



MADE OF



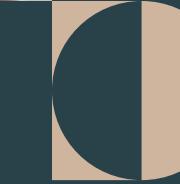
# CULTURE

Blue Fin is more than a workspace, it's a place shaped by the people in it. Teeming with life and buzzing with culture, welcome to a building that's just as much community as it is office.

Located on Bankside, Blue Fin offers collaborative spaces, shared amenities, and sweeping views across central London, all facilitating a thriving ecosystem of like-minded businesses.

With workspace available now, from 5,927 to 97,769 sq ft, find where you fit into our workplace community.





# FULL OF CHARACTER AND CHARACTERS

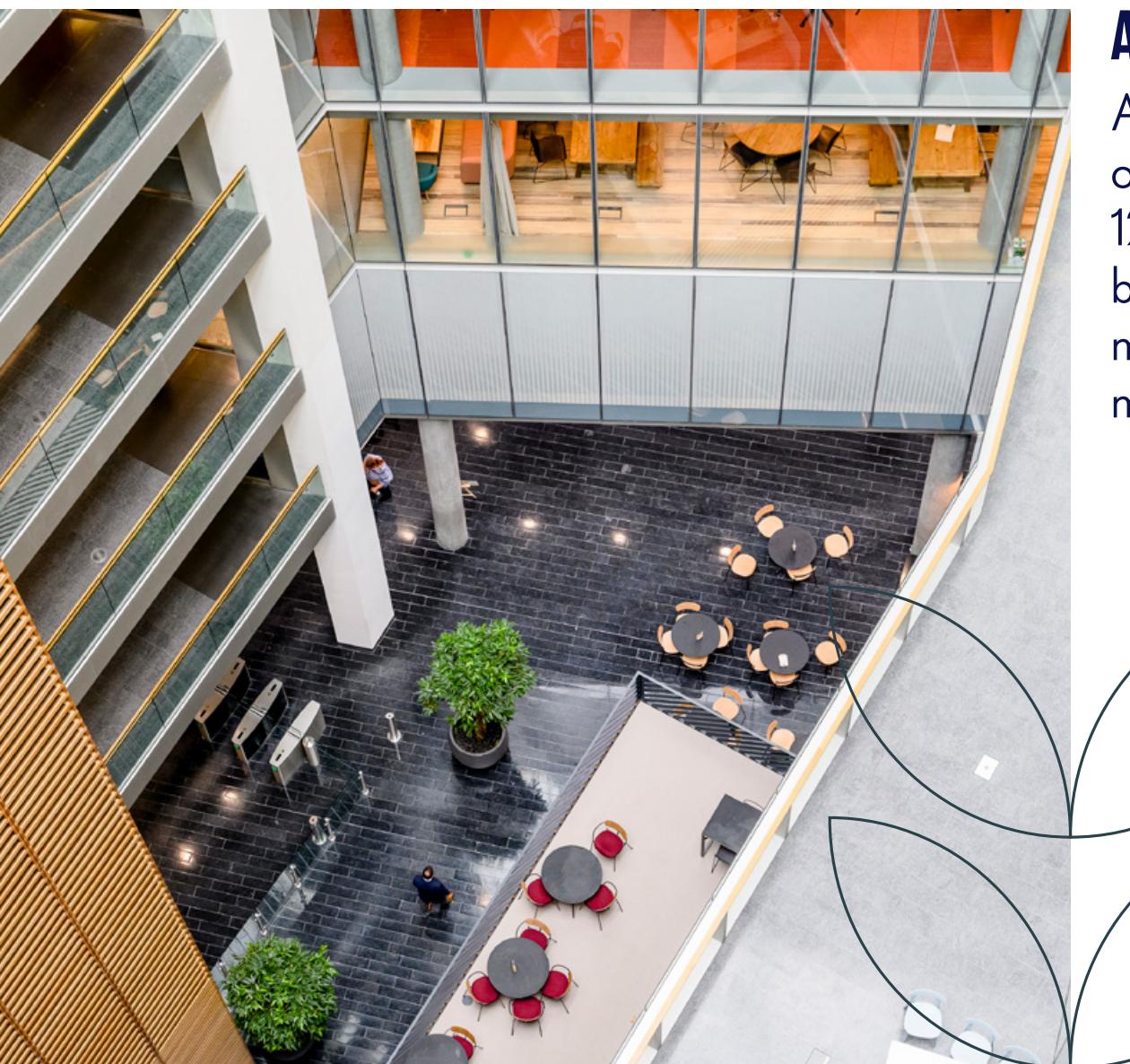


Where every floor has its own personality, Blue Fin offers an extraordinary experience with community at its core. The building's grand entrance, complete with sky high 12-storey atrium, café and mezzanine level, is guaranteed to leave a lasting impression.



## RECEPTION

Step inside and feel instantly at home. The elegant reception and lounge are a place where occupiers and guests naturally gather, leading directly to the ground-floor café and bar.



## atrium

A double-height entrance opens into a soaring 12-storey atrium, creating a bright, uplifting space that makes every entrance feel memorable.



## MEZZANINE

Overlooking the atrium, the mezzanine is ideal for informal collaboration, quick catchups or simply pausing above the buzz.

# MADE OF COMMUNITY

With shared amenities from head to toe, Blue Fin is packed with places to gather together. Whether it's a quick cuppa with a colleague on the ground floor, or team drinks on the 10th floor terrace, there's always space for community.



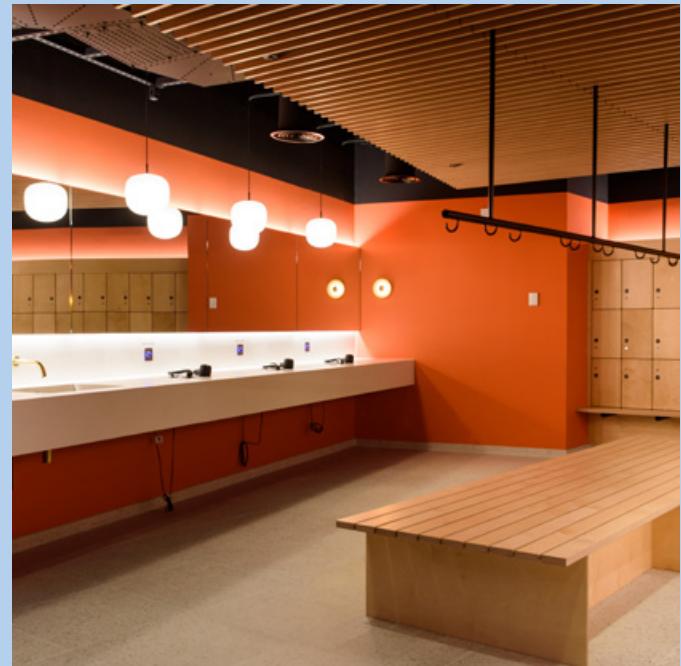
## 10TH FLOOR TERRACE

A communal terrace with breathtaking London views and its own bar. Made for post-work pints, summer socials and spontaneous meet-ups.



## CAFÉ

Grab a flat white and settle into one of the building's favourite meeting spots, perfect for clients, colleagues or catching up with friends.



## END-OF-TRIP

Cycle in and freshen up with our cycle storage and changing rooms in the basement. Bike in need of repairs? Fix it up in our cycle maintenance room.



## WINTER GARDEN

Too wet or cold to use the terrace? Feel like you're outside in this bright and expansive space, perfect for lunchtimes in the winter.

# AVAILABLE SPACES

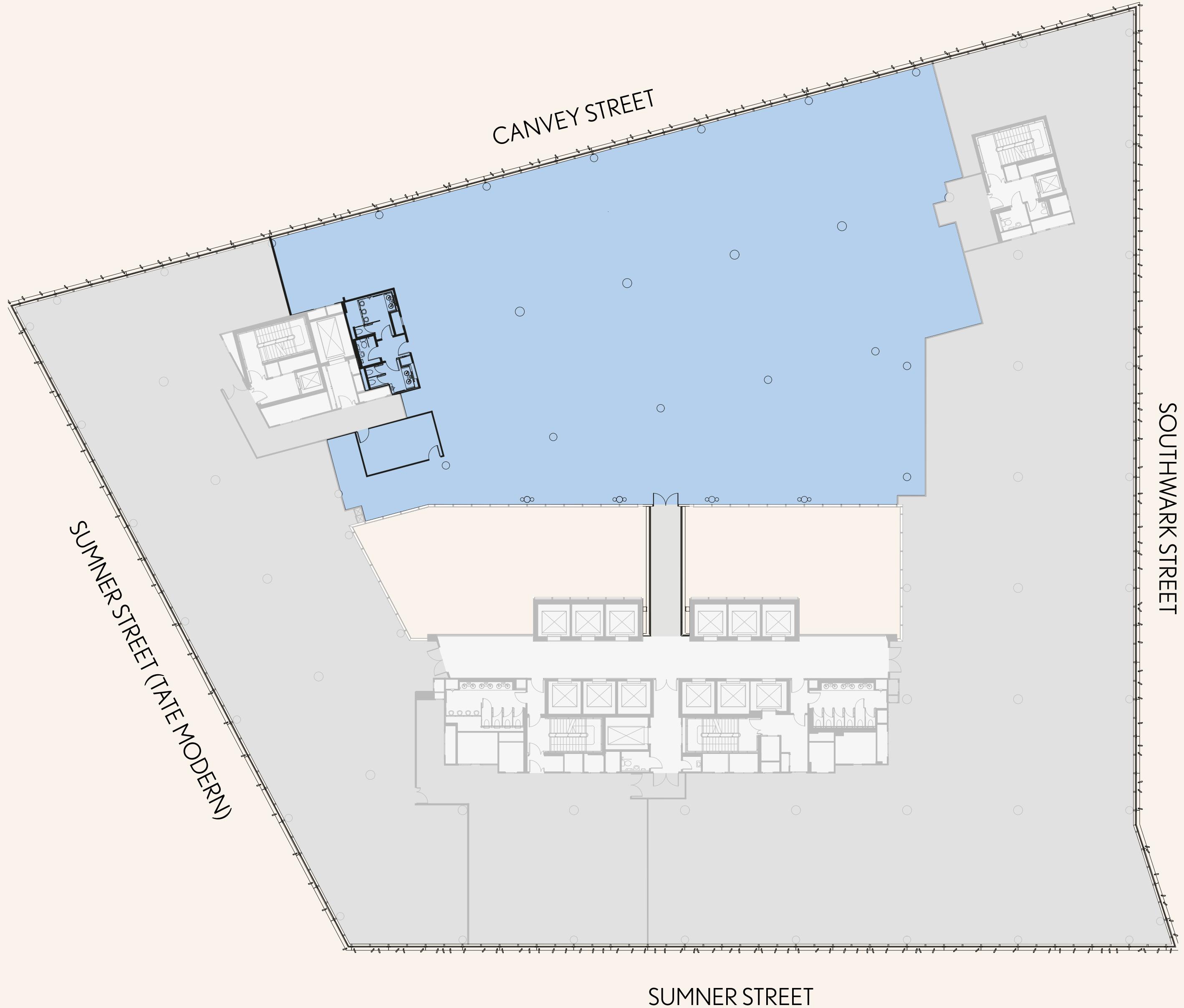
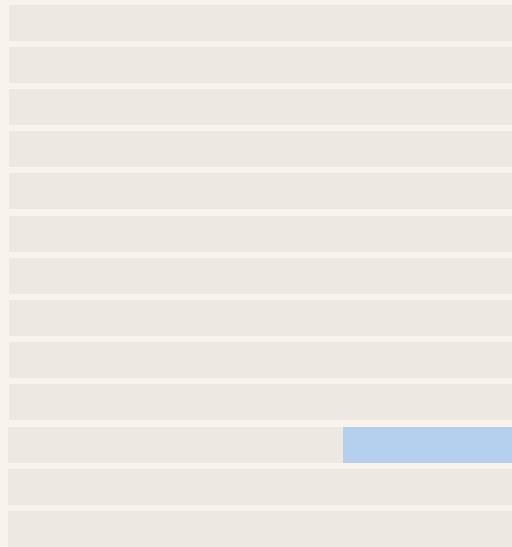


11 <sup>TH</sup>	WINTER GARDEN	
10 <sup>TH</sup>	5,927 SQ FT AVAILABLE 6,200 SQ FT PRIVATE TERRACE	COMMUNAL TERRACE & CAFÉ
<hr/>		
8 <sup>TH</sup>	40,089 SQ FT AVAILABLE	
7 <sup>TH</sup>	14,784 SQ FT AVAILABLE	
6 <sup>TH</sup>	28,454 SQ FT AVAILABLE	
<hr/>		
2 <sup>ND</sup>	15,156 SQ FT AVAILABLE	
1 <sup>ST</sup>	FORA, FLEXIBLE WORKSPACE	
G	RECEPTION, COFFEE BAR & CYCLE CENTRE	
LG	CHANGING & SHOWER FACILITIES DRYING ROOM	

# 2ND FLOOR

**15,156 SQ FT** Office

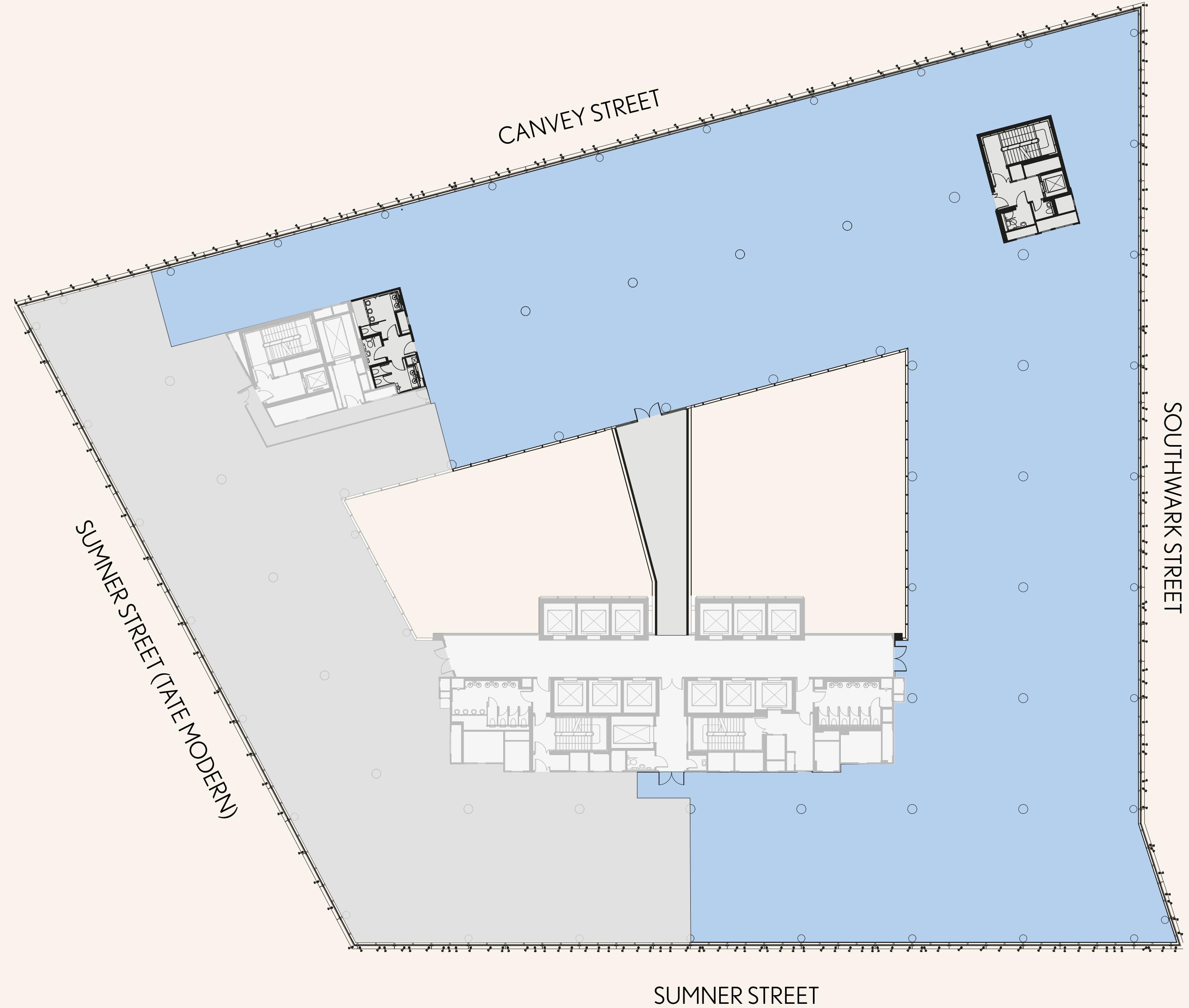
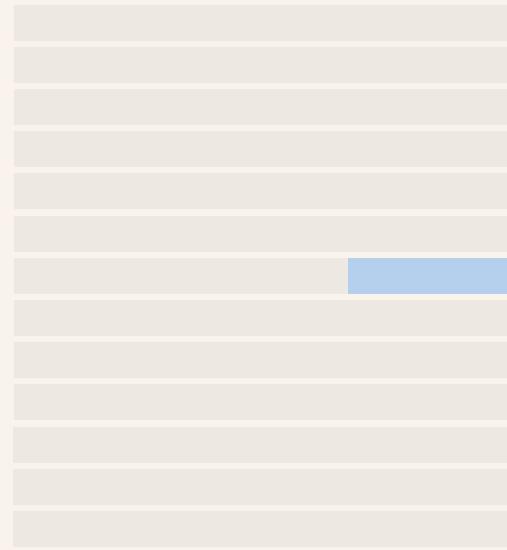
Office



# 6TH FLOOR

**28,454 SQ FT** Office

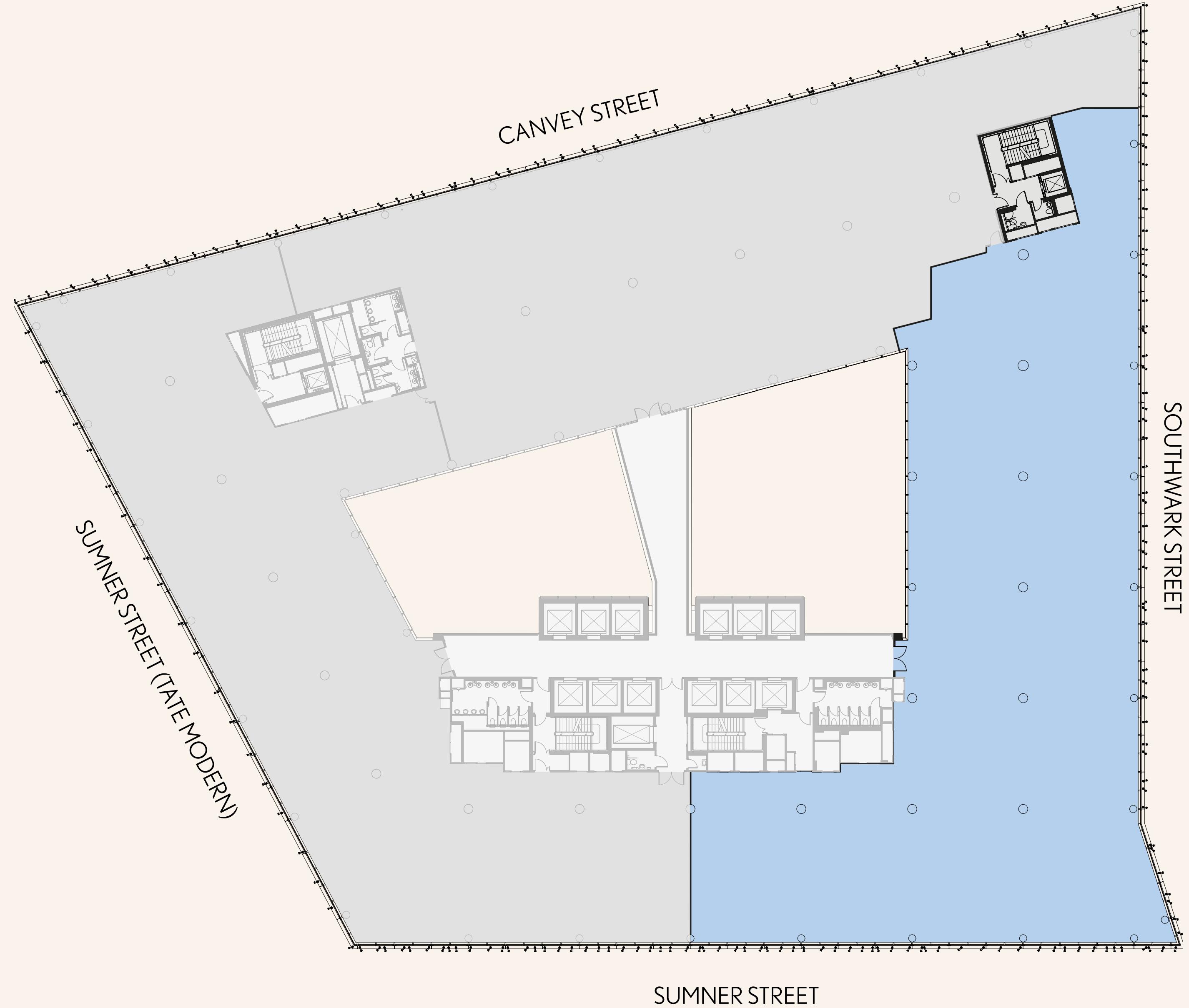
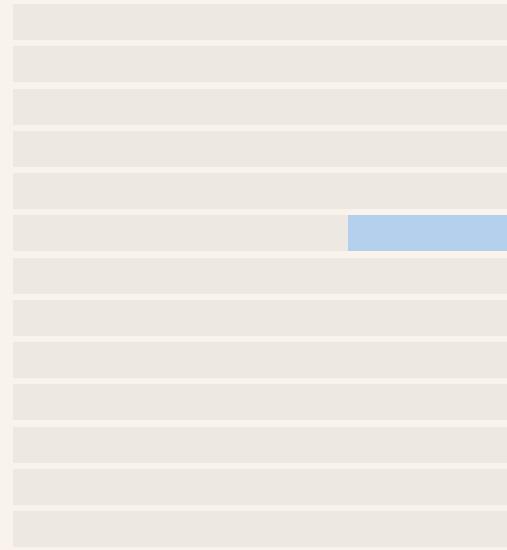
Office



# 7TH FLOOR

**14,784 SQ FT** Office

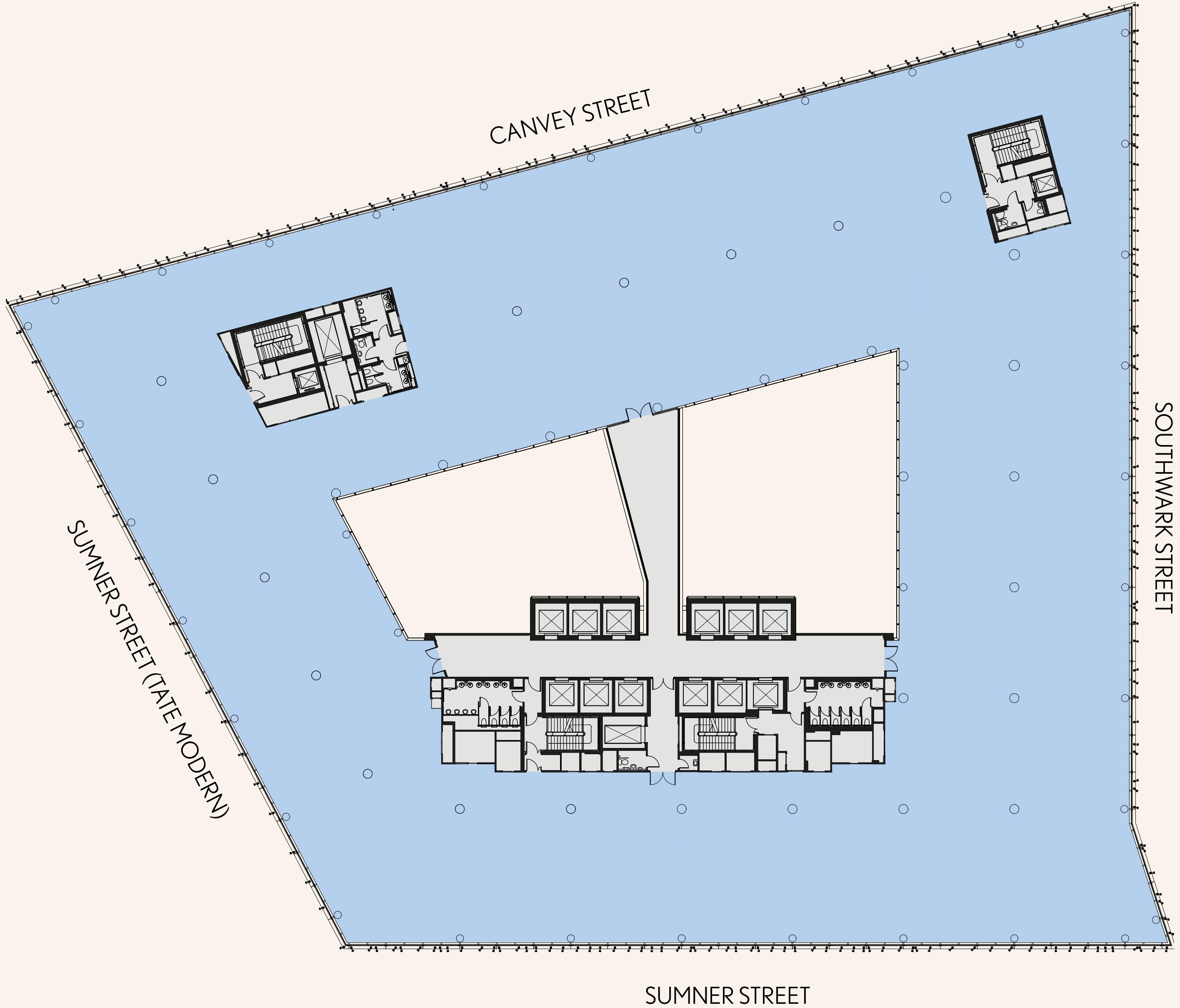
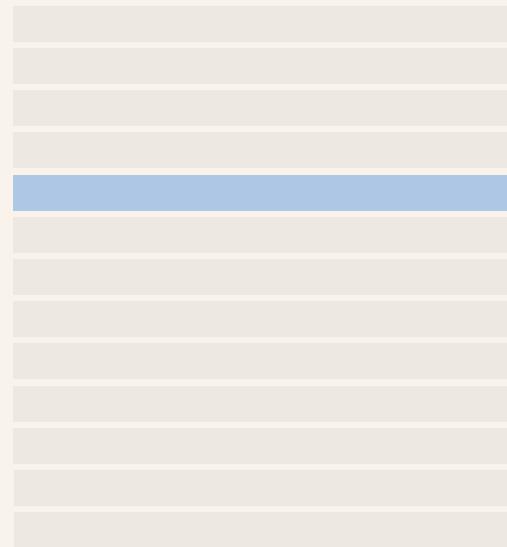
Office



# 8TH FLOOR

**40,089 SQ FT** Office

Office



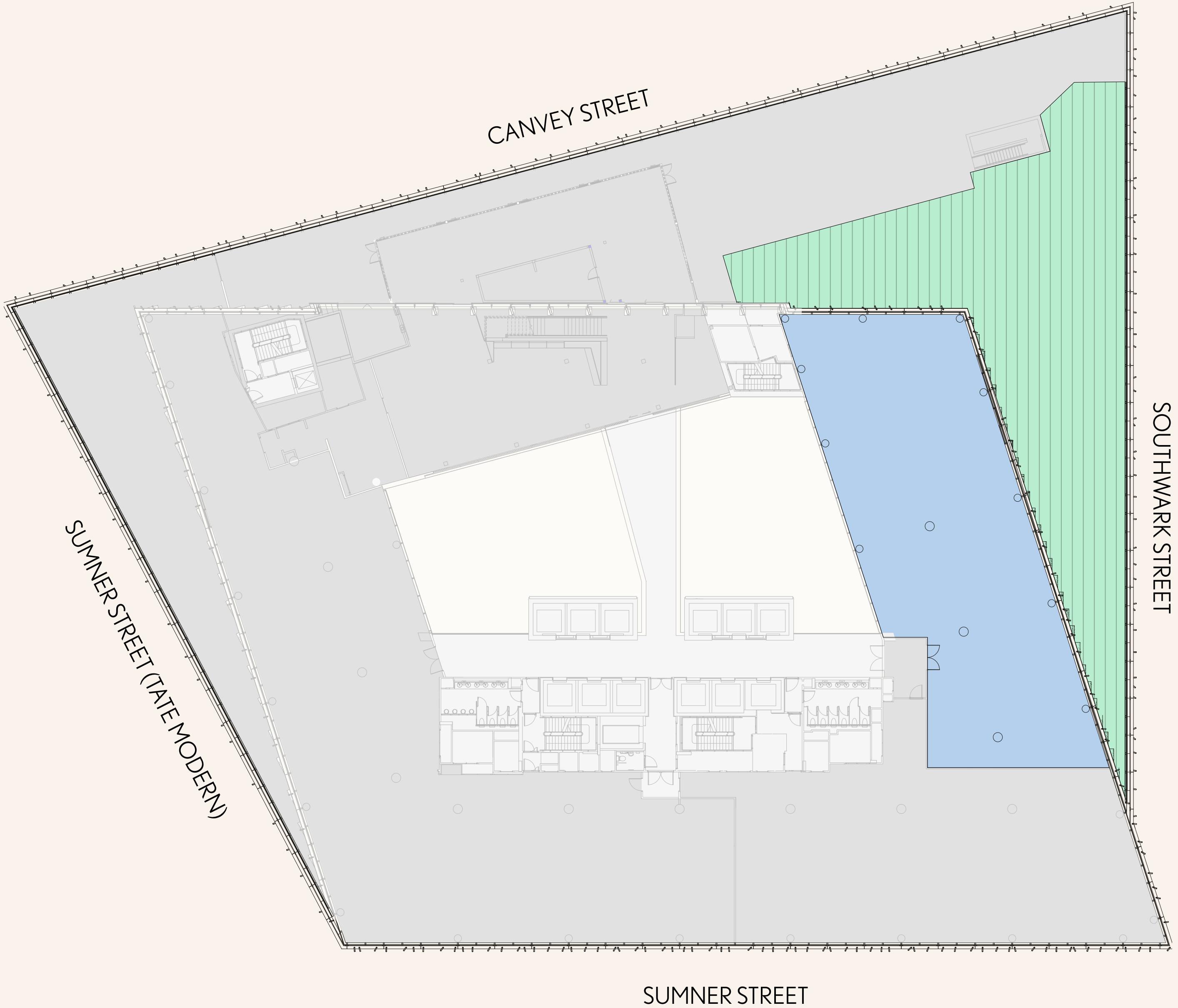
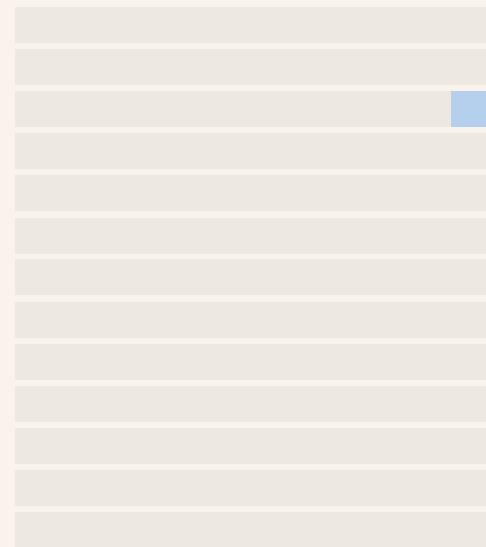
# 10TH FLOOR

**5,927 SQ FT** Office

**6,200 SQ FT** Private Terrace

Office

Private terrace



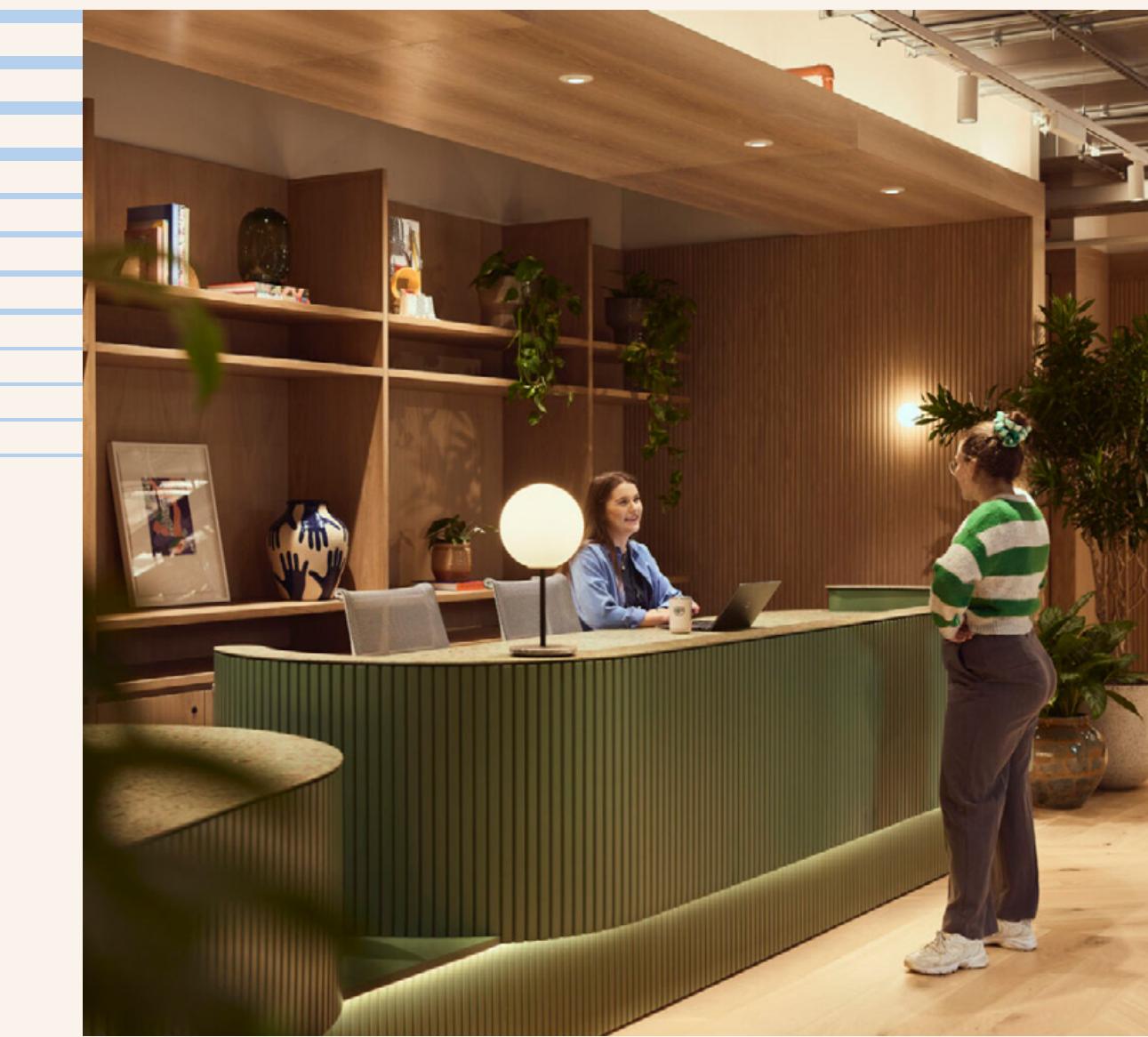
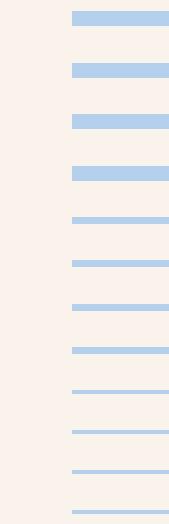


FOR THOSE WHO UNDERSTAND THE WORKSPACE IS NOT JUST A COMMODITY, BUT A PLACE FOR FORWARD THINKING BUSINESSES TO THRIVE.

Fora's flexible workspaces offer an elevated experience to businesses of all sizes.

Flexible lease terms allow businesses to scale and evolve in line with requirements. And with day-to-day office management and tech taken care of, you're free to focus on what's important, knowing that your people are safe, happy and well looked after.

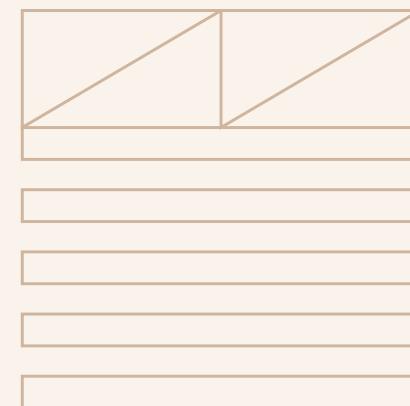
# FORA



FORA BRINGS A BRAND-NEW EVENTS SPACE TO BLUE FIN BUILDING.

If you're entertaining, it's the perfect setting for inspiring, memorable experiences and available at a discounted rate.

You'll also find beautiful, functional meeting spaces kitted out with the latest technology. Ready for those days when you need a little extra capacity or want to wow your visitors.



# SPECIFICATION



**FULL HEIGHT GLAZING**



**CURRENT EPC B  
RATING**

**FULL ACCESS  
RAISED FLOOR**

**220 CYCLE SPACES,  
16 BIKE LOCKERS &  
MULTIPLE PARKING  
SPACES**

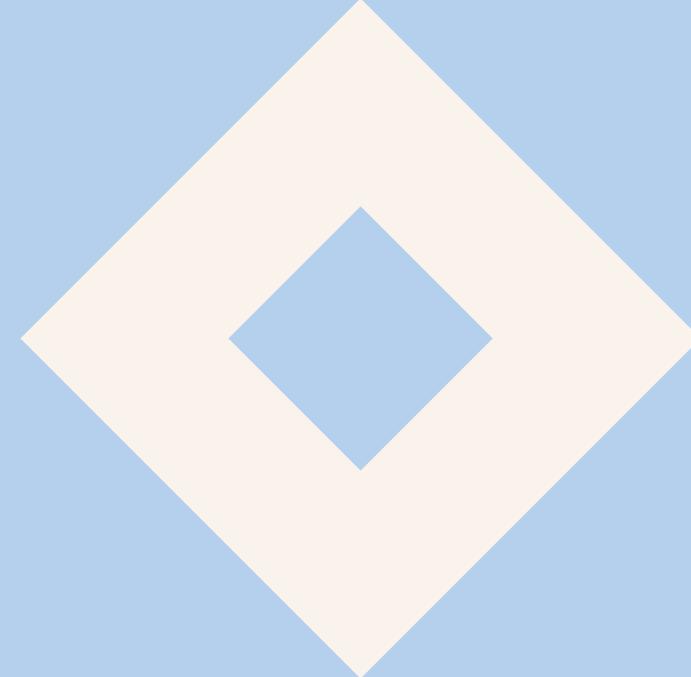
**1:10 OCCUPANCY  
RATIO**

**STORAGE AVAILABLE**



**FOUR PIPE FAN COIL  
AIR CONDITIONING**





# ARTS & **CULTURE**

Bankside and the Southbank continually pulse 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.

# A BUZZ ABOUT TOWN

Explore our favourite places to eat, drink, explore and unwind. If you've got a client lunch or need to grab something quick, we know the perfect locations for you. Here's the best of Bankside, curated by the Blue Fin community.



## SERVED SUNNY SIDE UP

Go full monty at one of these exceptional breakfast spots



GAIL'S



THE LONDON  
GRIND



THE BREAKFAST  
CLUB

## ON-THE-GO GOODNESS

When lunch needs to be something quick, light and delicious



JOE & THE  
JUICE



THE SALAD  
PROJECT



GENUINE  
DINING

## A TASTE OF LUXURY

Indulge in the finest restaurants this side of the river



SHANGRI-LA



ELLIOT'S



BEDALES

# CONVENIENTLY CONNECTED



Walking, running and cycle routes take you around central London quickly and on your own terms, plus three mainline train stations within a ten minute walk. Blue Fin's excellent commuting facilities with cycle spaces, showers, changing rooms and drying rooms are there to refresh you at either end of the journey.

## 🚶 WALK IN 25 AND UNDER

St Paul's	15 mins
Southbank Centre	16 mins
Bermondsey Street	19 mins
Farringdon	25 mins
Somerset House	25 mins

## 🚲 CYCLE IN 20 AND UNDER

London Bridge	4 mins
Waterloo	5 mins
Charing Cross	10 mins
Old Street	12 mins
King's Cross St Pancras	15 mins
Victoria	20 mins

## 🚶 WALKING TIMES

BLACKFRIARS	4 mins
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- ✓ Thameslink
- ✗ National Rail
- ✗ Circle
- ✗ District

SOUTHWARK	5 mins
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- ✗ Jubilee

BOROUGH	9 mins
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- ✗ Northern

LONDON BRIDGE	10 mins
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- ✓ Thameslink
- ✗ National Rail
- ✗ Jubilee
- ✗ Northern

WATERLOO	12 mins
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- ✗ National Rail
- ✗ Bakerloo
- ✗ Jubilee
- ✗ Northern
- ✗ Waterloo & City

CANNON STREET	14 mins
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- ✗ National Rail
- ✗ Circle
- ✗ District

ST PAUL'S	15 mins
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- ✗ Central

## 🚇 TRAVEL TIMES

BANK	4 mins
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From Waterloo

BOND STREET	6 mins
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From Southwark

VICTORIA	8 mins
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From Blackfriars

CANARY WHARF	8 mins
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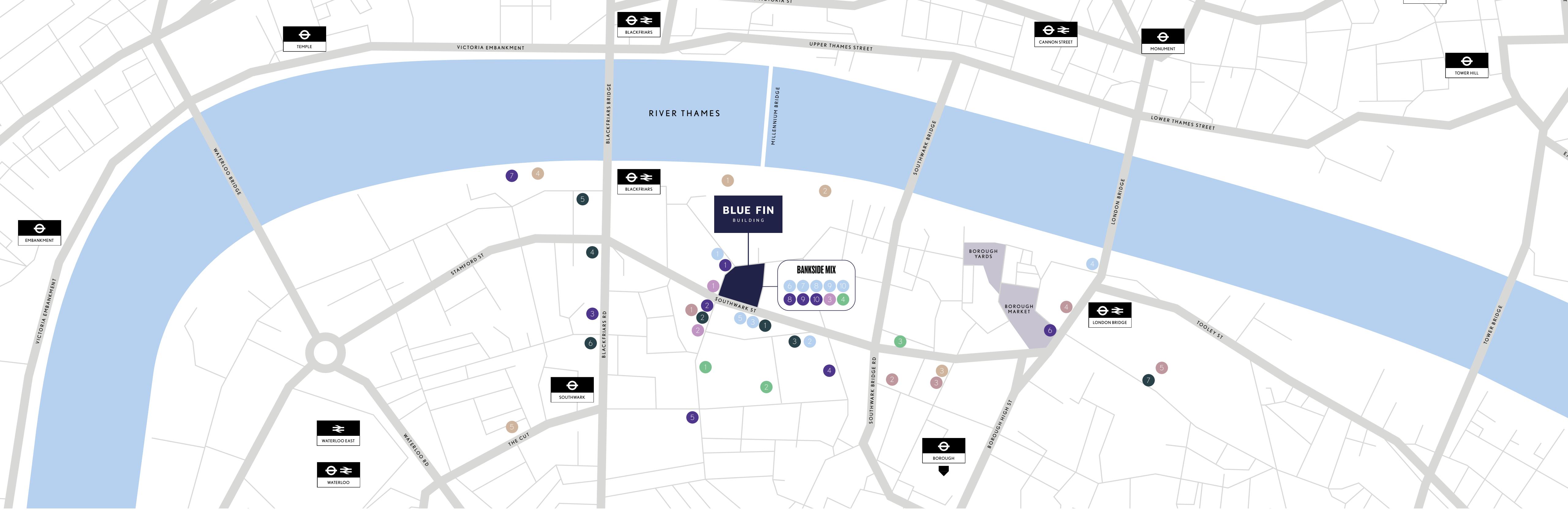
From Southwark

KING'S CROSS ST PANCRAS	12 mins
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From Blackfriars

LIVERPOOL STREET	17 mins
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From Southwark



# CULTURE YOU CAN BANK ON

Bankside is one of London's liveliest corners, a superb mix of world-class culture, independent dining, riverside walks and a rich sense of history. With a calendar packed out with exhibitions, events, gigs and more, there's something new to enjoy throughout the year.

## RESTAURANTS

- ① Capricci
- ② OXBO Bankside
- ③ Seabird
- ④ Caravan Bankside
- ⑤ Bala Baya
- ⑥ Padella
- ⑦ Sea Containers
- ⑧ Tonkotsu
- ⑨ The Refinery
- ⑩ Wagamama

## LUNCH/CAFÉS

- ① Gail's Bakery
- ② Itsu
- ③ Black Sheep Coffee
- ④ London Grind
- ⑤ The Table Café
- ⑥ LEON
- ⑦ Coco di Mama
- ⑧ PAUL
- ⑨ Pret A Manger
- ⑩ The Salad Project

## HOTELS

- ① Mercure London Bridge
- ② Hilton Bankside
- ③ CitizenM
- ④ The Mad Hatter
- ⑤ Bankside Hotel
- ⑥ Ibis London Blackfriars
- ⑦ Shangri-La Hotel at The Shard

## LEISURE & FITNESS

- ① Fitness4Less
- ② CrossFit Central London
- ③ The Fitting Rooms
- ④ Muscle Works

## RETAIL

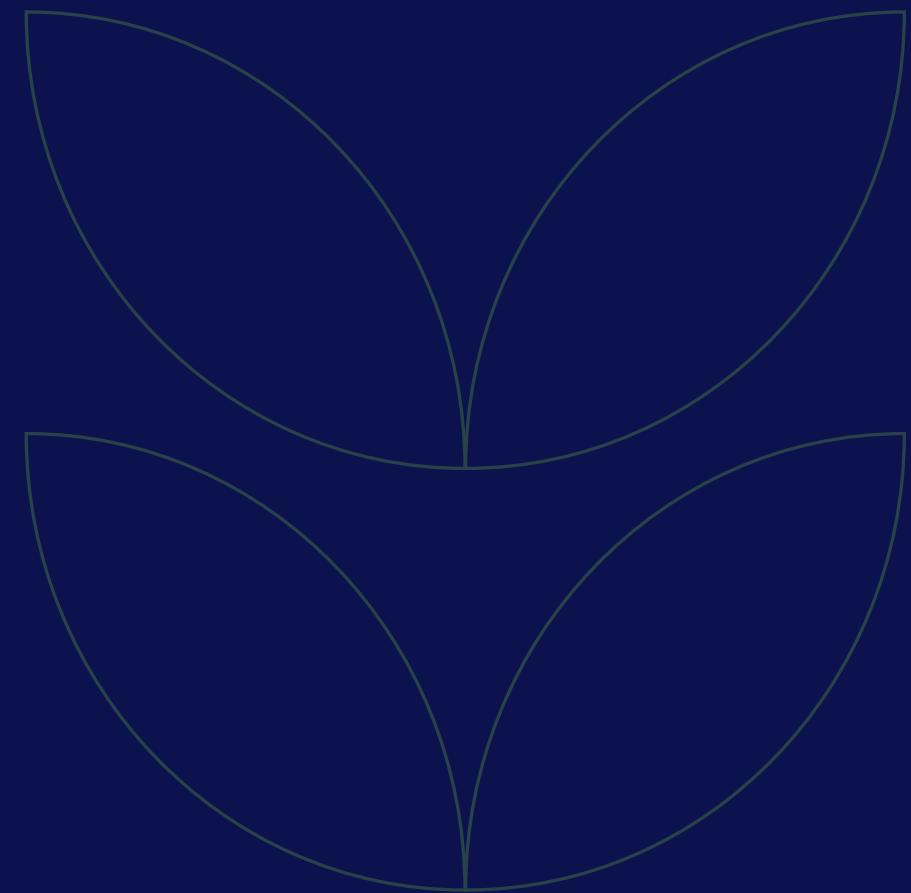
- ① Co-op Food
- ② Sainsbury's Local
- ③ M&S Simply Food

## CULTURE

- ① Tate Modern
- ② Shakespeare's Globe
- ③ Menier Chocolate Factory
- ④ Curzon Sea Containers
- ⑤ Young Vic Theatre
- ① The Distillery Bar
- ② Flat Iron Square
- ③ The Boot & Flogger
- ④ Whiskey Ginger
- ⑤ Aqua Shard

## BARS & PUBS

- ① The Distillery Bar
- ② Flat Iron Square
- ③ The Boot & Flogger
- ④ Whiskey Ginger
- ⑤ Aqua Shard



# REACH OUT

## WE'RE A FRIENDLY BUNCH

We're always looking for more businesses to join our growing community. Get in touch to find your place at Blue Fin.



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