

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.



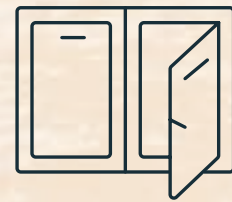
APPRECIATE
THE STUNNING
RIVERSIDE OUTLOOK



SPECIFICATION

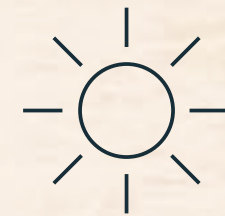
TAKE A CLOSER LOOK

OPENABLE WINDOWS



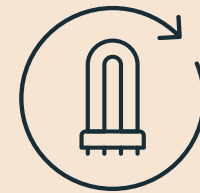
NATURALLY VENTILATED

EXCELLENT NATURAL LIGHT



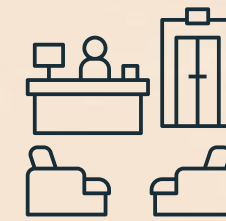
HEALTH AND PRODUCTIVITY

NEW LED LIGHTING



ENERGY EFFICIENCY

REMODELED RECEPTION



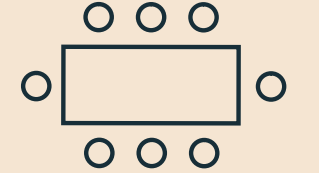
WITH COMMISSIONAIRE

VRF AIR CONDITIONING



EFFICIENCY AND COMFORT

BOOKABLE MEETING ROOMS



AT 80 STRAND

EFFICIENT ACCESS



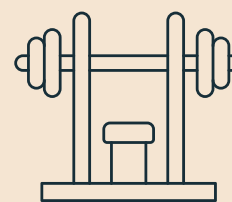
PASSENGER LIFTS

COMMUTER FACILITIES



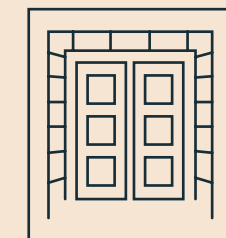
CYCLE RACKS & SHOWERS

FULLY EQUIPPED ON-SITE GYM



HEALTH AND WELL-BEING

ORIGINAL BUILDING



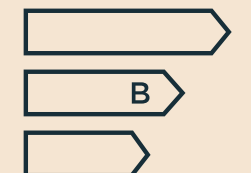
CHARACTER FEATURES

BREEAM RATING

BREEAM

EXCELLENT

ENERGY PERFORMANCE



CERTIFICATE RATING B

SCHEDULE OF AREAS

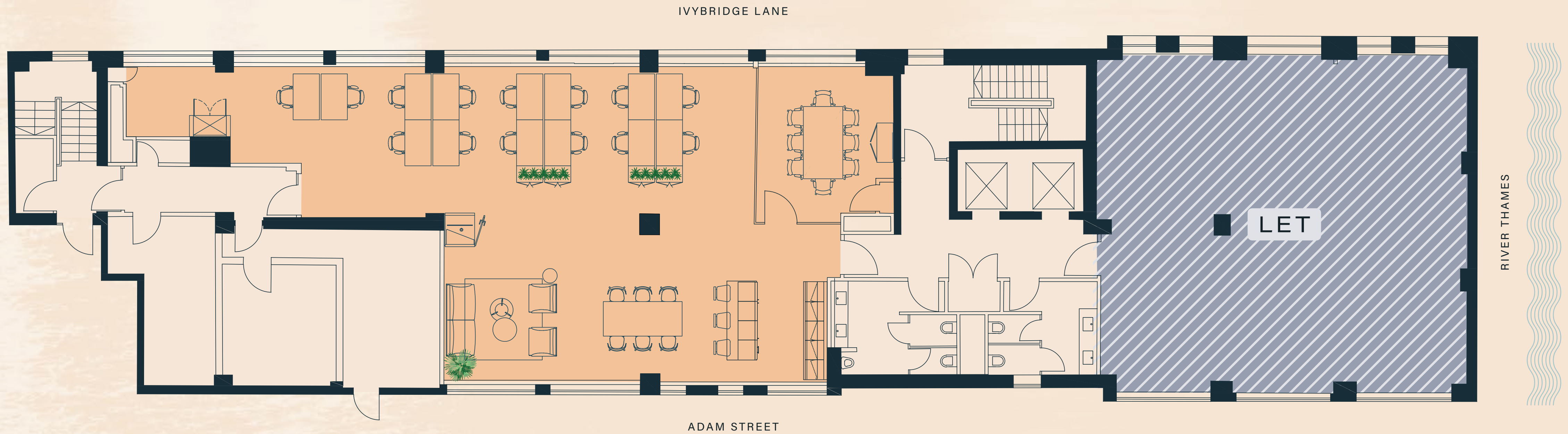
FIND YOUR IDEAL WORKSPACE



| 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

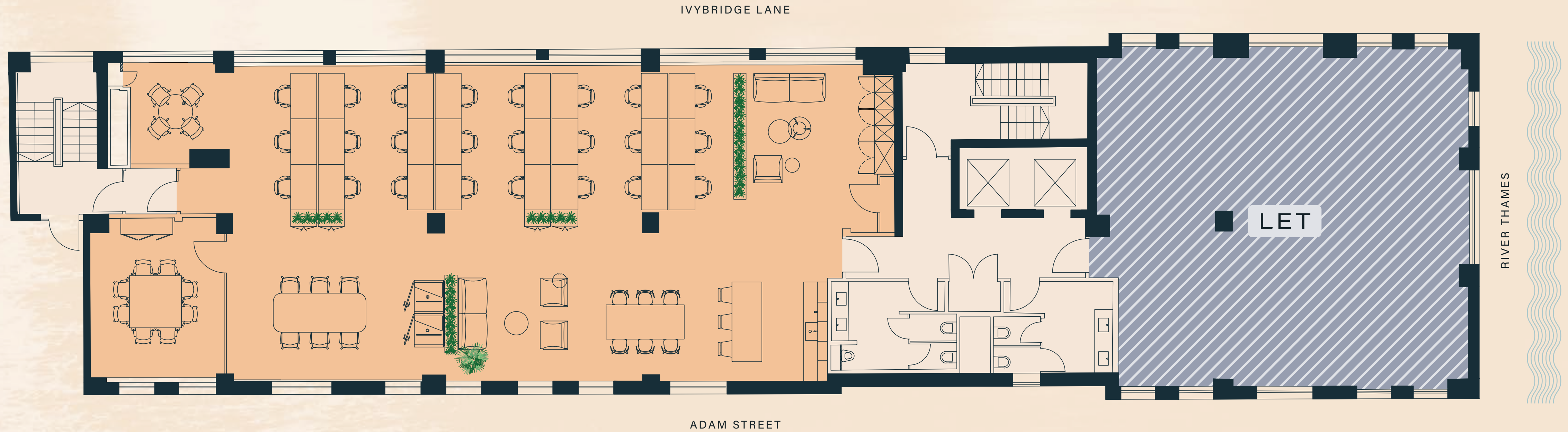
Key

- 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

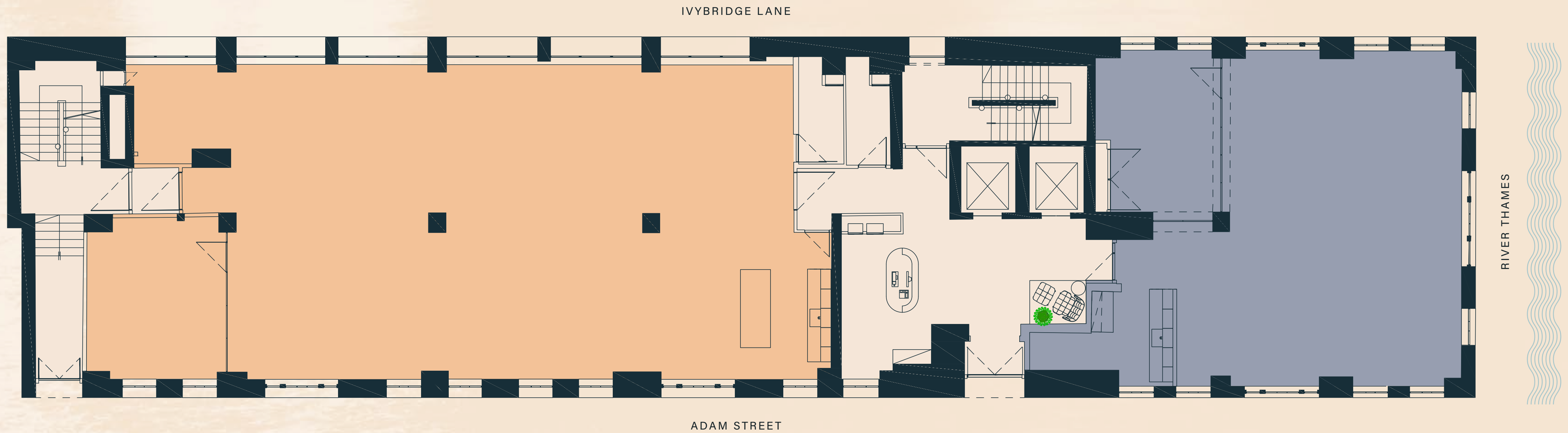
Key

- 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 |

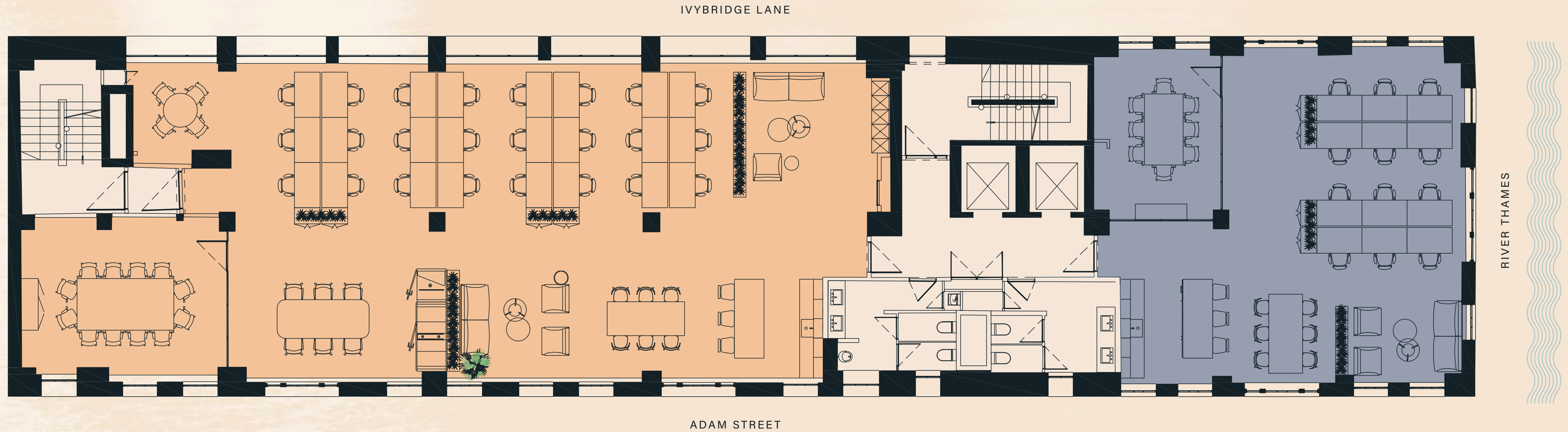
Key

| | | |
|-------|--------|------|
| River | Strand | Core |
|-------|--------|------|

Floor plan not to scale. Indicative only.

FLOOR PLANS

LEVEL 1



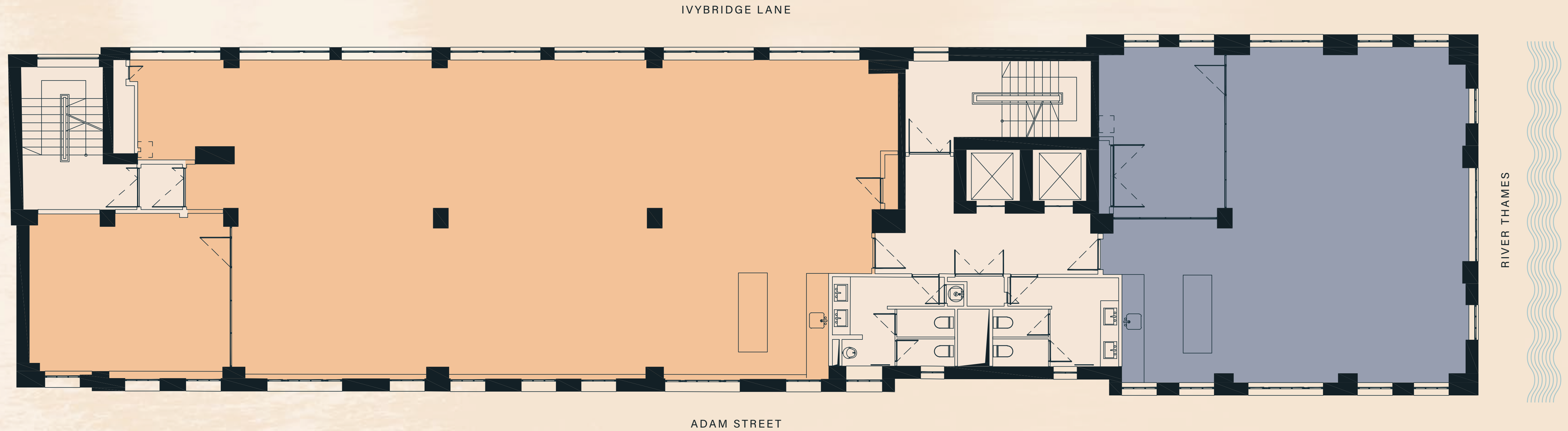
| | |
|---------------|--------------------|
| Strand: | 2,482 sq ft |
| River: | 1,214 sq ft |
| Total: | 3,696 sq ft |

| | | |
|---|--|---|
| Key | | |
| River | Strand | Core |

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 |
|---|--|---|

Floor plan not to scale. Indicative only.

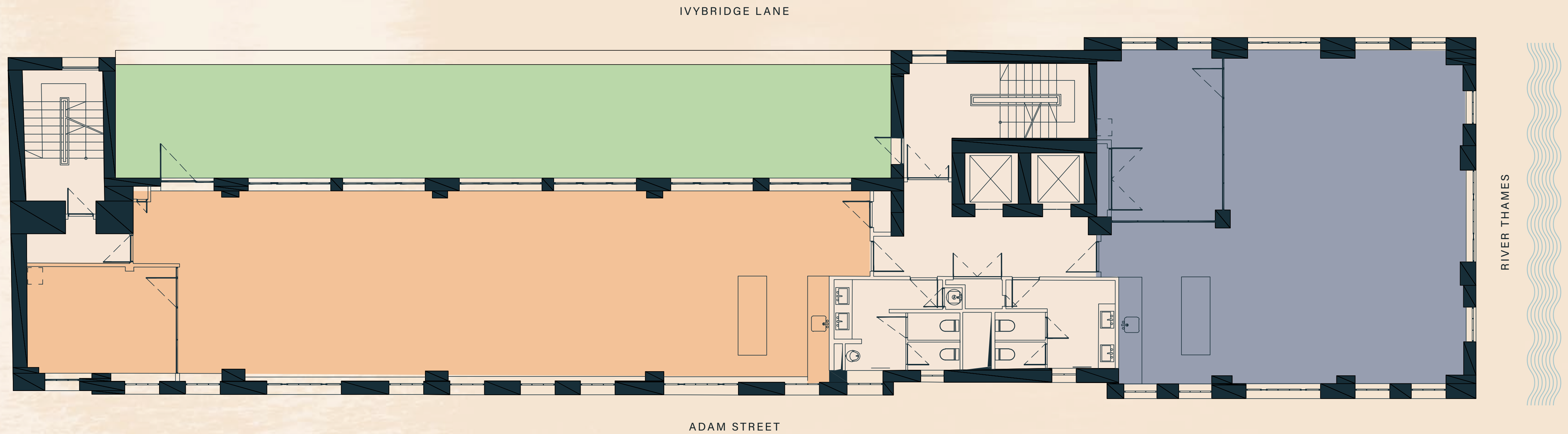




Level 4 (Strand) office with terrace

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

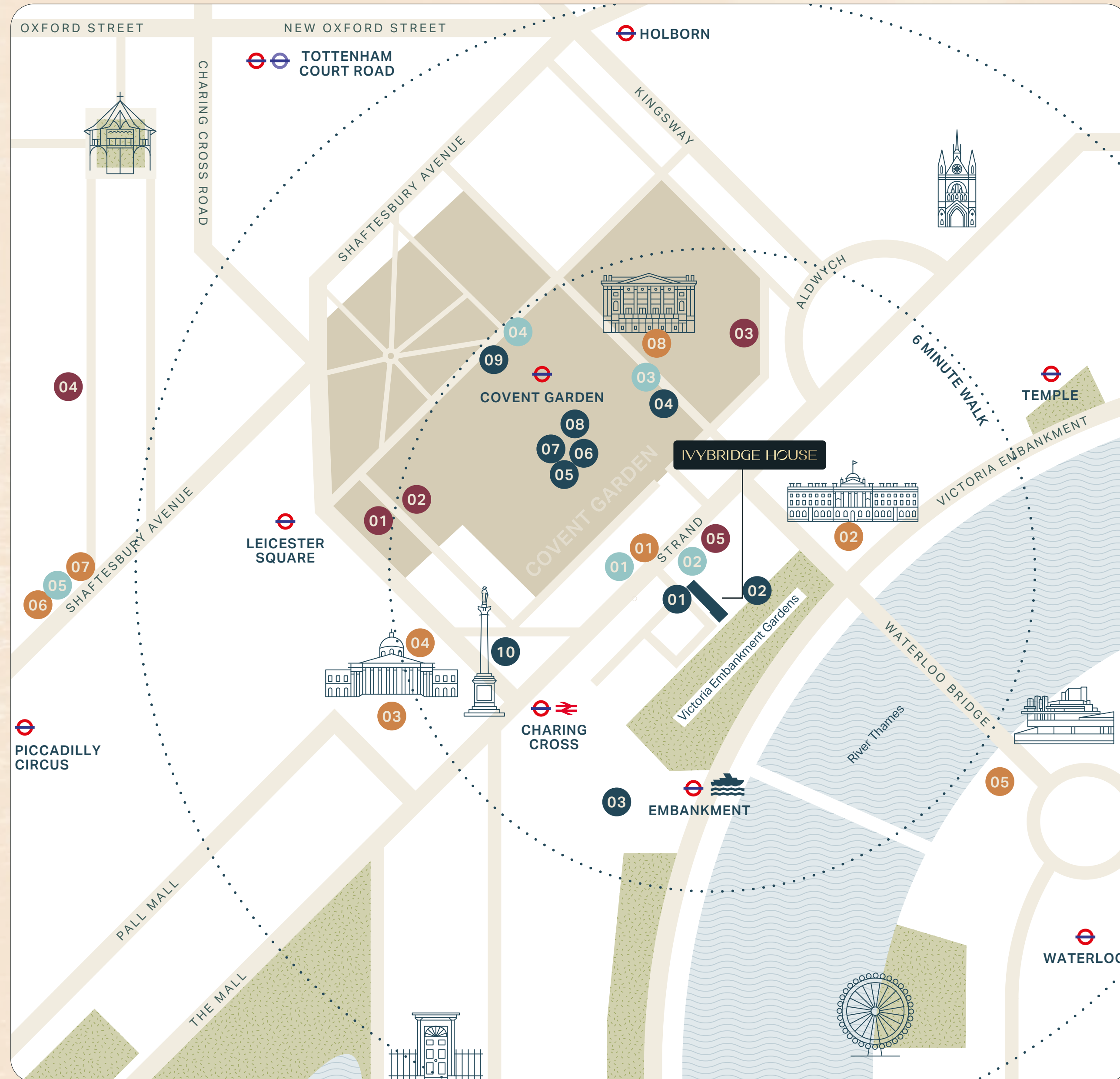


15 MINUTES
Southbank



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 Barrafinà
- **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

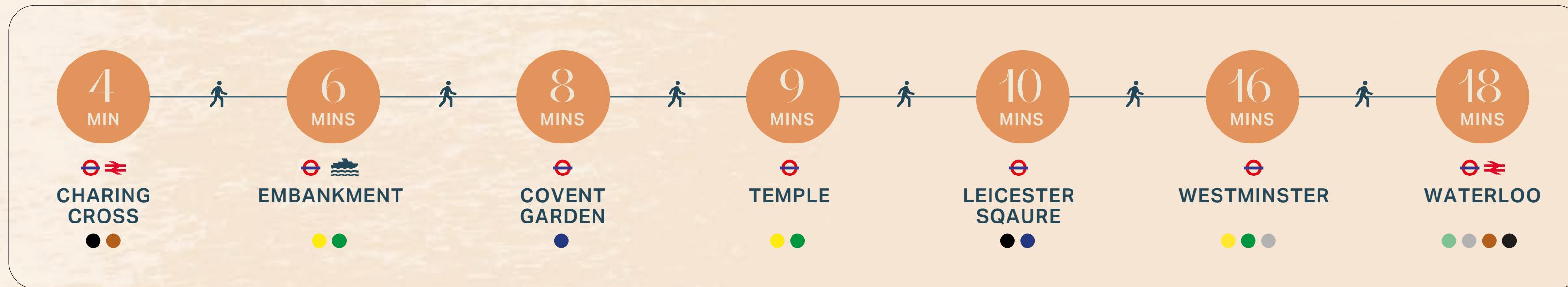
TRANSPORT LINKS

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 | National Rail, Elizabeth line, Gatwick Express, Heathrow Express |
| Oxford Circus | 3 mins | Elizabeth line, Heathrow Express |
| Tottenham Court Road | 3 mins | Elizabeth line, National Rail, Heathrow Express |
| Victoria | 5 mins | National Rail, Elizabeth line, Heathrow Express, Gatwick Express |
| London Bridge | 7 mins | National Rail, Elizabeth line, Thames Clipper |
| King's Cross St Pancras | 10 mins | National Rail, Elizabeth line, Heathrow Express, Gatwick Express, Eurostar |
| Paddington | 12 mins | National Rail, Elizabeth line, Heathrow Express, Gatwick Express |
| Liverpool Street | 14 mins | National Rail, Elizabeth line, Heathrow Express, Gatwick Express |

- National Rail
- Gatwick Express
- Heathrow Express

- Elizabeth line
- Eurostar
- Thames Clipper

IVYBRIDGE HOUSE

COVENT GARDEN RIVERSIDE



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