

RETAIL  
WORKS

AT

SOUTH  
BANK  
CENTRAL.

# INTRODUCTION

South Bank Central is an area alive with opportunity for offices and retail. The impressive buildings truly place your business on the map. The West End and City are your neighbours and the extensive transport connections a dream for commuters, with green spaces and thoughtful design. South Bank Central ensures a balanced and healthy environment to attract the best talent. The vibrant cultural setting caters for all, be it a client lunch, a theatre trip or a stroll down the river.

- The area is anticipated to create **10,000 jobs, 1,500 new homes and 1,000 hotel rooms.**
- South Bank Central sits in the wider London Bridge Bankside opportunity area which will provide circa **5 million sq ft** of new business floor space and **25,000 new jobs.**
- The Tate Modern extension is proposed to increase visitor attractions by **60% to over 6 million visitors per year.**

Productivity, location, innovation.  
Business works at South Bank Central.



## EXISTING LOCAL OCCUPIERS

FOR: **OGILVY & MATHER**, FDM GROUP,  
ARMA PARTNERS, **ERNST & YOUNG**,  
HOWARD KENNEDY, TOWER WHARF,  
RAMBERT, MATHYS & SQUIRE, **PWC**,  
**NEWS UK**, BRITISH FILM INSTITUTE,  
QUEEN ELIZABETH HALL, **IPC MEDIA**,  
BALFOUR BEATTY, NETWORK RAIL,  
**NATIONAL THEATRE**, WEWORK,  
TP BENNETT, CAPITA HARTSHEAD,  
**ITV**, ROYAL FESTIVAL HALL, LEON,

**OXO TOWER**, M&S SIMPLY FOOD,  
DOT DIGITAL, **LITTLE WAITROSE**,  
THE NATIONAL BALLET, GREATER  
LONDON AUTHORITY, **UNION STREET**  
**CAFÉ**, OMNICOM, BOODLE HATFIELD,  
IBM, **PUMA**, KING'S COLLEGE LONDON,  
HAYWARD GALLERY, **TATE MODERN**,  
**MONDRIAN HOTEL**, HIXTER AND  
**HOXTON HOTEL**, SOUTH BANK WORKS.





THE  
LEADENHALL  
BUILDING

20 FENCHURCH  
STREET

OXO  
TOWER

MONDRIAN  
HOTEL

SOUTH  
BANK  
CENTRAL

TRAFALGAR  
SQUARE

EMBANKMENT

HAYWARD  
GALLERY

ROYAL  
FESTIVAL  
HALL

WATERLOO  
STATION

LONDON  
EYE

BLACKFRIARS BRIDGE

WATERLOO BRIDGE

GOLDEN JUBILEE BRIDGES



## LOCATION MAP

### Business Evolution

The South Bank is brimming with artistic attractions and cultural delights, an area of opportunity where your business can thrive, push boundaries and set the pace for London. A future-forward focus attracts the most talented and aspiring people the world has to offer.

### Best Connections

Located between London's major train and underground networks, South Bank Central is easy to reach by land, river or air. With all these transport options, travel stresses are a thing of the past.

### Cultural Heartland

The South Bank is teeming with talent and residents, creating an atmosphere alive with inspiration ready to be soaked up and shared. South Bank Central introduces the ultimate work-life balance with restaurants, bars, and the latest in film and art on your doorstep, great for client entertainment and staff socials.



# THE GALLERY – RETAIL

South Bank Central combines retail, residential and office space to create a vibrant new destination that will still be buzzing with life long after clocking-off.

South Bank Central will bring an up-beat mix of shops, restaurants and bars cementing South Bank Central as one of the area's most exciting destinations. At the heart of London's cultural hub, the location will also benefit from a growing number of residents and office workers to the area.

- ▣ Vivo – up to 178,218 sq ft of office space
- ▣ Alto – up to 50,203 sq ft of office space
- ▣ The Gallery provides circa 37,000 sq ft over 13 new ground floor retail and restaurant units
- ▣ Ready autumn 2016



THE GALLERY – RETAIL PLAN

Approximate gross internal areas.

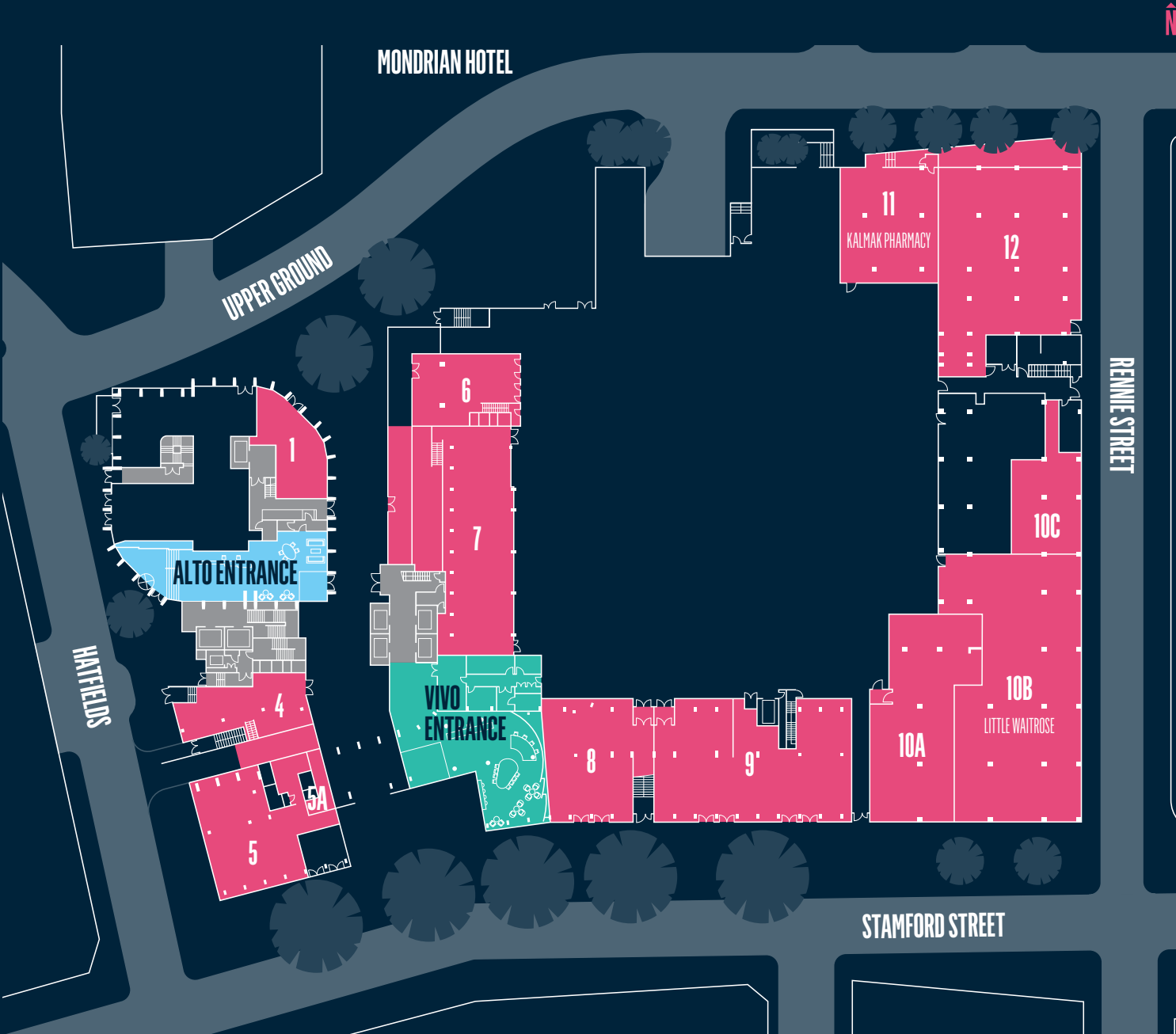
	SQ FT	SQ M
Unit 1	917	85
Unit 4	1,550	144
Unit 5	2,137	199
Unit 5A	146	14
Unit 6	1,248	116
Unit 7 – A3/A4 use	4,143	385
Unit 8 – A3/A4 use	2,007	187
Unit 9 – A3/A4 use	3,879	360
Unit 10A	3,057	284
Unit 10B	Let to Little Waitrose	
Unit 10C	957	89
Unit 11	Let to Kalmak Pharmacy	
Unit 12	5,089	473

**Rent**  
On Application

**Terms**  
The subject units are available from autumn 2016 on a new effective Full Repairing and Insuring Lease for a term of 10 years or more.

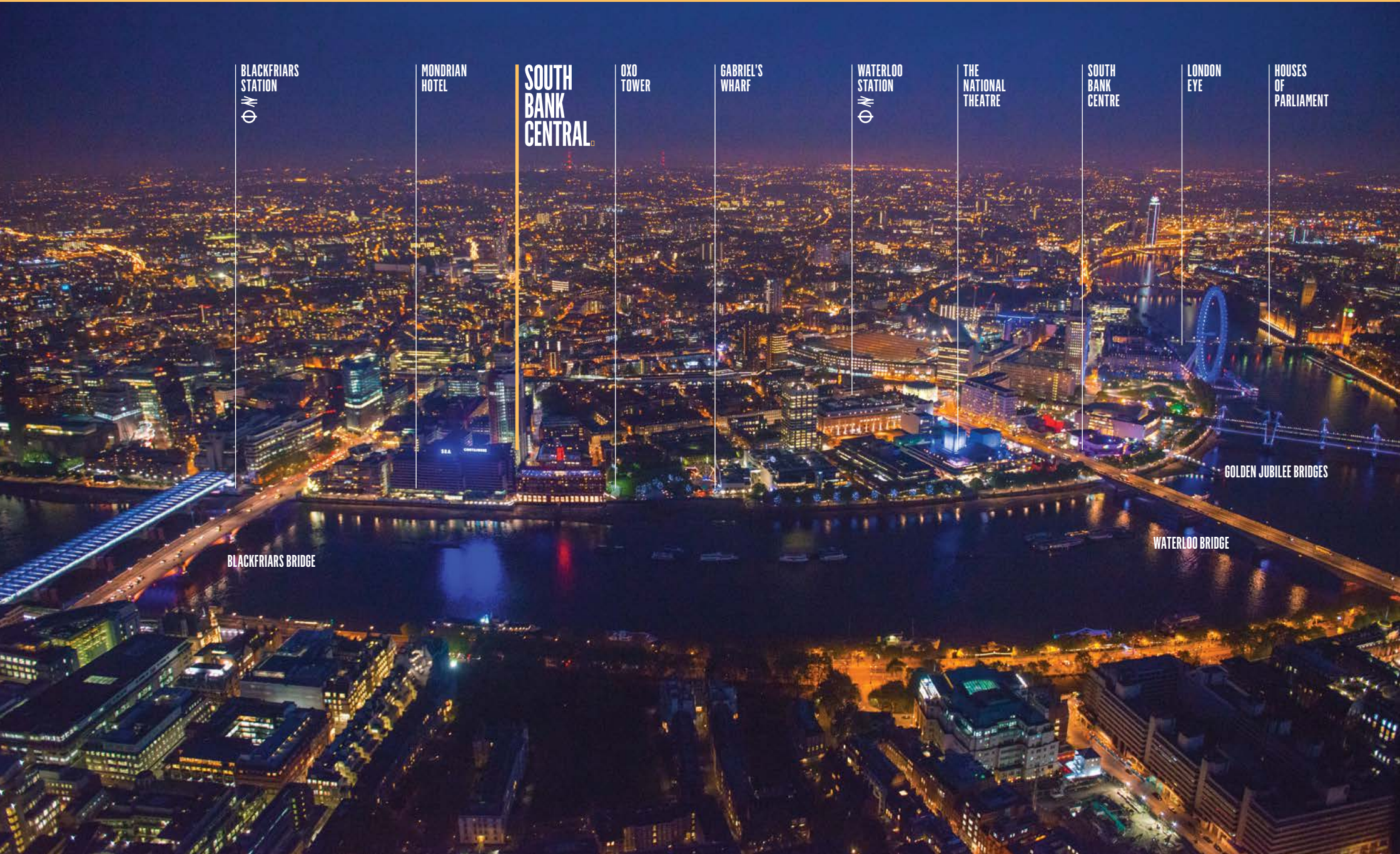
**Rates**  
The Rateable Value will need to be assessed once practical completion of the landlord's works has occurred.

**Energy Performance Certificate**  
An Energy Performance Certificate will be available following practical completion of the landlord's works.





LANDMARKS



BLACKFRIARS  
STATION  
Ⓢ

MONDRIAN  
HOTEL

SOUTH  
BANK  
CENTRAL

OXO  
TOWER

GABRIEL'S  
WHARF

WATERLOO  
STATION  
Ⓢ

THE  
NATIONAL  
THEATRE

SOUTH  
BANK  
CENTRE

LONDON  
EYE

HOUSES  
OF  
PARLIAMENT

BLACKFRIARS BRIDGE

GOLDEN JUBILEE BRIDGES

WATERLOO BRIDGE



## HISTORY

South Bank Central was formerly known as King's Reach Tower. The Tower element was originally a thirty storey structure 111 metres high and was completed in 1972.

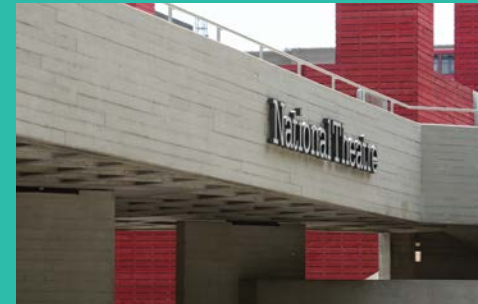
The buildings were designed by the famous architect Richard Seifert also known for designing Centrepont on Tottenham Court Road and Tower 42.

The Tower at South Bank Central was once the headquarters of IPC Media, one of the biggest publishing companies in Europe.

In the late 1970s, the tower became part of the mythos surrounding the British comic 2000 AD, published by IPC, and the building was depicted as home to the 'Nerve Centre' of its alien editor, Tharg.

Today, South Bank Central is surrounded by a wealth of amenities. Discover the finest theatre, music and art at the South Bank Centre and Tate Modern. Explore the market at Gabriel's Wharf and fine dining at the Oxo Tower; then relax with the latest in 5-star luxury at The Mondrian Hotel (part of the newly refurbished Sea Containers).

The area is looking forward to welcoming the Hoxton Hotel and residents at One Blackfriars and South Bank Tower.





# GETTING IN TOUCH WORKS.

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