

THE
FORGE

BANKSIDE



CONTENTS



CONTENTS

OUR STORY

SUSTAINABLE PLACES

CONNECTING COMMUNITIES

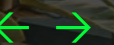
REALISING POTENTIAL

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

← CONTENTS

INTRODUCTION

→

INTRODUCTION



← CONTENTS

INTRODUCTION

← →



FORGED TOGETHER



The Forge offers 113,000 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.

BRONZE

64,000 sq ft premium
Cat A office space over
7 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

THE LOCATION

☯️
Cannon Street
■ ■

☯️
Monument
■ ■ ■ ■

☯️
London Bridge
■ ■

THE
FORGE
BANKSIDE



☯️
Blackfriars
■ ■

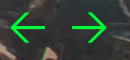
☯️
Waterloo
■ ■ ■ ■ ■

☯️
Southwark
■

☯️
Borough
■

← CONTENTS

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

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

← CONTENTS

BUILDING GALLERY

← →





BRONZE CLUBROOM - LOUNGE SET UP

Occupiers from every floor have access to the Bronze Clubroom, a flexible space suitable for breakout working, socialising or unwinding.

BRONZE CLUBROOM - THEATRE LAYOUT

The Bronze Clubroom setup can be tailored to occupants' needs, whether it's for presentations, workshops, or team gatherings. It's impressive communal terrace provides an ideal space to enjoy fresh air, soak in the views, or host summer events.



Cycle storage



End of trip facilities



SPECIFICATION

Designed to
one person per

8 SQ M

Means of escape
one person per

6 SQ M

**COMMUNAL
CLUBROOM AND
TERRACE AMENITY**

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**

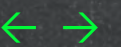
**4 PASSENGER
LIFTS**

**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

Operate in line with the
UK Green Building Council's
framework definition of a

NET ZERO

carbon building

Diverting

100%

of the building's
waste from landfill

107

PV panels on the
roof generating
renewable electricity

0%

energy generated from
fossil fuels, improving
local air quality

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

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 of iconic architecture and historical theatre.



A place for relaxing and a place for pondering.



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

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

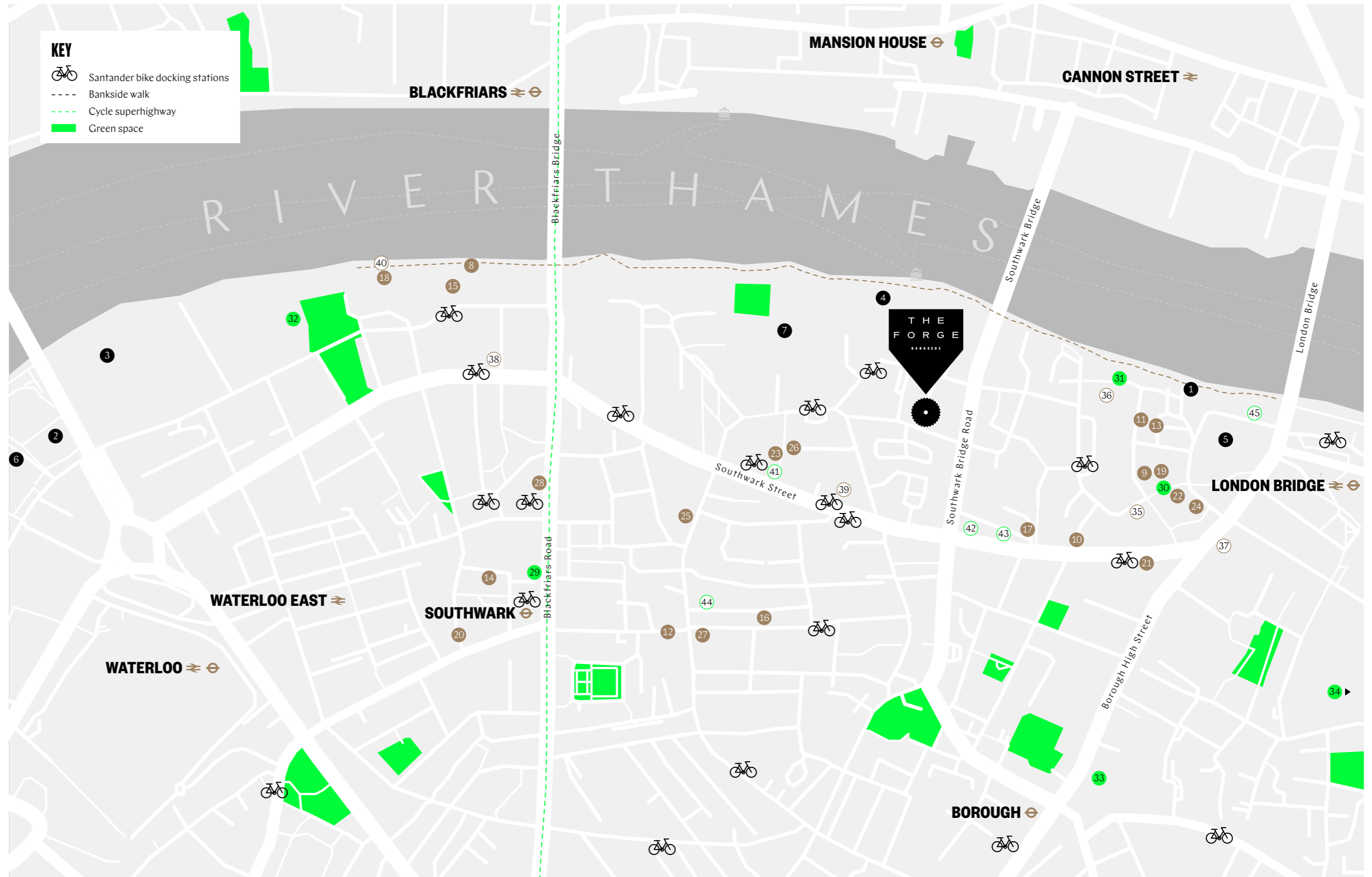
- 29 Blackfriars Road
- 30 Borough Market
- 31 Flat Iron
- 32 Gabriel's Wharf
- 33 Tabard Street Market
- 34 Vinegar Yard

Retail

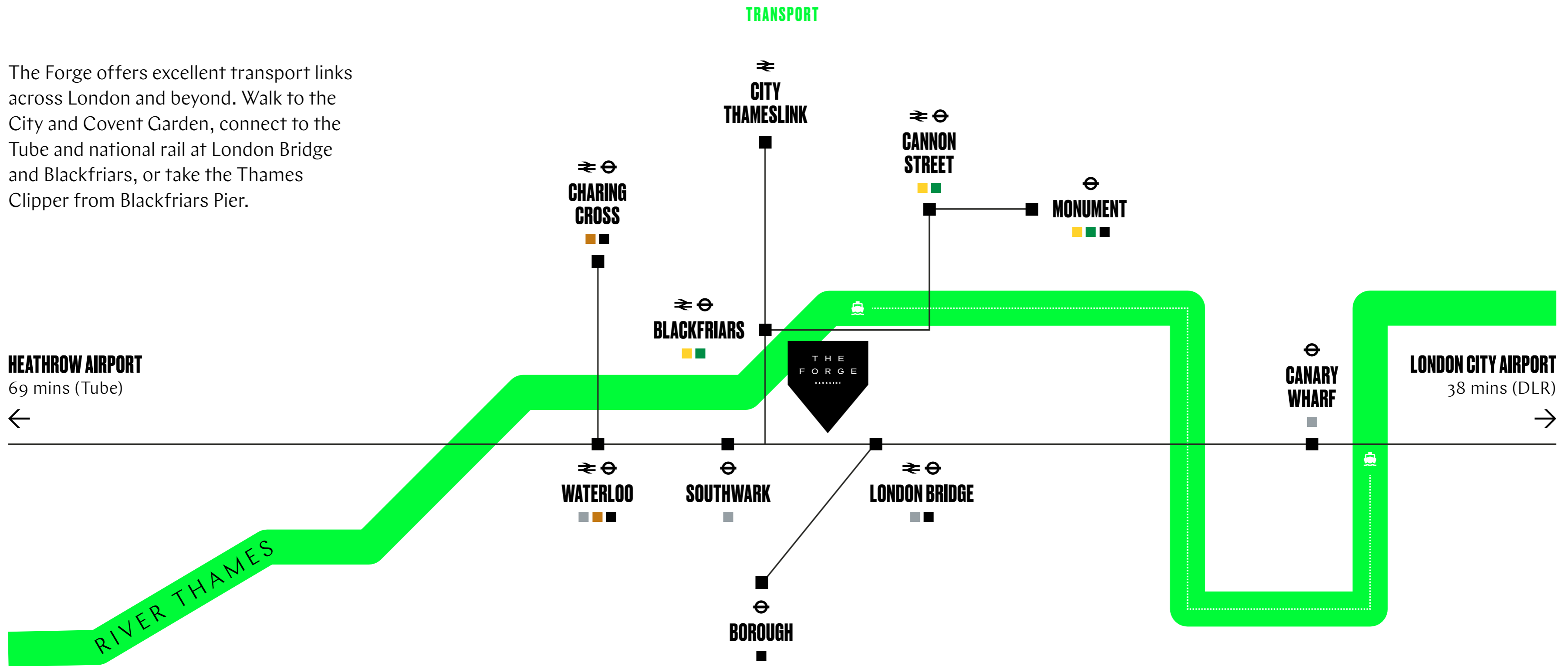
- 35 Aesop
- 36 Borough Yards
- 37 London Bridge Station Retail
- 38 Little Waitrose & Partners
- 39 M&S Simply Food
- 40 Amazon Fresh

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.



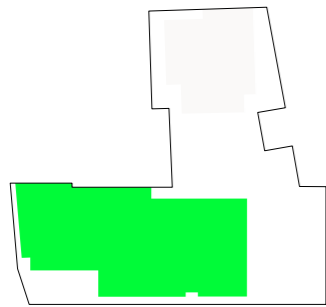
	LONDON BRIDGE	BLACKFRIARS	CANNON STREET	SOUTHWARK	BOROUGH	MONUMENT	WATERLOO	CITY THAMESLINK	CHARING CROSS
Walk	8 mins	9 mins	11 mins	10 mins	12 mins	15 mins	18 mins	19 mins	31 mins
Cycle	5 mins	7 mins	6 mins	5 mins	5 mins	8 mins	11 mins	9 mins	15 mins

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

FLOOR PLANS

SCHEDULE OF AREAS

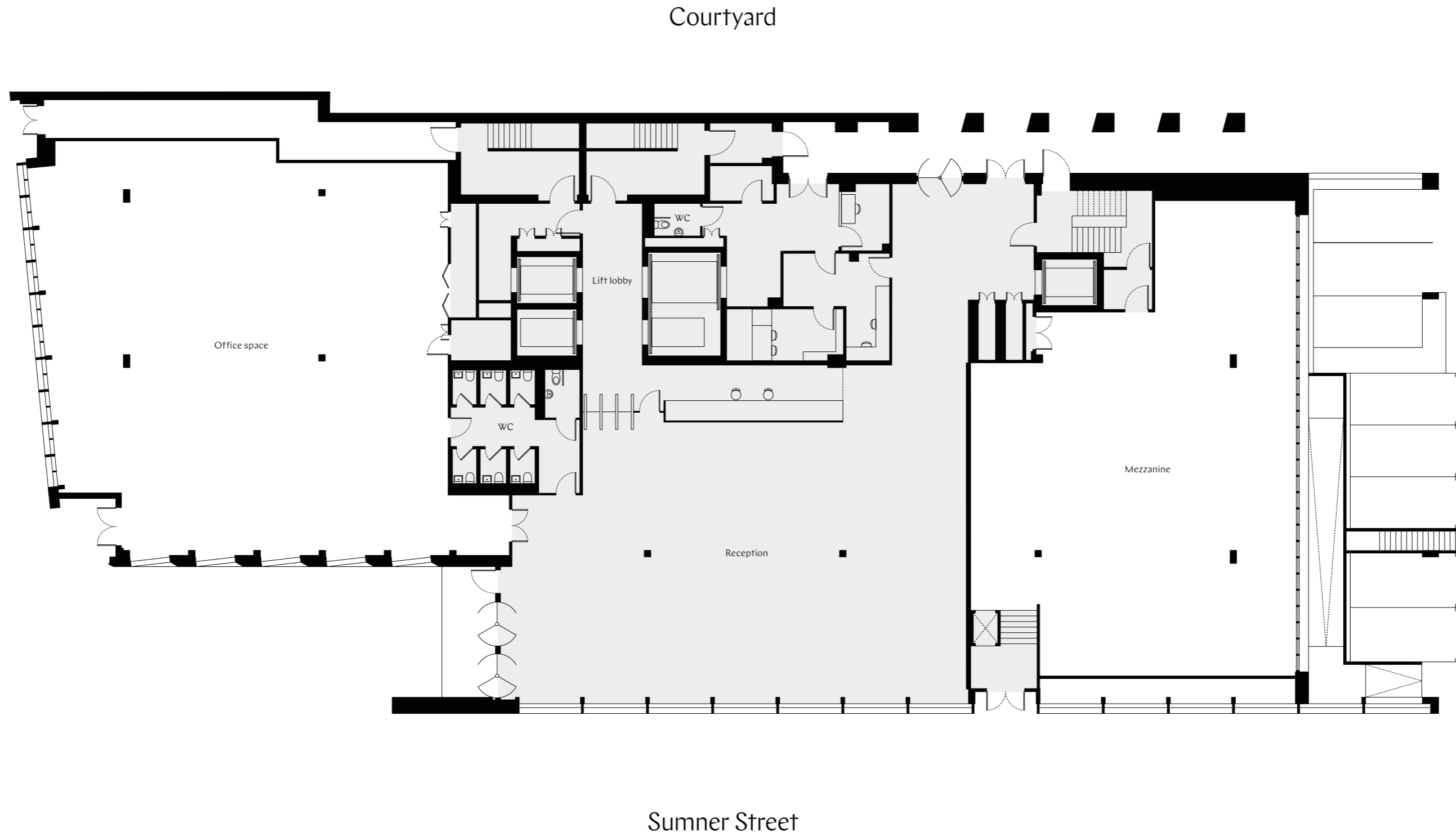
BRONZE BUILDING



FLOOR	NET INTERNAL AREA (SQ FT)	TERRACE (SQ FT)	AMENITY (SQ FT)
08	6,452	-	-
07	3,855	Private 645 Communal 1,227	Clubroom 2,325
06	9,343	-	-
05	9,343	-	-
04	LET		
03	LET		
02	14,229		
01	14,224	-	-
Mezzanine	2,831	-	-
Ground	3,741	-	-
Basement	End of trip facilities		
TOTAL AREA	64,018	1,872	2,325

GROUND FLOOR
3,741 SQ FT

MEZZANINE
2,831 SQ FT



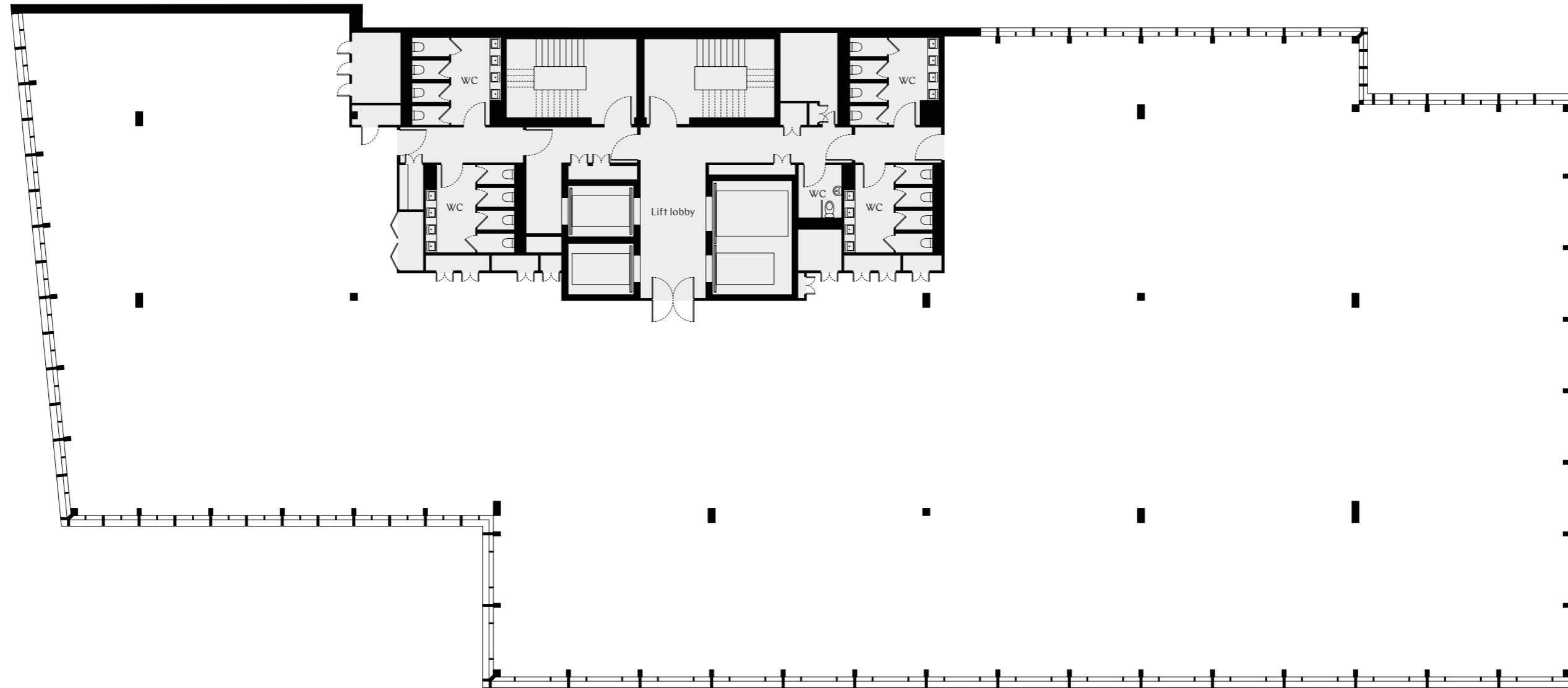
Sumner Street

FLOORS 01
14,224 SQ FT

FLOORS 02
14,229 SQ FT



Courtyard

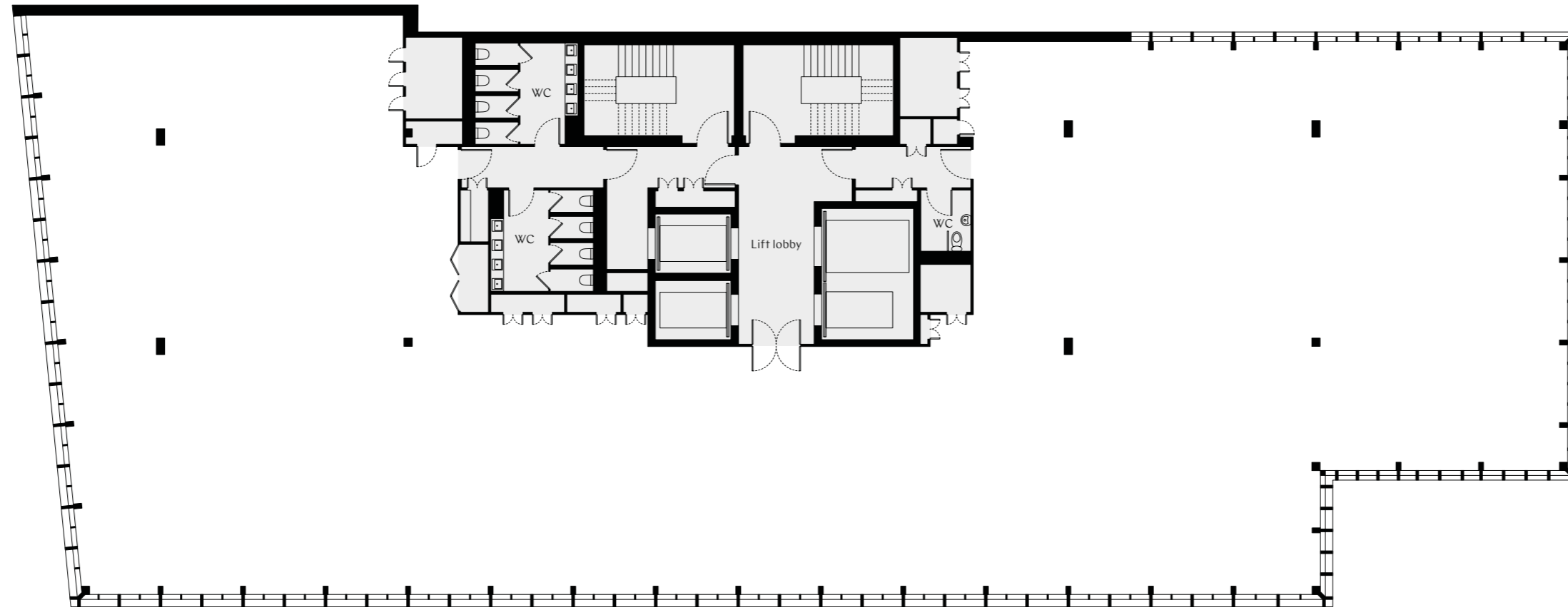


Sumner Street

FLOORS 05-06
9,343 SQ FT



Courtyard

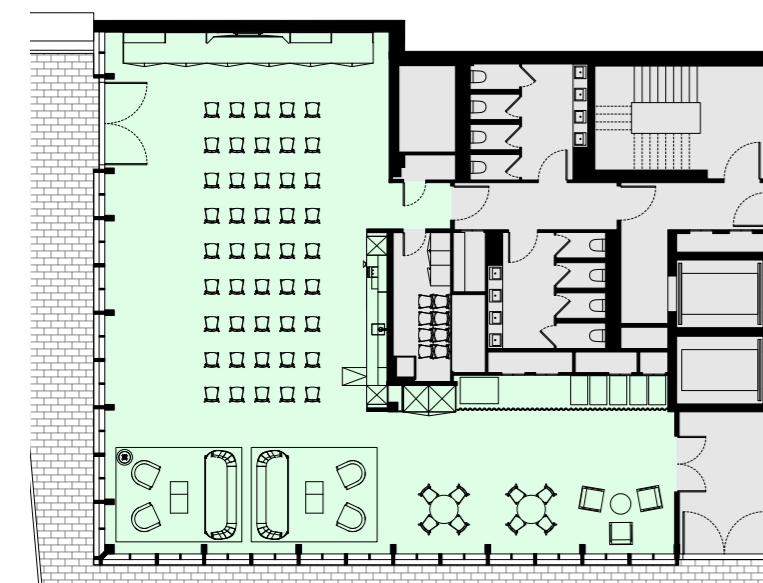


Sumner Street

FLOOR 7 – CLUBROOM
2,325 SQ FT
COMMUNAL TERRACE
APPROX 1,227 SQ FT

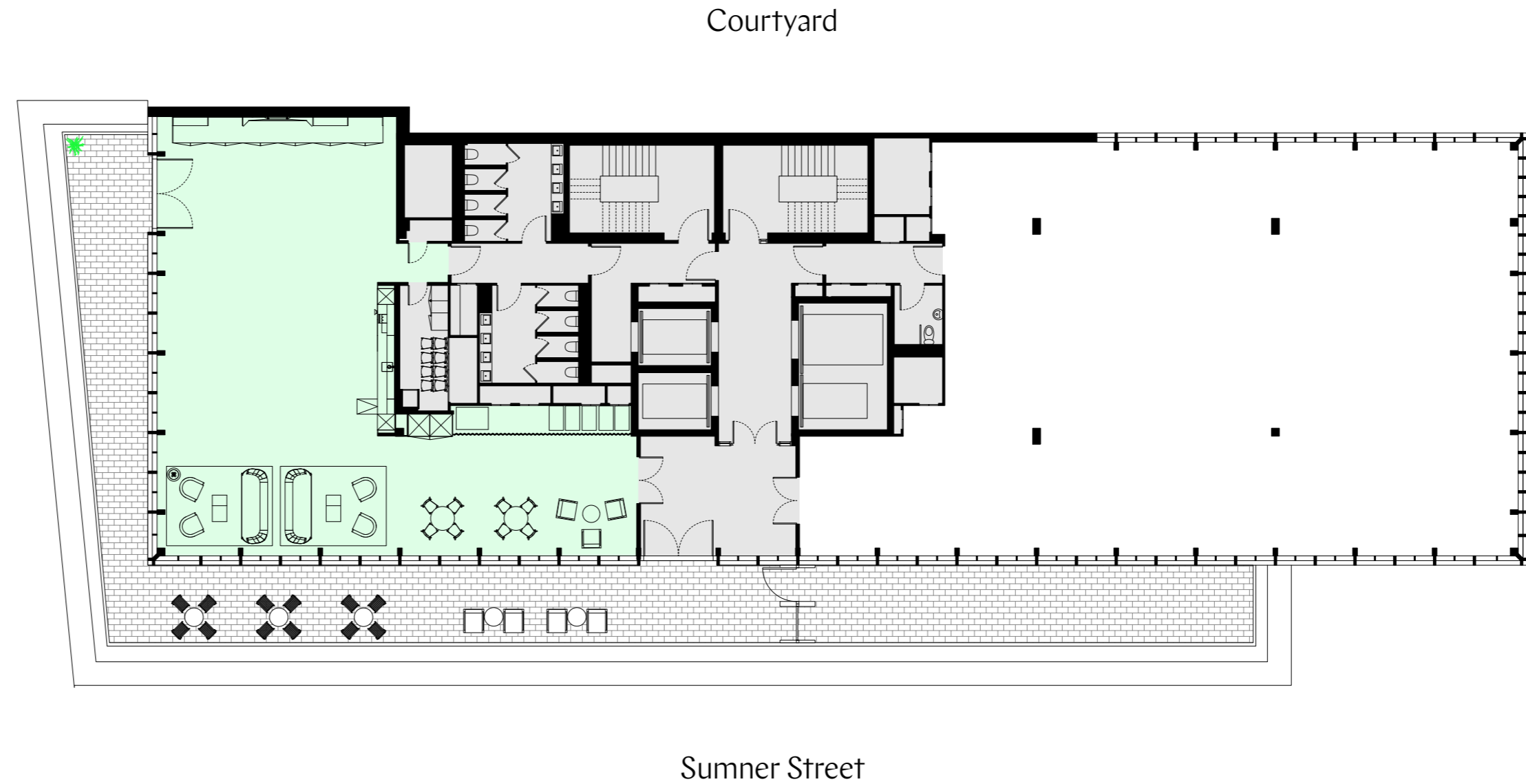


LOUNGE LAYOUT



THEATRE LAYOUT

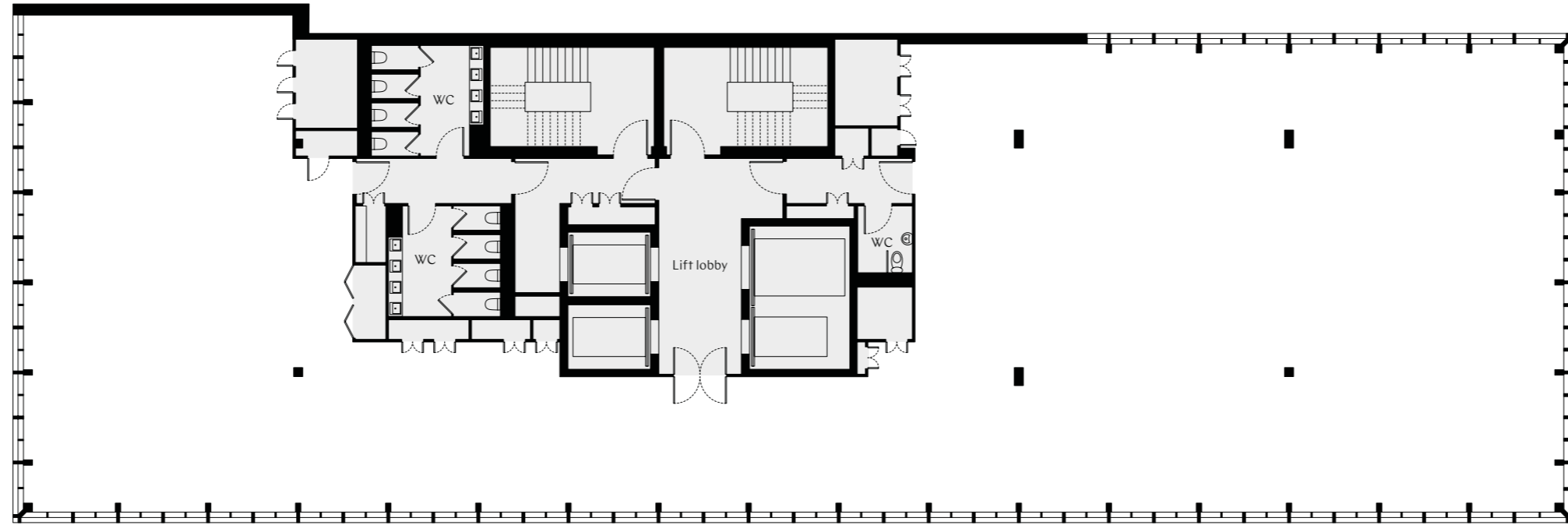
FLOOR 7
3,855 SQ FT
PRIVATE TERRACE
APPROX 645 SQ FT



FLOOR 08
6,452 SQ FT



Courtyard



Sumner Street

SPACE PLANS

FLOORS 05 & 06 – 9,343 SQ FT

EMPLOYEE AMENITY – MULTIPLE FLOOR OCCUPIER



Courtyard



Sumner Street

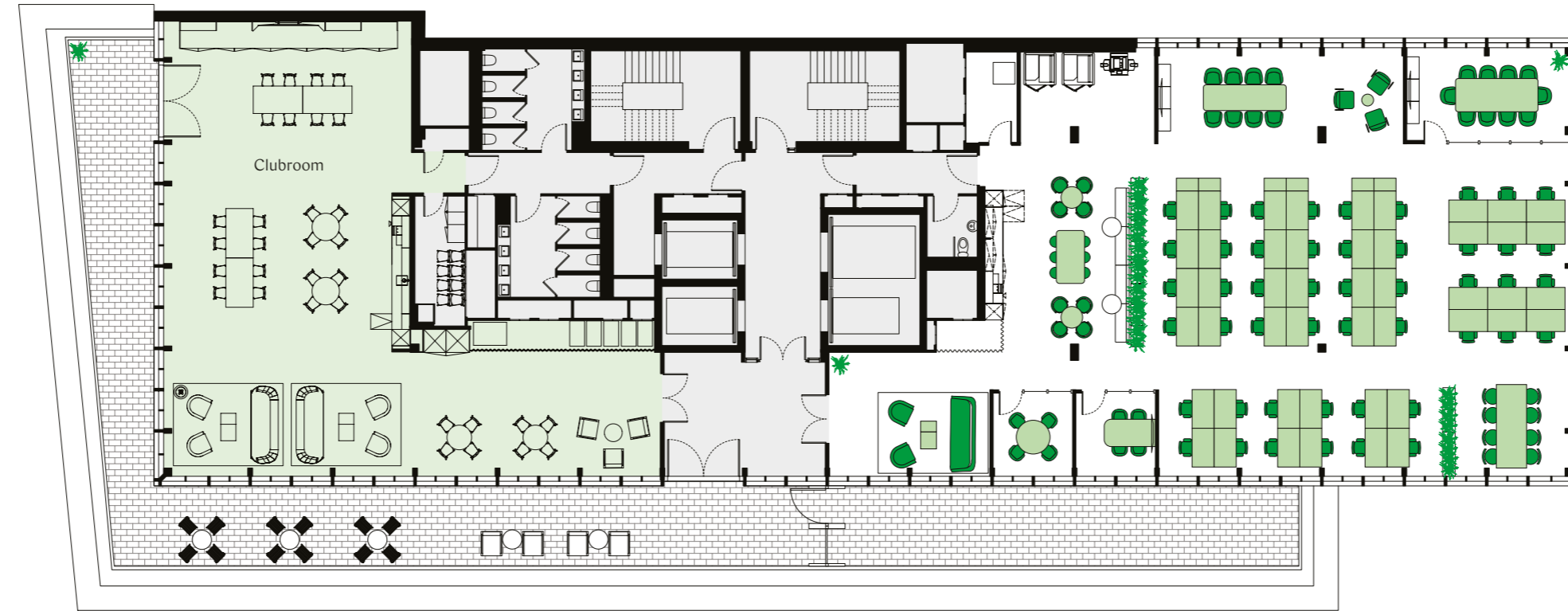
WORK SPACE SETTINGS

Open collaboration and shared work settings 32

PART FLOOR 07 - 3,855 SQ FT FITTED - SINGLE FLOOR OCCUPIER



Courtyard

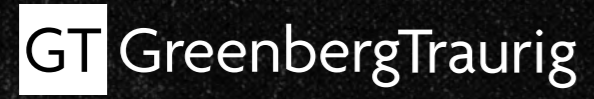


Sumner Street

WORK SPACE SETTINGS

Open collaboration and shared work settings 96

OUR NEIGHBOURS



OUR NEIGHBOURS



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



HARRY FOSTER

07808 908202
harry.foster@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