BLUE FIN
BUILDING

THIS IS NOW.

110 SOUTHWARK STREET
LONDON SE1
AN ICONIC LANDMARK
INSPIRING OFFICE SPACE
STUNNING CENTRAL ATRIUM
GRADE A SPECIFICATION
EXCELLENT CONNECTIONS

THIS BANKSIDE ICON JUST GOT BETTER...
PEOPLE ARE THE FOCUS FOR FORWARD THINKING BUSINESSES

VIBE ATTRACTS TALENT

EXPERIENCE INSPIRES INNOVATION

THE WORKING ENVIRONMENT POWERS PRODUCTIVITY
THE BLUE FIN BUILDING - REIMAGINED TO PROVIDE AN EXCEPTIONAL OCCUPIER EXPERIENCE WITH TODAY'S MOST DYNAMIC BUSINESSES IN MIND.
THE BUILDING

COLLABORATIVE SOCIAL SPACES DESIGNED FOR THE ENJOYMENT, PRIDE AND PRODUCTIVITY OF EMPLOYEES AND VISITORS.

A LANDMARK BUILDING, EVOLVED
SINCE WHEN DID AN ENTRANCE BECOME AN EXPERIENCE?

SINCE NOW.

Double height entrances and a dramatic central atrium rise 12 floors to set the tone for an impressive and special arrival experience. Recently refurbished, the stylish reception and lounge area welcome occupiers and guests alike and lead on to the new Bankside Café and mezzanine, a buzzing collaborative meeting and break out space.
AMENITIES

THE BUILDING

• PANORAMIC VIEWS FROM THE 10TH FLOOR TERRACE

IT’S NOT JUST THEORY AND HAPPY THOUGHTS

ACCORDING TO ACCENTURE, EMPLOYERS WITH A GREAT EMPLOYEE EXPERIENCE OUTPERFORM THE S&P 500 INDEX BY 122%.

*Forbes - Experience Economy: It’s No Longer About The Product

THE BLUE FIN BUILDING OFFERS UNRIVALLED OUTDOOR AMENITY WITH A COMMUNAL TERRACE ON THE 10TH FLOOR ENJOYING PANORAMIC VIEWS ACROSS LONDON, SEATING AND A BAR FOR SUNDOWN DRINKS.
SINCE WHEN DID A RAINY DAY MEAN LUNCH IN THE SUN?

SINCE NOW.

A year-round indoor/outdoor space, the Bankside Terrace is housed in a glass pod with dining areas and bifold doors and serves a range of hot and cold food and drinks.
Urban street food to eat in or take away, the Bankside Kitchen provides an alternative in-house option for breakfast, lunch or post-work eats.
THE WINTER GARDEN
WORK FROM A NEW PERSPECTIVE

LIGHT-FILLED CAT A REFURBISHED OFFICE FLOORS WITH SENSATIONAL VIEWS AND DIRECT ACCESS TO COMMUNAL BREAK OUT SPACES.
10TH FLOOR
9,408 SQ FT

- **BANKSIDE KITCHEN**
- **BANKSIDE TERRACE**
- **COMMUNAL TERRACE AND BAR**
- **PRIVATE TERRACE**
- **CAT A OFFICE SPACE**

View from the private terrace

- **SUMNER STREET**
- **SOUTHWARK STREET**
- **ACCOMMODATION**
11TH FLOOR
6,915 SQ FT

Views overlooking the Tate Modern and the City

SUMNER STREET

OFFICE SPACE

WINTER GARDEN

ACCOMMODATION
<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Specification</th>
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</thead>
<tbody>
<tr>
<td>FOUR PIPE FAN COIL AIR CONDITIONING</td>
<td>LED LIGHTING</td>
</tr>
<tr>
<td>CYCLE SPACES AND DRYING ROOM</td>
<td>FULL HEIGHT GLAZING</td>
</tr>
<tr>
<td>STORAGE AVAILABLE</td>
<td>FULL ACCESS RAISED FLOOR</td>
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<tr>
<td>1:10 OCCUPANCY RATIO</td>
<td>PANORAMIC VIEWS</td>
</tr>
<tr>
<td>BREEAM VERY GOOD</td>
<td>SHOWERS AND CHANGING ROOMS</td>
</tr>
</tbody>
</table>

ACCOMMODATION:
- Four pipe fan coil air conditioning
- LED lighting
- Full height glazing
- Full access raised floor
- 1:10 occupancy ratio
- Panoramic views
- Cycle spaces and drying room
- Showers and changing rooms
- Storage available

BREEAM: Very Good

LED lighting

Panoramic views
DISCOVER THE BEAT OF BANKSIDE

THIS UNIQUE AND PROMINENT LOCATION NOT ONLY OFFERS EXTENSIVE CULTURAL OPTIONS BUT IS POSITIVELY BURSTING WITH WORLD-CLASS CULINARY VENUES.
Bankside’s lineup of restaurants, bars and cafés has made it a key destination on London’s culinary map. Borough Market and Flat Iron Square offer experimental street food and the latest fine dining options alongside artisanal producers and independent coffee brands to create an area rich with choice and flavour.
Never before has Southwark been so alive with culture and creativity.

A short walk away:

Tate Modern
The Globe
Southbank Centre
Hayward Gallery
National Theatre
Young Vic Theatre

The Old Vic
Southwark Playhouse
Menier Chocolate Factory
White Cube
Fashion And Textile Museum
Bridge Theatre
ARTS & CULTURE

Bankside and the Southbank continually pulsate with current exhibitions, performances and events - a dynamic and exciting scene that runs through and shapes this unique London quarter. From modern art to critically acclaimed theatre, exclusive concerts to Shakespeare's own playhouse, Bankside is as lively as it is diverse.
<table>
<thead>
<tr>
<th>Station</th>
<th>Departure</th>
<th>Time</th>
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<tbody>
<tr>
<td>WATERLOO</td>
<td>National Rail</td>
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<tr>
<td>BOROUGH</td>
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<tr>
<td>CANNON STREET</td>
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<td>LONDON BRIDGE</td>
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<td>ST PAUL'S</td>
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<td>15 mins</td>
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<td>KING'S CROSS ST PANCRAS</td>
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<tr>
<td>LIVERPOOL STREET</td>
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Sources: walkit.com, tfl.gov.uk
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