

9,943 SQ FT OFFICE SPACE TO LET

1 BLACKFRIARS



SOUTH BANK

THE BUILDING

AHEAD OF THE CURVE.

9,943 sq ft of flexible CAT A
office space.

A unique opportunity for occupiers
at the heart of London's South Bank,
One Blackfriars is an architecturally
stunning and contemporary landmark
building, offering self-contained CAT A
flexible space, over ground and
first floor levels.

- Prominent South Bank location
- Highly visible branding opportunity





Indicative ground floor fit-out CGI



Indicative CAT A ground floor – CGI

SPECIFICATION

New Heat Recovery VRF AC System

- LED lighting throughout including 'Dali' linear tube
- BREEAM 'Very Good'
- Shower and WCs
- Secure cycle store
- 4.7m floor to ceiling height
- 500mm fully accessible raised access floor
- Bespoke feature kitchen including island
- DDA lift

THE BUILDING

GO BEYOND THE CURVE.

One Blackfriars gives occupiers the perfect blank canvas to create a truly impressive workspace.

The CAT A specification features new showers (including DDA compliant accessible facilities) and bike store as well as a bespoke feature kitchen and island.

1 BLACKFRIARS

TWO



THE SPACE

THE PERFECT BLANK CANVAS.

1 BLACKFRIARS

Indicative ground floor fit-out CGI

THREE

ACCOMMODATION

FLEXIBLE SPACES.

| Floor | sq ft | sq m |
|--------|-------|------|
| First | 2,501 | 232 |
| Ground | 7,442 | 691 |
| Total | 9,943 | 923 |

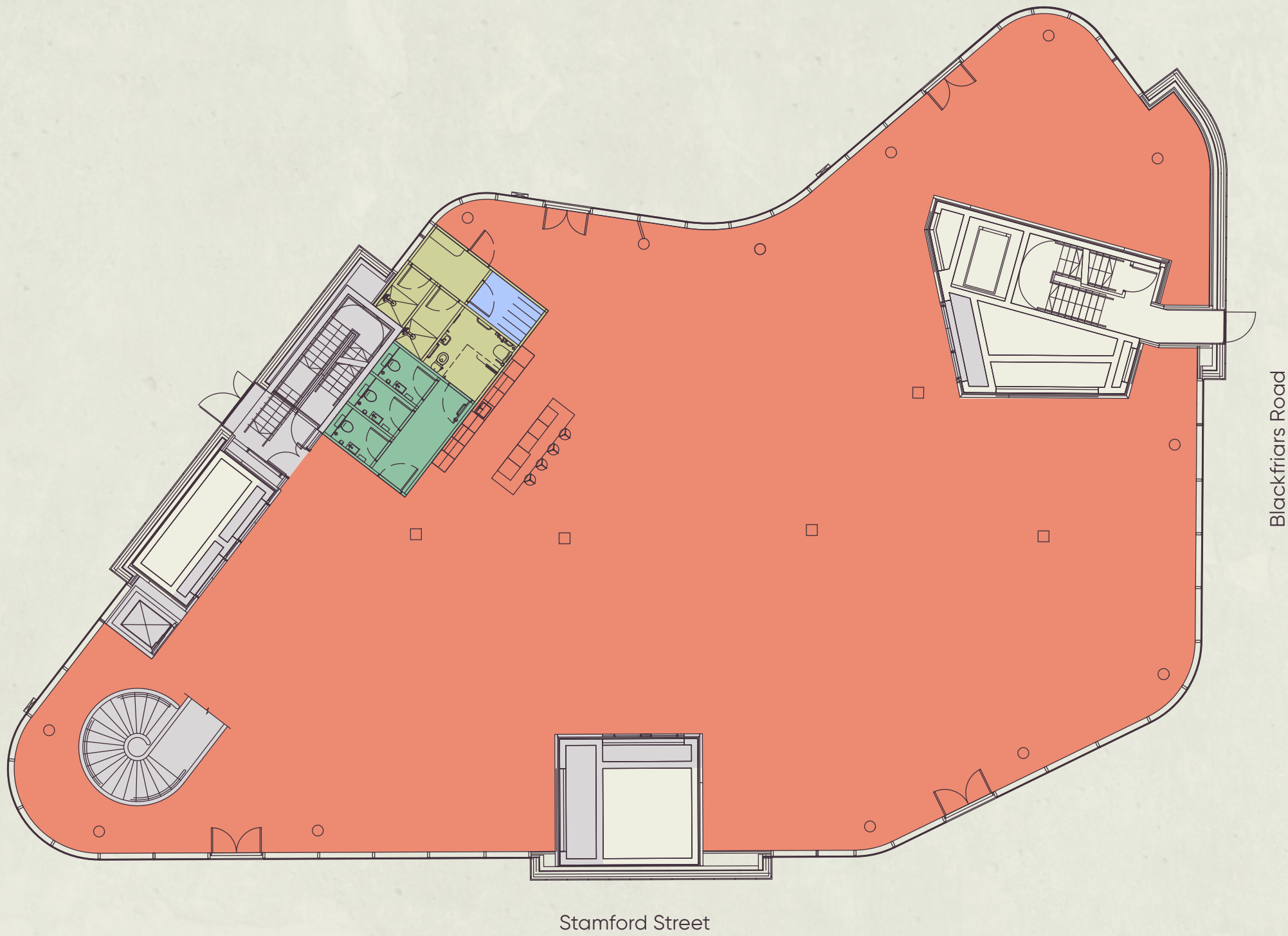
- Office
- End-of-trip facilities
- Bike Store
- WCs
- Core
- Residential / Core

Plans not to scale.
For indicative purposes only.



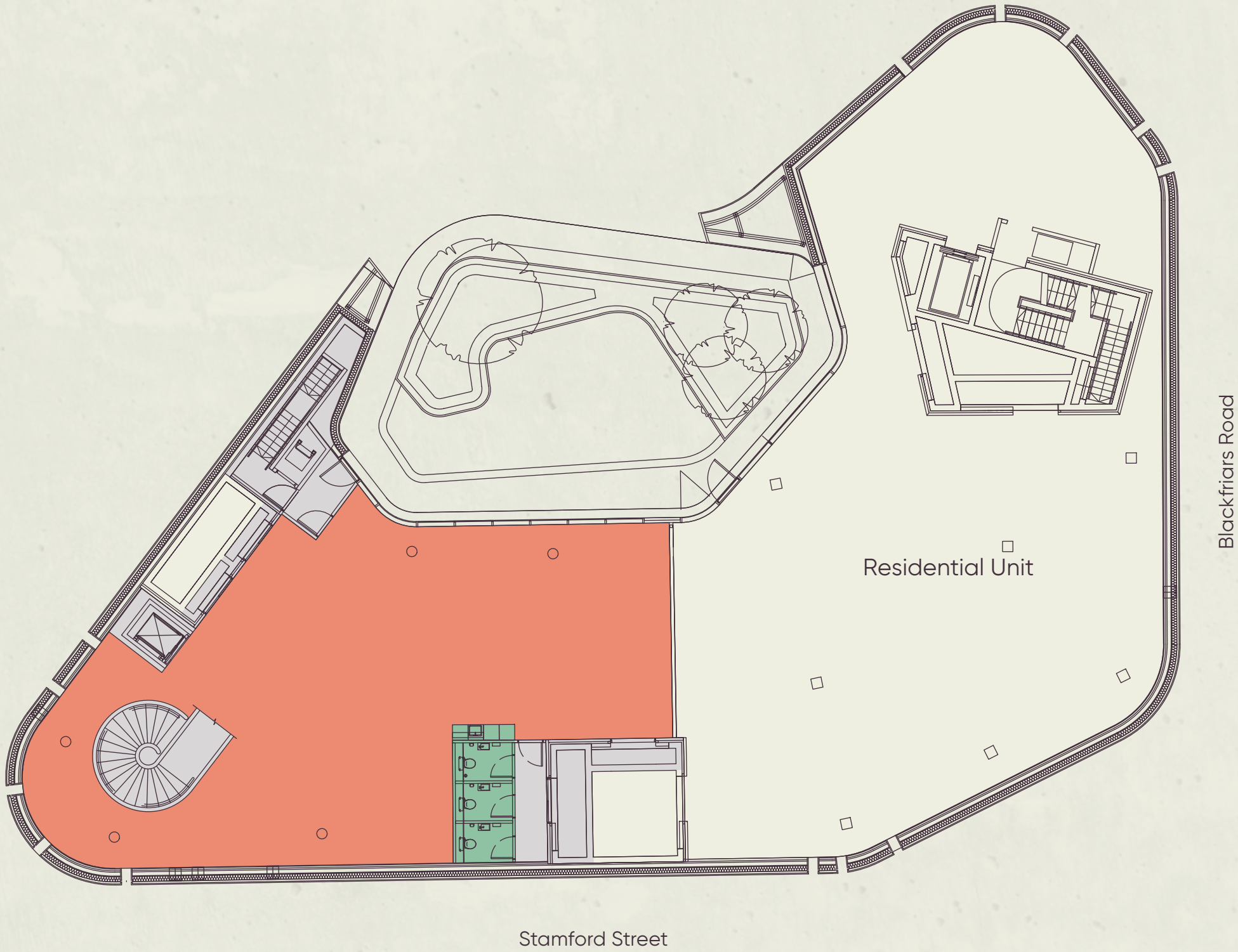
GROUND

7,442 sq ft / 691 sq m



FIRST

2,501 sq ft / 232 sq m



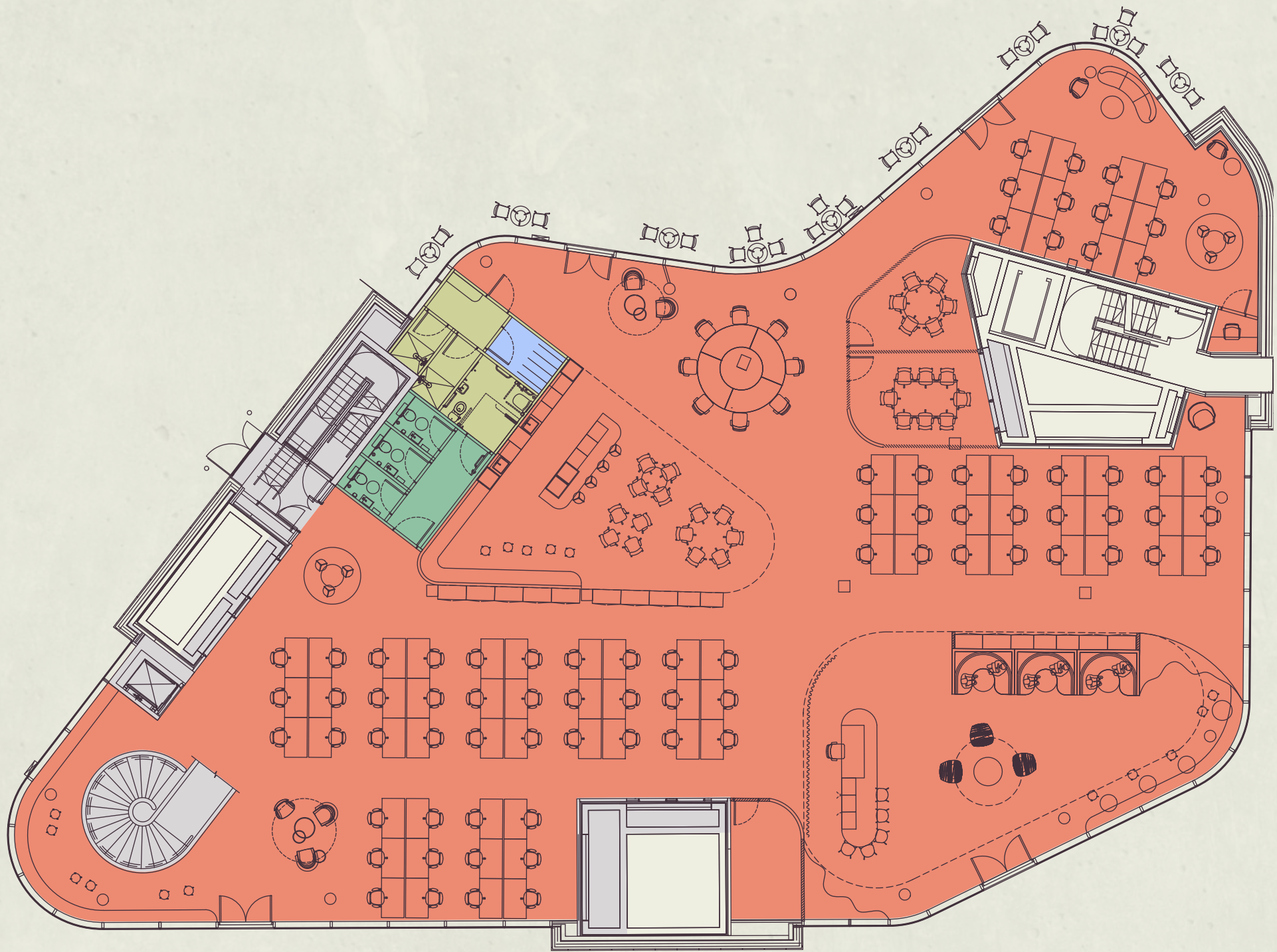
ACCOMMODATION

SPACE PLANS.

GROUND

7,442 sq ft / 691 sq m

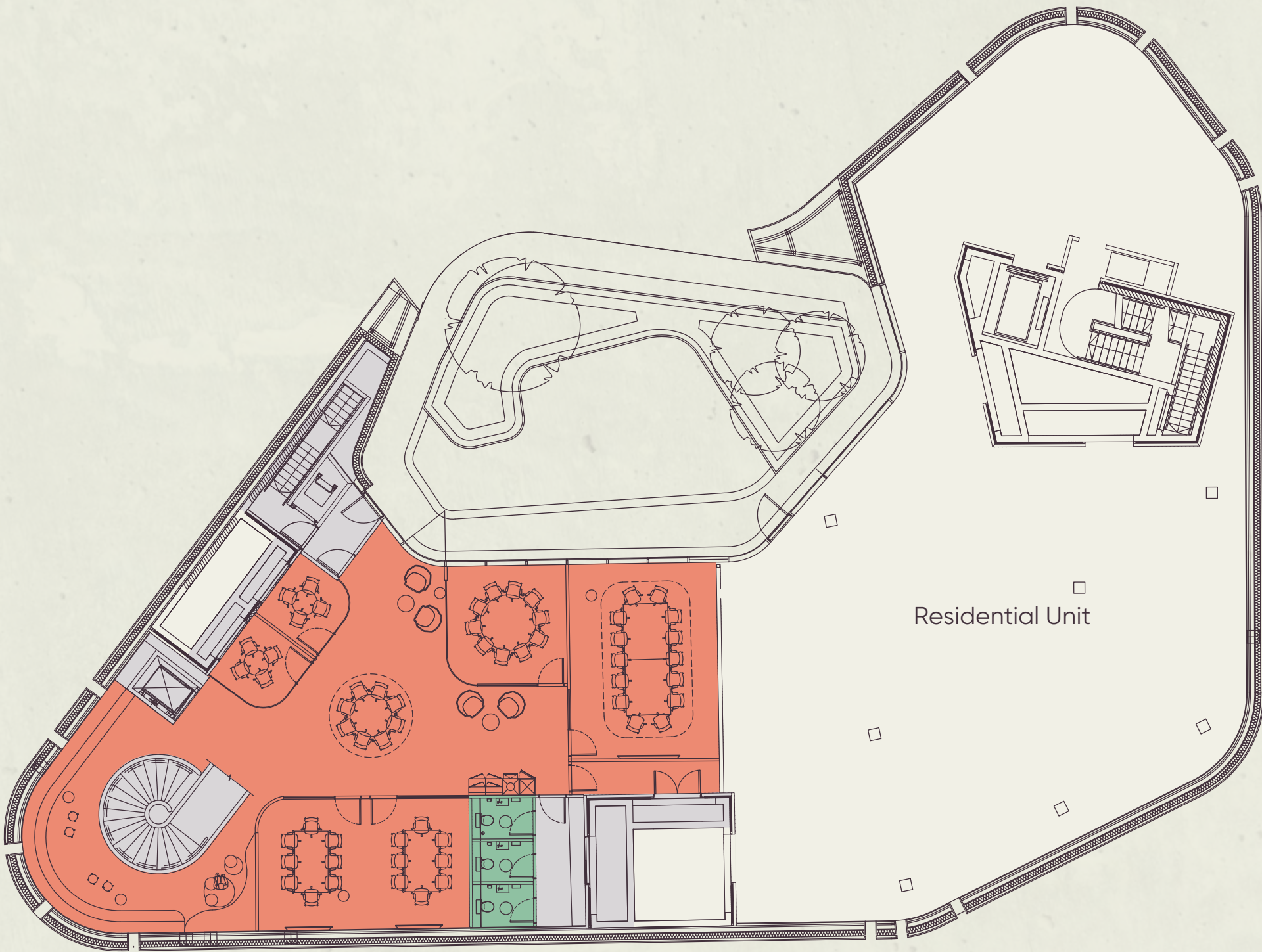
| | | | |
|------------------------|----|------------------------|----|
| Open plan workstations | 80 | Collaboration areas | 04 |
| Agile working | 08 | Dining/breakout tables | 03 |
| 8 person meeting room | 01 | Kitchenette | 01 |
| 6 person meeting room | 01 | Reception / lounge | 01 |
| Booths | 03 | Coffee area | 01 |



FIRST

2,501 sq ft / 232 sq m

| | | | |
|------------------------|----|-----------------------|----|
| Agile working | 08 | 4 person meeting room | 02 |
| 18 person boardroom | 01 | Breakout areas | 02 |
| 10 person meeting room | 01 | Kitchenette | 01 |
| 8 person meeting room | 02 | | |



- Office
- End-of-trip facilities
- Bike Store
- WCs
- Core
- Residential / Core

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South Bank

LOCATION

SOUTH BANK –
STANDING OUT
FROM THE
CROWD.

1 BLACKFRIARS



Borough Yards



Hoxton Hotel



Sea Containers



Tate Modern

Occupiers have access to one of London's most celebrated locations.

The South Bank provides an unrivalled and diverse amenity offer. A thriving food and beverage scene featuring bustling street food to world-famous Michelin-starred restaurants. As well as being home to London's (and the world's) leading galleries and performance venues for theatre, arts and music.

Marsha – Gabriel's Wharf



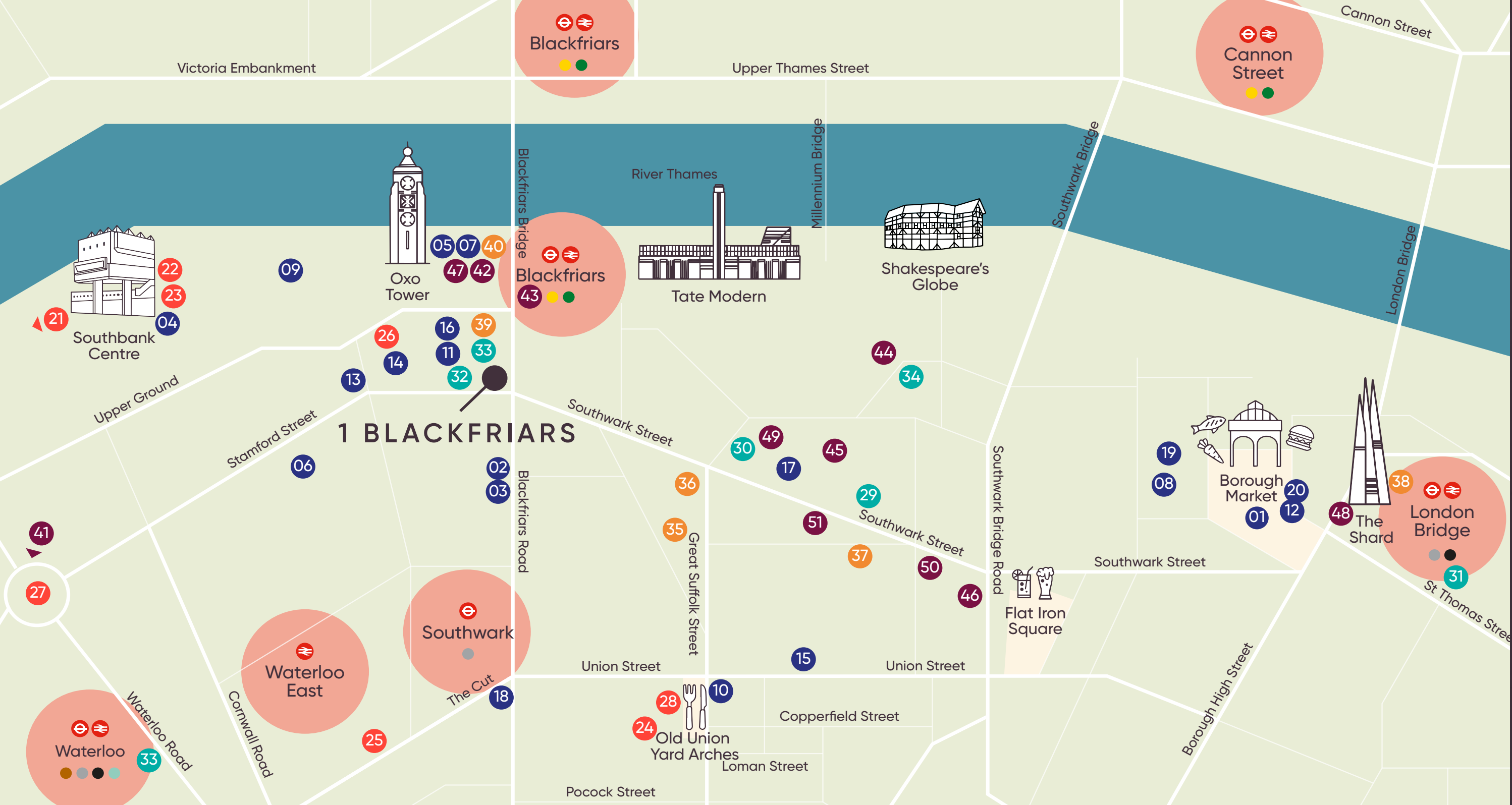
CONNECTIVITY

BE HERE, THERE & EVERYWHERE.

Blackfriars, Southwark, Waterloo and London Bridge are all just a short walk away, providing easy connections to all corners of London.

The area has undergone a huge transformation and attracts an eclectic mix of occupier from a wide range of sectors.

TRAVEL TIMES (FROM THE BUILDING)



LOCAL OCCUPIERS

| | | | | | | | |
|----------------|----|----------------------|---------|------------------------|-----------------------|----|---------------------|
| FOOD AND DRINK | 01 | Borough Market | 16 | Art Yard Bar & Kitchen | RETAIL & GYMS | 41 | IBM |
| | 02 | Seabird | 17 | The Refinery | | 42 | WPP |
| | 03 | Albie | 18 | The Ring | | 43 | Carbon Trust |
| | 04 | Lasdun | 19 | Café François | | 44 | HSBC Digital |
| | 05 | Oxo Tower | 20 | Agora | | 45 | Omnicom |
| | 06 | Sticky Mango | CULTURE | 21 | Hayward Gallery | 46 | TP Bennett |
| | 07 | 12th Knot | | 22 | Southbank Centre | 47 | Ogilvy |
| | 08 | Borough Yards | | 23 | Royal Festival Hall | 48 | News UK |
| | 09 | Gabriel's Wharf | | 24 | Union Theatre | 49 | Telstra |
| | 10 | Bread Street Kitchen | | 25 | Young Vic Theatre | 50 | CBRE |
| | 11 | Gails | | 26 | Big Belly Comedy Club | 51 | Allies and Morrison |
| | 12 | OMA | | 27 | BFI IMAX | | |
| | 13 | Fountain & Ink | | 28 | Old Union Arches | | |
| | 14 | Black Sheep Coffee | | | | | |
| | 15 | Mc & Sons | | | | | |
| | | | | | HOTELS | | |
| | | | | | | | |
| | | | | | | | |
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| | | | | | | | |

FURTHER INFORMATION

LET'S START A CONVERSATION.

Viewings

Through sole letting agent.

Terms

Upon application.

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**JAMES ANDREW
INTERNATIONAL**

oneblackfriars.london

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