

ARBOR

LEVEL 11

13,777 SQ FT FULLY FITTED



BANKSIDE YARDS

LONDON SE1



ELEVATE THE WORKSPACE

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.

Level 11 at Arbor will be fitted out to offer 13,777 sq ft of diverse, flexible, light filled workspace.

Coming Spring 2026.



YOU HAVE ARRIVED

An expansive arrival area gives the best possible first impression, encourages collaboration, and provides flexibility for events or gatherings. It's more than just an entrance, it is a hub of connection and creativity.



Level 11 large arrival area

Flexible and future-proof

SPACE TO GROW

108 fixed workstations with scope to add more.

ADAPTABLE LAYOUT

With generous proportions, there is scope to make the space work for you

FLEXIBLE WORKING

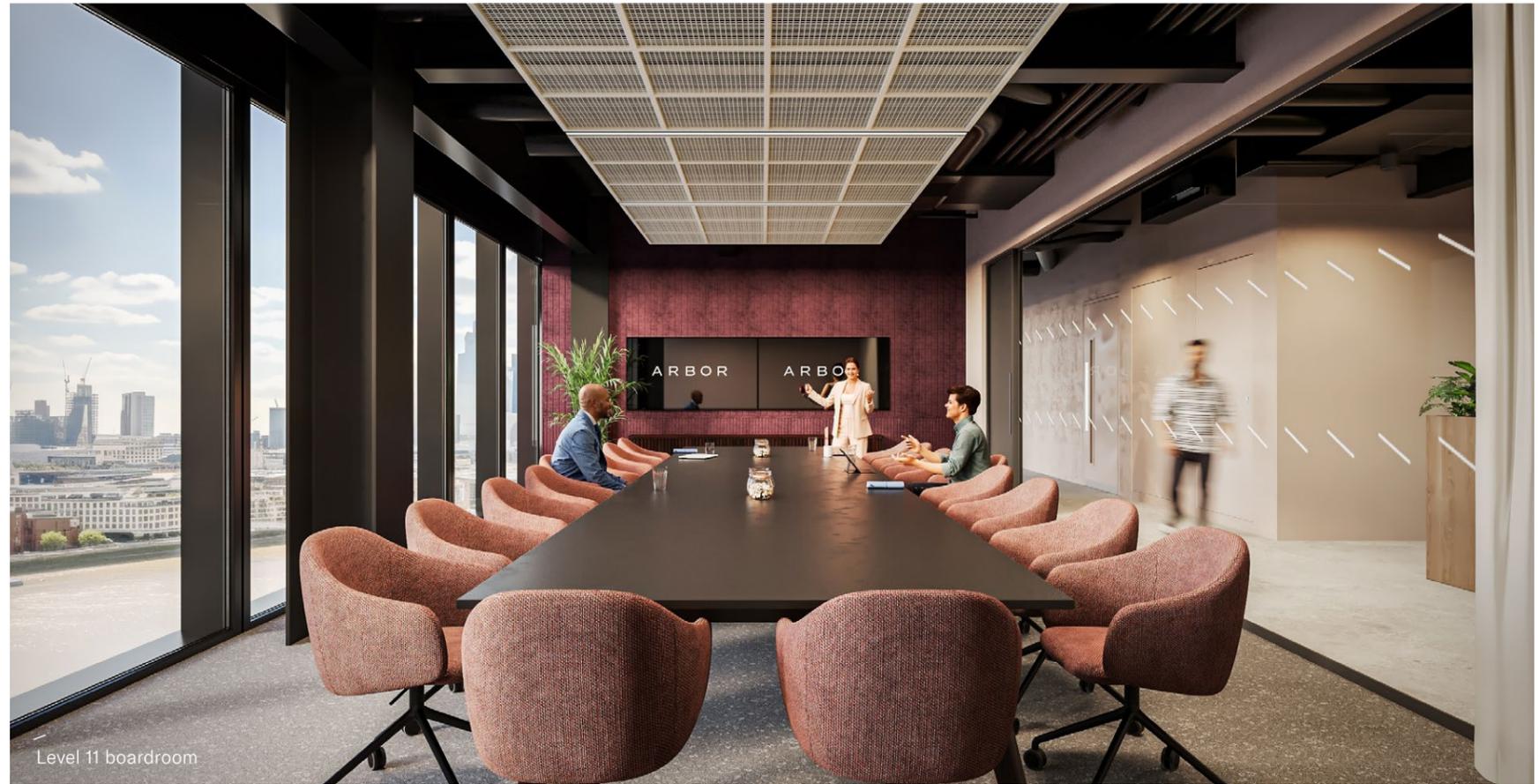
All types of working are considered with hot-desking and collaboration spaces

CURATED

Sit/stand desks complimented with a suite of premium furniture

SUSTAINABLE

Utilising recycled and recyclable materials



Level 11 boardroom



Level 11 break-out area

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.



An architecturally designed fit-out featuring:

Large arrival area

Six meeting rooms furnished with audiovisual equipment

Four two-person phone rooms

Large break-out area and separate front of house bar

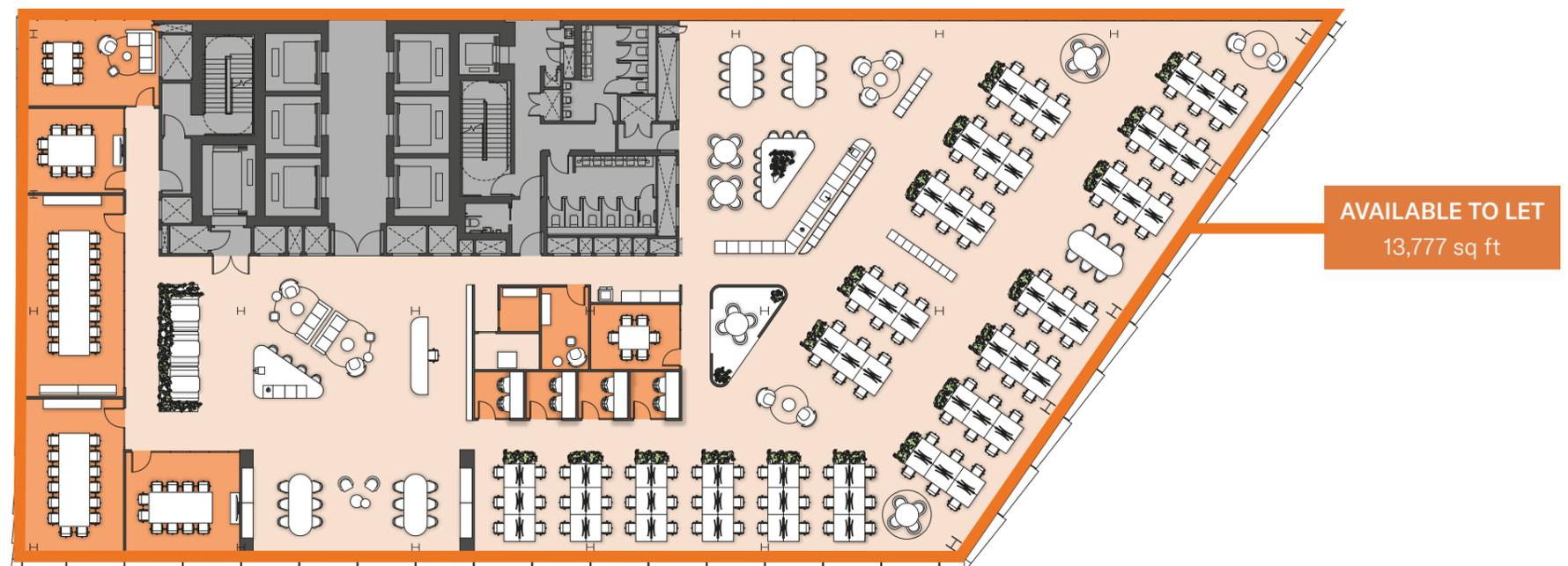
108 open plan workstations with sit/stand desks and 42 agile workstations

Wellness/multi-function room

Dedicated server room



Level 11 floor plan



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



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)



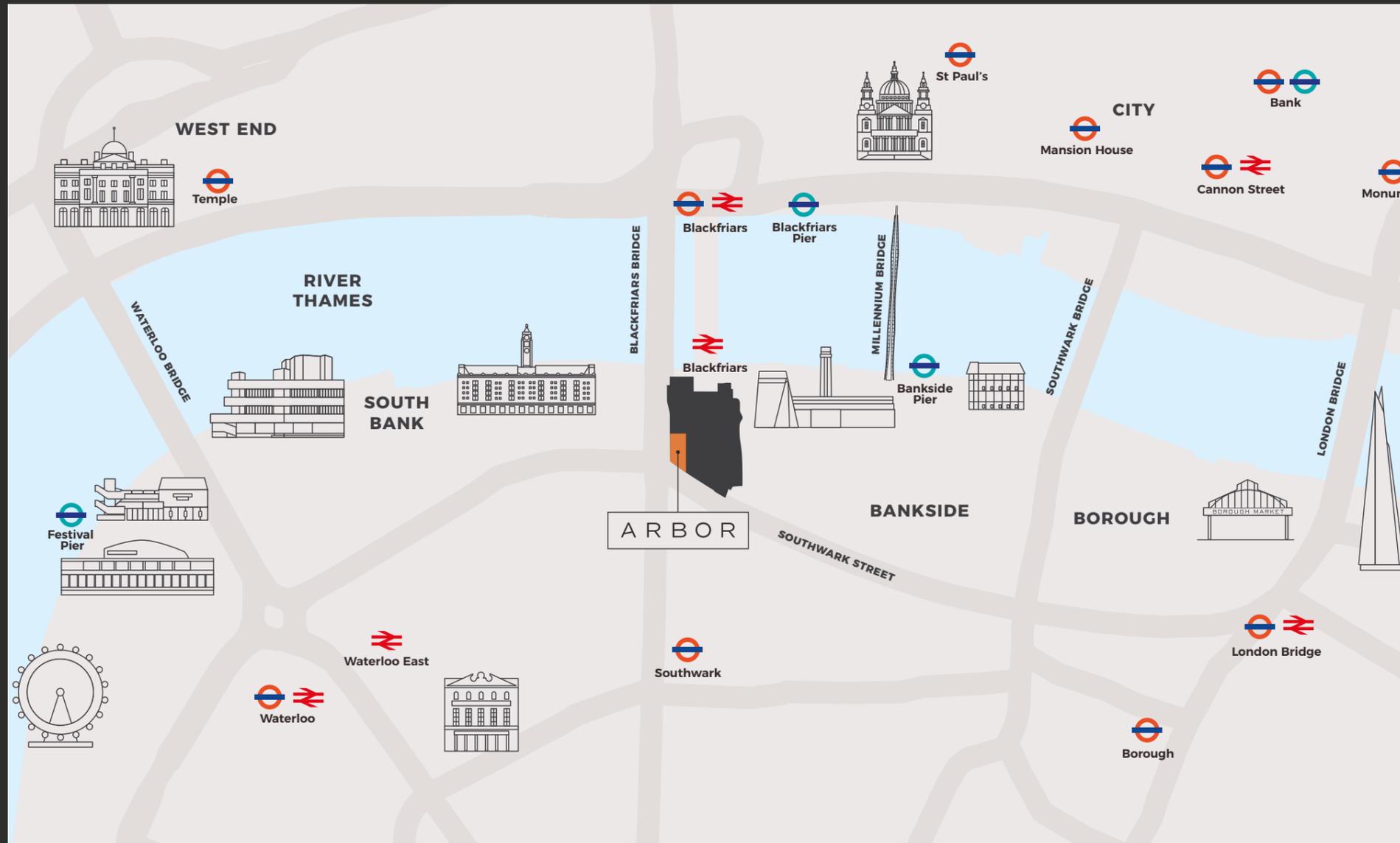
28 showers and 377 lockers (including 5 drying lockers)



Changing room



Wellness room



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BANKSIDE YARDS

A DEVELOPMENT BY NATIVE LAND AND PARTNERS



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