

THE
FORGE

BANKSIDE



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OUR STORY

SUSTAINABLE PLACES

CONNECTING COMMUNITIES

REALISING POTENTIAL

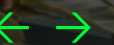


WE'RE LANDSEC

We live by these principles to create great experiences for people, now and in the future. We create places that make a lasting positive contribution to our communities and our planet. We bring people together, forming connections with each other and the spaces we create. And we provide our customers and partners with a platform to realise their full potential.

landsec.com

OUR STORY



INTRODUCTION

A FUTURE SHAPED BY THE PAST

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INTRODUCTION

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FORGED TOGETHER



The Forge offers 139,000 sq ft of grade A office space across two buildings, in the cultural hub of Bankside. Inspired by its industrial past and built for the future it is Landsec's first Net Zero Carbon development. With two boutique office buildings surrounding a public courtyard, this vibrant new space, is ready for you to put your stamp on it.

AVAILABLE NOW

BRONZE

90,000 sq ft premium
Cat A office space over
8 floors ranging from
6,500 sq ft - 14,300 sq ft

MYO BANKSIDE

49,000 sq ft flexible office,
meeting & event space over
10 floors, arriving October 2023

THE LOCATION

☉ ≡
Cannon Street
■ ■

☉ ≡
Monument
■ ■ ■ ■

☉ ≡
London Bridge
■ ■

THE
FORGE
BANKSIDE



☉ ≡
Blackfriars
■ ■

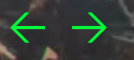
☉
Waterloo
■ ■ ■ ■ ■

☉
Southwark
■

☉
Borough
■

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THE LOCATION



THE LOCATION

Blackfriars
9 mins walk

Waterloo
18 mins walk

Cannon Street
11 mins walk

Monument
15 mins walk

Millennium Bridge

Tate Modern

THE FORGE
BANKSIDE

EMERSON ST

SUMNER ST

SOUTHWARK BRIDGE RD

Southwark
10 mins walk

London Bridge
8 mins walk

CONTENTS



THE MASTERPLAN

← Towards Blackfriars

Park Street

← Towards Cannon Street

MYO BANKSIDE

135 PARK STREET

24 SOUTHWARK BRIDGE ROAD

COURTYARD

Emerson Street

Southwark Bridge Road

BRONZE

COURTYARD ENTRANCE

← Towards Southwark
10 mins walk

Sumner Street

Mezzanine Entry

Towards London Bridge
8 mins walk

THE MASTERPLAN





BUILDING GALLERY

105

Bronze Building

← CONTENTS

BUILDING GALLERY

← →



Indicative CGI of public courtyard



7th floor terrace



Main reception



BUILDING GALLERY

Cat A typical office floor

[← CONTENTS](#)

BUILDING GALLERY

[← →](#)

BUILDING GALLERY

7th floor terrace

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BUILDING GALLERY

← →



BUILDING GALLERY

4th floor office and terrace space

[← CONTENTS](#)

BUILDING GALLERY

[← →](#)



Typical creative office fit out



Cycle storage



End of trip facilities



SPECIFICATION

Designed to
one person per

8 SQ M

Means of escape
one person per

6 SQ M

Floor to underside
of soffit

3.21 M

Floor to underside
of beam

2.75 M

**PLANNING
GRID OF 1.5M**

Four pipe fan coil
AIR CONDITIONING
– central plant is able to
cater for a chilled beam
alternative

EPC RATING A

**TERRACES ON
LEVELS 4 & 7**

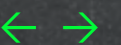
**4 PASSENGER
LIFTS**

**BREEAM EXCELLENT
AND WELL GOLD**

**LED
LIGHTING**

**17 SHOWERS
230 CYCLE SPACES
230 LOCKERS**

SPECIFICATION



NET ZERO CARBON

All electric solution
powered by
100%
renewable electricity

Diverting
100%
of the building's
waste from landfill

0%
energy generated from
fossil fuels, improving
local air quality

Operate in line with the
UK Green Building Council's
framework definition of a
NET ZERO
carbon building

107
PV panels on the
roof generating
renewable electricity

298m²
of green roof
resulting in significant
biodiversity net gain
for the area

LOW CARBON

workplace will help you achieve your business climate change goals

18%

Less primary steelwork and a 13% reduction in concrete compared to a traditional build

Reduced embodied carbon emissions by circa

24%

through our innovative construction method and material choice

RECYCLED

materials further minimises embodied carbon

At least

75%

of building waste will be recycled

Confidence in a workspace powered by clean

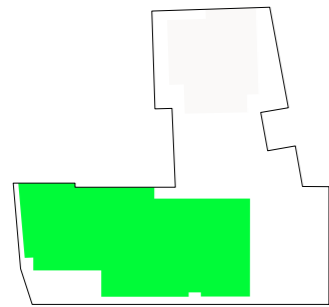
ENERGY

NET ZERO CARBON

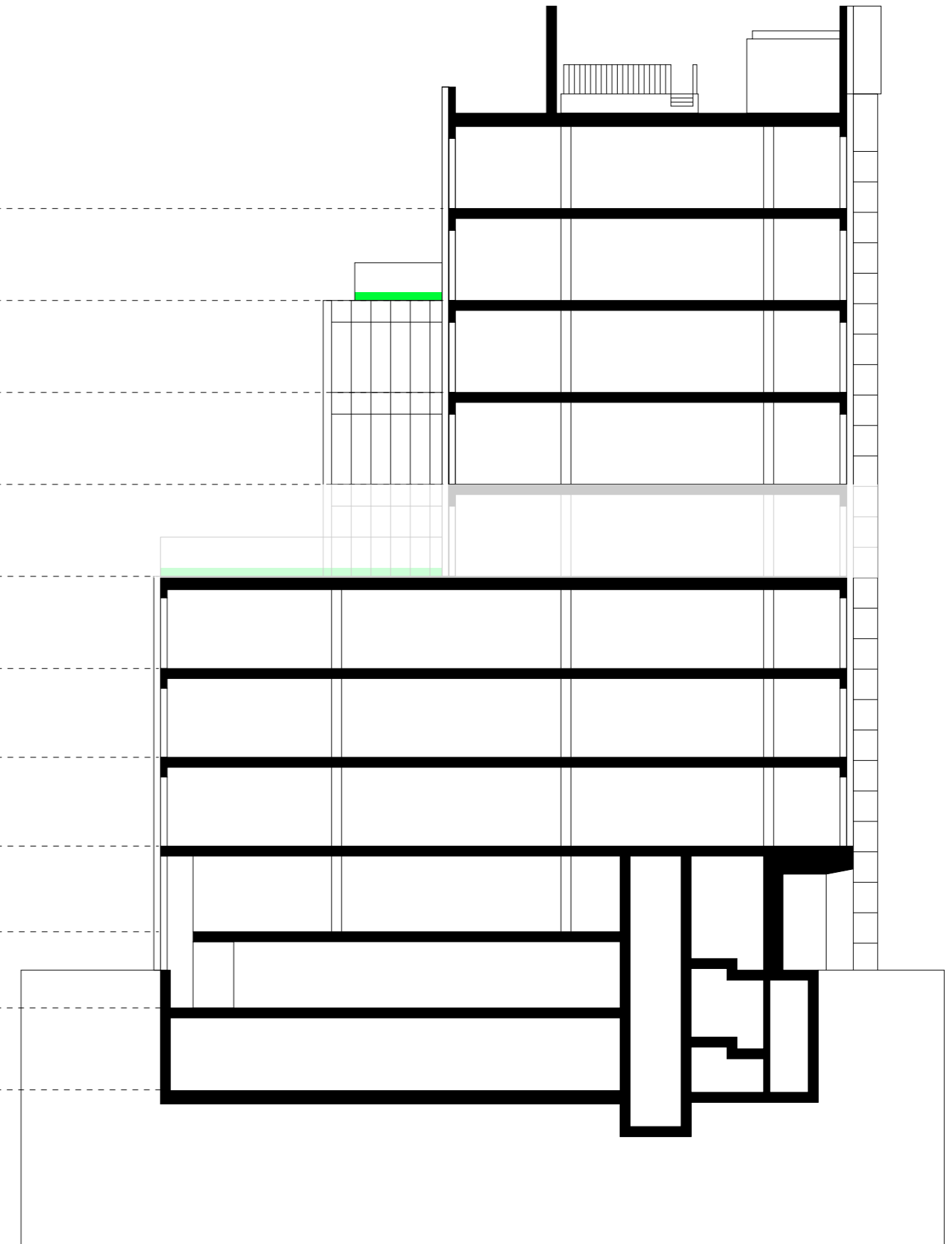
FLOOR PLANS

SCHEDULE OF AREAS

BRONZE BUILDING

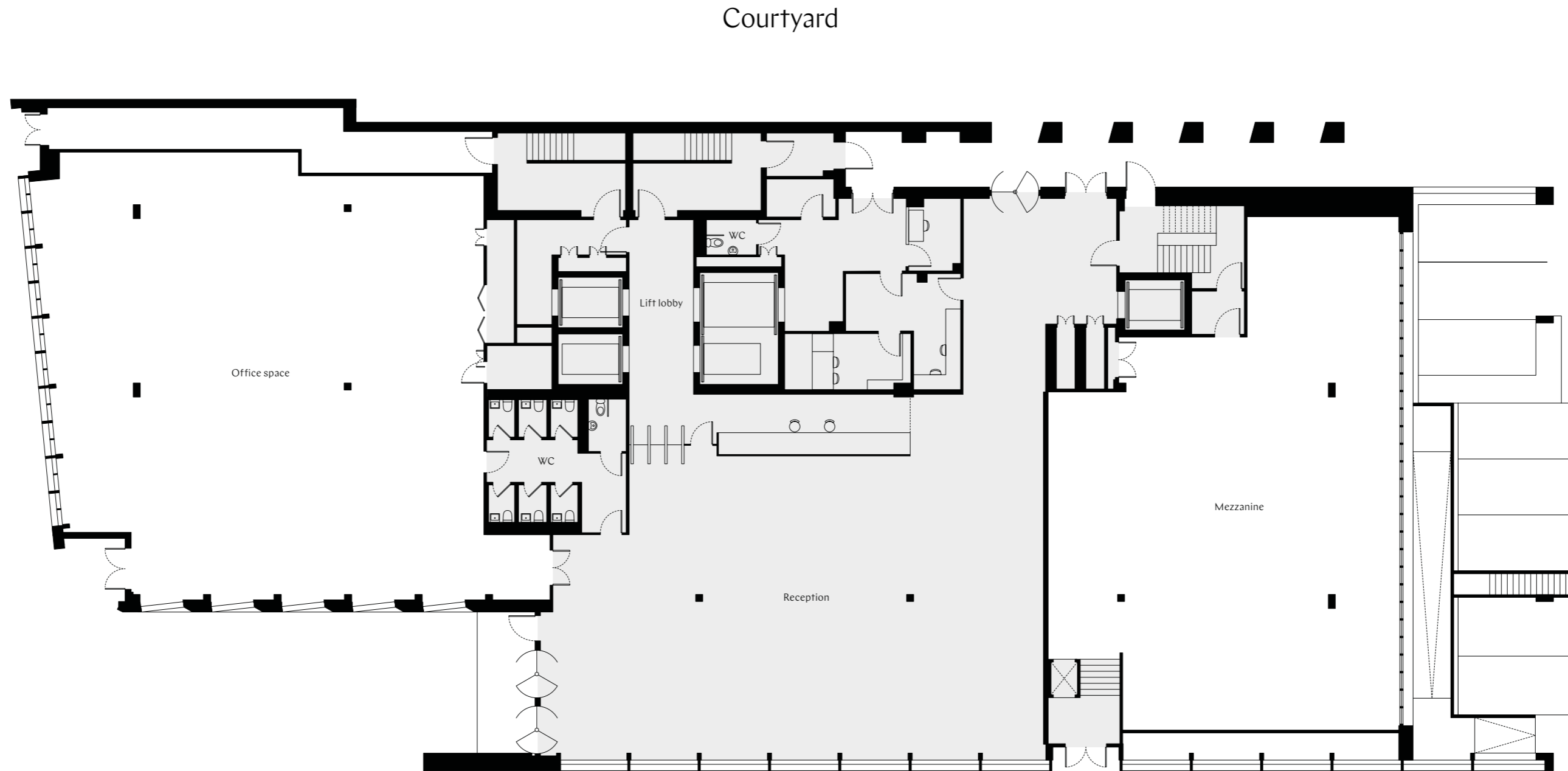


FLOOR	NET INTERNAL AREA (SQ FT)	TERRACE (SQ FT)
08	6,452	-
07	6,442	1,954
06	9,343	-
05	9,343	-
04	UNDER OFFER	
03	14,229	-
02	14,229	-
01	14,224	-
Mezzanine	2,831	-
Ground	3,741	-
Basement	End of trip facilities	
TOTAL AREA	90,154	1,954



GROUND FLOOR
3,741 SQ FT

MEZZANINE
2,831 SQ FT



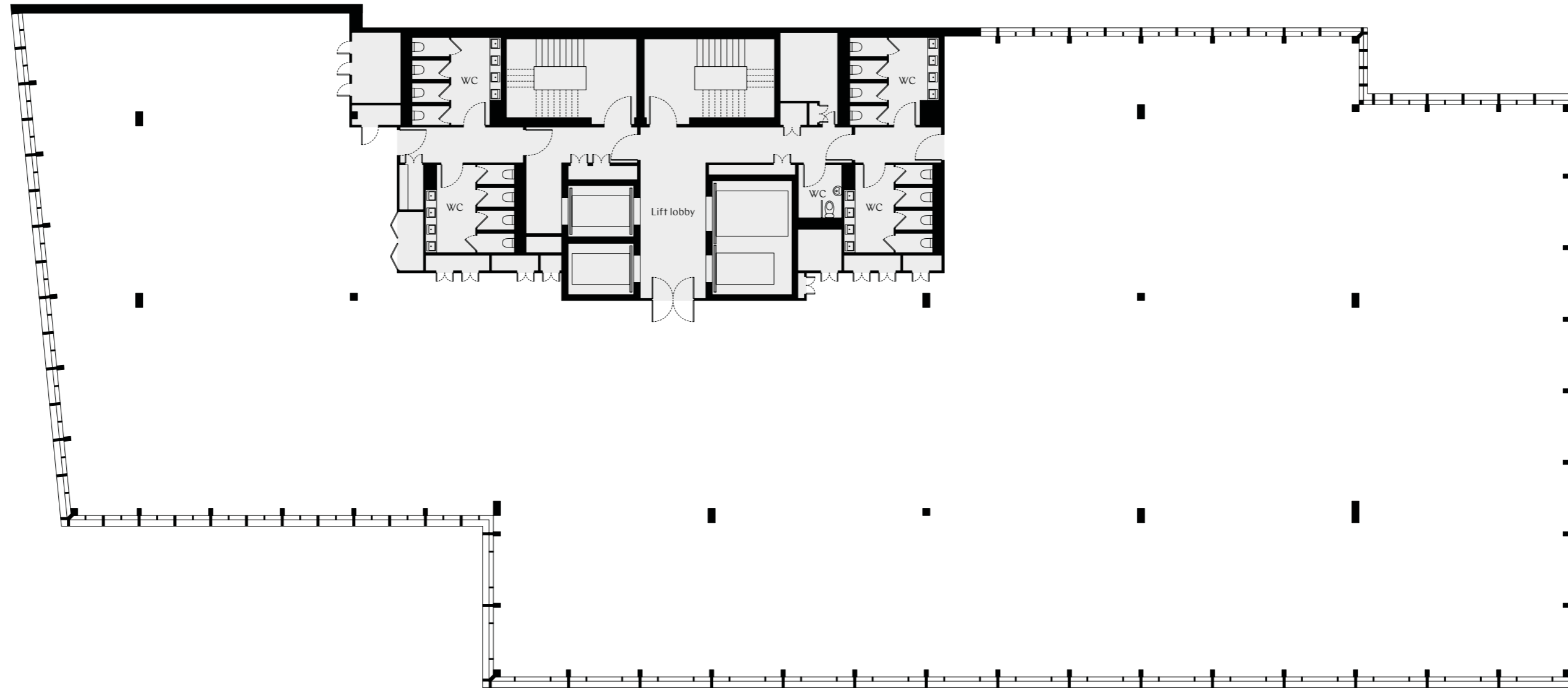
Sumner Street

FLOORS 01
14,224 SQ FT

FLOORS 02 & 03
14,229 SQ FT



Courtyard

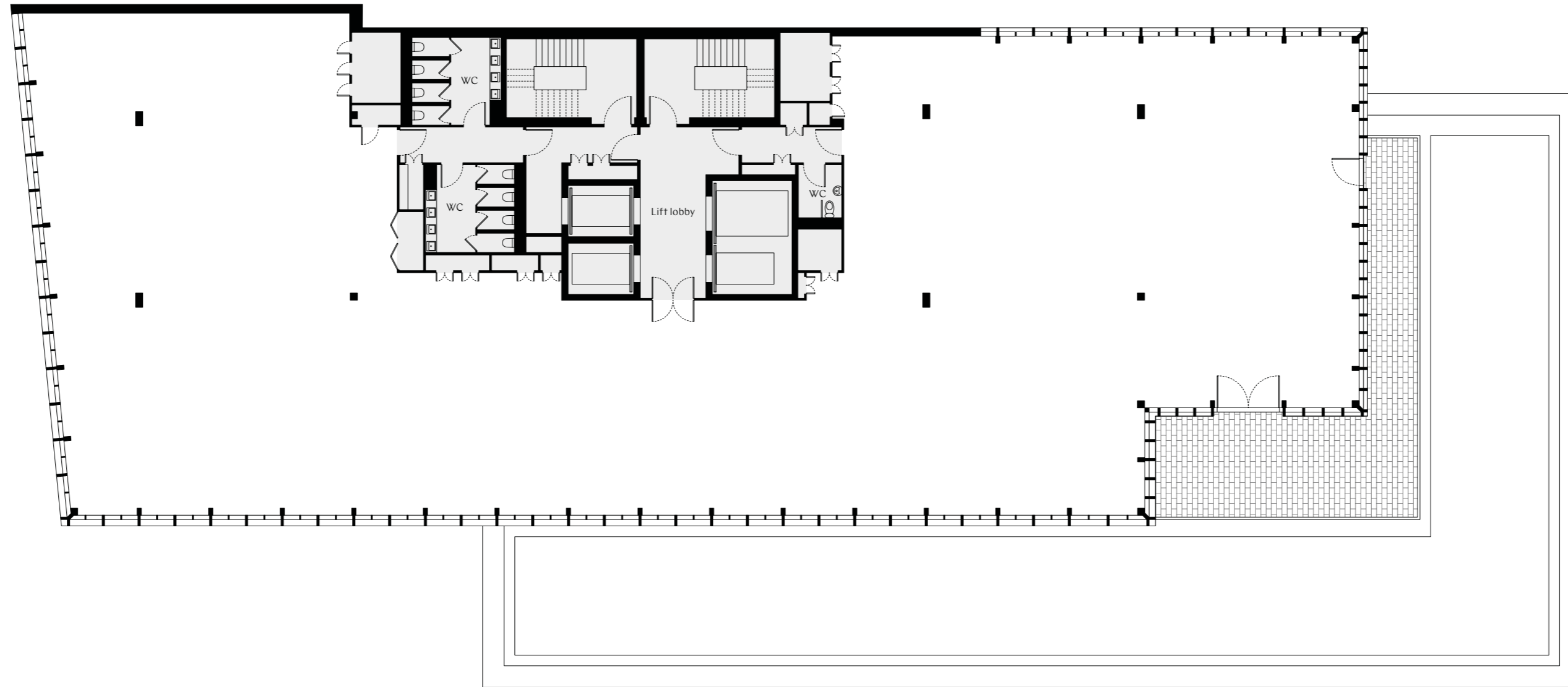


Sumner Street

FLOOR 04
9,343 SQ FT
(TERRACE 766 SQ FT)



Courtyard

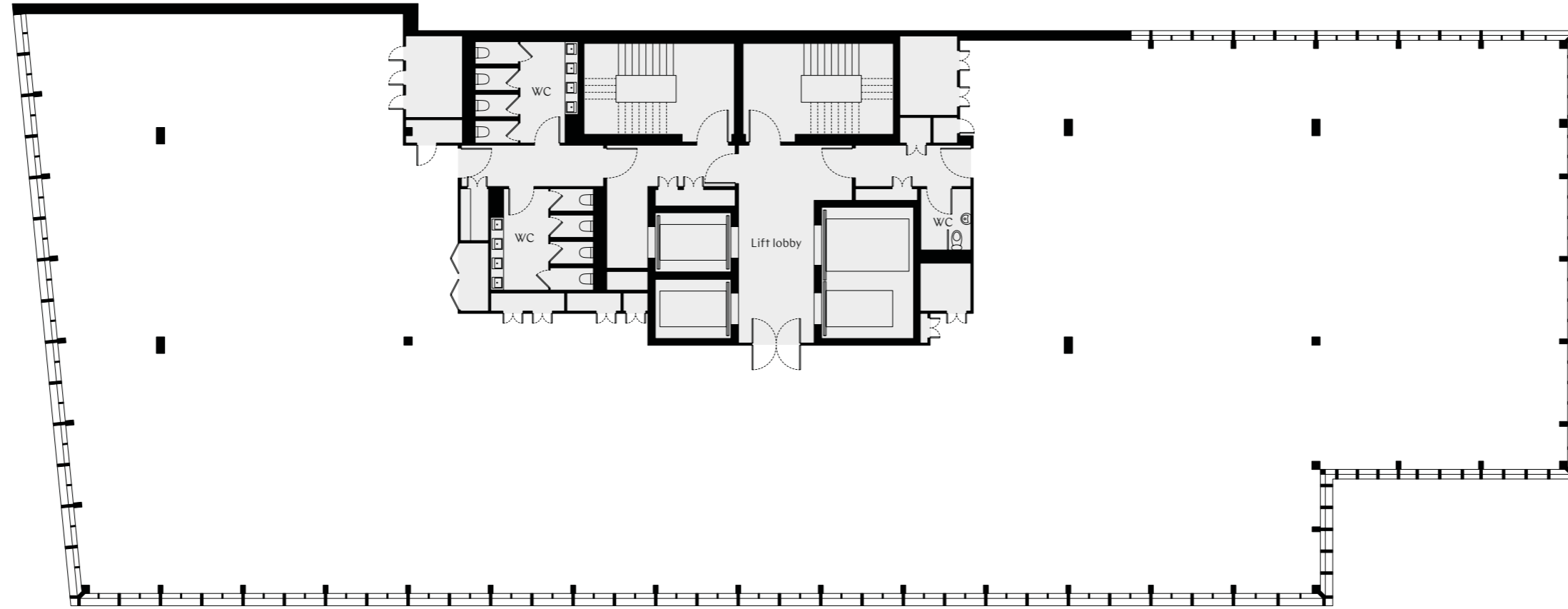


Sumner Street

FLOORS 05-06
9,343 SQ FT



Courtyard

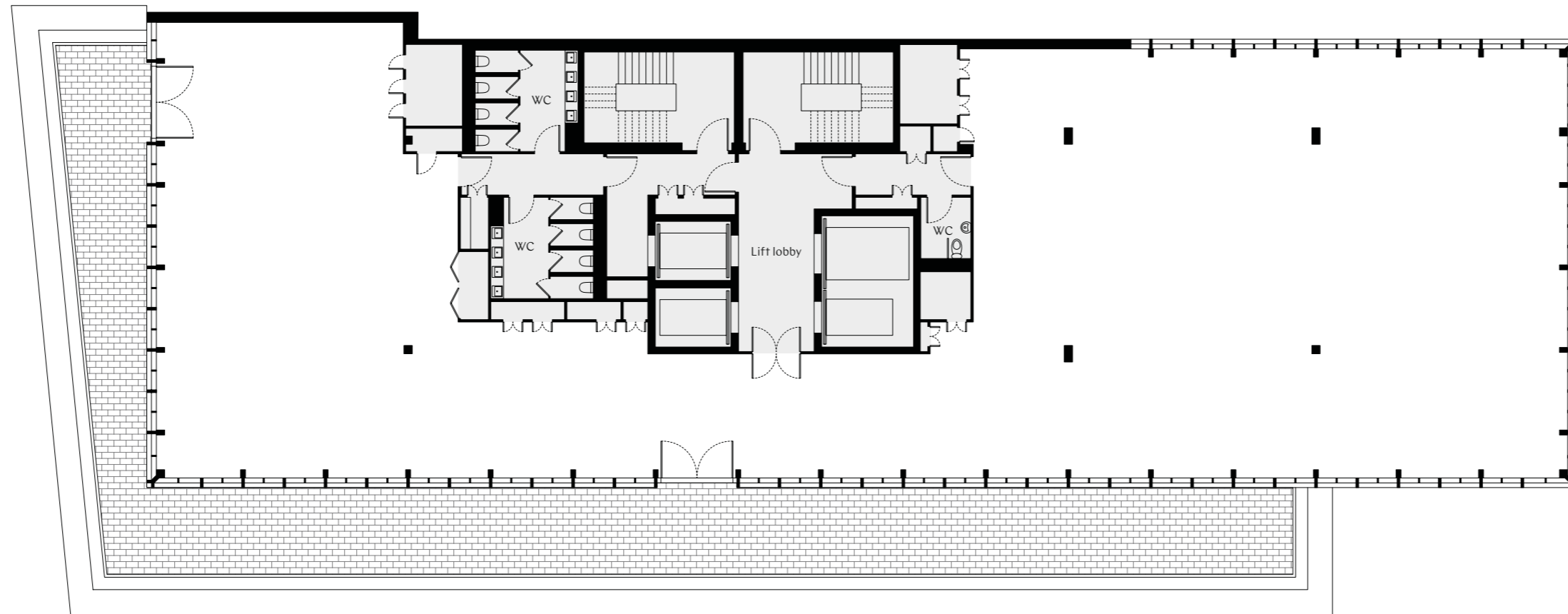


Sumner Street

FLOOR 07
6,449 SQ FT
(TERRACE 1,954 SQ FT)



Courtyard

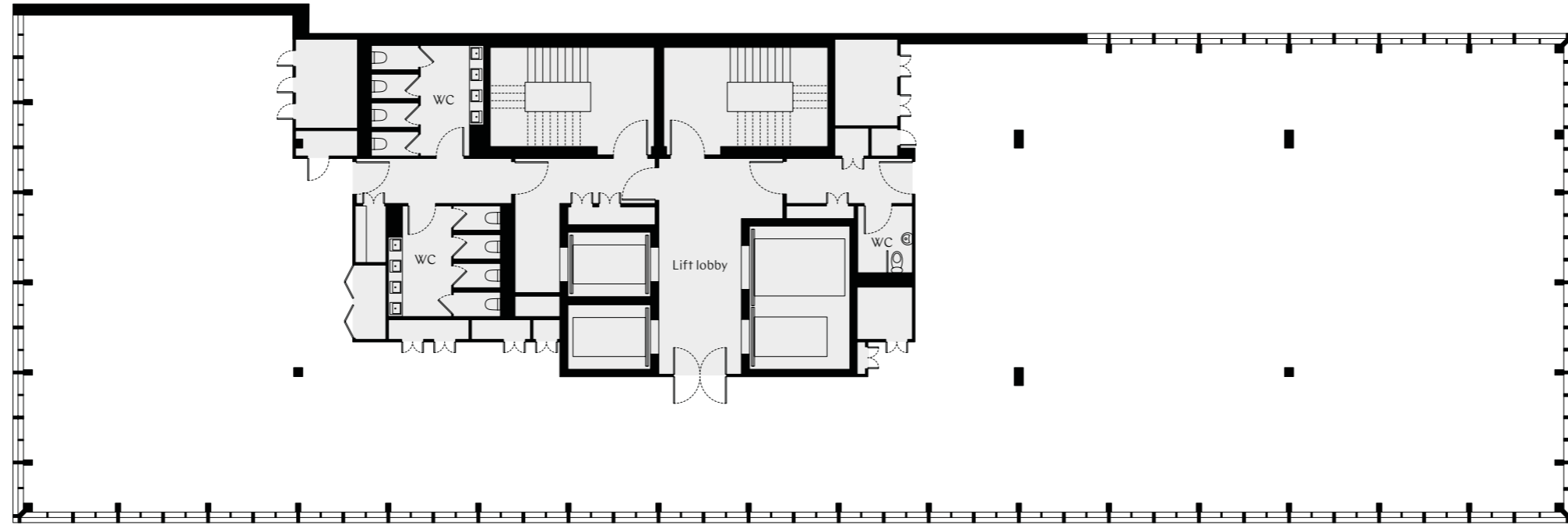


Sumner Street

FLOOR 08
6,452 SQ FT



Courtyard



Sumner Street

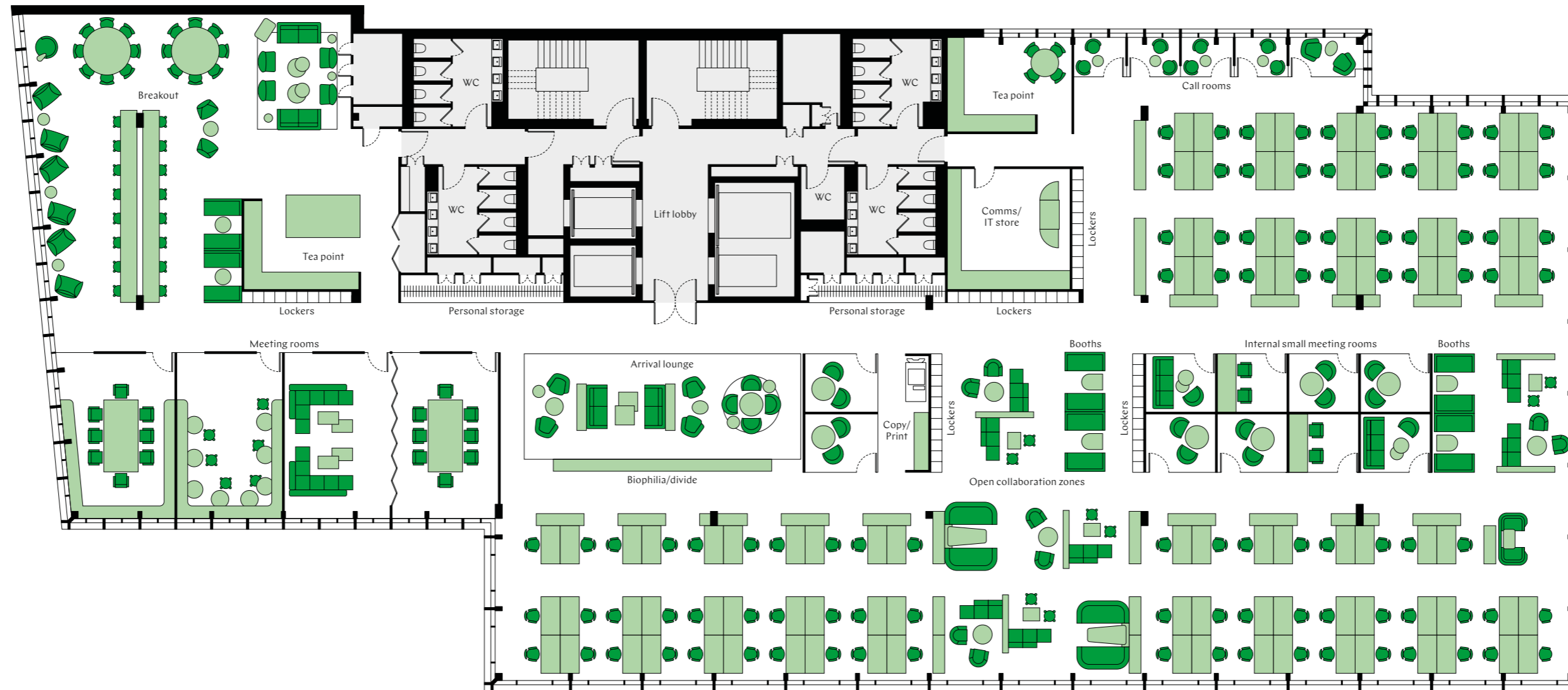
SPACE PLANS

FLOOR 03 – 14,229 SQ FT

CORPORATE – MULTIPLE FLOOR OCCUPIER



Courtyard



Sumner Street

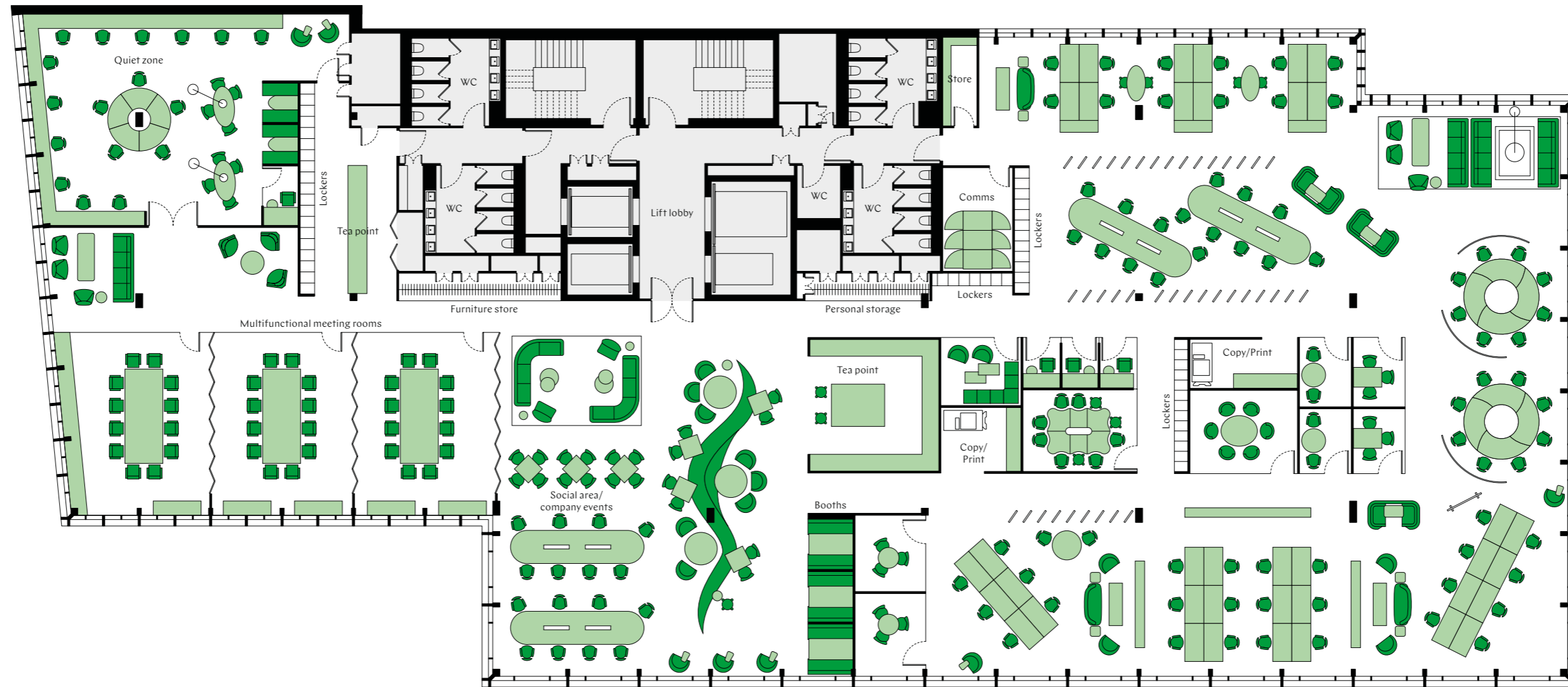
WORK SPACE SETTINGS

Desks/docking stations	98
Open collaboration and shared work settings	54
WORK SPACE TOTAL SEATS	152

FLOOR 03 – 14,229 SQ FT CREATIVE – MULTIPLE FLOOR OCCUPIER



Courtyard



Sumner Street

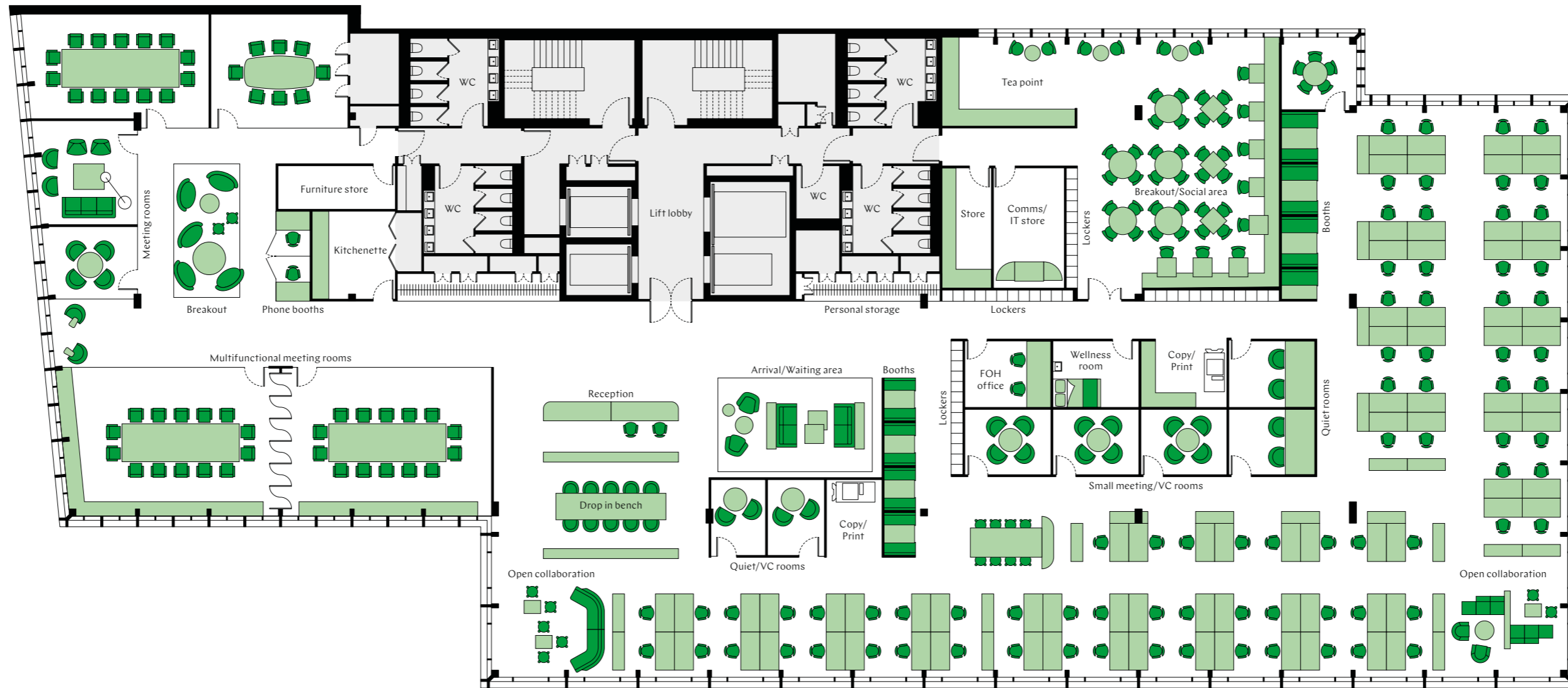
WORK SPACE SETTINGS

Desks/docking stations	95
Open collaboration and shared work settings	48
WORK SPACE TOTAL SEATS	143

FLOOR 03 – 14,229 SQ FT CORPORATE – SINGLE FLOOR OCCUPIER



Courtyard



Sumner Street

WORK SPACE SETTINGS	
Desks/docking stations	80
Open collaboration and shared work settings	64
WORK SPACE TOTAL SEATS	144

FLOOR 03 – 14,229 SQ FT CREATIVE – SINGLE FLOOR OCCUPIER



Courtyard



Sumner Street

WORK SPACE SETTINGS

Desks/docking stations	74
Open collaboration and shared work settings	44
WORK SPACE TOTAL SEATS	118

FLOOR 04 – 9,343 SQ FT

EMPLOYEE AMENITY – MULTIPLE FLOOR OCCUPIER V1



Courtyard



Sumner Street

WORK SPACE SETTINGS

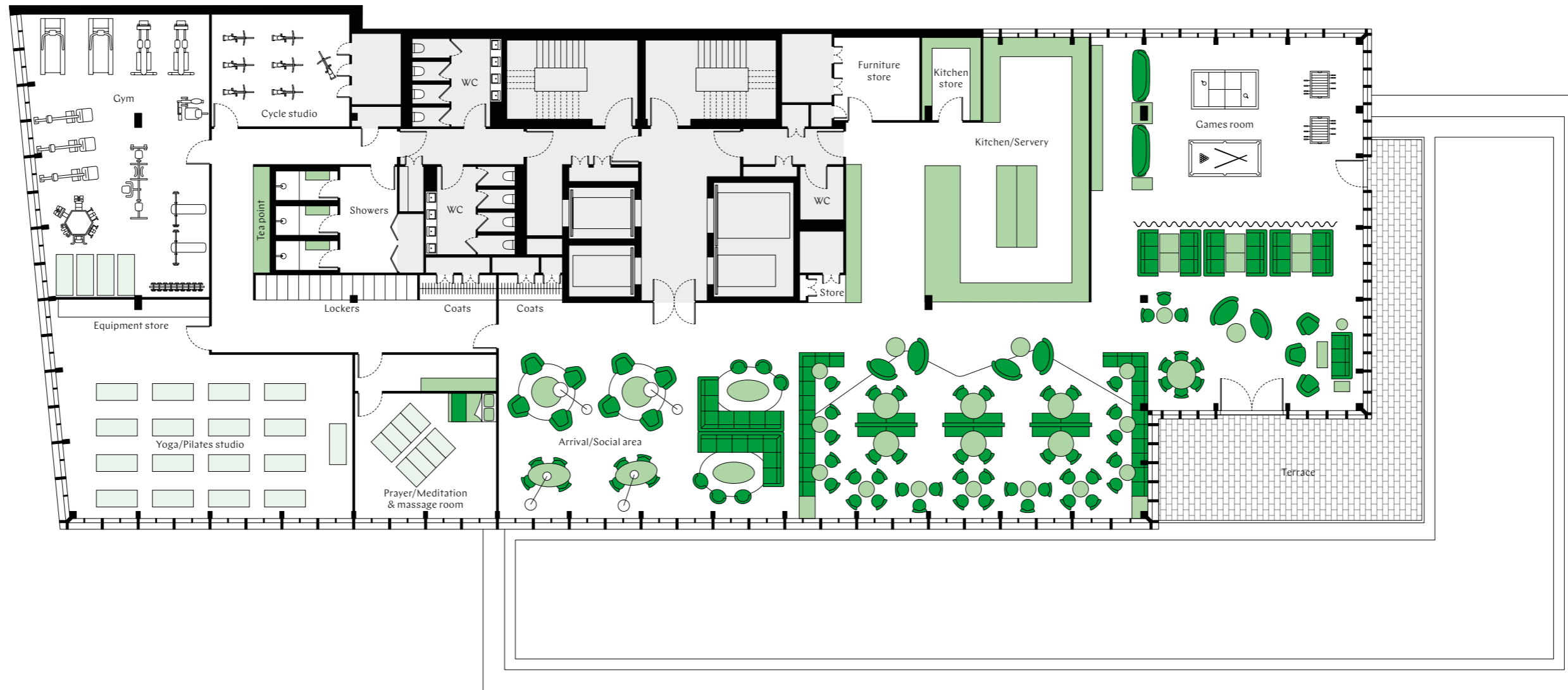
Open collaboration and shared work settings 32

FLOOR 05 – 9,343 SQ FT

EMPLOYEE AMENITY – MULTIPLE FLOOR OCCUPIER V1



Courtyard



Sumner Street

WORK SPACE SETTINGS

Open collaboration and shared work settings 32

FLOOR 06 – 9,343 SQ FT

EMPLOYEE AMENITY – MULTIPLE FLOOR OCCUPIER V1



Courtyard



Sumner Street

WORK SPACE SETTINGS

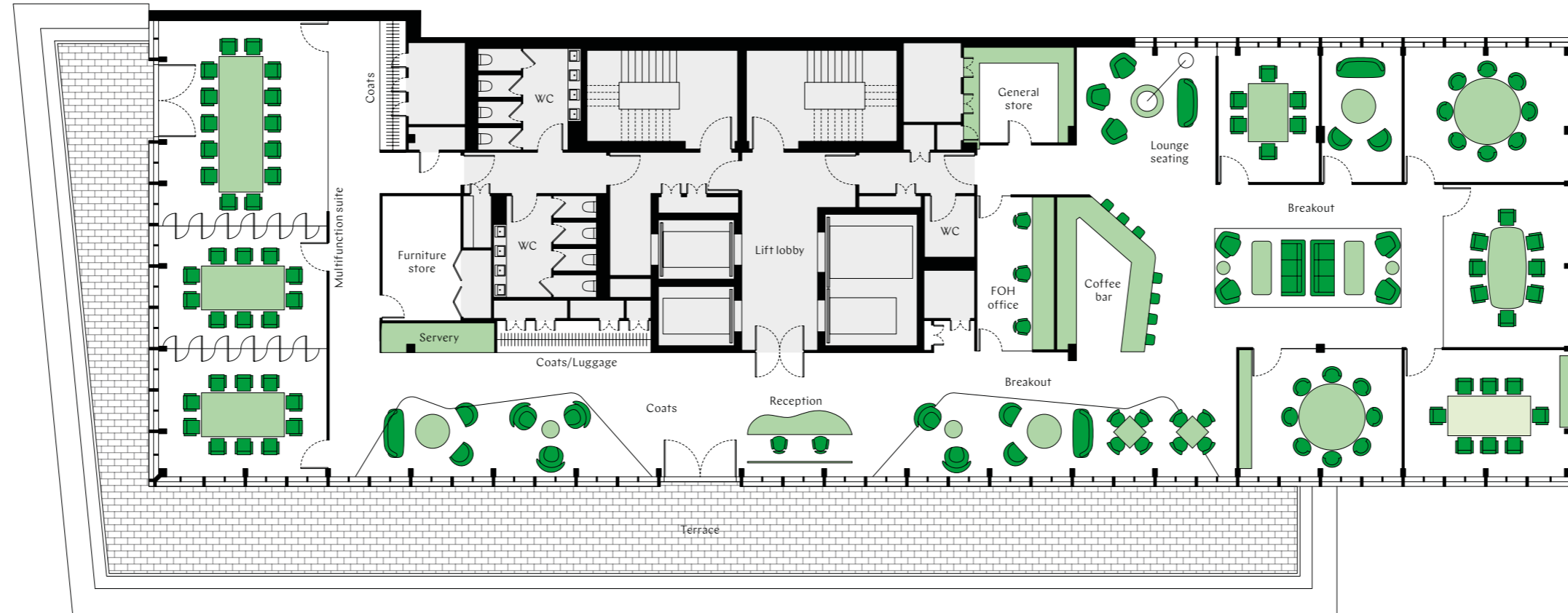
Open collaboration and shared work settings 32

FLOOR 07 – 6,449 SQ FT

CLIENT AMENITY – MULTIPLE FLOOR OCCUPIER



Courtyard



Sumner Street

WORK SPACE SETTINGS

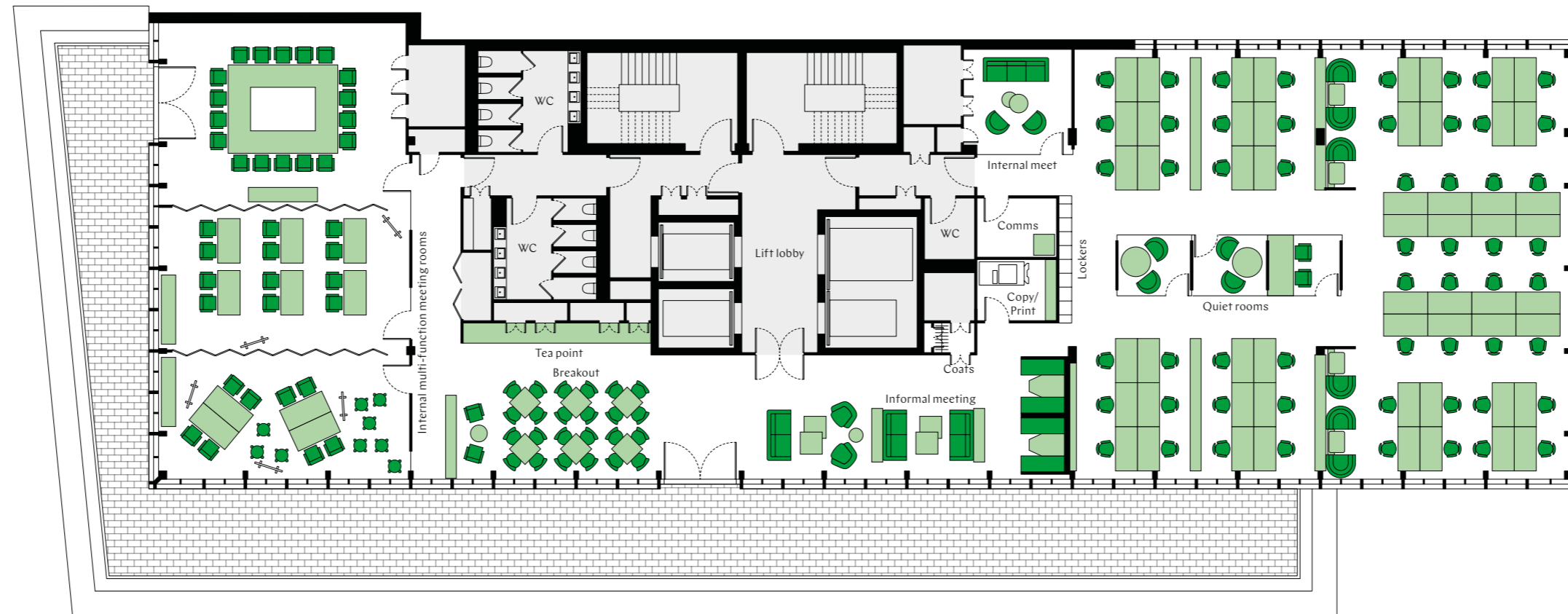
Open collaboration and shared work settings 10

FLOOR 07 – 6,449 SQ FT

CORPORATE – MULTIPLE FLOOR OCCUPIER



Courtyard



Summer Street

WORK SPACE SETTINGS

Open collaboration and shared work settings 11

LOCATION AND AMENITIES



LOCATION AND AMENITIES



LOCATION AND AMENITIES

A place designed to enhance its neighbourhood and community.



A place of world class food and traditional markets.



The Forge is located south of the River Thames in vibrant Southwark, in an area steeped in character and authenticity.



A place for relaxing and a place for pondering.



A place inspired by its past and built for your future.

A place of iconic architecture and historical theatre.



LOCATION AND AMENITIES





LOCAL AMENITIES

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 Casa do Frango
- 11 Franco Manca
- 12 Old Union Yard Arches
- 13 Hawksmoor
- 14 Jack's Bar
- 15 Lyaness
- 16 Mc&Sons
- 17 O'Ver Borough
- 18 Oxo Tower
- 19 Roast
- 20 The Anchor & Hope
- 21 The Breakfast Club
- 22 The Colombian Coffee Co
- 23 The Refinery
- 24 The Wheatshaeaf
- 25 The White Hart
- 26 Tonkotsu
- 27 Union Street Café
- 28 Sea Bird

Street Food Markets

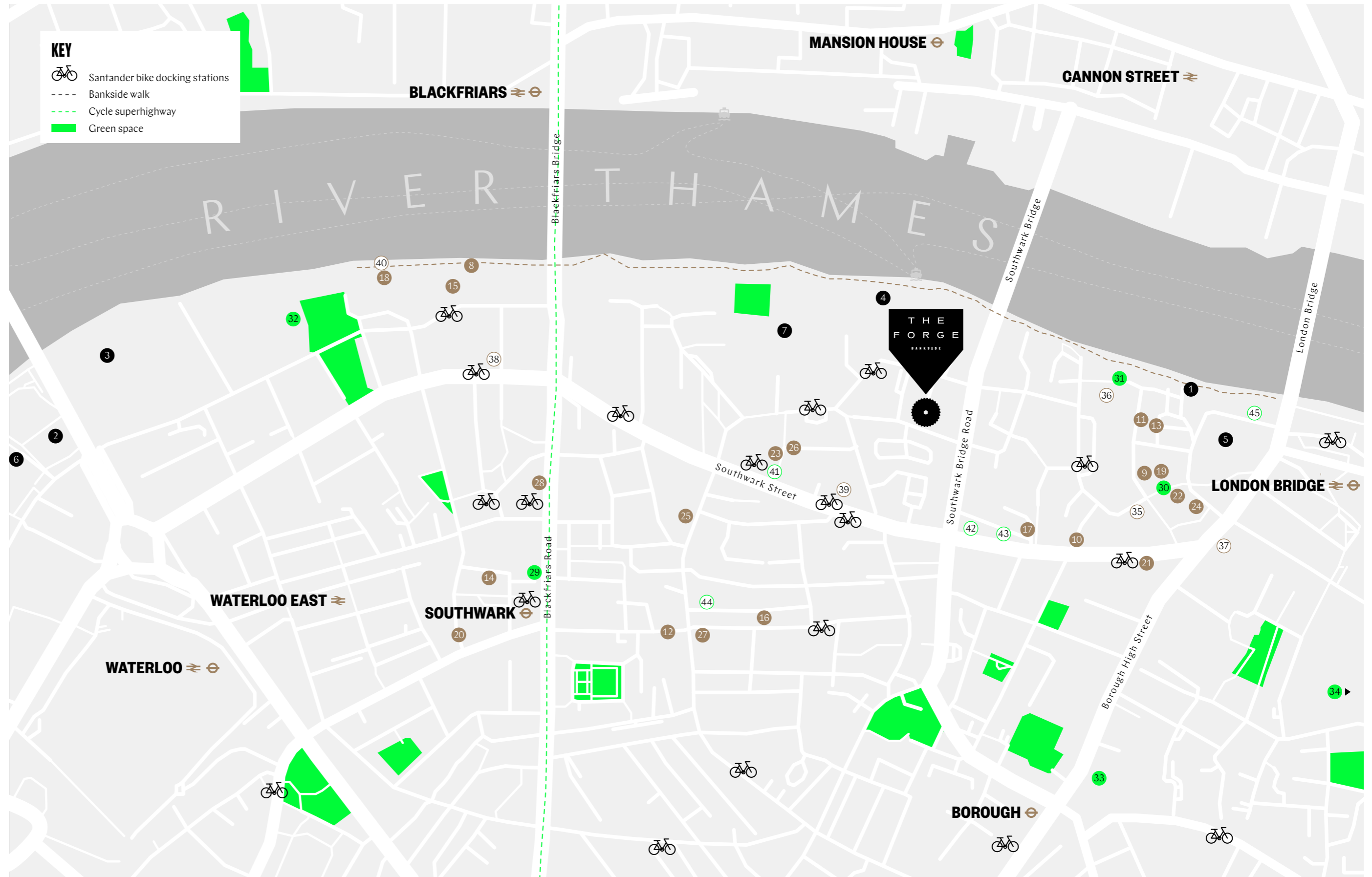
- 29 Blackfriars Road
- 30 Borough Market
- 31 Flat Iron
- 32 Gabriel's Wharf
- 33 Tabard Street Market
- 34 Vinegar Yard

Retail

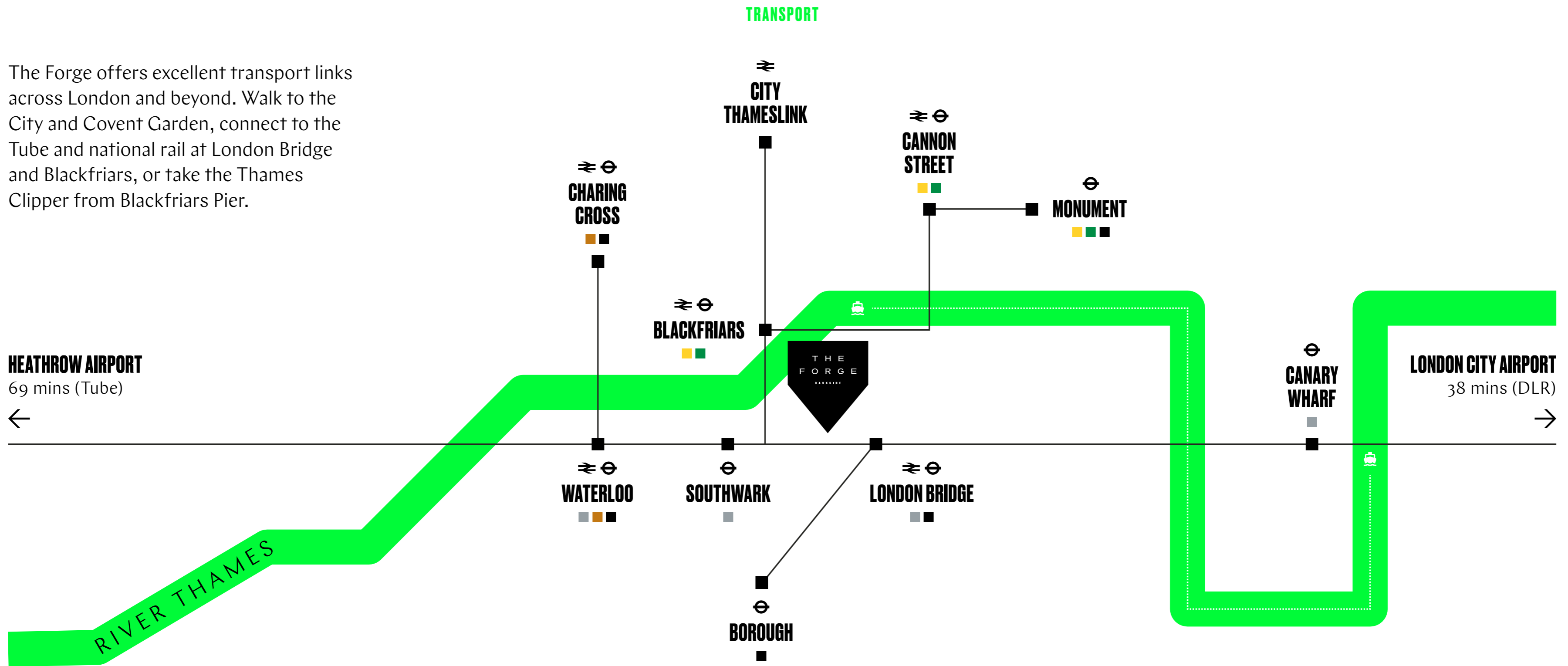
- 35 Aesop
- 36 Borough Yards
- 37 London Bridge Station Retail
- 38 Little Waitrose & Partners
- 39 M&S Simply Food
- 40 Amazon Fresh

Wellbeing

- 41 Bankside Fit Hub
- 42 F45 Training
- 43 The Fitting Rooms
- 44 The Ring Boxing Club
- 45 The Secret Boxing Gym



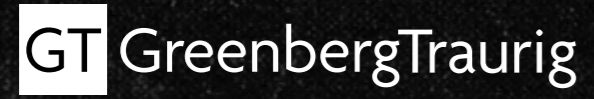
The Forge offers excellent transport links across London and beyond. Walk to the City and Covent Garden, connect to the Tube and national rail at London Bridge and Blackfriars, or take the Thames Clipper from Blackfriars Pier.



	LONDON BRIDGE	BLACKFRIARS	CANNON STREET	SOUTHWARK	BOROUGH	MONUMENT	WATERLOO	CITY THAMESLINK	CHARING CROSS
Walk	8 mins	9 mins	11 mins	10 mins	12 mins	15 mins	18 mins	19 mins	31 mins
Cycle	5 mins	7 mins	6 mins	5 mins	5 mins	8 mins	11 mins	9 mins	15 mins

All walking and cycling journey times are calculated from The Forge via Google.

OUR NEIGHBOURS



OUR NEIGHBOURS



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



CATHY GRIFFITHS

07702 676554
cathy.griffiths@landsec.com



BEN FISHER

07810 676168
ben@usp.london

MARK FISHER

07899 895710
mark@usp.london

RUPERT COWLING

07736 880317
rupert@usp.london



DAVID PEROWNE

07739 814720
david.perowne@cbre.com

HANNAH GRINT

07545 868543
hannah.grint@cbre.com

LUKE HACKING

07951 224060
luke.hacking@cbre.com

theforgebankside.com