

A R B O R



BANKSIDE YARDS

LONDON SE1

TOMORROW'S WORKSPACE FOR THE NEXT GENERATION



HYPERMIXED LANDMARK DEVELOPMENT DESIGNED FOR LONDON'S FUTURE

Bankside Yards comprises 8 buildings and 3.3 acres of public realm, set around 14 historic arches filled with new retail and cultural spaces. The UK's first major fossil-fuel free mixed-use estate.



With **223,000 sq ft** of flexible workspace over **19 levels**, Arbor is a building with purpose, offering diverse workspaces for diverse occupiers.

Arbor is the embodiment of **human-centric thinking**, designed to inspire and promote **big ideas**.





IT'S TIME FOR A BETTER KIND OF WORKSPACE



View from north east corner



Arbor's structure intersecting historic arches

"Arbor's architecture reflects its historic context by using materials and characteristics found locally. This creates an integrated sense of place which is new but with a unique local feel."

Midori Ainoura, Partner, PLP Architecture

Arbor architectural concept drawing



The driving force behind Arbor was the ambition to create the ultimate contemporary workspace.

Arbor Level 18



BUILT FOR THE FUTURE



Flexible

Flexible light-filled workspaces designed to promote creativity and productivity.

Volume

Big spaces to inspire big thinking.



Smart

Work smarter with the Arbor building app.



Sustainable

A green building to support green business.

Southwark Bridge

Shakespeare's Globe Theatre

Tate Modern

Southwark

Millennium Bridge

BANKSIDE YARDS

ARBOR

Blackfriars

Waterloo

Houses of Parliament

Blackfriars Bridge

London Eye

Southbank Centre

St. Paul's Cathedral

Hungerford Bridge

St. Paul's

Waterloo Bridge

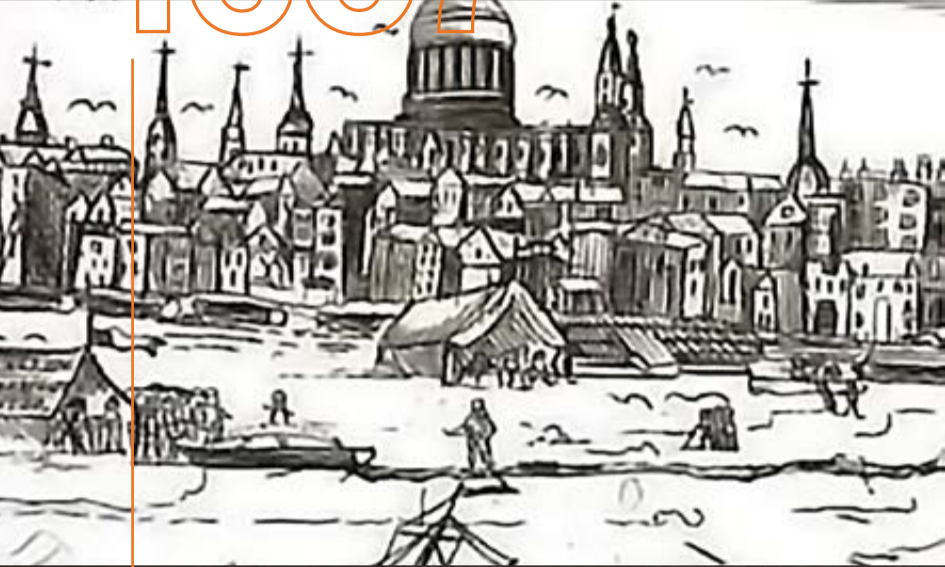
Buckingham Palace

Green Park

Trafalgar Square

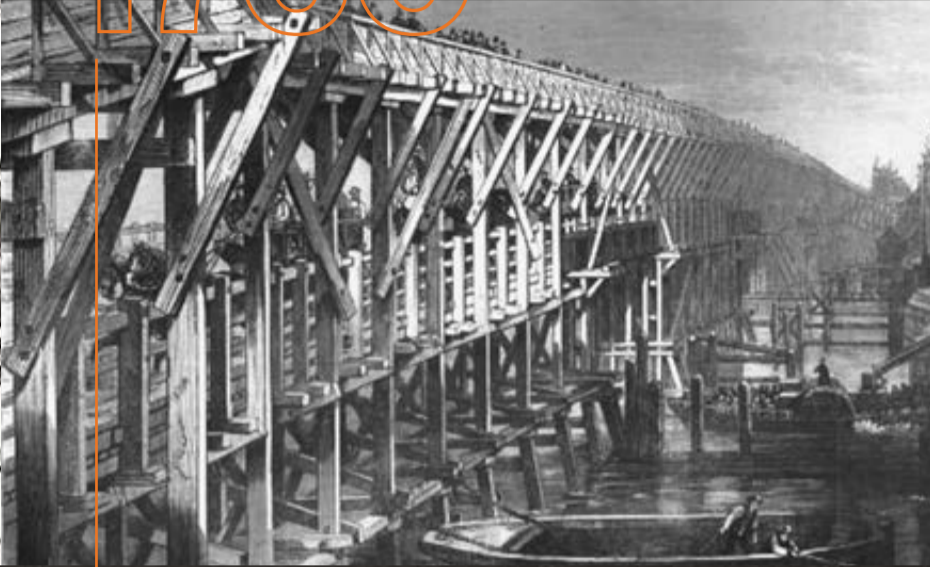


1607



The first recorded Frost Fair held on the River Thames

1760



Blackfriars Bridge constructed

1860



Blackfriars Railway Bridge constructed

1864



Blackfriars Railway Station opens

HERITAGE

1891



Bankside Power Station constructed

2000



Tate Modern opens at the former Bankside Power Station site

2000



Millennium Bridge opens later that same year

2022



Arbor completion



St Paul's Cathedral and Millennium Bridge

Southbank Centre



Hayward Gallery

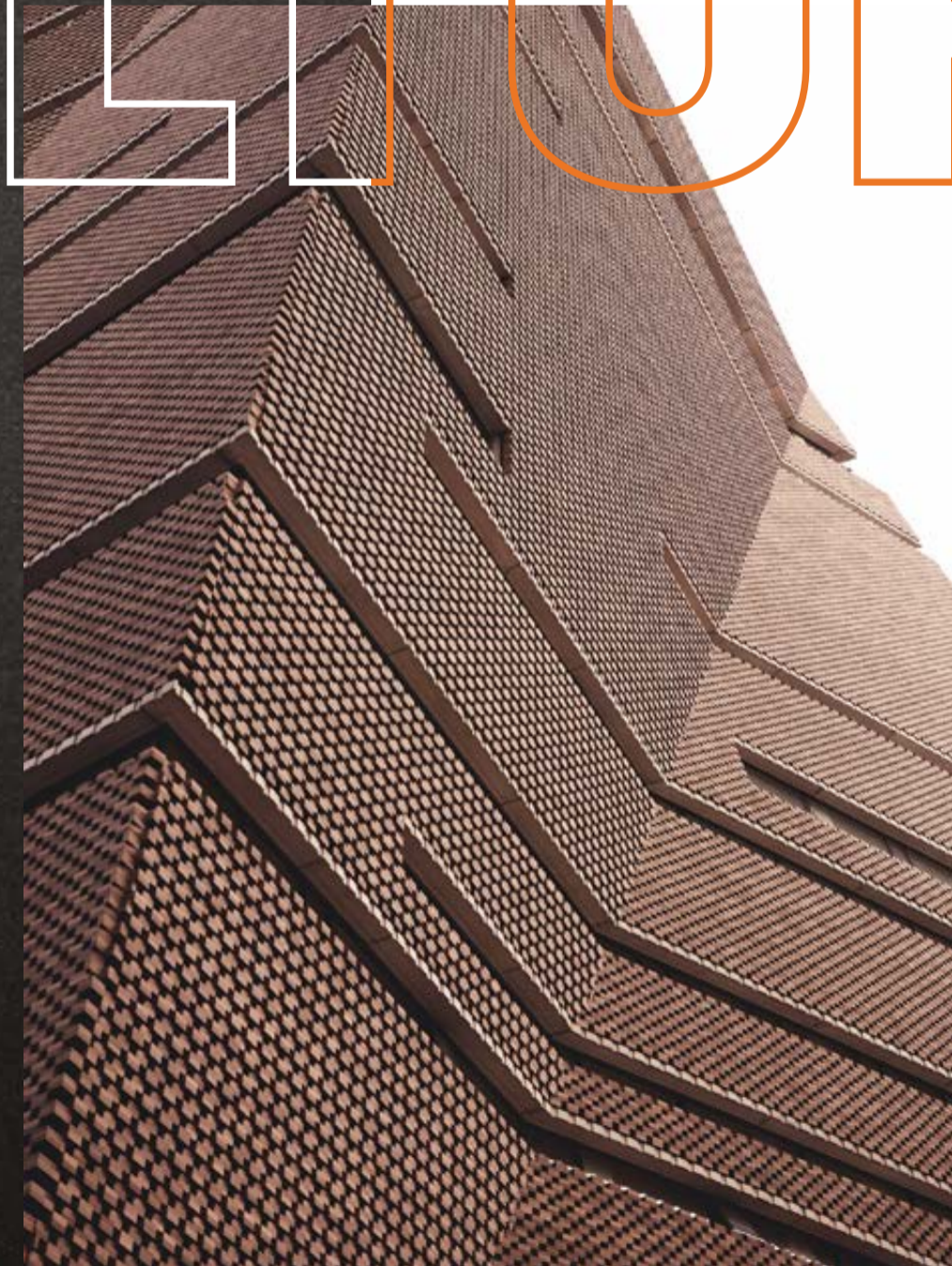


Experience all kinds of life in London's definitive cultural neighbourhood, which connects world famous performance venues with iconic galleries and hundreds of years of history.

CULTURE



Shakespeare's Globe Theatre



Tate Modern



National Theatre

Tate Modern needs little introduction, with its world-famous architecture and an ever-expanding collection of international modern art. Permanent collections, signature exhibitions and innovative Tate Late events are all part of its popular appeal.

2000

The year the former Bankside Power Station opened its doors to the public as Tate Modern

6.1 million

Visited the Tate Modern art museum in London in 2019

1

Tate Modern, the UK's most visited UK attraction (www.museumsassociation.org)



Eliasson's 'The Weather Project'

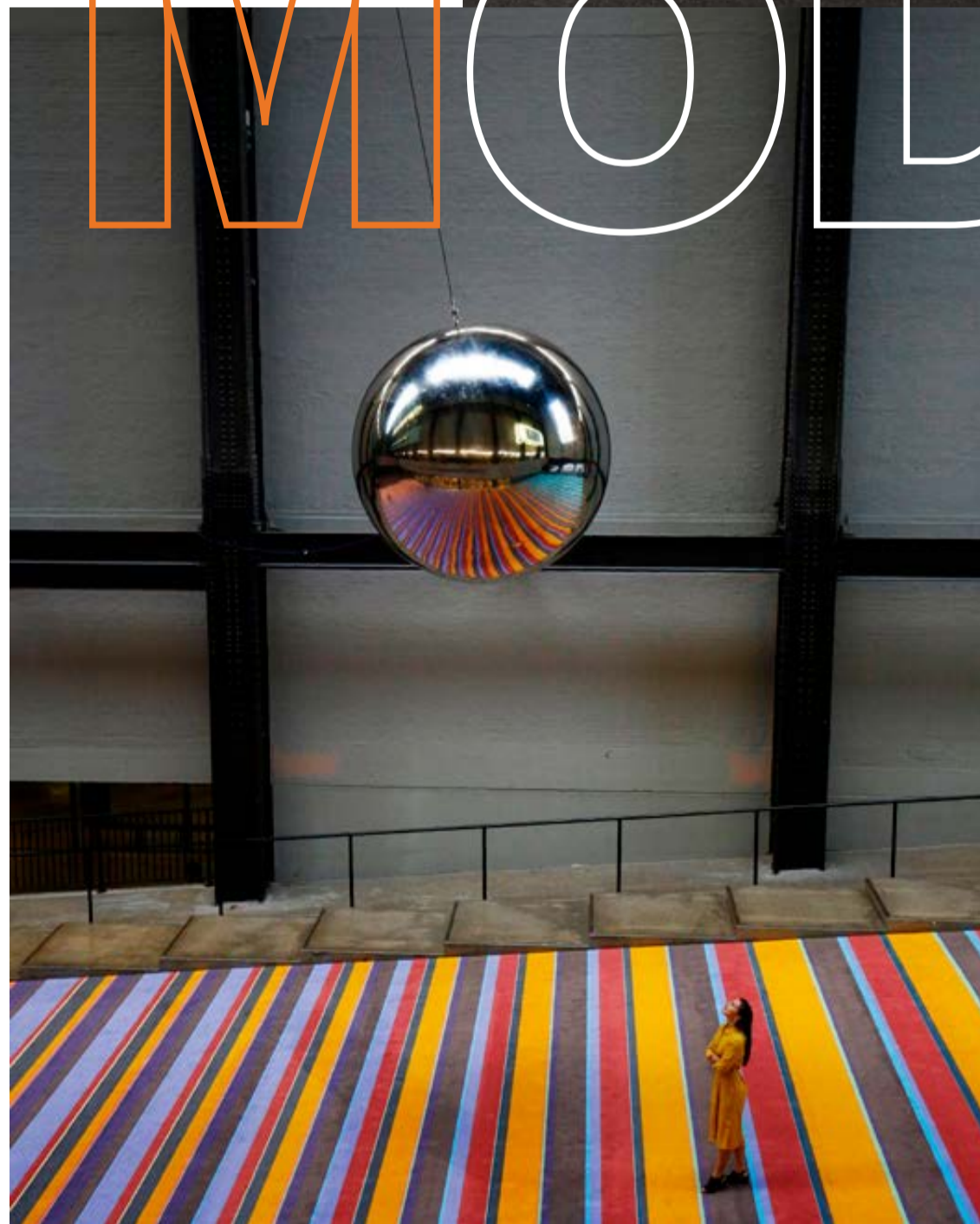


Tate Modern Gardens

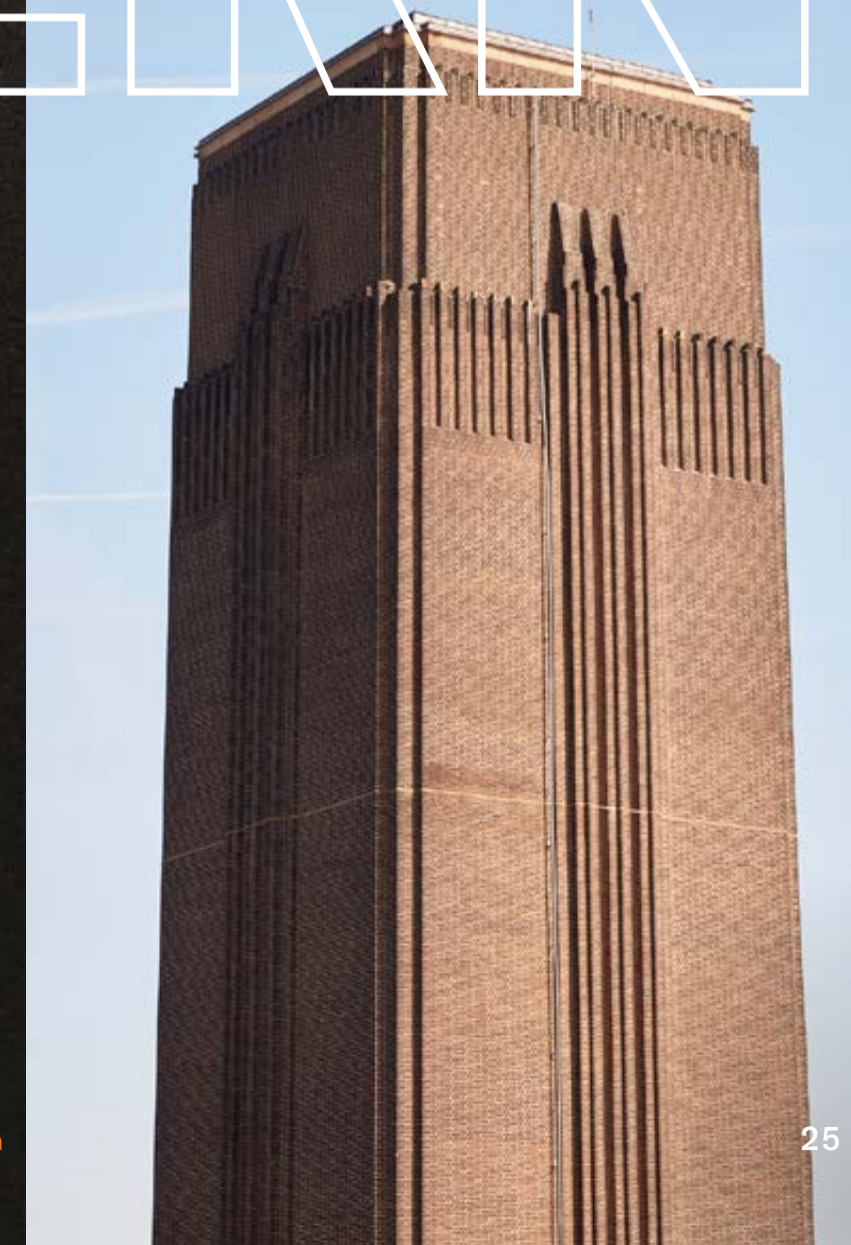
TATE MODERN



Anish Kapoor and Cecil Balmond: Marsyas



Giant pendulum by Danish Collective Superflex



Tate Modern



The Hoxton, Bankside



Flat Iron Square



Bar Douro

From high-end hotels and world-renowned cocktail bars to independent food markets and green spaces there is much to attract businesses and talent to the area.

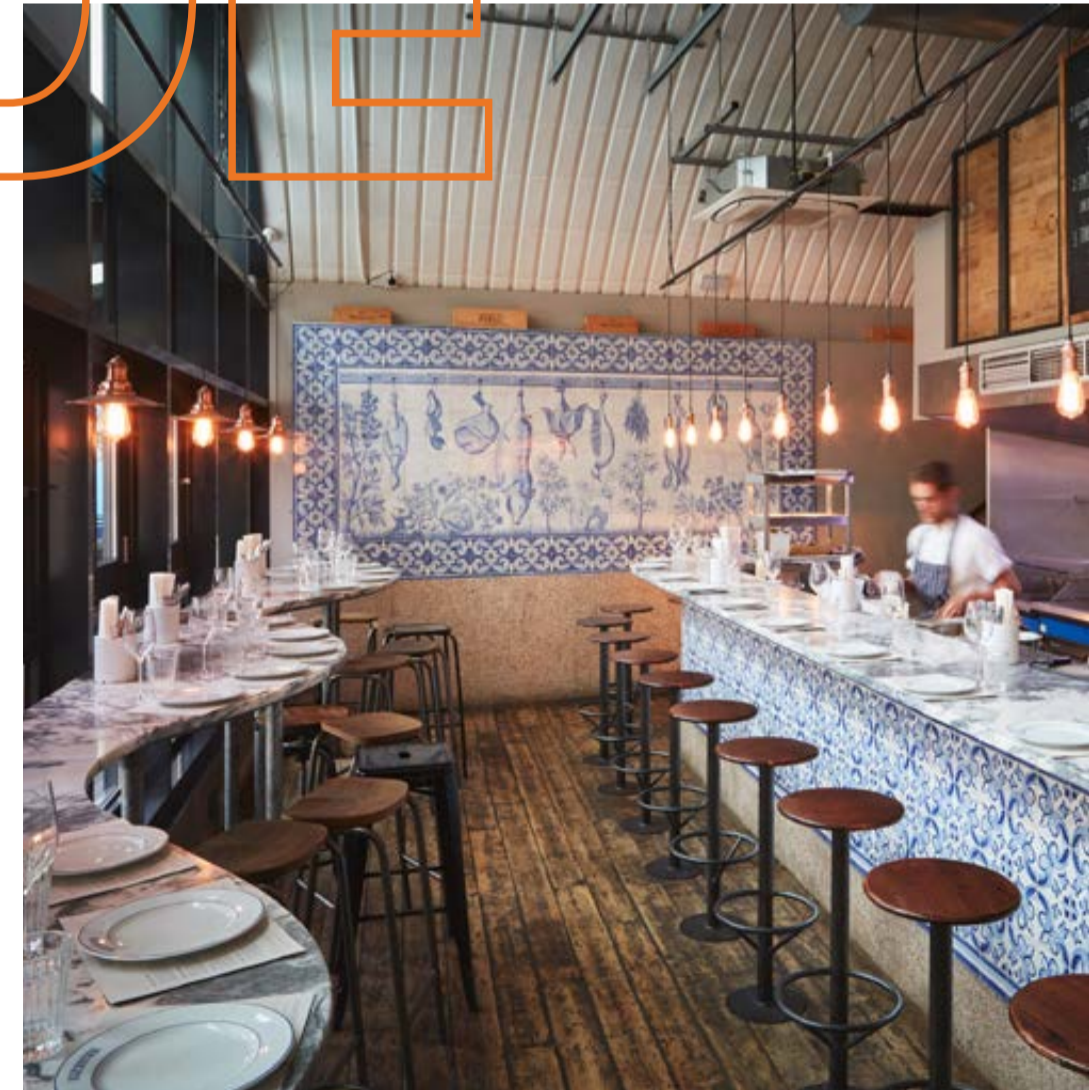
BANKSIDE



Borough Market



The Gentleman Baristas



Bar Douro

Experience all kinds of life in London's definitive cultural neighbourhood. It's just 1.5 miles from the London Eye to The Shard, but the diverse experiences packed into that short space are legendary.

Cafés and dining

- 1 Aqua at The Shard
- 2 Black Sheep
- 3 Caravan Bankside
- 4 Casa Do Frango
- 5 El Pastor
- 6 FCB Coffee
- 7 Gail's Bakery
- 8 Hawksmoor
- 9 Lantana Café
- 10 Marco's New York Italian
- 11 Padella
- 12 Oxo Tower Restaurant
- 13 Seabird at The Hoxton
- 14 Sea Containers
- 15 Spiritland Diner
- 16 Tapas Brindisa London Bridge
- 17 Bread Street Kitchen Southwark

Health and wellbeing

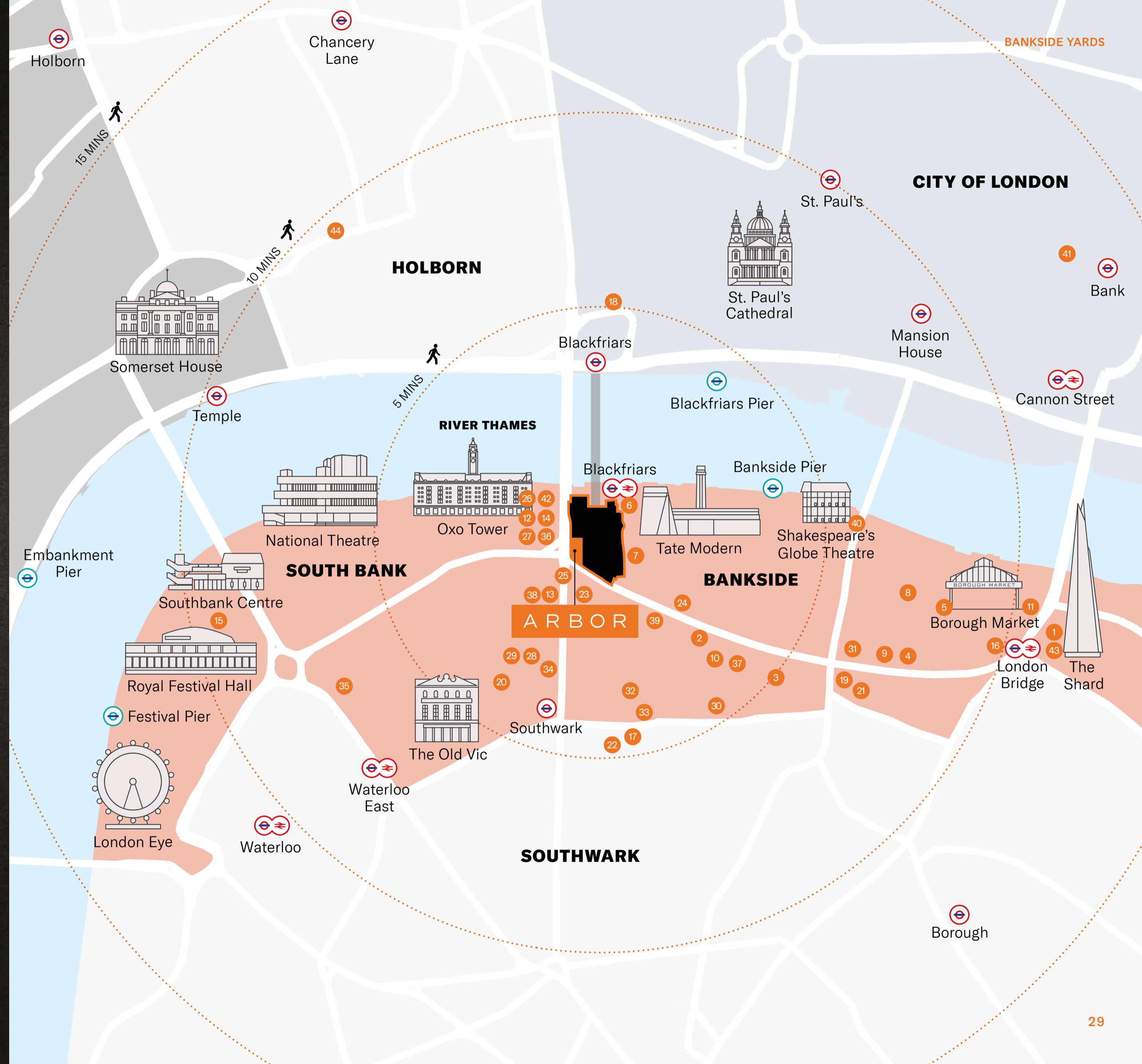
- 27 1Rebel
- 28 Columbo Centre Gym
- 29 Columbo Centre Football and Tennis
- 30 CrossFit London
- 31 F45 Fitness
- 32 Fitness4Less
- 33 The Ring Boxing Gym
- 34 Southbank Yoga
- 35 PureGym Waterloo

Bars

- 18 The Blackfriar
- 19 Bar Douro
- 20 Isabella Street Bars
- 21 Flat Iron Square
- 22 Old Union Yard Arches
- 23 Prince William Henry
- 24 The Refinery
- 25 SAMA Bankside
- 26 Lyaness at Sea Containers

Hotels

- 36 Bankside Hotel, Autograph Collection
- 37 CitizenM Bankside
- 38 Hoxton Hotel, Southwark
- 39 Hilton Bankside
- 40 Native Bankside
- 41 The Ned
- 42 Sea Containers London
- 43 Shangri-La Hotel at The Shard
- 44 Soho House at 180 Strand





TRAVEL WITHIN 10 MINS WALK

 4

National Rail stations

 2

River boat stations

 5

London Underground stations

 5

London bus routes

 284

Santander bike stations and access to 2 cycle super highways

CONNECTED



City Airport
37 mins

Gatwick Airport
41 mins

Luton Airport
45 mins

Heathrow Airport
52 mins

Elizabeth Line

Thameslink

DLR

Eurostar

Underground

Jubilee Line

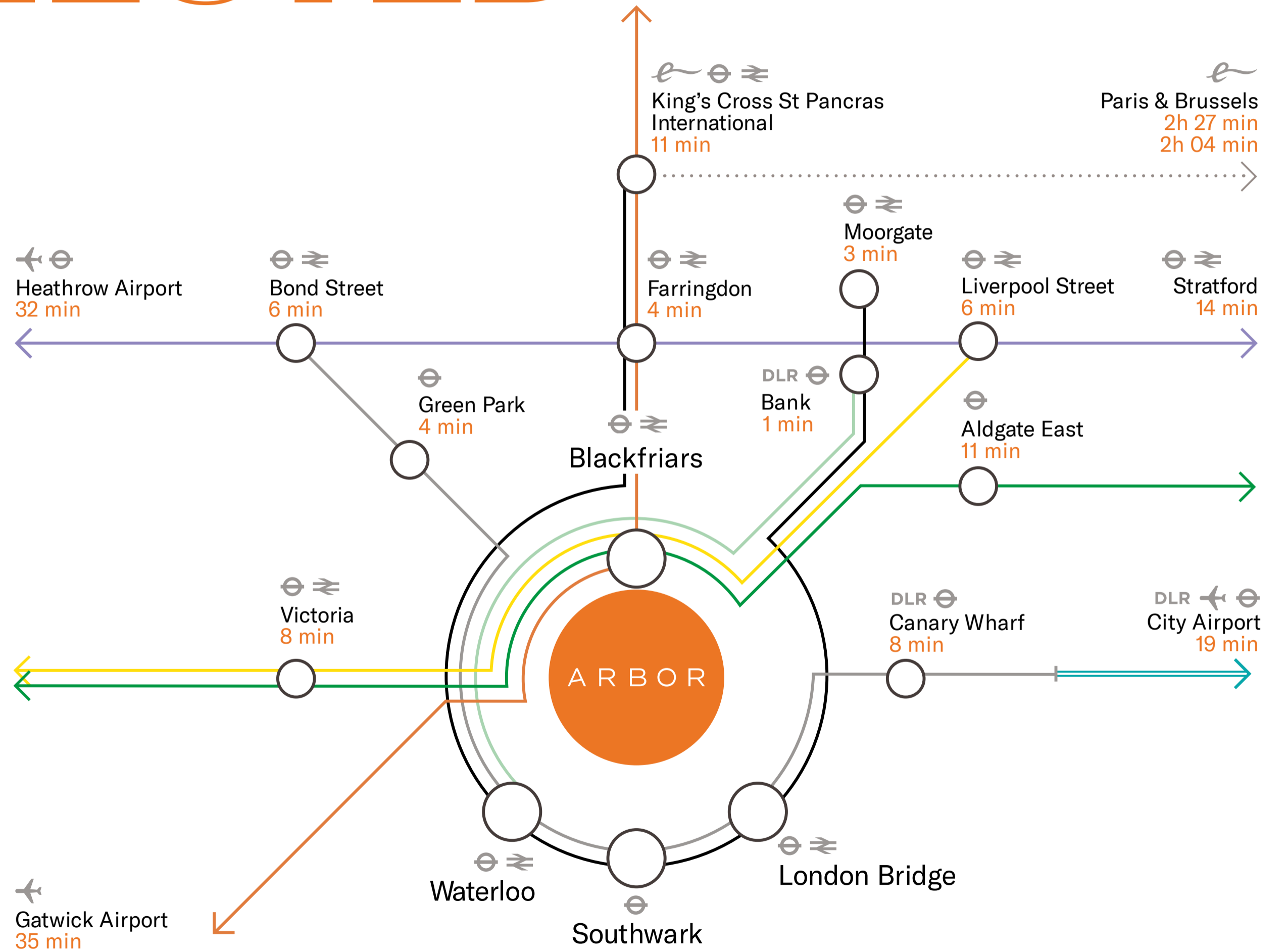
Circle Line

District Line

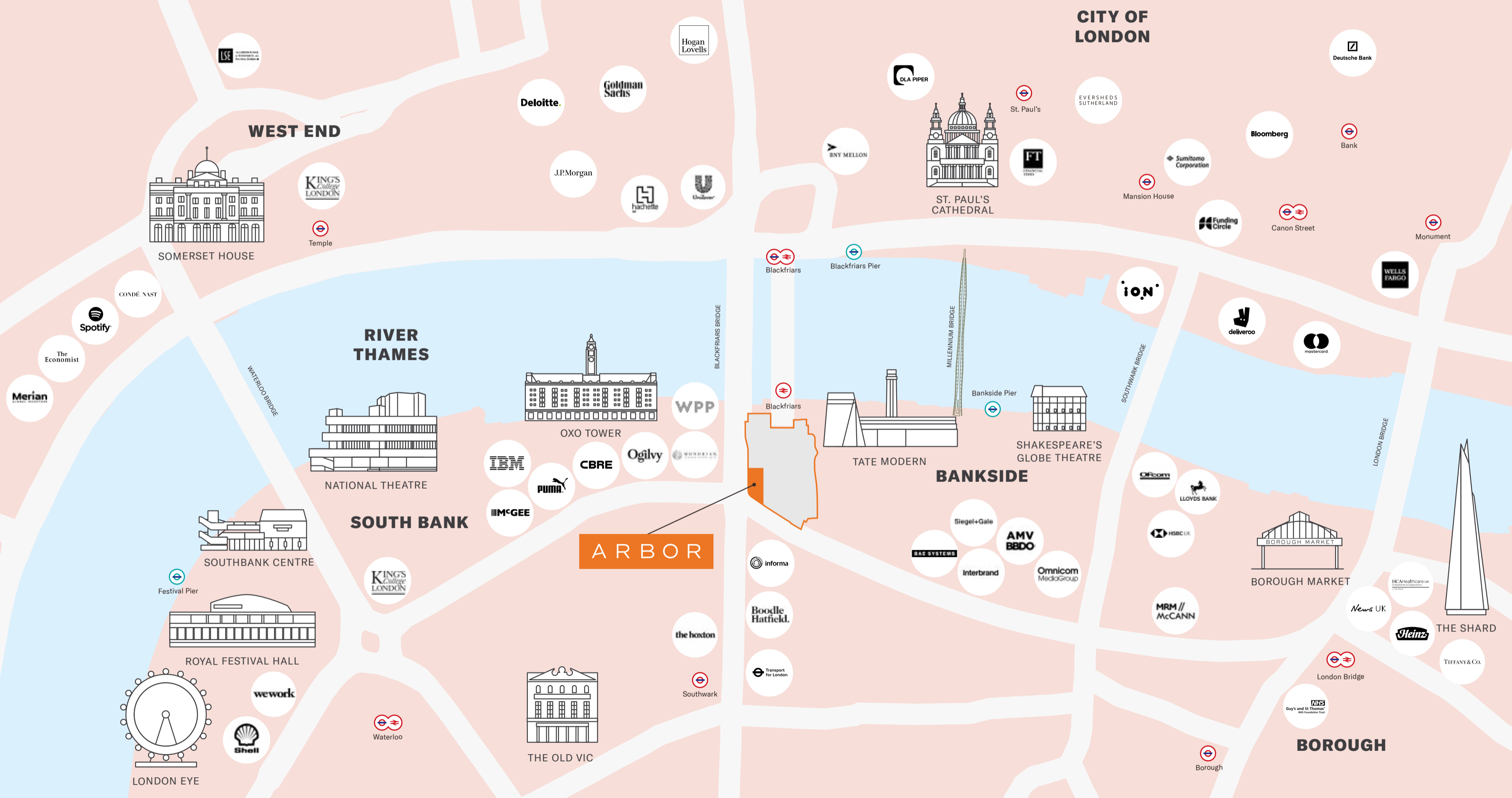
Waterloo & City Line

Northern Line

Timings from Arbor at Bankside Yards, platform to platform based on TFL data



IN GOOD COMPANY





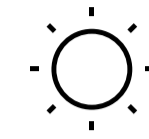
255

BANKSIDE ARDS

BLACKHAWK ROAD

Arbor at ground level

WELLBEING MEETS WORKSPACE



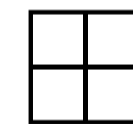
Natural light

Floor-to-ceiling and expansive 3 metre by 3 metre windows on every floor create exceptional natural light-filled spaces. 95% of the workspace area is within 7 metres of a window.



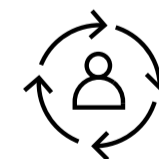
Outdoor

Private terraces on every other floor and a 1,400 sq ft flexible private terrace on Level 19 provides space to pause and take in the outstanding London views.



Smart façade

Low iron glass allows in exceptional natural light. The technologically advanced façade and smart blinds automatically reduce solar heat gain, creating the optimal working environment.



Wellbeing

Thoughtful design enhances wellness throughout the building from market-leading levels of fresh air and high quality end-of-trip facilities, to glazed staircases which bring natural light into the core. Arbor is ready to achieve market-leading WELL Platinum certification.

ECO CREDENTIALS



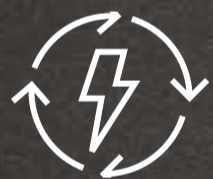
Fossil-fuel free

UK's first major fossil-fuel free mixed-use estate.



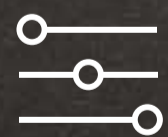
Carbon zero

Carbon zero in operation from Day 1.



Energy saving

Targeting EPC A rating. 30% reduction in energy consumption compared to standard buildings saves energy costs.



Smart metering

Monitor energy consumption in real time to reduce usage and save costs.



Bio-diversity

Bio-diverse green roof to encourage local wildlife and promote ecology.



Smart lighting

Efficient LED lights with sensor controls preventing unnecessary usage.



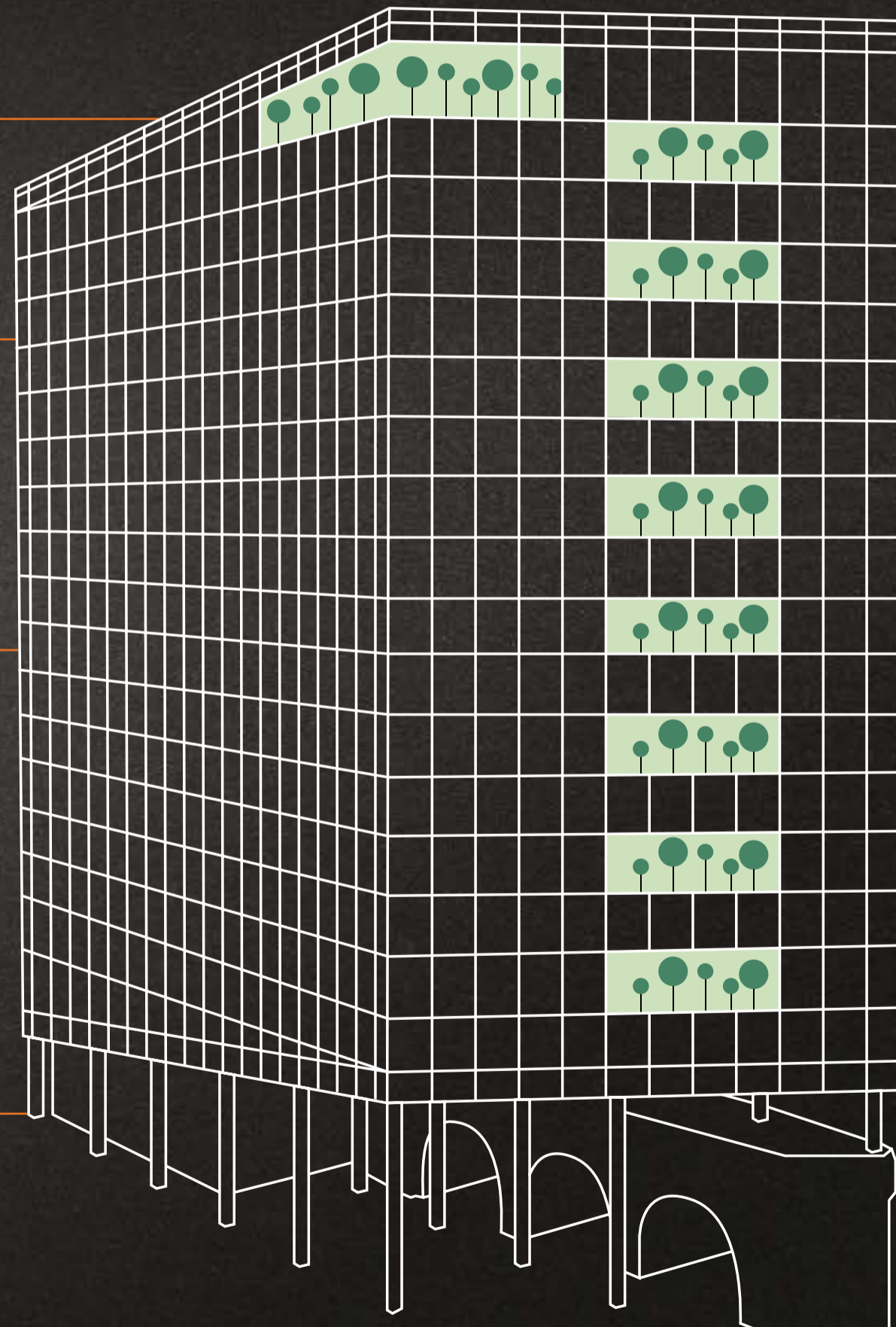
Efficient ventilation

Fresh air up to 13.2 litres/sec/person provides optimal comfort.

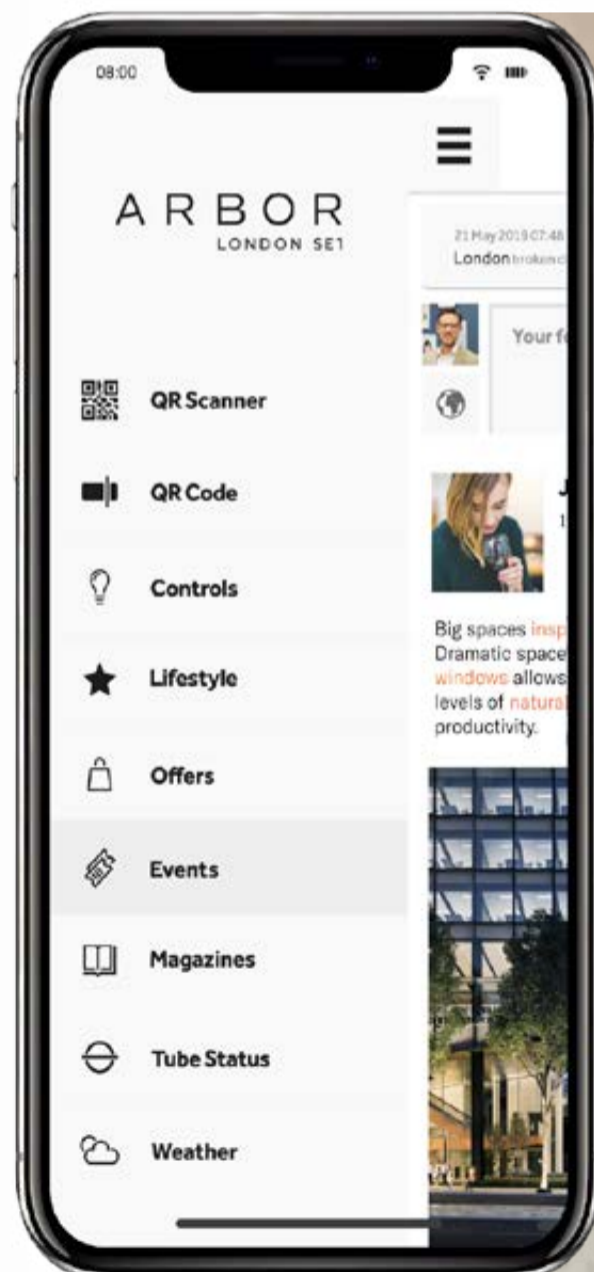


Less CO₂

Optimised design creates 45% less carbon dioxide in the building's operation - equivalent to 52 return flights from London to New York every year.



SMART WORKSPACE



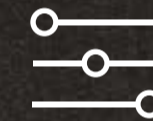
Seamless access

No security pass is required, just your mobile phone, for both you and your visitors. A completely contactless journey from reception to your workspace. After passing through the speed gates, a lift will automatically be called and take you to your required floor.



Stay connected

Be the first to hear about all the exciting events in Bankside Yards and locally. Connect with your local community.



Optimised workspace

Control your surrounding environment with the app: bespoke temperature control, lighting and occupational densities.*



Control energy consumption

Smart energy metering through the app means you can monitor your energy consumption in real time, allowing you to make sustainable changes and generate energy savings.*



Wiredscore Platinum

Arbor has been awarded the highest score, due to the exceptional standards for the quality of its wired infrastructure, resilience and wireless network.

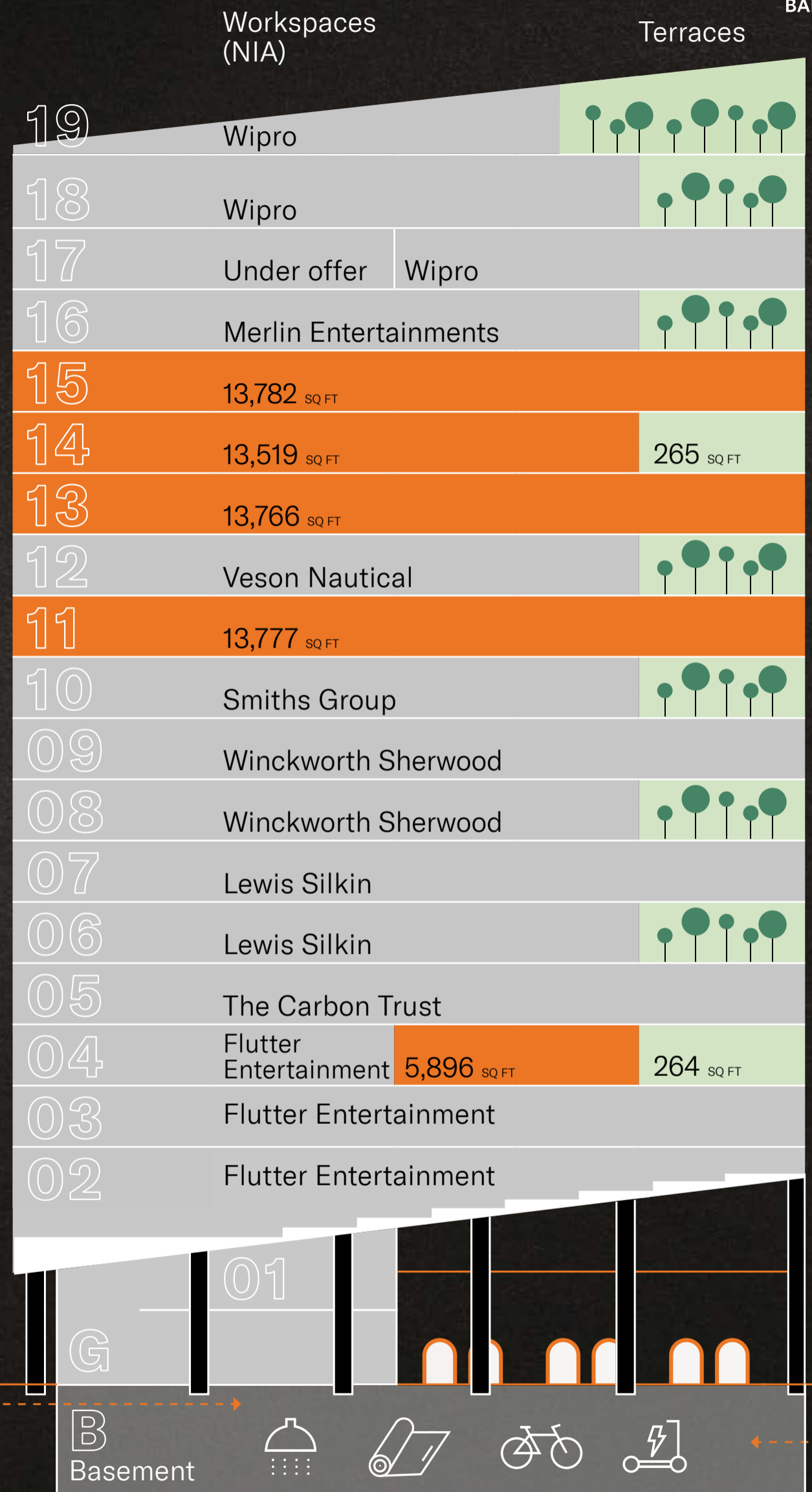
*Feature available with occupier enhancement



Bankside Cross

222,252 sq ft

Total workspace area



28 showers with a warm down / exercise room

330 bike storage spaces with e-bike and e-scooter charging capabilities

ARRIVAL

Arbor's 14 metre entrance, with its angled design, frames the dramatic reception.





Reception

RECEPTION

Arbor's inspiring reception extends up to 11 metres.





C

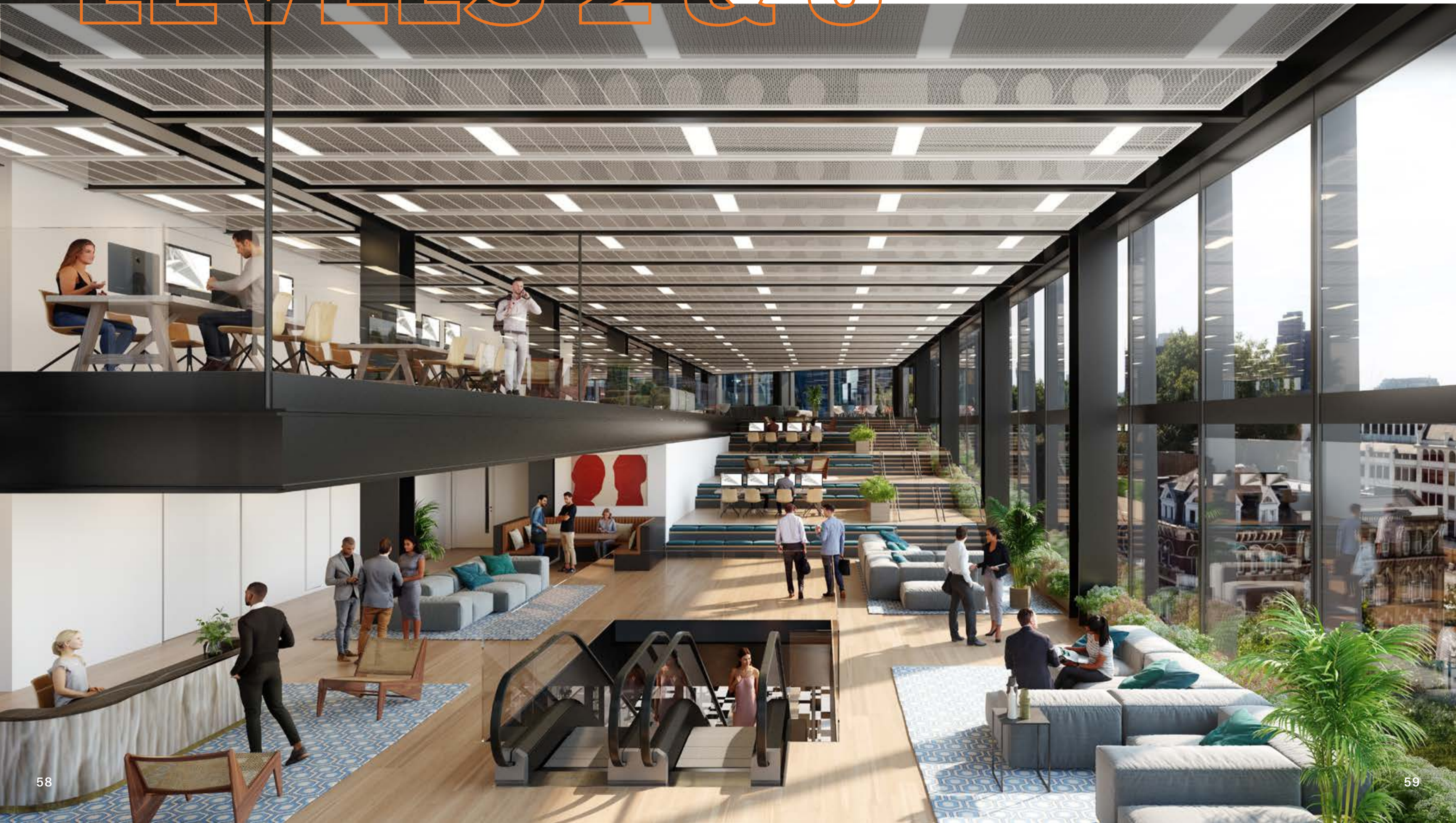
B

E

F

LEVELS 2 & 3

Dramatic space with 6 metre windows. A unique opportunity to create a collaborative workspace, staff café or private event space.





Levels 2 & 3



WORKSPACE

Ultra clear low iron glass allows for exceptional levels of natural light, with 95% of work areas within 7 metres of the window.



3M



Cat A finish on a typical floor



View from north east corner

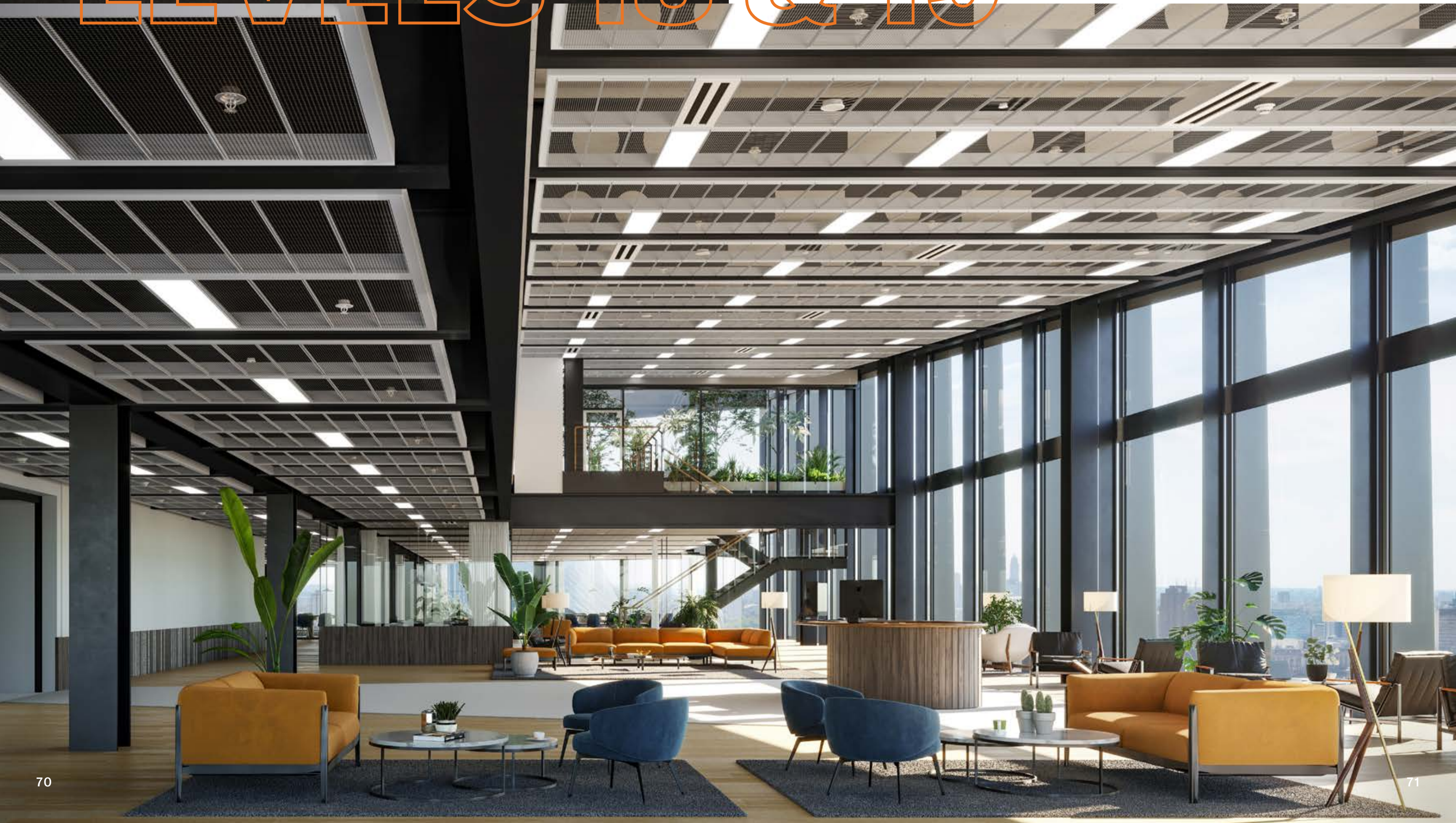
9 TERRACES

Expansive terraces enable people to enjoy an open air environment whilst taking in the panoramic views of London.



LEVELS 18 & 19

Vast double height space links to a large external terrace designed to accommodate everything from training, yoga or an open-air cinema.





Level 18

6M HIGH

Ceiling heights on Level 18

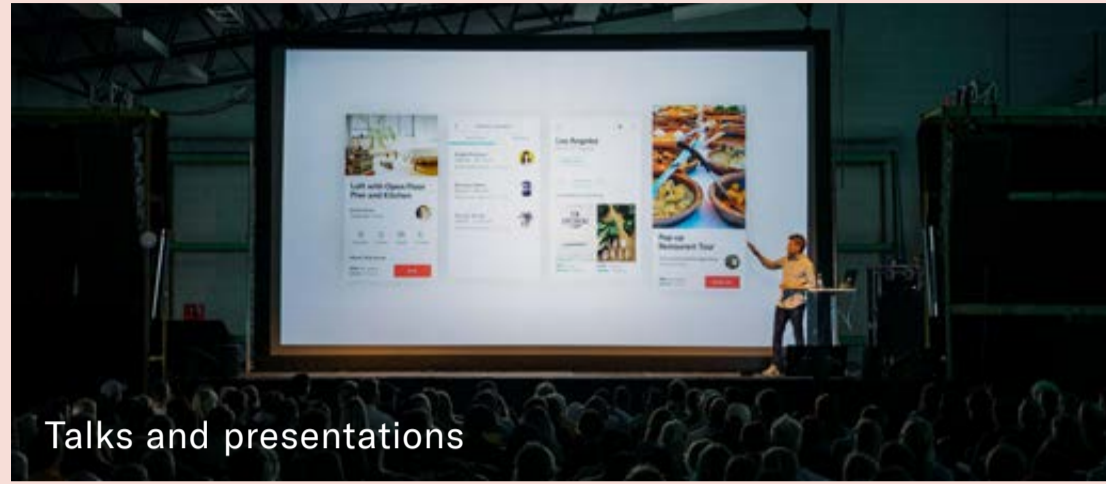


LEVEL 19 TERRACE





Level 19 terrace



Talks and presentations



Staff / visitor events

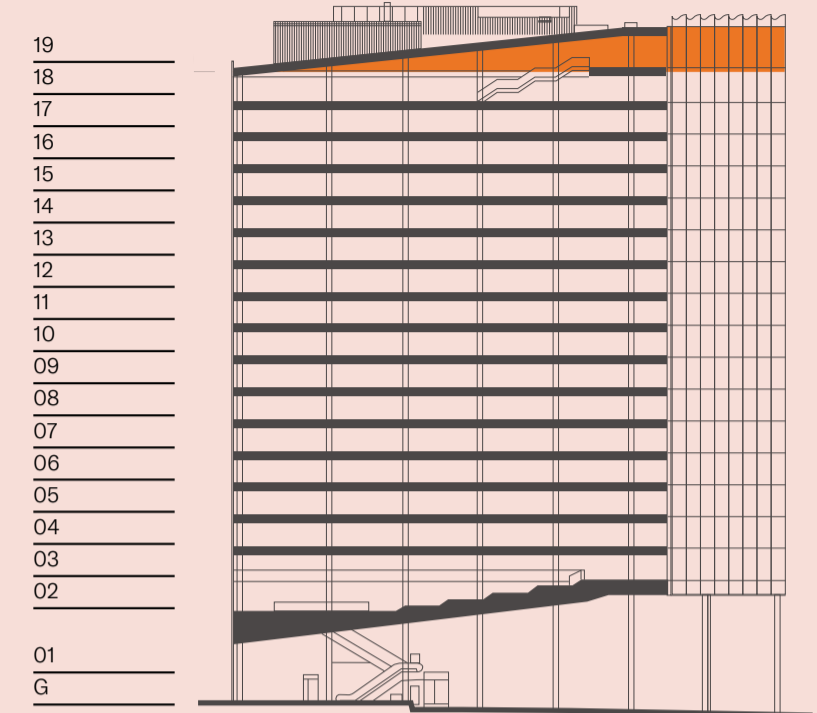


Outdoor screenings

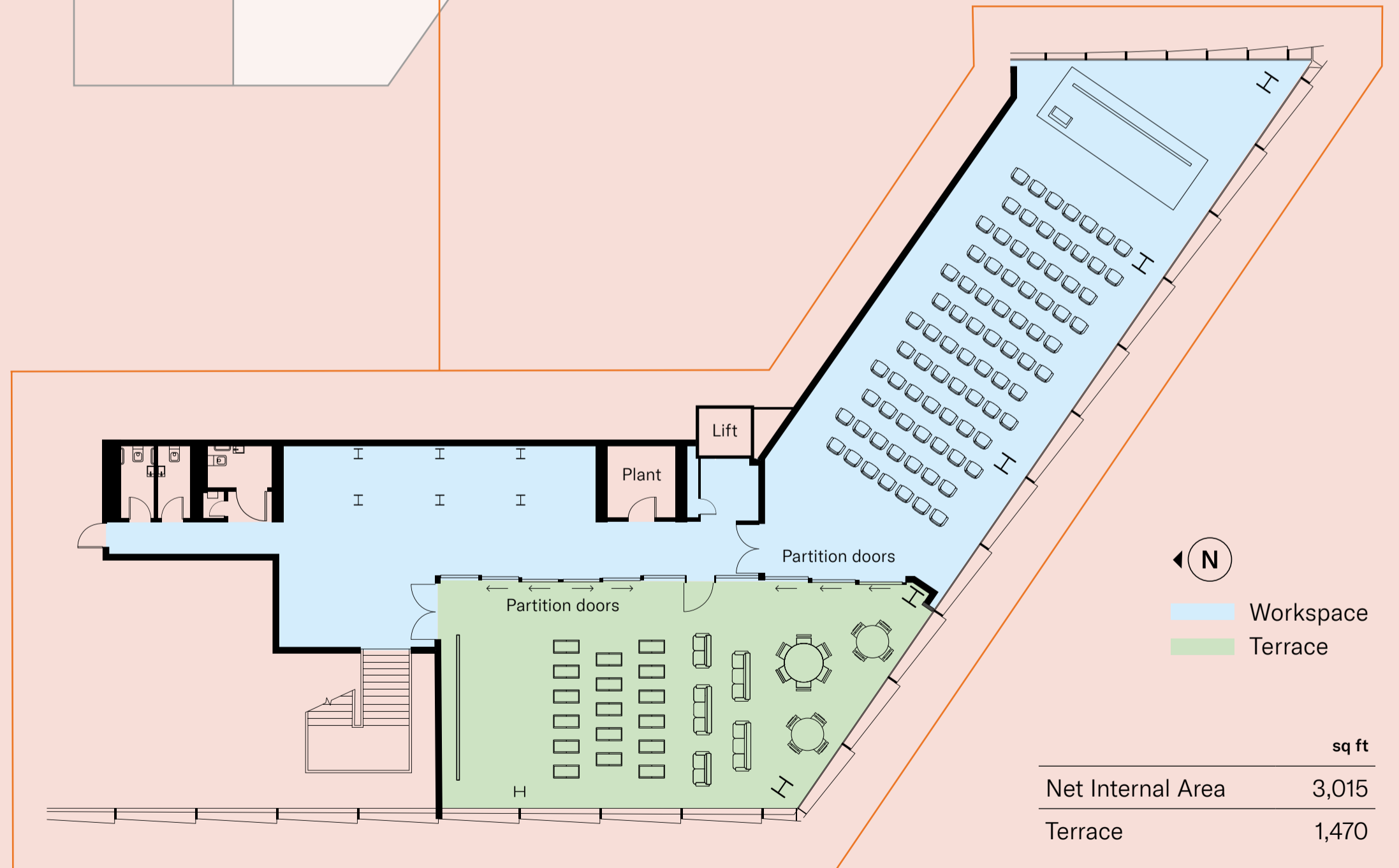
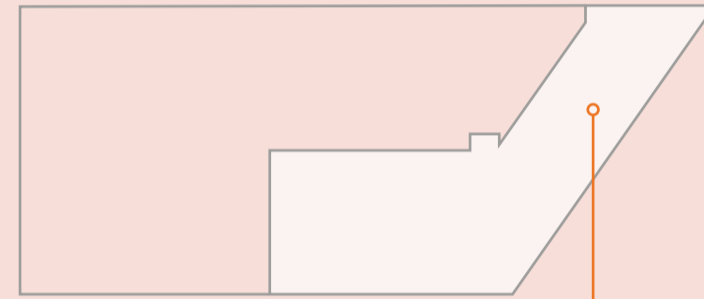


Wellness

LEVEL 19 WORKSPACE & TERRACE



Level 19



Workspace
Terrace

	sq ft
Net Internal Area	3,015
Terrace	1,470



Level 19 terrace



Aerial view of Arbor

LIFT LOBBIES

Full height windows in the lift lobbies allow natural light to flood into the core.

18

B

A

D

E

18

END-OF-TRIP FACILITIES

A dedicated floor for wellness amenities with a design focused on quality, crafted materials and contemporary finishes.

Park

330 bike storage spaces with access to charging ports for e-bikes and e-scooters.

Stretch

A multi-use exercise room for warm down or quiet space to practice meditation and yoga.

Change

28 showers with changing room facilities and 377 lockers including dedicated drying lockers.





Wellness room

WELLNESS AMENITIES



A VISIONARY BUILD



Platinum

BREEAM® Excellent



Carbon zero in operation

WELL Ready to achieve Platinum



2.91m floor to ceiling heights
(3m+ with exposed ceiling)

1:8 Occupational density
(1:6 possible on two floors)



Warm down / exercise room



3m span windows and low iron glass



330 cycle spaces
(Bike maintenance and water station)



28 showers and 377 lockers
(including 5 drying lockers)



BANKSIDE YARDS



BOLD, VISIONARY
PLACEMAKING
COMPLETES
THE EXCITING
REGENERATION OF THE
THAMES' SOUTH BANK

For the first time in 150 years, London's popular South Bank and Bankside will be connected, creating a continuous cultural strip along the River Thames. Arbor will be part of Bankside Yards, this new landmark development.

BANKSIDE YARDS MASTERPLAN

5.5 acres

Hypermixed Estate

55%

Public realm

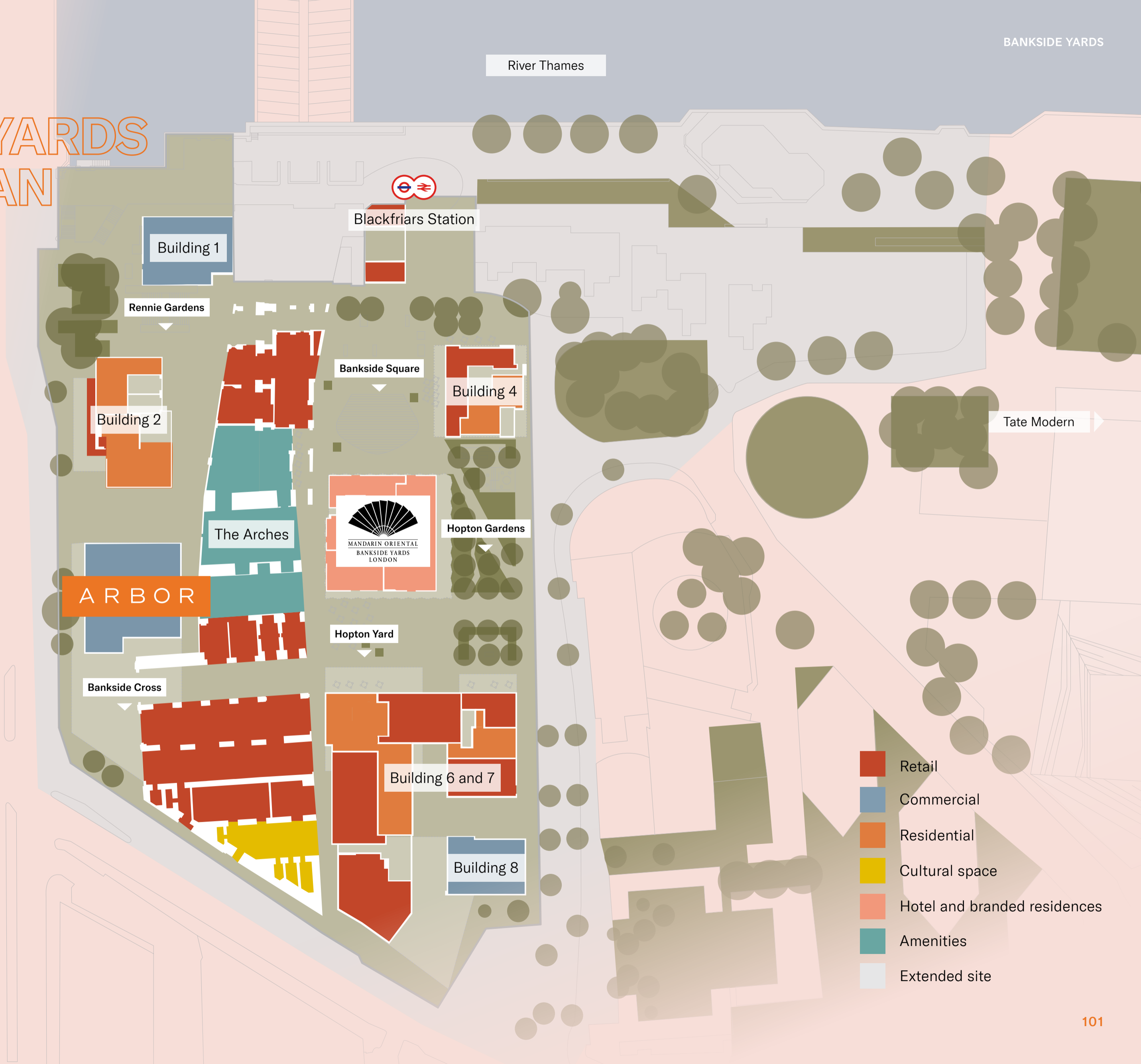
CIRCA

650

Apartments across 6 buildings

5*

Luxury hotel
Mandarin Oriental Bankside Yards



- Retail
- Commercial
- Residential
- Cultural space
- Hotel and branded residences
- Amenities
- Extended site



20

New bars, restaurants and retail units



14

Historic arches



5*

Luxury hotel
Mandarin Oriental
Bankside Yards



- Retail
- Cultural space
- Amenities



THE UK'S FIRST MAJOR FOSSIL-FUEL FREE MIXED-USE ESTATE

 **100%
electric**

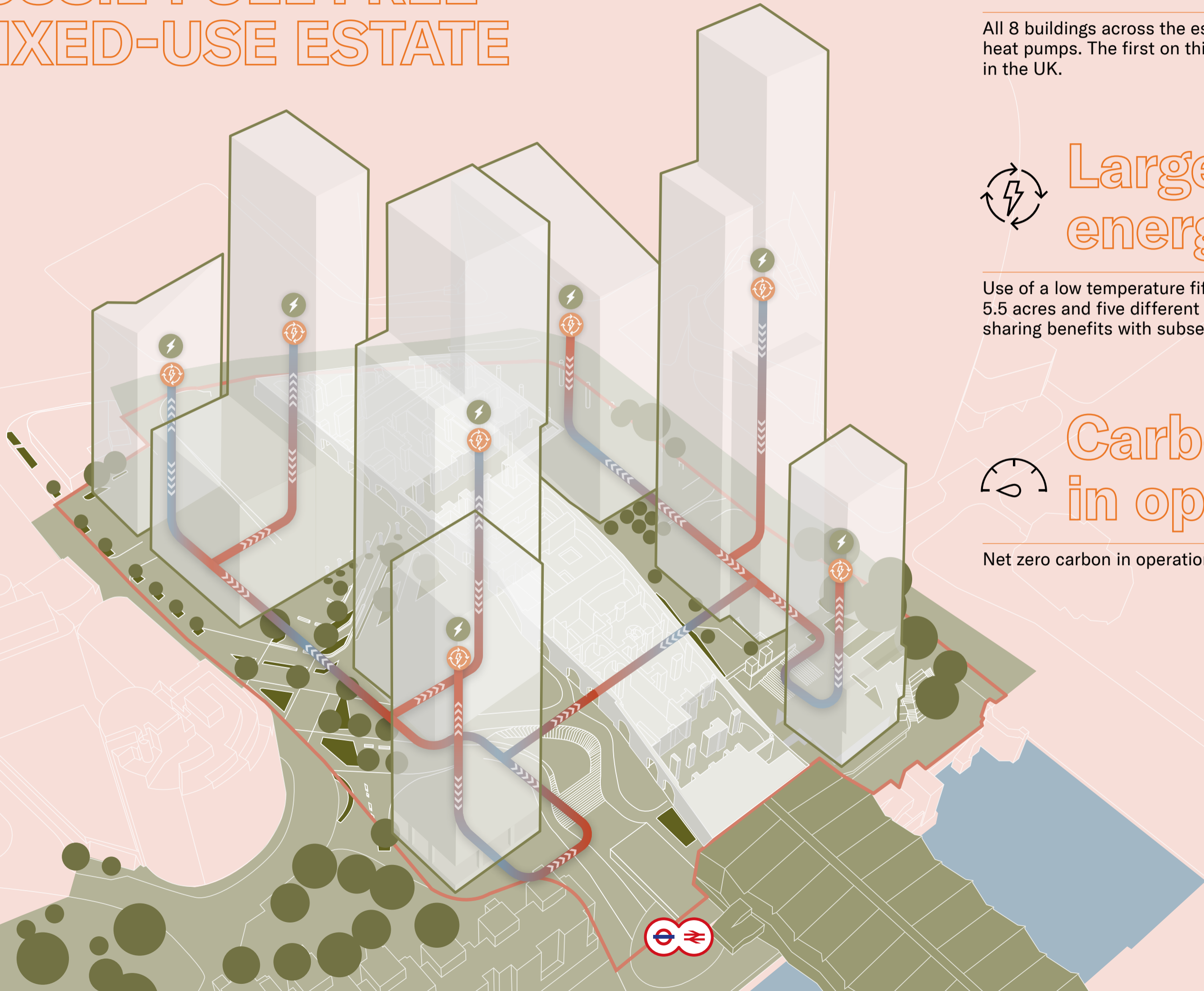
All 8 buildings across the estate will be electric and use air source heat pumps. The first on this scale for a mixed-use development in the UK.

 **Large scale
energy efficiency**

Use of a low temperature fifth generation energy network across 5.5 acres and five different uses, creates unprecedented energy sharing benefits with subsequent energy efficiencies and savings.

 **Carbon neutral
in operation**

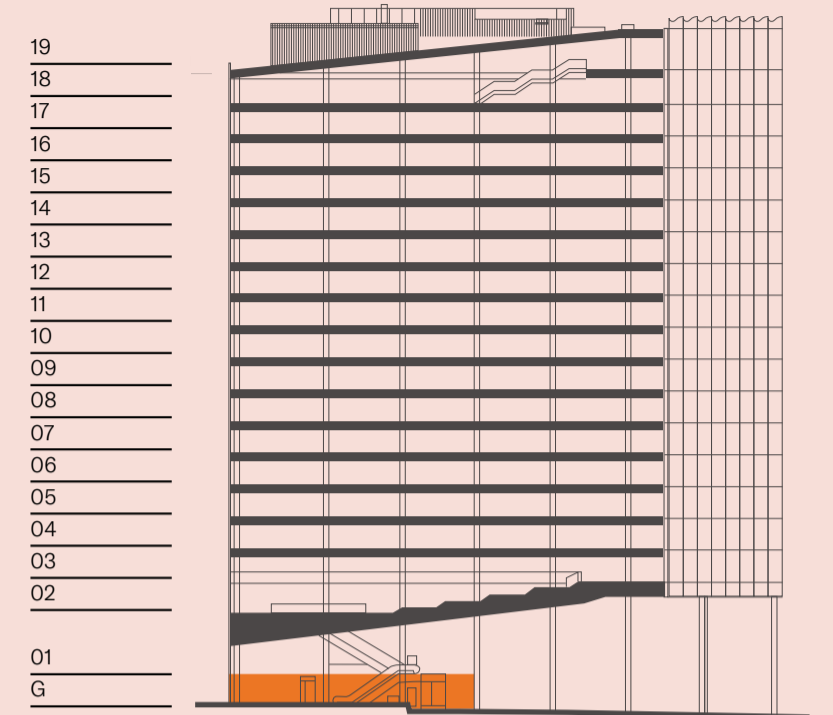
Net zero carbon in operation with electricity from renewable sources.



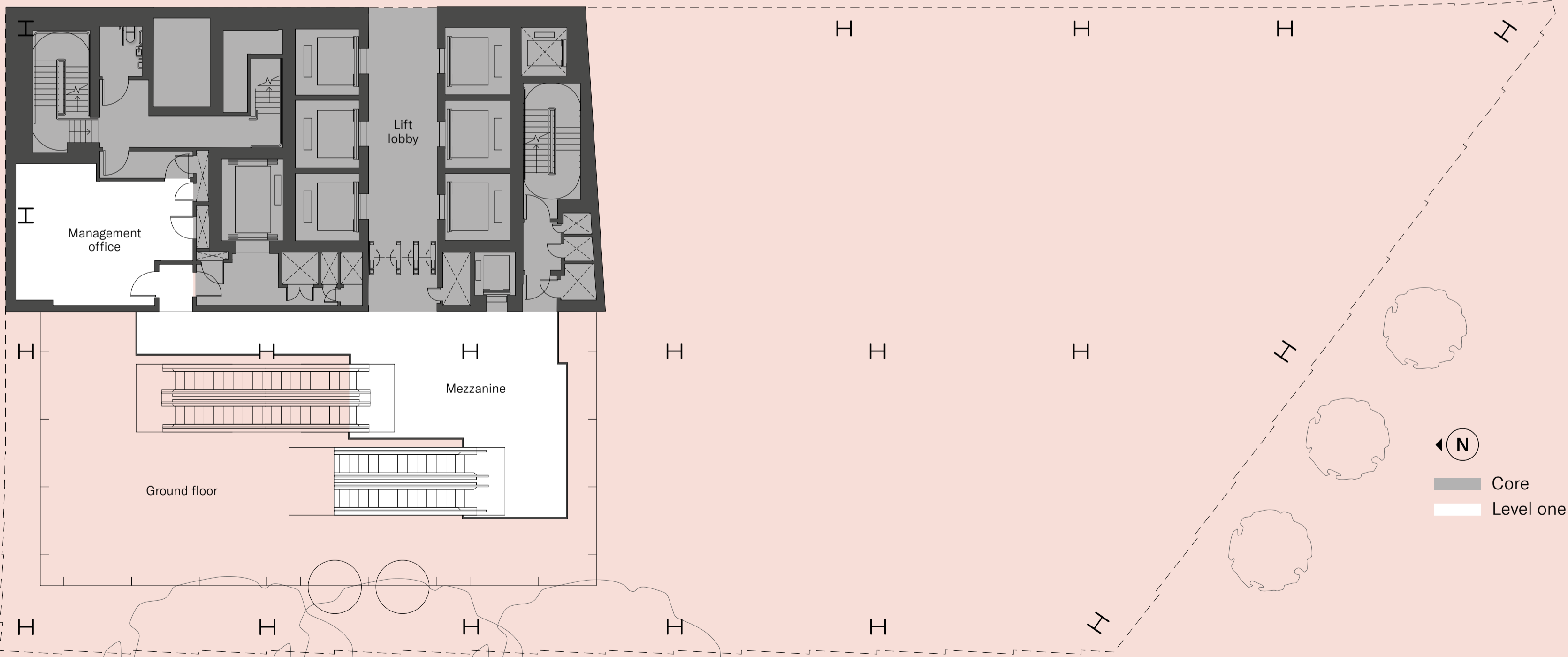
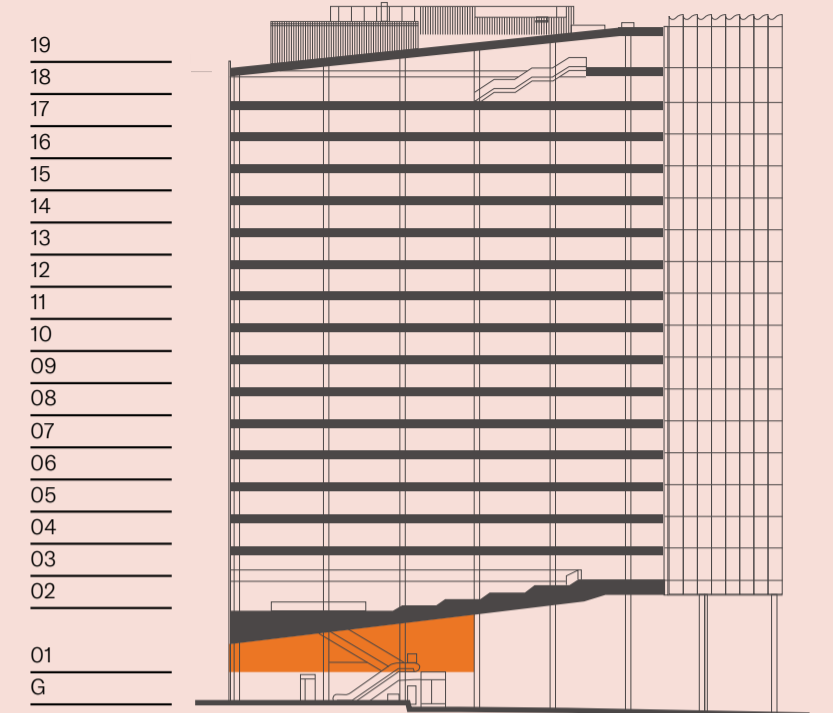


Public realm of Eastern Yards looking at Arbor

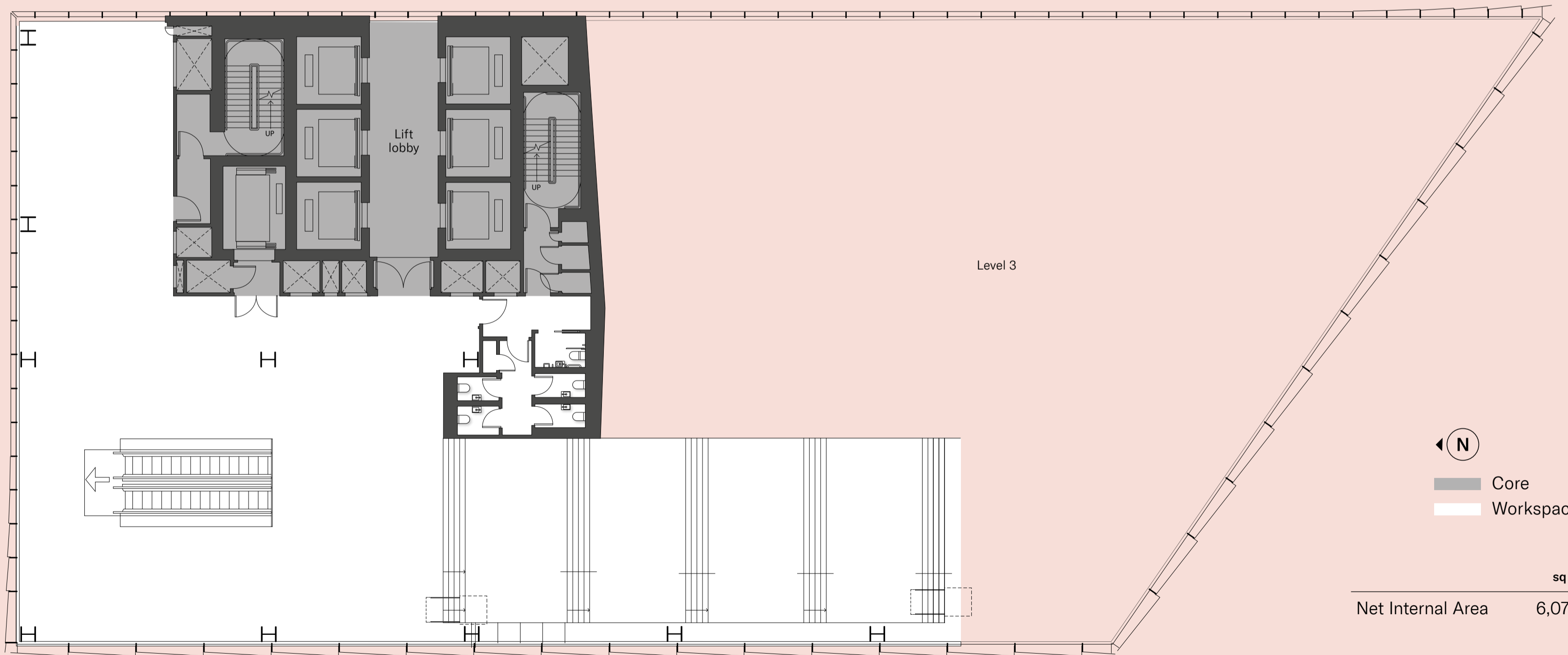
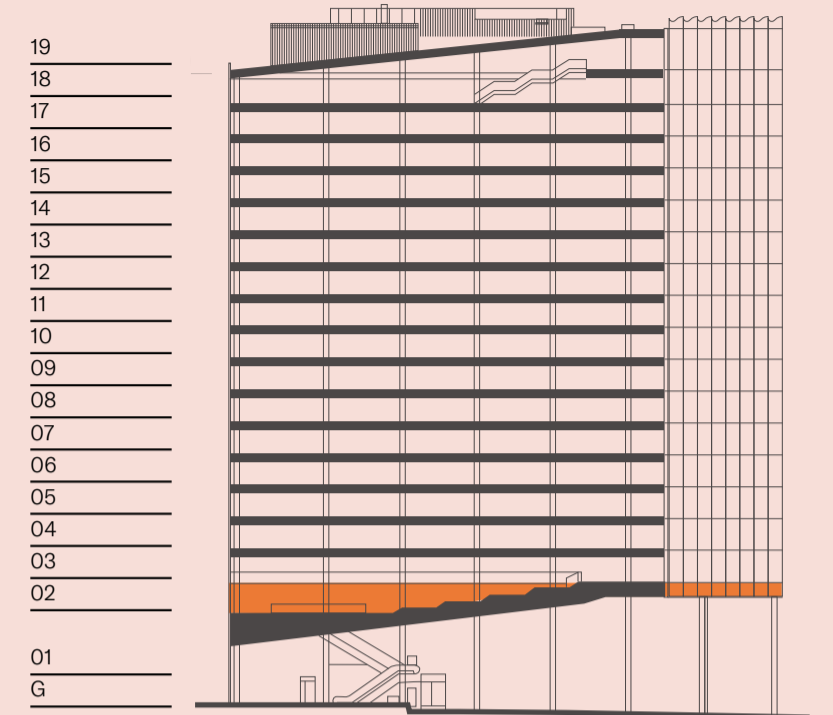
GROUND FLOOR



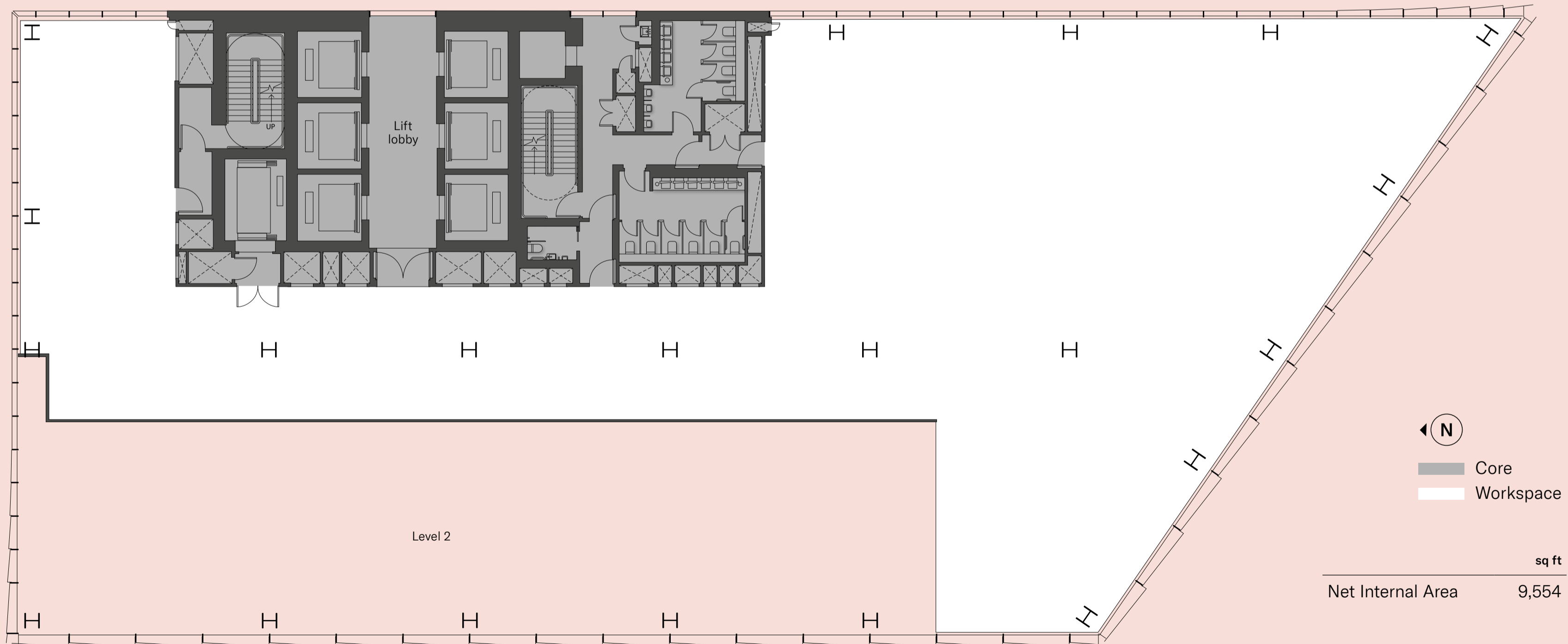
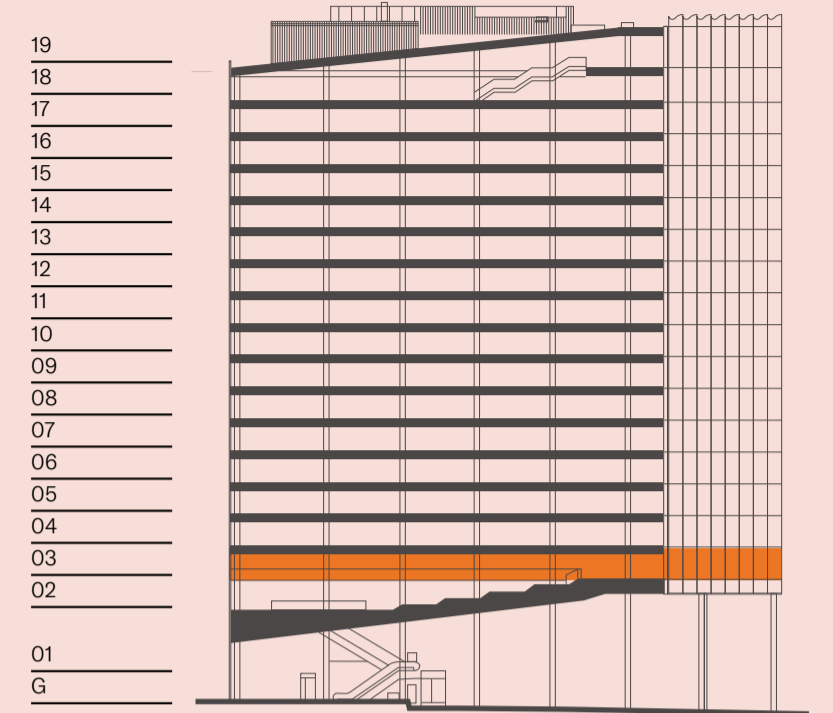
LEVEL 1



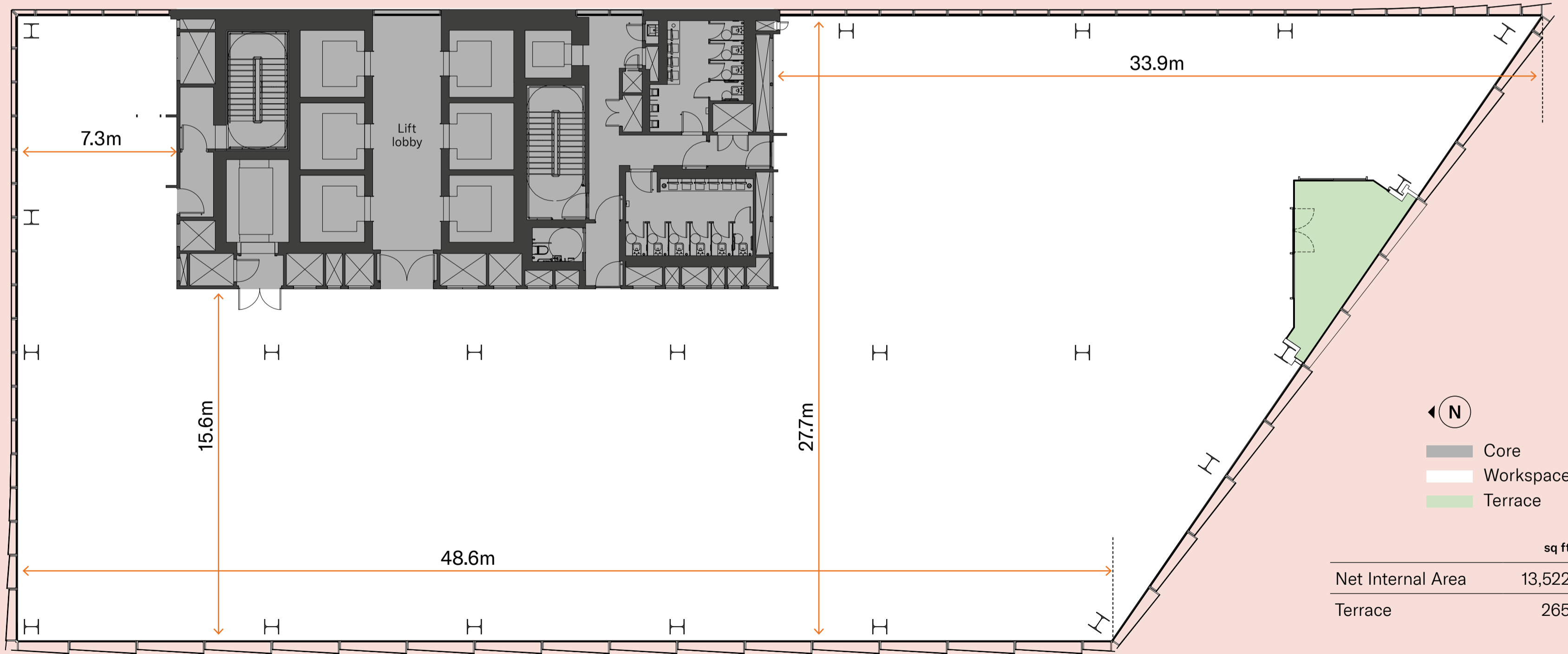
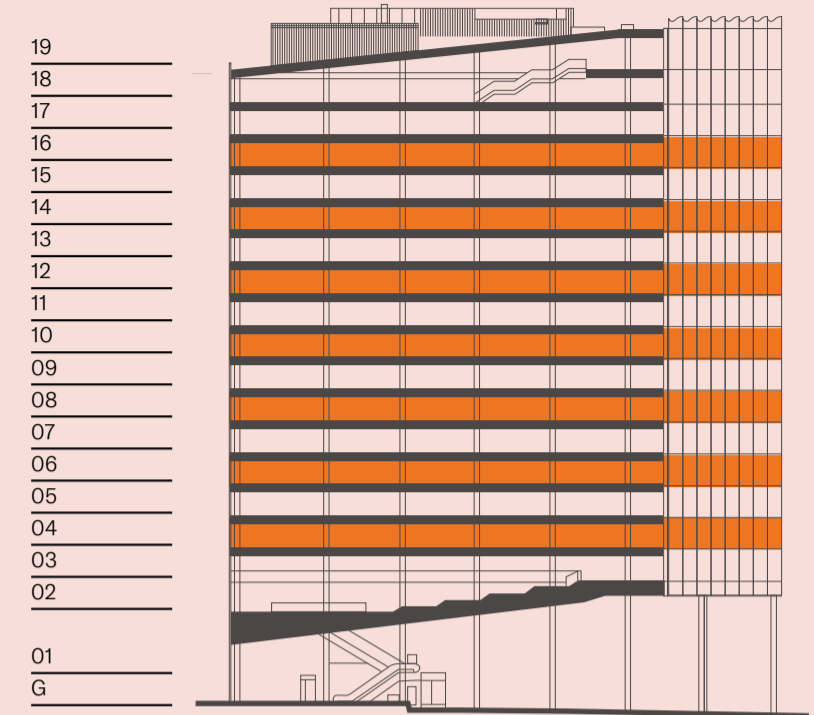
LEVEL 2



LEVEL 3

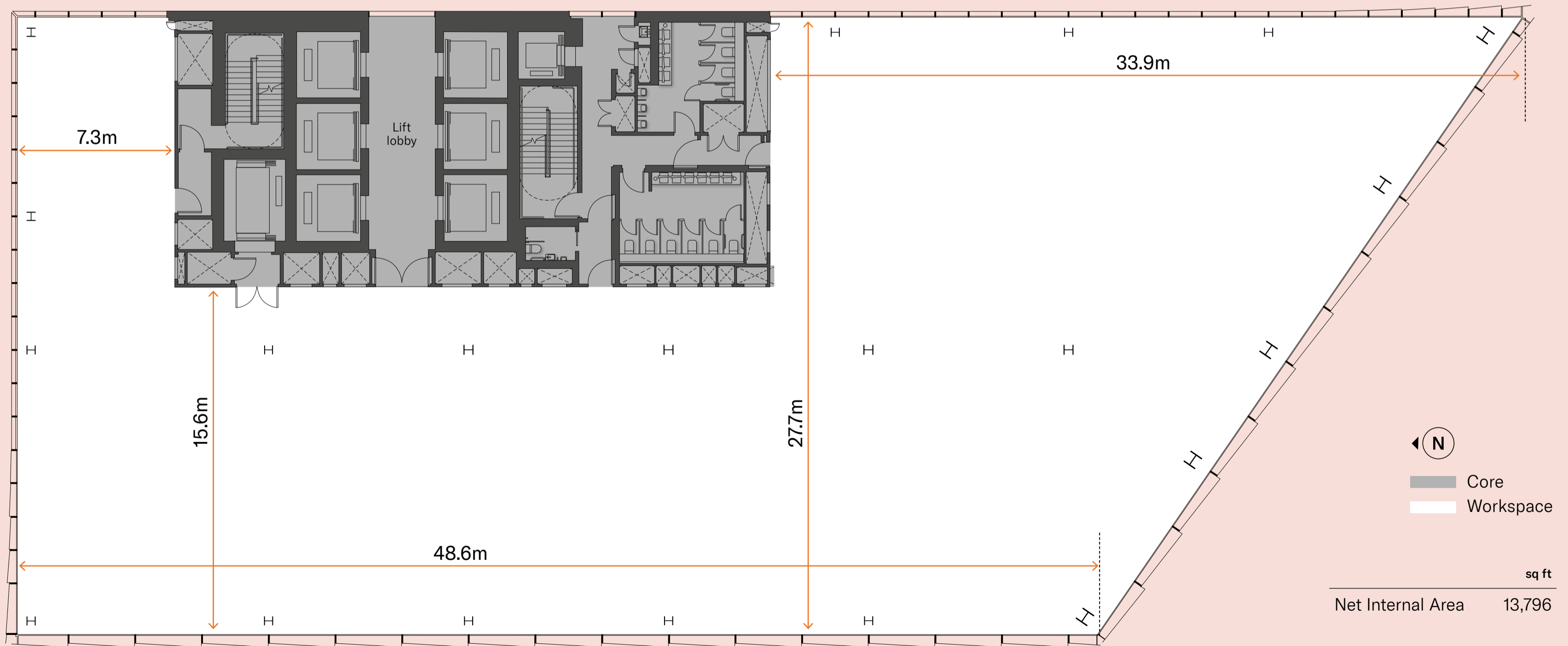
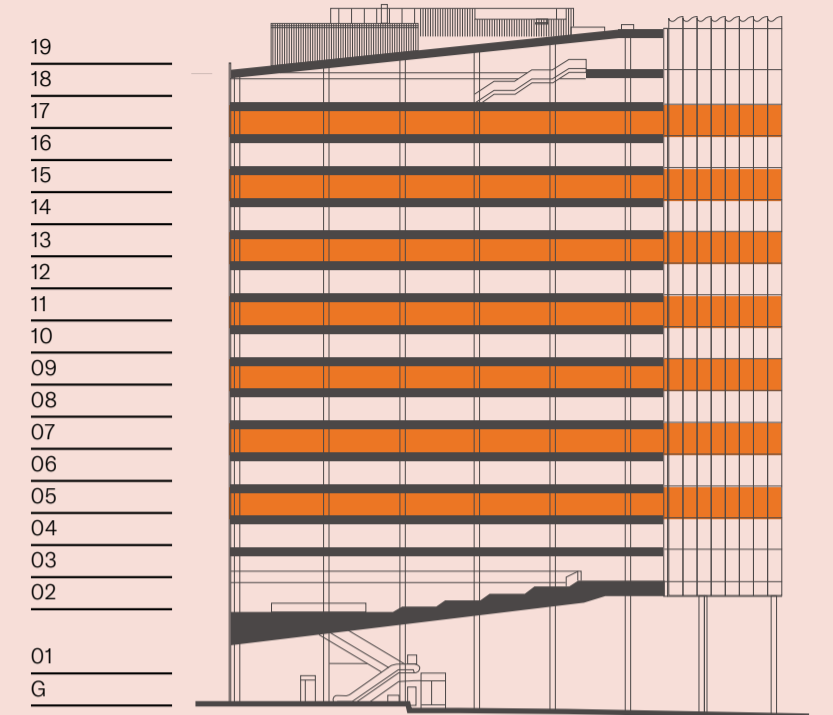


TYPICAL FLOOR WITH TERRACE

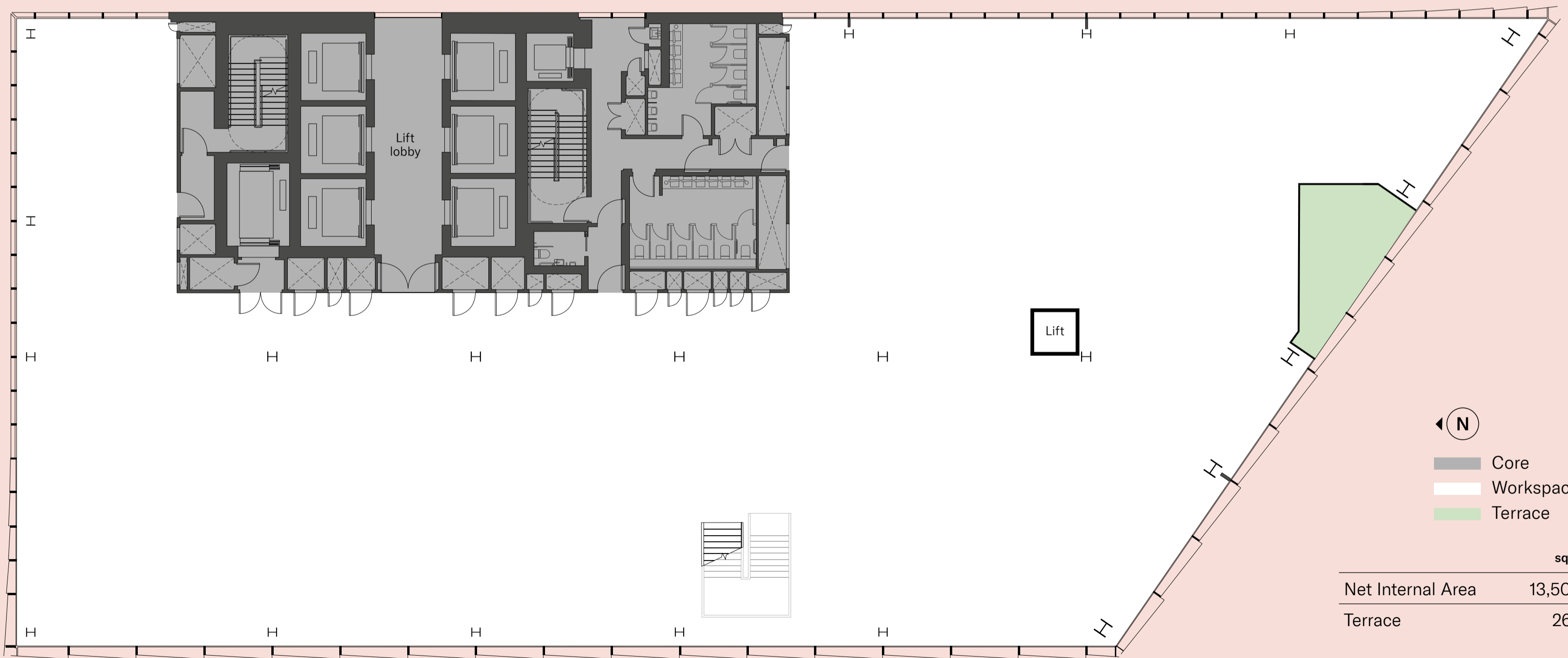
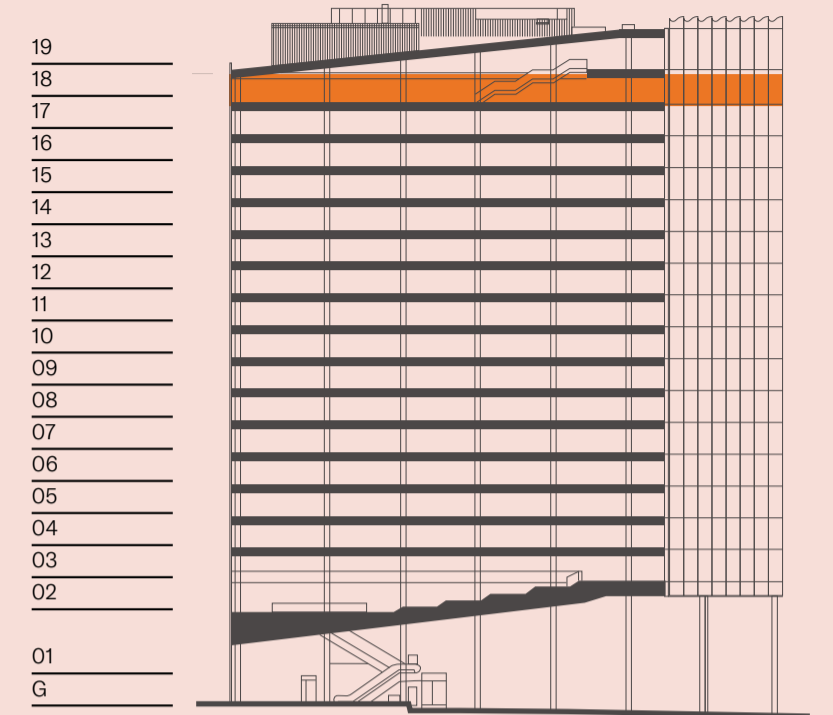


	sq ft
Net Internal Area	13,522
Terrace	265

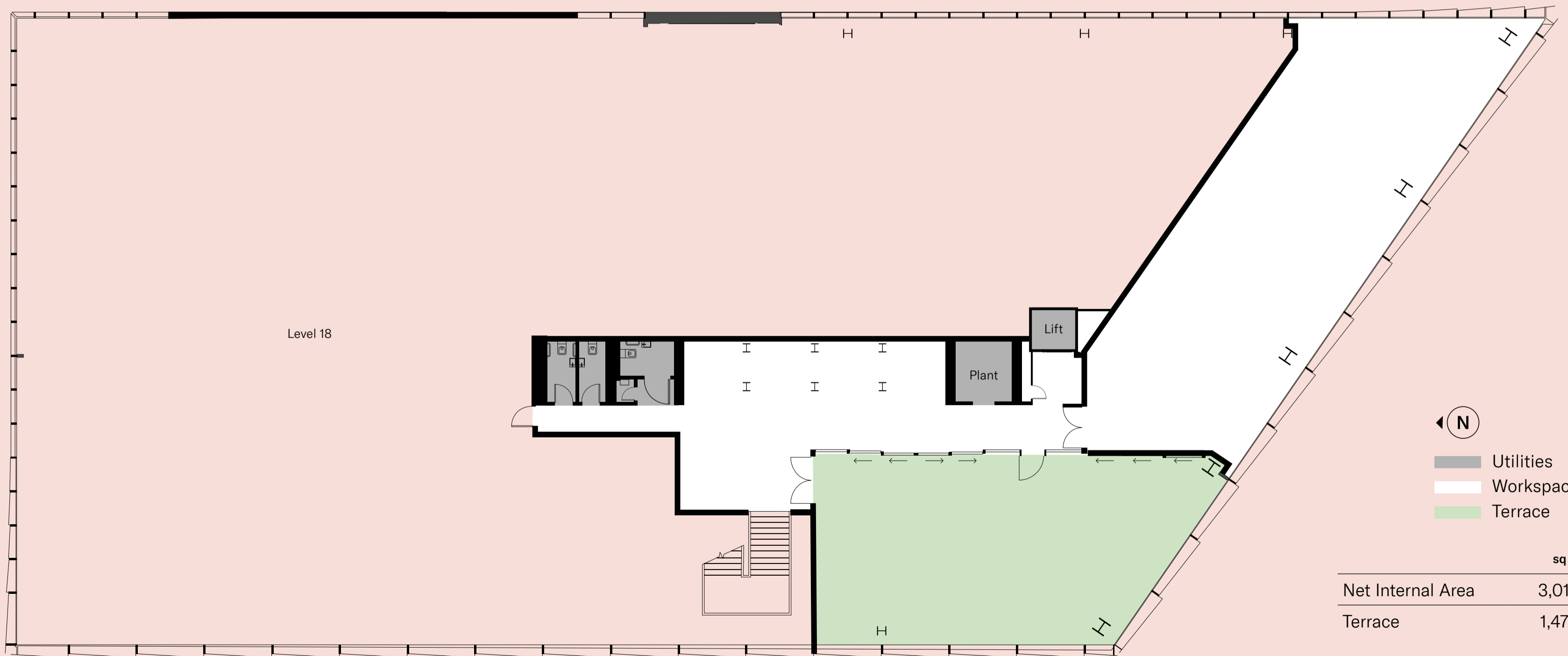
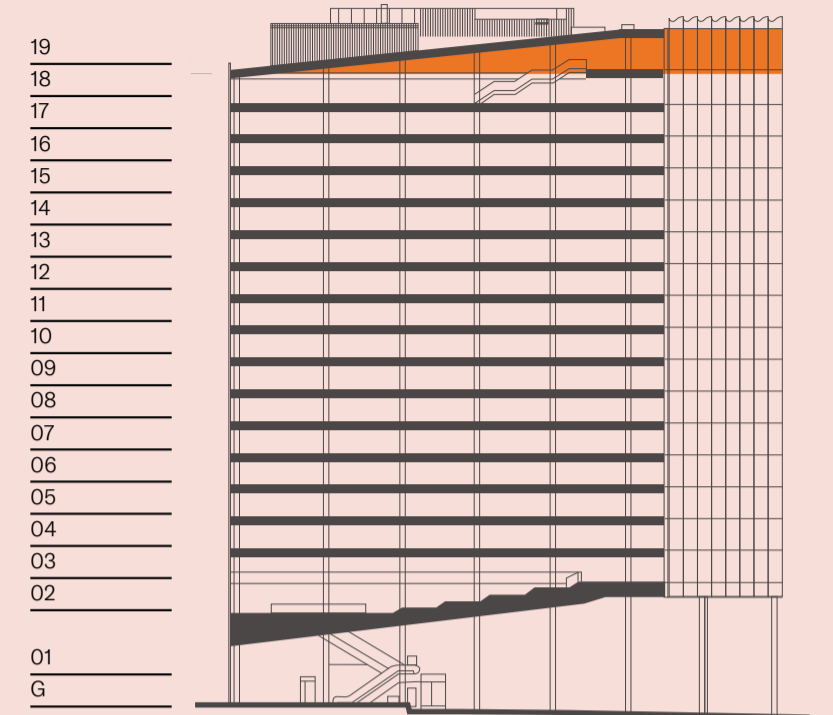
TYPICAL FLOOR WITHOUT TERRACE



LEVEL 18



LEVEL 19



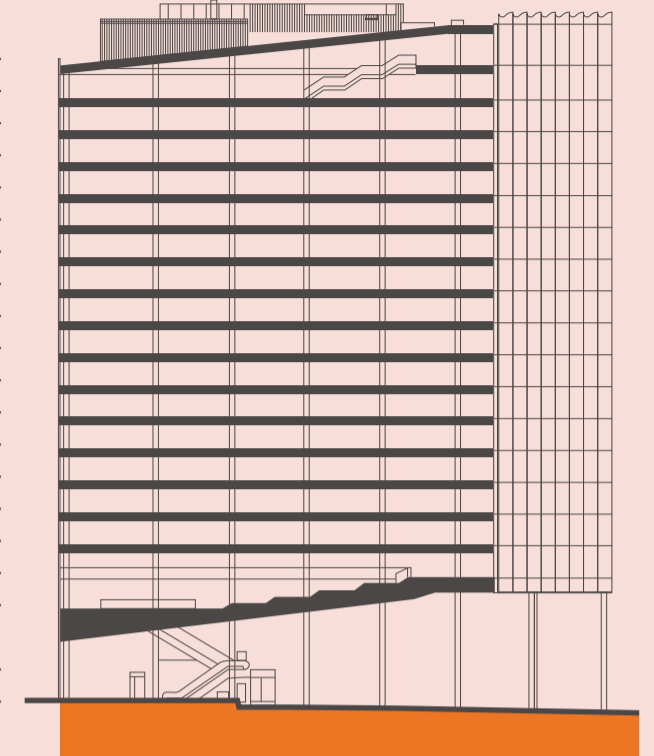
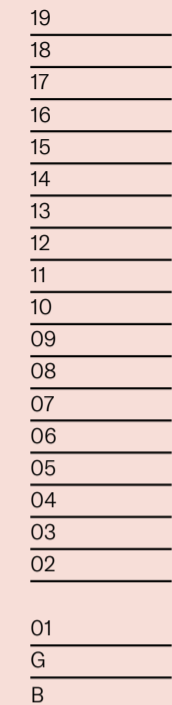
	sq ft
Net Internal Area	3,015
Terrace	1,470

END-OF-TRIP FACILITIES



- 330 cycle spaces
- 372 lockers
- 5 drying lockers
- 27 folding bike lockers
- Warm down / exercise room
- Water refill station
- E-scooter / bicycle charging points
- 28 showers

- Cycle storage
- Male changing
- Female changing
- Accessible shower/WC
- Wellness room
- Dry-cleaning
- Chilled water pump
- Cycle pump
- Cycle repair station
- Folding bike lockers
- Drying lockers



INVESTMENT PARTNERS

A partnership of international real estate leaders creating value from visionary development



Native Land is an internationally recognised property development and investment company that specialises in high quality mixed-use and residential developments in central London.

The company has an exceptional track record of creating homes, workspaces, retail and cultural spaces that contribute positively to those that live, work and experience them, and of finding pioneering solutions to fulfil its creative vision.

Quality, attention to detail and a premium service, ensured by the capabilities of Native Land's people, contribute to the company's significant reputation.



AMCORP is a property developer in Malaysia. It has been active in prime central London property development since 2009 in renowned locations such as Mayfair, Kensington, Paddington and the South Bank.

TEMASEK

Temasek is an investment company headquartered in Singapore. Its investments are guided by four key themes – transforming economies, growing middle income populations, deepening comparative advantages and emerging champions. Its portfolio covers a broad spectrum of sectors including real estate, financial services, telecommunications, media and technology, transportation and consumer.



HOTEL PROPERTIES LIMITED

HPL is a niche property developer of premium residential and commercial properties in prime locations. HPL has successfully established a distinctive track record in delivering best in class luxury developments including The Met in Bangkok, the Cuscaden Residences in Singapore and Holland Park Villas in London. HPL also specialises in hotel ownership, management and operation and has interests in 36 hotels spanning 15 countries, operating under international brands including Four Seasons, Six Senses, Como, Marriot and Hilton.



DEVELOPMENT TEAM

A best-in-class team pooling expertise from some of the most admired developments worldwide



Development Manager



Architect - Masterplan and Building



Landscape Architect



Interior Architect



Structural Engineer



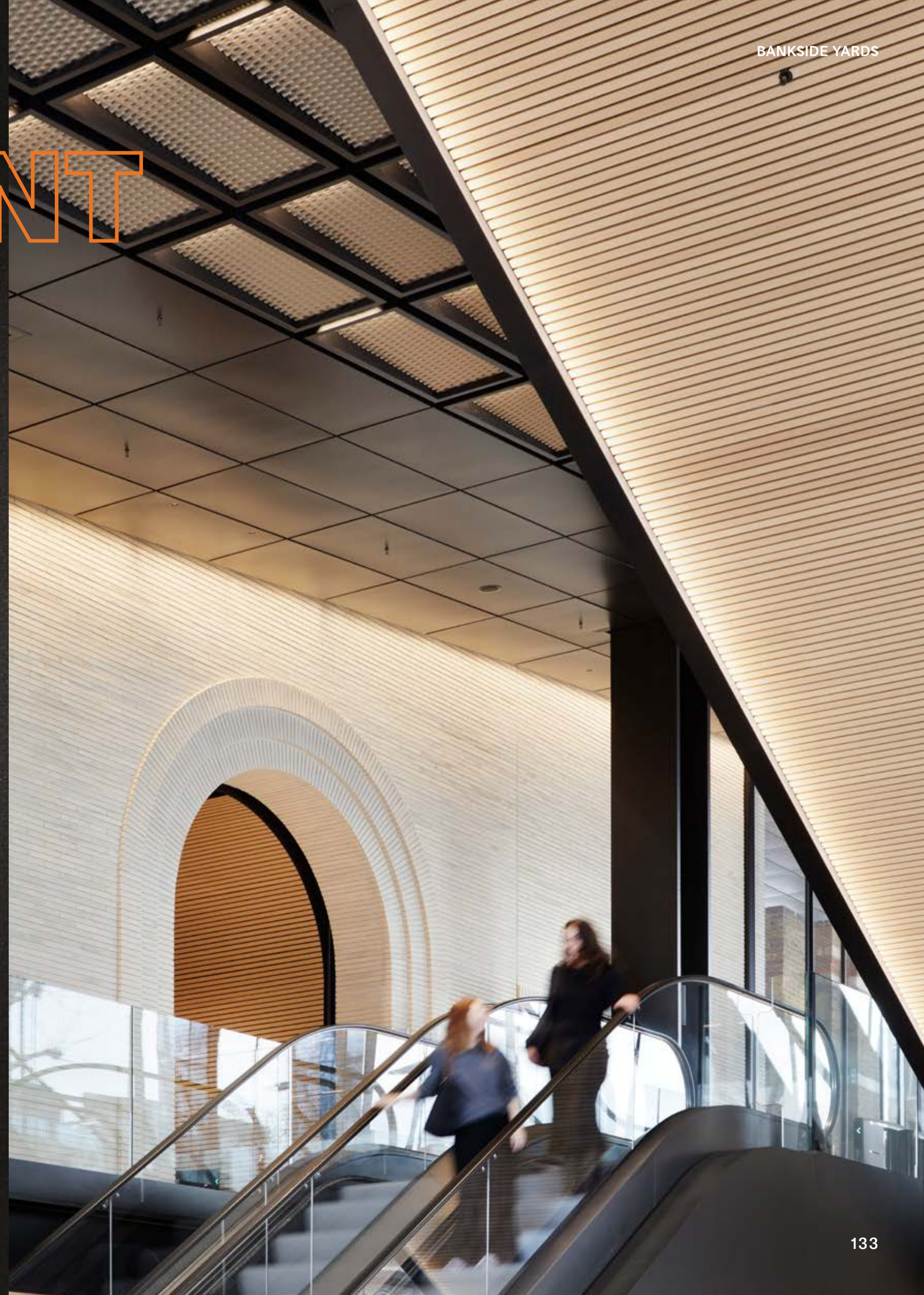
M&E Consultant and Sustainability



Project Manager



Cost Consultant



www.banksideyards.com/arbor

📷 @banksideyards



Angus Goswell
07717 343 151
angus.goswell@knightfrank.com

William Foster
07748 985 951
william.foster@knightfrank.com

Toby Pritchard-Davies
07468 724 284
toby.pritchard-davies@knightfrank.com

Daniel Brownlee
07971 061 119
daniel.brownlee@knightfrank.com



James Heyworth-Dunne
07779 327 071
jhd@inglebytrice.co.uk

Veronika Sillitoe
07966 029 048
v.sillitoe@inglebytrice.co.uk

Charles Ingleby
07970 026 471
c.ingleby@inglebytrice.co.uk

DESIGN DEVELOPMENT

Please note that all aspects of the design for Ludgate House Ltd are continuously reviewed and Native Land reserve the right to make alterations to the designs without notice.

COPYRIGHT

Copyright for this document is retained by Native Land. The reproduction of the whole or any part of this document is strictly prohibited.

CONFIDENTIALITY

All information in this document is provided on a strictly confidential basis.

MISREPRESENTATION ACT

These particulars are prepared for the guidance only of prospective owners, tenants and occupants of Ludgate House Ltd and their agents. They are intended to give a fair overall description of the properties but are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith and should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the properties are in good working condition or otherwise, nor that any services or facilities are in good working order. Any areas, measurements or distances referred to herein are approximate only. Descriptions of properties are inevitably subjective and the description contained herein are used in good faith as an opinion and not by way of statement or fact. Neither Native Land nor any of its employees or agents have any authority to make or give any warranty whatever in relation to these properties.

