

YY LONDON



The new landmark
of London dedicated
to helping our people
and our businesses
feel good. Because
feel good, work great.

Connections

p05

Architecture

p15

Amenities

p29

The Detail

p40



Powerful connections & community



①

Unrivalled London-wide connections

More talent and clients
closer than ever before
with Crossrail

②

The best position on the Wharf

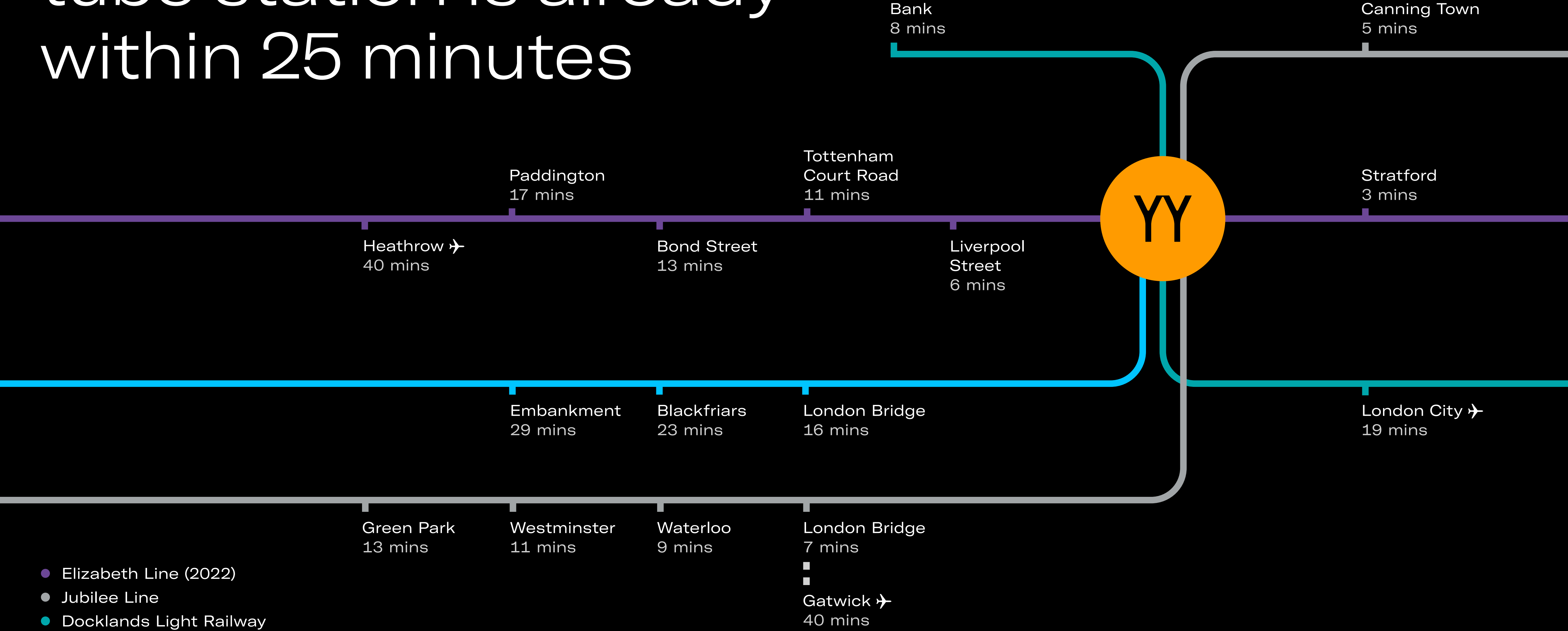
An iconic gateway
welcoming all to
a new Canary Wharf

③

Canary Wharf has changed

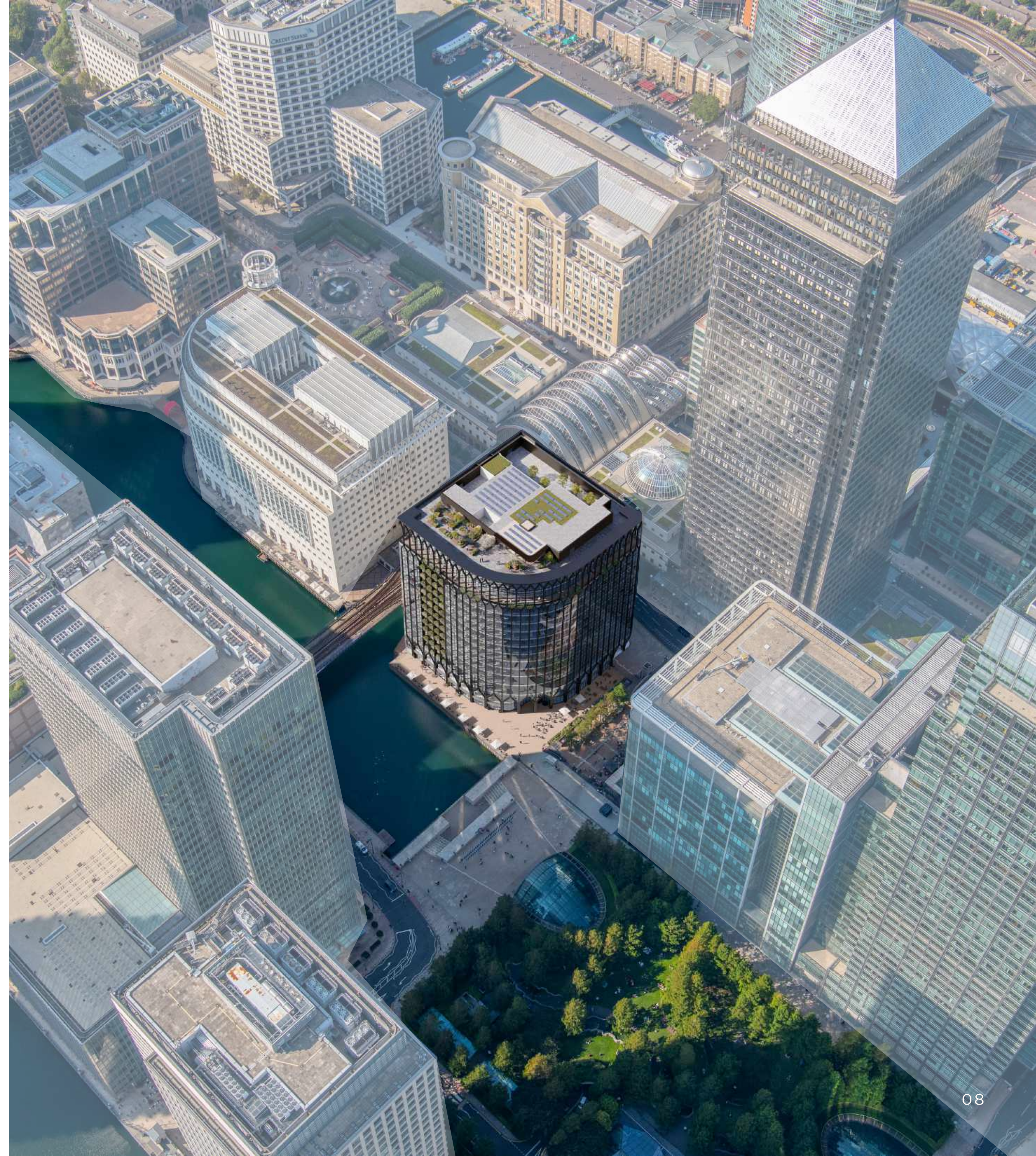
Part of a vibrant,
globally-relevant and
growing community

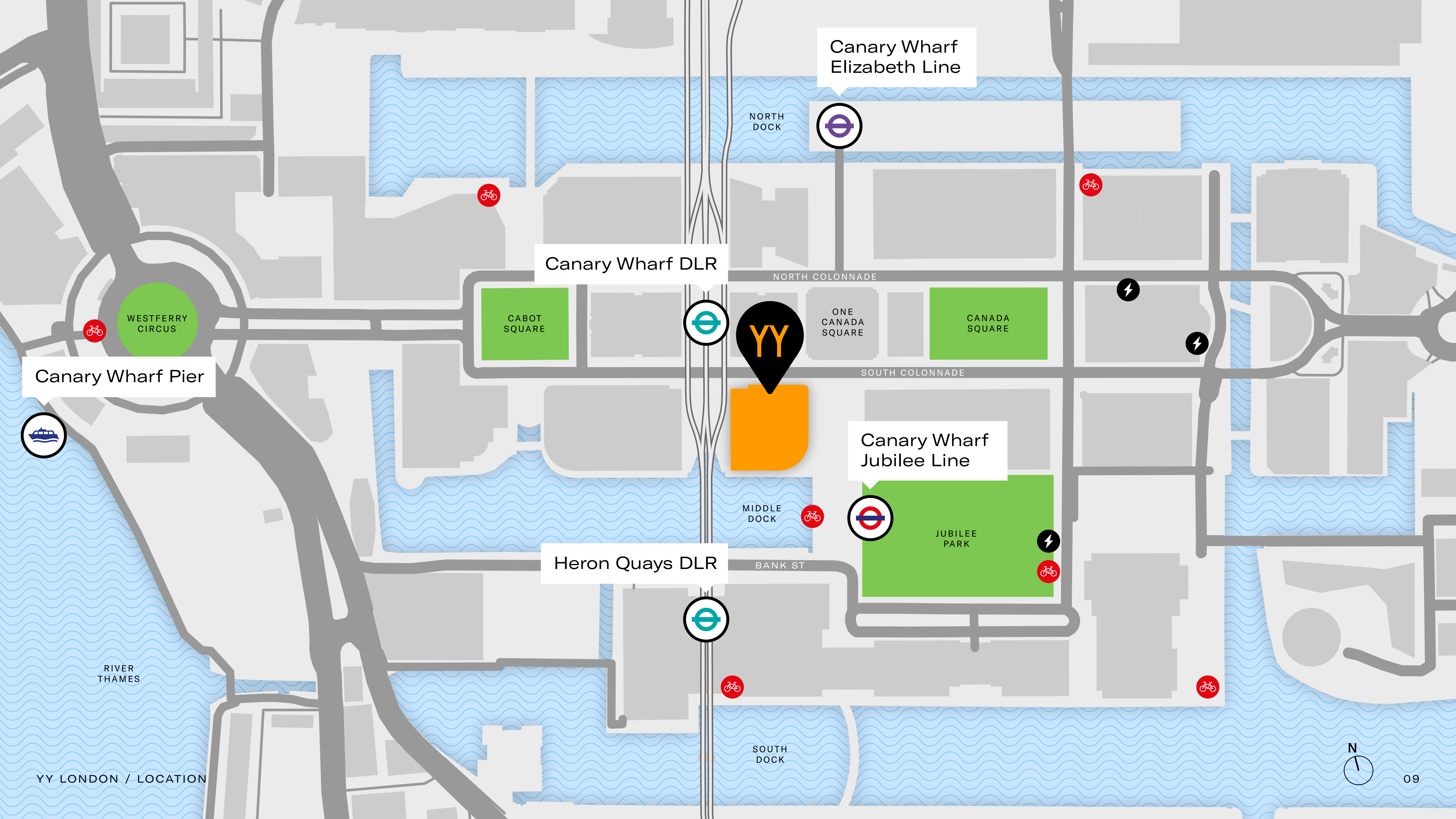
Every central London tube station is already within 25 minutes



- Elizabeth Line (2022)
- Jubilee Line
- Docklands Light Railway
- Thames Clipper 🚢

The **best** position
in Canary Wharf —
the first building you
see as you arrive,
an iconic gateway





Canary Wharf Elizabeth Line

NORTH DOCK

Canary Wharf DLR

NORTH COLONNADE

WESTFERRY CIRCUS

CABOT SQUARE

ONE CANADA SQUARE

CANADA SQUARE

Canary Wharf Pier

SOUTH COLONNADE

Canary Wharf Jubilee Line

MIDDLE DOCK

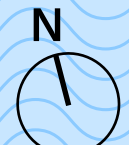
JUBILEE PARK

Heron Quays DLR

BANK ST

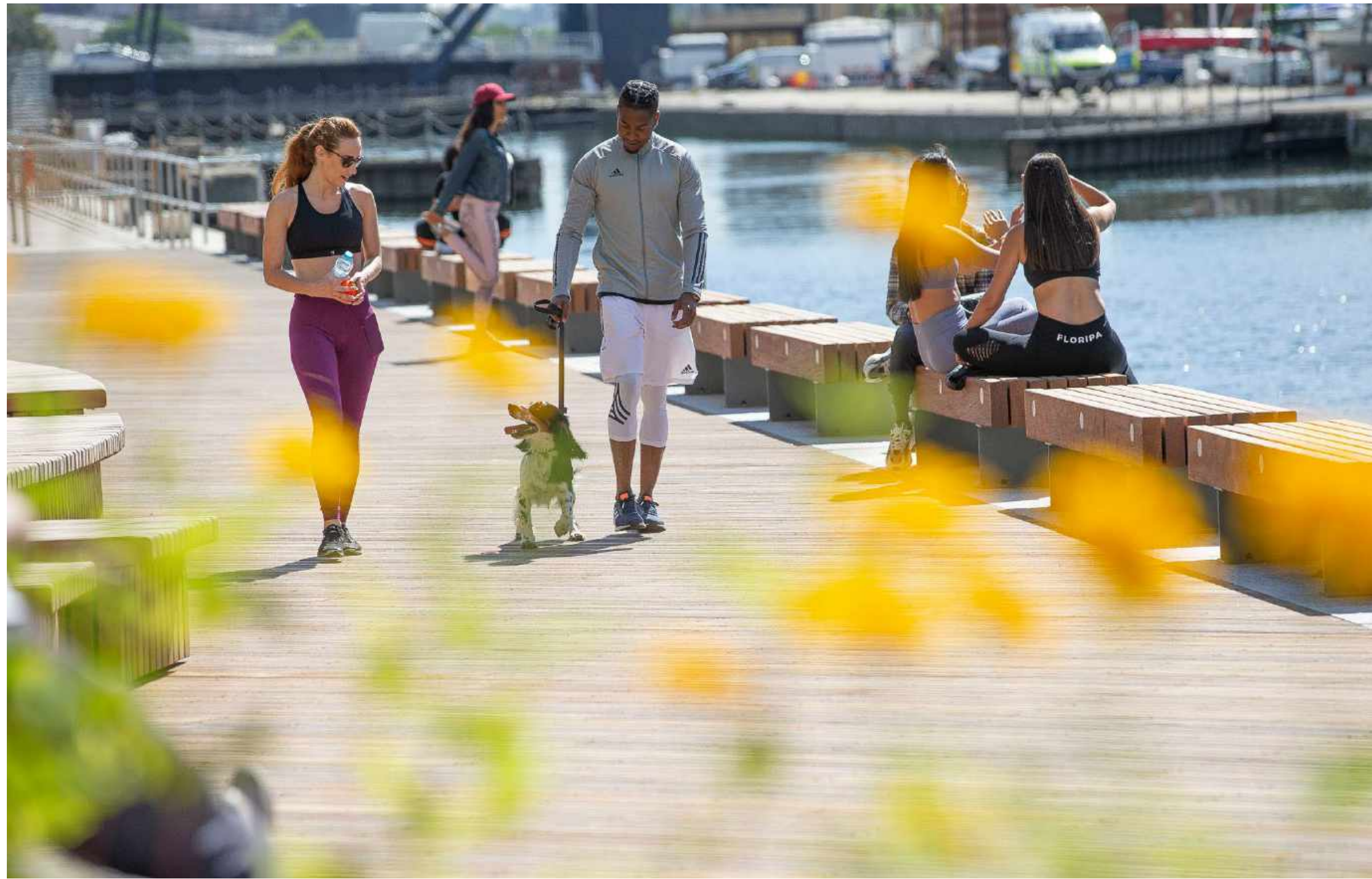
RIVER THAMES

SOUTH DOCK



Canary Wharf
has **changed**:
— A global business
community
— A vibrant
commercial
centre
— A growing
residential area





120k

People working
in Canary Wharf

30

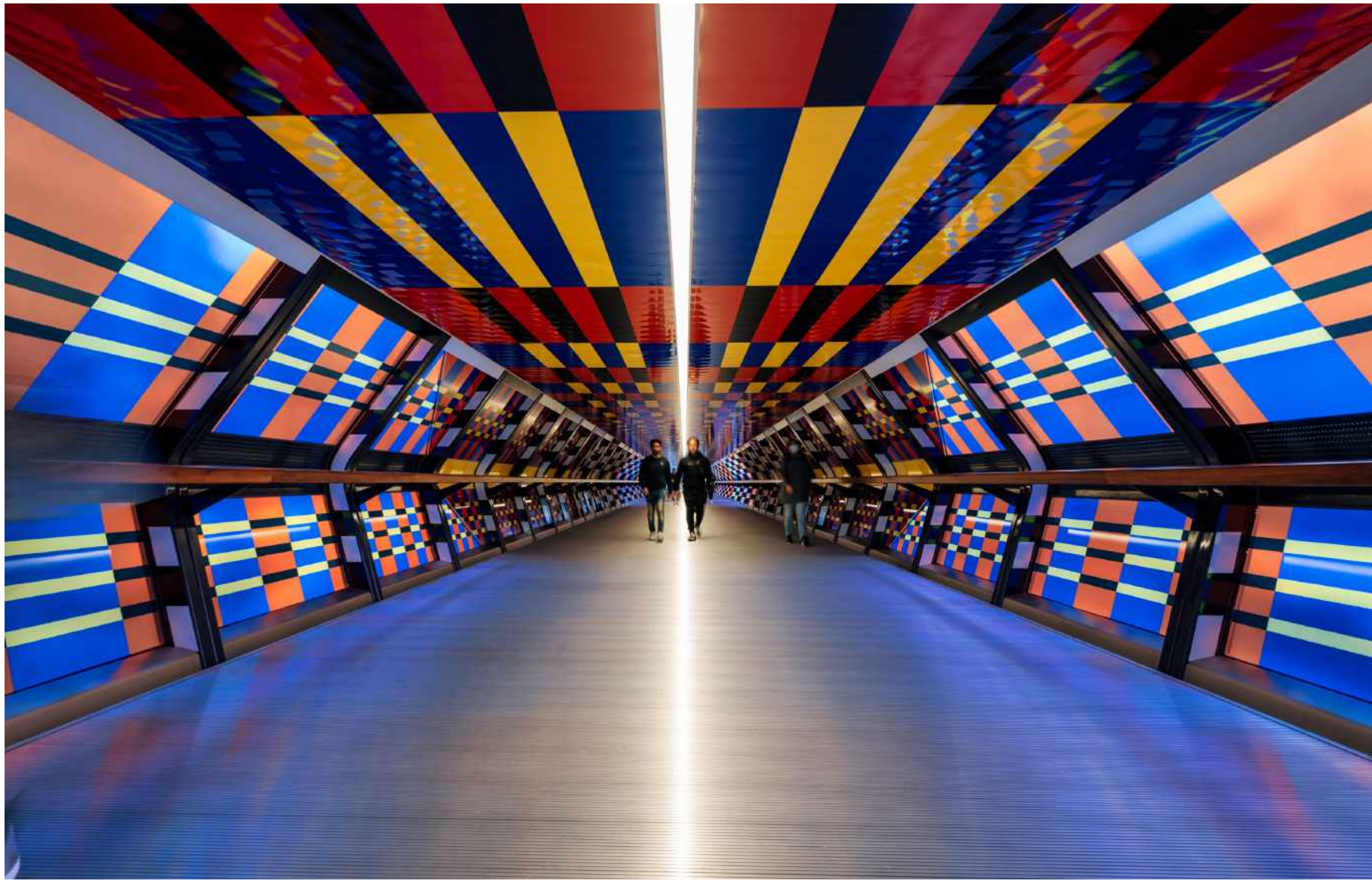
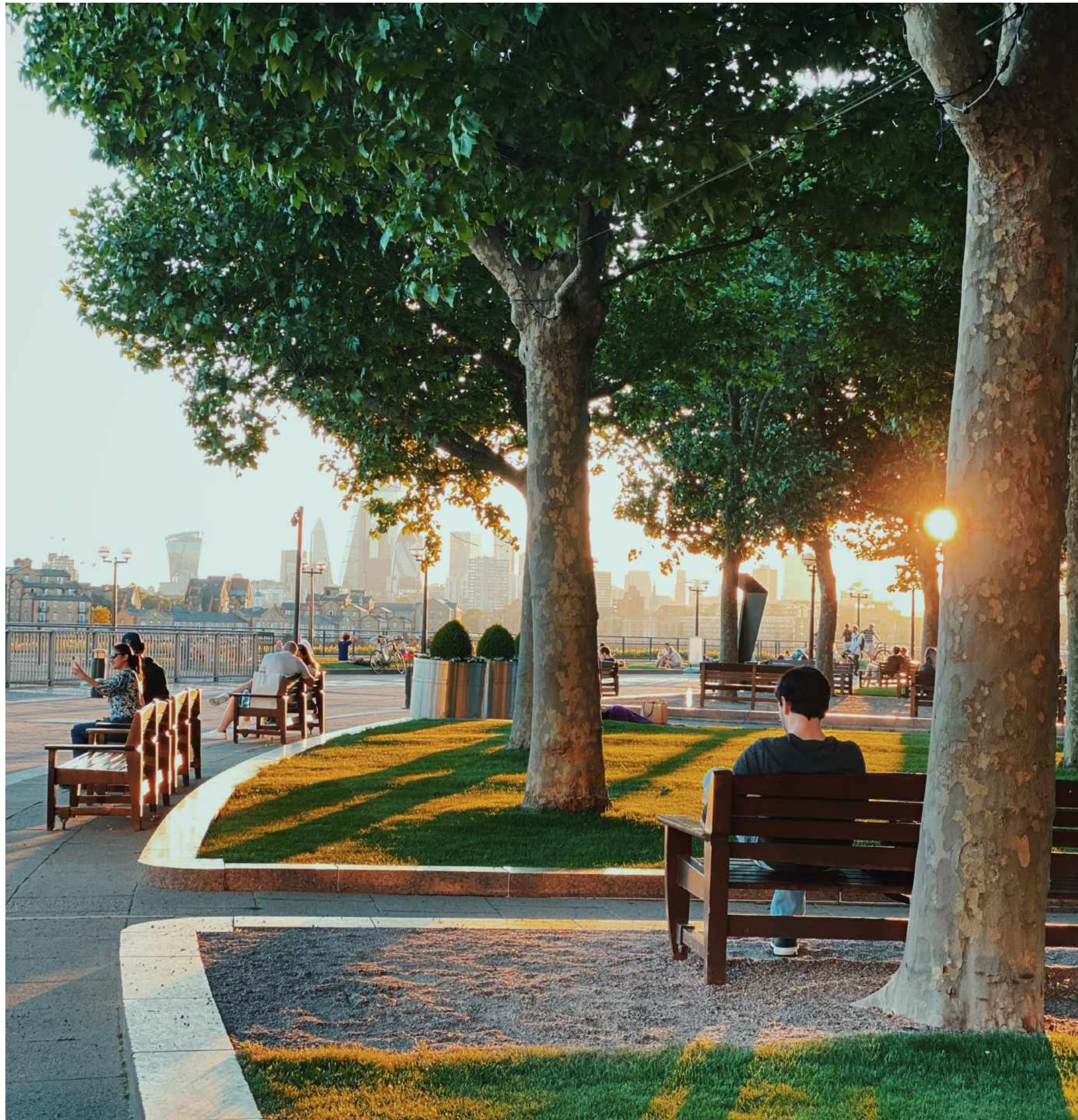
Acres of
green space

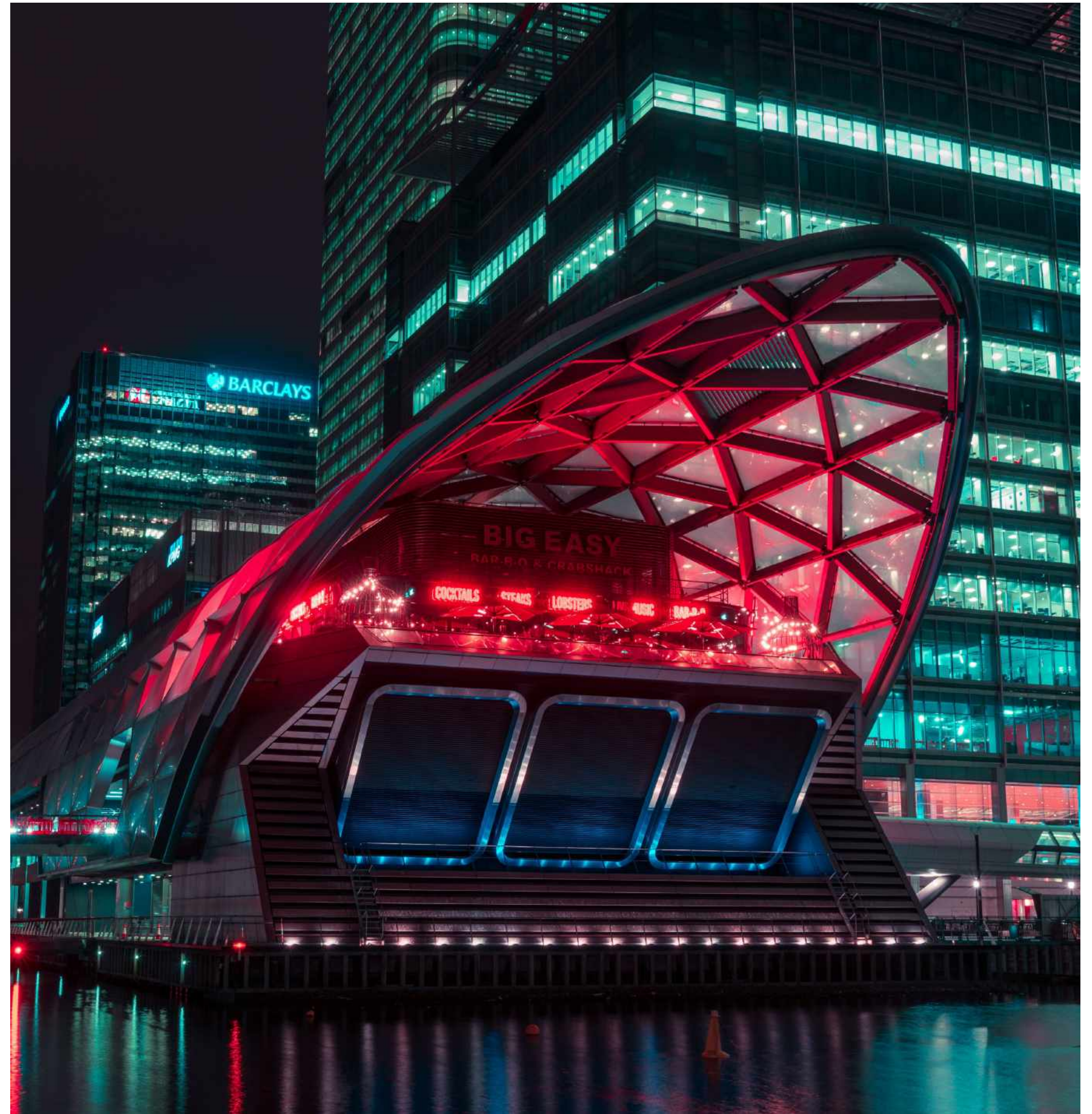
300

Retailers and
restaurants

4.5k

New
homes







Beautiful, inspirational architecture



Designed by
Buckley Gray Yeoman

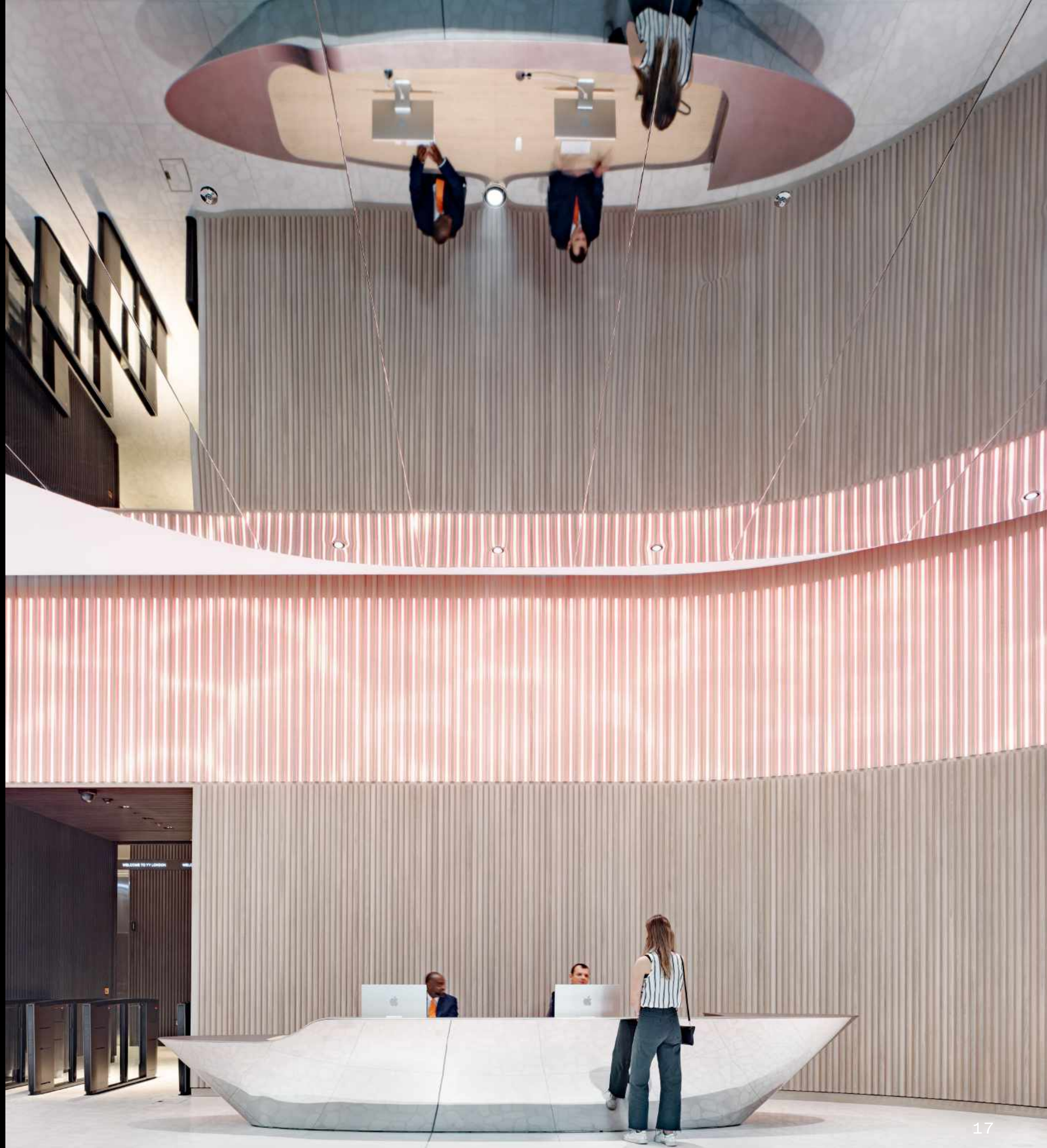
“YY London will sit as an elegant and restrained building with high-quality finishes, detailing and workspaces throughout.

It will be a distinguished building that looks to the next chapter in Canary Wharf’s story.”

Matt Yeoman
Founding Director, BGY



South Colonnade
entrance





Jubilee Plaza
entrance



Cat A fit-out
Typical Floor



A CGI VIEW OF A TYPICAL FLOOR

Cat B fit-out Typical Floor



A CGI VIEW OF A TYPICAL FLOOR

YY LONDON / ARCHITECTURE / OFFICE

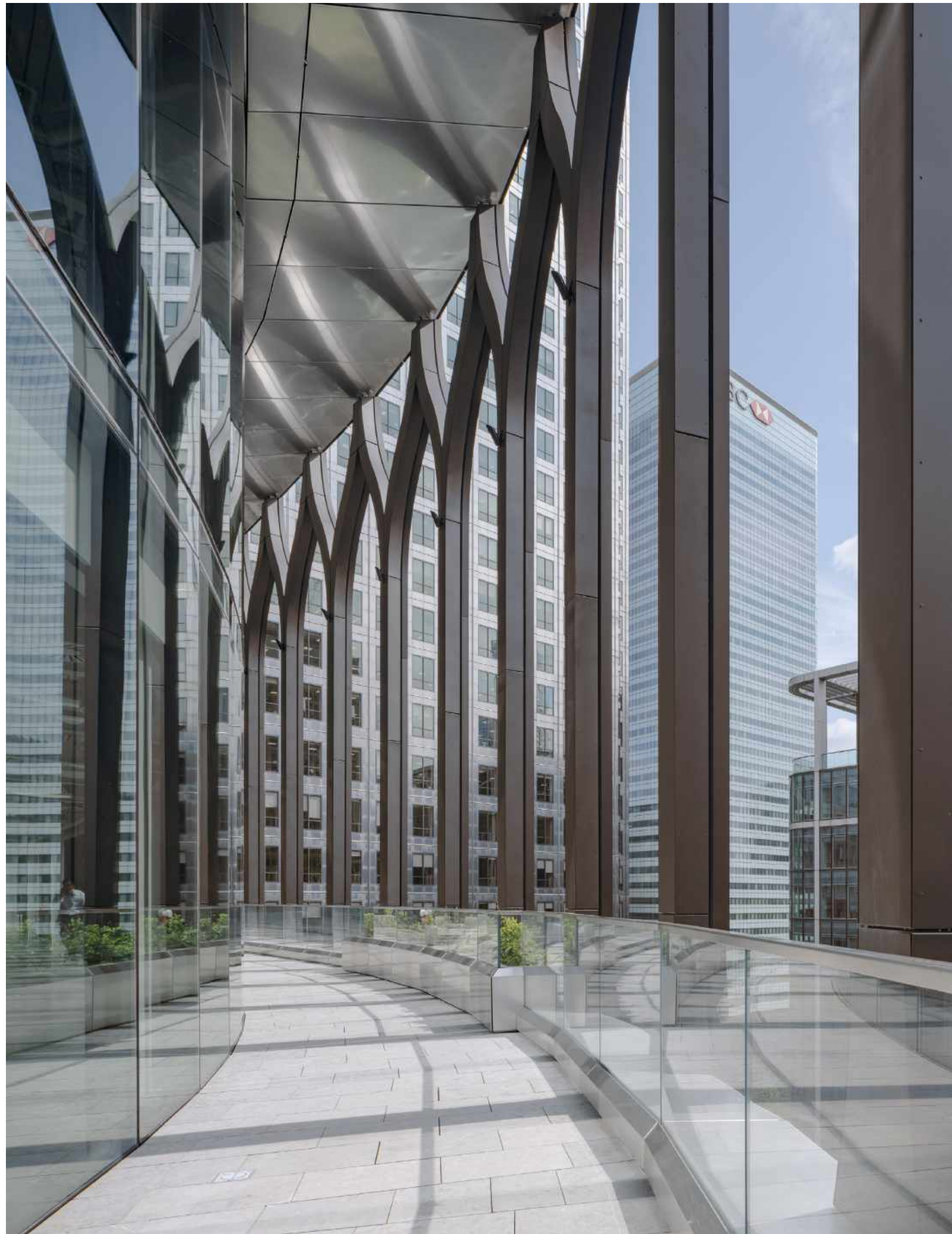
Terraces on every Floor



A CGI VIEW OF A TYPICAL TERRACE

YY LONDON / ARCHITECTURE / OFFICE





YY LONDON / ARCHITECTURE / VIEWS



A CGI VIEW OF THE LEVEL 12 TERRACE

Cat A fit-out
Level 13



5.25m

Cat B fit-out
Level 13



A CGI VIEW OF LEVEL 13

Retaining the existing structure saves

10,260

tonnes CO₂e

equivalent to...

7,600



flights to Sydney

798 million



cups of tea from a kettle

51,300



trees planted to offset



SmartScore Platinum



WELL Platinum ready



Wiredscore Platinum



BREEAM Outstanding

ALL ELECTRIC

energy strategy



High-performance façade



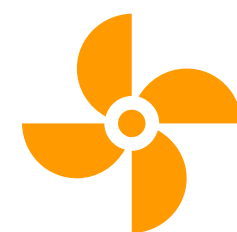
Biodiversity Enhancement



Smart energy metering and systems



Reduced water consumption



High-efficiency pumps and fans



Operational energy monitoring



Heat recovery and central heat pumps



High-efficiency lighting and control



Demand controlled ventilation



SUDs to harvest rainwater

Targeting

NET ZERO CARBON

in operation

Smart App

Our fully integrated Smart App serves to make occupiers lives easier. Receive live weather and travel updates, pre-book meeting rooms, building management system to control lighting, water, temperature and energy, and view events, offers and amenities in the surrounding area.





Meaningful amenities:
mind, body & spirit

The rooftop terrace
with sweeping views
across the Wharf

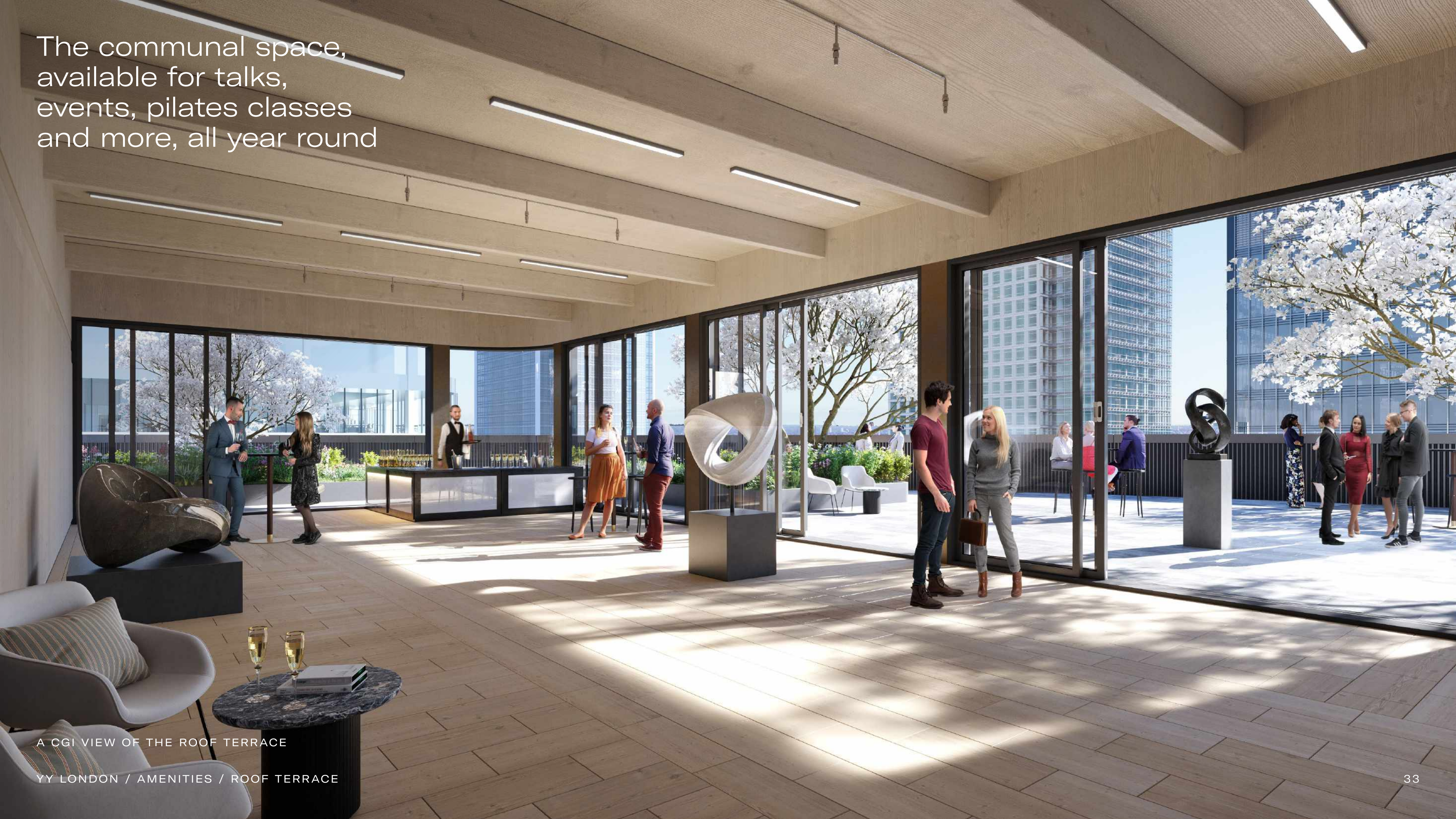


A CGI VIEW OF THE ROOF TERRACE





The communal space,
available for talks,
events, pilates classes
and more, all year round



A CGI VIEW OF THE ROOF TERRACE

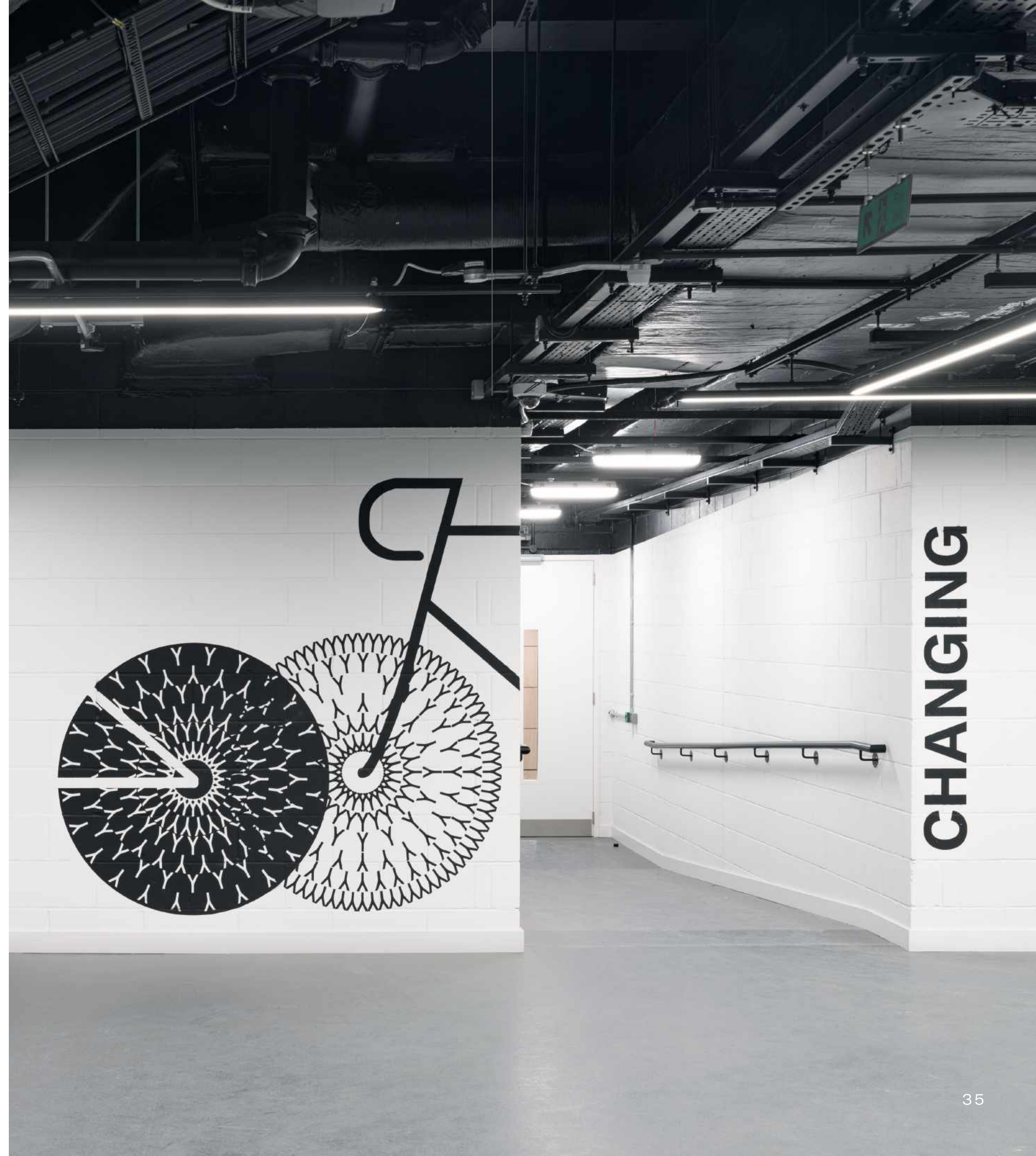
The juice bar and café
on Jubilee Plaza level



A CGI VIEW OF THE RETAIL SPACE



300 Cycle spaces



300 Lockers



30 Showers





A new biodiverse oasis
opposite YY London

The Eden Project is advising on bringing more wildlife into Canary Wharf by establishing a 'green spine' of parks and gardens, waterside gathering spots, bridges, boardwalks and floating pontoons.

Middle Dock adjacent to YY will shortly be transformed into an engaging and biodiverse new amenity.



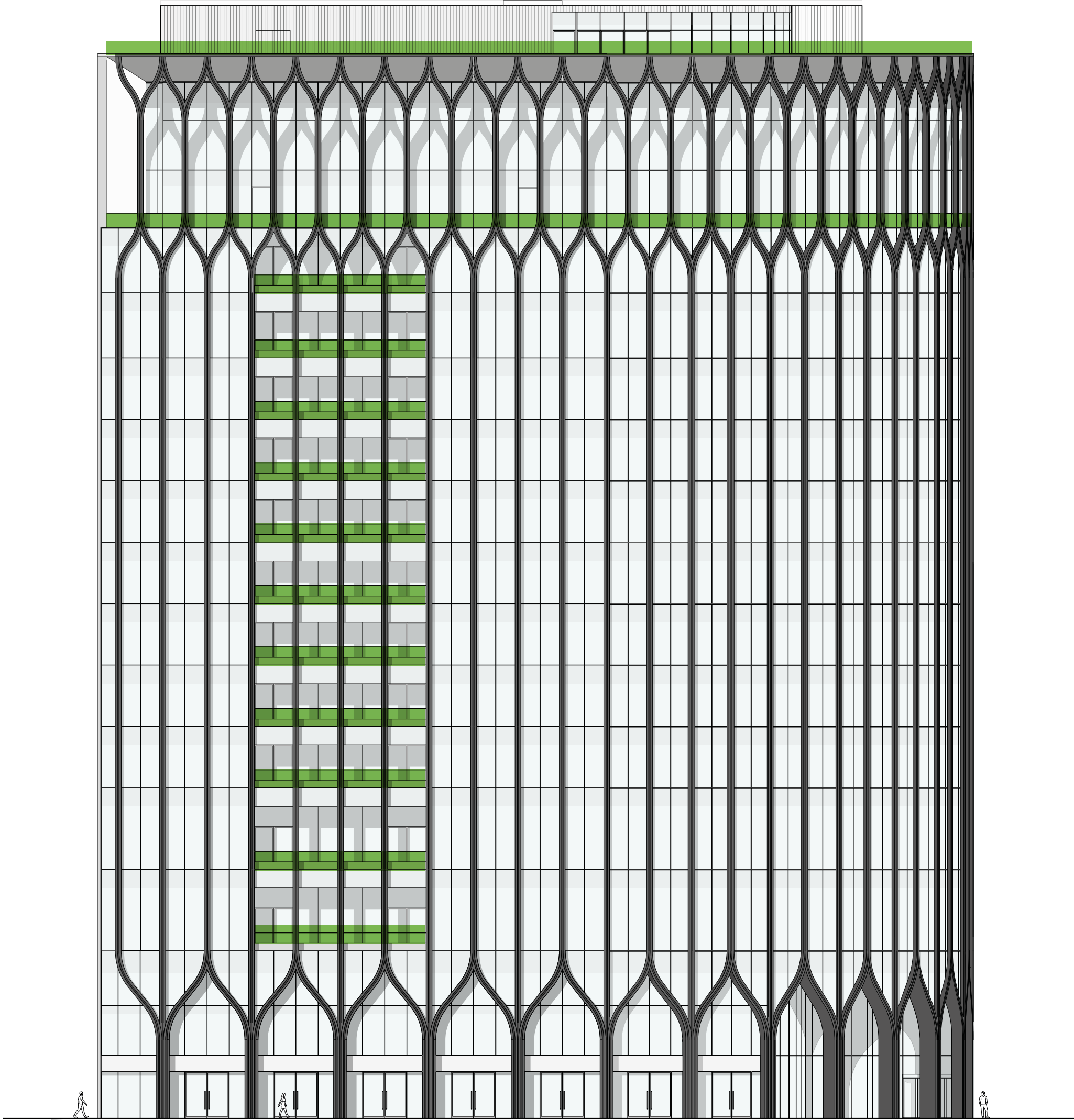
The YY is reflected in the surface of watery parks, shaded by grasses and trees



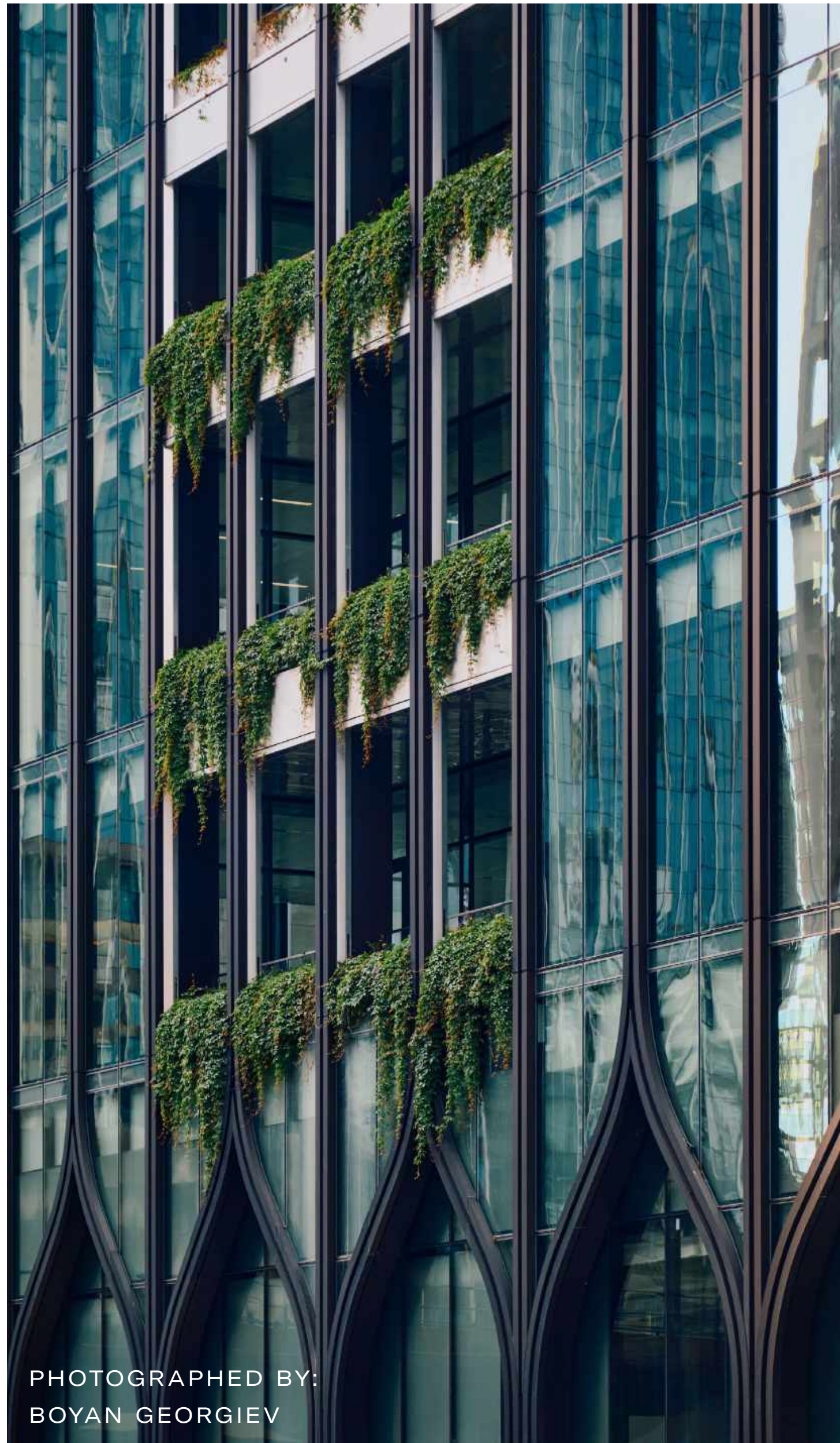


The detail: floor plans, specification and team

Schedule of areas



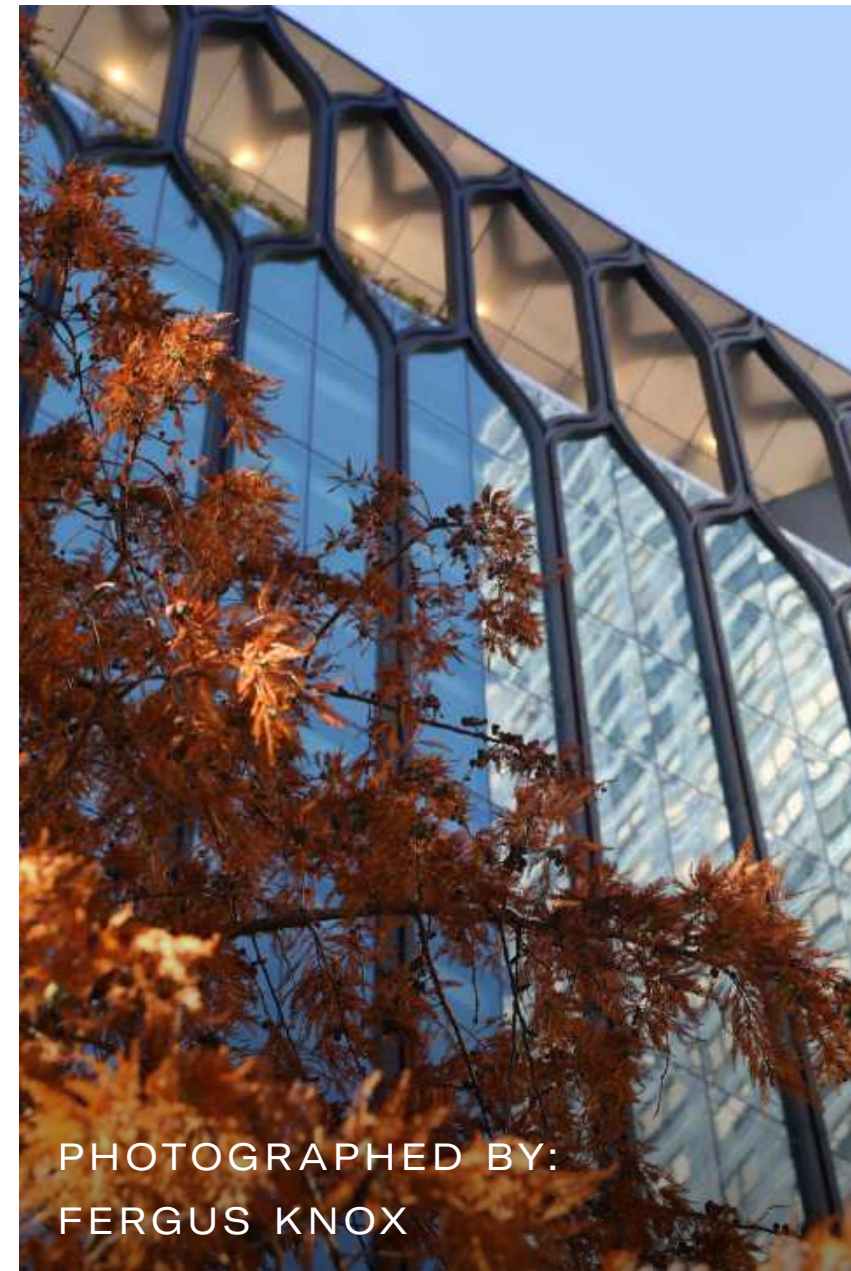
	NIA SQ FT	TERRACE SQ FT
14	1,605	7,152
13	25,627	–
12	25,912	4,481
11	31,215	278
10	31,138	278
9	31,158	278
8	31,102	278
7	30,093	278
6	30,184	278
5	30,126	278
4	30,144	279
3	30,073	278
2	30,032	278
1	30,444	278
MEZZANINE (Unit 6b)	7,206	–
UPPER GROUND (Unit 6a)	7,360	–
RECEPTION (UG)	4,132	–
TOTAL	407,551	14,692



PHOTOGRAPHED BY:
BOYAN GEORGIEV



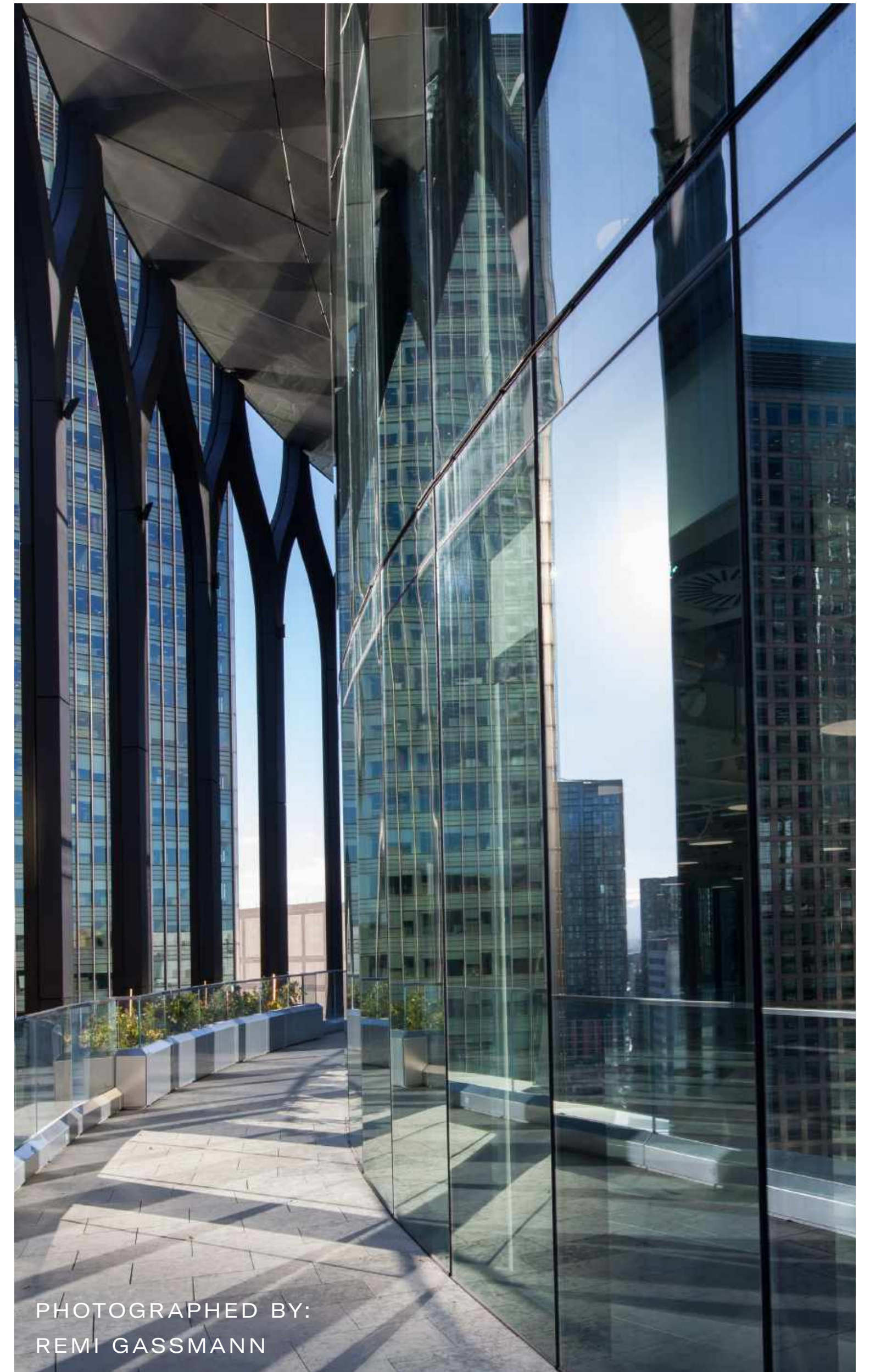
PHOTOGRAPHED BY:
SALLY ITANI



PHOTOGRAPHED BY:
FERGUS KNOX



PHOTOGRAPHED BY:
REMI GASSMANN

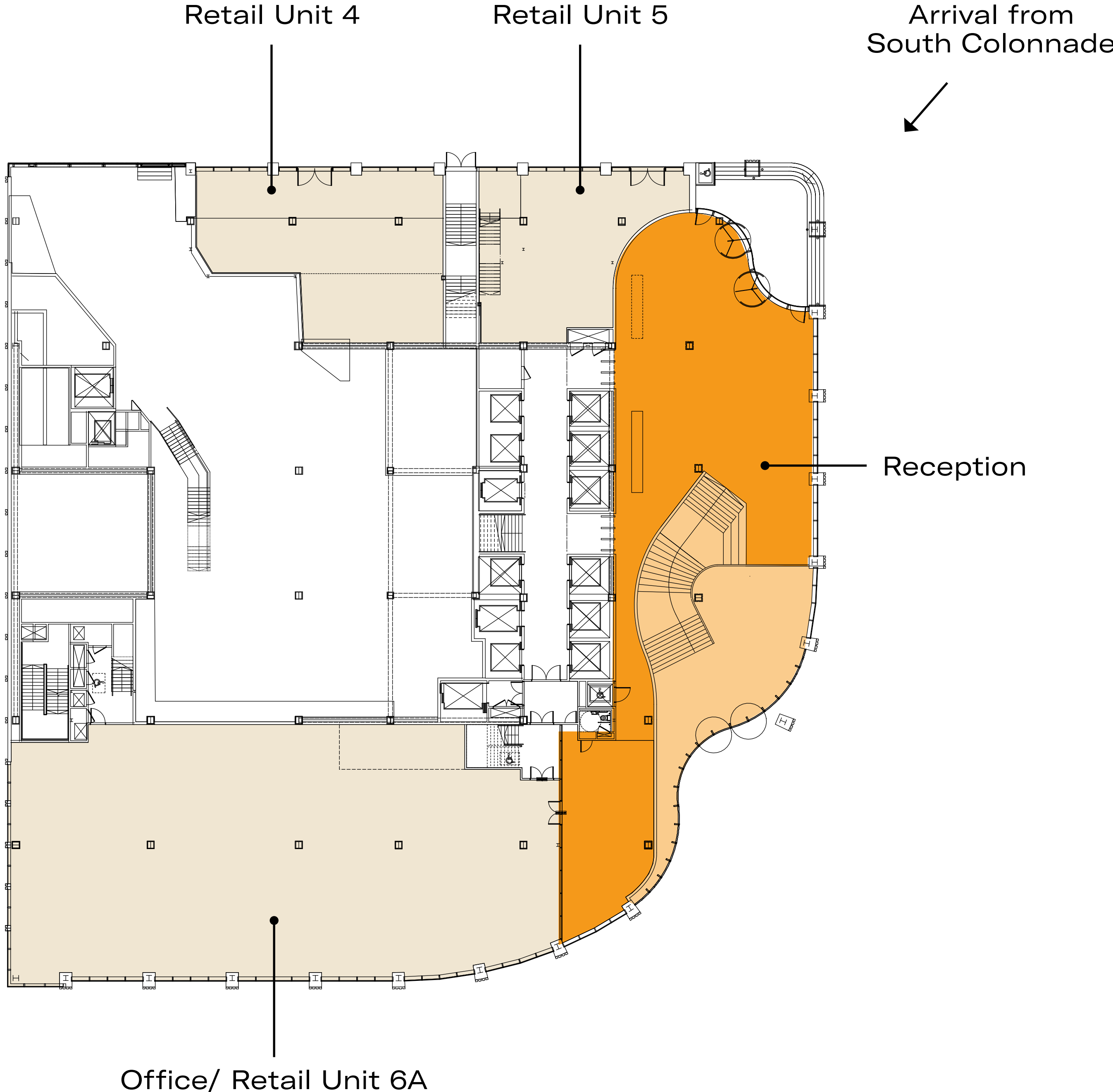


PHOTOGRAPHED BY:
REMI GASSMANN

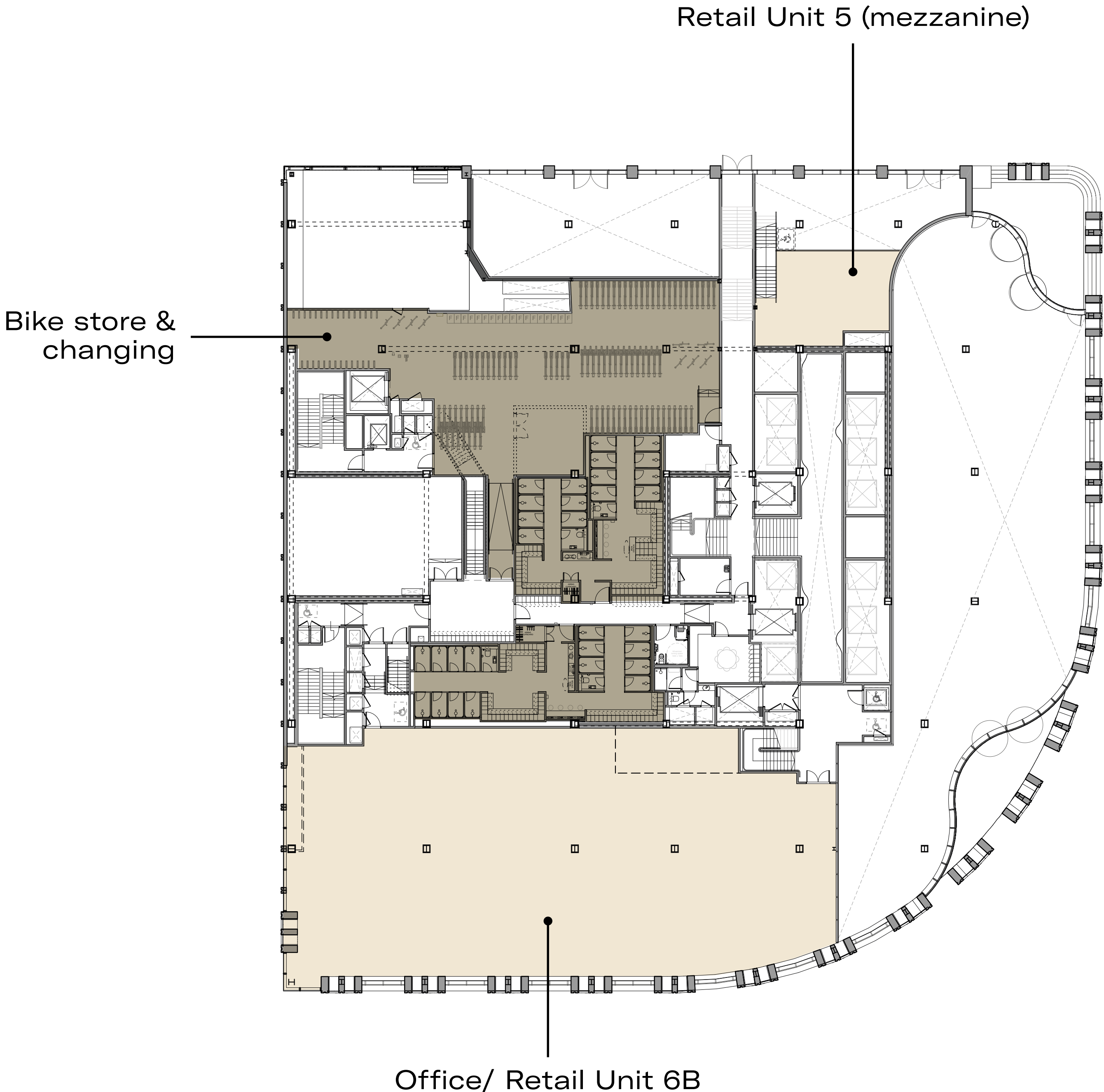
Jubilee Plaza (ground)



Colonnade (upper ground)



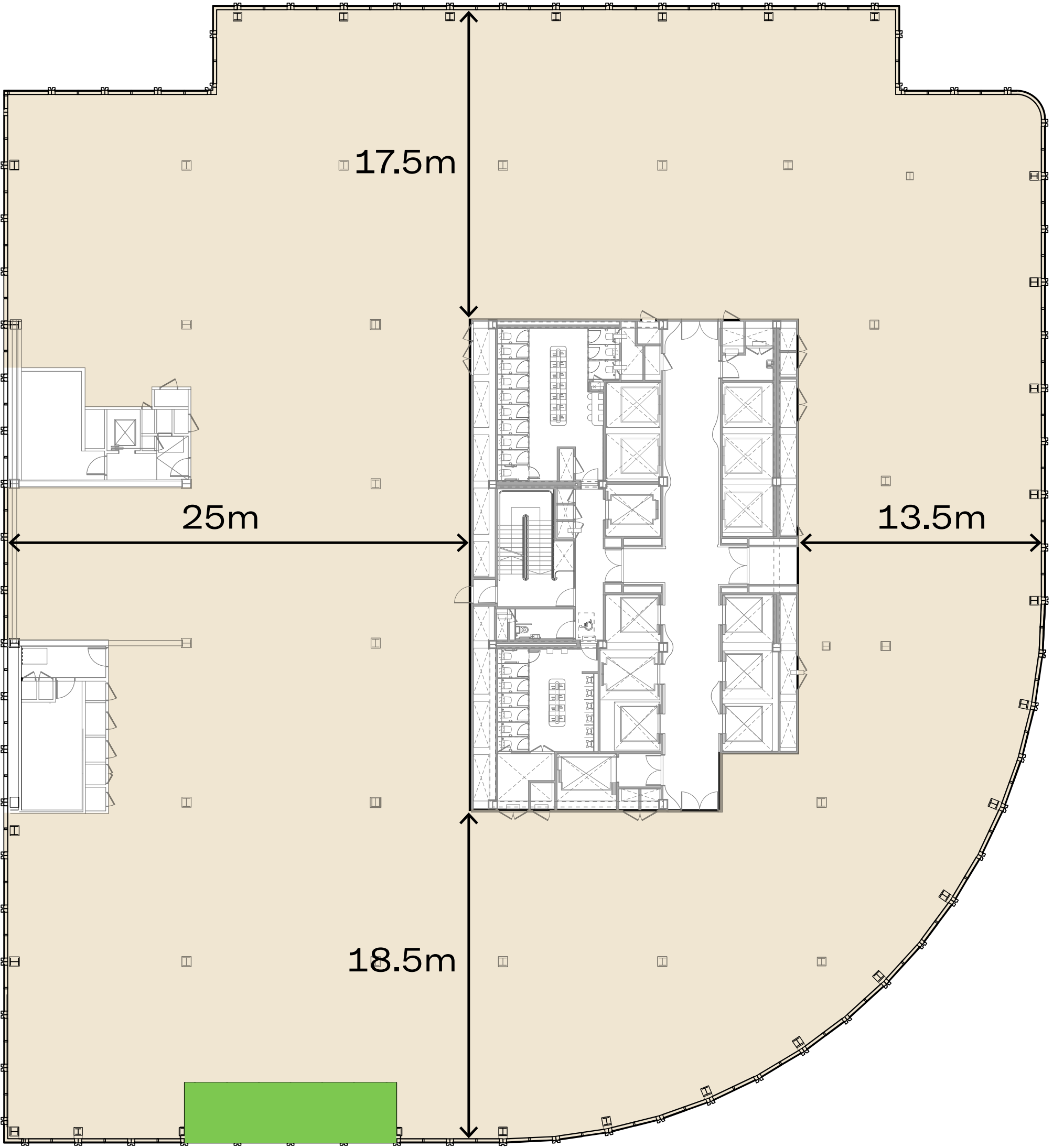
Mezzanine



Floors 1-7

NIA
~30,000 sq ft

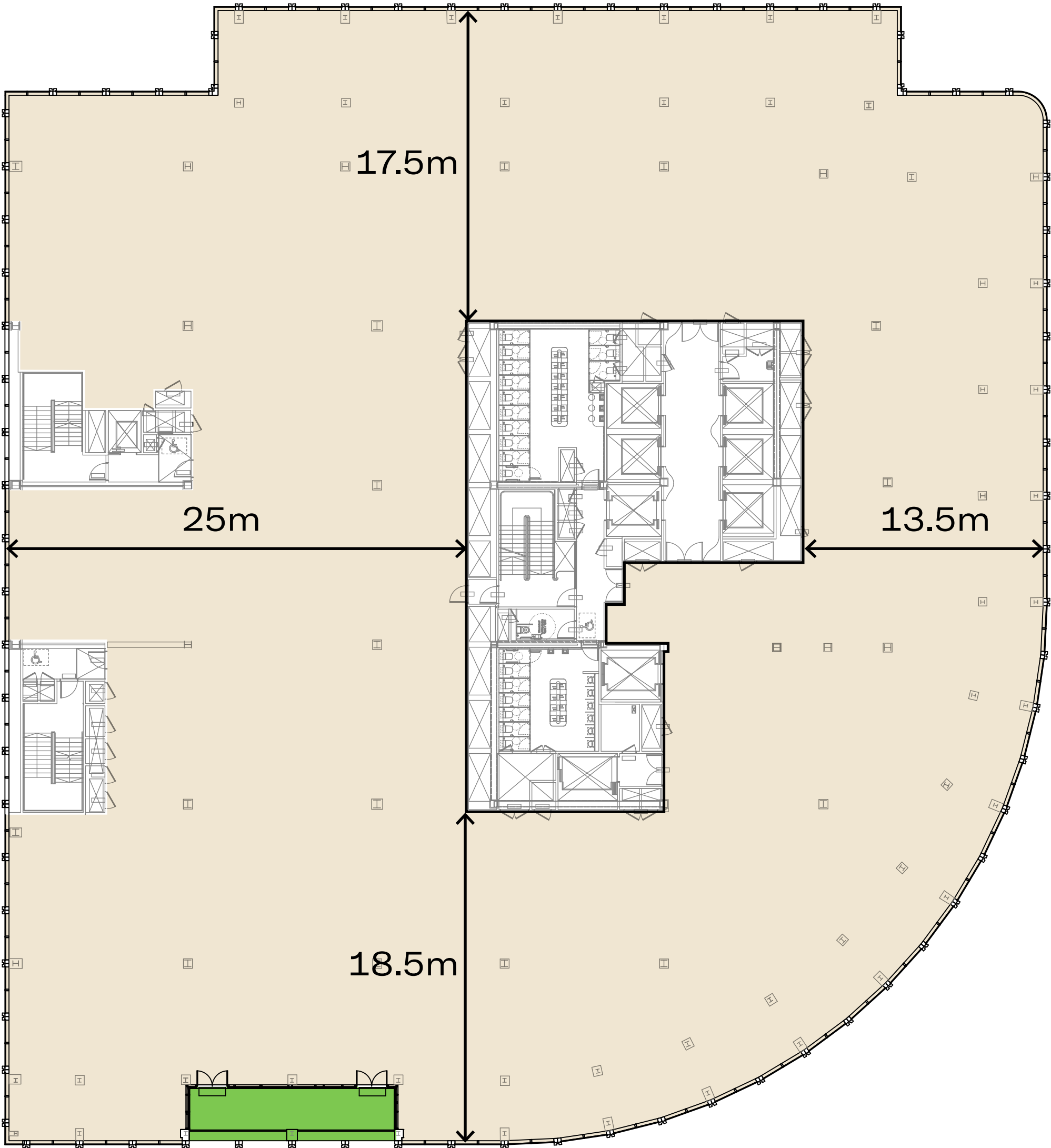
Terrace
278 sq ft



Floors 8-11

NIA
~31,000 sq ft

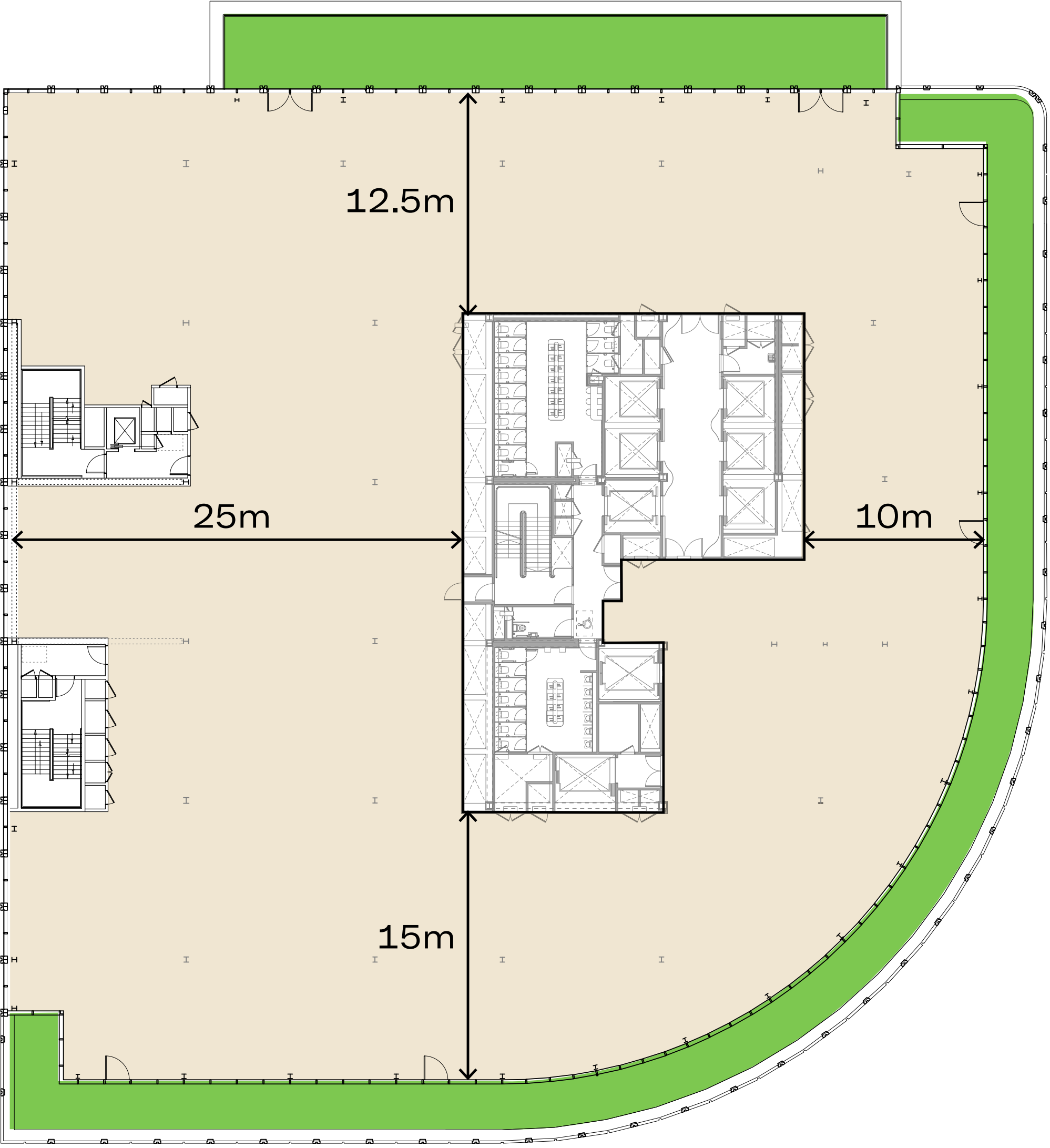
Terrace
278 sq ft



Level 12

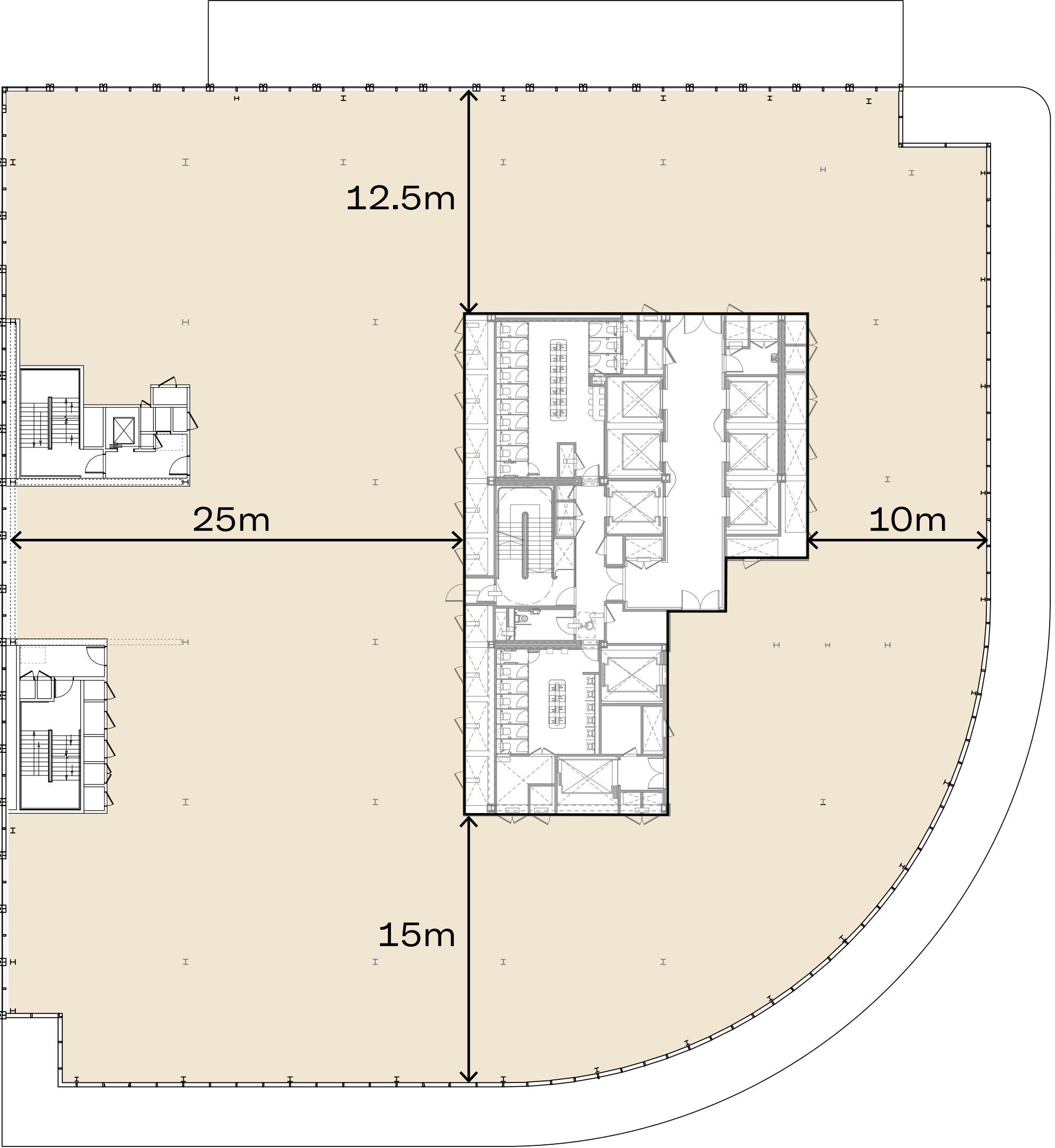
NIA
25,912 sq ft

Terrace
4,481 sq ft



Level 13

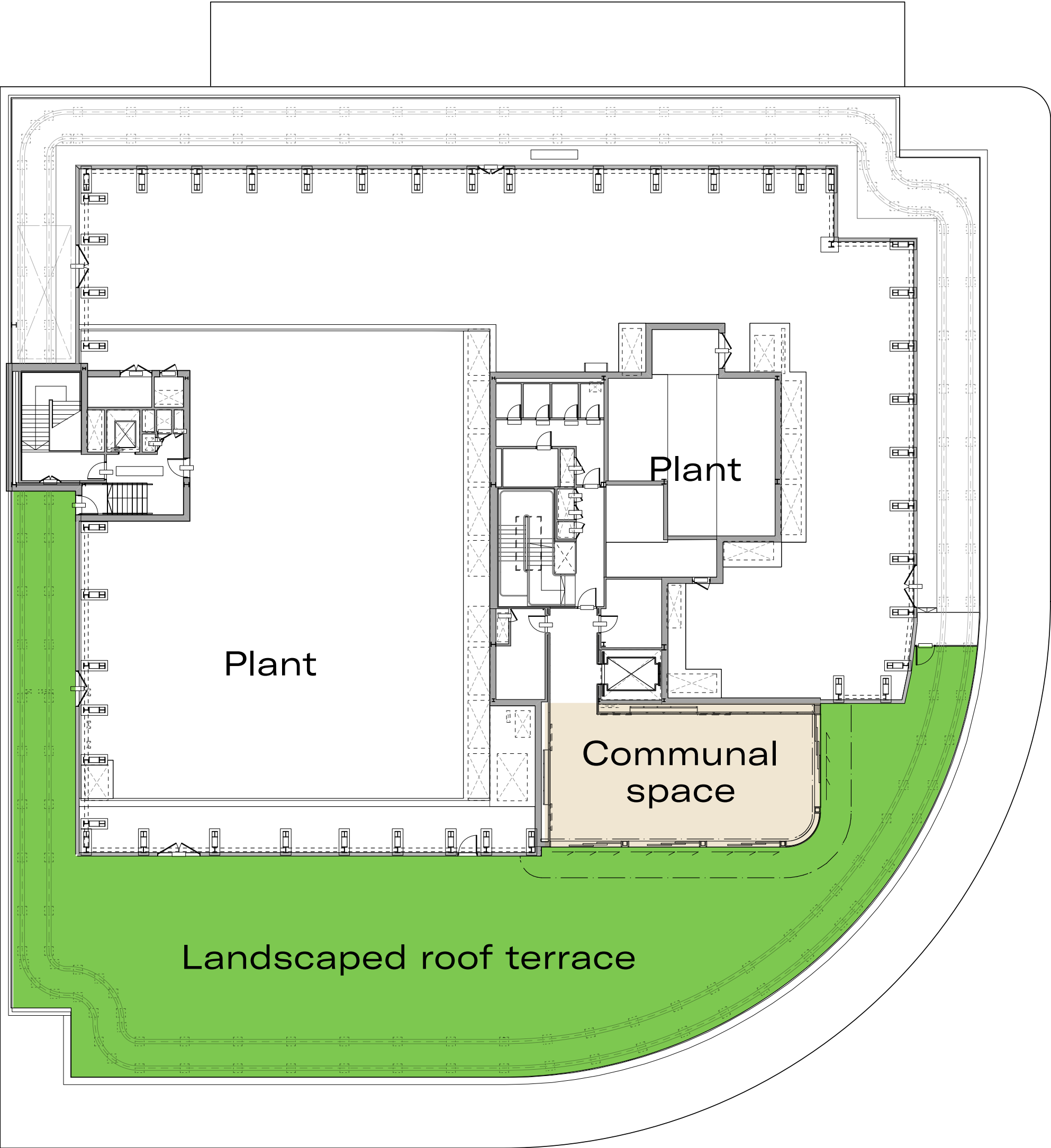
NIA
25,627 sq ft



Level 14

Communal space
1,300 sq ft

Terrace
7,152 sq ft



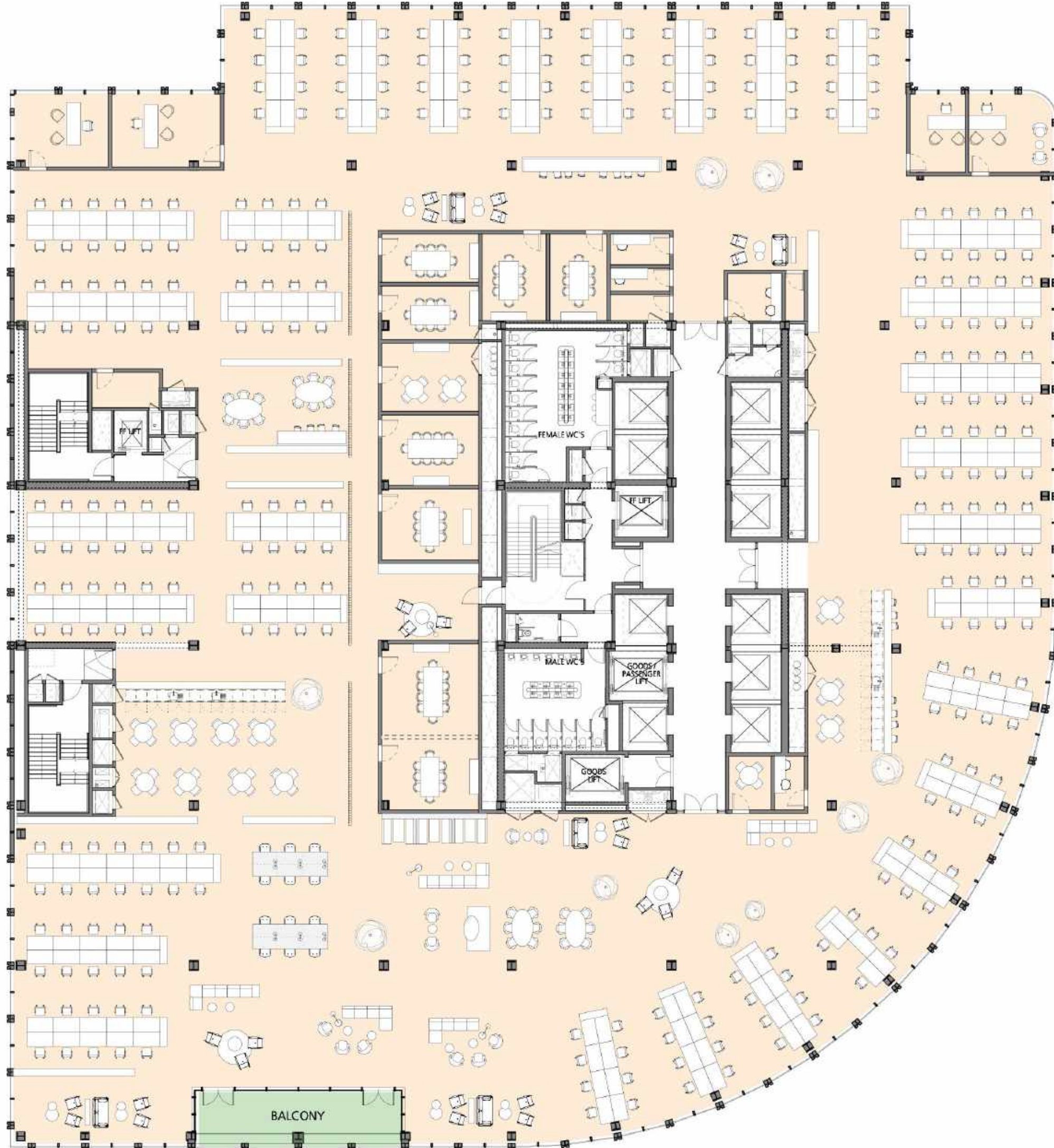
Indicative desk layout: Open plan

Occupancy 1:8

- Open plan desks: 285
- Offices: 4
- Touch down seats: 56
- Meeting rooms: 10

NIA
~30,000 sq ft

Terrace
301 sq ft



Indicative desk layout: Hybrid legal

Occupancy 1:14

- Cubicle desks: 155
- Open plan desks: 40
- Hot desks: 14
- Meeting rooms: 12
- Focus rooms: 5

NIA
~30,000 sq ft

Terrace
301 sq ft



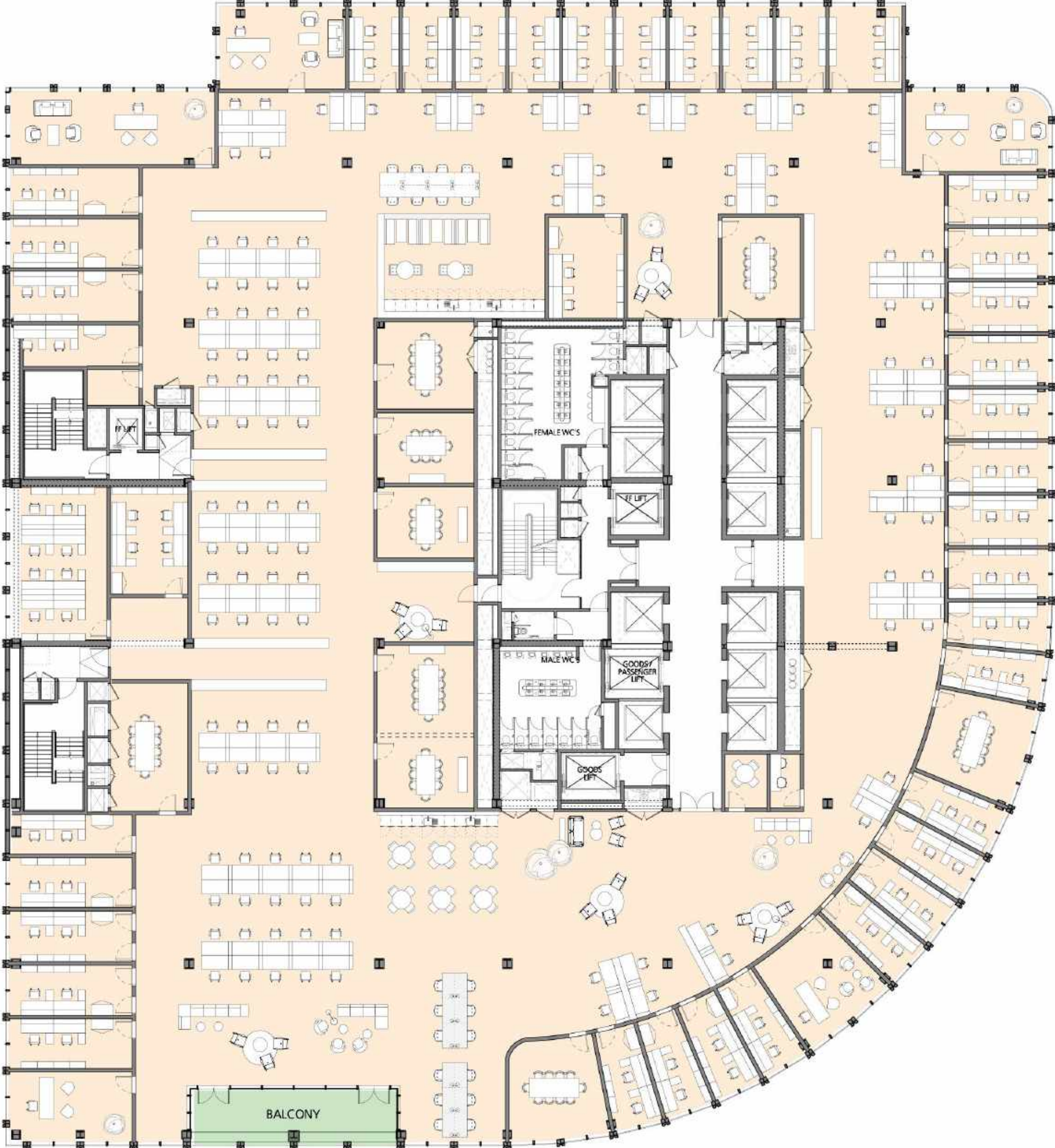
Indicative desk layout: Cellular office

Occupancy 1:13

- Offices: 46
- Offices desks: 91
- Open plan desks: 117
- Hot desks: 20
- Meeting rooms: 10

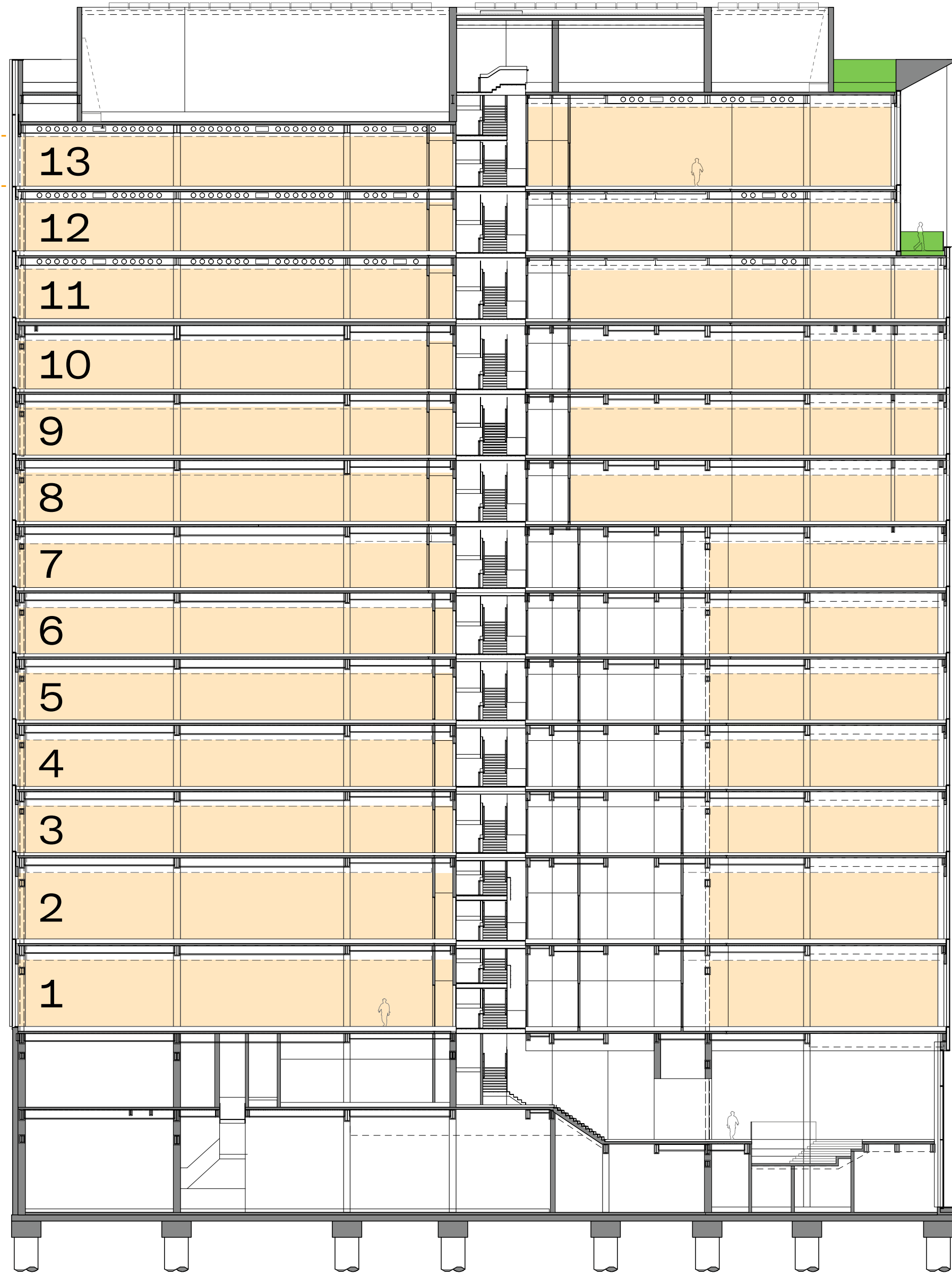
NIA
~30,000 sq ft

Terrace
301 sq ft



Floor-to-ceiling heights

3275mm



13

12

11

10

9

8

7

6

5

4

3

2

1

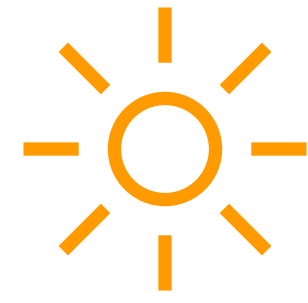
5225mm

3195mm

3295mm

2750mm - 2900mm

4100mm - 4150mm



SHARED ROOFTOP TERRACE AND COMMUNAL SPACE ON LEVEL 14



WELL ready



TARGETING
BREEAM
outstanding



Wired
certified



Occupancy



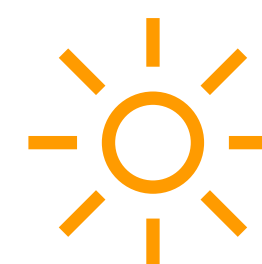
Ability to
split floor
plate



Floor-to-
ceiling
height

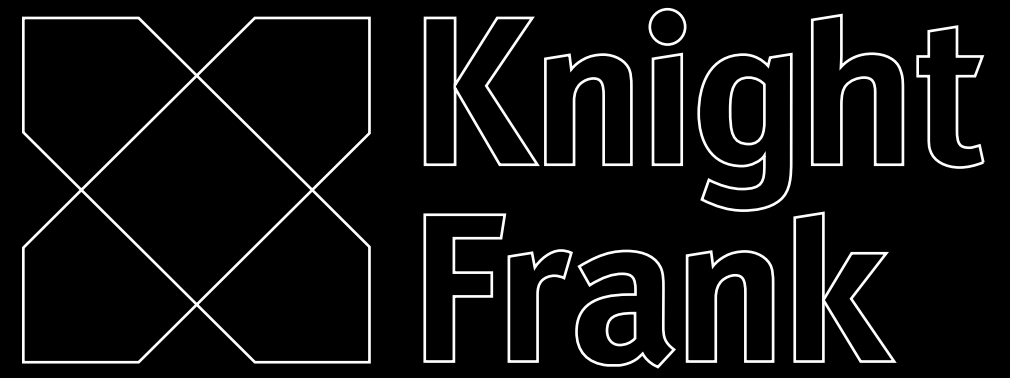


300 CYCLE SPACES,
300 LOCKERS,
30 SHOWERS



TERRACES ON
LEVELS 1 – 12





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