

PARADISE SE11

A WORKSPACE **GROWN**

PARADISE11.CO.UK

PARADISE11 AT A GLANCE

The UK's lowest embodied carbon mass timber office. And one of London's most compelling headquarter opportunities.

A six-storey building in Lambeth where 1,884 tonnes of carbon were removed from the atmosphere before a single person moves in.

Available now.

63,250 SQ FT

Sustainable headquarter workspace

AVAILABLE NOW

Ready for immediate occupation

413kgCO_2e/m²

Upfront embodied carbon ahead of 2030 GLA target

5 TRAIN STATIONS

Within a 15-minute walk

EXTENSIVE TIMBER FRAME

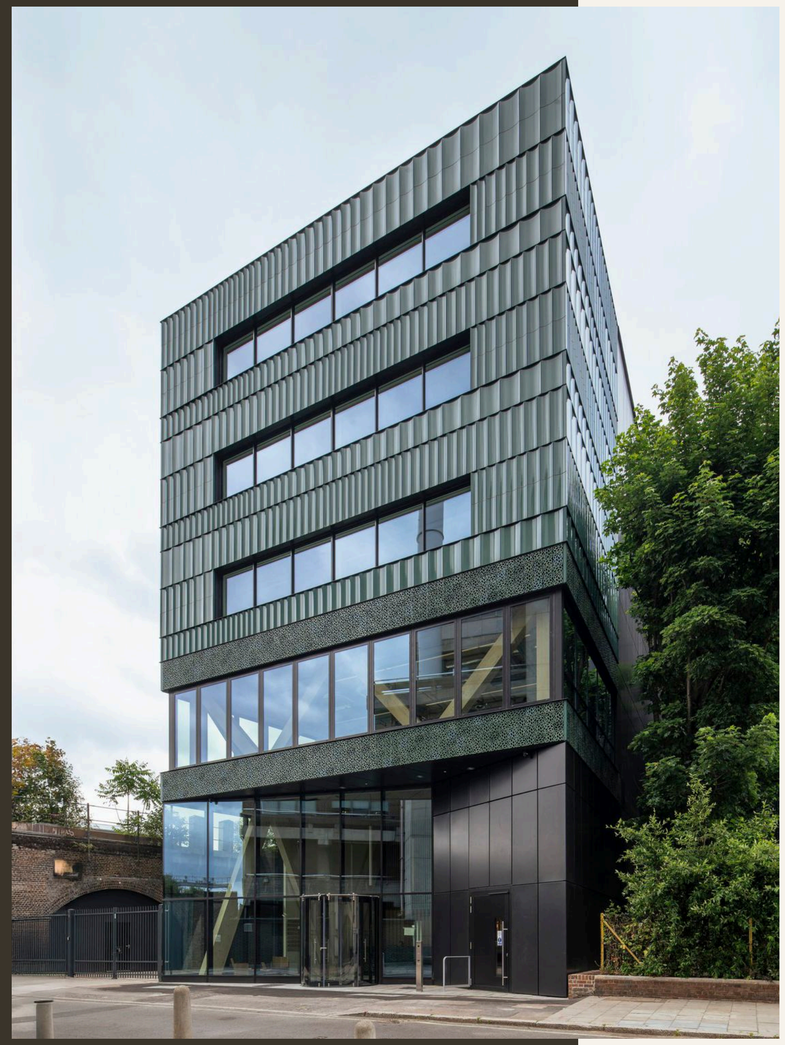
Exposed timber features throughout

SITS IN LONDON'S GREEN CORRIDOR

In the heart of SE11

PARADISE SE11

THE BAR



The right building for your business.

Paradise isn't just the right thing to do.
It's the right business decision.

TALENT

Old Paradise Gardens on your doorstep, SE11's independent scene, a workspace people want to come to. The kind of building that makes your team want to be in the office.

PRODUCTIVITY

Natural materials reduce stress and sharpen thinking. At Paradise, that's not a design detail, it's the structure.

OPERATIONAL COSTS

Operational energy beating the UKGBC target by 19.2%. Lower bills, lower running costs, built for the long term.

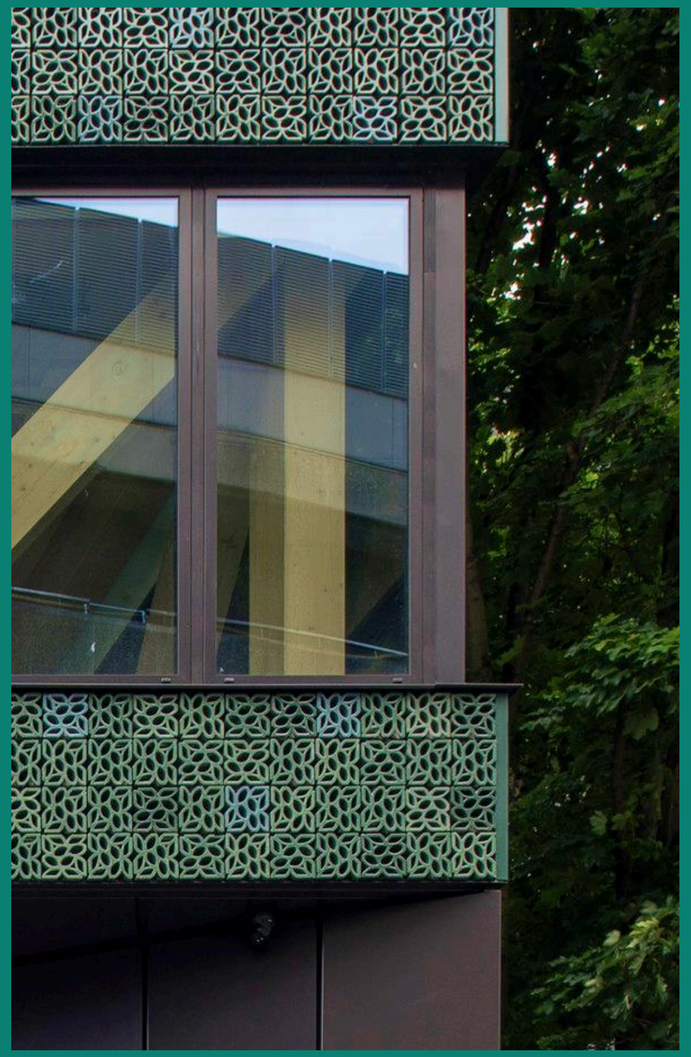
ESG STRATEGY

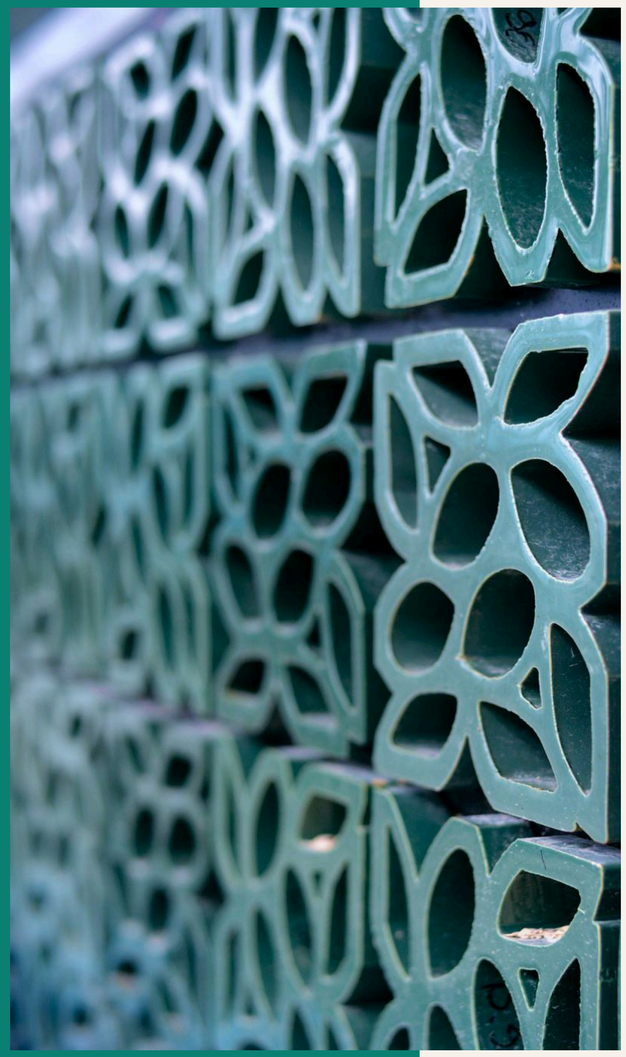
31% better than the GLA 2030 target. Verified, reportable, straight into your ESG reporting.

WHERE TIMBER MEETS TOMORROW

BY DESIGN

DIFFERENT





Grown from
the outside in.



Terracotta facade co-designed with pupils from Oasis Academy, rooted in the area's Royal Doulton heritage. Self-cleaning, demountable, built to last over 200 years.

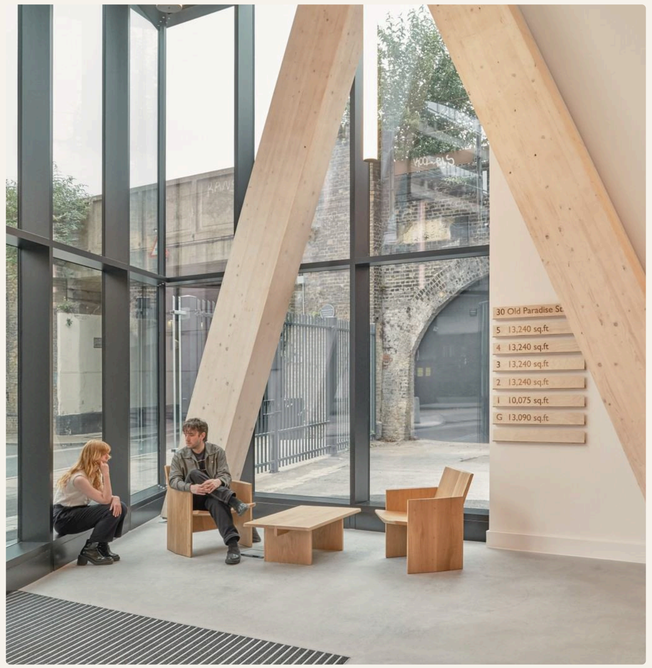


Terracotta tiles repurposed in kitchen area of fitted office space

STEP INSIDE AND GROW

Entrance & ground floor lounge

Open and collaborative where you need it, quiet and focused where you don’t. The ground floor lounge sets the tone: exposed timber features, natural light, a space that works as hard before 9am as it does at 6pm.







Every detail considered. Nothing unnecessary.

END OF COMMUTE

- 99 cycle spaces + 14 external
- 9 showers: 4 male / 4 female / 1 all-access
- 102 lockers + bespoke timber benches

RECEPTION AND COMMUNAL

- Ground floor reception lounge and breakout space

CONNECTIVITY

- 10Gbps bandwidth: two telecoms providers
- Super-fast Wi-Fi throughout common areas (24–300Mbps)

BUILDING SYSTEMS

- 3 passenger lifts, less than 25-second peak waiting time
- LED lighting throughout: presence-controlled, 400 lux to office areas
- Mixed mode ventilation: openable windows linked to real-time air quality sensors
- VRF aero-thermal heat pump systems

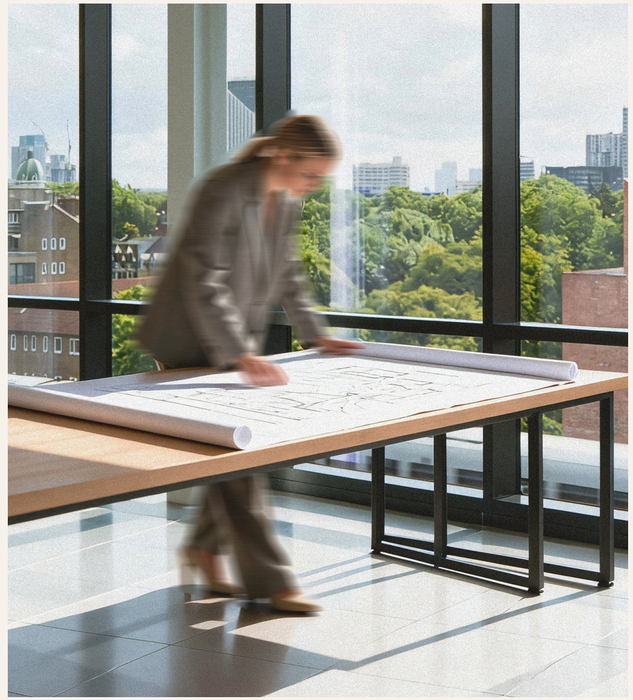
Indicative Breakout Space

WHERE WORK LOOKS UP

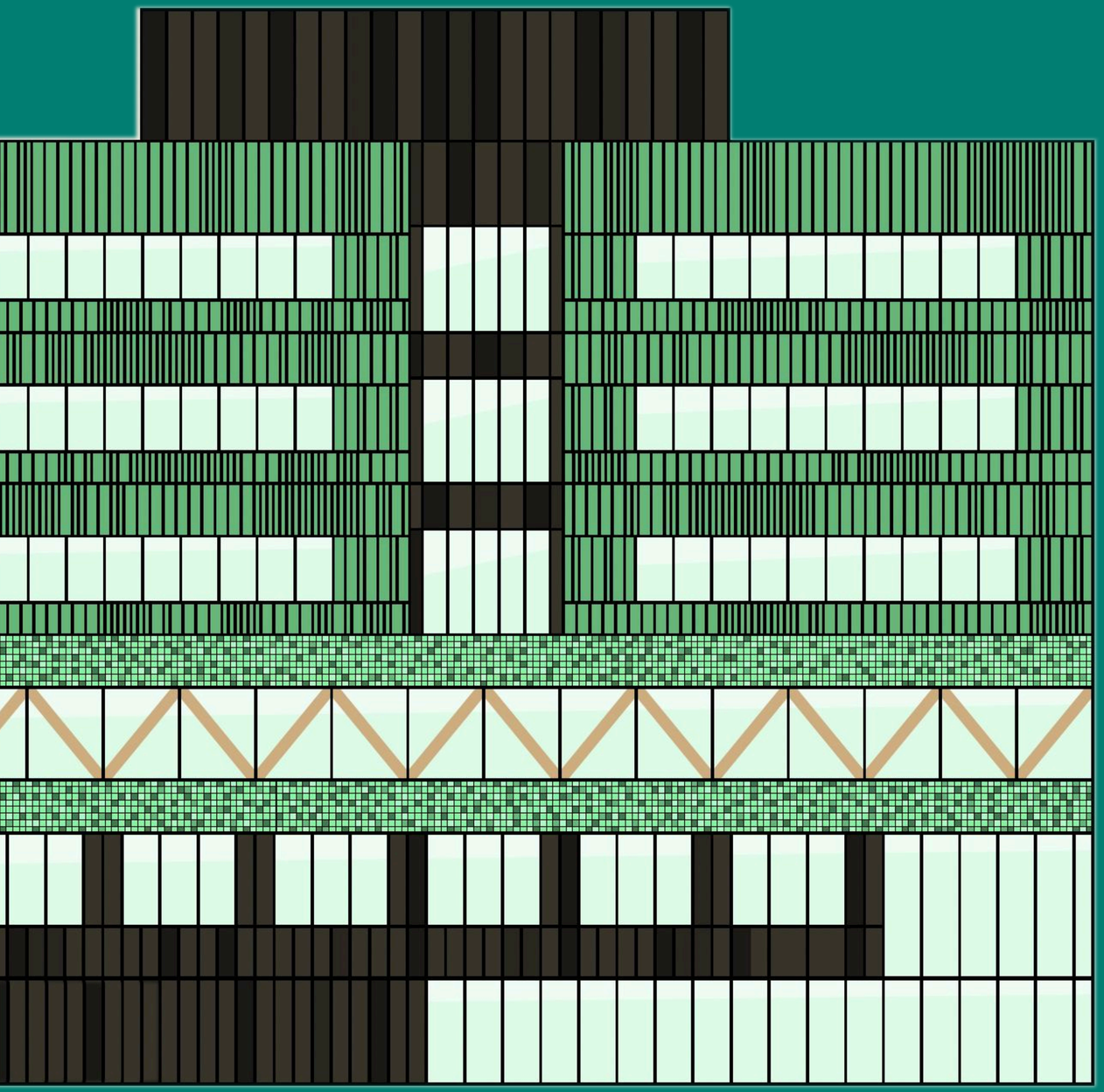


Upper floors

Every floor benefits from soaring ceiling heights, exposed timber interiors, raised access floors and natural light from windows that open directly onto Old Paradise Gardens and the greenery beyond.



Office space fitted



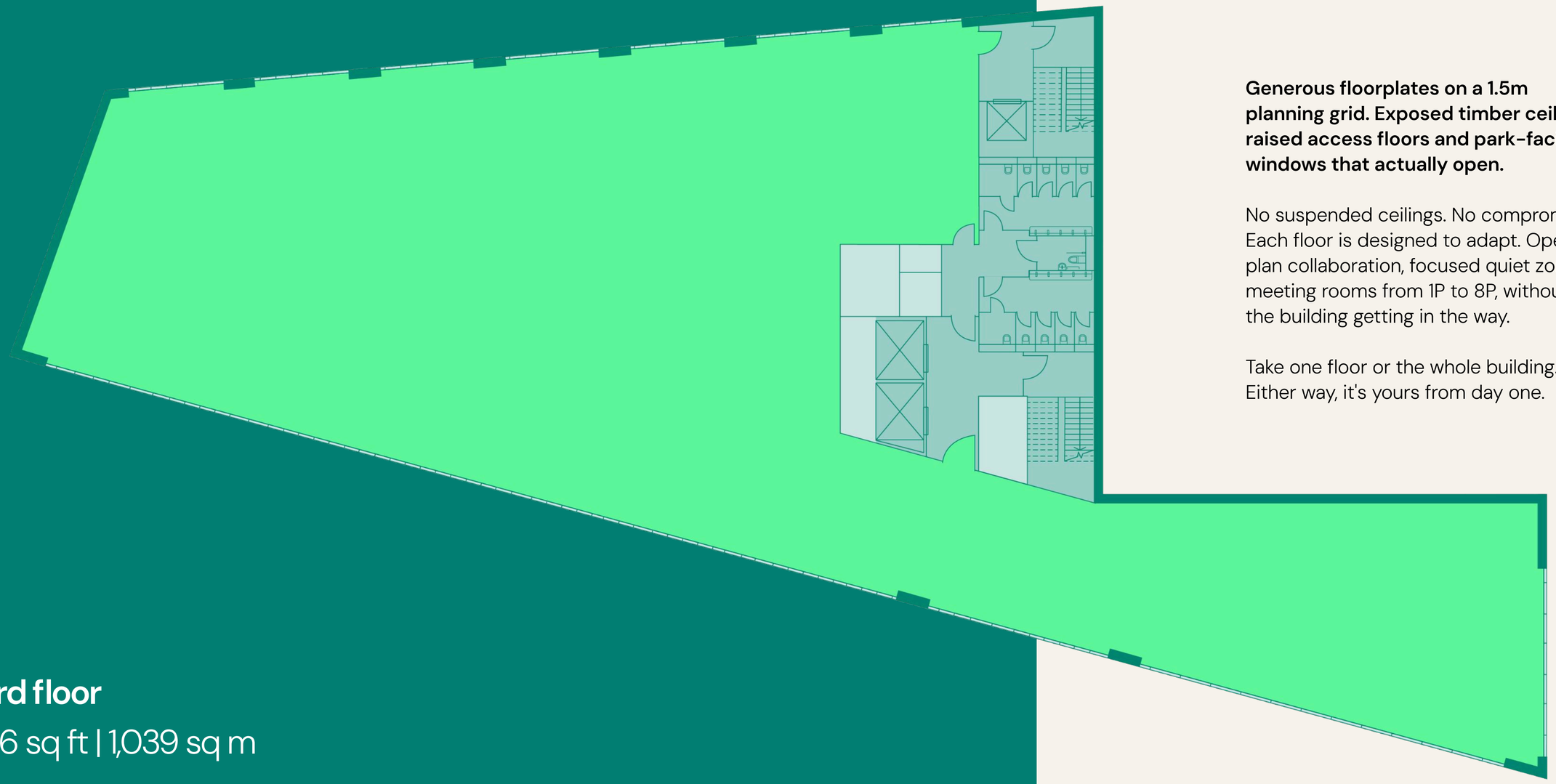
BUILDING **AVAILABILITY**

Six floors. 63,250 sq ft of truly sustainable workspace. Yours to choose, available now.

Floor	Use	NIA (sq ft)
B	WCs/Changing facilities	
G	Reception/Lounge/Cycle store	2,336
G	Office	6,514
01	beyond Paradise: Flex offering	10,035
02	Office	10,808
03	Office	11,186
04	Office	11,186
05	Office	11,186
	Total size	**63,250 sq ft**

All areas subject to verification on completion. Layouts are indicative only.

TYPICAL
UPPER FLOORPLAN



Third floor

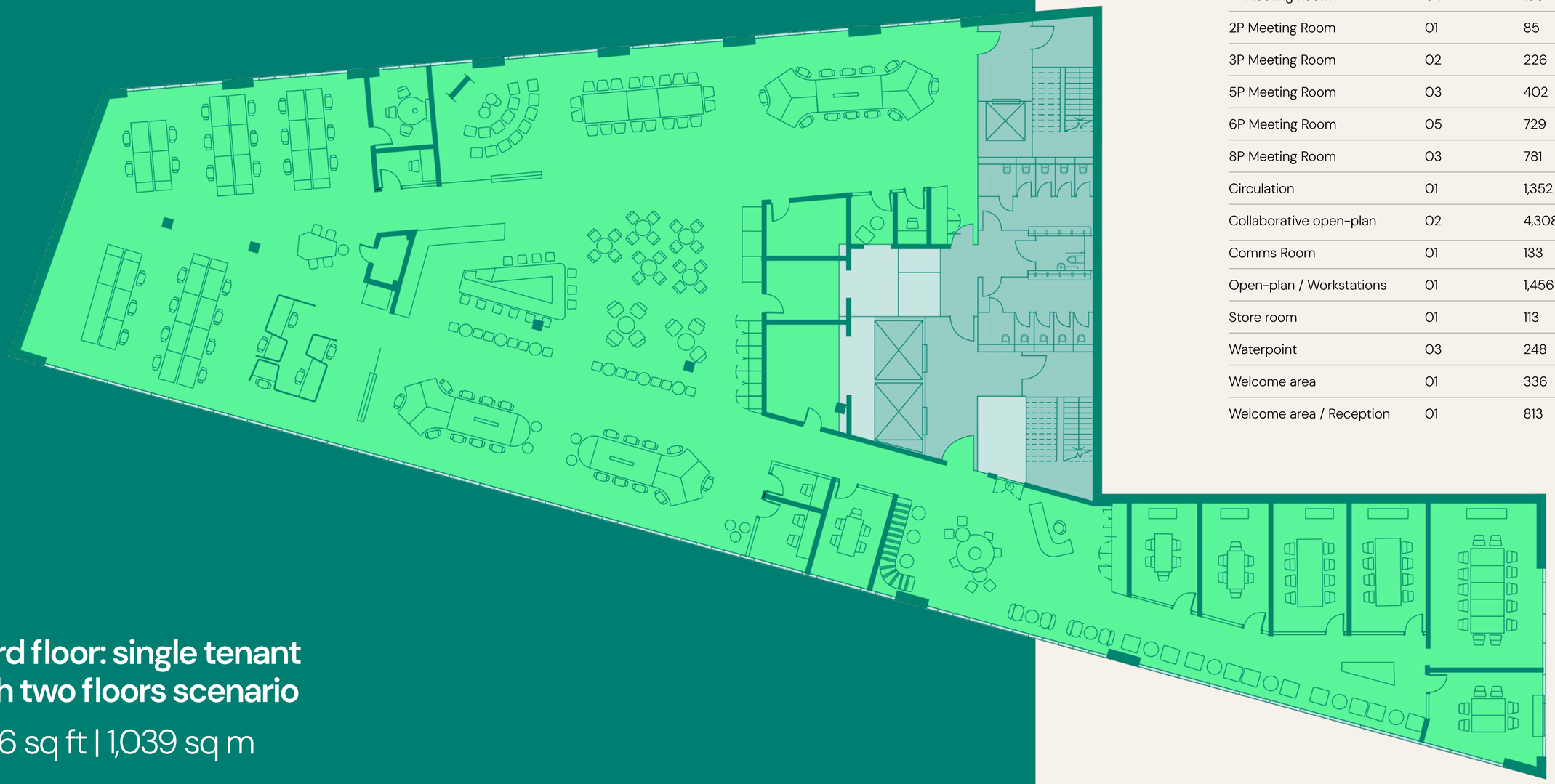
11,186 sq ft | 1,039 sq m

Generous floorplates on a 1.5m planning grid. Exposed timber ceilings, raised access floors and park-facing windows that actually open.

No suspended ceilings. No compromise. Each floor is designed to adapt. Open-plan collaboration, focused quiet zones, meeting rooms from 1P to 8P, without the building getting in the way.

Take one floor or the whole building. Either way, it's yours from day one.

INDICATIVE
LAYOUT PLAN



Third floor: single tenant with two floors scenario

11,186 sq ft | 1,039 sq m

Name	Quantity	Area (ft² approx.)
1P Meeting Room	04	195
2P Meeting Room	01	85
3P Meeting Room	02	226
5P Meeting Room	03	402
6P Meeting Room	05	729
8P Meeting Room	03	781
Circulation	01	1,352
Collaborative open-plan	02	4,308
Comms Room	01	133
Open-plan / Workstations	01	1,456
Store room	01	113
Waterpoint	03	248
Welcome area	01	336
Welcome area / Reception	01	813

Office space fitted

BEYOND
PARADISE

Paradise isn't waiting to be discovered.

In partnership with infinitSpace, the flexible workspace specialists behind some of London's most compelling co-working environments, a floor at Paradise SE11 is being activated as beyond Paradise, their fully managed flexible workspace. Private offices, fixed desks and co-working, available from day one.

Paradise occupiers can also unlock access to the full beyond Paradise amenity offer, subject to approval, giving businesses of any size the benefits of a fully serviced environment from day one.

Whether you need one desk or one floor, Paradise has a way in. beyond Paradise is coming soon. Get in touch to register your interest.



First Floor

Office space fitted

The benefits of **beyond Paradise**

FLEXIBLE FROM DAY ONE

Private offices, fixed desks and co-working at any scale

FULLY MANAGED

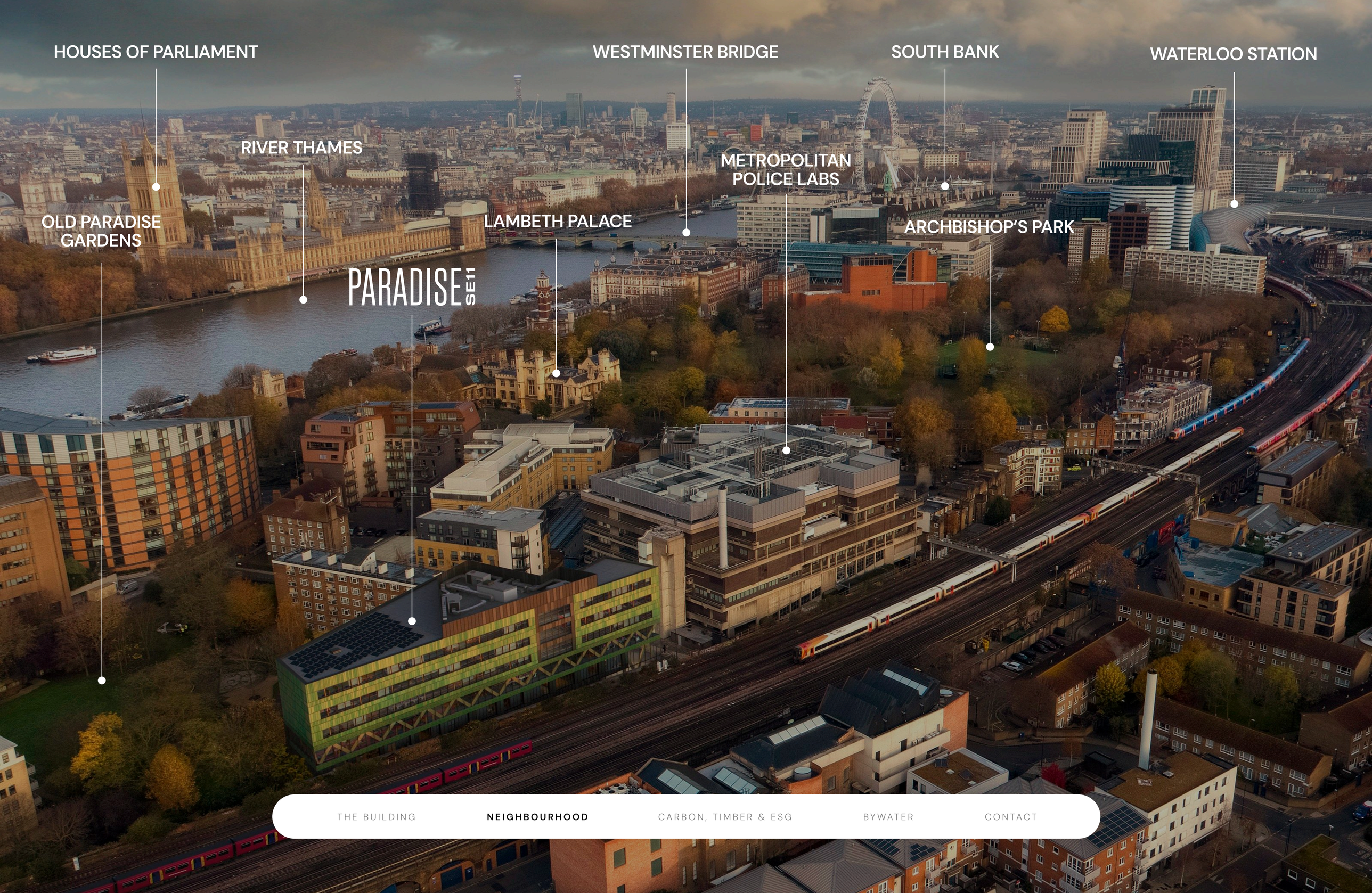
infinitSpace handles the day-to-day

COMMUNITY-DRIVEN

Member events and shared spaces that foster connection

BEST IN CLASS TECH

Workspace app for smart access and room booking

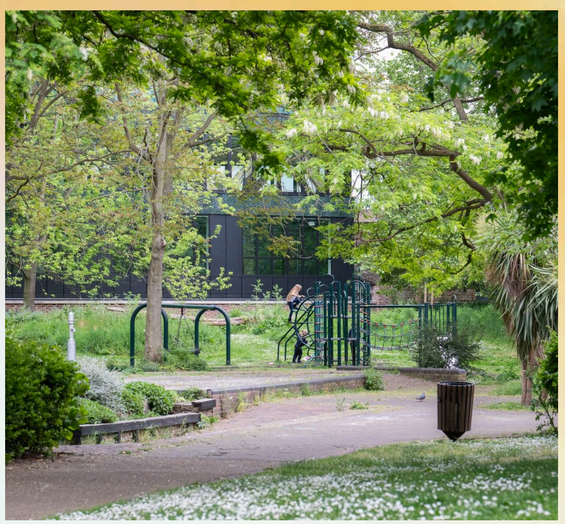

HOUSES OF PARLIAMENT
RIVER THAMES
OLD PARADISE GARDENS
PARADISE SE11
LAMBETH PALACE
WESTMINSTER BRIDGE
METROPOLITAN POLICE LABS
SOUTH BANK
ARCHBISHOP'S PARK
WATERLOO STATION



The Jolly Gardeners Pub 5 min walk



Ōsōji Coffee 6 min walk



Old Paradise Gardens 1 min walk

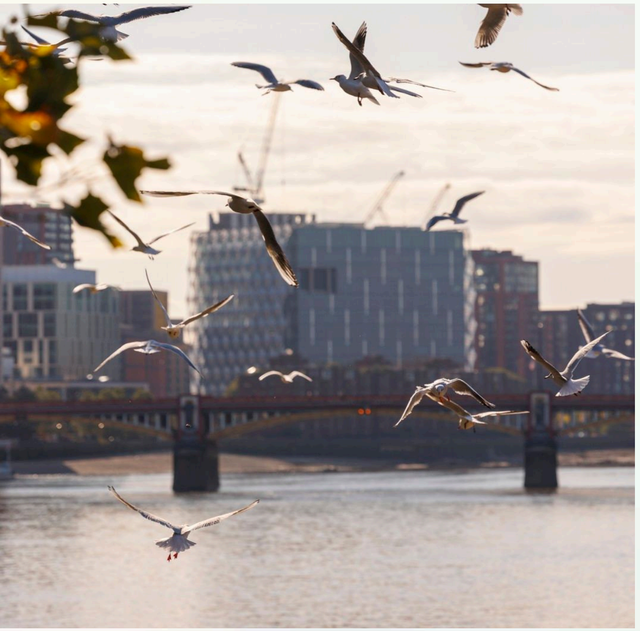


WHY **SE11?**

Most postcodes locate you. SE11 defines you.

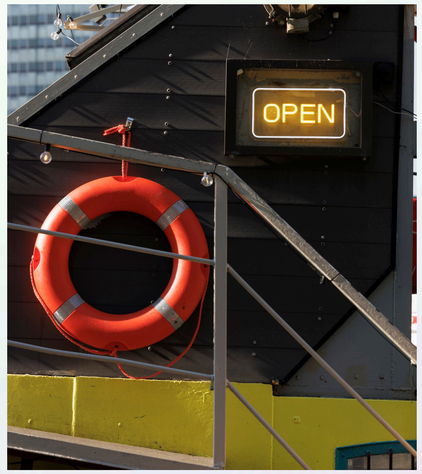
Old Paradise Gardens on your doorstep.
Independent cafés, local pubs, gallery spaces
and a neighbourhood that chose character over
corporate — all within minutes.

This isn't a location you settle for.
It's one you choose.



Albert Embankment 4 min walk





Tamesis Dock Bar 7 min walk

Thameside Walk 7 min walk



LAMBETH HAS CHARACTER

5-minute walk

Ōsōji Coffee [01]
Old Paradise Gardens [02]
The Jolly Gardeners [03]
Beaconsfield Contemporary Art [04]
Foundry Gym Vauxhall [05]
Newport Street Gallery [06]

8-minute walk

Rise and Dine Cafe [07]
The Windmill Pub [08]
Solo60 Vauxhall [09]
Cabinet Gallery [10]
Vauxhall Pleasure Gardens [11]

10-minute walk

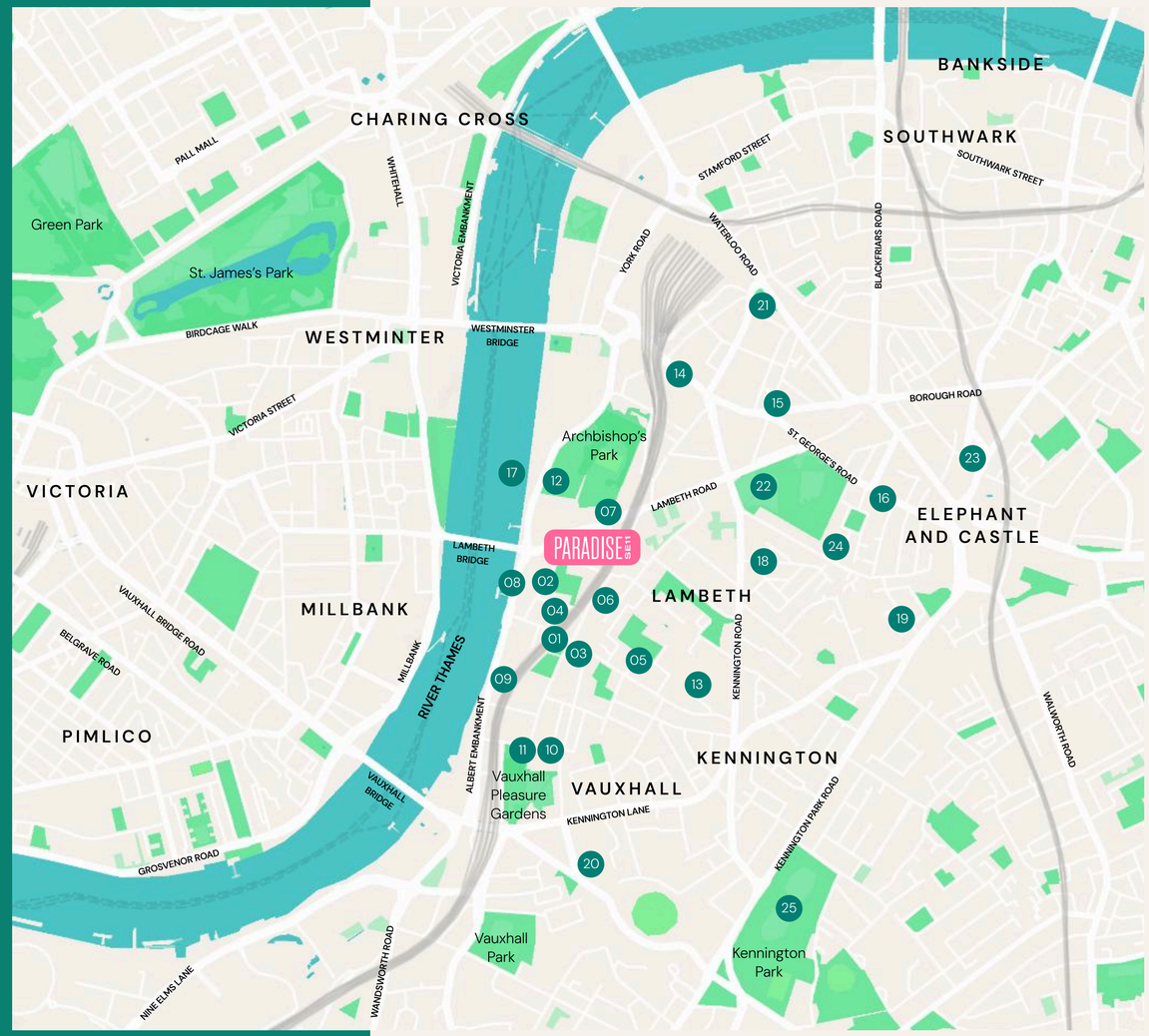
The Garden Cafe [12]
The Black Prince [13]
Getters Fitness [14]
Morley Gallery [15]
West Square Gardens [16]

12-minute walk

Riverside Cafe [17]
The Ship [18]
Snap Fitness E&C [19]
Omaka Gallery [20]
Waterloo Millennium Green [21]

15-minute walk

The Tankard Kennington [22]
UN1T Southwark [23]
Art First [24]
Kennington Park [25]



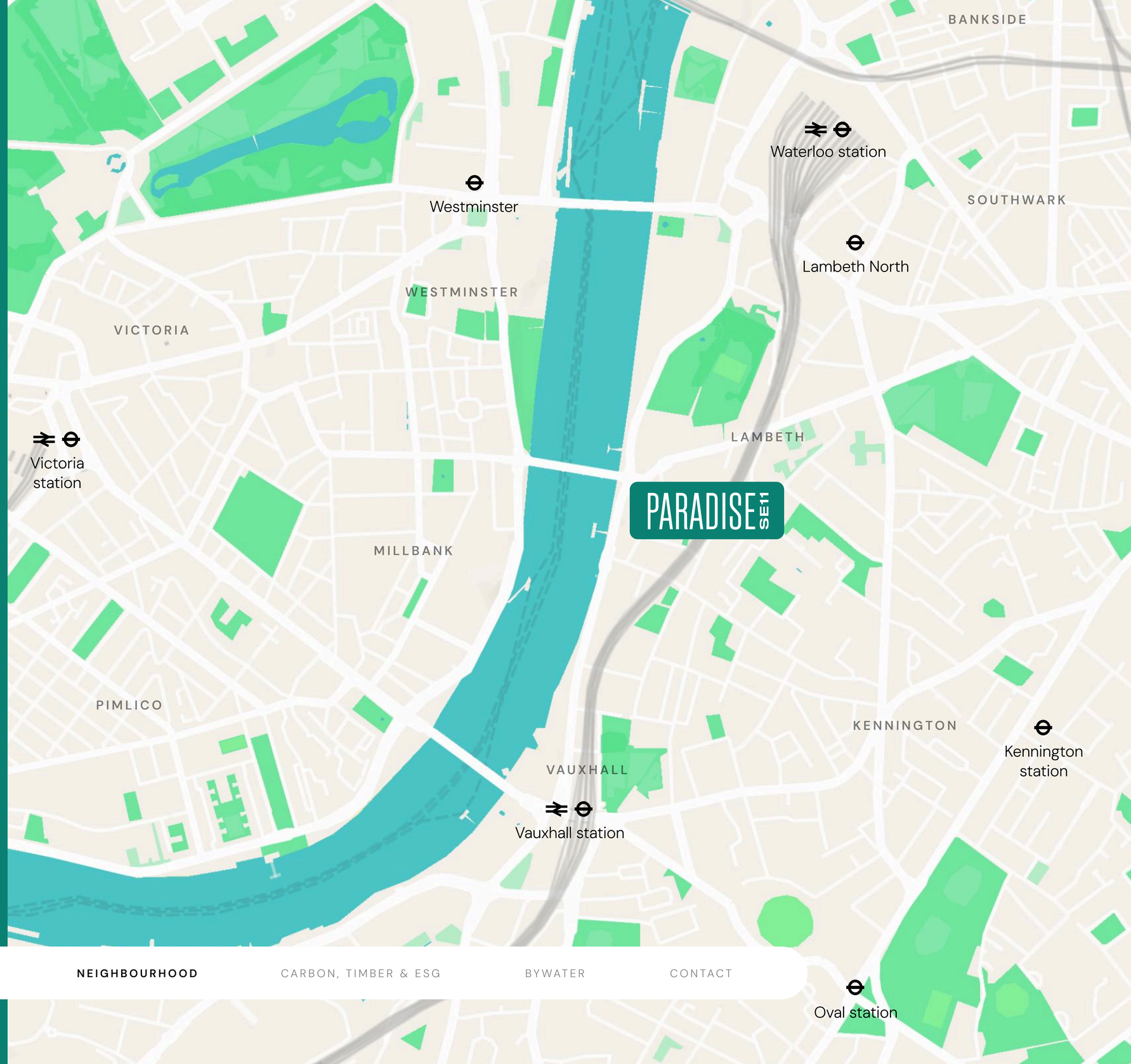
WALK OUT.
GO ANYWHERE.

**Five stations each within 15 minutes on foot.
Westminster, The City, The West End and
Kings Cross all within 20 mins travel time.**

CONNECTED TO EVERYWHERE

Lambeth North station	10 min walk | 4 min cycle
Vauxhall station	12 min walk | 4 min cycle
Kennington station	12 min walk | 5 min cycle
Oval station	15 min walk | 6 min cycle
Waterloo station	15 min walk | 6 min cycle

ROOTED TO SOMEWHERE



IMMERSE11

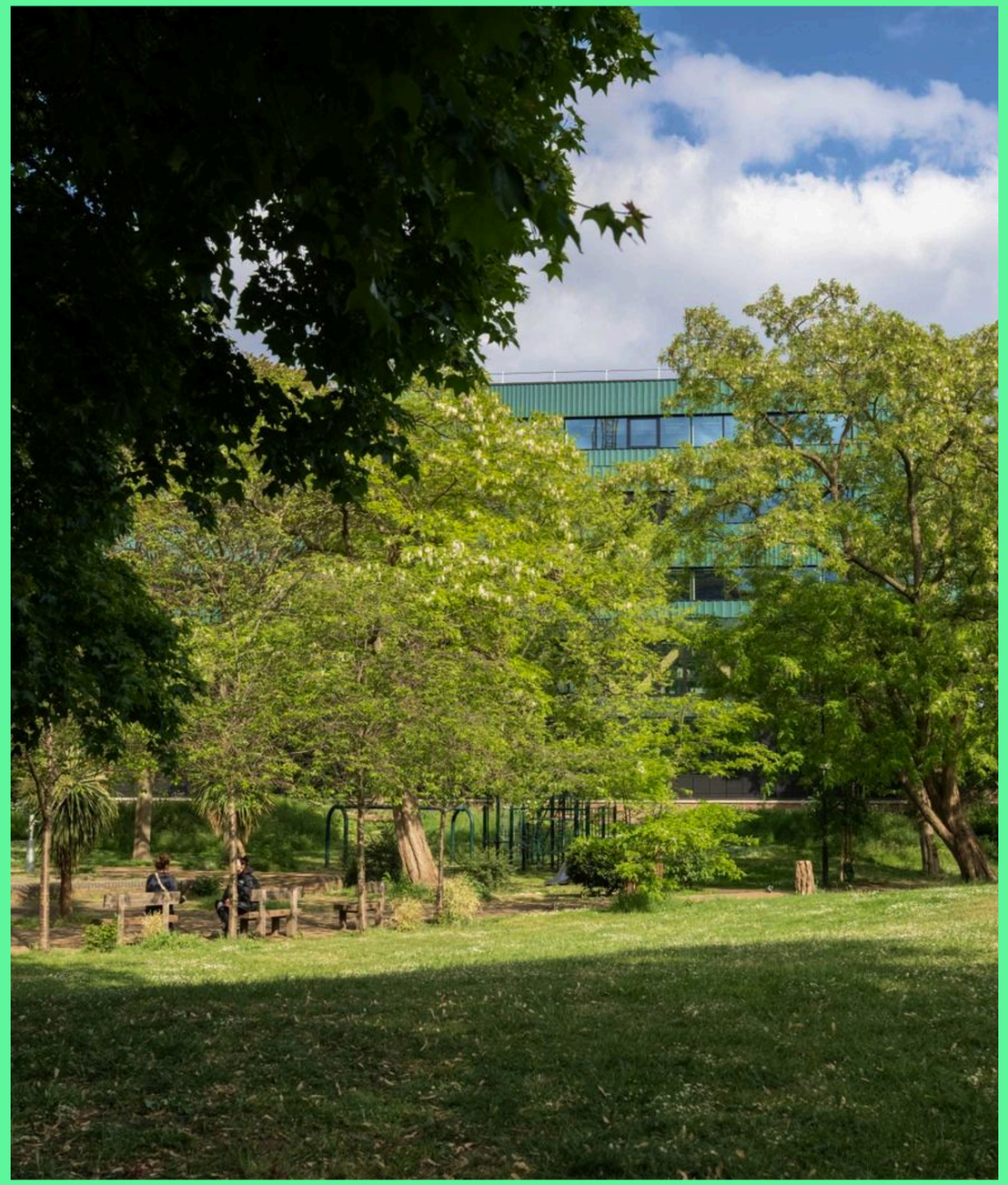




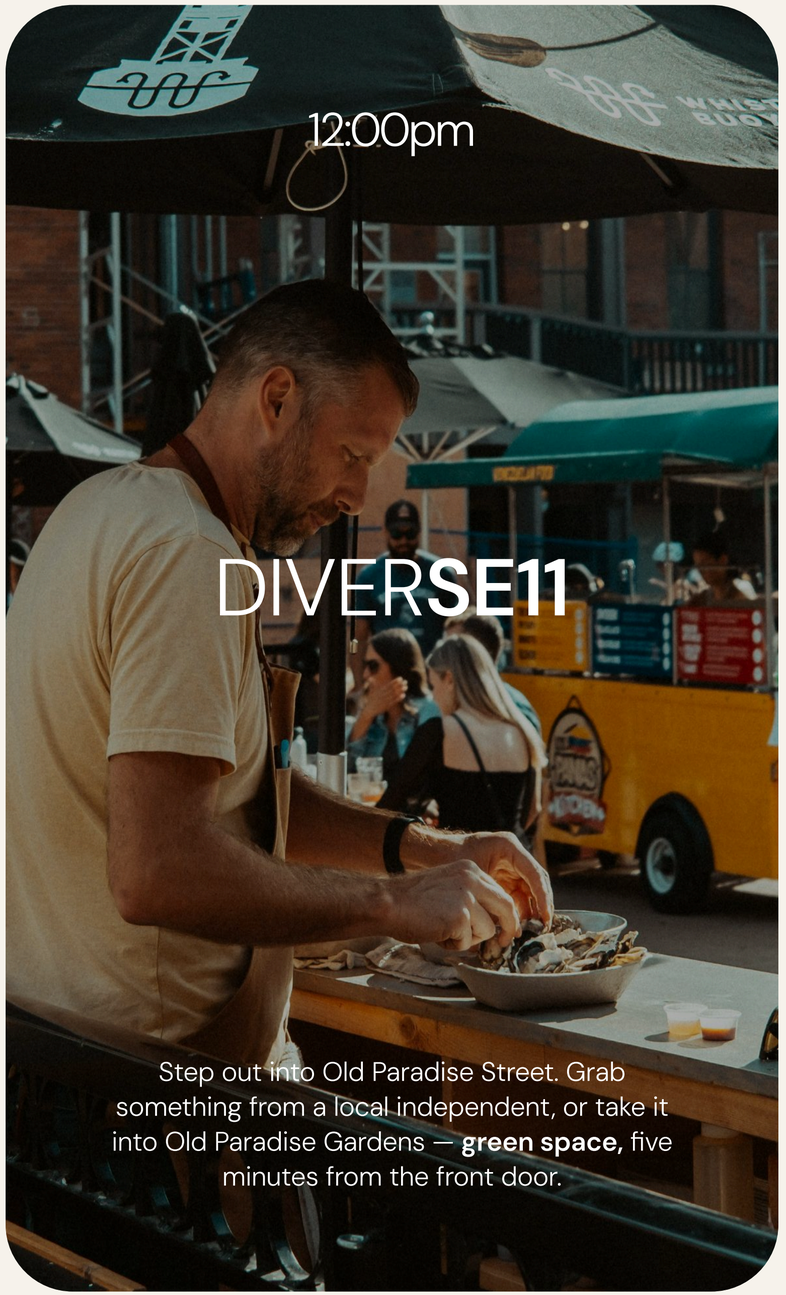
Step outside and you're in London's green corridor.

Kennington Park a short walk away, the Thames Path beyond that. Old Paradise Gardens sits directly on the building's doorstep — windows open to park-facing air, a terrace designed for the days when inside feels like a waste.

IN GREEN




8:00am
CHOOSE11
Cycle in or take the tube to Vauxhall. Stop for a flat white at Ōsōji.
Rack your bike in one of **99 secure spaces,** shower and change, then head upstairs.


12:00pm
DIVERSE11
Step out into Old Paradise Street. Grab something from a local independent, or take it into Old Paradise Gardens — **green space,** five minutes from the front door.


6:00pm
IMMERSE11
Tuesday? An exhibition at Beaconsfield, then dinner at The Jolly Gardeners. Wednesday? Coffee at Ōsōji, then Foundry Gym. Friday? The Windmill is open. Vauxhall Pleasure Gardens is eight minutes away.
SE11 doesn't empty at 6pm. That's the point.

Paradise is
built differently.

THE NUMBERS THAT MATTER

413kgCO_2e/m²

Upfront embodied carbon (vs 600kg GLA target 2030)

Less carbon in the build means a smaller environmental footprint before your team arrives.

491kgCO_2e/m²

Life cycle carbon (vs RIBA 2030 target of 750kg)

Lower whole-life carbon means a building that performs for the long term, not just at handover.

1,884 TONNES

of carbon stopped from being released into the atmosphere

Stored in the timber structure: real, measurable, permanent.

31% BETTER

than the GLA 2030 target.

Paradise isn't meeting the bar.
It's moved it.



105kWh/m²/year

Operational energy, exceeding UKGBC target by 19.2%

Lower energy demand means lower running costs, year after year, and a building that's already performing ahead of where most offices will be in 2030.

FULLY ELECTRIC

No gas on-site

Cleaner to run, simpler to report. Timber reduces occupant stress by up to 11%, cutting absenteeism and lost productivity alongside the energy bill.



Not louder or shinier, but better.

Timber and lightweight materials reduce embodied carbon from the outset, while bringing warmth, tactility and a natural calm that changes the emotional temperature of a workspace.

WiredScore PLATINUM

WIREDSCORE PLATINUM

Achieved

EPC A RATINGS

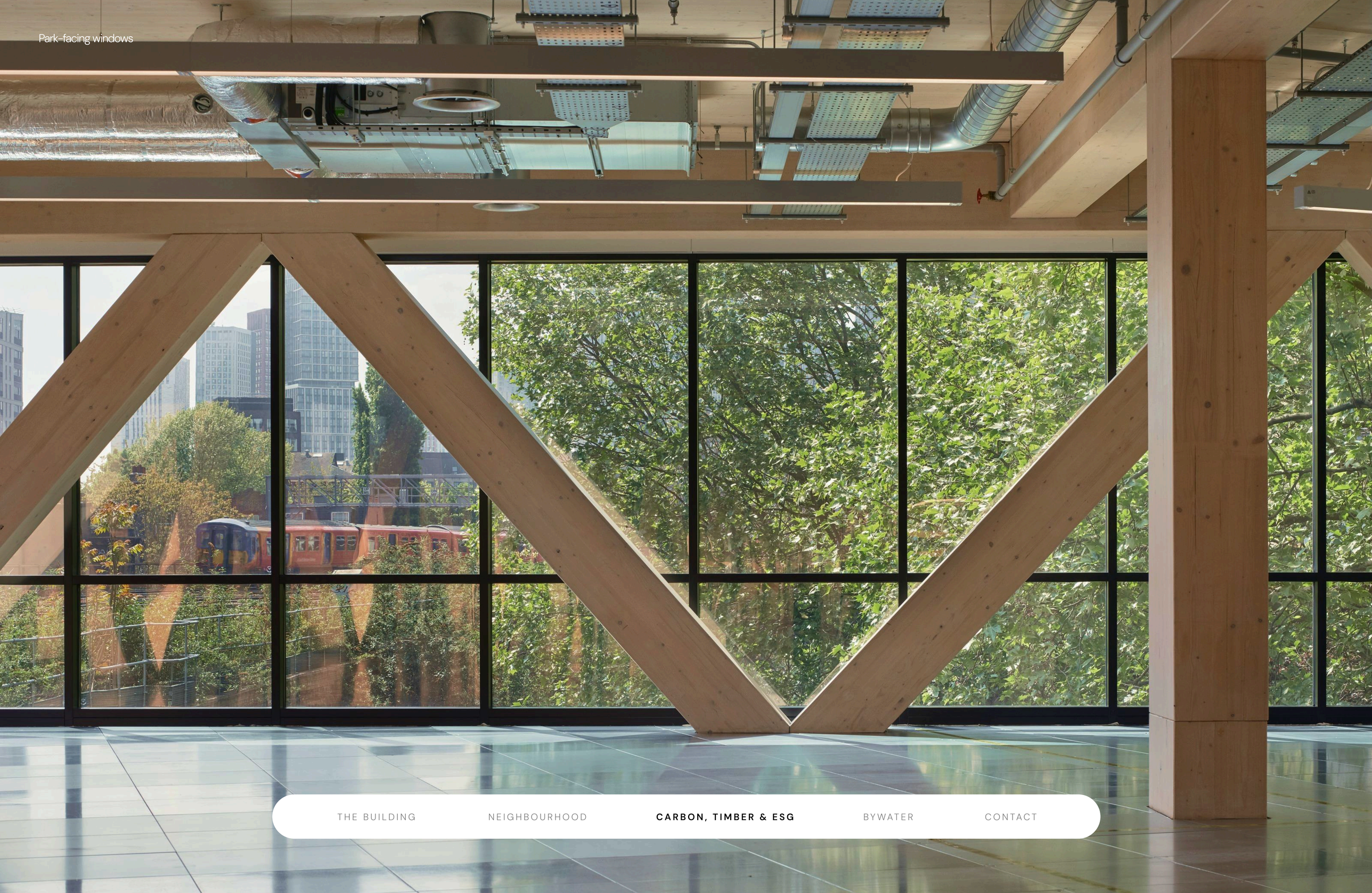
Achieved

BREEAM EXCELLENT

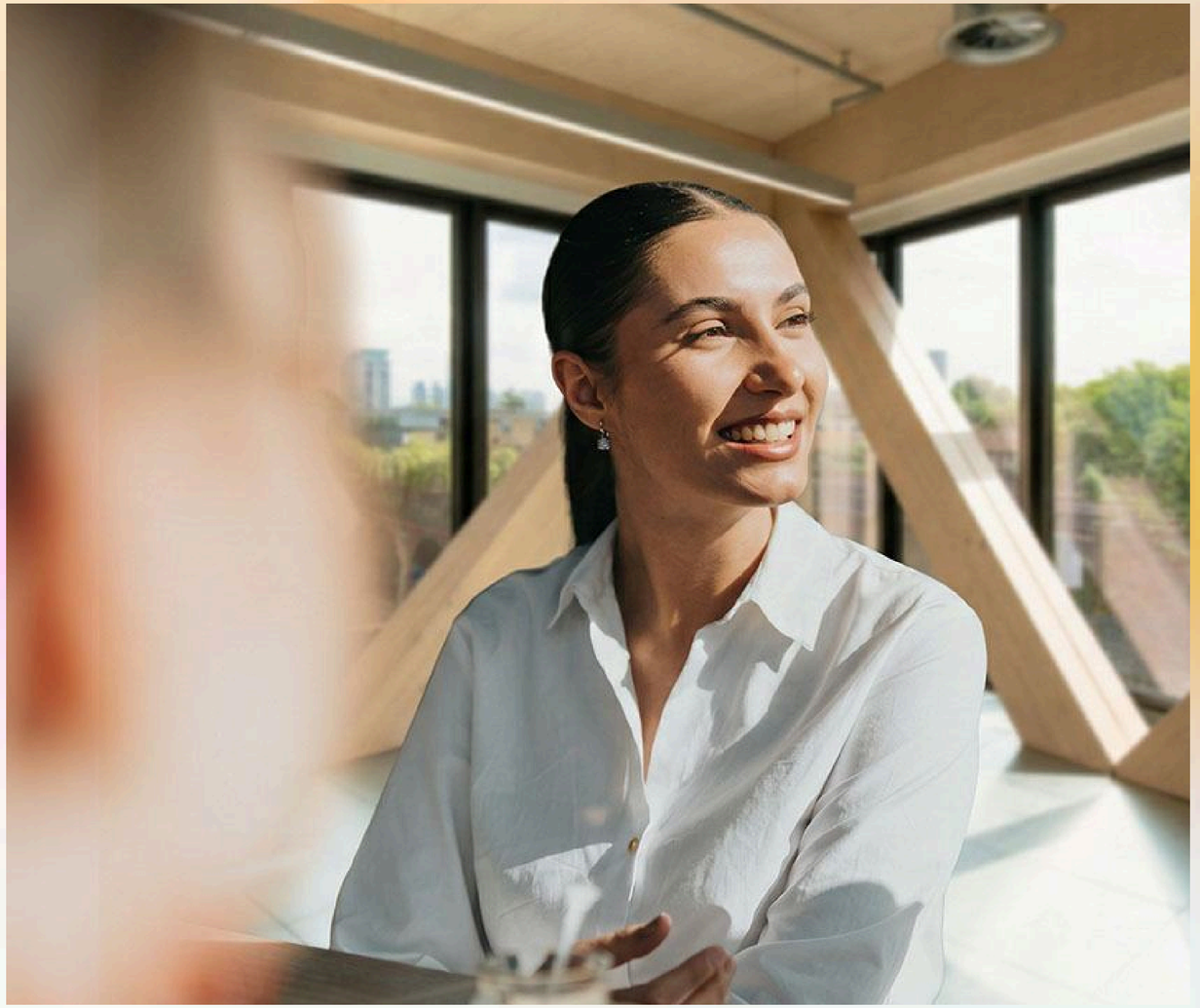
Achieved

WELL GOLD

Achieved


Park-facing windows

BENEFITS OF **TIMBER**



Timber doesn't just look better than concrete. It performs better.

WELLBEING

Natural materials reduce stress and sharpen thinking. Exposed timber features overhead, natural textures at eye level, windows open to park-facing air monitored in real time. The building works as hard as the people inside it.

HEALTHY & EFFICIENT

Timber builds cleaner and quieter. Park-facing windows linked to real-time sensors monitoring ozone and particulates — your team always knows the air they're breathing is good.

RENEWABLE & CIRCULAR

1,884 tonnes of carbon removed from the atmosphere before a single person moves in. Every tree replanted. Every structural element designed to be reused — carbon locked in long after the building's working life is over.

Timber is the most carbon-intelligent choice in construction, and one that creates demonstrably better places to work.

The way we experience a space, through sight, touch, acoustics and scent, shapes how we feel, often before we realise it.

Exposed timber reads as warm, natural and authentic. It softens the room, quiets the air, and sets the nervous system at ease.

That first impression isn't decorative, it's the beginning of a measurable chain reaction. Calmer bodies make sharper minds, and the numbers follow. Paradise is designed so that wellbeing and performance aren't competing priorities, they're the same outcome.

6%

lower heart rate — roughly 8,600 fewer beats a day[1]

10%

lower systolic blood pressure[1]

8–13%

productivity uplift, self-reported by occupants[2]

13%

drop in absenteeism — fewer days lost[3]

10%

less cortisol, the body's primary stress hormone[1]

15%

creativity gains in timber-led workplace studies[4]



[1]Burnard & Kutnar (2015); Fell (2010); Tsunetsugu et al. (2007); Grote et al. (2021); Yin et al. (2018); Whyte et al. 2025. [2]Whyte et al 2025, World GBC 2015. [3]TRADA Study. [4]Human Spaces 2015

BYWATER.
PUTTING THE FUTURE IN PLACE.

Bywater is a pioneering developer focused on driving the adoption of low-carbon development and refurbishment across the UK.

Founded in London in 2006, we address the climate emergency with urgency and intensity, investing in innovation and design to deliver exceptional living and workspace buildings with lasting industry-wide impact.

We stand out as a formidable real estate development partner: fast-growing, entrepreneurial, young, diverse and led by an experienced and dynamic executive team.

Shaped by our four key drivers – Prosperity, Place, People and Planet – we are recognised for our purpose-led projects and our commitment to a more sustainable lived environment.

In the past two years alone, we have completed four low-carbon office refurbishments – in Manchester, London, Glasgow and Belfast – and are currently on-site at Paradise in Lambeth, which is the UK's lowest embodied carbon mass timber office development.

Playing a leadership role in our sector as part of the global Sumitomo Forestry, our business takes a holistic, long-term view of creating social and environmental, as well as financial value.

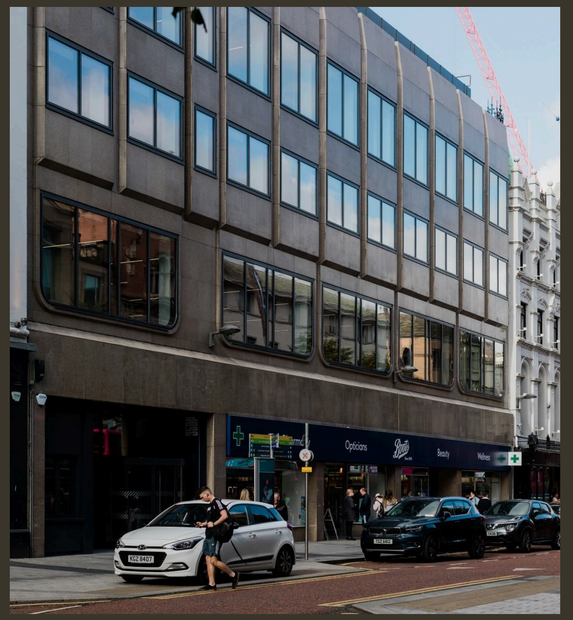
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PARADISE SE11

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Development by

BY WATER

bywater.group

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