

ARBOR

**LEVEL 4 (SOUTH)
WITH PRIVATE TERRACE**

5,896 SQ FT FULLY FITTED



BANKSIDE YARDS

LONDON SE1



A NEW OPPORTUNITY



Native Land have drawn upon their expertise in delivering super-prime residential and hotel quality spaces to create this future-focused workspace, defined by impeccable design and meticulous attention to detail.

The southern half of level 4 at Arbor will be fitted out to offer 5,896 sq ft of diverse, flexible, light filled workspace with a south facing terrace.

Delivering April 2025.

FLEXIBLE WORKING

Light filled workspaces are designed to promote creativity and productivity.

With an understanding of the diverse ways people work, these flexible spaces accommodate different work styles, boosting motivation and strengthening collaboration.



Flexible and future-proof

SPACE TO GROW

48 fixed workstations with space to add more

OPTIONAL LAYOUT

Scope to add a private office or reception desk

FLEXIBLE WORKING

All types of working are considered with hot-desking and collaboration spaces

CURATED

Sit/stand desks complimented with a suite of premium furniture

SUSTAINABLE

Utilising recycled and recyclable materials



Level 4 Boardroom



Level 4 Open Workspace

BREAK-OUT AREA

Providing a space to unwind, supporting mental well-being through movement and screen breaks, promoting a positive company culture and enabling informal meetings and socialising.



An architecturally designed fit-out featuring:

Flexible arrival area

3 x Meeting rooms furnished with audiovisual equipment

2 x 2-person phone rooms

Large break-out and bar area

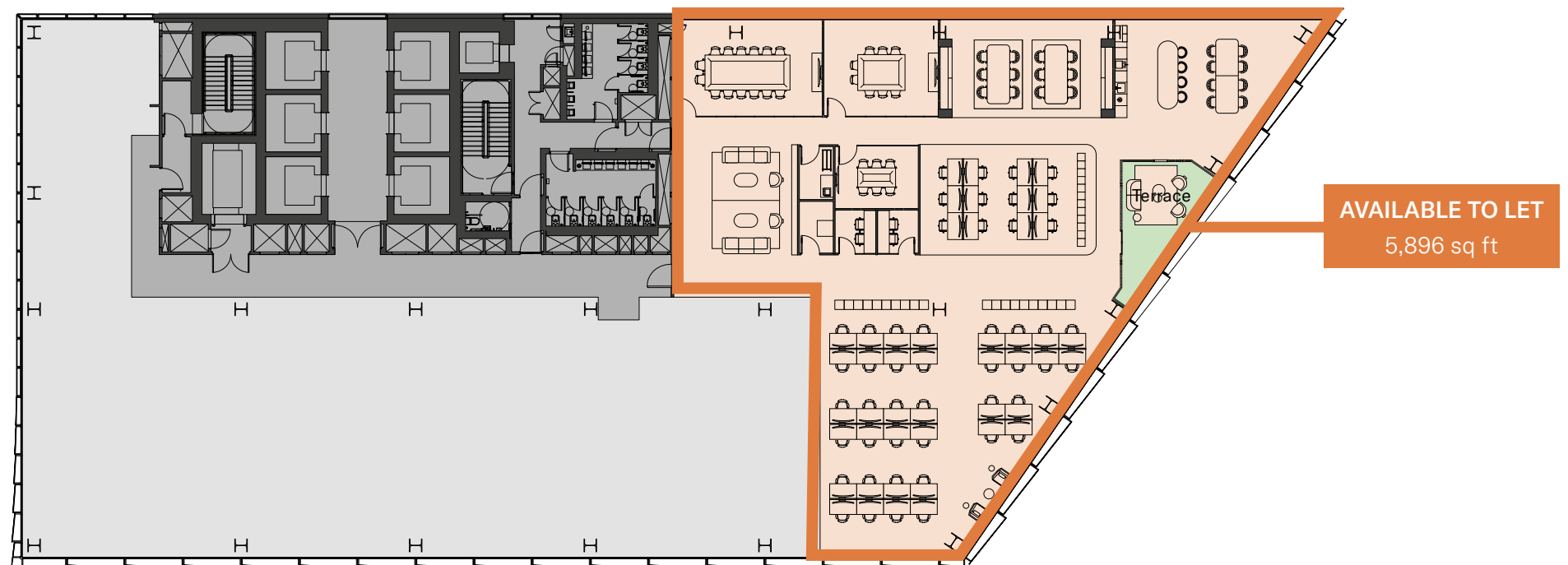
48 open plan workstations with sit/stand desks

Private south facing terrace

Dedicated comms room



Level 4 floor plan



SOUTH FACING TERRACE

Designed with well-being in mind, the private terrace offers a refreshing open-air retreat, providing a space to unwind while taking in the panoramic views of central London.



WORKSPACE FOR THE NEXT GENERATION



With 222,252 sq ft of flexible workspace over 19 levels, Arbor is a multi-award winning building with purpose, offering diverse workspaces for diverse occupiers.

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

Area schedule

| | NIA sq ft | Terrace sq ft |
|------------------------|-----------------------|---------------|
| Level 19 | Wipro | |
| Level 18 | Wipro | |
| Level 17 | Merlin Ent. | Wipro |
| Level 16 | Merlin Entertainments | |
| Level 15 | 13,782 | |
| Level 14 | 13,519 | 265 |
| Level 13 | 13,766 | |
| Level 12 | Veson Nautical | |
| Level 11 | 13,777 | |
| Level 10 | Smiths Group | |
| Level 9 | Winckworth Sherwood | |
| Level 8 | Winckworth Sherwood | |
| Level 7 | Lewis Silkin | |
| Level 6 | Lewis Silkin | |
| Level 5 | The Carbon Trust | |
| Level 4 | Flutter Ent. | 5,896 |
| Level 3 | Flutter Entertainment | |
| Level 2 | Flutter Entertainment | |
| Total Available | 60,740 | |

FITTED OUT

Wellbeing meets workspace

Arbor is meticulously designed to enhance occupant well-being through thoughtful architecture, abundant natural light, outdoor terraces, and exceptional end-of-trip amenities—ensuring every need is considered.

Sustainability is at the core of Arbor, meeting the highest environmental standards complemented by the Arbor building app which offers intelligent energy-saving solutions while providing tenants with seamless access and security.



Platinum

BREEAM Excellent



Carbon zero in operation

WELL Ready to achieve Platinum



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

EPC A rating



Warm down / exercise room



3m span windows and low iron glass



330 cycle spaces (Bike maintenance and water station)



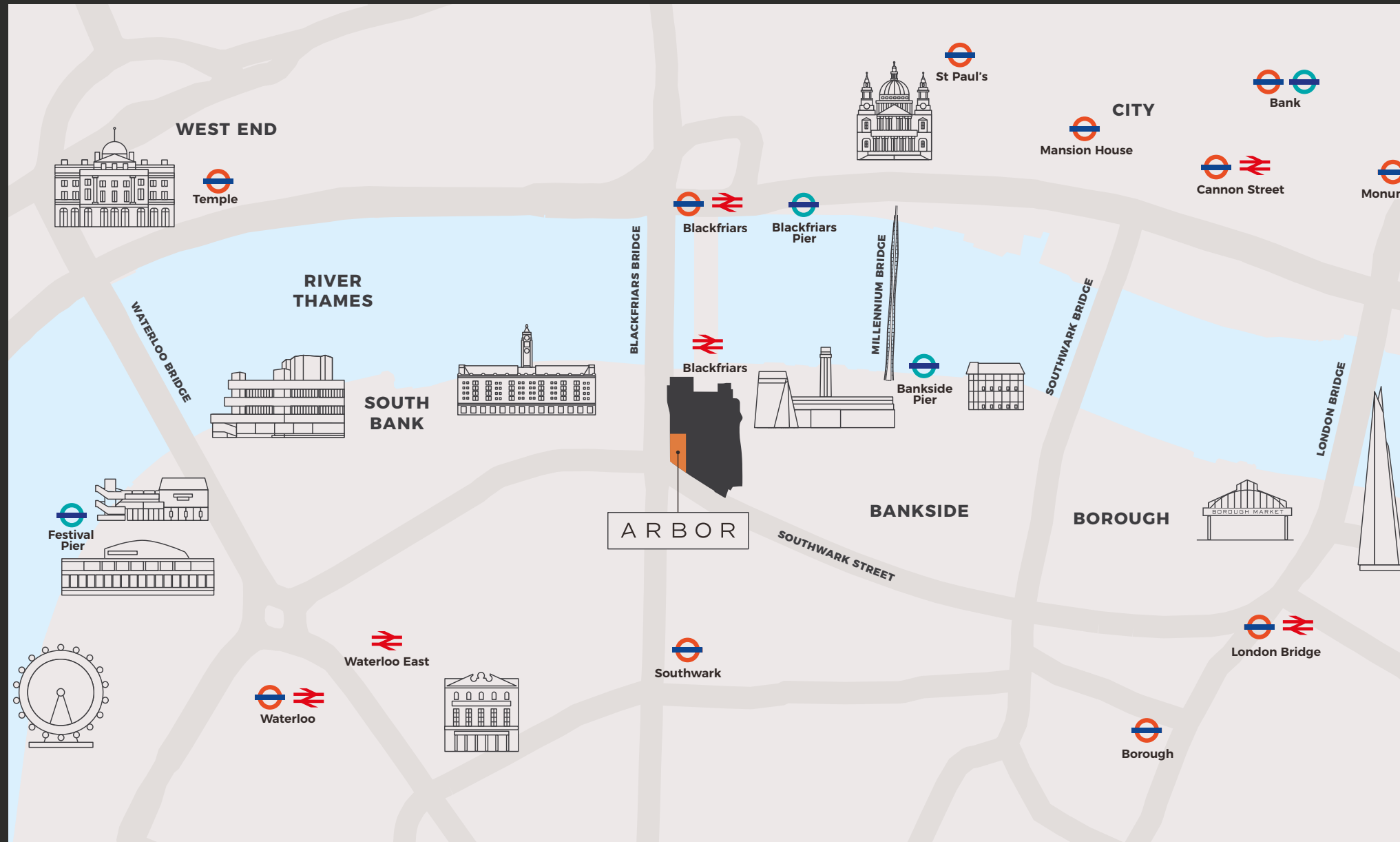
28 showers and 377 lockers (including 5 drying lockers)



Changing room



Wellness room



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BANKSIDE YARDS

A DEVELOPMENT BY NATIVE LAND AND PARTNERS



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banksideyards.com/arbor

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