


# TIDE

Bankside



**A brand new workplace on  
the banks of the Thames,  
its stunning design  
from the river stems. —**



**\_A true environmental hero,  
both build and operation are  
Net Carbon Zero.\_**



— A place for innovators  
to call their base,  
TIDE is the future  
of workspace. —

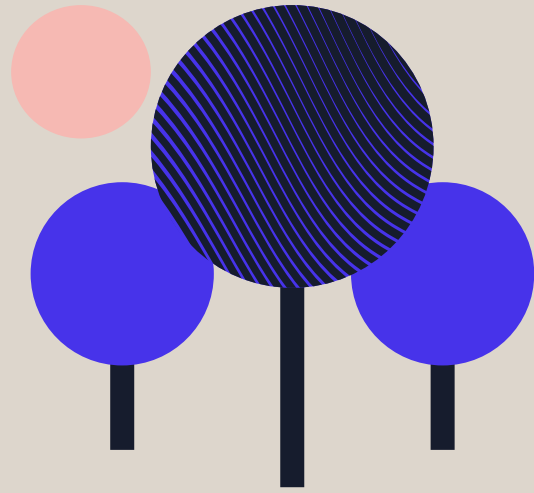


ZERO CARBON  
TERRACE GARDEN  
A GREEN PLACE  
WITH SUNLIT SPACE  
RIVER VIEW  
DESIGNED FOR YOU



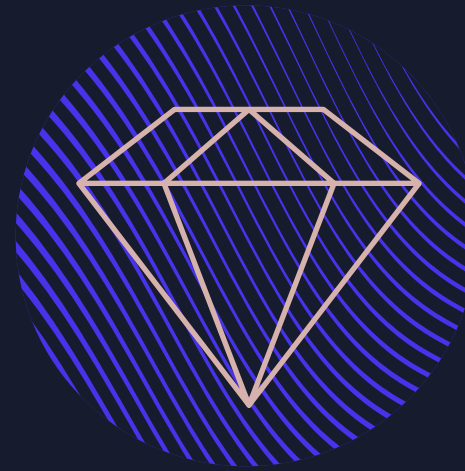
### Expansive

145,000 sq ft building



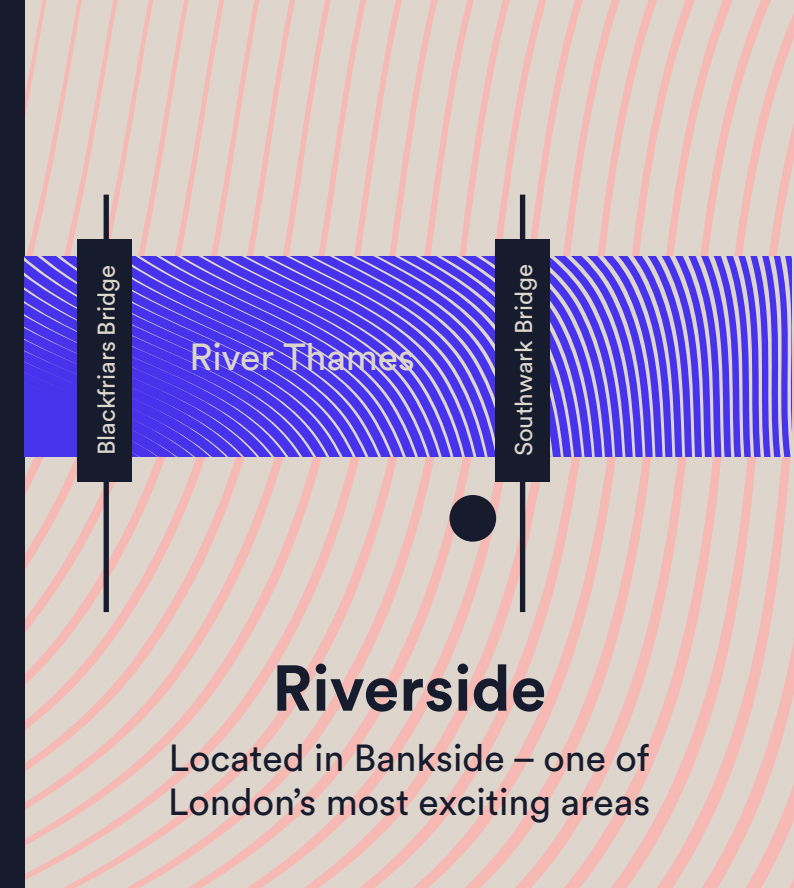
### Green

13,000 sq ft of private terraces and shared roof gardens



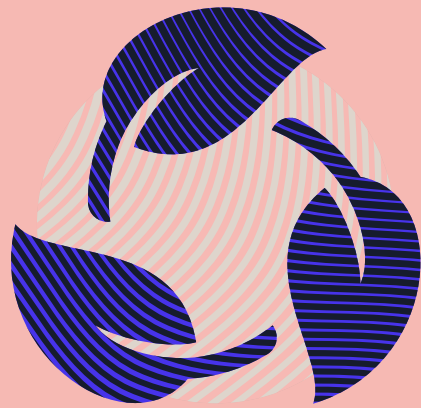
### Exclusive

Private reception opportunity for major occupier



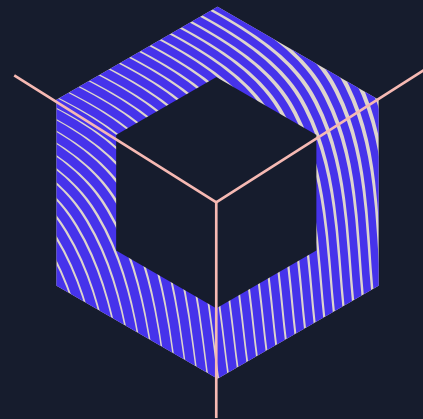
### Riverside

Located in Bankside – one of London’s most exciting areas



### Sustainable

Net Zero Carbon in construction and operation. BREEAM Outstanding



### Creative

Designed by renowned architects Squire & Partners



### Open

14,000 sq ft floor plates



### Fresh

Openable windows allowing fresh air into the building

# A statement office building\_

145,000 sq ft sustainably built and operated, situated at the corner of Emerson Street and Park Street in the heart of London's buzzing Bankside.



Computer generated image. Indicative only.



# Flowing facade

The building's exterior uses unique curved bricks that take inspiration from its riverside location.



Computer generated image. Indicative only.

Welcoming  
entrance\_



Computer generated image. Indicative only.

# Outstanding credentials



## Designing to stretch LETI 2030 targets

A path to reaching UK climate change targets.



## BREEAM Outstanding (Target)

An innovator in sustainable buildings. In the top 1%.



## BCO Compliance

Designed to best practice office specifications.



## UKGBC Net Zero Carbon

Verified Net Zero Carbon.



## Design for Performance

Closing the gap between designed energy use and actual energy use.



## NABERS 5 Star Rating

Tracking and measuring actual operational efficiency.



## WiredScore Platinum

Digital connectivity and infrastructure enabled.



## Third Party Net Zero Carbon Certification

Third party verified environmental performance.



## SmartScore Platinum (Target)

Smart buildings systems enabled.



## WELL Platinum Enabled

Prioritising wellness in the workplace.

# Meet and greet



Computer generated image. Indicative only.

Hello  
and welcome



Computer generated image. Indicative only.

Chic and contemporary\_



Computer generated image. Indicative only.

# Landscaped courtyard\_



Computer generated image. Indicative only.

Bright, open spaces



Computer generated image. Indicative only.



Light-filled  
space



Computer generated image. Indicative only.

# Openable windows



Computer generated image. Indicative only.

# Inspiring space



Computer generated image. Indicative only.

# Private terraces



Computer generated image. Indicative only.

Meet  
outside



Computer generated image. Indicative only.

# River views



Computer generated image. Indicative only.

Green  
and serene



Computer generated image. Indicative only.

# The City and beyond\_



Computer generated image. Indicative only.





## Hands free

Open doors and turnstiles on approach. Call the lift.



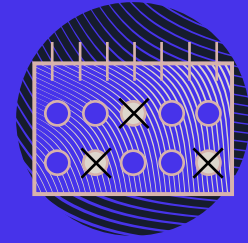
## End of journey

Book your cycle space and locker. Check shower availability.



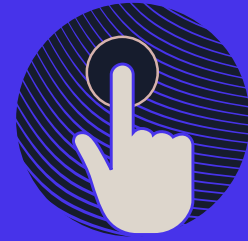
## Environment

Control the lights in your area and adjust air temperature for your team.



## Schedule

Book company parties, meeting rooms and rooftop yoga classes.



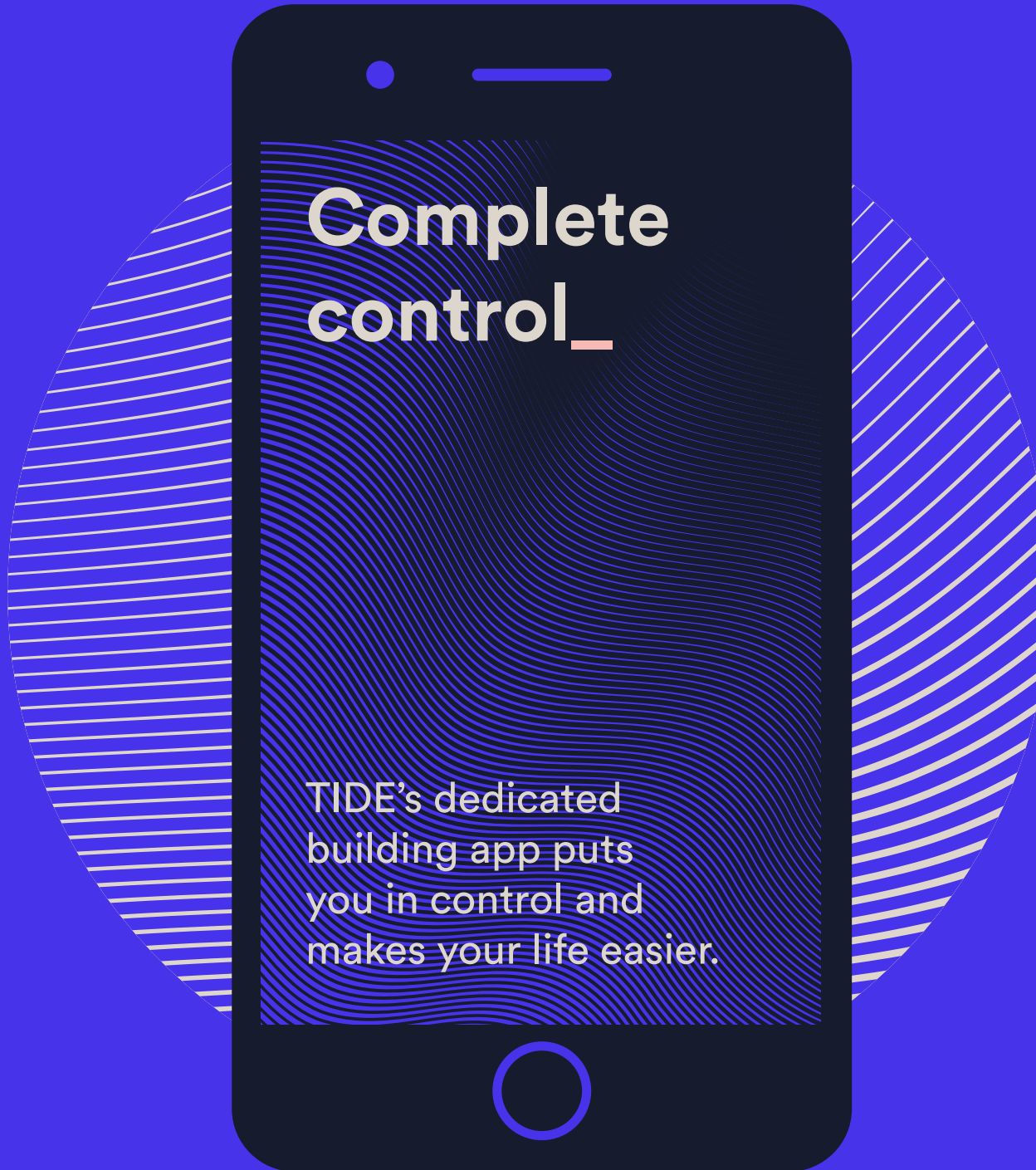
## Order

Order your coffee to be ready on arrival and lunch to be delivered to your desk.



## Communicate

Communication portal between occupier and building manager.



# Complete control\_

TIDE's dedicated building app puts you in control and makes your life easier.

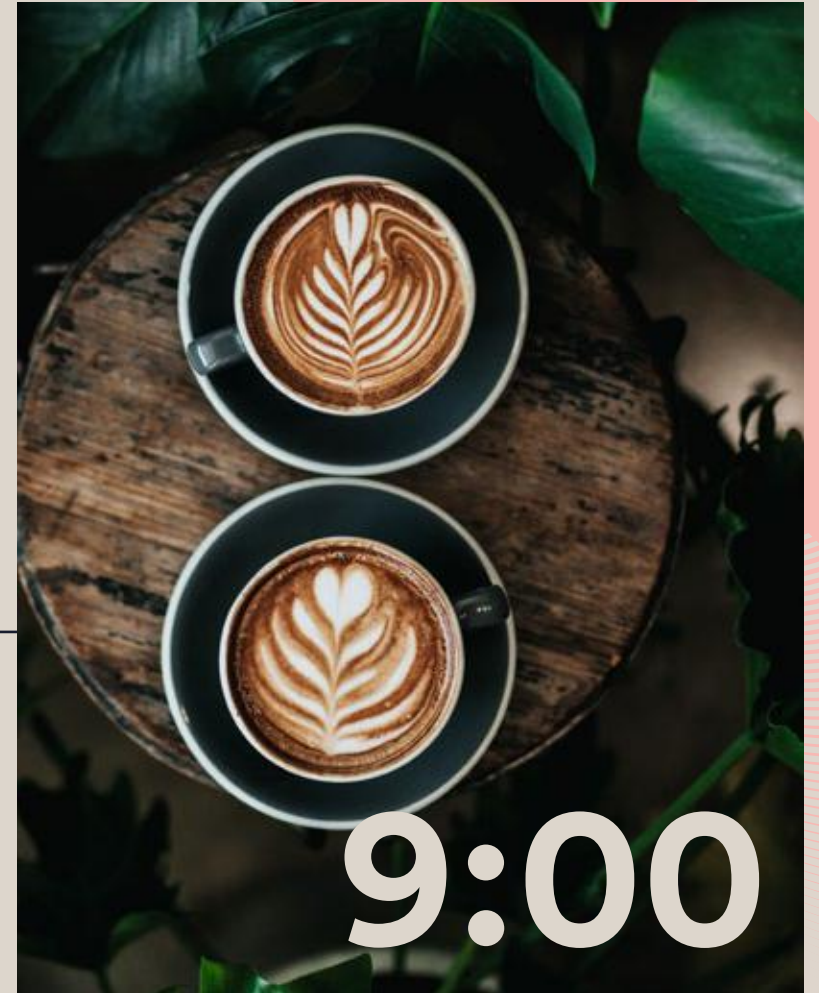
# Where your day flows\_

a.m ●

# 7:30



Jump on a riverboat to work, order a coffee for your arrival.



# 9:00

Explore a day in the life at TIDE, where everything flows.

# 8:45



# 8:00

Book your locker on your way to a rooftop yoga class.



Shower, then enjoy the gym-quality towel service and changing rooms.

Enjoy your coffee in the courtyard before sitting next to an openable window.



Grab some fresh air on the terrace and book a room for your meeting this afternoon.

11.00

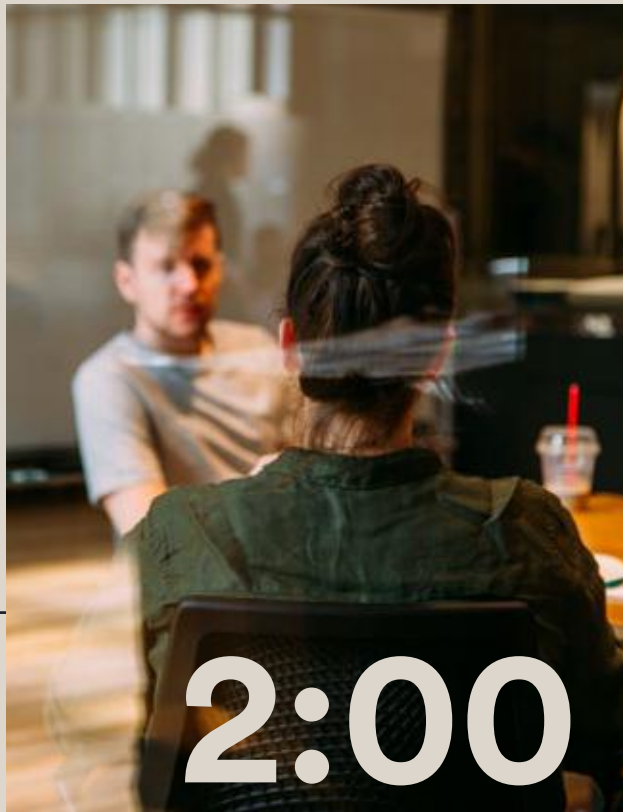
Meet clients and head to one of the high-tech meeting rooms.

p.m

12:00



It's lunchtime – sneak in a riverside run and a visit to Borough Yards for lunch.



2:00

Check out the latest local offers on your app and head to Borough Market for after-work drinks.



Collect your Amazon package from the dedicated lockers.



5:30

# Arrive in style\_

End of journey facilities have been designed by industry leaders; Five At Heart.



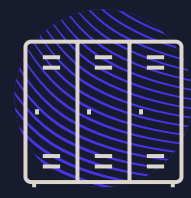
Computer generated image. Indicative only.



Towel service



284 cycle spaces



Gym-quality changing rooms



Dedicated cycle lift



28 Showers



Bike repair station



Electric bike charging points



Folding bike stations

# Expansive cycle space

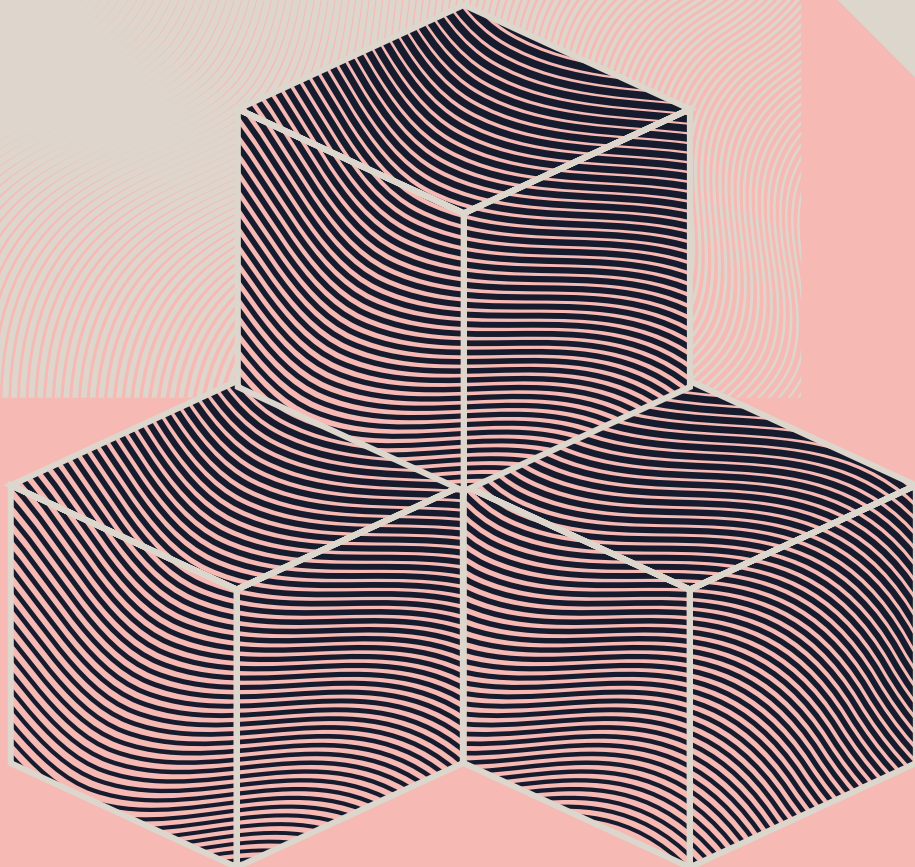


Computer generated image. Indicative only.

GREEN ROOF  
FUTURE PROOF  
ADAPTABLE BUILD  
FRESH AIR FILLED  
MADE TO LAST  
BEST IN CLASS

Embodied carbon

## What is true sustainability?\_



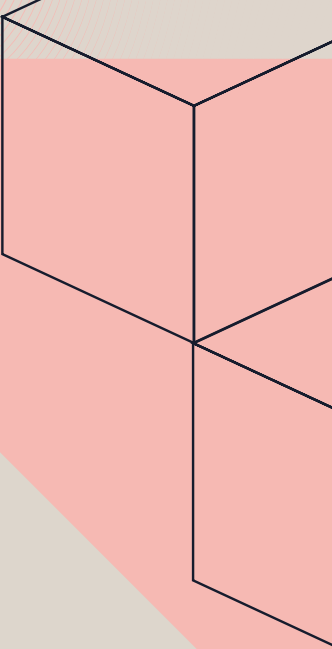
***“The climate emergency is now. As designers, we need to take immediate action to have impact.***

***TIDE is a truly long life, loose fit new structure, adaptable to an unknown future.***

***TIDE reports its carbon with integrity. We have class leading quantities of cement replacement creating probably the most sustainable RC structure of this scale in London.”***

Mark Tillett, Heyne Tillett Steel

Structure is responsible for up to 60% of carbon emissions at practical completion. The material you build from and grid you build to has a greater impact on sustainability now and in the future than any other decision. Choose your building wisely.



## Embodied carbon

# What should an occupier be asking of a building?\_

**Are your embodied carbon numbers transparent, taking into account all actions from demolition to practical completion?\_**

TIDE measures all embodied carbon from demolition, excavation, temporary retaining structures through to the permanent structure achieving a market leading embodied carbon rating.

**Are you using the highest proportions possible of the most sustainable materials available today?\_**

*TIDE uses locally sourced aggregate and GGBS cement replacement at an average rate of 65% across all elements. This is industry leading in its proportion to Ordinary Portland Cement.*

**Does your building genuinely pioneer and challenge the status quo of typical office design?\_**

*TIDE has a progressive grid which creates a highly efficient and low carbon structure. It's designed to last and adapt and break with the 60 year cradle to grave of most office buildings. TIDE is a robust structure with inherent fire, acoustic and aesthetic qualities avoiding secondary applied finishes.*

**Embodied carbon rating of 562kg/CO<sup>2</sup>e/m<sup>2</sup> including demolition – 7% better than LETI current best practice target.**



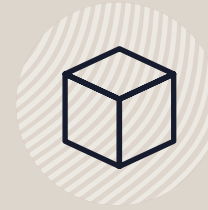
Embodied carbon

# How does TIDE deliver?\_



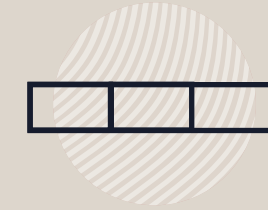
## Re-used materials

Recycled sheet metals from the neighbouring buildings have been reused at TIDE. We are also locally sourcing all aggregate.



## Uniquely efficient

TIDE is class leading in the adoption of high GGBS; 65% GGBS cement replacement reduces the overall embodied carbon of our reinforced concrete by 50% compared to a standard mix.



## Responsible grid

True sustainability is building with the future in mind. TIDE has been designed with an efficient responsible structural grid, allowing it to be fully adaptable, easily becoming used for office space, residential, retail or life sciences.



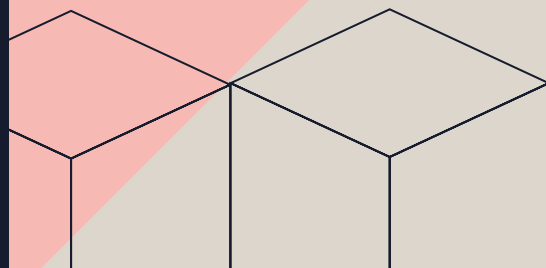
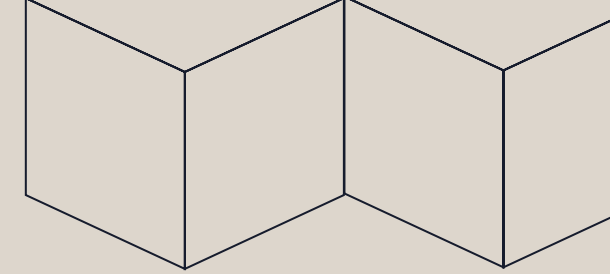
## 180 years

TIDE has been designed to last generations. The concrete frame of the building is durable and will have the capacity to be adapted to changing trends over centuries to come.



## LETI 2030

TIDE is a Net Zero Carbon building designed to meet London Energy Transformation Initiative (LETI) 2030 - with many new buildings only adopting LETI 2025, TIDE looks further, embracing the most ambitious future targets.



***“At TIDE, there is a strong emphasis on empowerment. By educating and giving occupiers the right tools we can help them make the right decisions and ensure they stay Net Zero Carbon in operation.”***

Clive Williamson, Hoare Lea

Staying  
green in  
the future\_

# What should an occupier be asking of a building?\_

## What NABERS rating will the new building achieve?

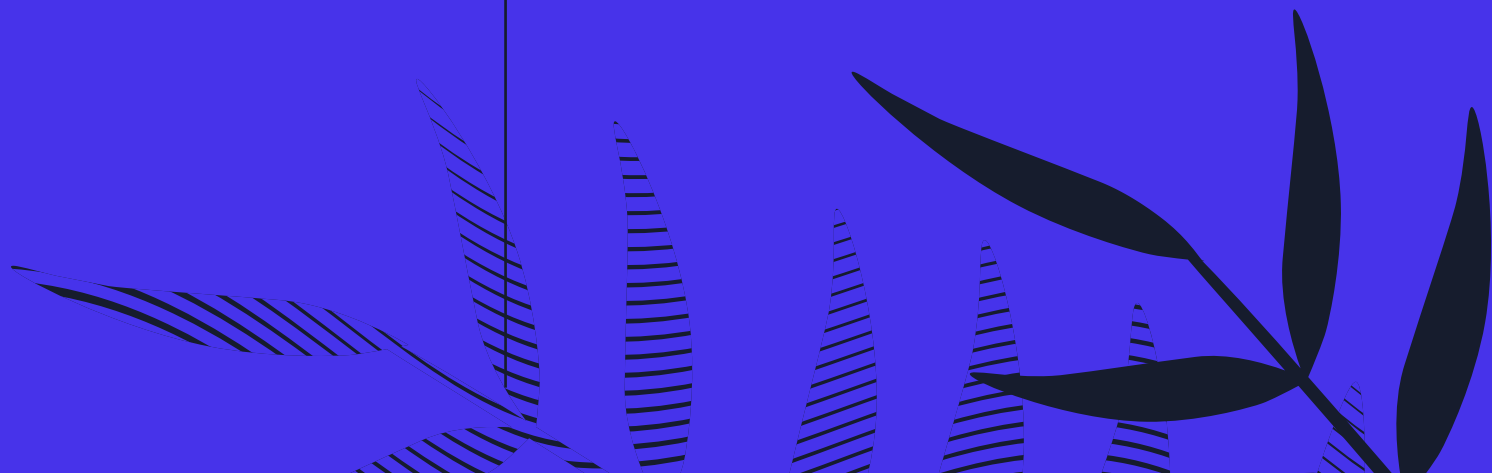
*We have achieved 5\* rating – this is setting the bar high, but without compromising normal occupancy.*

## What will the building management team do to help maintain this rating?

*Operational sustainability is founded on measurement, collaboration and information sharing, to find energy savings from day to day activities as well as longer term energy use and waste strategies. This is supported by Green Lease clauses and an Environmental Management Plan to provide a framework for the management team and occupiers' guidance.*

## Why is the building SMART enabled?

*SMART systems and controls put operational sustainability at your fingertips, allowing you to see and take pride in the results – you directly influence your own energy consumption, that of your team and of your business, through the day to day decisions you make about lighting, heating, cooling, or even opening the windows.*



Carbon in operation

# How does TIDE deliver?\_



## Energy consumption

TIDE boasts a base building energy consumption of only 40 kWh/m<sup>2</sup>/year – 27% lower than the UKGBC target for 2025-30 – with energy metering throughout allowing close monitoring of usage.

**43% less carbon emitted than the threshold under Part L of the Building Regulations (9% lower than the London Plan standards).**



## Smart-enabled

TIDE allows occupiers to control operational elements and inform operational decisions that will achieve a Net Zero Carbon building. From highlighting empty spaces that don't need lighting or heating, or bathrooms that don't need cleaning, to monitoring air quality so you can use the openable windows efficiently.



## NABERS UK

TIDE has already received a BRE Design Reviewed Target Rating of 5\* for its energy efficiency, water usage, waste management and indoor environment, encouraging a collaborative approach to driving down operational energy use.



## Performance gap

Most new buildings suffer from what the industry calls 'The Performance Gap', i.e. what the building is designed to achieve vs what the building actually achieves in operation. All systems put in place at TIDE assume a realistic occupation, making the challenge to close the gap much easier.

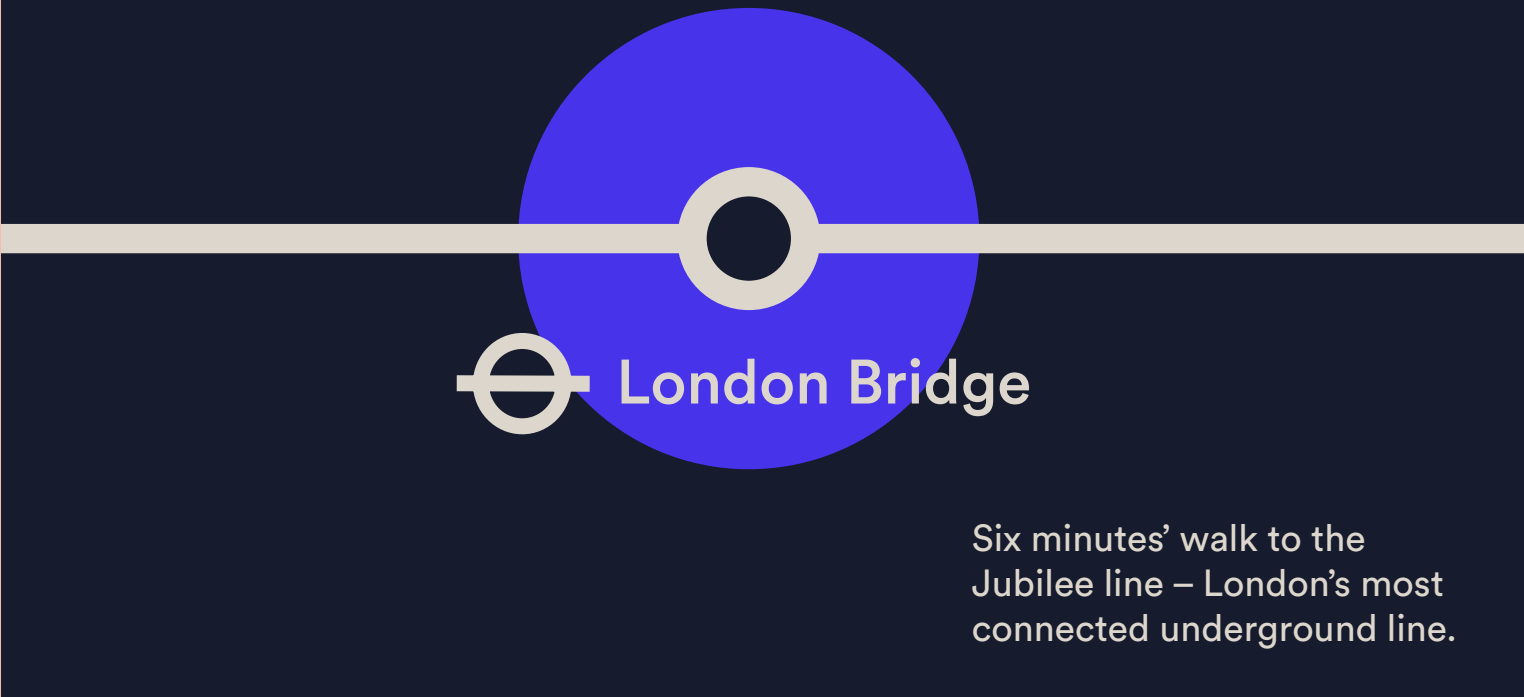


RIVERSIDE  
TRAIN, TUBE OR RIDE  
REGENERATION  
MAJOR STATIONS  
PLENTY TO SEE  
THE PLACE TO BE

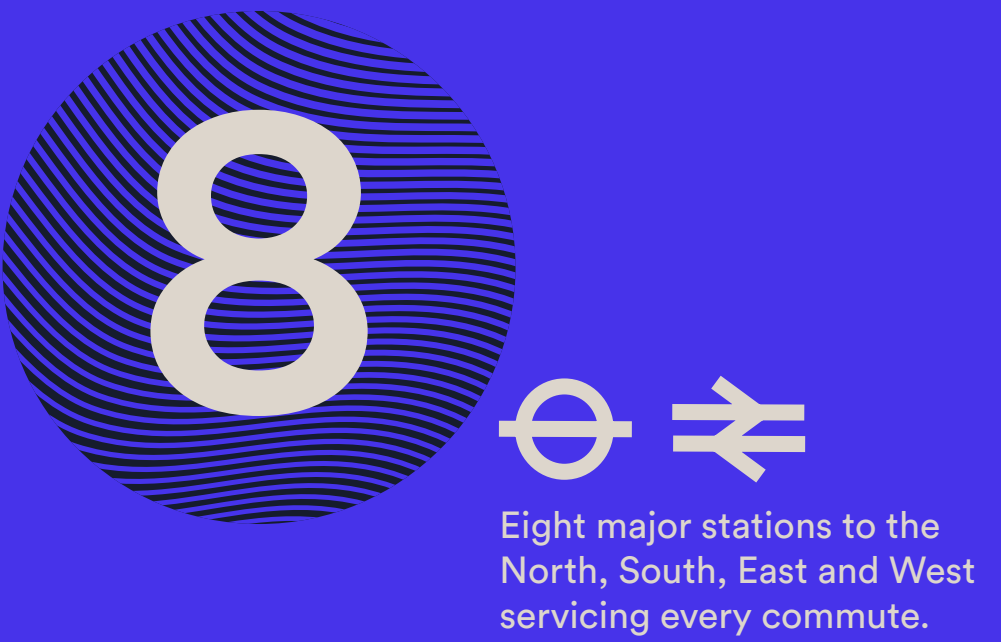
# Central\_



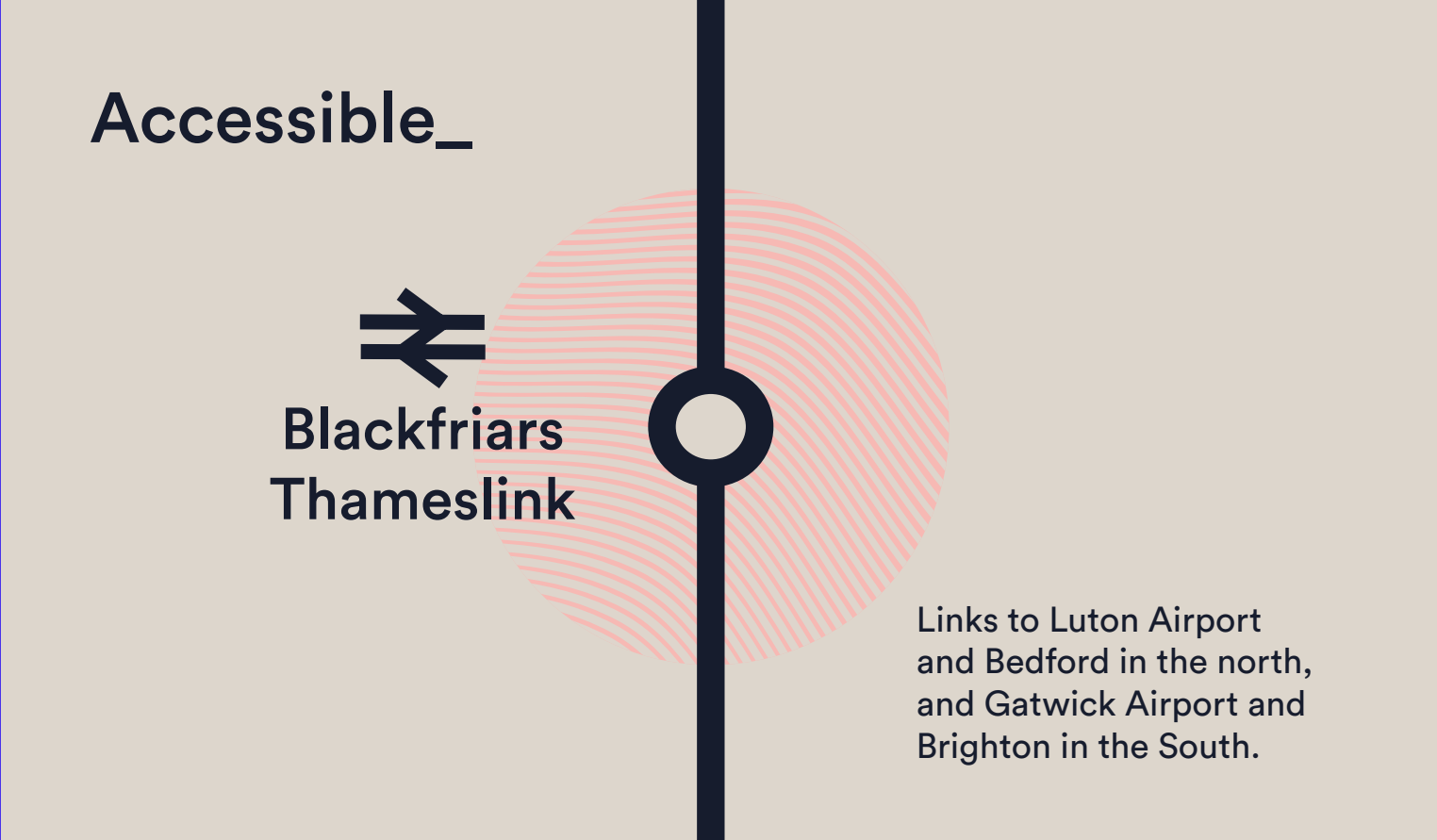
# Connected\_

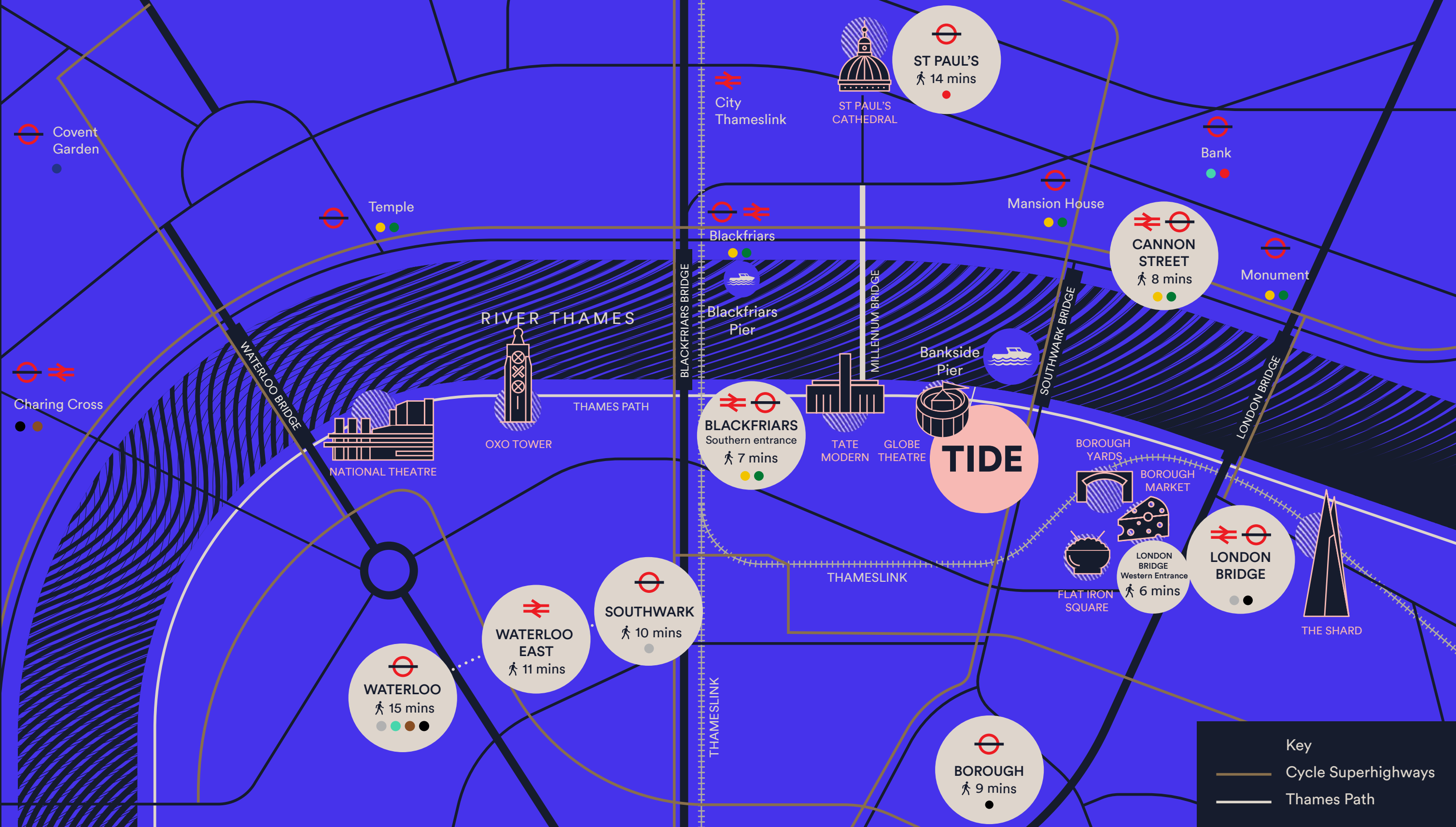


# Surrounded\_



# Accessible\_





**ST PAUL'S**  
 14 mins

**CANNON STREET**  
 8 mins

**BLACKFRIARS**  
 Southern entrance  
 7 mins

**TIDE**

**LONDON BRIDGE**  
 6 mins

**SOUTHWARK**  
 10 mins

**WATERLOO EAST**  
 11 mins

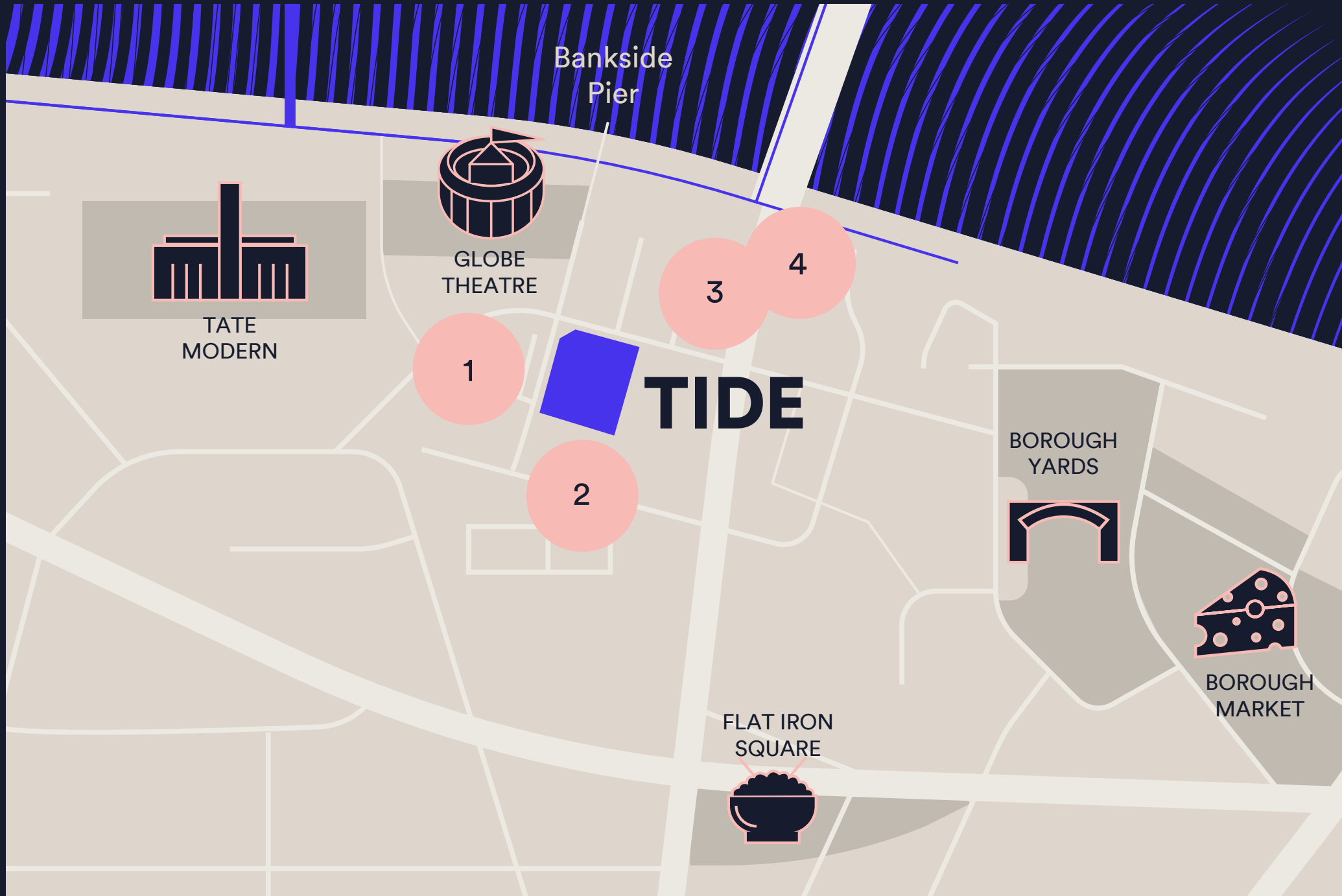
**WATERLOO**  
 15 mins

**BOROUGH**  
 9 mins

**Key**

- Cycle Superhighways
- Thames Path

# An area transforming\_



Forward thinking businesses have chosen this rejuvenated neighbourhood

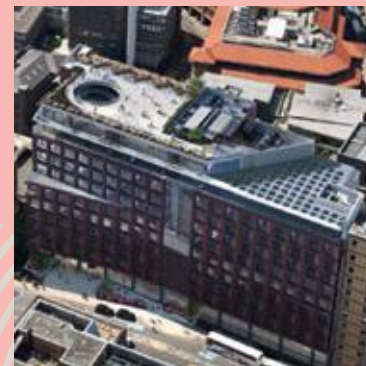


1 Triptych



2 The Forge

Available for pre-leasing



3 Rose Court

**MINDSHARE  
GREY**



4 One Southwark Bridge Road

**WPP  
(mediacom)**



**RIVERSIDE WALKS  
LITERARY TALKS  
MODERN ART  
À LA CARTE  
WORK OR PLAY  
NIGHT AND DAY**



Bankside is the home of London's thriving food and drink scene. Gastro highlights include: Borough Market, Flat Iron Square and Borough Yards – all just a few minutes walk away.

# Good food.

Within  
**4**  
 minutes

# Borough Market

World famous and for good reason, Borough Market is a vast mass of succulent surprises. Here you'll find global street food vendors sitting alongside high-end restaurants and fresh produce stalls. Borough Market is the perfect place to while away your lunch hour.

## Highlights

Arabica  
 Black & Blue  
 Elliot's  
 El Pastor  
 Fish  
 Hawksmoor  
 Lobos  
 Meat and Tapas  
 Padella  
 Porteña  
 Roast  
 Silka  
 Tapas Brindisa  
 Wright Brothers





# Flat Iron Square

Underneath the iconic Southwark Arches you'll find Flat Iron Square. With street food vendors, outdoor seating and a tap room, this a great spot for lunch. It's the evening when things really come to life though, when DJs craft the perfect soundtrack to your post-work wind down.



Within  
**3**  
minutes

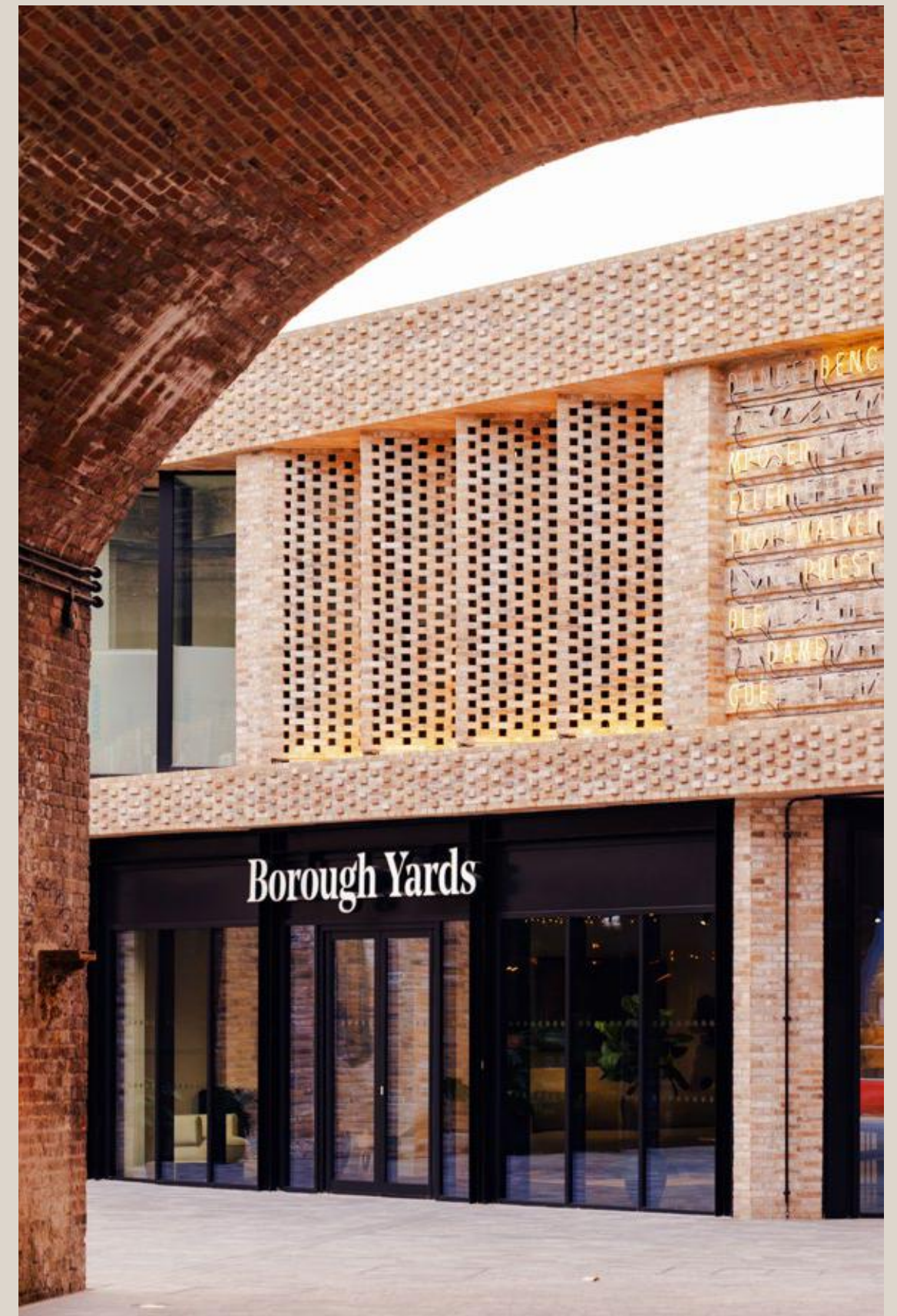
Highlights  
Gamekeeper  
Good Slice  
Lil'Watan  
Bar Duoro

Within  
**3**  
 minutes

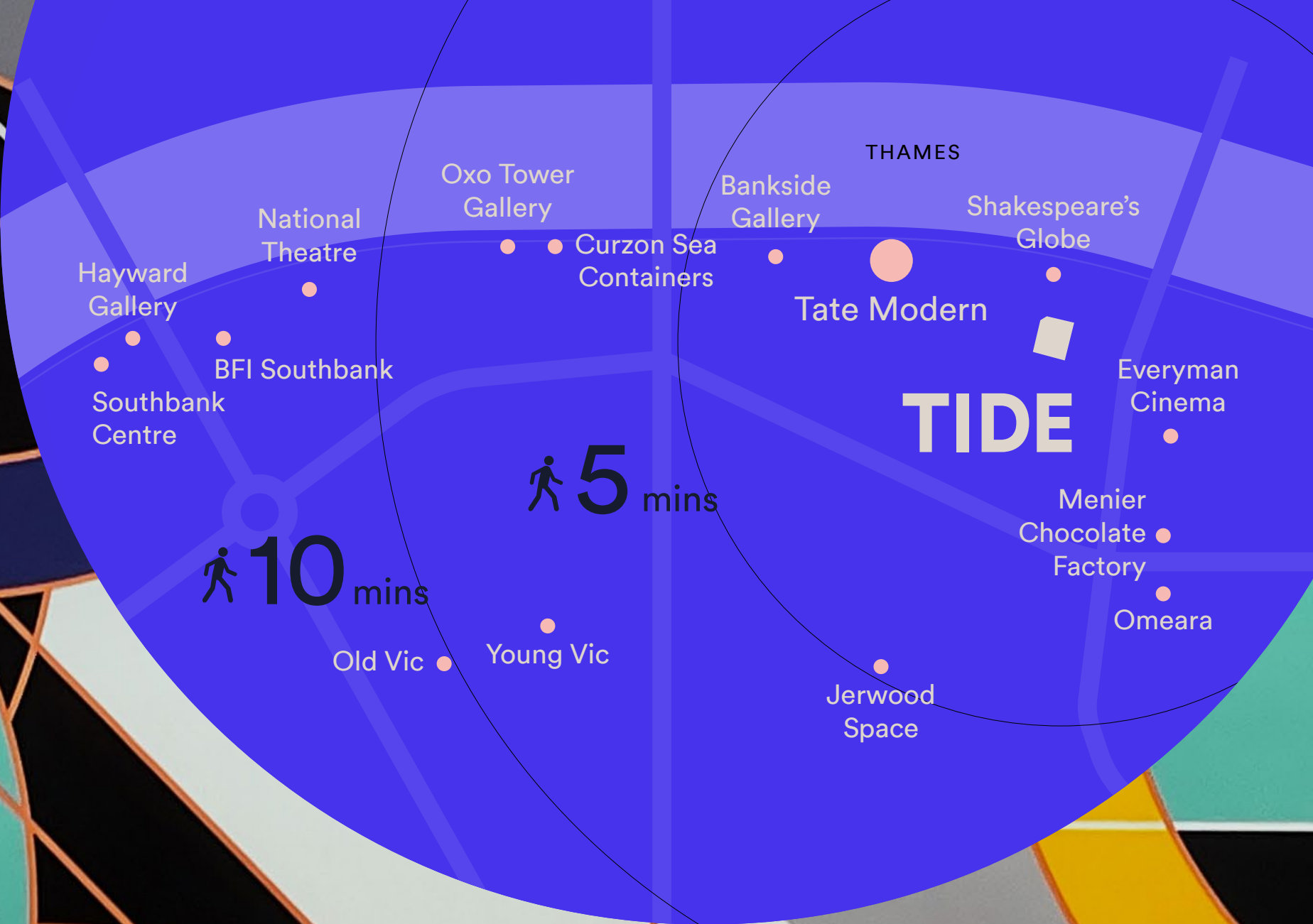
# Borough Yards

A unique social, cultural and shopping hub woven from historic urban fabric. The medieval street system has been revived to include an Everyman Cinema, dining options, from the likes of Brother Marcus, and shops including Paul Smith.

Highlights  
 Bar Daskal  
 Barrafina  
 Brother Marcus  
 Burger & Beyond  
 Butchies  
 Everyman Cinema  
 Parrillan  
 Vinoteca



With more museums and galleries than any other area of London, Bankside can rightly lay claim to the title of London's culture capital.



# Culture vultures



< National Theatre



> Tate Modern



< Shakespeare's Globe

Enjoy works by Picasso, Rothko, and more at Tate Modern or take in a play in traditional settings at Shakespeare's Globe – both just a stone's throw from TIDE. Stroll a few minutes further along the Southbank to be spoilt for choice by the culture on offer.



It's not just cultural hotspots and gastro delights on offer. If you're just wanting to grab something for lunch or a quick coffee, TIDE has everything you need within a few minutes' walk.

# Convenient and close.





< Saint Nine Coffee



> Black Sheep Coffee

Saint Nine and Black Sheep Coffee, both on Southwark Street, are great for a caffeine boost. Gail's Bakery at Neo Bankside is the perfect place to grab a croissant on your way in.



> Gail's Bakery

**HIGH-SPEC  
NEW TECH  
COLLABORATE  
COMMUNICATE  
INTELLIGENT SPACE  
PRODUCTIVE PLACE**

## Summary specification

- New development designed by Squire & Partners, providing approximately 133,794 sq ft net commercial office accommodation, and 11,560 sq ft of affordable workspace.
- Designed to the highest environmental standards and to be Net Zero Carbon.
- Large reception area accessed from Emerson Street, with a floor-to-ceiling height of approximately 4.0m and potential to install future speedgates.
- Office floor-to-ceiling heights, between 3.10m and 3.88m. Clear floor-to-service ceiling zone of between 2.70m and 2.88m.
- External terrace space to all floors from 2nd floor upwards, with an extensive communal roof terrace.
- Basement cycle facilities with 196 double-stacked cycle spaces, 60 folding cycle lockers, 26 Sheffield stands, 2 accessible cycle bays, 284 lockers, bike maintenance area and 28 showers, with a dedicated cycle lift.
- Male, female, and disabled WC facilities to every floor. Gender neutral toilets on floors 1-11.
- Dedicated loading bay which is linked to a goods lift servicing all floors.
- Efficient and flexible heating and cooling system, designed to suit an occupancy of 1 person per 8 sq m.
- Concrete soffits with exposed services and suspended LED lighting.
- Building operation and occupier engagement app.
- 5 × 21-person passenger lifts. 1 × 26-person goods lift.
- Recycled raised access floor.



Stunning  
outside space\_



Computer generated image. Indicative only.

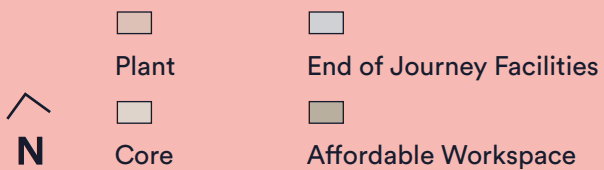
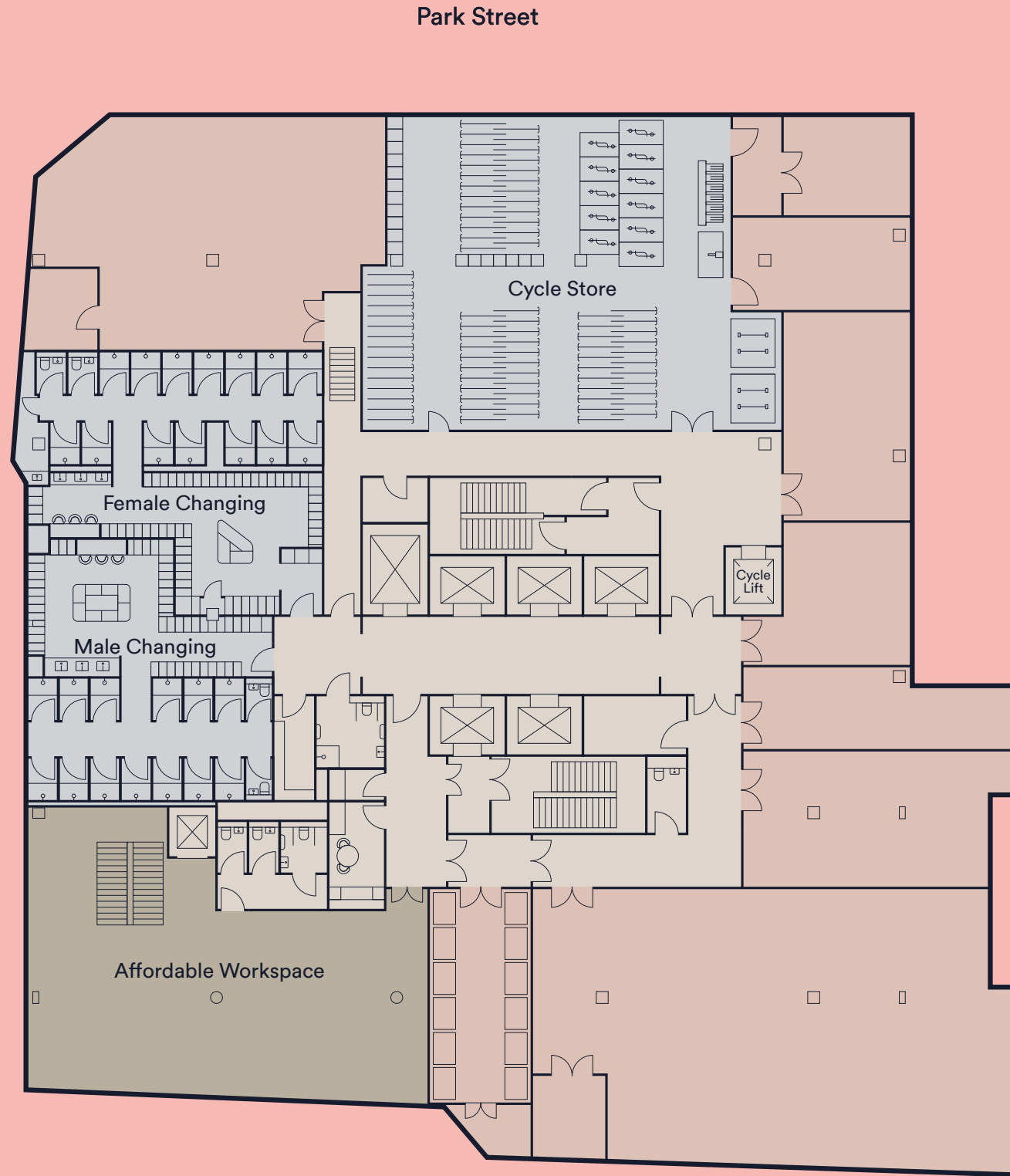
# Area schedule

	Office		Affordable Workspace		Terrace		Reception		Café / Retail	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
Roof Gardens	—	—	—	—	5,167	480	—	—	—	—
11	7,395	687	—	—	3,444	320	—	—	—	—
10	11,173	1,038	—	—	334	31	—	—	—	—
9	11,647	1,082	—	—	2,540	236	—	—	—	—
8	13,616	1,265	—	—	194	18	—	—	—	—
7	13,907	1,292	—	—	258	24	—	—	—	—
6	13,907	1,292	—	—	258	24	—	—	—	—
5	13,907	1,292	—	—	258	24	—	—	—	—
4	13,907	1,292	—	—	258	24	—	—	—	—
3	13,907	1,292	—	—	258	24	—	—	—	—
2	13,907	1,292	—	—	258	24	—	—	—	—
1	6,491	603	5,823	541	—	—	—	—	—	—
Ground	—	—	4,230	393	—	—	1,658	154	1,518	141
Lower Ground	—	—	1,507	140	—	—	—	—	—	—
<b>Total</b>	<b>133,764</b>	<b>12,427</b>	<b>11,560</b>	<b>1,074</b>	<b>13,227</b>	<b>1,229</b>	<b>1,658</b>	<b>154</b>	<b>1,518</b>	<b>141</b>
<b>Total Office and Affordable Workspace Combined</b>				<b>145,324</b>	<b>13,501</b>					

# Floor plans

# LG

**Affordable workspace**  
**1,507 sq ft**  
**140 sq m**



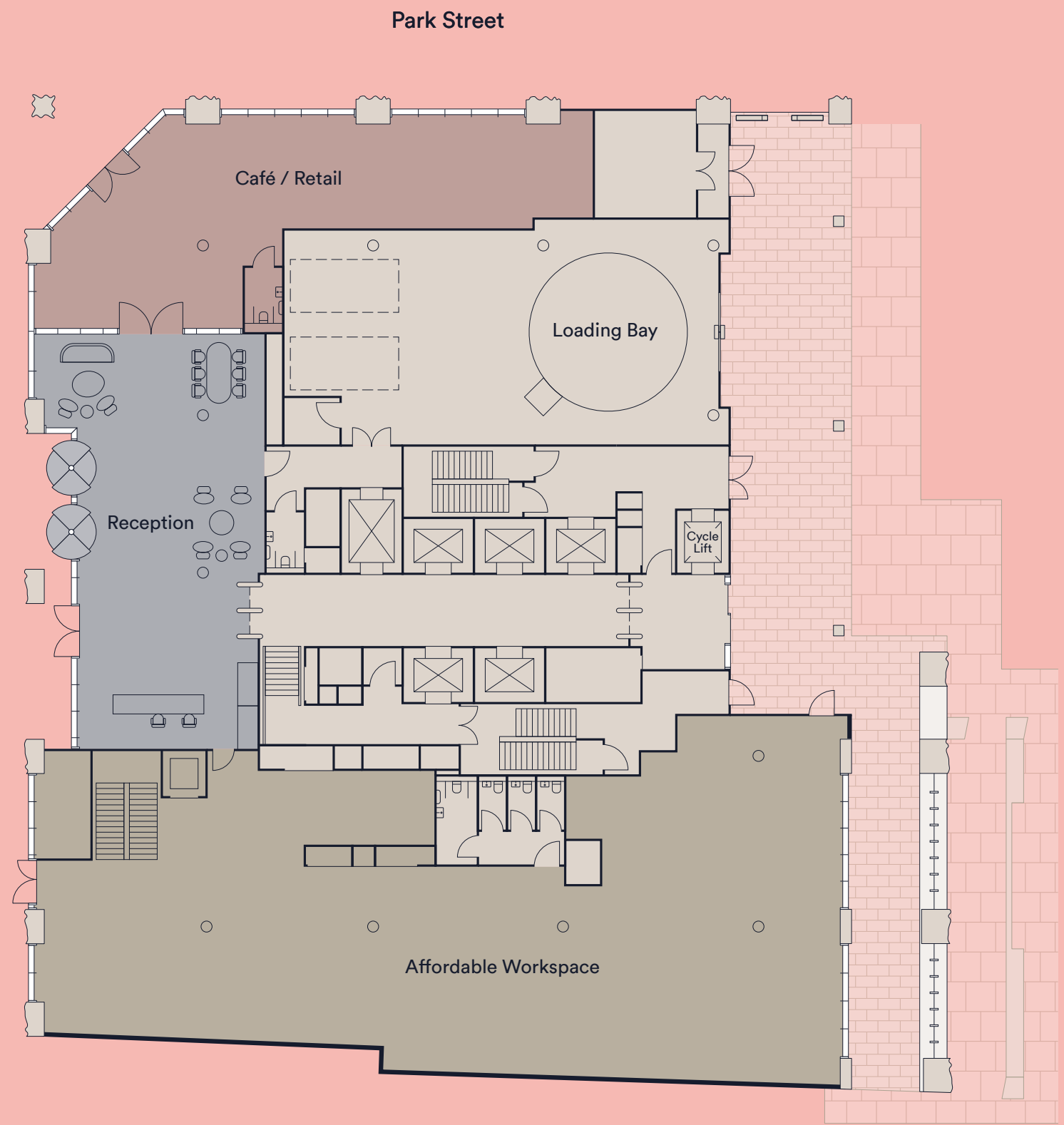
Not to scale. Indicative only.






# Floor plans

**Affordable workspace**  
**4,230 sq ft**  
**393 sq m**

**Café / retail**  
**1,518 sq ft**  
**141 sq m**

**Reception**  
**1,658 sq ft**  
**154 sq m**



 N  
 Reception  
 Loading Bay  
 Café / Retail  
 Affordable Workspace

Not to scale. Indicative only.

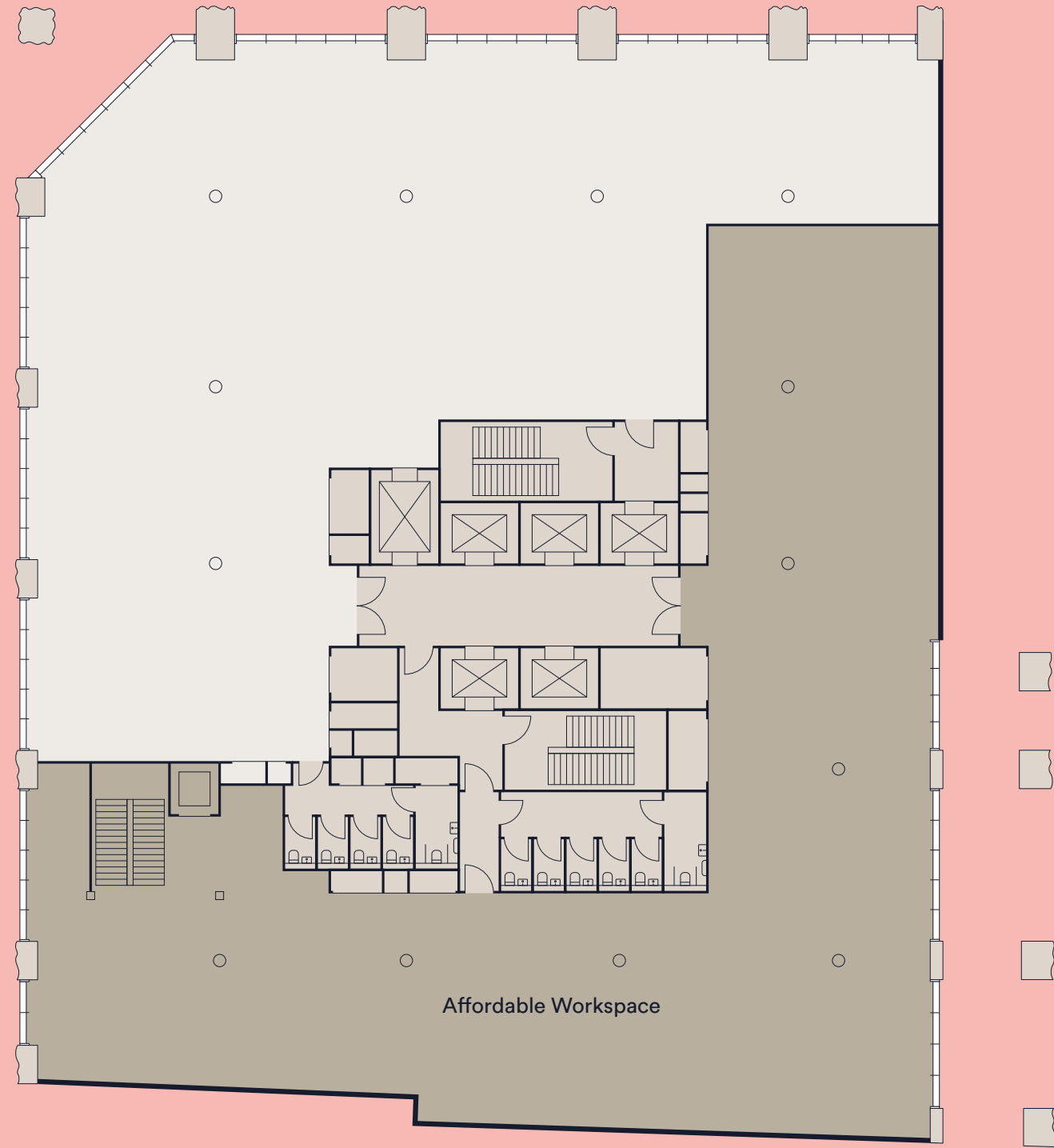
# Floor plans





**Office**  
 6,491 sq ft  
 603 sq m

**Affordable workspace**  
 5,823 sq ft  
 541 sq m

Emerson Street

Park Street



 N  
 Office  
 Core  
 Affordable Workspace

Not to scale. Indicative only.



# Floor plans

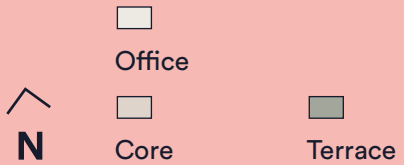
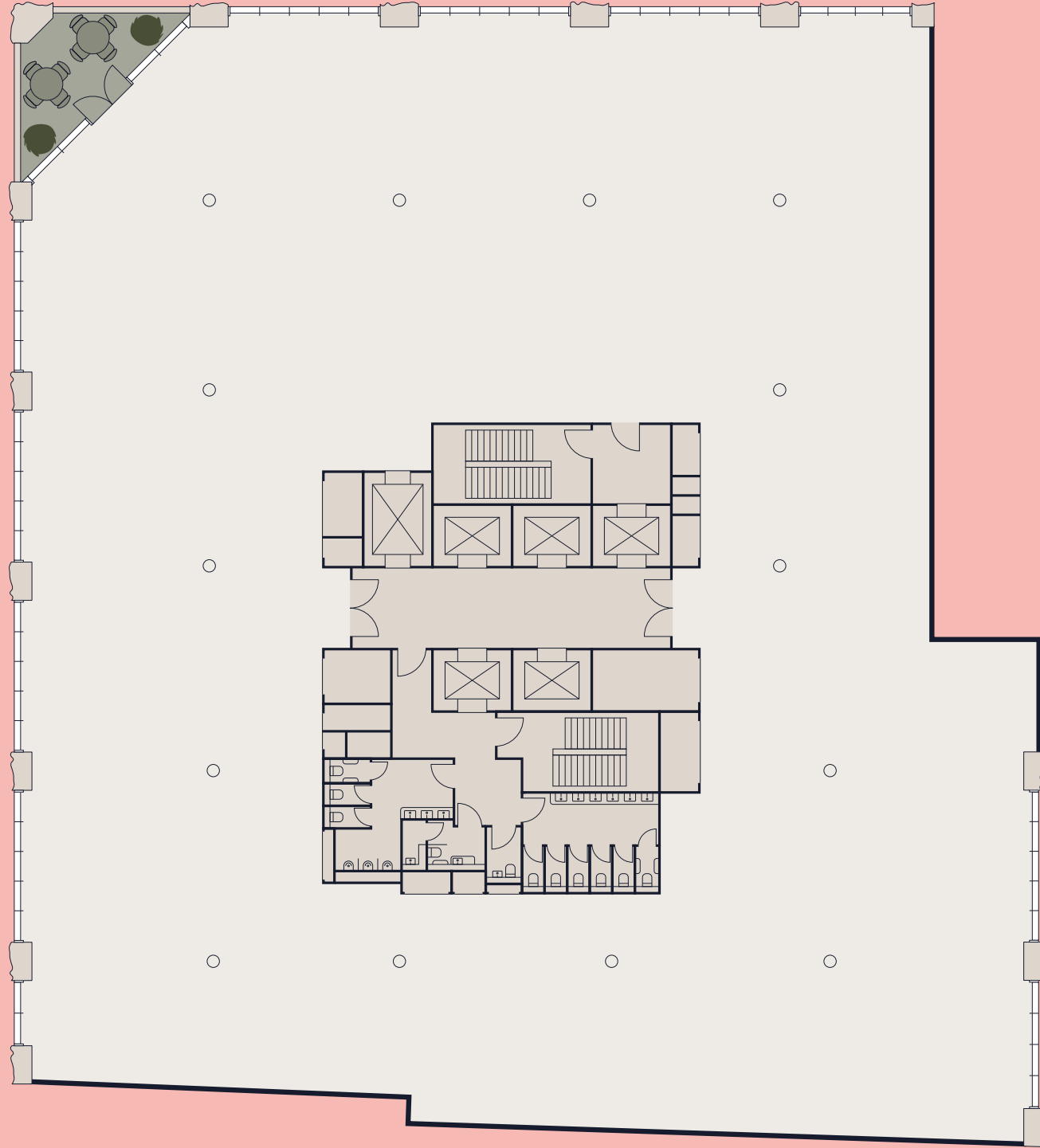
# 2-7

**Office**  
 13,907 sq ft  
 1,292 sq m

**Terrace**  
 258 sq ft  
 24 sq m

Emerson Street

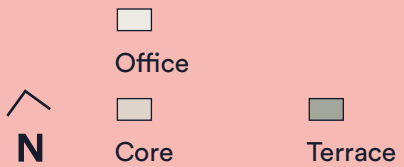
Park Street



# Floor plans

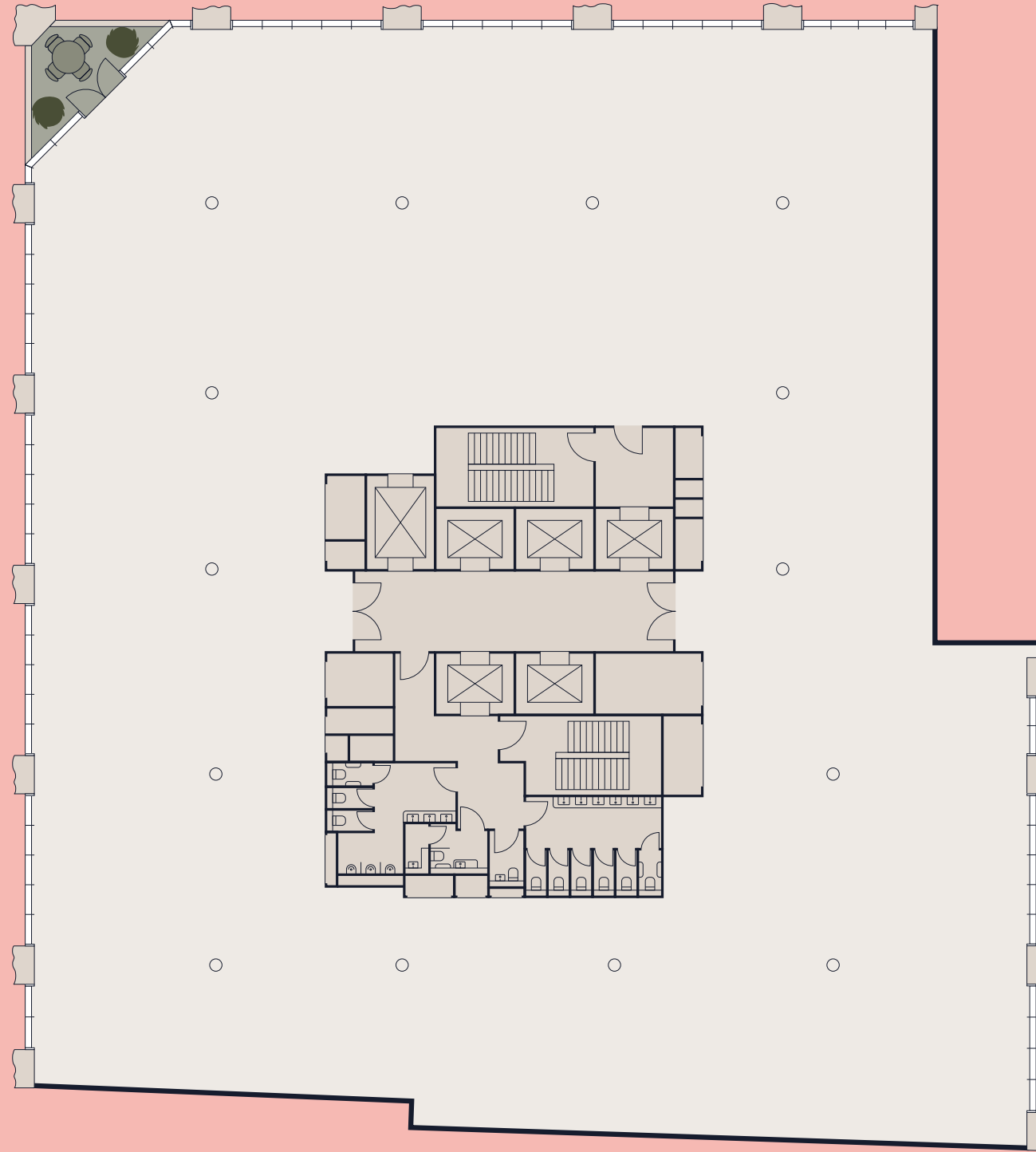
**Office**  
 13,616 sq ft  
 1,265 sq m

**Terrace**  
 194 sq ft  
 18 sq m



Emerson Street

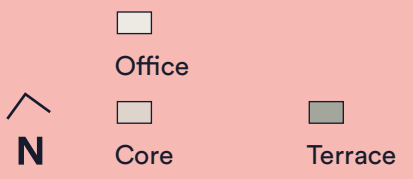
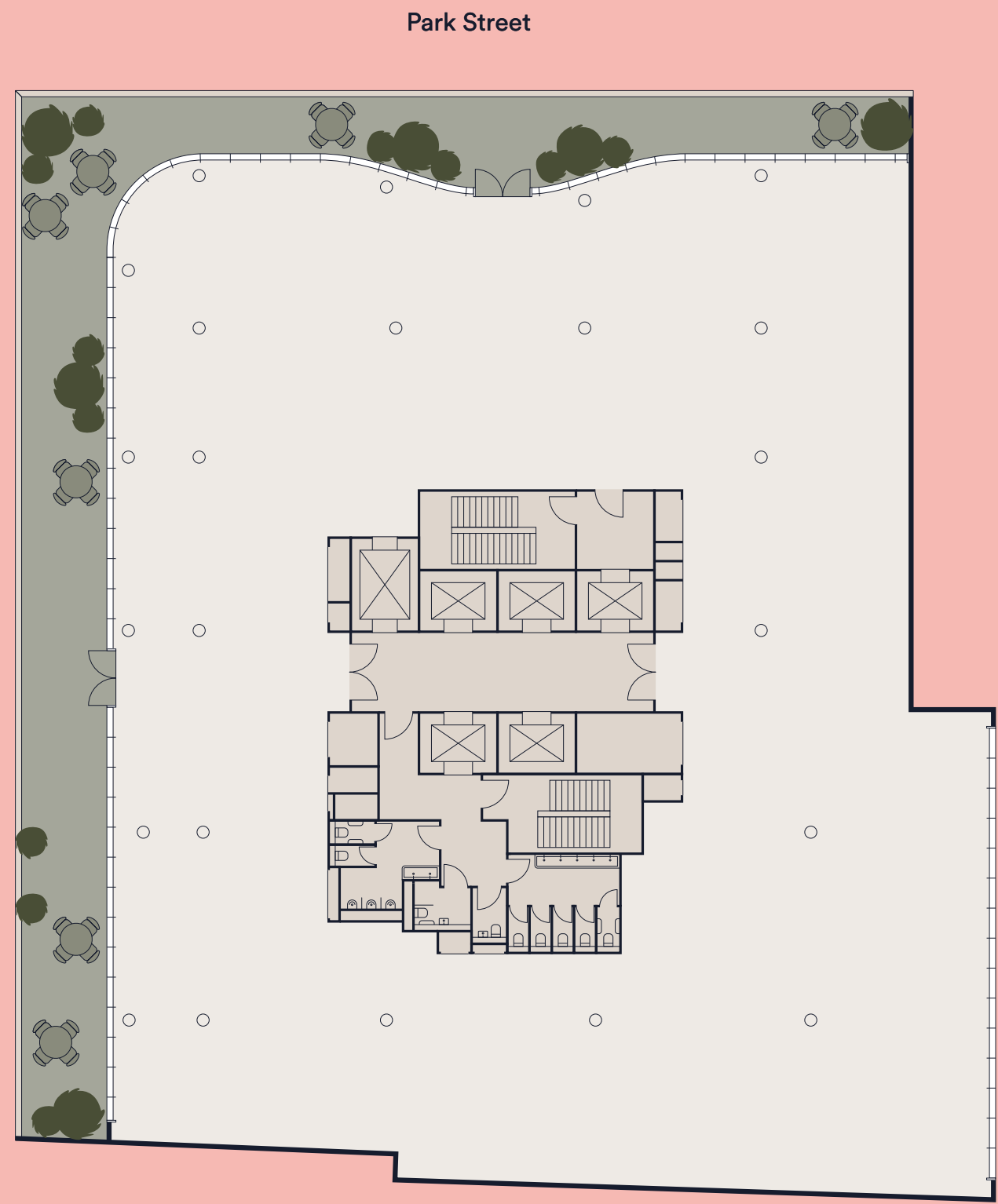
Park Street



# Floor plans

**Office**  
 11,647 sq ft  
 1,082 sq m

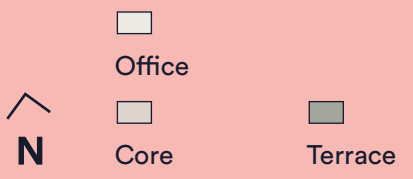
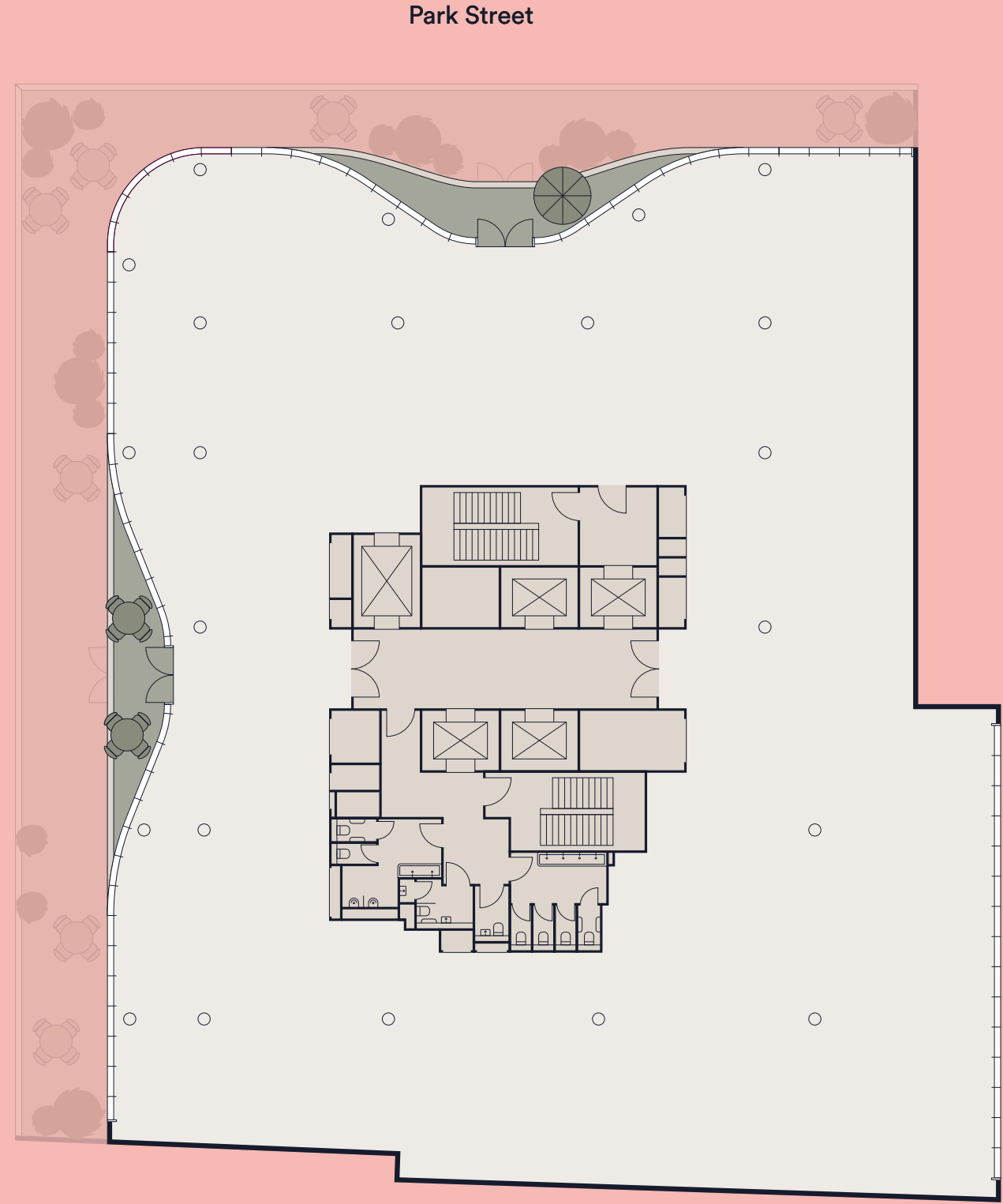
**Terrace**  
 2,540 sq ft  
 236 sq m



# Floor plans

**Office**  
 11,173 sq ft  
 1,038 sq m

**Terrace**  
 334 sq ft  
 31 sq m

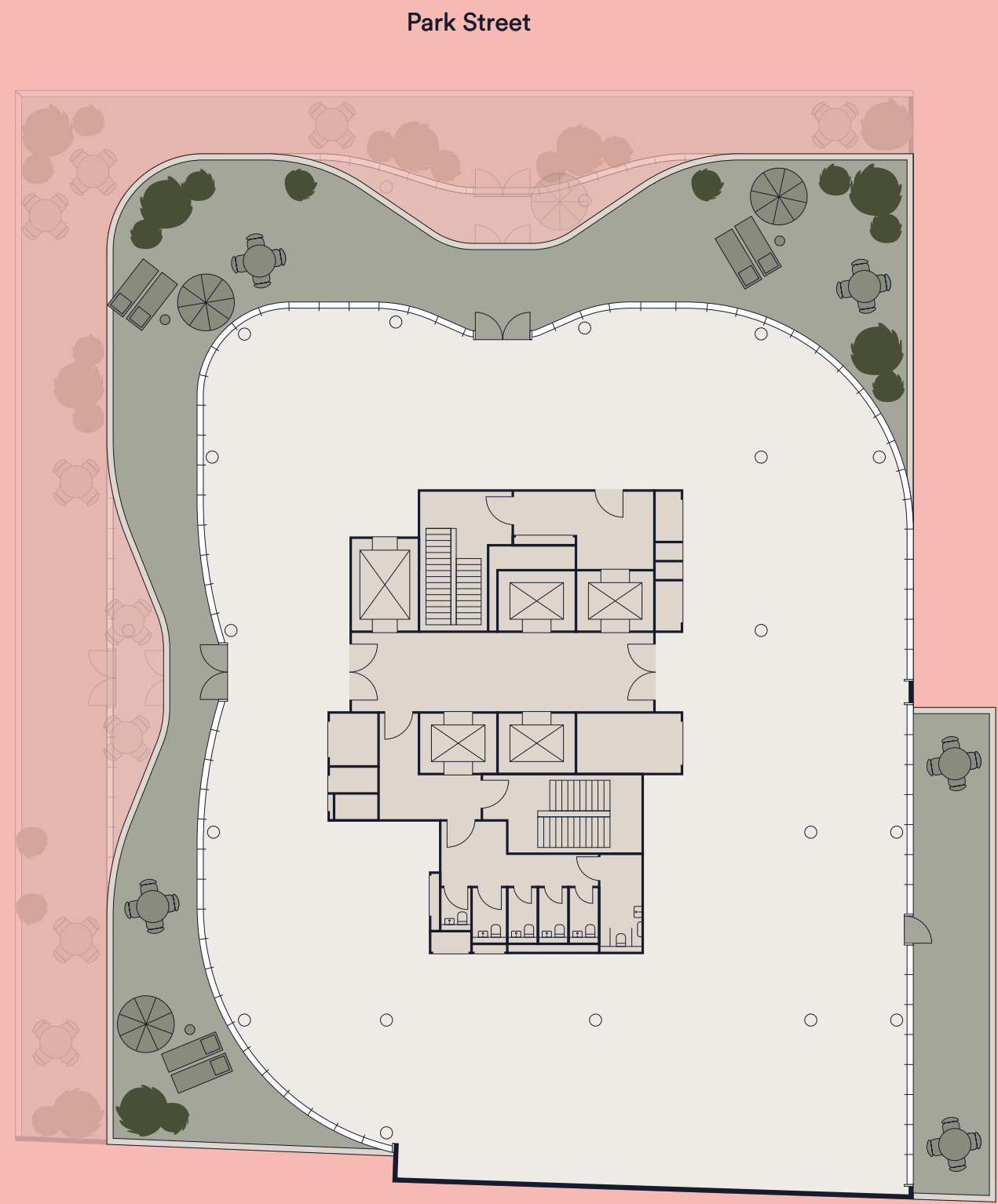


Not to scale. Indicative only.

# Floor plans

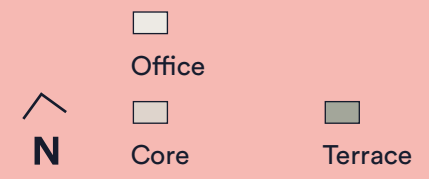
**Office**  
 7,395 sq ft  
 687 sq m

**Terrace**  
 3,444 sq ft  
 320 sq m



Emerson Street

Park Street

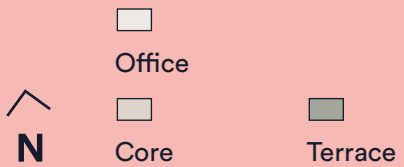
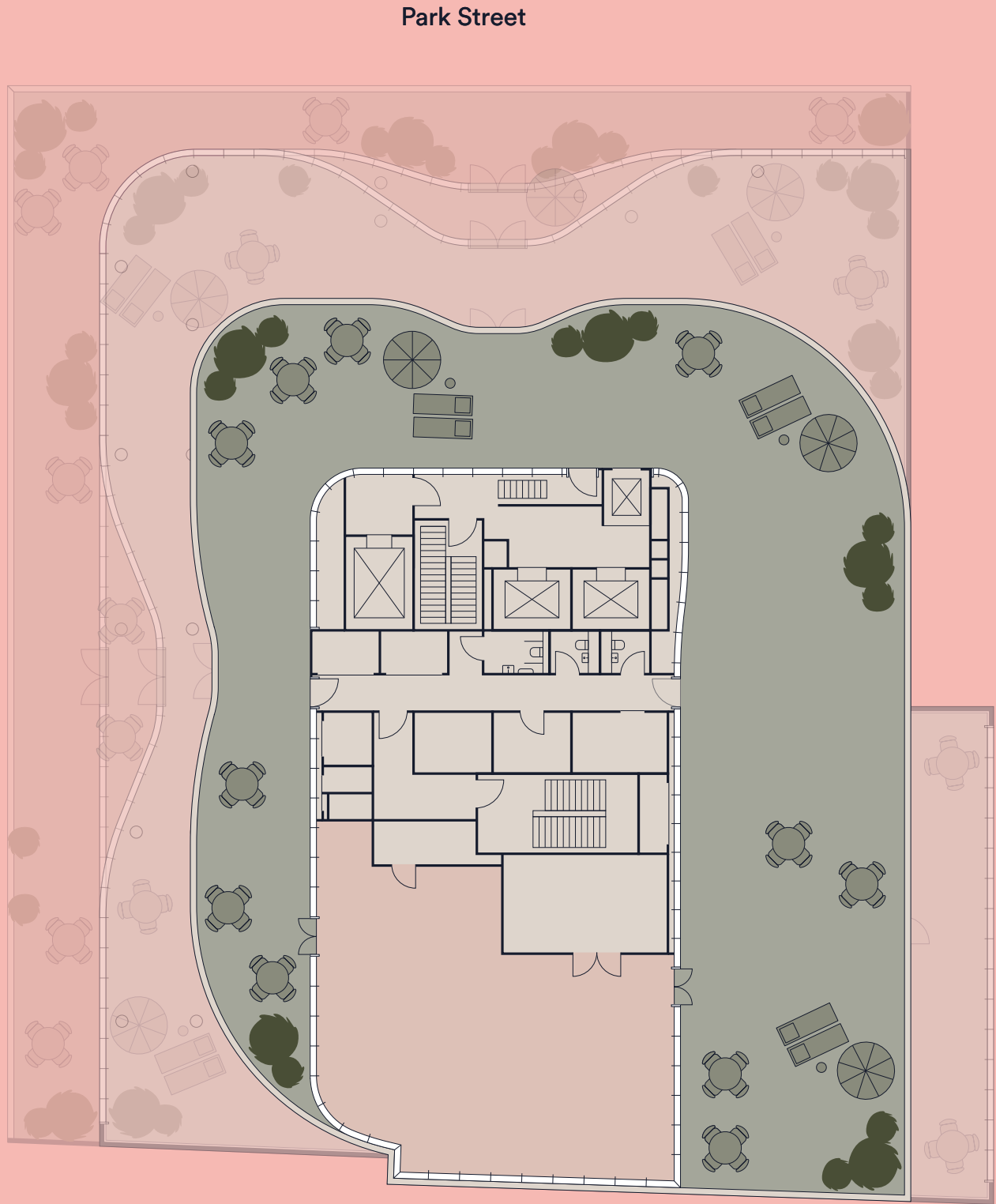


Not to scale. Indicative only.

# Floor plans

# Roof

**Terrace**  
**5,167 sq ft**  
**480 sq m**



Not to scale. Indicative only.

# Team track record

# BARINGS

**Barings** is a \$338bn+\* global financial services firm. A subsidiary of MassMutual, Barings maintains a strong global presence with business and investment professionals located across North America, Europe and Asia Pacific. Barings Real Estate invests and develops in all major property sectors.

\*As of 30 September 2022.



## Soapworks

1 Straight Street,  
Bristol

- Mixed-use development opportunity completing in 2025
- 157,000 sq ft offices, 19,000 sq ft retail / amenity, and 243 build-to-rent apartments



## 25 Moorgate

London EC2

- Refurbishment
- Delivering 80,000 sq ft best in class offices in 2024



## Landmark

St Peter's Square,  
Manchester

- Award winning 180,000 sq ft ground up development completed in 2020
- Designed by internationally renowned architects, Squire & Partners



## Capital House

85 King William Street,  
London EC4

- Refurbishment of 125,000 sq ft offices
- Significant environmental enhancements



## Waterloo Place

London SW1

- Restoration of 35,000 sq ft Grade II Listed Building
- Short-listed for BREEAM and Office Agents Society awards



## Nexus Place

25 Farringdon Street,  
London EC4

- 160,000 sq ft Grade A offices
- Rolling refurbishment of office floors and reception

## Team track record

# LBS

PROPERTIES

**LBS Properties** is a property development and investment management company focused on the commercial and residential sectors of the Central London market. LBS' portfolio of past and current projects comprises c.£1.5bn of GDV across nine London boroughs. LBS was founded in 2012 and today has a team of experienced professionals with a proven track record in large scale, complex property development across sectors.



### Grand Central Apartments

King's Cross, NW1

- Expected completion in 2022
- 68-unit, 22 storey micro tower with a range of standard apartments and penthouses
- Designed by Stiff + Trevellion



### HKR Hoxton

Hackney, E2

- Completed in 2021
- 83-unit, 9 storey development with a mix of apartments, impressive amenities and 10,000 sq ft of office space
- Designed by Hawkins / Brown



### Amory Tower

Canary Wharf, E14

- Completed in 2021
- 423-unit, 53 storey tower with a range of apartments, penthouses, amenities and 4,400 sq ft office space
- Designed by Make Architects and short-listed for Tall Building Architecture Award



### 8 Artillery Row

St. James's, SW1

- Completed in 2015
- 24-unit, 8 storey development with a range of individual high-end units
- Designed by Make Architects and winner of Best Conversation and Best Home Evening Standard Awards



### Chapter & Verse

Old Street, EC1

- Completed in 2019
- 70,000 sq ft of Grade A office arranged over two buildings, Chapter House and Verse
- Building designed by Buckley Gray Yeoman
- BREEAM Excellent & EPC A



### Script

Old Street, EC1

- Completed in 2021
- 60,000 sq ft Grade A 1980's refurbished offices with external terraces and building amenities
- Designed by Thirdway Architecture
- BREEAM Excellent & EPC A



## Team track record

# SQUIRE & PARTNERS

**Squire & Partners** is an architecture and design practice with experience spanning four decades, earning it an international reputation. Their award-winning portfolio, for some of the world's leading developers, includes masterplans, private and affordable residential, workspace, retail, education and public buildings.



### Landmark

St Peter's Square,  
Manchester

- Project Type:  
Commercial
- Area: 180,000 sq ft



### The Frames

London EC2

- Project Type:  
Commercial
- Area: 180,000 sq ft



### Rolling Stock Yard

London N7

- Project Type:  
Commercial
- Area: 58,000 sq ft



### The Department Store Studios

London SW9

- Project Type:  
Commercial
- Area: 180,000 sq ft



### The Ministry

London SE1

- Project Type:  
Commercial
- Area: 50,000 sq ft



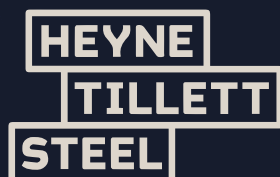
### One and Thirty Casson Square

London SE1

- Project Type:  
Residential
- Size: 30 and 37 storeys  
respectively

**Professional  
team\_**

SQUIRE & PARTNERS



HOARE LEA (H.)

GT GARDINER & THEOBALD

**A development by\_**

LBS  
PROPERTIES

BARINGS

**Leasing  
team\_**



**Tim Plumbe**  
07768 146 280  
tim.plumbe@cushwake.com

**Joel Randall**  
07525 897 012  
joel.randall@cushwake.com

**George Homer**  
07584 118 298  
george.homer@cushwake.com

**RX**  
LONDON

**Paul Smith**  
07711 468 891  
paul.smith@rx.london

**Dan Burn**  
07515 607 011  
dan.burn@rx.london

**Jordan Adair**  
07880 552 710  
jordan.adair@rx.london

**USP.**

**Jules Hind**  
07976 839 011  
jules@usp.london

**Mark Anstey**  
07841 684 901  
mark@usp.london

**Luke Austerberry**  
07921 406 291  
luke@usp.london

**Important notice**

1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Cushman & Wakefield, RX London or Union Street Partners in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Cushman & Wakefield, RX London or Union Street Partners nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. All cgis are provided for illustrative purposes only. Areas, measurements and distances given are approximate only. 3. Regulations etc: any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. Vat: the vat position relating to the property may change without notice. November 2022. S013798.