



MYO

Bankside

Leasing Proposal

The Forge, 133 Park Street, London, SE1 9EA

Let's work around you

Your guests will be welcomed into Landsec-owned buildings, meaning you can expect high quality, efficient and healthy environments, all tailored to optimising individual and team performances. Extra touches such as unlimited quality teas and coffee, filtered water and a curated art collection enrich the guest experience.

Tucked behind the Tate Modern, Myo Bankside occupies an entire ten floor building with 12 high spec meeting rooms, a configurable ground floor meeting and event suite and an eighth floor rooftop terrace with river views.

Myo Bankside is also part of Landsec's first net zero carbon development, and pre-certified to the WELL Building Standard™ recognising the conscientious design that focuses on health and wellbeing.

Your space

Proposed office, Length of lease, Price:

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Notes:



Your lease includes:

- All rents, rates, utilities and services
- Office IT and telephony provision
- Breakout space and telephone booths
- Fully operational and maintained heating & cooling a/c system
- Refreshments
- Secure bike racks
- Showers, changing facilities and lockers
- Complementary towel service
- 24/7 access and security
- Dedicated support team, including concierge, IT and housekeeping
- Daily cleaning services

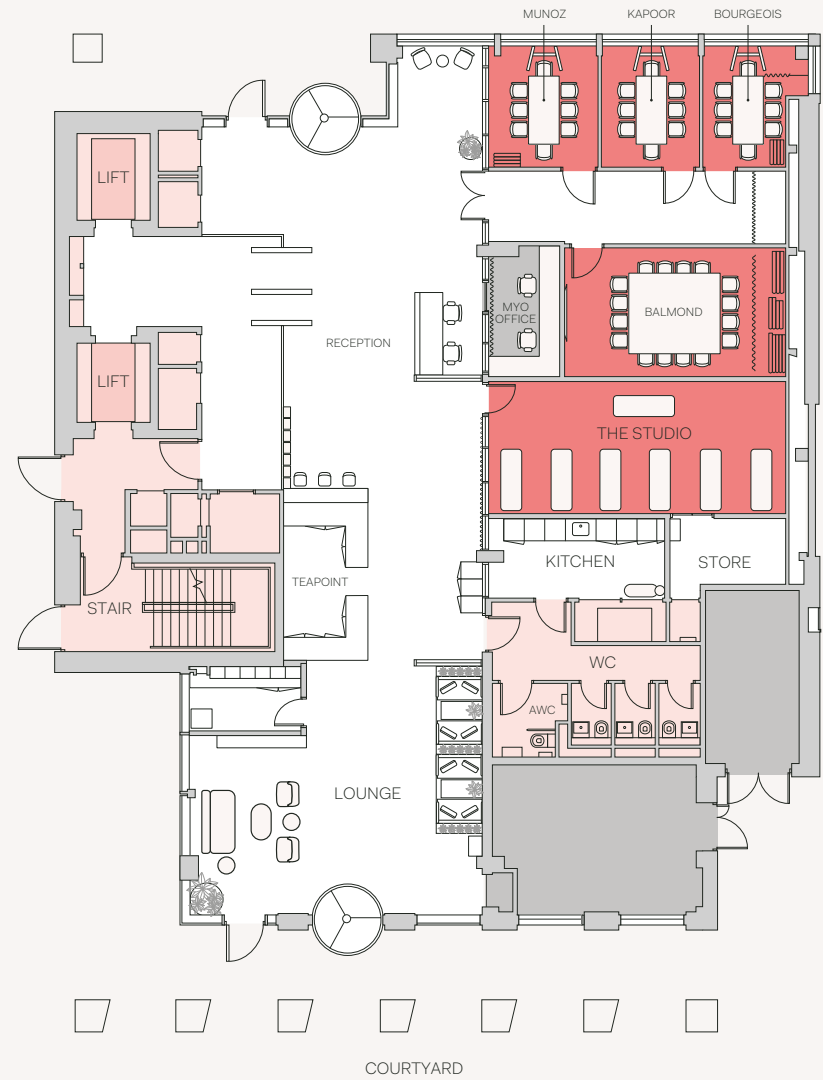
Ground floor

Facilities

Entrance lobby
 Reception
 Teapoint
 Kitchen
 Wellness studio

3x 6 person meeting rooms
 1x 16 person boardroom
 2x 4 person booths

1x accessible WC
 3x WCs



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces



Mezzanine

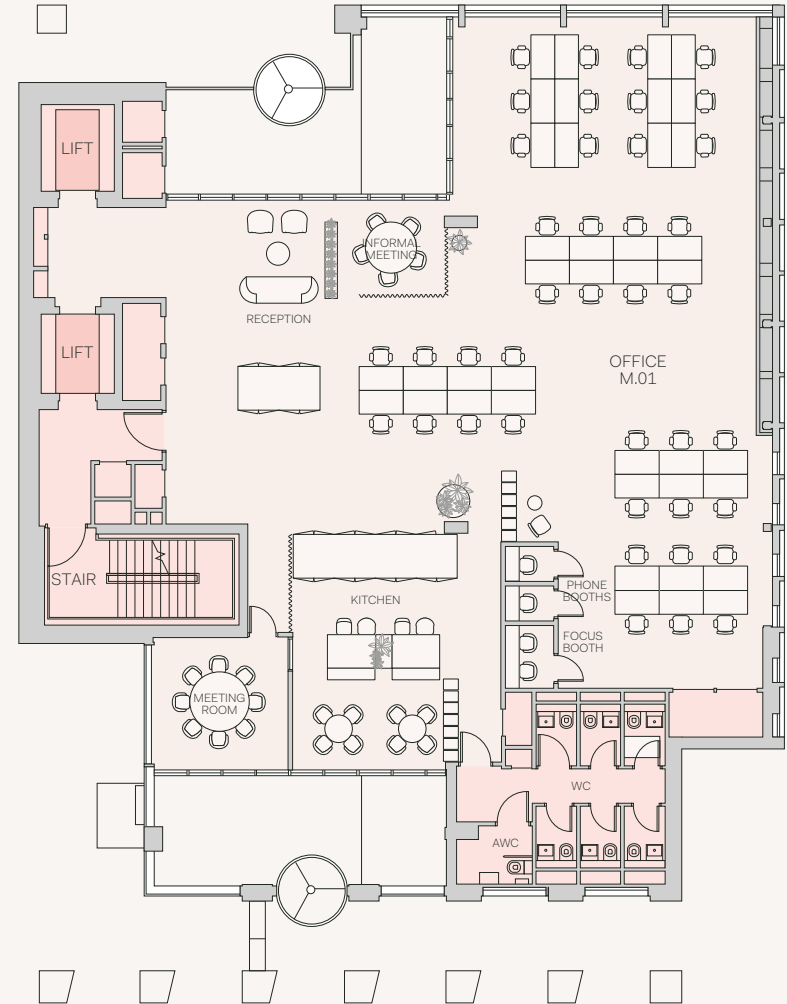
Private Office	Desks	Sq Ft
M.01	40	3,509

Dedicated Facilities

Reception
Kitchen
Breakout

2x phone booths
1x focus booth
1x 8 person meeting room

1x accessible WC
3x WCs



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces



First floor

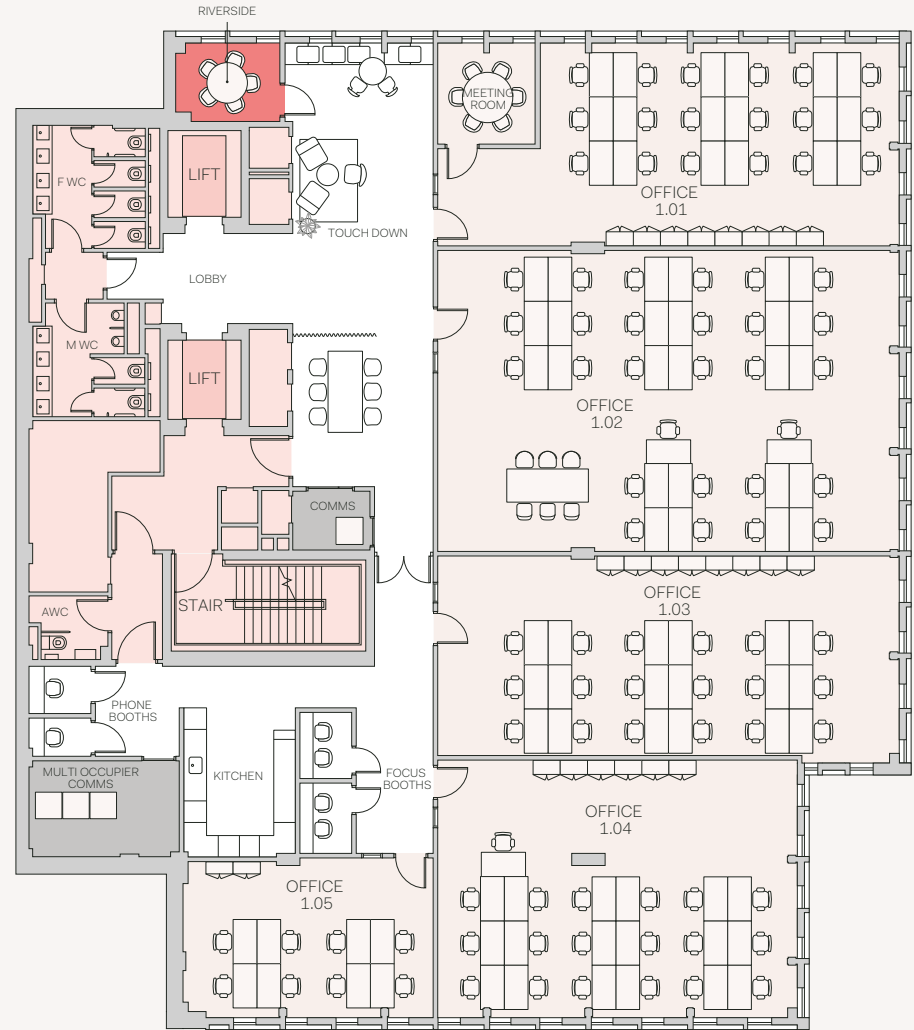
Private Office	Desks	Sq Ft
1.01	18	775
1.02	28	1,291
1.03	18	861
1.04	18	861
1.05	8	366

Facilities

Breakout space
Kitchen

2x phone booths
2x focus booths
1x 5 person meeting room

1x accessible WC
2x male WC
4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces



Second floor

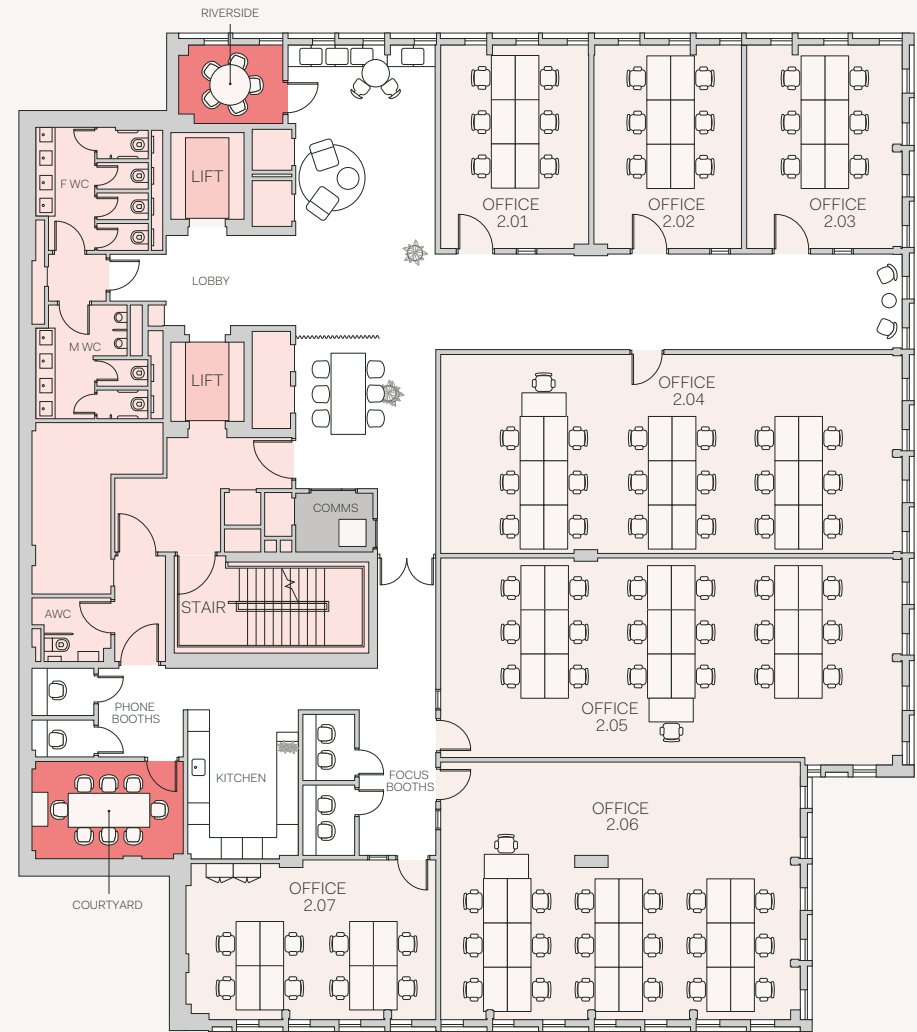
Private Office	Desks	Sq Ft
2.01	6	280
2.02	6	280
2.03	6	301
2.04	19	861
2.05	19	861
2.06	19	861
2.07	8	366

Facilities

Breakout space
Kitchen

2x phone booths
2x focus booths
1x 5 person meeting room
1x 8 person meeting room

1x accessible WC
2x male WC
4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces

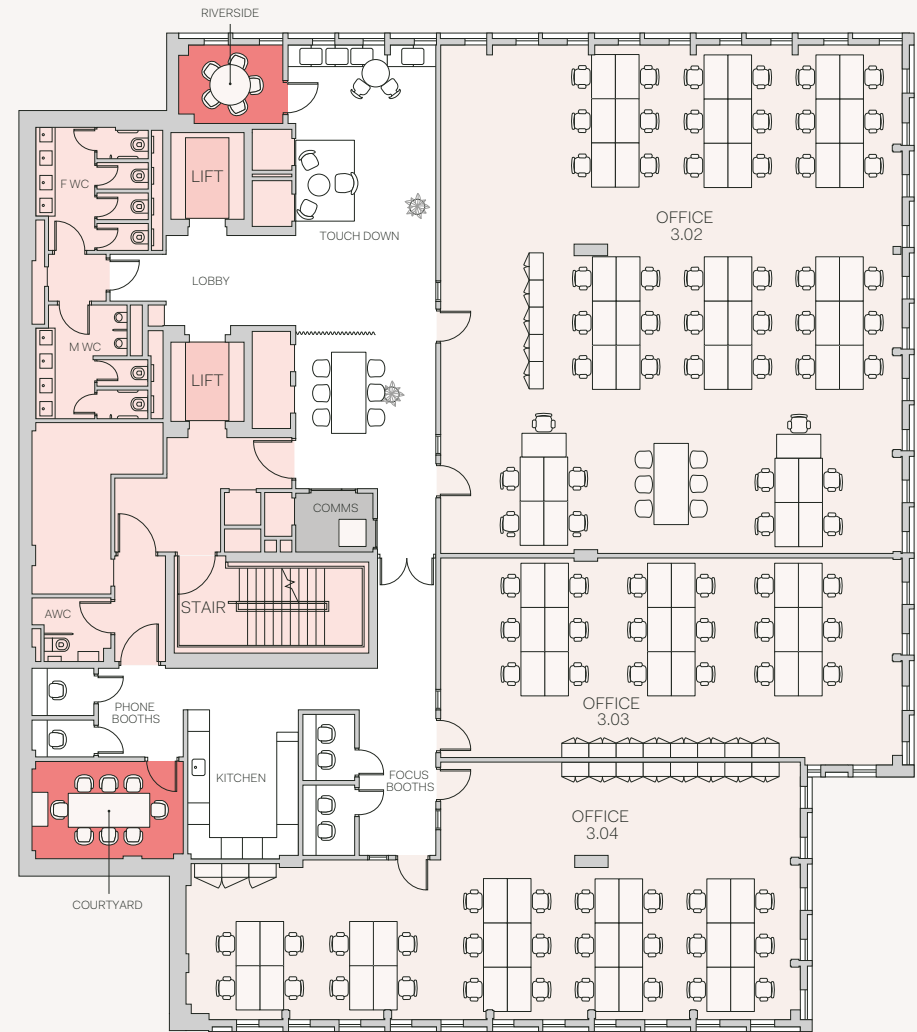


Third floor

Private Office	Desks	Sq Ft
3.02	46	2,185
3.03	18	872
3.04	26	1,238

Facilities

- Breakout space
- Kitchen
- 2x phone booths
- 2x focus booths
- 1x 5 person meeting room
- 1x 8 person meeting room
- 1x accessible WC
- 2x male WC
- 4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces

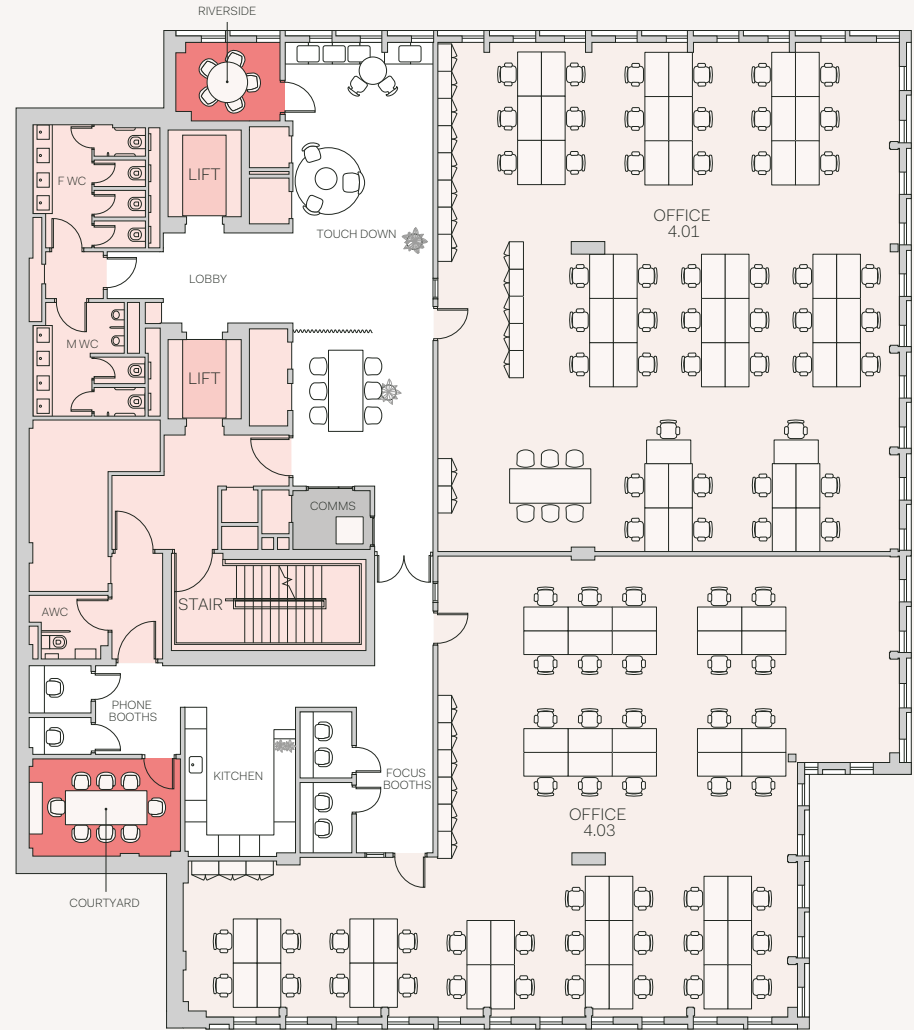


Fourth floor

Private Office	Desks	Sq Ft
4.01	46	2,185
4.03	44	2,120

Facilities

- Breakout space
- Kitchen
- 2x phone booths
- 2x focus booths
- 1x 5 person meeting room
- 1x 8 person meeting room
- 1x accessible WC
- 2x male WC
- 4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces



Fifth floor

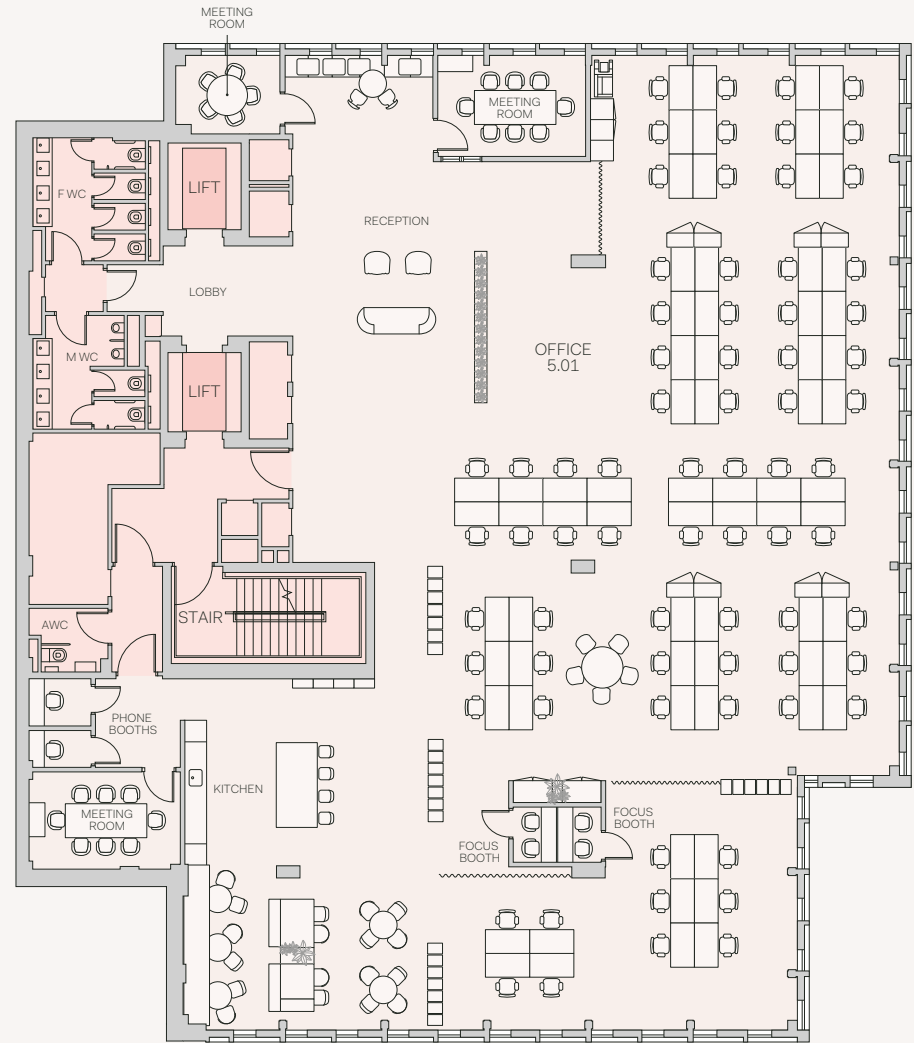
Private Office	Desks	Max. Capacity	Sq Ft
5.01	72	90	5,877

Dedicated Facilities

Breakout space
Kitchen

2x phone booths
2x focus booths
1x 5 person meeting room
2x 8 person meeting rooms

1x accessible WC
2x male WC
4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces



Sixth floor

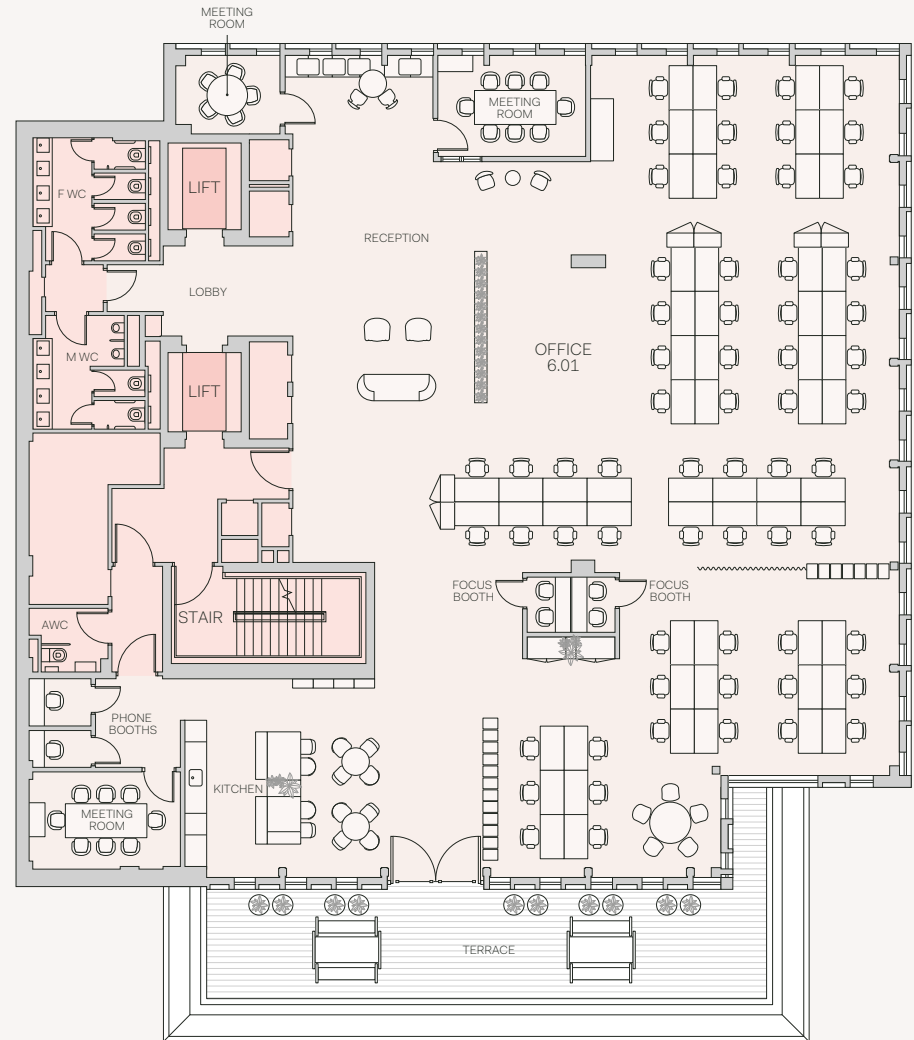
Private Office	Desks	Max. Capacity	Sq Ft
6.01	62	75	4,994

Dedicated Facilities

Breakout space
Kitchen

2x phone booths
2x focus booths
1x 5 person meeting room
2x 8 person meeting room
614 sq ft terrace

1x accessible WC
2x male WC
4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces
- Terrace



Seventh floor

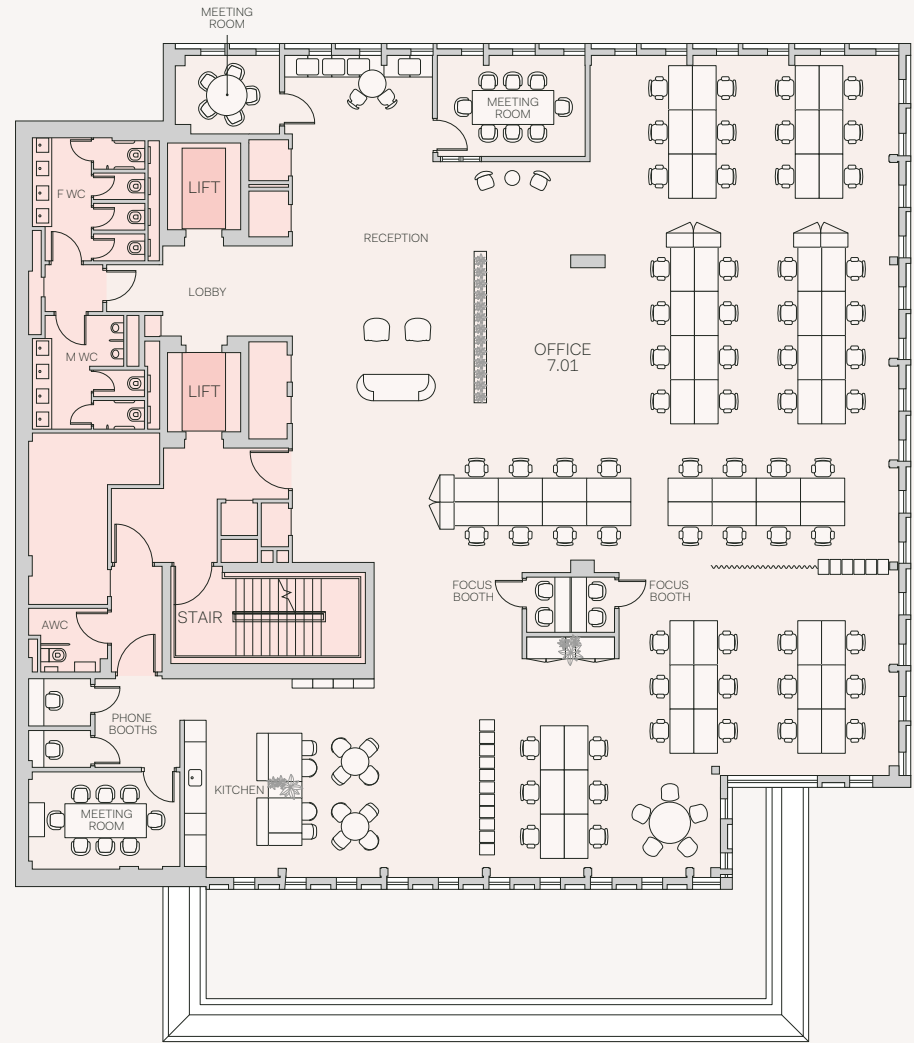
Private Office	Desks	Max. Capacity	Sq Ft
7.01	62	75	4,994

Dedicated Facilities

Breakout space
Kitchen

2x phone booths
2x focus booths
1x 5 person meeting room
2x 8 person meeting room

1x accessible WC
2x male WC
4x female WC



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces



Eighth floor

Private Office	Desks	Max. Capacity	Sq Ft
8.01	24	24	2,034

Facilities

1,023 sq ft wraparound terrace

Lobby
Breakout lounge

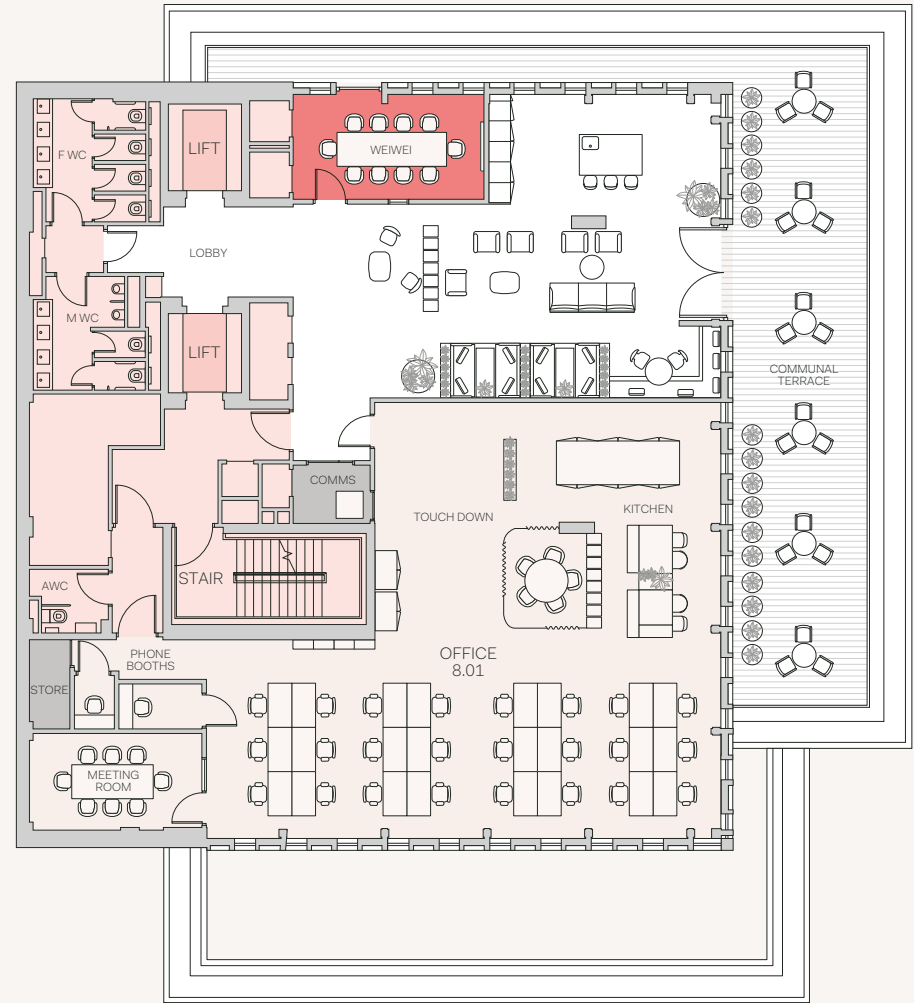
1x 10 person meeting room

1x accessible WC
2x male WC
4x female WC

Facilities

Breakout space
Kitchen

2x 4 person phone booths
1x 8 person meeting room



- Core
- Private offices
- Meeting rooms
- Communal spaces
- BOH spaces
- Terrace



Make it your own

You can collaborate with our expert team to customise your office so it fits your brand, culture and way of working.

We can also advise on how to make the space as efficient as possible, creating an office which fosters wellbeing and productivity.

Members have access to additional customisation services including:



A choice of optional additional furniture for your office space, as well as accessories and planting*

Further customisation options such as the addition of executive offices, private booths and meeting rooms

Your brand added to your private space and digitally signposted throughout Myo

Collaborative design experts are on hand to create the perfect layout and office space

*additional costs apply

Meeting rooms

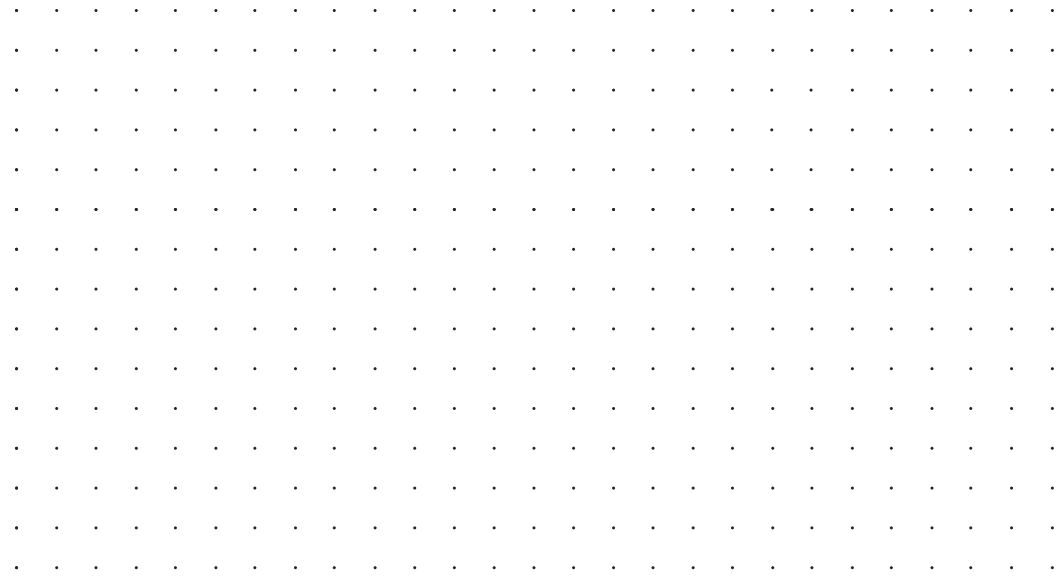
Myo Bankside offers more bookable meeting space than anywhere else in the area, from small spaces for six to event areas for up to 90. Take your pick from a wide collection of high-spec, adaptable rooms, all complete with conferencing equipment, privacy considerations, and a range of refreshments.

Booking cost per hour:

	Capacity	Floor	Cost per hour	Landsec customers	Myo members
Riverside 1	5	1	£60	£54	£48
Riverside 2	5	2	£60	£54	£48
Riverside 3	5	3	£60	£54	£48
Riverside 4	5	4	£60	£54	£48
Bourgeois	6	G	£65	£58	£52
Munoz	6	G	£65	£58	£52
Kapoor	6	G	£65	£58	£52
Courtyard 2	8	2	£65	£63	£56
Courtyard 3	8	3	£70	£63	£56
Courtyard 4	8	4	£70	£63	£56
The Studio	10	G	£80	£72	£64
Weiwei	10	8	£80	£72	£64
Balmond	16	G	£100	£190	£80

Work well at Myo

Everything we do is focused on helping you prosper, while making a difference along the way. Backed by Landsec's leading approach to sustainability, together we'll deliver real results that support environmental, wellbeing and social excellence.



Environmental

- We prioritise renewable energy and efficiency, as shown by our BREEAM Excellent rating
- We do our bit to recycle and reduce waste
- We offset and reduce carbon usage through sustainable design and operations

Wellbeing

- We create end-of-trip facilities that support healthier commutes
- We design our spaces to include nature, natural light and plenty of ventilation, as shown by our WELL Core Gold certification
- We collaborate with our members to ensure spaces work around them and their wellbeing

Social

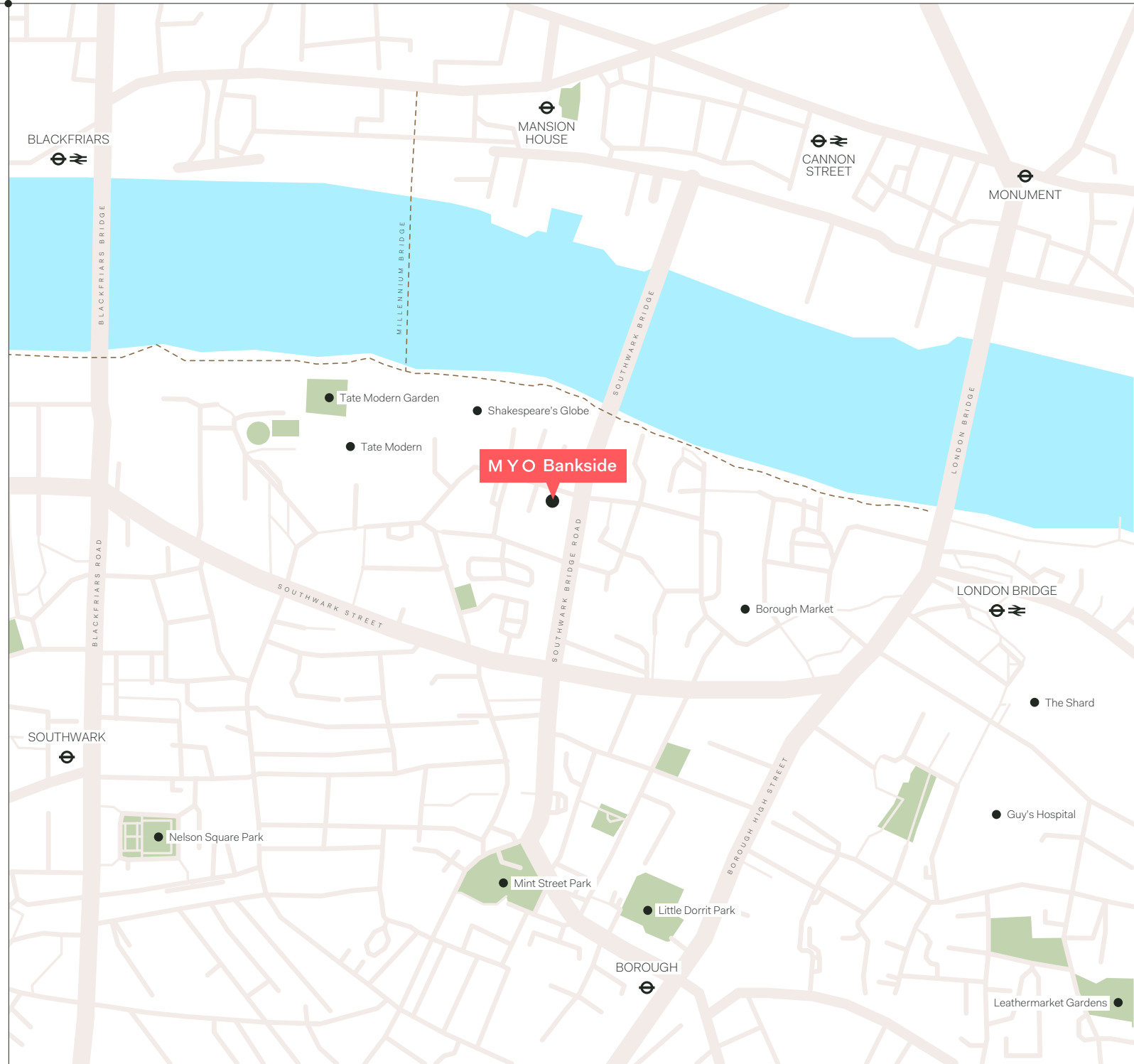
- We consider our local communities as we build stronger, more inclusive neighbourhoods
- We emphasise education and training through school and charity partnerships
- We bring relevant social and community issues into our space through our rotating art and events programme

Riverside connections

Myo Bankside

The Forge, 133 Park Street, London, SE1 9EA

Myo Bankside is a quick two-minute hop from Bankside Ferry Port, which will take you anywhere along the Thames. Meanwhile, London Bridge, Mansion House, Borough and Southwark are all between 10 and 15 minutes' away – with London Bridge offering excellent connections out of London.



From London Bridge by Underground

Bank	1 minute
Waterloo	3 minutes
Liverpool Street	6 minutes
Bond Street	8 minutes
King's Cross St Pancras	10 minutes
Farringdon*	10 minutes
Paddington	16 minutes

From London Bridge to London's Airports

London City	25 minutes
Gatwick	29 minutes
Heathrow	40 minutes

*via National rail
Journey time sources: Citymapper

MYO

www.myo.co.uk

To book a tour of Myo Bankside or ask
any other questions, please contact:

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