

IVYBRIDGE HOUSE



COVENT GARDEN RIVERSIDE



INTRODUCTION

CONTEMPORARY OFFICES WITH TRADITIONAL HERITAGE

Ivybridge House is an impressive building with breathtaking views of the River Thames.

The building has been comprehensively refurbished to a high standard with new state-of-the-art end of trip facilities as well as a gym studio. With Embankment, Charing Cross and Covent Garden stations only moments away, the connectivity is unrivalled.

MAKE AN ENTRANCE



THE REMODELLED
RECEPTION BLENDS
MODERN STYLE WITH
FUNCTIONALITY



ACCOMMODATION

A FRESH WORKSPACE PERSPECTIVE

A total of 8 refurbished and modern office floors offering occupiers a choice between a sleek Cat A+ solution or a blank canvas enabling an occupier to bespoke their fit out.



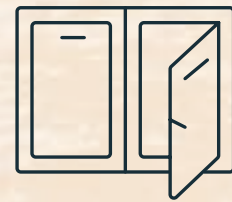
APPRECIATE
THE STUNNING
RIVERSIDE OUTLOOK



SPECIFICATION

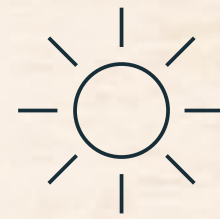
TAKE A CLOSER LOOK

OPENABLE WINDOWS



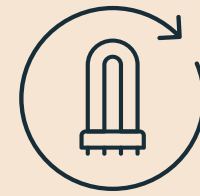
NATURALLY VENTILATED

EXCELLENT NATURAL LIGHT



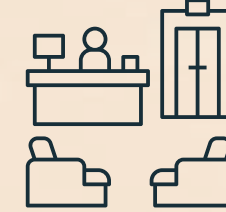
HEALTH AND PRODUCTIVITY

NEW LED LIGHTING



ENERGY EFFICIENCY

REMODELED RECEPTION



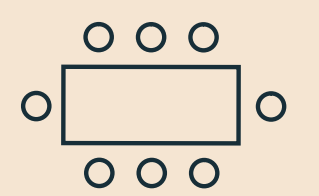
WITH COMMISSIONAIRE

VRF AIR CONDITIONING



EFFICIENCY AND COMFORT

BOOKABLE MEETING ROOMS



AT 80 STRAND

EFFICIENT ACCESS



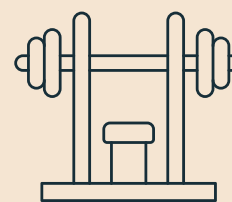
PASSENGER LIFTS

COMMUTER FACILITIES



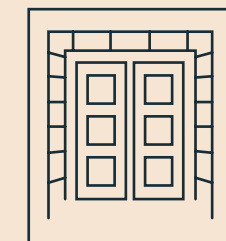
CYCLE RACKS & SHOWERS

FULLY EQUIPPED ON-SITE GYM



HEALTH AND WELL-BEING

ORIGINAL BUILDING



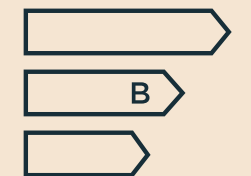
CHARACTER FEATURES

BREEAM RATING

BREEAM

EXCELLENT

ENERGY PERFORMANCE



CERTIFICATE RATING B

SCHEDULE OF AREAS

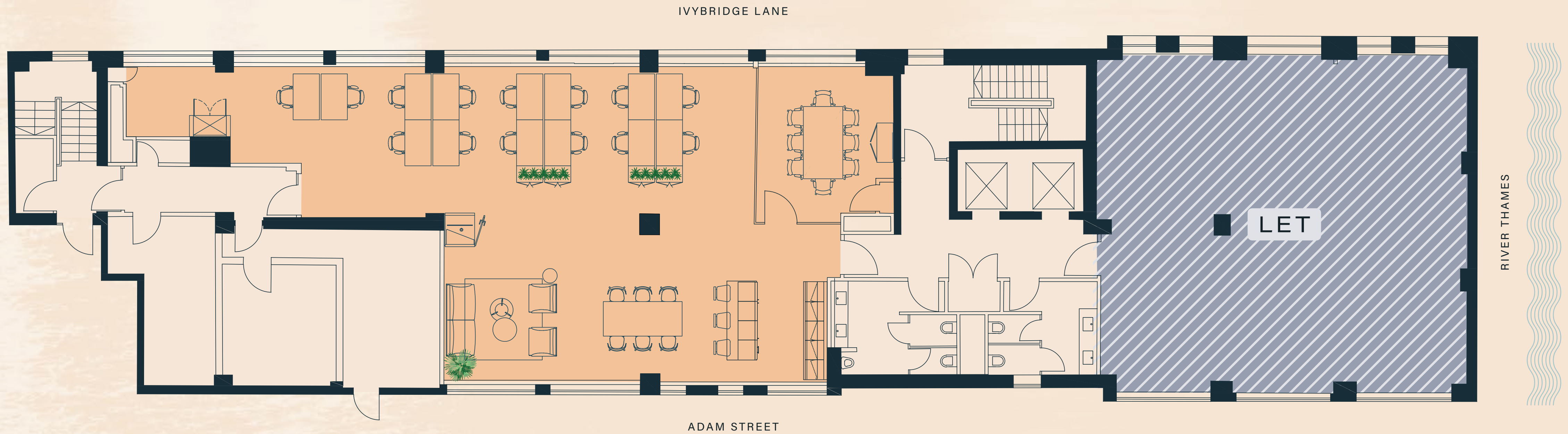
FIND YOUR IDEAL WORKSPACE



LEVEL		TERRACE (SQ FT)	SQ FT (NIA)	TOTAL SQ FT (NIA)
5	Strand		1,490	2,713
	River		1,223	
4	Strand (with terrace)	912	1,481	2,693
	River		1,212	
3	Strand		2,489	3,701
	River		1,212	
2	Strand		2,488	3,702
	River		1,214	
1	Strand		2,482	3,696
	River		1,214	
Ground	Strand		2,218	3,454
	River		1,236	
Upper Embankment	Strand		2,371	2,371
	River		LET	
Embankment	Strand		1,696	1,696
	River		LET	
TOTAL				24,026

FLOOR PLANS

EMBANKMENT



Strand: 1,696 sq ft

River: LET

Total: 1,696 sq ft

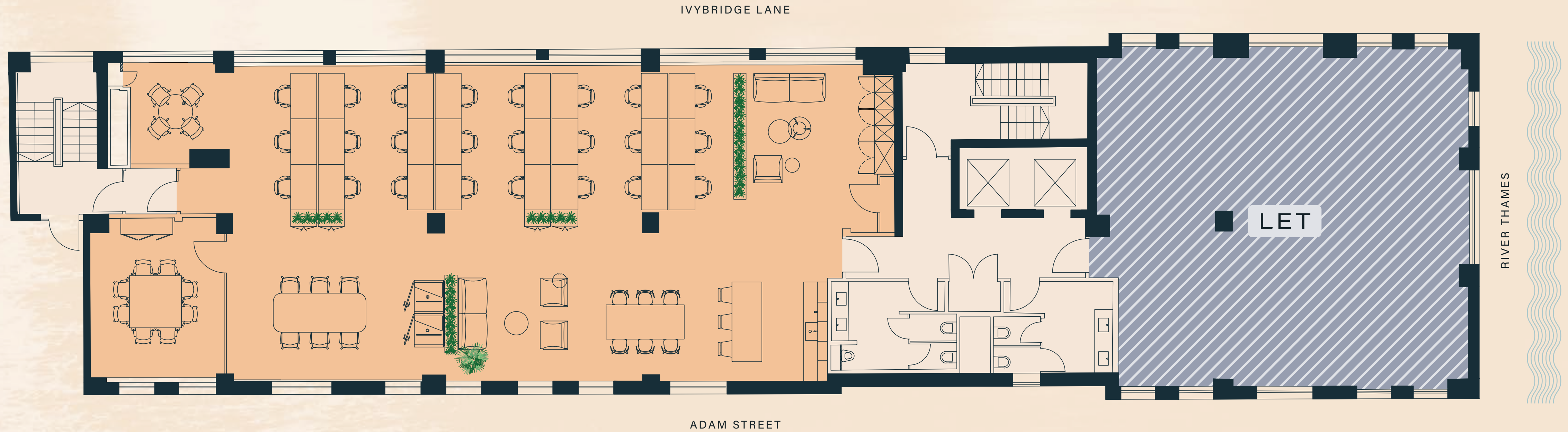
Key

- River
- Strand
- Core

Floor plan not to scale. Indicative only.

FLOOR PLANS

UPPER EMBANKMENT



Strand: 2,371 sq ft

River: LET

Total: 2,371 sq ft

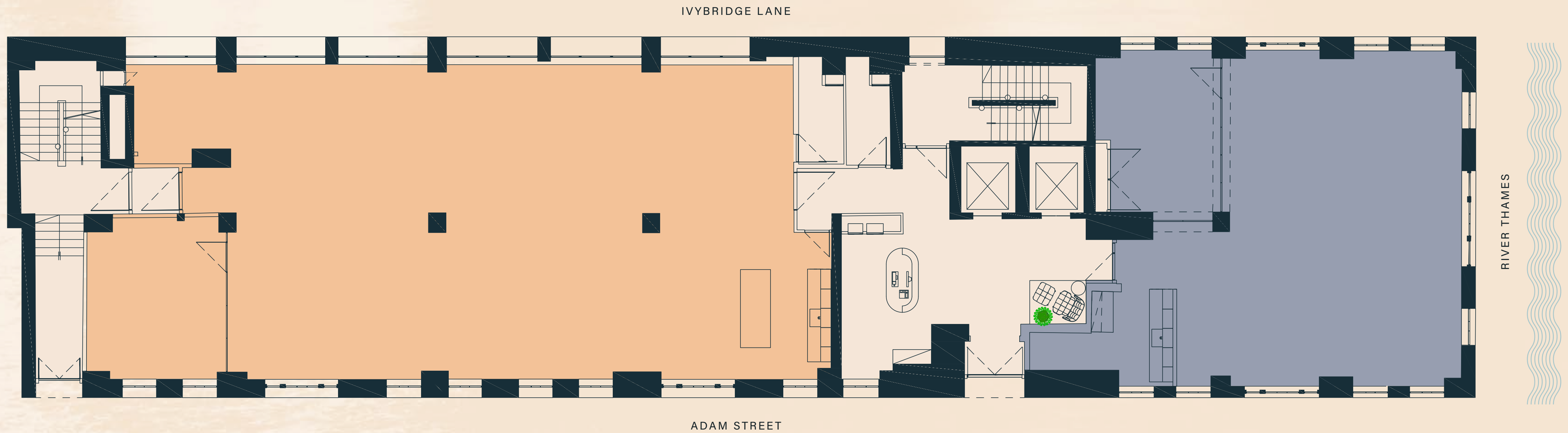
Key

■ River ■ Strand □ Core

Floor plan not to scale. Indicative only.

FLOOR PLANS

GROUND



Strand:	2,218 sq ft
River:	1,236 sq ft
Total:	3,454 sq ft

Key

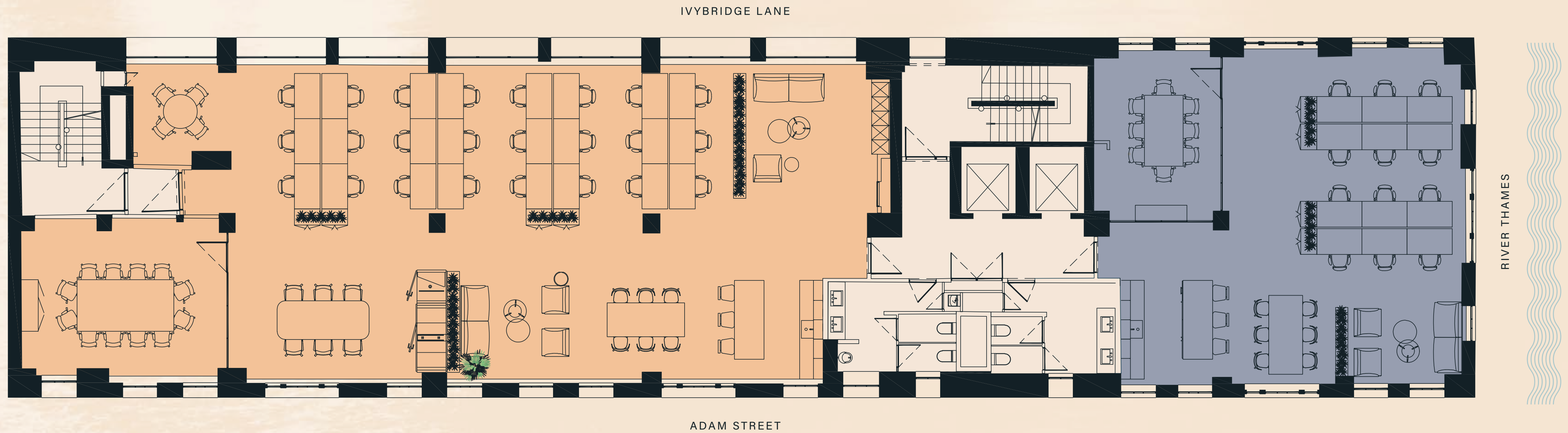
River	Strand	Core
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Floor plan not to scale. Indicative only.



FLOOR PLANS

LEVEL 1



Strand:	2,482 sq ft
River:	1,214 sq ft
Total:	3,696 sq ft

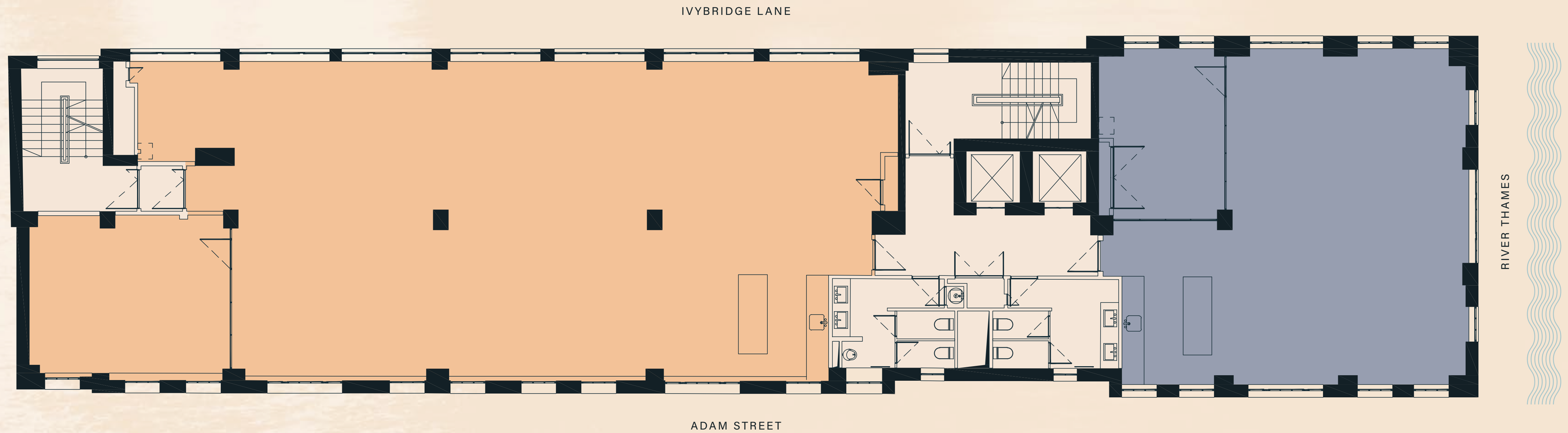
Key

River	Strand	Core
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Floor plan not to scale. Indicative only.

FLOOR PLANS

TYPICAL FLOOR PLAN



Strand:	2,488 sq ft
River:	1,214 sq ft
Total:	3,702 sq ft

Key
■ River ■ Strand □ Core

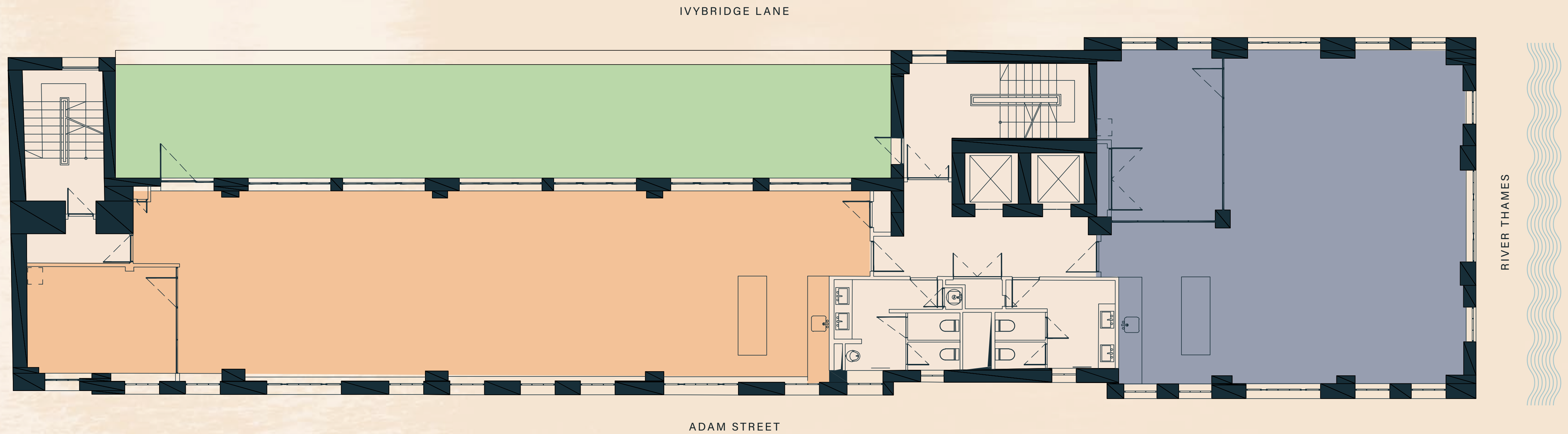
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Level 4 (Strand) office with terrace

FLOOR PLANS

LEVEL 4



Strand:	1,481 sq ft
River:	1,212 sq ft
Total:	2,693 sq ft

Key

- River
- Strand
- Terrace
- Core

Floor plan not to scale. Indicative only.



END-OF-TRIP FACILITIES

A PERFECT START
TO YOUR DAY



LOCATION

WHERE 15 MINUTES TAKES YOU

With Victoria Embankment Gardens just a few steps away, escape the hustle and bustle of the city and enjoy a stroll in the wonderful gardens overlooking the River Thames. Located in the heart of London, with Trafalgar Square, the National Gallery and Somerset House all close by, you'll be surrounded by iconic attractions offering exceptional cultural experiences.

8 MINUTES
Covent Garden



7 MINUTES
The National Gallery



7 MINUTES
Somerset House



1 MINUTE
Victoria Embankment Gardens

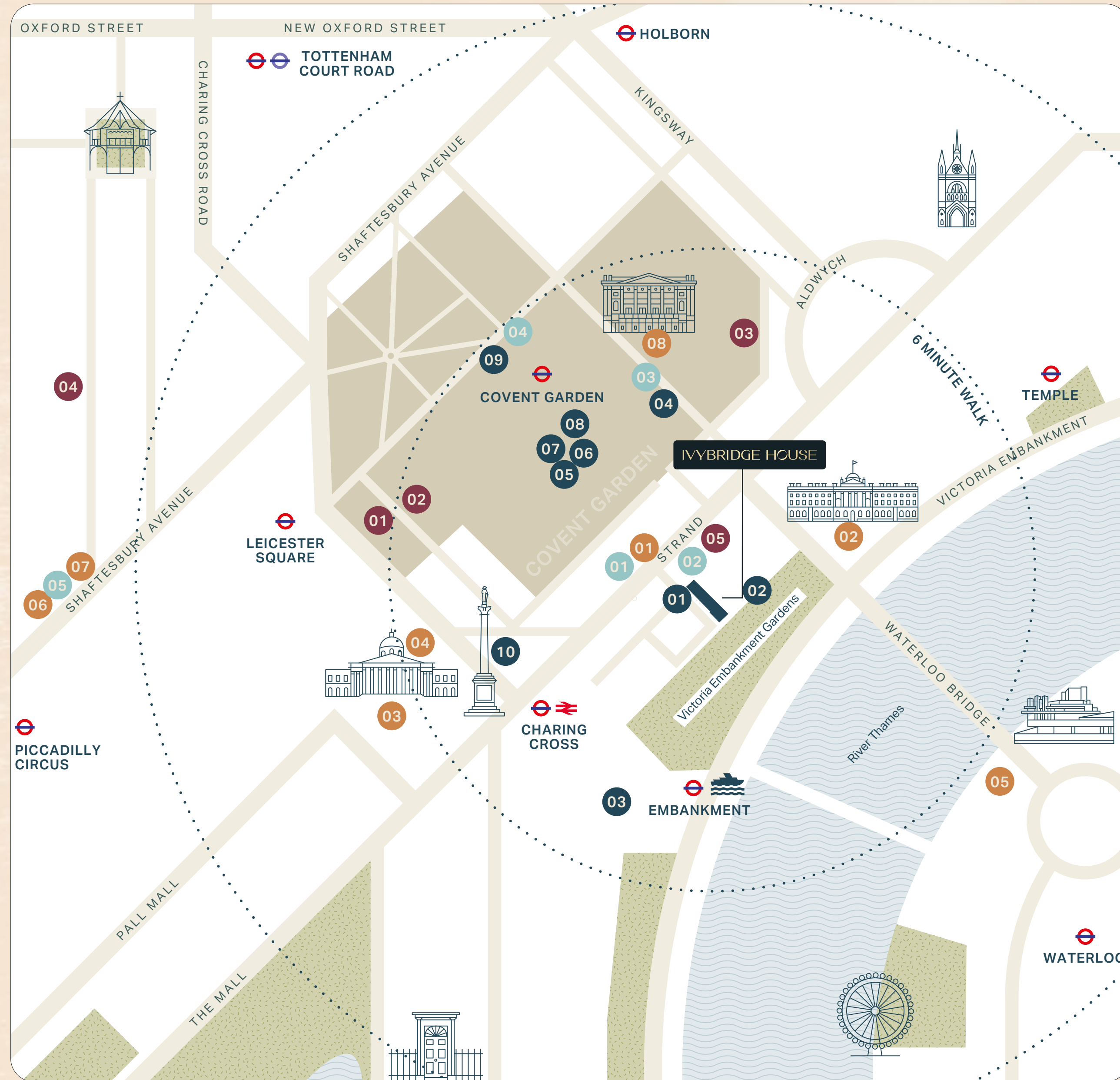


15 MINUTES
Southbank



LOCAL AMENITIES

A LOCATION WITH SOMETHING FOR EVERYONE



- **INDULGE**
 - 01 Smith & Wollensky
 - 02 The River Restaurant
 - 03 Kerridge's Bar & Grill
 - 04 San Carlo
 - 05 Ave Mario
 - 06 Rules
 - 07 Sticks 'n' Sushi
 - 08 The Oystermen
 - 09 Hawksmoor
 - 10 Barrafin
- **WORKOUT**
 - 01 Fitness First
 - 02 Virgin Active
 - 03 180 Health Club
 - 04 Peloton Studios
 - 05 Third Space Soho
- **TIPPLE**
 - 01 Mr Fogg's Tavern
 - 02 The Alchemist
 - 03 Plume Wine Bar
 - 04 Ronnie Scott's
 - 05 Beaufort Bar @ The Savoy
- **EXPLORE**
 - 01 Adelphi Theatre
 - 02 Somerset House
 - 03 The National Gallery
 - 04 The National Portrait Gallery
 - 05 Hayward Gallery
 - 06 Piccadilly Theatre
 - 07 Picturehouse Central
 - 08 Royal Opera House

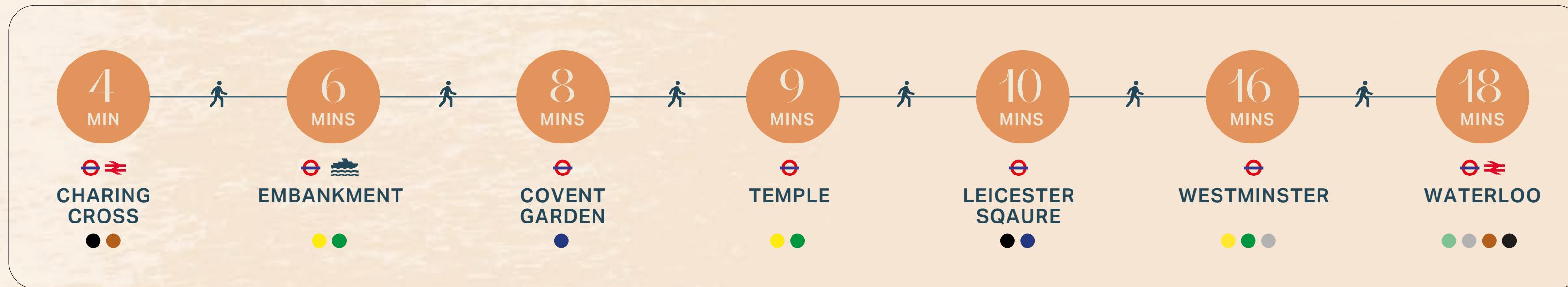
TRANSPORT LINKS

SEAMLESS CONNECTIVITY



With Charing Cross Station a mere 4-minute walk away and the Thames River Boat a pleasant 7-minute stroll, you have excellent transport options to explore the city and beyond.

WALKING TIMES



TRAVEL TIMES FROM EMBANKMENT / CHARING CROSS

Waterloo	1 min	
Oxford Circus	3 mins	
Tottenham Court Road	3 mins	
Victoria	5 mins	
London Bridge	7 mins	
King's Cross St Pancras	10 mins	
Paddington	12 mins	
Liverpool Street	14 mins	

- National Rail
- Gatwick Express
- Heathrow Express

- Elizabeth line
- Eurostar
- Thames Clipper

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COVENT GARDEN RIVERSIDE



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