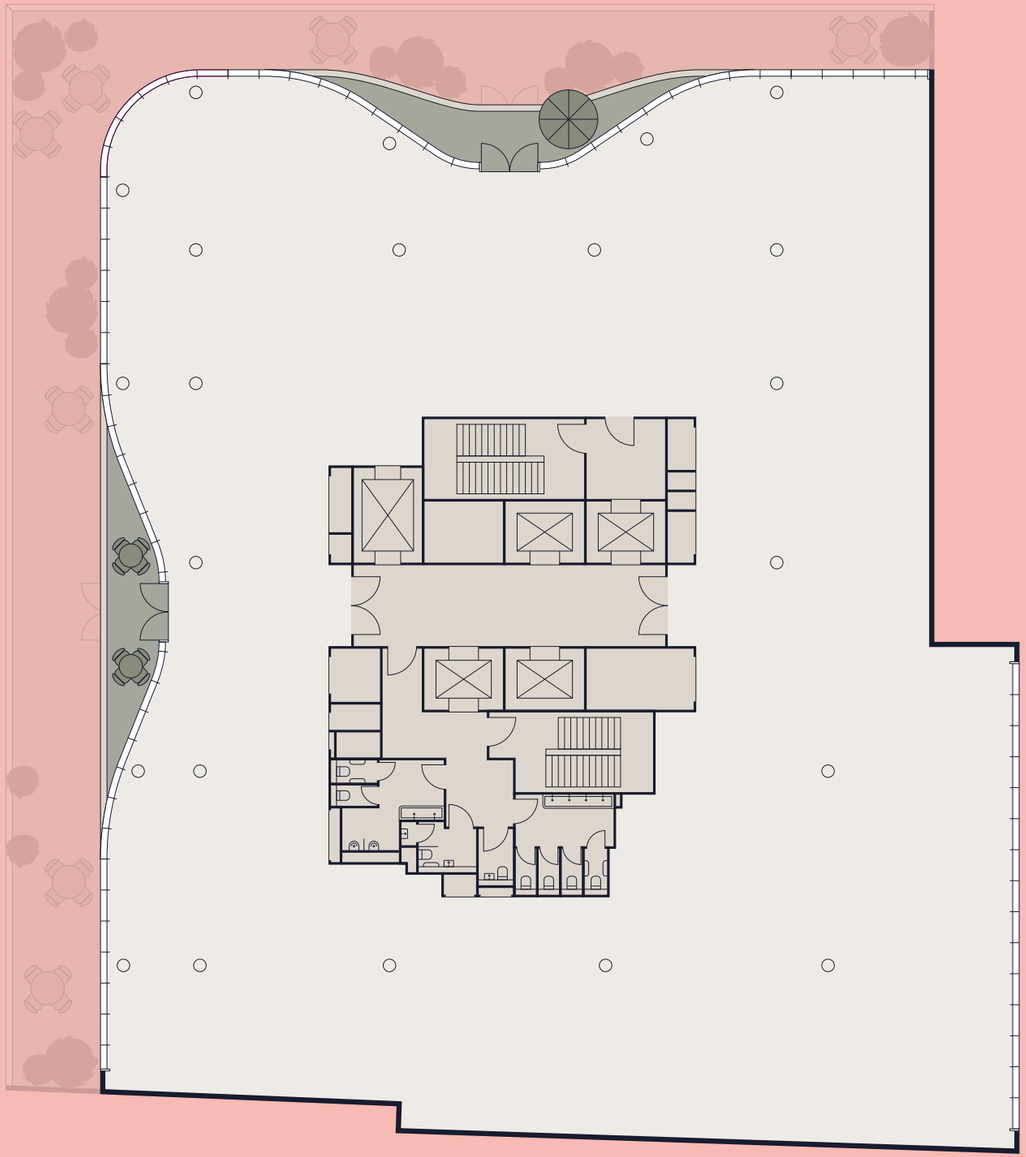
Office
Core
Terrace
N

Not to scale. Indicative only.

Floor plans

Office
11,173 sq ft
1,038 sq m

Terrace
334 sq ft
31 sq m



Office

N

Core

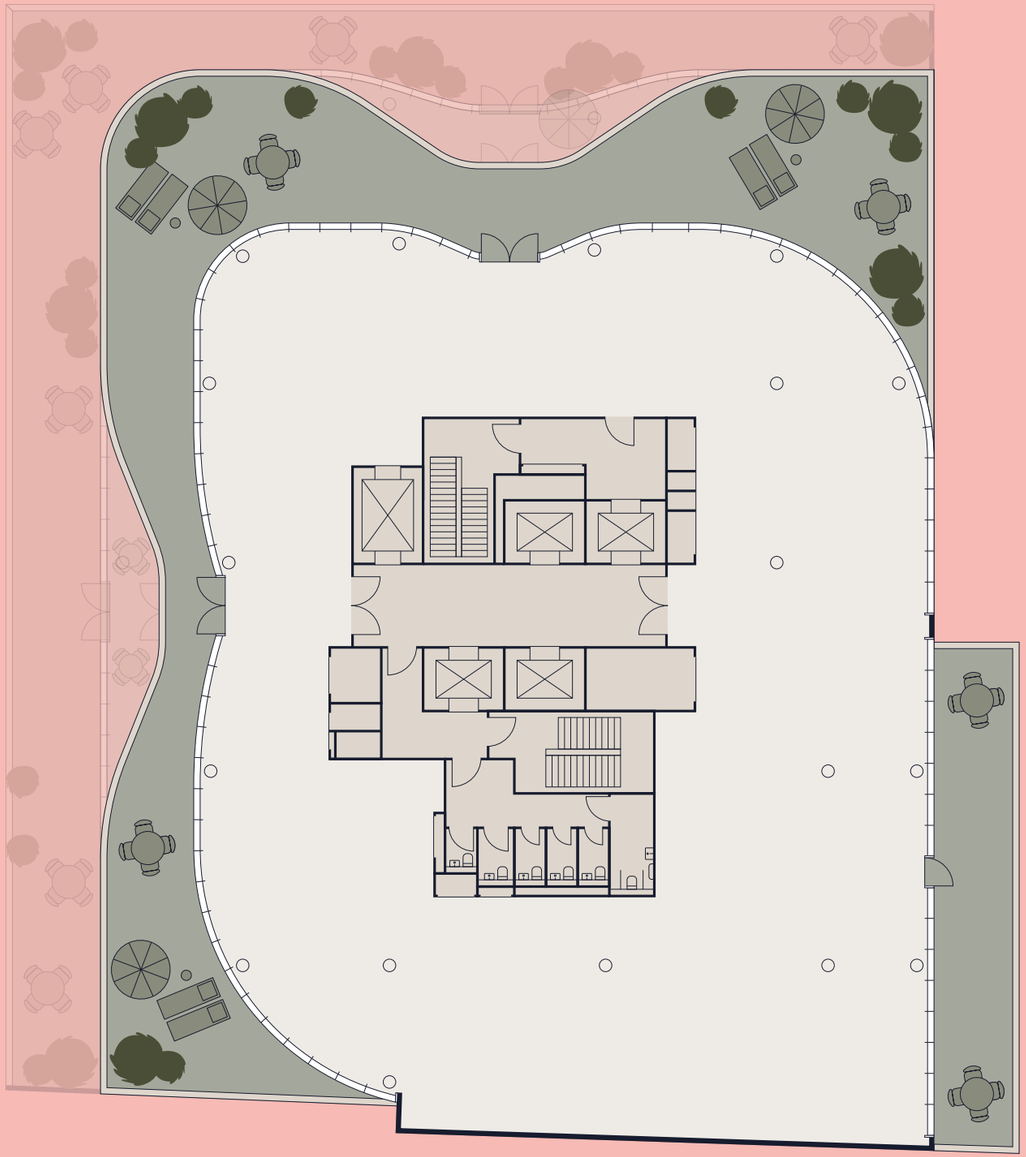
Terrace

Not to scale. Indicative only.

Floor plans

Office
7,395 sq ft
687 sq m

Terrace
3,444 sq ft
320 sq m



Office

N

Core

Terrace

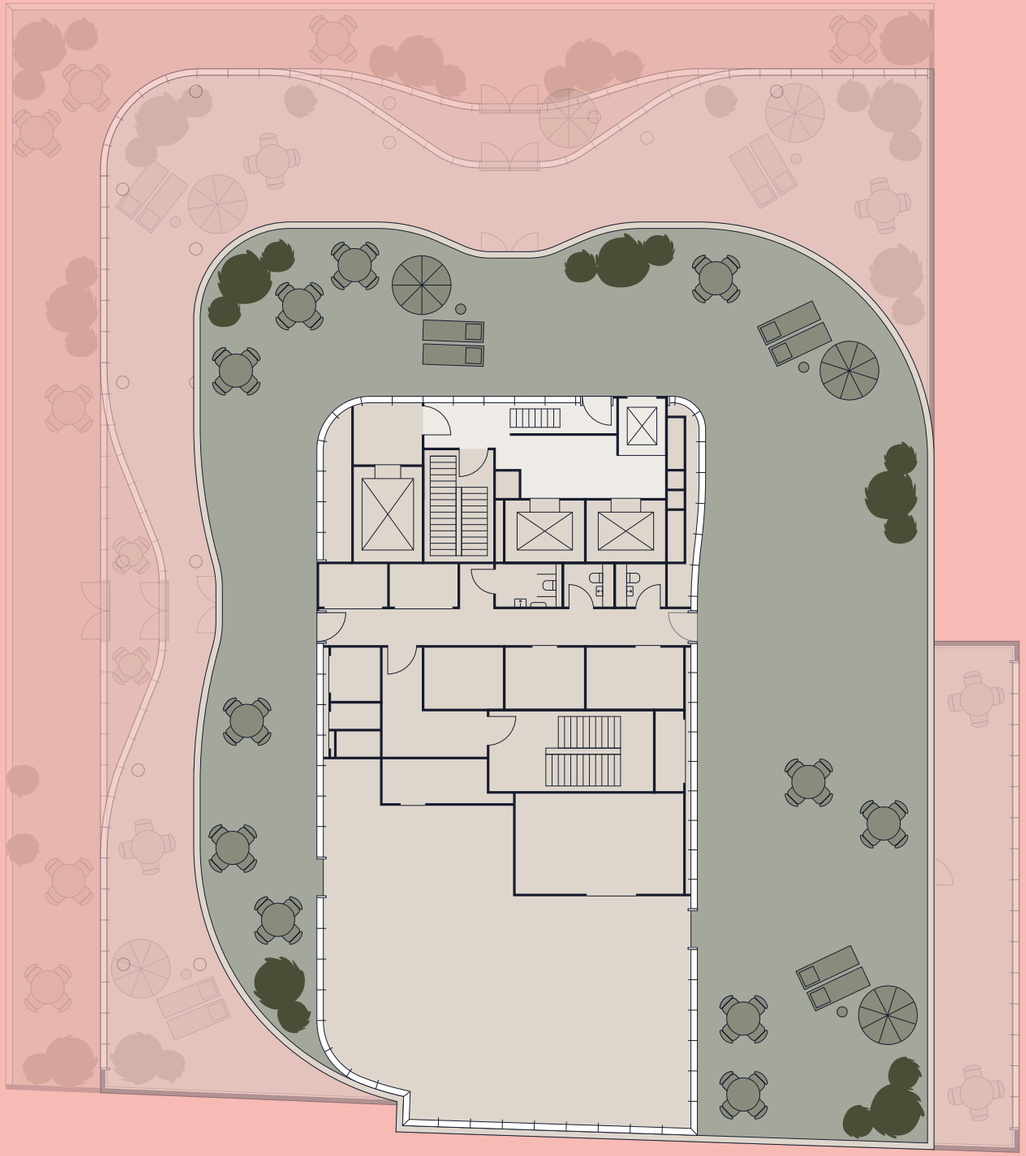
Not to scale. Indicative only.

Floor plans_

Terrace
5,167 sq ft
480 sq m

Park Street

Emerson Street



Roof Garden

Office

Core

Terrace

N

Not to scale. Indicative only.

Professional team_

SQUIRE & PARTNERS

HEYNE TILLETT STEEL

HOARE LEA

GT GARDINER &THEOBALD

A development by_

LBS PROPERTIES

BARINGS

Leasing team_

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