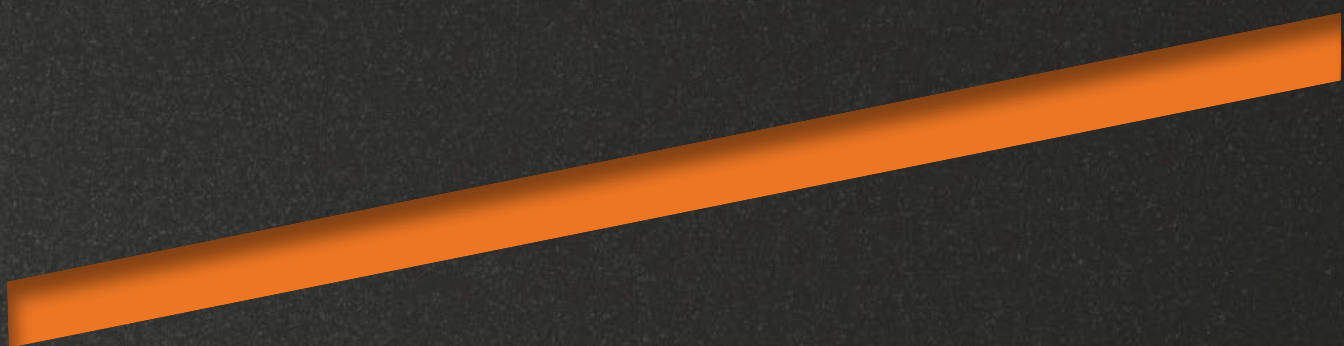


A R B O R



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 architectural concept drawing



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

"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's structure intersecting historic arches

Arbor Level 18



BUILT FOR THE FUTURE



Smart

Work smarter with the Arbor building app.

Flexible

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



Volume

Big spaces to inspire big thinking.



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

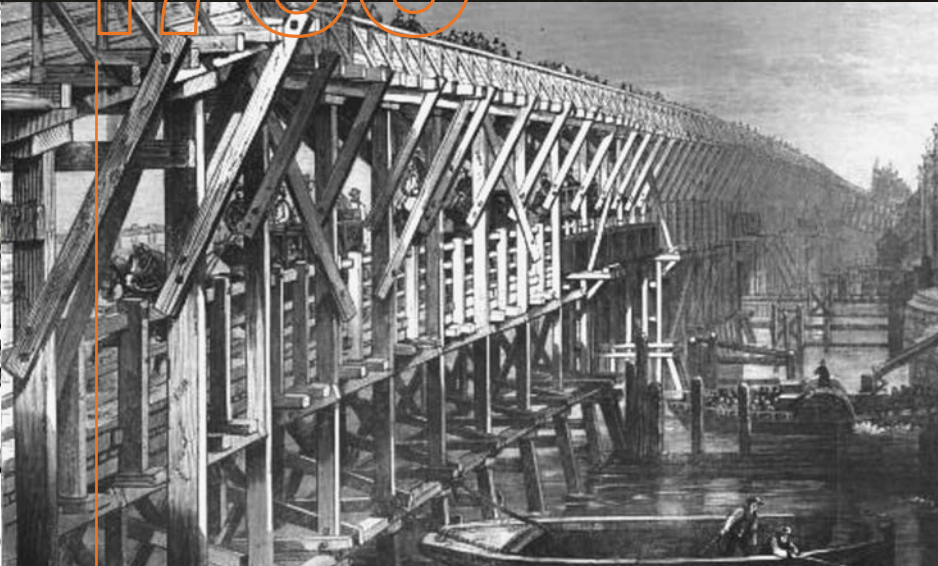


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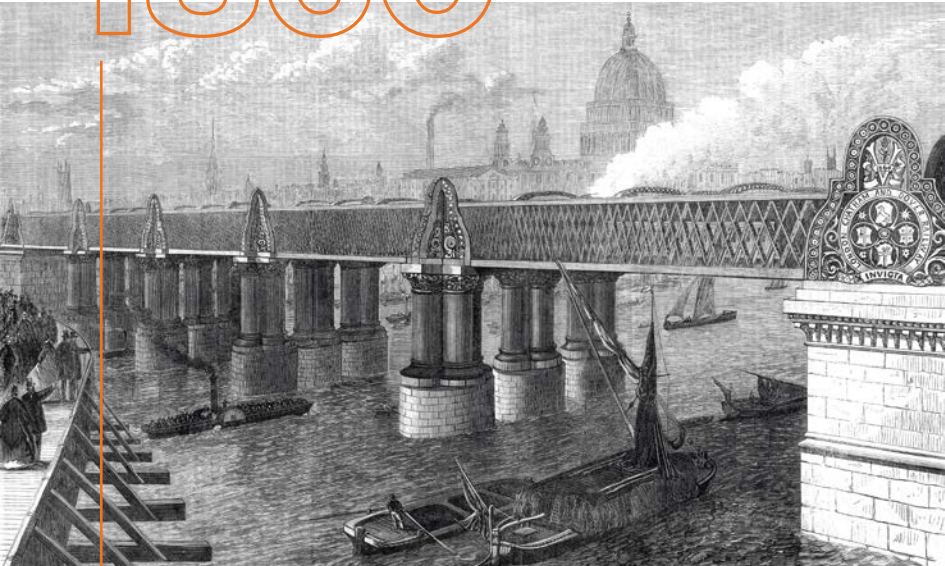
The first recorded Frost Fair held on the River Thames

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

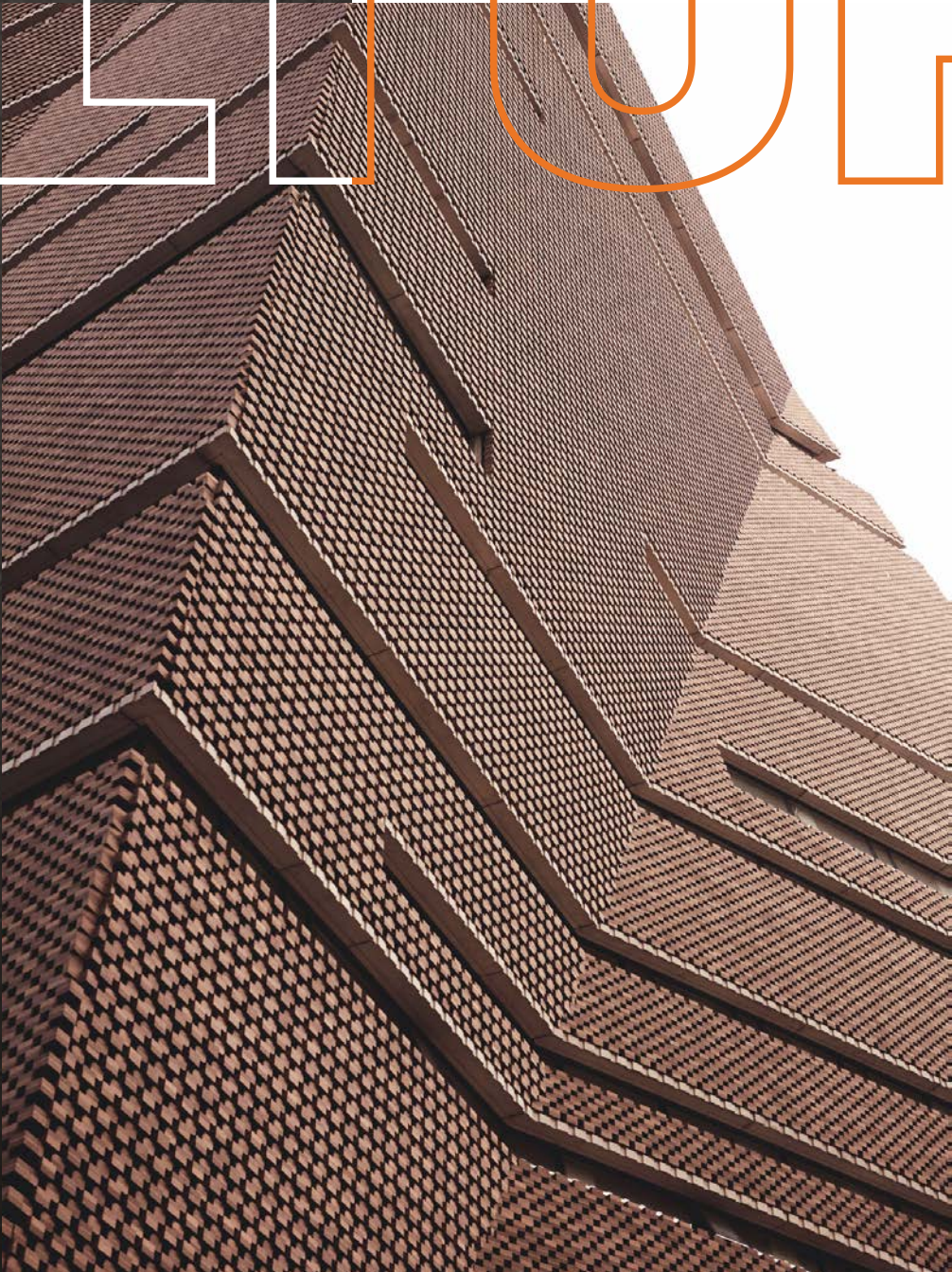


Experience all kinds of life in London's definitive cultural neighbourhood, which connects world famous performance venues with iconic galleries and hundreds of years of history.

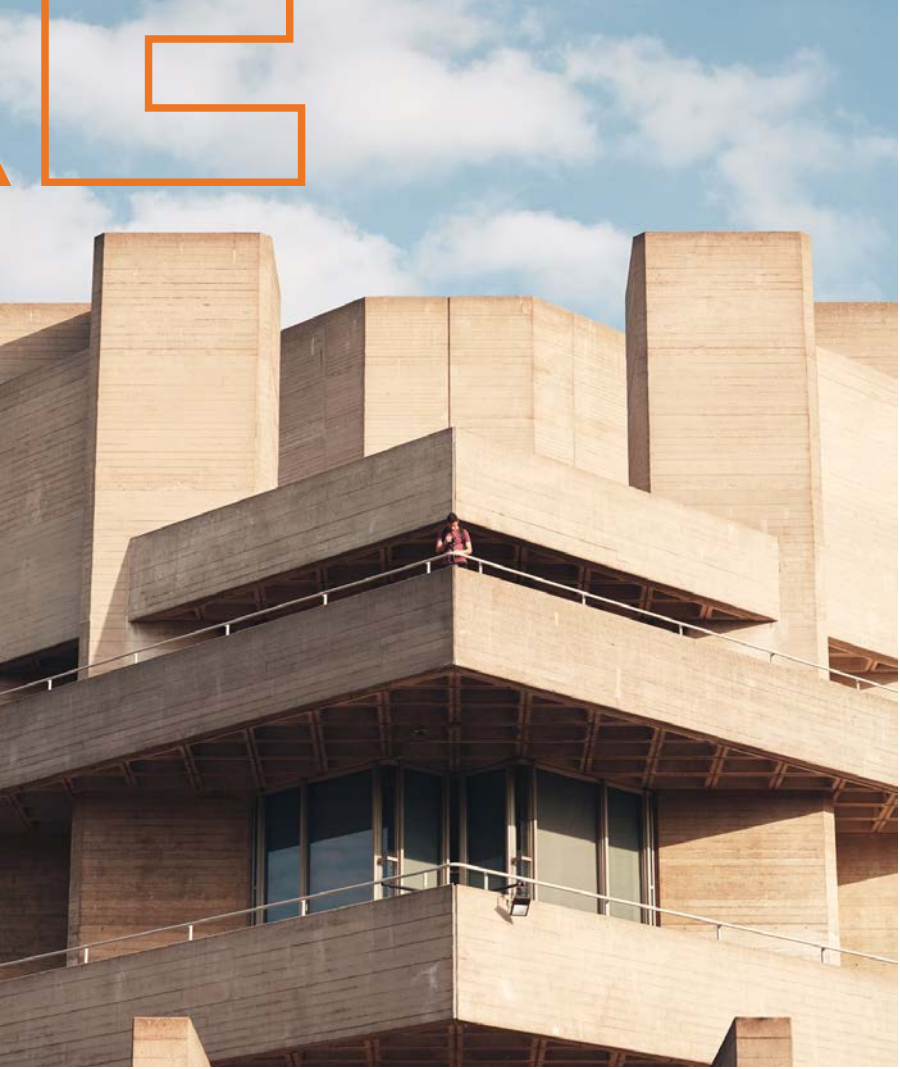
CULTURE



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'

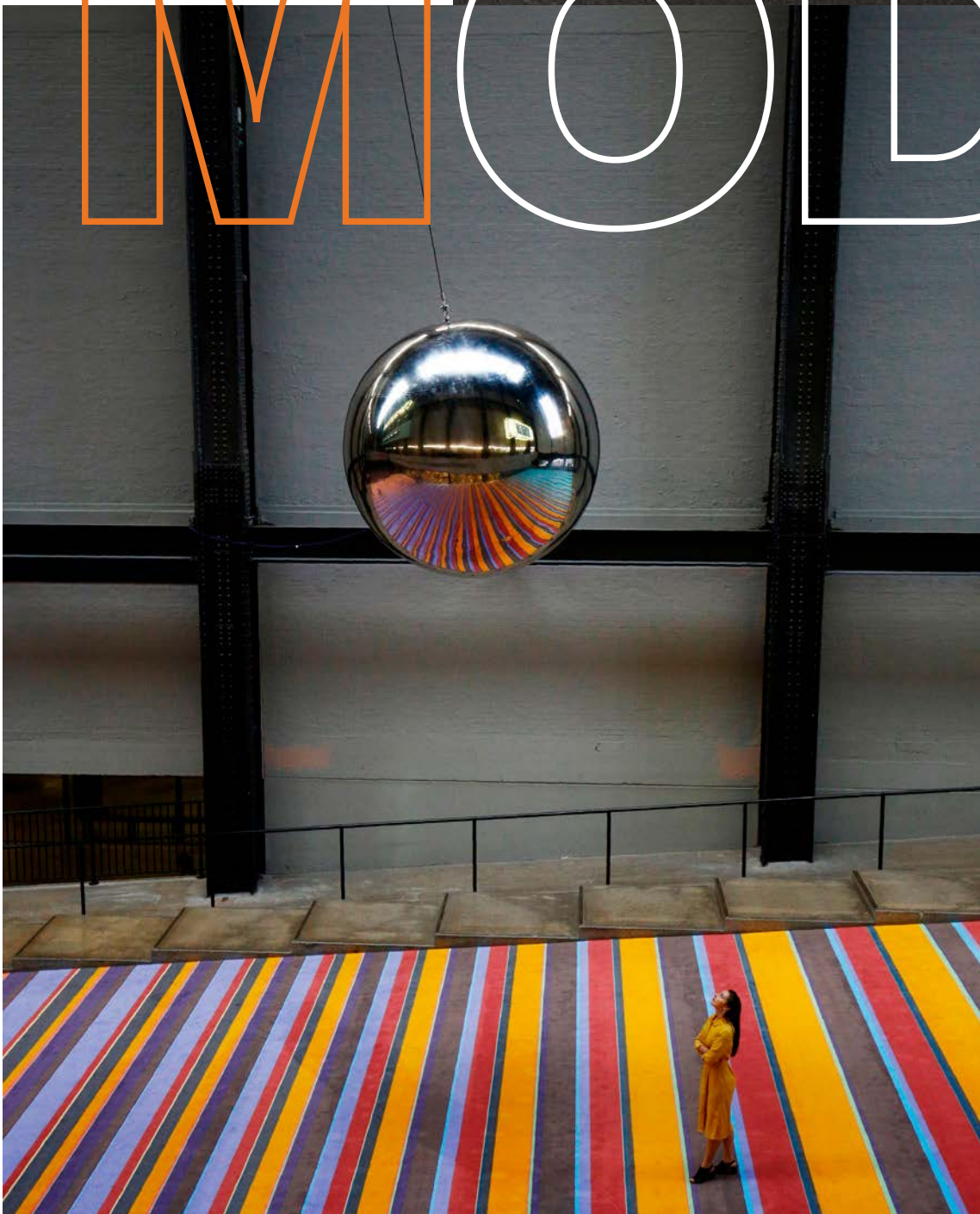


Tate Modern Gardens

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



Bar Douro

The Gentleman Baristas

28

28

- 28

28

- 28

28

- 28

28

- 28





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

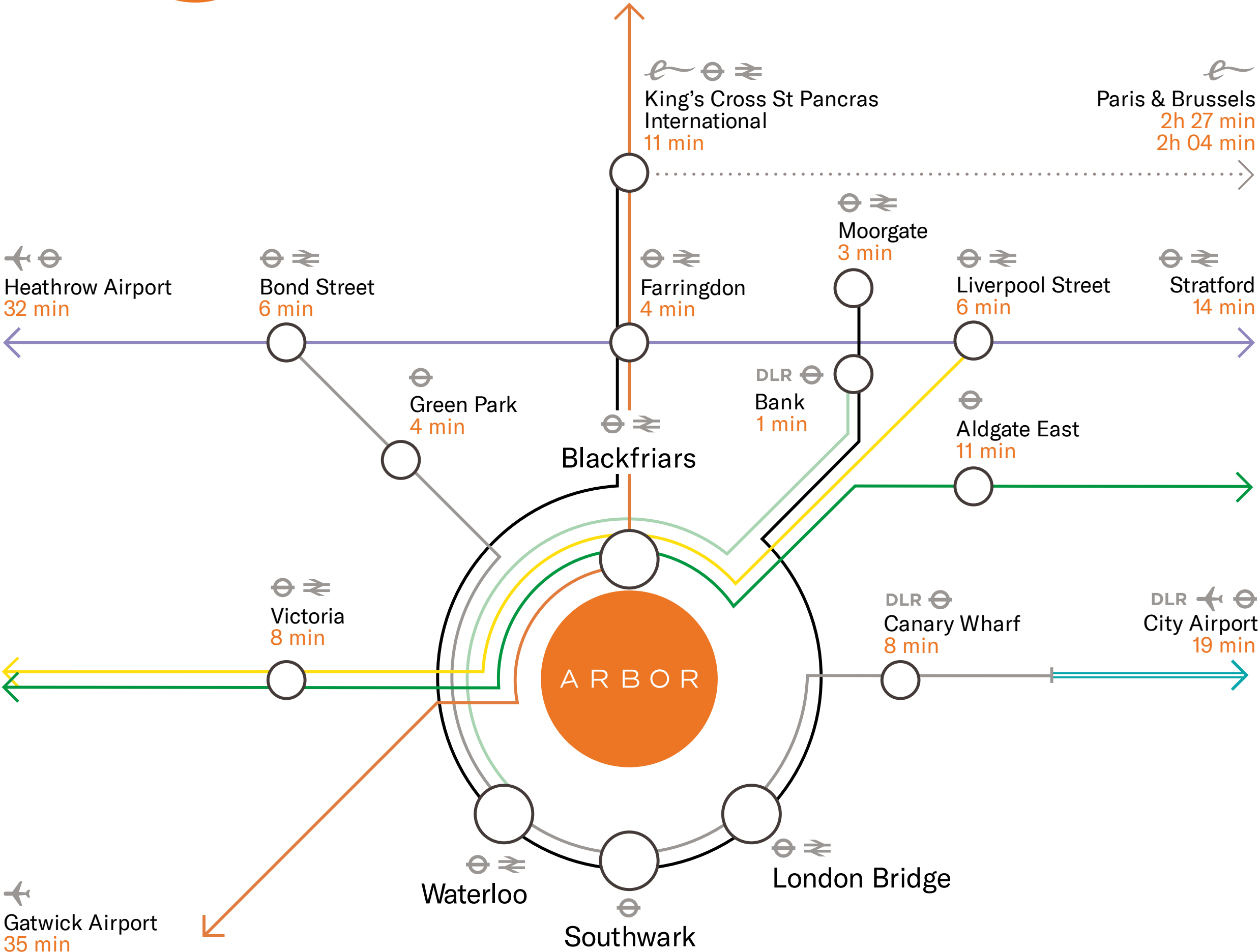
Gatwick Airport
41 mins

Luton Airport
45 mins

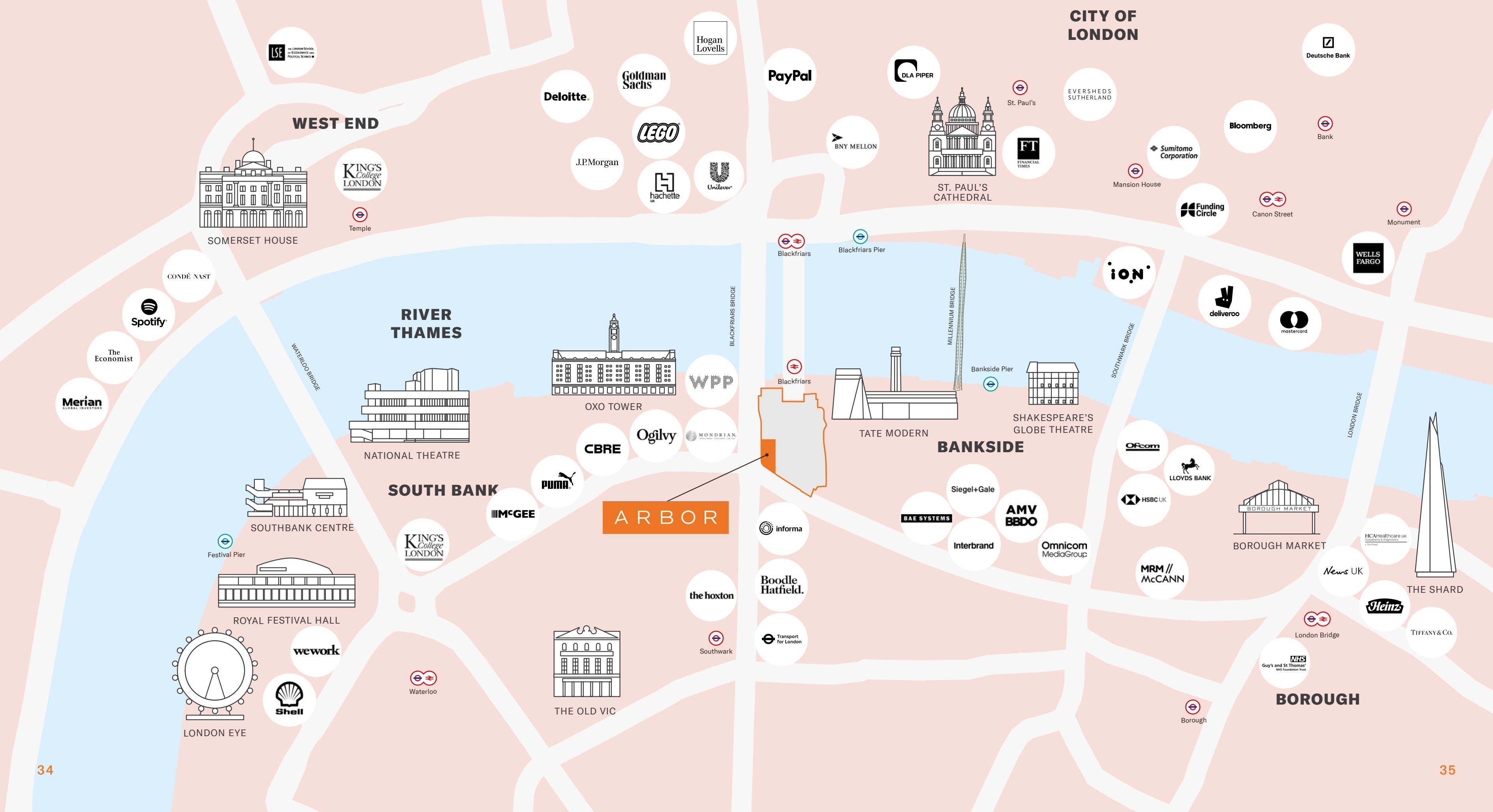
Heathrow Airport
52 mins

- 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





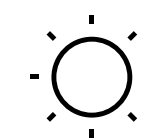
255

BANKSID ARDS

BLACKFRIARS ROAD

Arbor at ground level

WELLBEING MEETS WORKSPACE



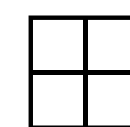
Natural light

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.



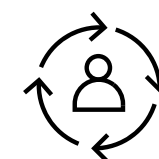
Outdoor

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



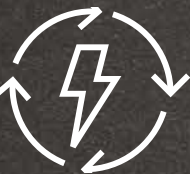
Fossil-fuel free

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



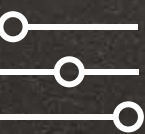
Low carbon

Generator powered by vegetable oil – offering significant environmental, operational and performance advantages.



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.



Fresh air

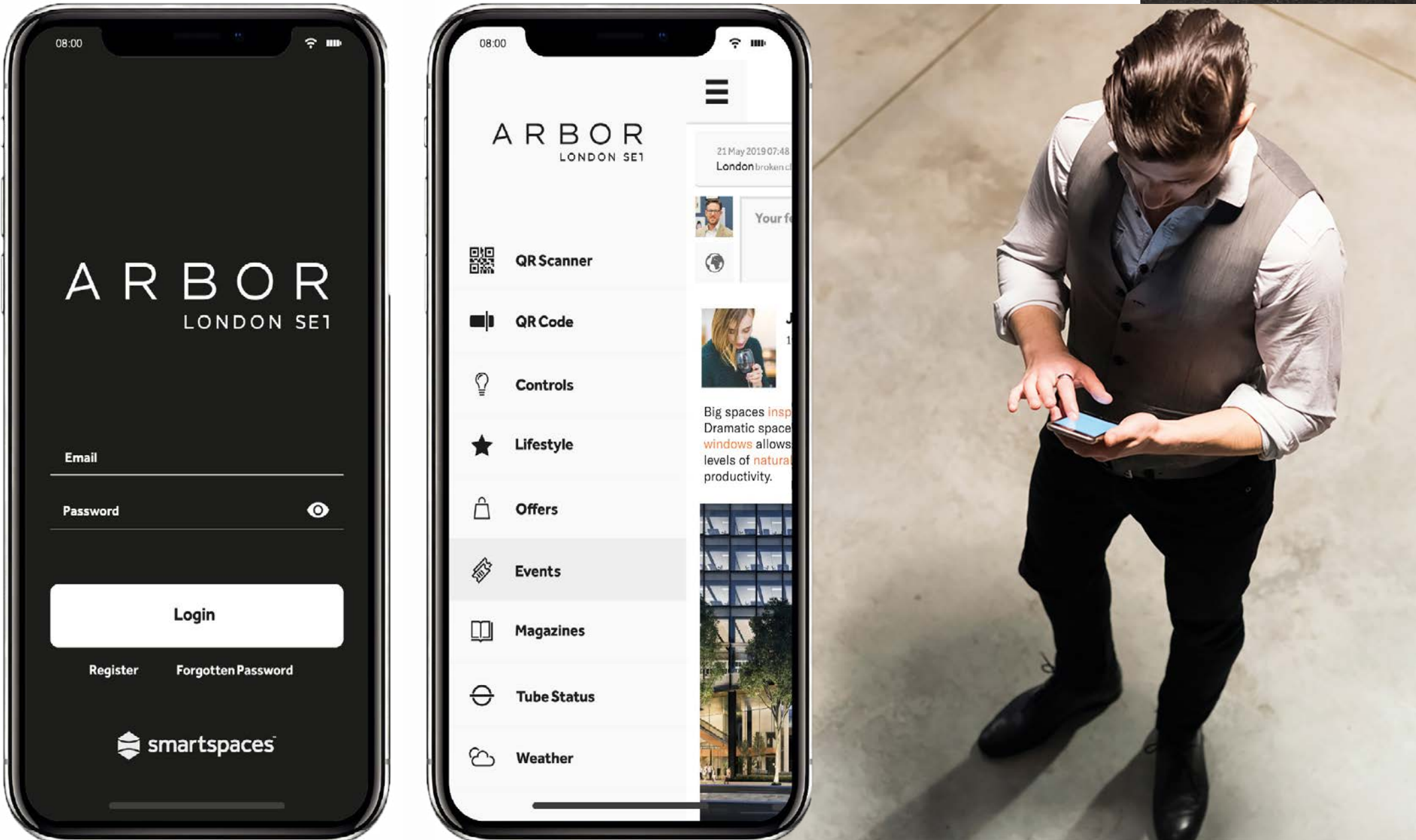
Fresh air ventilation up to 13.2 litres/sec/person provides optimal comfort.



Efficient operation

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.



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.

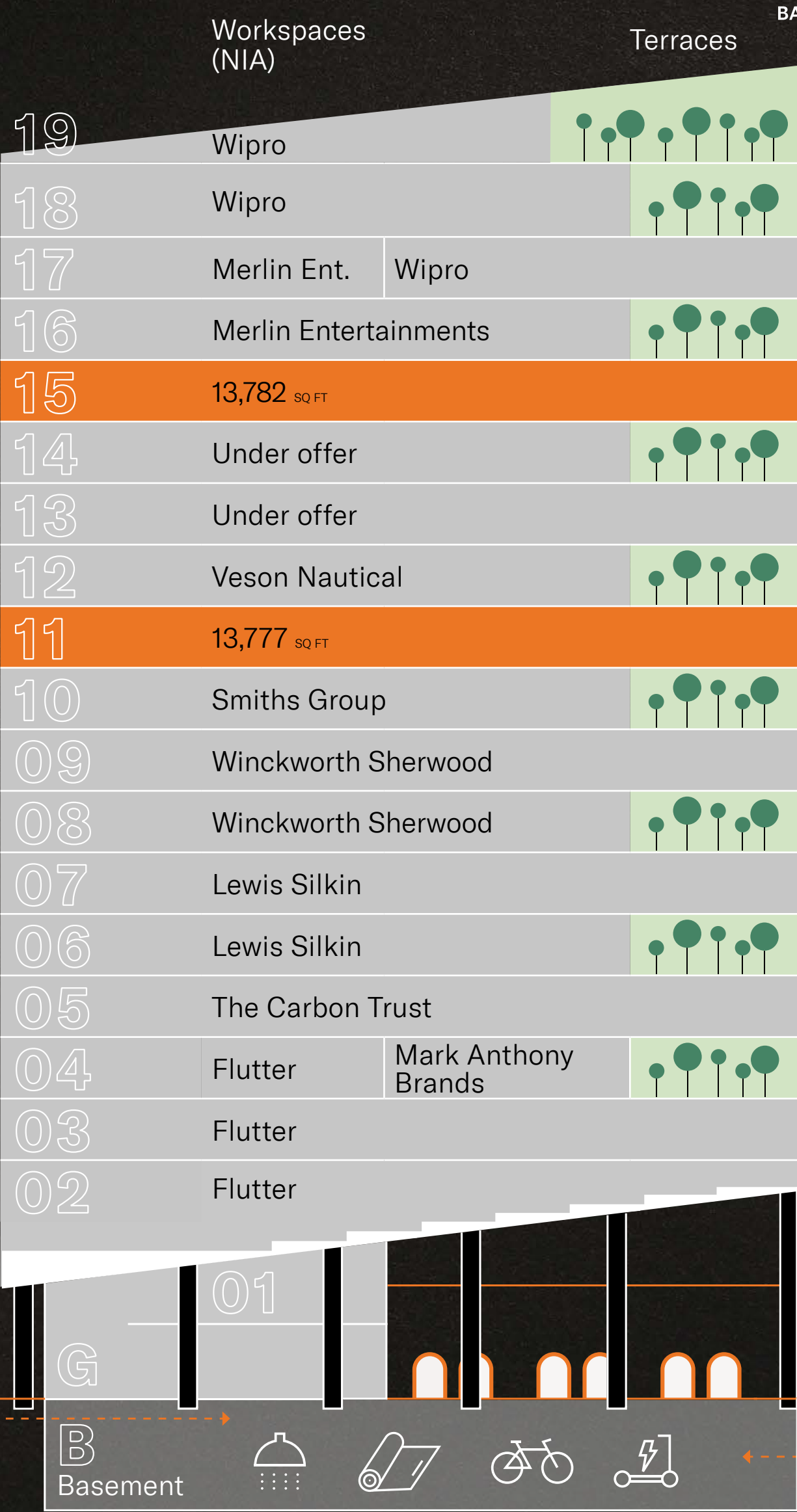
*Feature available with occupier enhancement



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.





FLEXIBLE WORKING

Light filled workspaces are designed to promote creativity and productivity.



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

9 TERRACES

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



FITTED OUT WORKSPACES

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

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



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



LIFT LOBBIES

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



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

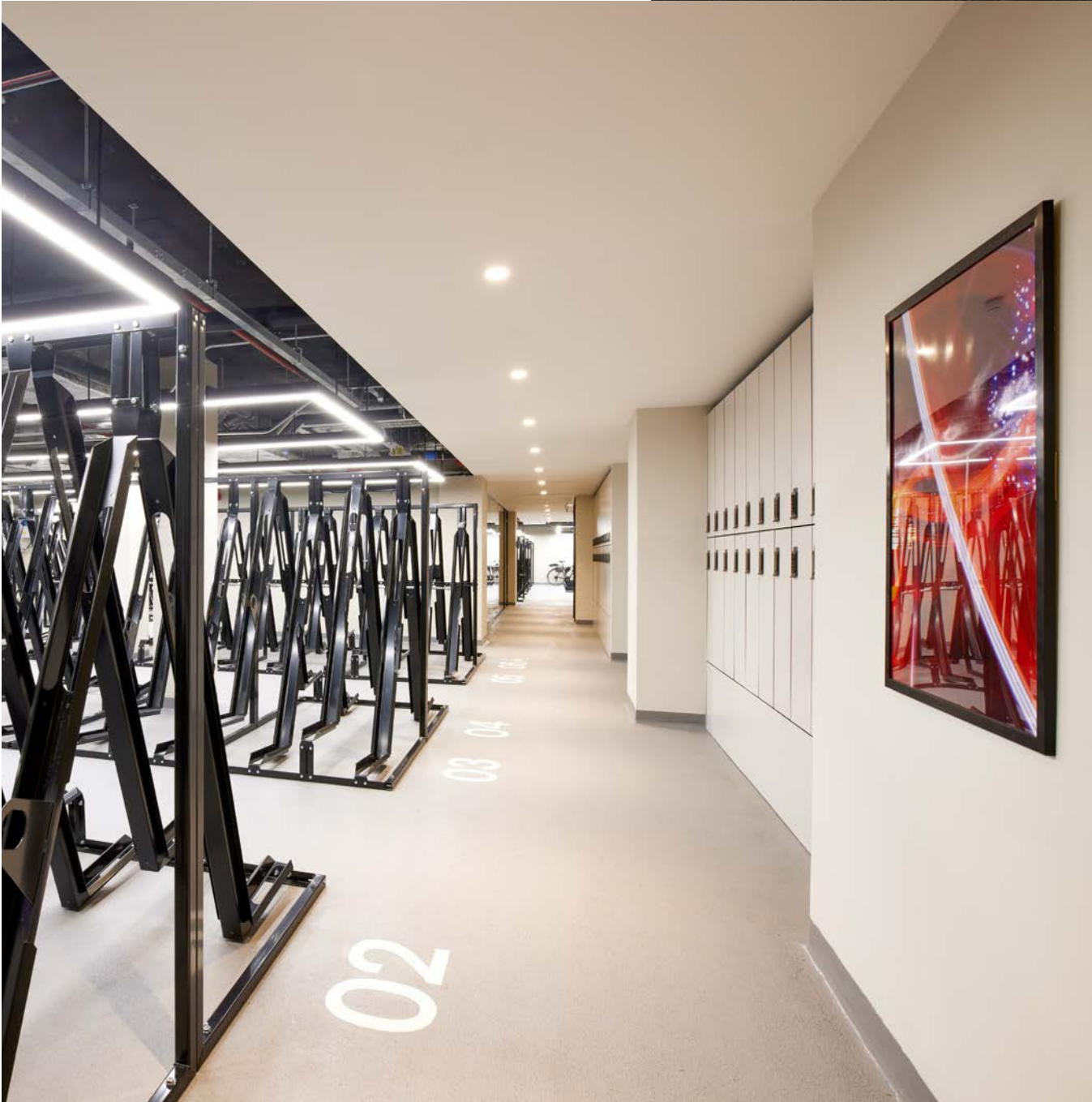
A multi-use exercise room for warm down or quiet space to practice meditation and yoga.

Change

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



WELLNESS AMENITIES





Wellness room

A VISIONARY BUILD

	Platinum	BREEAM	Excellent
	Low carbon Powered by 100% renewable electricity	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*

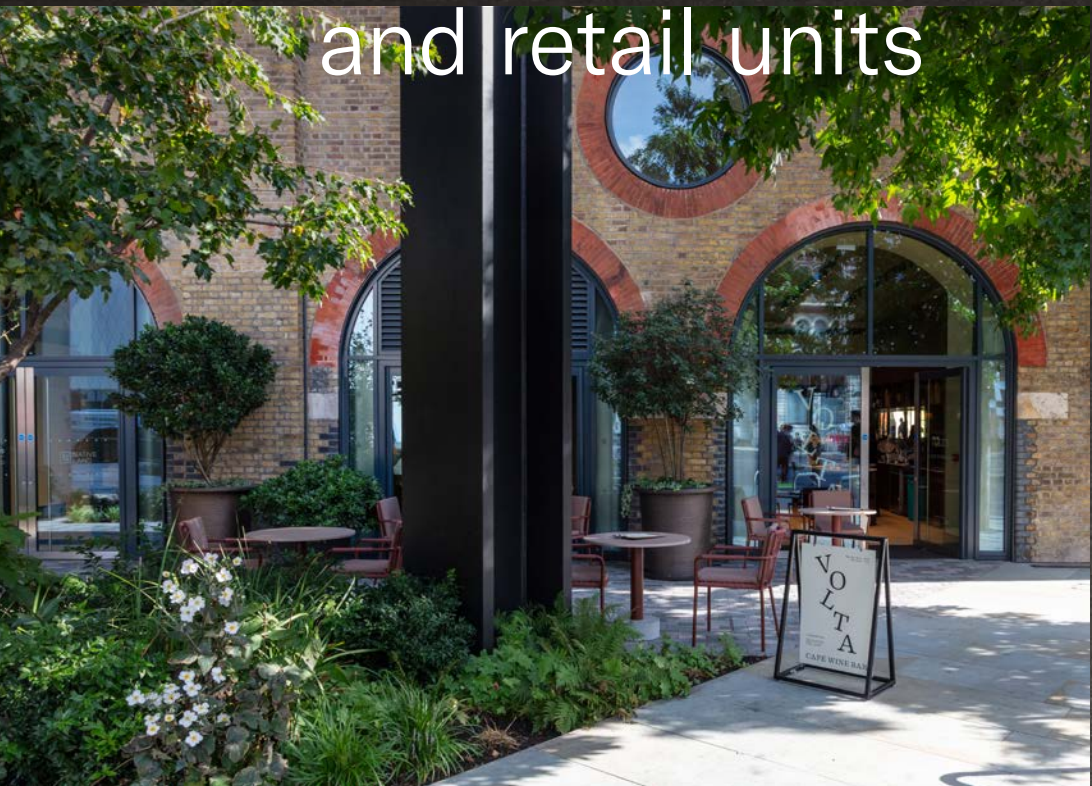
Luxury hotel
Mandarin Oriental Bankside Yards



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

20

New bars, restaurants
and retail units



14

Historic arches



5*

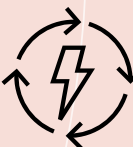
Luxury hotel
Mandarin Oriental
Bankside Yards



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.

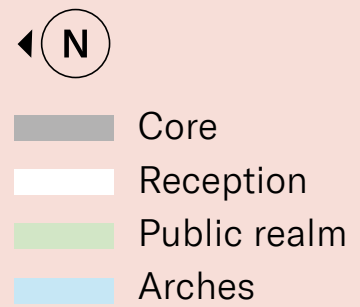
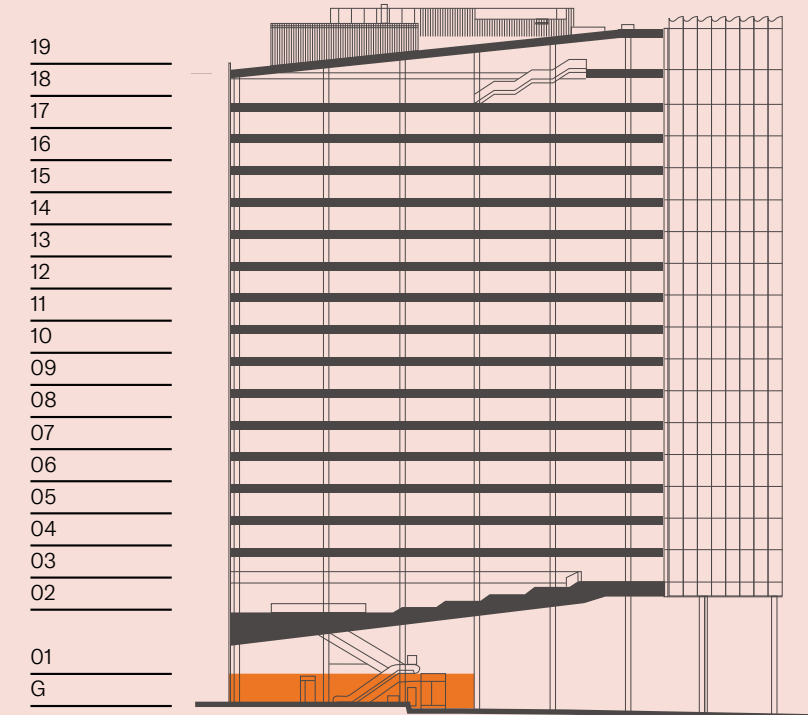
 Low carbon
in operation

Powered by 100% renewable electricity.

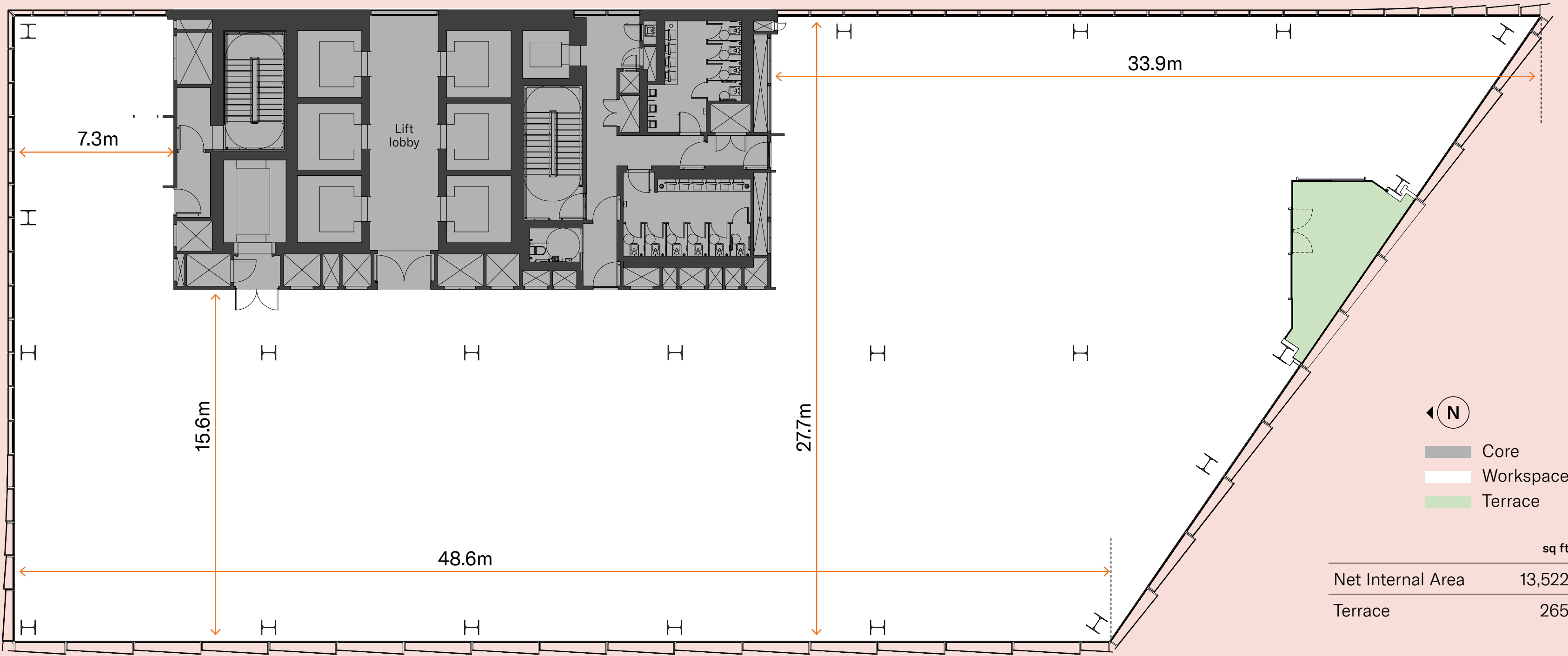
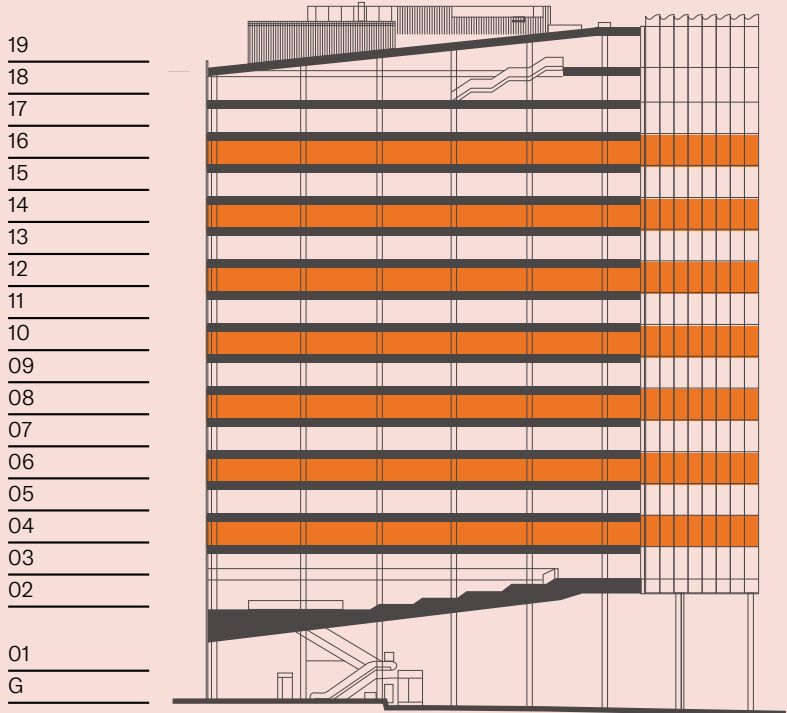


Bankside Yards public realm

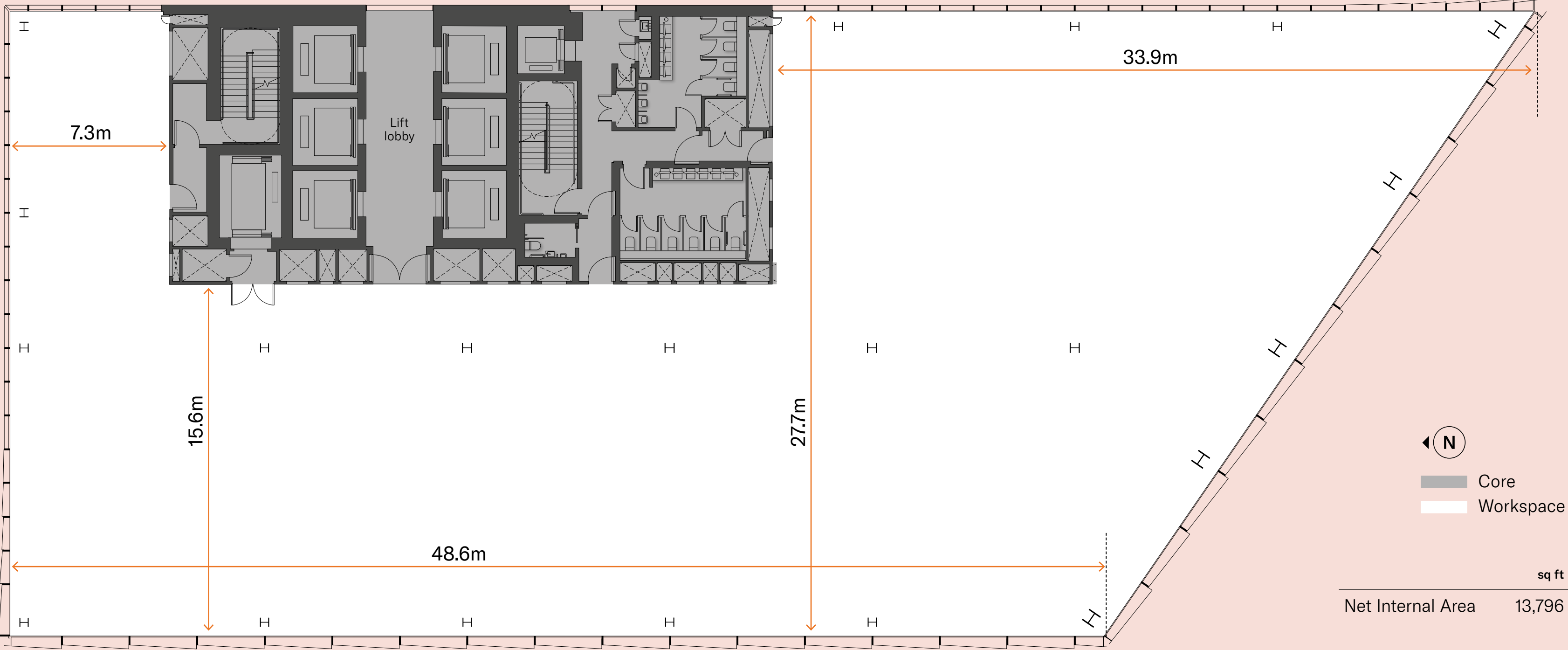
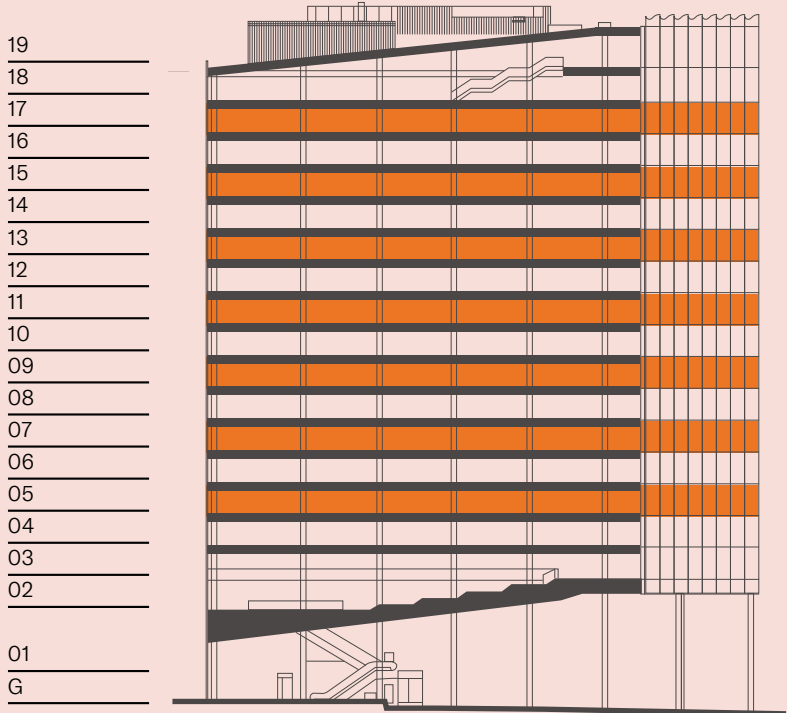
GROUND FLOOR



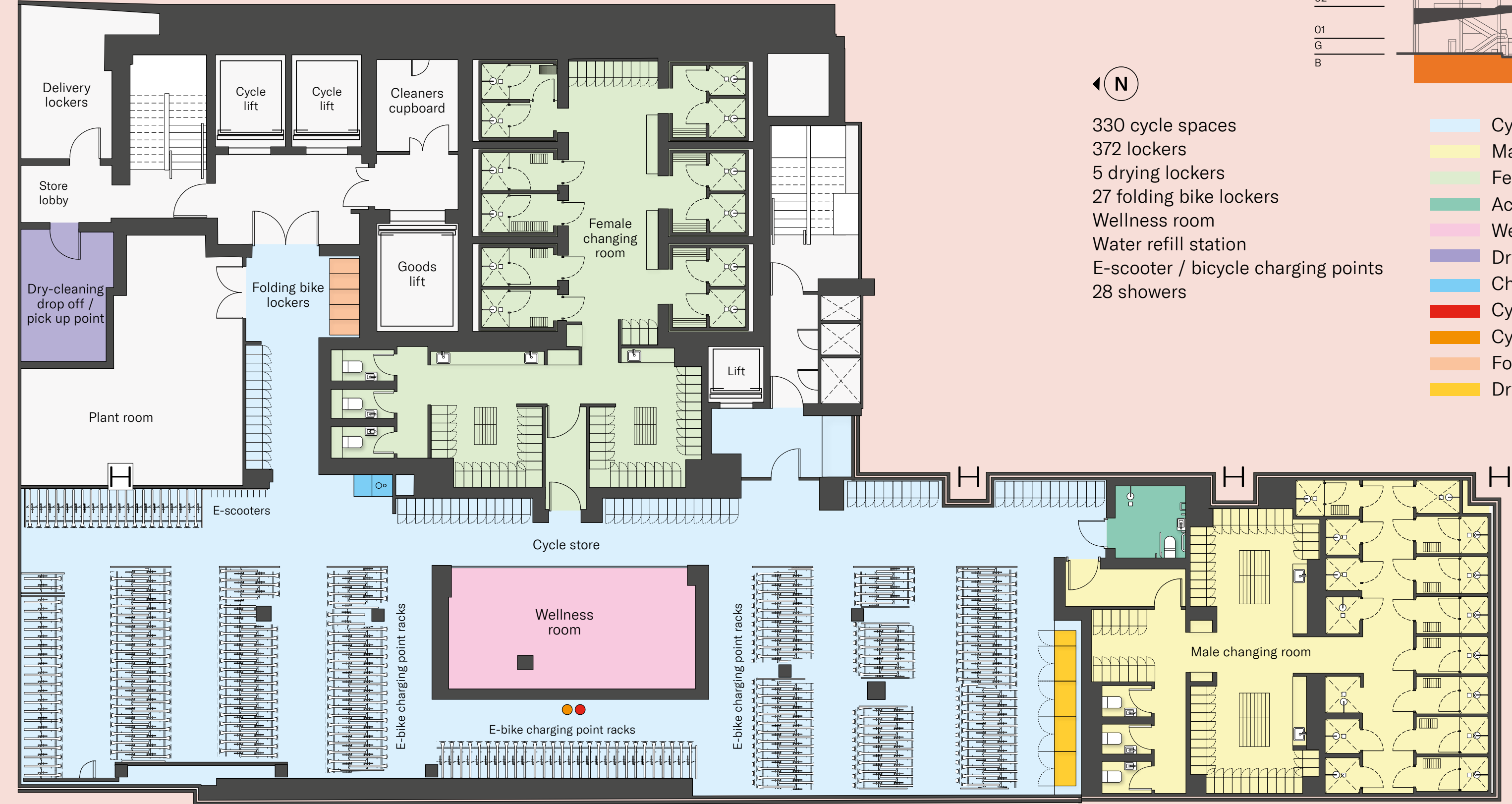
TYPICAL FLOOR WITH TERRACE



TYPICAL FLOOR WITHOUT TERRACE

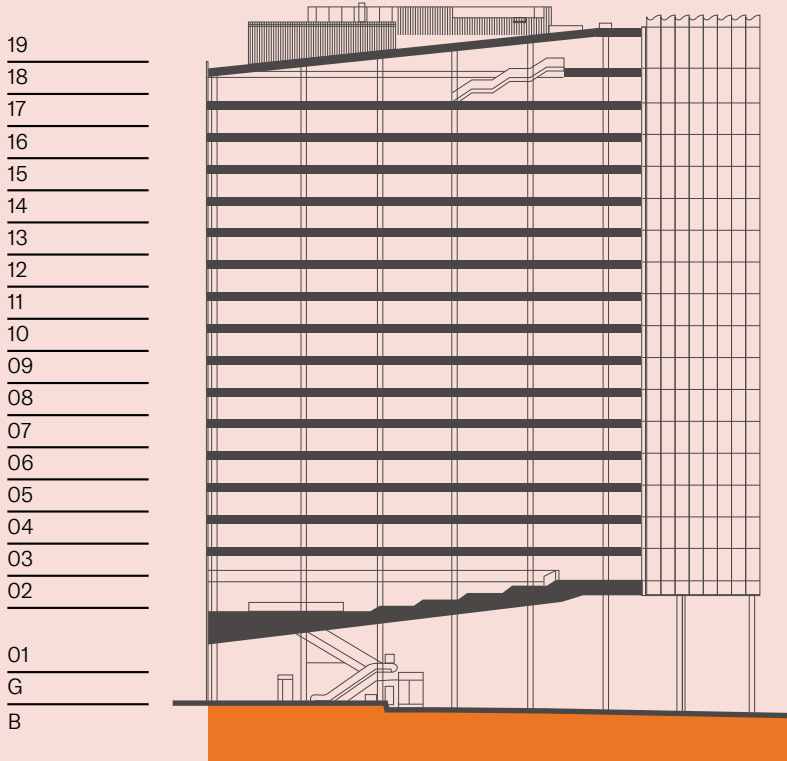


END-OF-TRIP FACILITIES



- 330 cycle spaces
- 372 lockers
- 5 drying lockers
- 27 folding bike lockers
- Wellness 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 Properties
Berhad**

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



Developer and Asset Manager



Architect – Masterplan and Building



Landscape Architect



Interior Architect



Structural Engineer



M&E Consultant and Sustainability



Project Manager



Cost Consultant



www.banksideyards.com/arbor

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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.

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