

# Forty Bank Street



Canary Wharf

Welcome to

# Forty Bank Street



# Bring life

Creative. Cultured. Connected.  
This vibrant and flexible workspace puts  
you at the very heart of Canary Wharf.

# to work

Forty Bank Street is more than just a place you visit nine to five. It's a place you want to be, to soak up everything the area has to offer. With Canary Wharf fast becoming one of London's most environmentally aware districts and with its strong focus on culture and creativity, Forty Bank Street is a place that will inspire you to bring life to work.

Designed by Cesar Pelli, the celebrated architect behind One Canada Square, Forty Bank Street is the ideal London hub for growing businesses with a forward-thinking attitude and global outlook.

Surrounded by parks and vibrant open spaces, minutes from a world-class array of bars, restaurants and shopping malls and with incredible connections to the whole city and beyond, Forty Bank Street offers the very best of London life – all in one place.



# Discover the Canary Wharf Estate

Overlooking Jubilee Park with the water curving around the building, you'll be inspired by the best London has to offer, all here, right on your doorstep.



Forty Bank Street

The Estate

# Imagine an effortless commute.

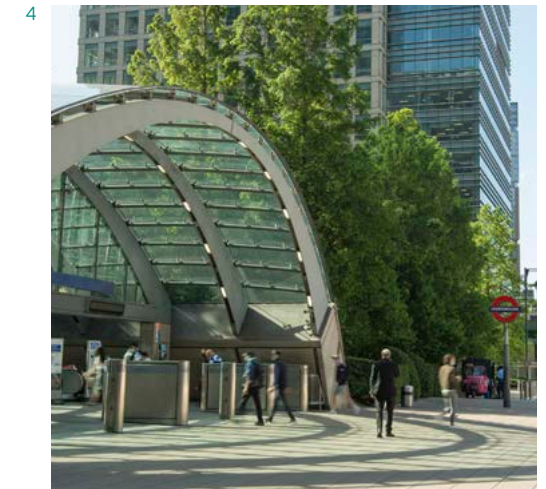
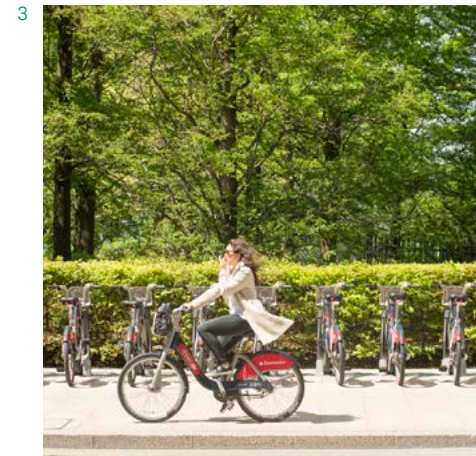
Welcome to Forty Bank Street.

<b>North Greenwich</b> Via Jubilee Line	<b>2</b> mins	<b>City Airport</b> Via DLR	<b>12</b> mins
<b>Liverpool St.</b> Via The Elizabeth Line	<b>6</b> mins	<b>Tottenham Ct. Rd</b> Via The Elizabeth Line	<b>11</b> mins
<b>London Bridge</b> Via Jubilee Line	<b>6</b> mins	<b>Bond Street</b> Via The Elizabeth Line	<b>15</b> mins
<b>Farringdon</b> Via The Elizabeth Line	<b>8</b> mins	<b>Green Park</b> Via Jubilee Line	<b>13</b> mins
<b>Stratford</b> Via Jubilee Line	<b>11</b> mins	<b>Baker Street</b> Via Jubilee Line	<b>17</b> mins
<b>Waterloo</b> Via Jubilee Line	<b>9</b> mins	<b>Paddington</b> Via The Elizabeth Line	<b>17</b> mins
<b>Westminster</b> Via Jubilee Line	<b>11</b> mins	<b>Heathrow</b> Via The Elizabeth Line	<b>45</b> mins
<b>Bank</b> Via DLR	<b>11</b> mins	<b>Reading</b> Via The Elizabeth Line	<b>68</b> mins



Whether you're nipping into town or navigating your way home at night, it couldn't be easier – or quicker – to get about.

With the arrival of The Elizabeth Line running through the heart of Canary Wharf, two DLR stations, the Jubilee Line a minute's walk from reception and the River Bus at Canary Wharf Pier, Forty Bank Street is one of the most well-connected locations in London.



45 global routes from City Airport

- 1 Elizabeth Line
- 2 River Boat
- 3 Cycle hire
- 4 Canary Wharf Underground
- 5 Canary Wharf DLR

# From Jubilee Park to Crossrail Place roof garden, we've got you covered...



At Forty Bank Street, secret retreats of green space surprise you around every corner, providing a rejuvenating rest from the inbox, just when you need it.

Escape the world with a wander through the greenery of Crossrail Place's relaxing roof garden. Catch up with friends over an impromptu lunch-time picnic in Jubilee Park. Or be inspired by the buzz of Montgomery Square and the exciting events you'll find happening throughout the year.

You'll be ideally located to enjoy a more natural, healthy and vibrant work-life balance than ever before.



So close...

<p><b>Montgomery Square</b> 1 min</p>	<p><b>Canada Square</b> 4 min</p>
<p><b>Jubilee Park</b> 1 min</p>	<p><b>Crossrail Place Roof Garden</b> 4 min</p>

- 1 Jubilee Park
- 2 Crossrail Place Roof Garden
- 3 Montgomery Square

# Looking for something special? Look no further.

Stay in-style and on-trend with all the brands you love.



- 1 Kate Spade
- 2 Maje
- 3 Orlebar Brown
- 4 Jubilee Place



Whether you fancy a slow stroll, window shopping on an afternoon off, or you're in a rush to find something special on your lunch break, Forty Bank Street is just seconds from all the shops you need.

In Jubilee Place you'll find hundreds of stores to explore, including big name brands such as Reiss and Cos, as well as the essentials, like Boots and Marks & Spencer.

Plus, just a short walk over the colonnade you've got even more options to find just the thing you're looking for with Cabot Place, Canada Place and Crossrail Place.



Some of our favourites

**The Kooples**

Paul Smith

THE WHITE COMPANY  
LONDON

COS

OLIVER BONAS

JO MALONE  
LONDON

lululemon



# Miso on Monday. Tacos on Tuesday. Falafel on Friday.

Experience all the flavours of the world.

- 1 Pergola On The Wharf, Crossrail Place
- 2 The Ivy, Canada Square
- 3 Seoul Bird, Jubilee Mall
- 4 Urban Greens, 40 Bank Street
- 5 Iberica La Terraza, Cabot Square
- 6 640 East, Montgomery Square

### Some of our favourite flavours

The Salmon Teriaki

Ahi Poke

Warm lentil salad

Rainbo

The Tower Burger

Bird

at Wharf Kitchen, Jubilee Place.



With Wharf Kitchen's abundance of restaurants and cafés like Yum Bun and Iberica La Terraza, you're only ever minutes away from an endless selection of the best food and drink in London.

Grab a quick morning coffee at 640 East and relax with a book in Crossrail Place's roof garden before the day starts...

Catch up with colleagues for lunch at Wahaca or discover something new in the bustling food market of Montgomery Square...

Turn on the style in the evening as you dress to impress, entertaining clients with fine dining at The Ivy.



# Make time for your mind, body & soul.

Increasing productivity with the power of wellness.



1



Engage your mind with thought-provoking art installations and events, strengthen your core at the Strong Island fitness festival or feed your soul with Bloom's free music and performance pieces in Crossrail Place's roof garden.

With a schedule of exciting and engaging events all through the year, there's everything you need to ditch the desk for a while and keep your work-life balance in check.

You can clear your head with a waterside walk along the docks. Stretch out the stress with a little rooftop Yoga. Or put your headphones in and get your pulse pumping at one of Canary Wharf's state-of-the-art gyms.

3



2



- 1 Yoga in Crossrail Place roof park
- 2 Strong Island fitness festival
- 3 Cycling by the water



# Join the fight against plastic waste.

Canary Wharf is committed to improving the environment. Be part of something positive.



At Forty Bank Street you'll play a key part in the London-leading drive to promote and practice a more sustainable way of living and working. You'll be helping to protect our city for generations to come.

From recycling your coffee cups and water bottles, to grabbing lunch at London's first plastic-free food court, you'll help to support Canary Wharf's ground-breaking 'Making Sustainability Real' programme.

It's thanks to the environmentally aware initiatives in place locally that Canary Wharf is the first commercial centre to be awarded 'Plastic Free Communities' status by Surfers Against Sewage.

## Committed to achieve Net Zero by 2030

We're the first commercial centre in the world to set and have approved Science Based Targets by the Science Based Target initiative (SBTi) to reach net zero carbon



1 Forty Bank Street from Jubilee Park  
2 Reception greenery



 MAKING SUSTAINABILITY REAL

 PLASTIC FREE

We're the first property developer to sign The Climate Pledge

Committed to achieve Net Zero by **2030**

We're the first commercial centre in the world to set and have approved Science Based Targets by the Science Based Target initiative (SBTi) to reach net zero carbon

WASTE POLICY

**Zero waste to Landfill**

From managed areas since 2009

GREEN ENERGY

**100% of electricity**

purchased from renewable sources since 2012.

CLEAN COFFEE

**600+ tonnes**

of coffee grounds diverted from landfill and turned into bio fuels.

**6m**

coffee cups recycled since February 2017

RESPONSIBLE SOURCING



**33 buildings certified by FSC wood**

BREAKING THE PLASTIC HABIT

**20,000+**

users registered on the HELPFUL app

Canary Wharf was the **1st commercial district to achieve Plastic Free Communities status in 2019**

**Largest**

sustainable developer in the UK

**2.2m**

straws removed

**7**

water refill stations installed

**Over 300,000 water bottles refilled**

OVER

**28,000**

SUP bottles recycled via the first publicly available Deposit Return vending machine installed in the UK.

**BREEAM®**

Very Good\* - Excellent\*\*

\*Existing Cat A/B \*\*New Cat A

**9m+**

Single use plastic (SUP) items avoided or recycled

**25%**

less pollution than the City or West End

**Biodiversity Action Plan**

=

**Thriving ecosystem**

=

**Cleaner air**

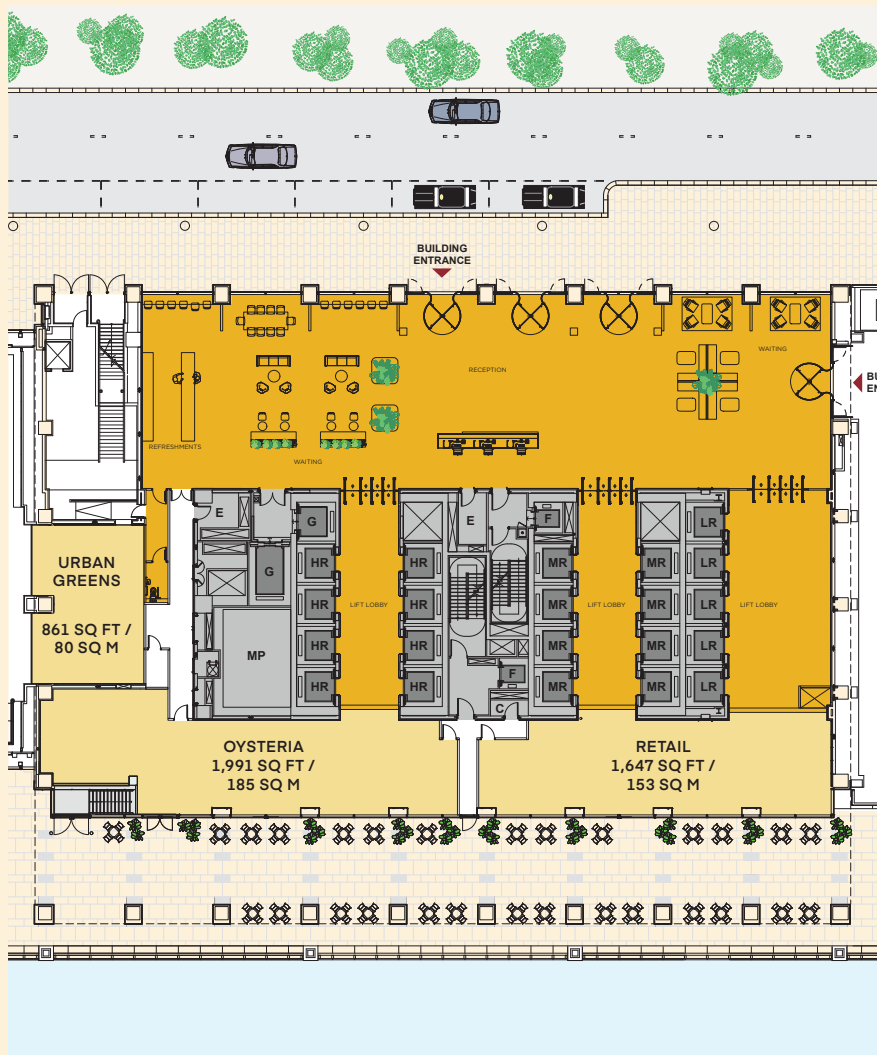
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**Healthier people**

# Ground Floor Reception

10,957 sq ft / 1,018 sq m

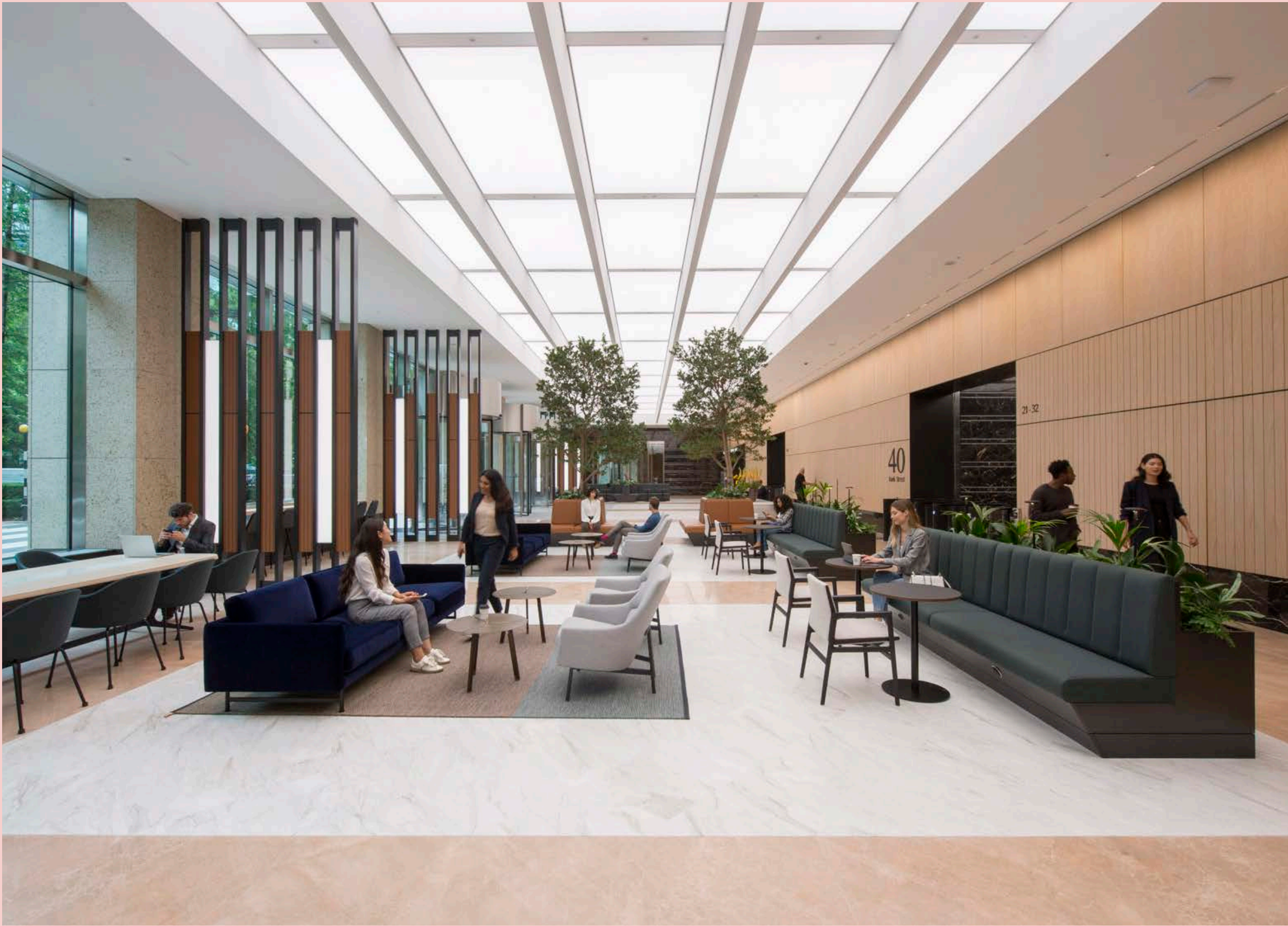
Bank Street

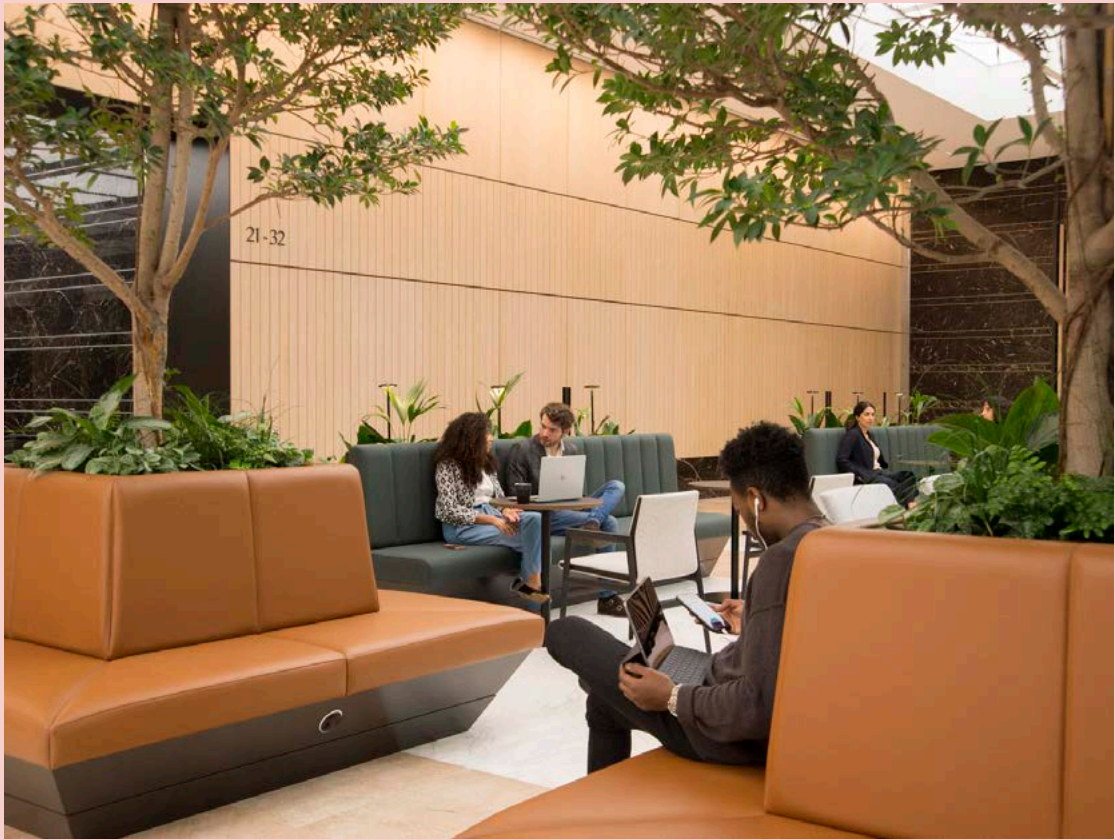
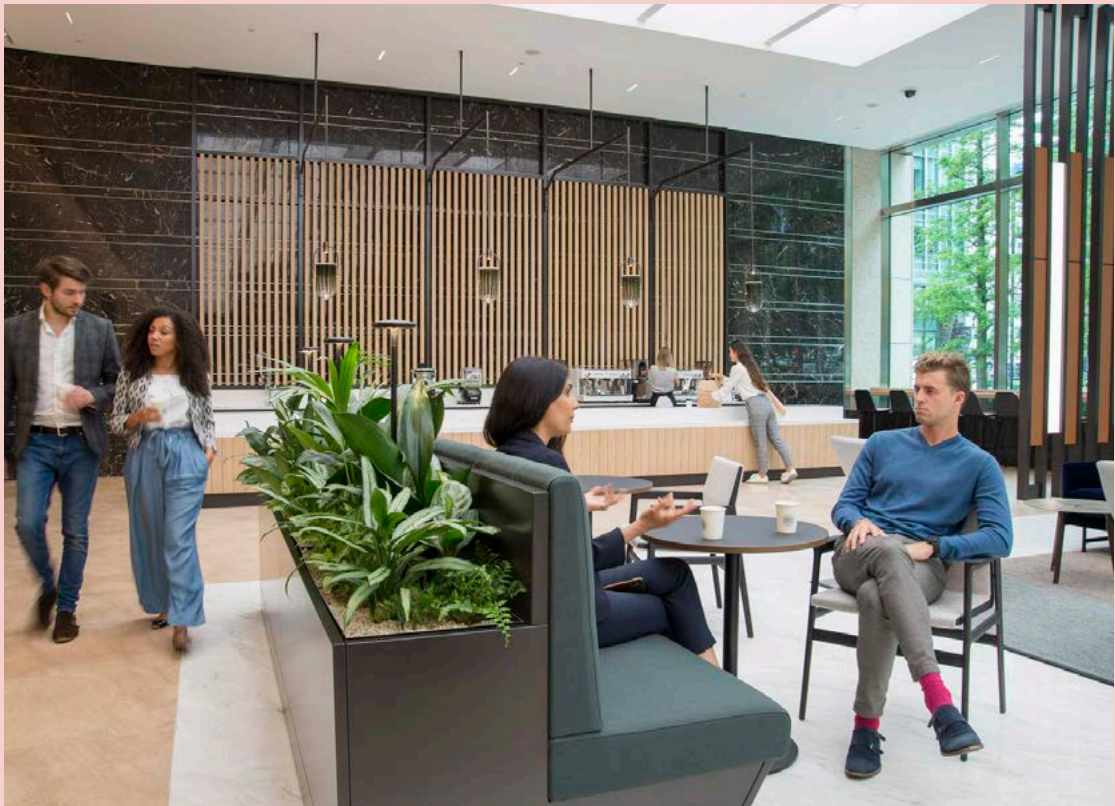


South Dock



Floorplans & fit-outs



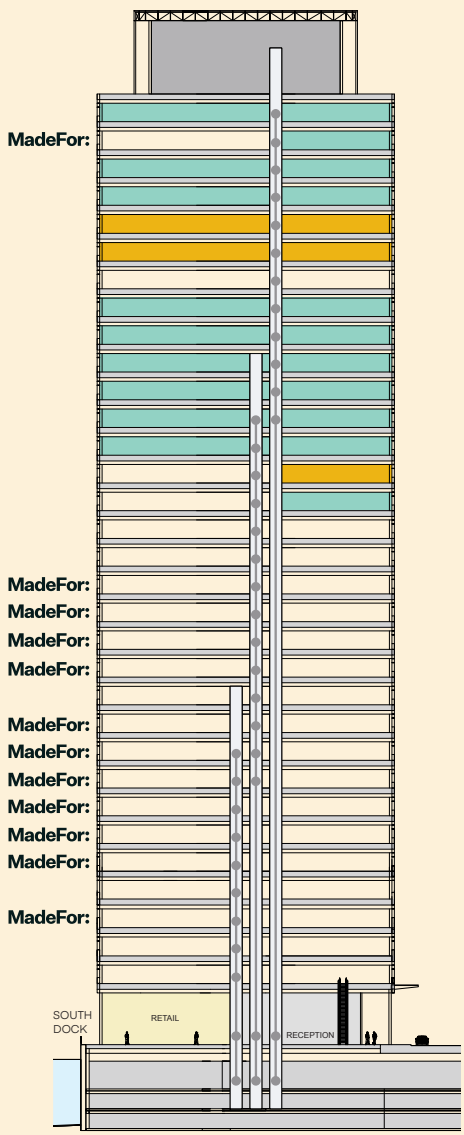




# Schedule of areas

Plant		NIA sq ft	NIA sq m
Level 32	Available – Pending	19,519	1,813
Level 31	Begbies Traynor / Part Available September 2023	8,260	767
Level 30	Available – Pending	19,519	1,813
Level 29	Available – Pending	19,517	1,813
Level 28	Available October 2023	19,527	1,814
Level 27	Available October 2023	19,521	1,814
Level 26	Saxo Markets / ABSA / FreedomPay	19,519	1,813
Level 25	Available – Pending	19,525	1,814
Level 24	Available – Pending	19,524	1,814
Level 23	Available – Pending	18,154	1,687
Level 22	Available – Pending	18,140	1,685
Level 21	Available – Pending	18,158	1,687
Level 20	Available – Pending	18,839	1,750
Level 19	Hexaware Technologies / Newsweek / China Unicom / Part Available	1,331	124
Level 18	Servcorp / Zion Capital (Pending) / Savannah Energy	1,997	186
Level 17	Herbert Smith Freehills	18,847	1,751
Level 16	Herbert Smith Freehills	18,833	1,750
Level 15	Citi	18,836	1,750
Level 14	Citi	18,847	1,751
Level 13	Citi	18,841	1,750
Level 12	Citi	18,835	1,750
Level 11	IPC Systems	17,924	1,665
Level 10	Citi	18,418	1,711
Level 09	Citi	18,421	1,711
Level 08	Citi	19,101	1,775
Level 07	Citi	19,107	1,775
Level 06	Citi	19,115	1,776
Level 05	Citi	19,113	1,776
Level 04	St James's Place	19,113	1,776
Level 03	CW Travel / State Grid of China / Wall Street Docs	19,112	1,776
Level 02	Delta Capita	19,113	1,776
Level 01	HCA Healthcare	18,403	1,710
TOTAL OFFICE NIA		609,351	56,610
<b>TOTAL AVAILABLE</b>		<b>40,412</b>	<b>3,754</b>
<b>TOTAL PENDING</b>		<b>180,769</b>	<b>16,794</b>
Ground Reception		10,957	1,018

**Key**  
 Available  
 Pending Availability

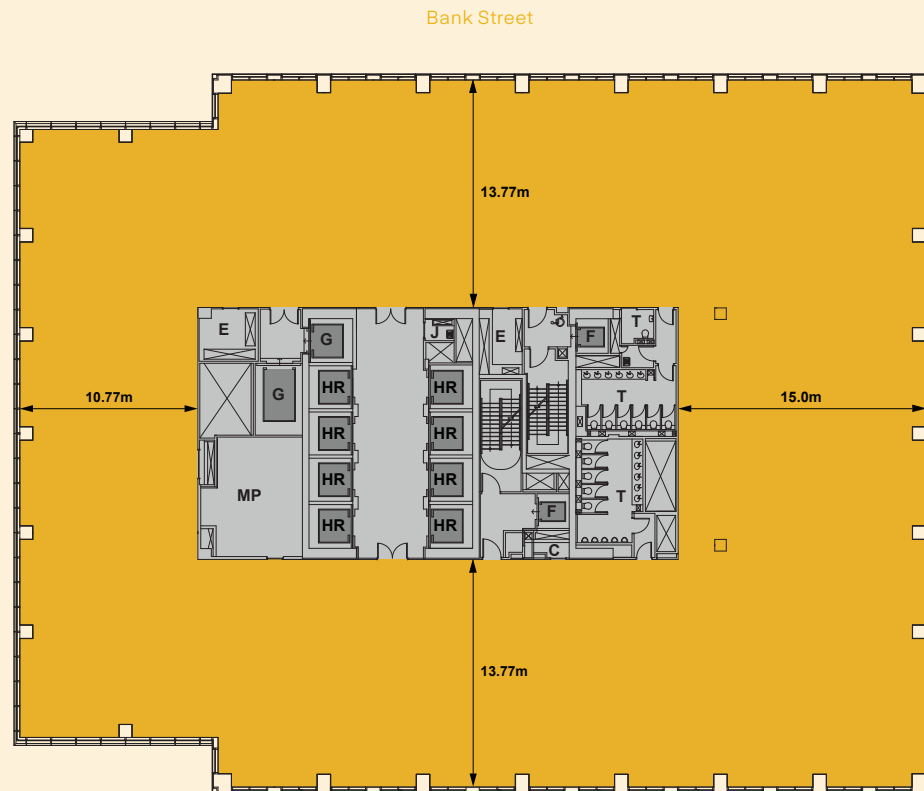






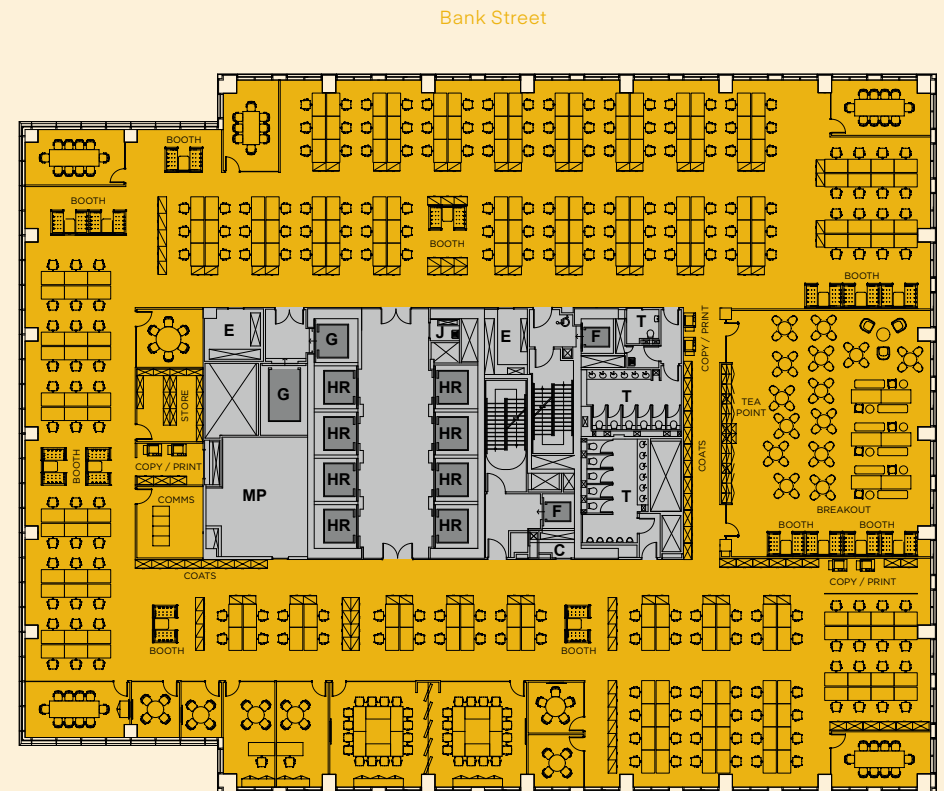
# Typical floorplan

Level 29  
19,517 sq ft / 1,813 sq m



# Open plan

Open plan  
(multi-floor tenant)  
19,517 sq ft / 1,813 sq m



### Indicative Workspace Allocation

- 226 Open Plan Workstations
- 2 One Person Offices

### Total Population 228

### Planning Ratio

- 85.4 square feet
- 7.94 square metres

### Ancillary Spaces

- 2 Sixteen Person Meeting Rooms
- 4 Ten Person Meeting Rooms
- 1 Eight Person Meeting Room
- 1 Six Person Meeting Room
- 1 Five Person Meeting Room
- 3 Four Person Meeting Rooms
- 11 Booths
- 3 Print and Copy Areas
- 1 Store Room

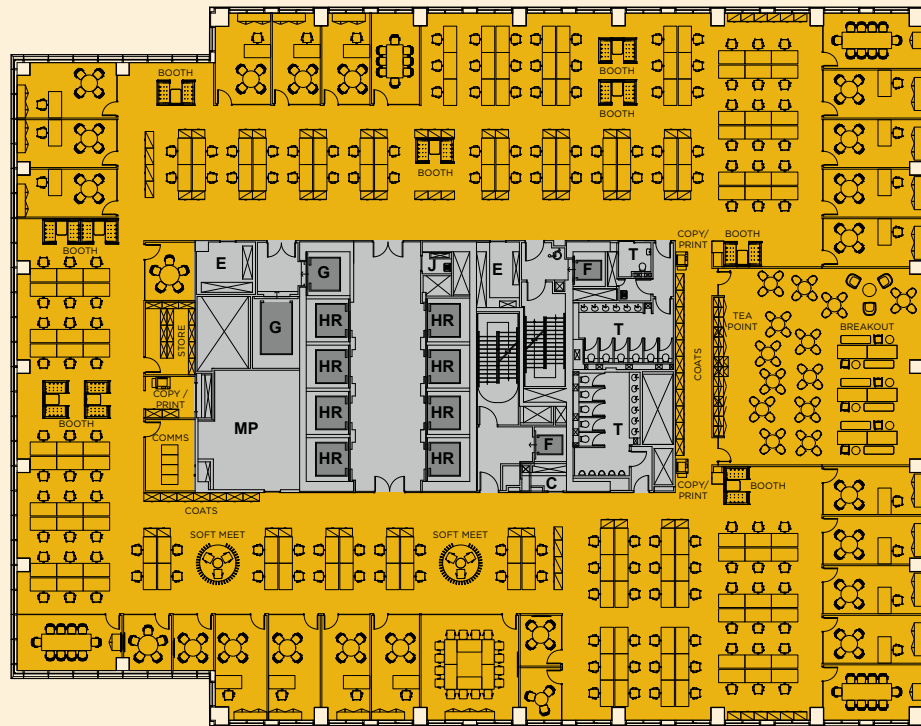
### Other Spaces

- 1 Communications Room
- 1 Tea Point
- 1 Breakout Area

# Corporate

Corporate open plan  
(single floor tenant)  
19,517 sq ft / 1,813 sq m

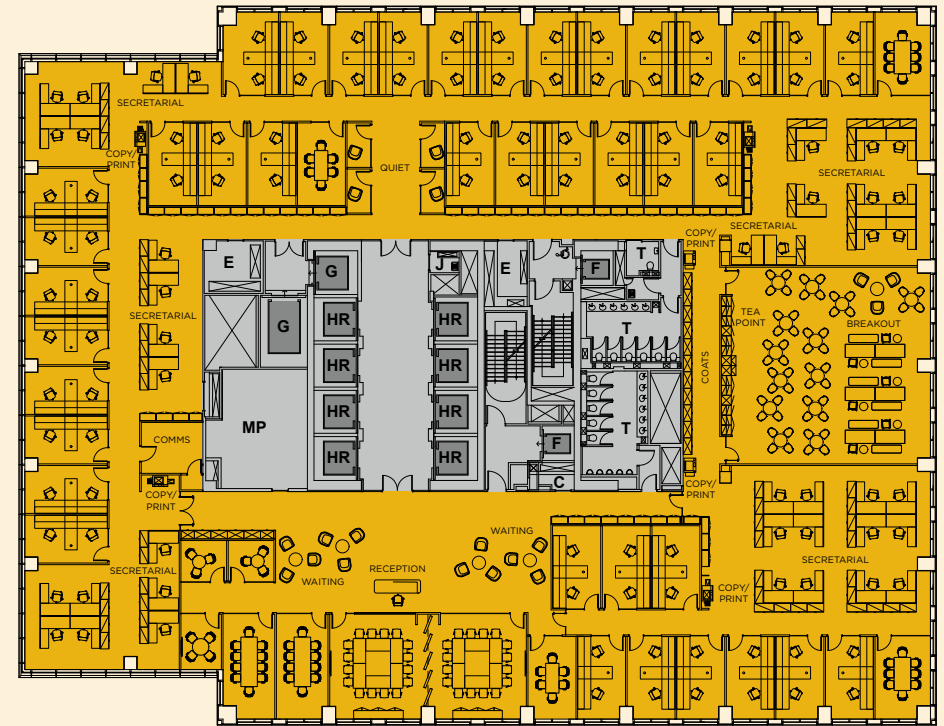
Bank Street



# Legal

Legal double occupancy  
(single floor tenant)  
19,517 sq ft / 1,813 sq m

Bank Street



## Indicative Workspace Allocation

163 Open Plan Workstations  
118 Cellular Offices

## Total Population 181

## Planning Ratio

107.7 square feet  
10.7 square metres

## Ancillary Spaces

1 Sixteen Person Meeting Room  
3 Ten Person Meeting Rooms  
1 Eight Person Meeting Room  
2 Five Person Meeting Rooms  
2 Four Person Meeting Rooms  
1 Three Person Meeting Room  
2 Soft Meeting Areas  
10 Booths  
3 Print and Copy Areas  
1 Store Room

1 Communications Room  
1 Tea Point  
1 Breakout Area

## Indicative Workspace Allocation

39 Double Occupancy Offices  
39 Secretarial Workstations  
1 Receptionist

## Total Population 118

## Planning Ratio

165.2 square feet  
15.3 square metres

## Ancillary Spaces

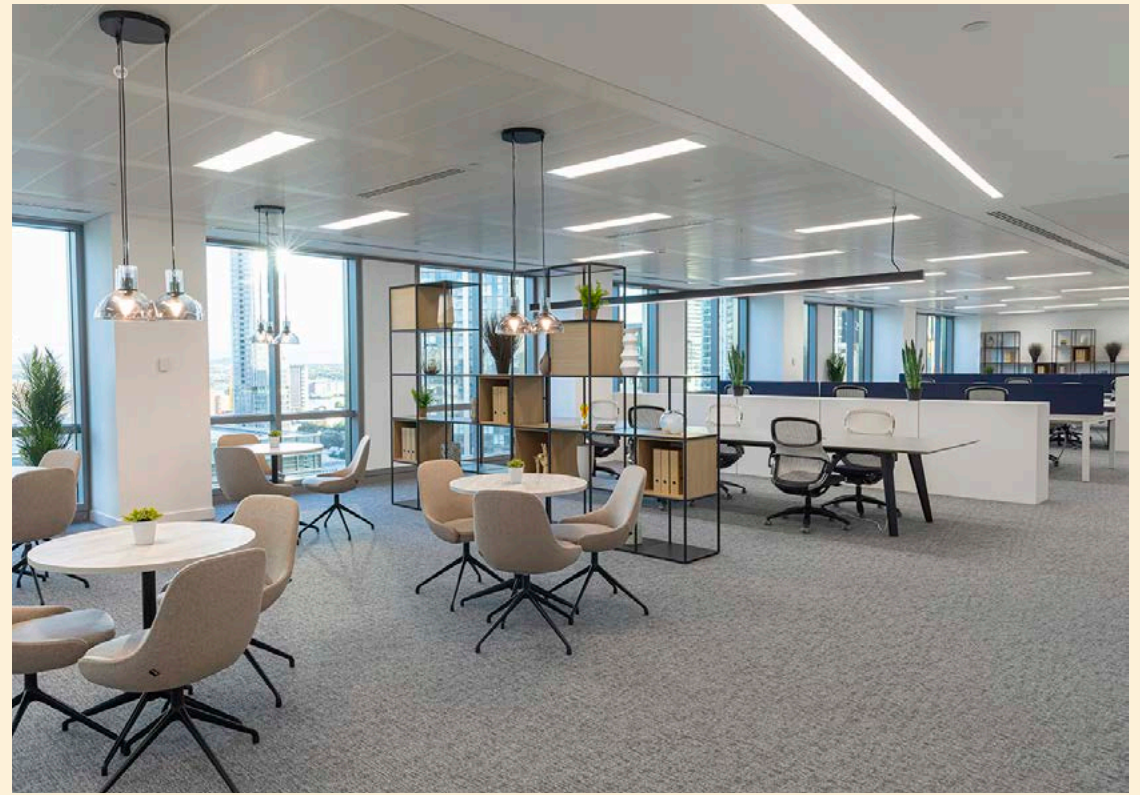
2 Sixteen Person Meeting Rooms  
2 Ten Person Meeting Rooms  
2 Eight Person Meeting Rooms  
2 Six Person Meeting Rooms  
1 Four Person Meeting Room  
2 Three Person Meeting Rooms  
4 Quiet / Phone Rooms  
6 Print and Copy Areas  
1 Communications Room  
1 Tea Point  
1 Breakout Area



1



3



2



4



1 Level 15 Reception  
 2 Level 15 Workspace

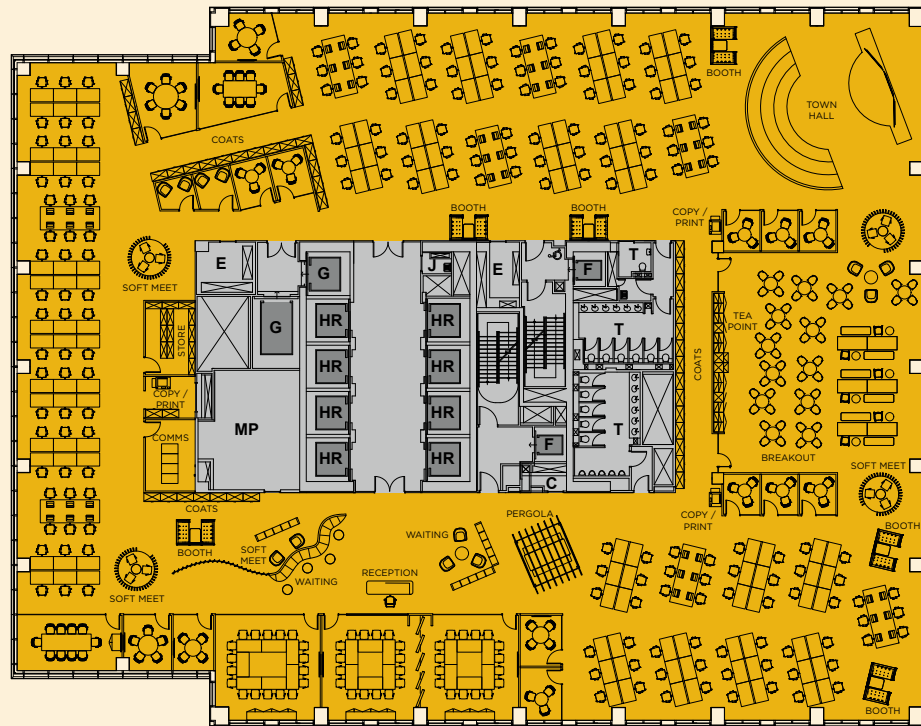
3 Level 15 Informal Meeting / Breakout  
 4 Level 15 Town Hall

# Creative / Media

Creative open plan  
(single floor tenant)

19,517 sq ft / 1,813 sq m

Bank Street



**Indicative Workspace Allocation**

180 Open Plan Workstations  
1 Receptionist

**Total Population 181**

**Planning Ratio**

107.7 square feet  
10.0 square metres

**Ancillary Spaces**

1 Eighteen Person Meeting Room  
2 Sixteen Person Meeting Rooms  
1 Ten Person Meeting Room  
1 Eight Person Meeting Room  
1 Six Person Meeting Room  
1 Five Person Meeting Room  
3 Four Person Meeting Rooms  
9 Three Person Meeting Rooms  
2 Two Person Meeting Rooms  
5 Soft Meeting Areas

**6 Booths**

1 Pergola Meeting Area  
1 Town Hall  
3 Print and Copy Areas  
1 Storage Room  
1 Communications Room  
1 Tea Point  
1 Breakout Area



**'Excellent'**  
in collaboration with  
tenant fitout (targeting)

**200mm**  
raised floor

**3.9m**  
slab to slab height

**171**  
cycle spaces  
for office use

**VAV or  
Fan Coil**  
air conditioning

**VAV**  
air conditioning

**17**  
passenger lifts

**1500  
KVA UPS**

**Dual  
Power supplies**

**Diverse  
electrical  
supplies**

**3 X 2,000  
KVA**  
standby generators

**226**  
Lockers  
excluding retail  
provision

**2** goods  
lifts

**19**  
Showers

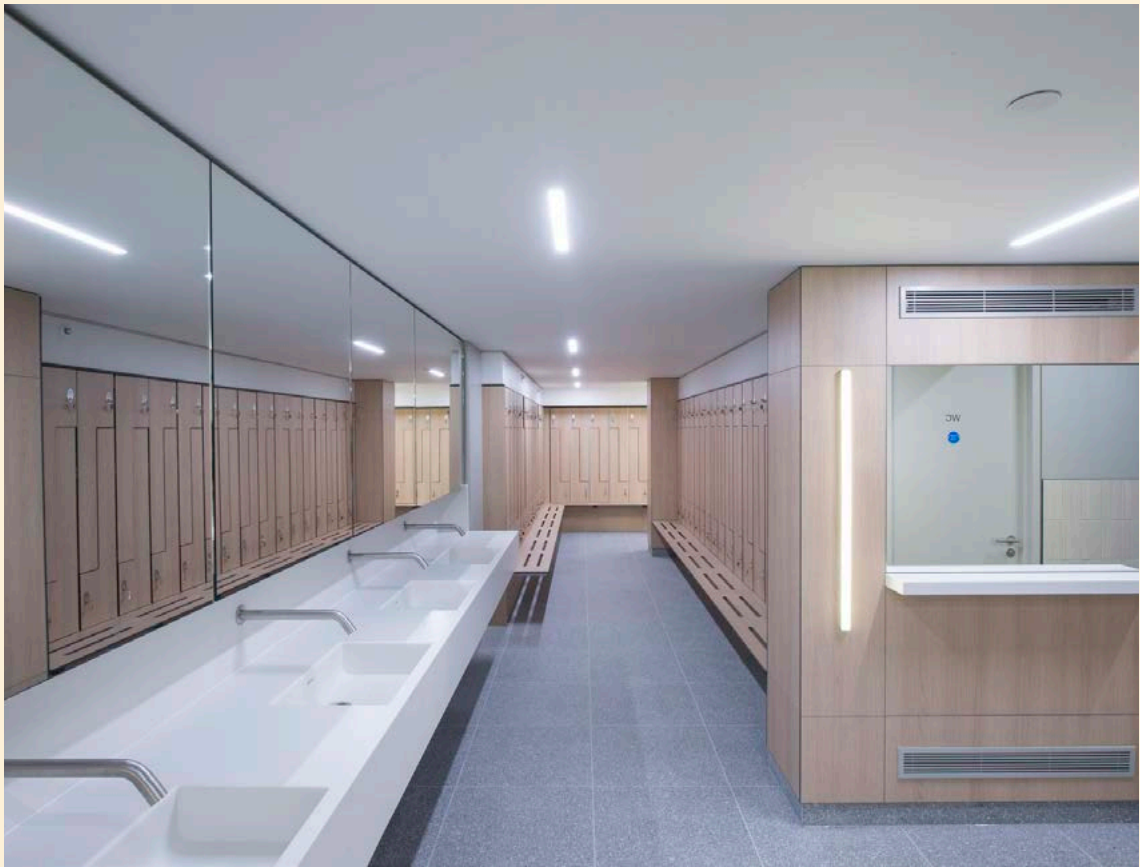
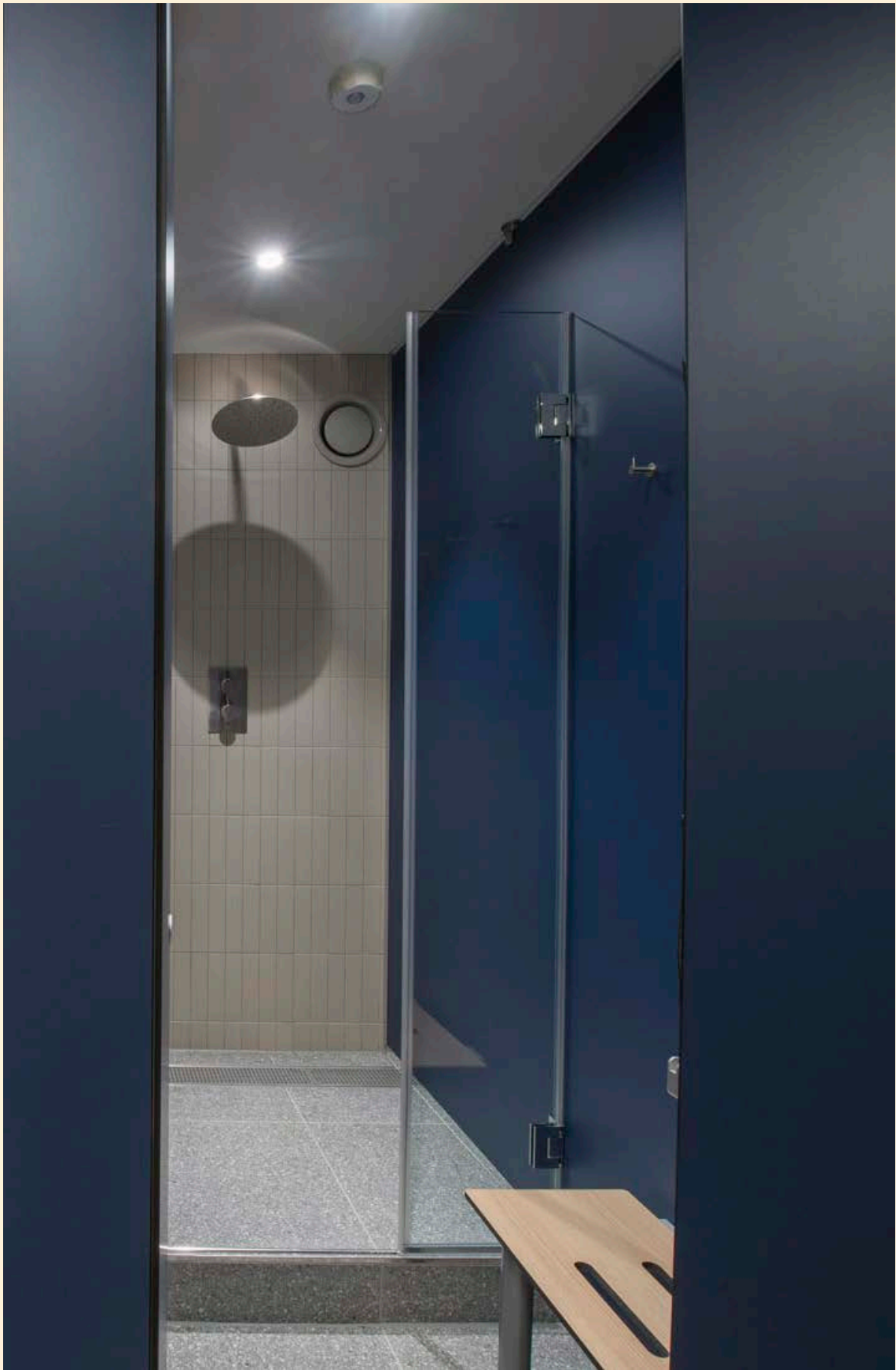
**Multiple  
telecom  
providers**

**N+1**  
design philosophy

BT, Colt, euNetworks, HSO,  
Level 3, Verizon, Vodafone,  
Zayo, GTT, Virgin Media











# Forty Bank Street

## Sustainability

**EPC B / BREEAM Excellent**  
on new Cat A floors

Canary Wharf Group is committed to creating extraordinary environments that meet the needs of today while preparing for the challenges of tomorrow.

A fully integrated development, construction, and management company, we take direct ownership of our projects which presents a unique opportunity for us to deliver high quality developments with sustainability embedded throughout.

Our sustainability strategy is to be a place for people and nature and as part of this we are committed to being:

The **Largest Sustainable** Developer in the UK

**NET ZERO CARBON** by 2030

**100% Renewable electricity** since 2012

**CLEANER AIR**  
25% lower NOX than the West End

As part of Canary Wharf Group's commitment to Net Zero by 2030, we are working to improve the operational efficiency of all our buildings. 40 Bank Street was constructed in 2003 and systematic upgrades to the energy efficiency of the building has facilitated significant embodied carbon savings without compromising on the building's scale, quality and purpose. Specific improvements allow us to meet our ambitious strategy, rather than demolishing the building.

### Minimum Energy Efficiency Standards and Net Zero Pathway

We have recently completed a full refurbishment of Level 9 in the building, **which has achieved an EPC B Rating**. We are implementing a strategy to improve the EPC rating of the **whole building to Band B by 2030**. This will involve:

**EPC Band C by 2027**

- Improve Smart Energy metering, identify hot spots
- Replace all lighting with high efficiency LED units
- Replace heating fittings with fan coils throughout
- Install new efficient lift equipment

**EPC Band B by 2030**

- Provide demand control ventilation in response to occupancy fluctuation
- Replace chillers with higher efficiency equipment
- Replace electric heating with Low Pressure Hot Water System
- Remove gas fired boilers (instead use water source heat pumps)
- Provide pre-heat from Water Source Heat Pump to basement water system (Electric calorifiers)
- Works undertaken with zero disruption on occupiers

We also have a number of initiatives in place that will assist with improving the Energy Use Intensity in line with our Net Zero Pathway. Looking at operational efficiency, 40 Bank Street performs within the upper quarter for offices with the same EPC rating.

Other sustainability credentials of 40 Bank Street include:

**Climate Action and Energy Efficiency**

- **100% renewable electricity since 2012**
- Heat recovery system, boiler efficiency at 80% with operating temperatures
- All wood used in construction comes from FSC certified forests – for every tree used, at least one new one grows
- Improved lighting efficiency which has subsequently reduced internal heat gains and reduced cooling energy demands
- Planned lift replacement which will help with improving the efficiency of the building and destination control
- In order to secure future supply we are in discussion with operators and investors to use our buying power to fund an onshore wind farm in Scotland. This will provide dedicated capacity that provides the electricity we need, and will allow for more power in the future

**Wellbeing**

- Within a 5-minute walking distance from three Underground lines
- WELL building certification for Covid secure buildings
- Consistent indoor air quality monitoring.
- Fresh air provision for improved air quality
- Collaborative lobby area with Urban Greens cafe serving healthy food and drink throughout the day
- Brand new cycle store and shower & changing facilities:
  - 170 Bike racks
  - 238 Lockers
  - 19 Showers
- A further 400 bicycle space are available beneath 40 Bank Street, plus over 1,000 free bicycle spaces across the Estate

**Beyond Zero Waste**

- Contributes to overall Estate achievement of zero waste to landfill since 2009
- Operational waste strategy offers recycling facilities to tenants
- Removal of single use plastic from retail operators across the Estate
- 5.9 million coffee cups recycled since 2017 from the Estate
- 600 tonnes of coffee grounds turned into biofuel from the Estate



For more information on our Sustainability Strategy and ambitions including our Net Zero Carbon Pathway please visit: <https://sustainability.canarywharf.com/>

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