

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

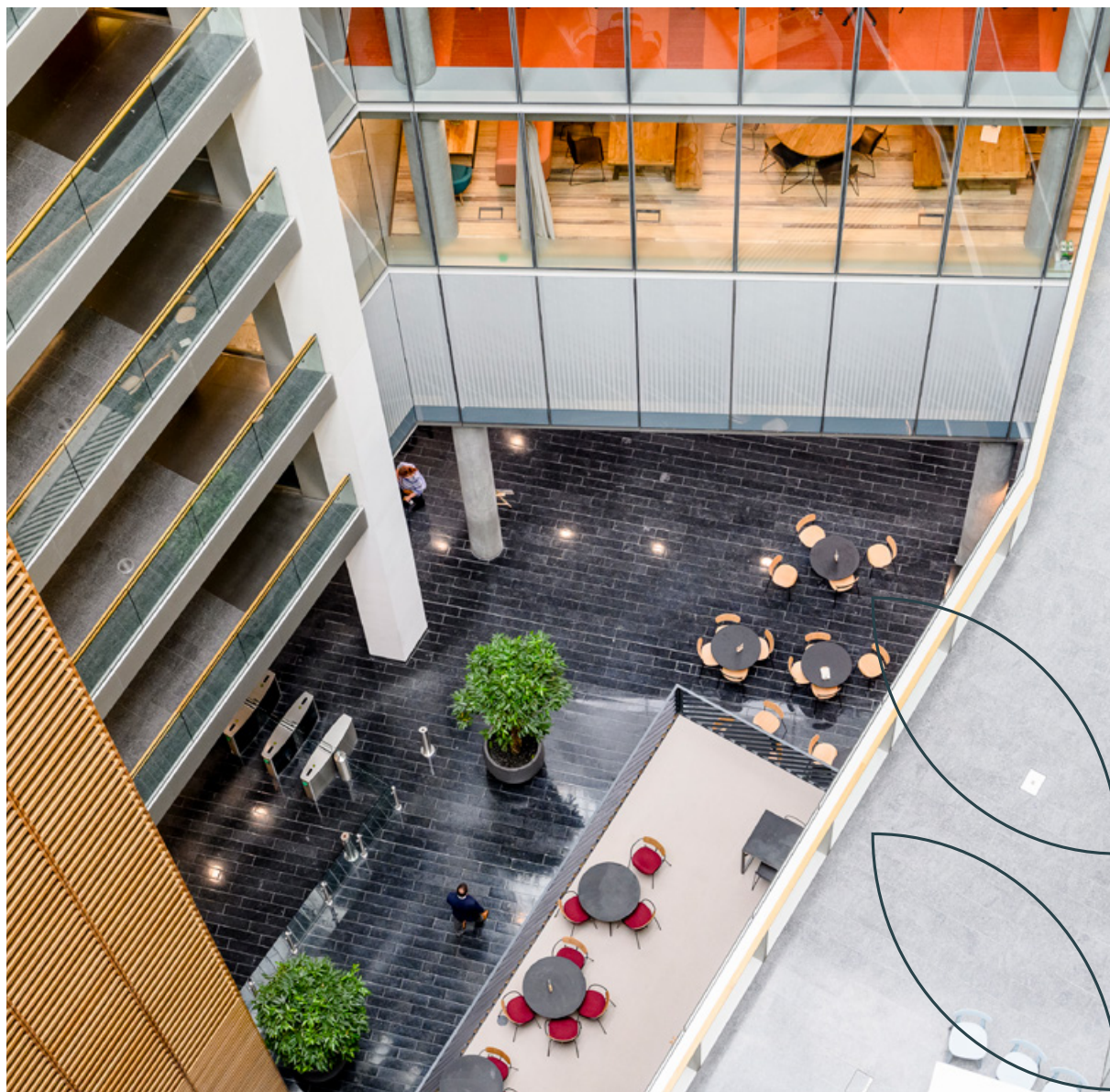


Where every floor has its own personality, Blue Fin offers an extraordinary experience with community at its core. The building's grand entrance, complete with sky high 12-storey atrium, café and mezzanine level, is guaranteed to leave a lasting impression.



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.



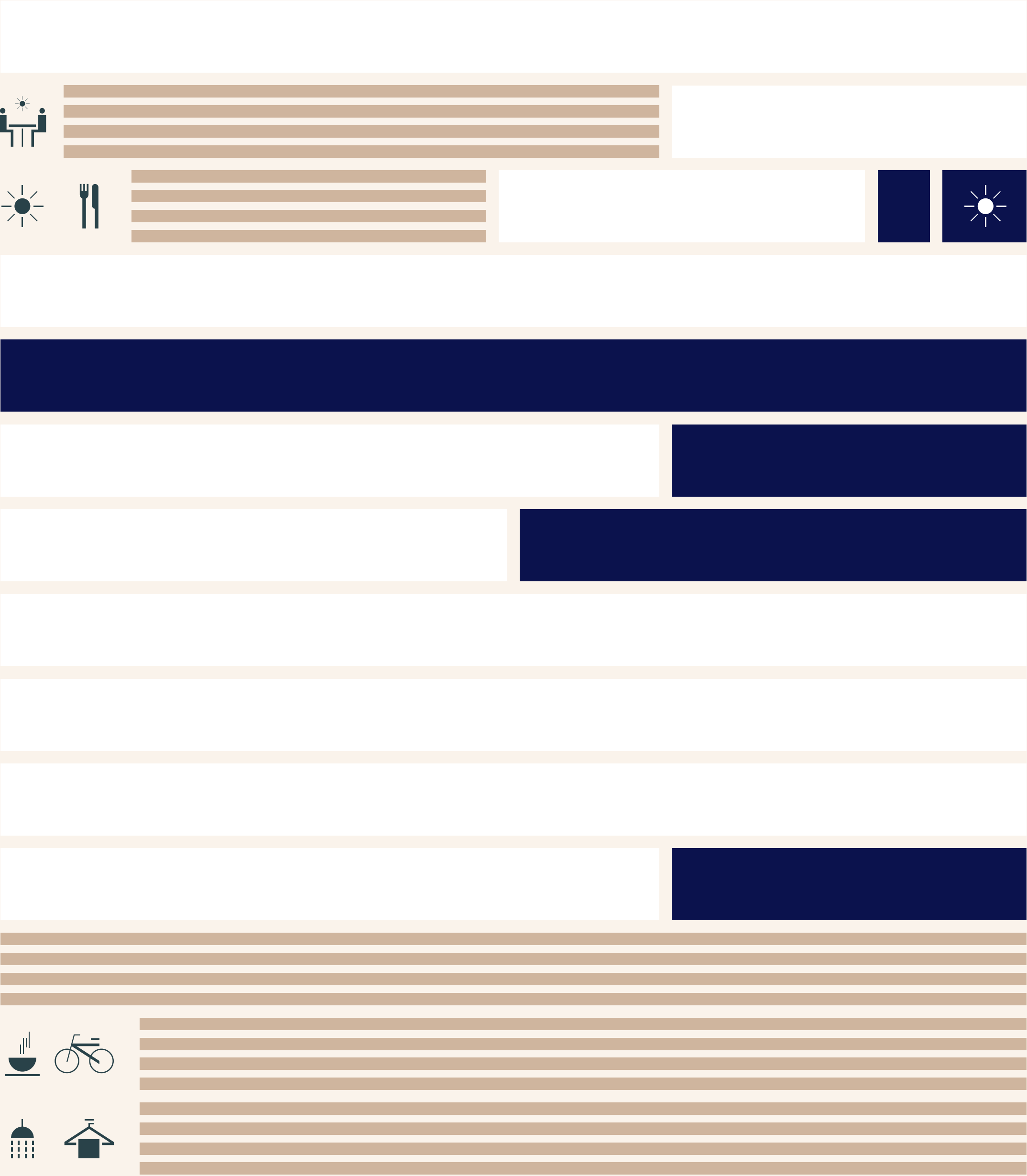
END-OF-TRIP

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.



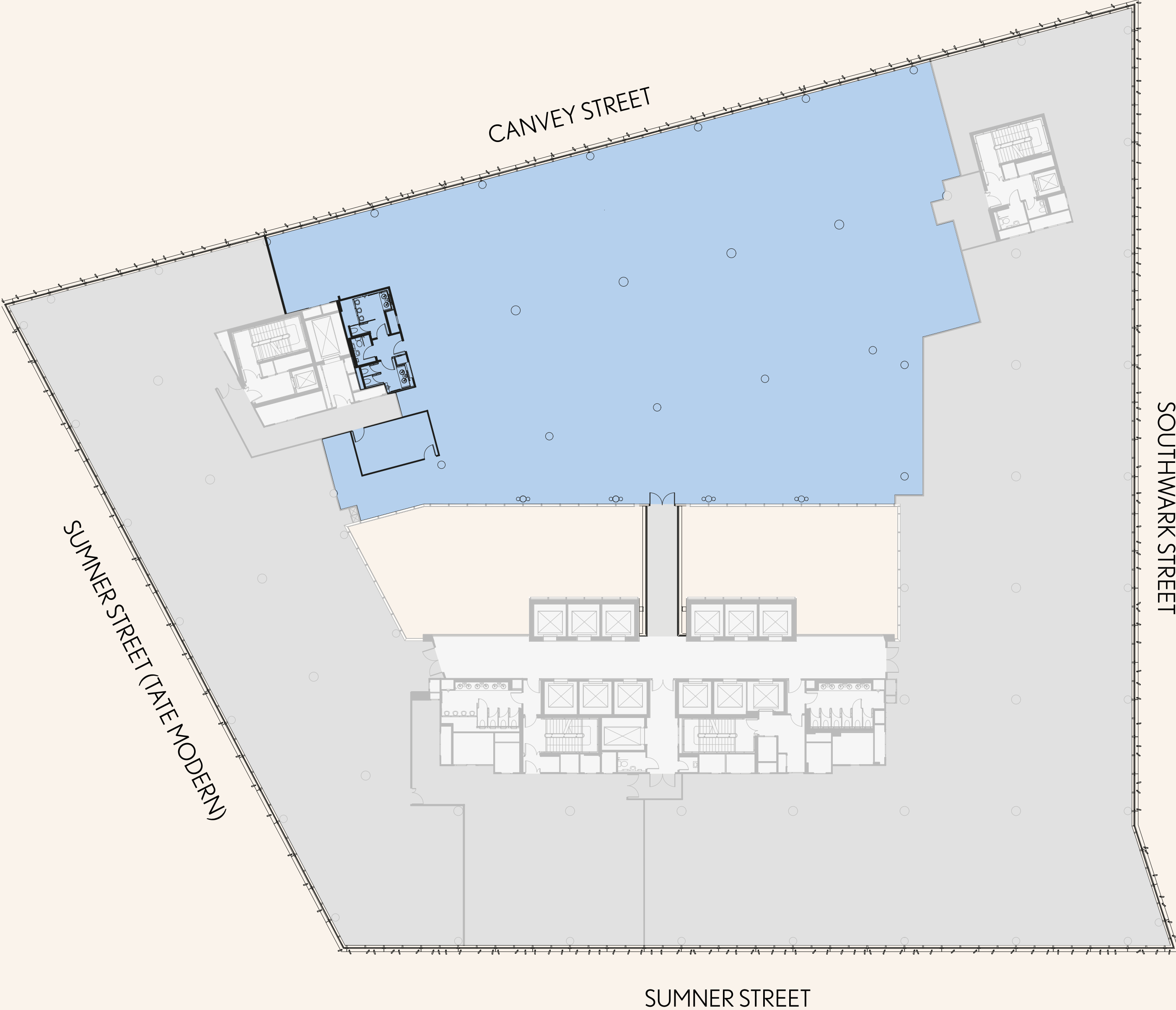
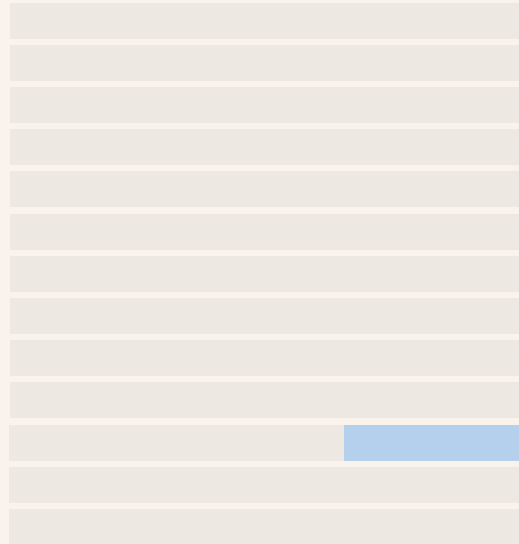
11 TH	WINTER GARDEN	
10 TH	5,927 SQ FT AVAILABLE 6,200 SQ FT PRIVATE TERRACE	COMMUNAL TERRACE & CAFÉ
8 TH	40,089 SQ FT AVAILABLE	
7 TH	14,784 SQ FT AVAILABLE	
6 TH	28,454 SQ FT AVAILABLE	
2 ND	15,156 SQ FT AVAILABLE	
1 ST	FORA, FLEXIBLE WORKSPACE	
G	RECEPTION, COFFEE BAR & CYCLE CENTRE	
LG	CHANGING &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

AVAILABLE SPACES

2ND FLOOR

15,156 SQ FT Office

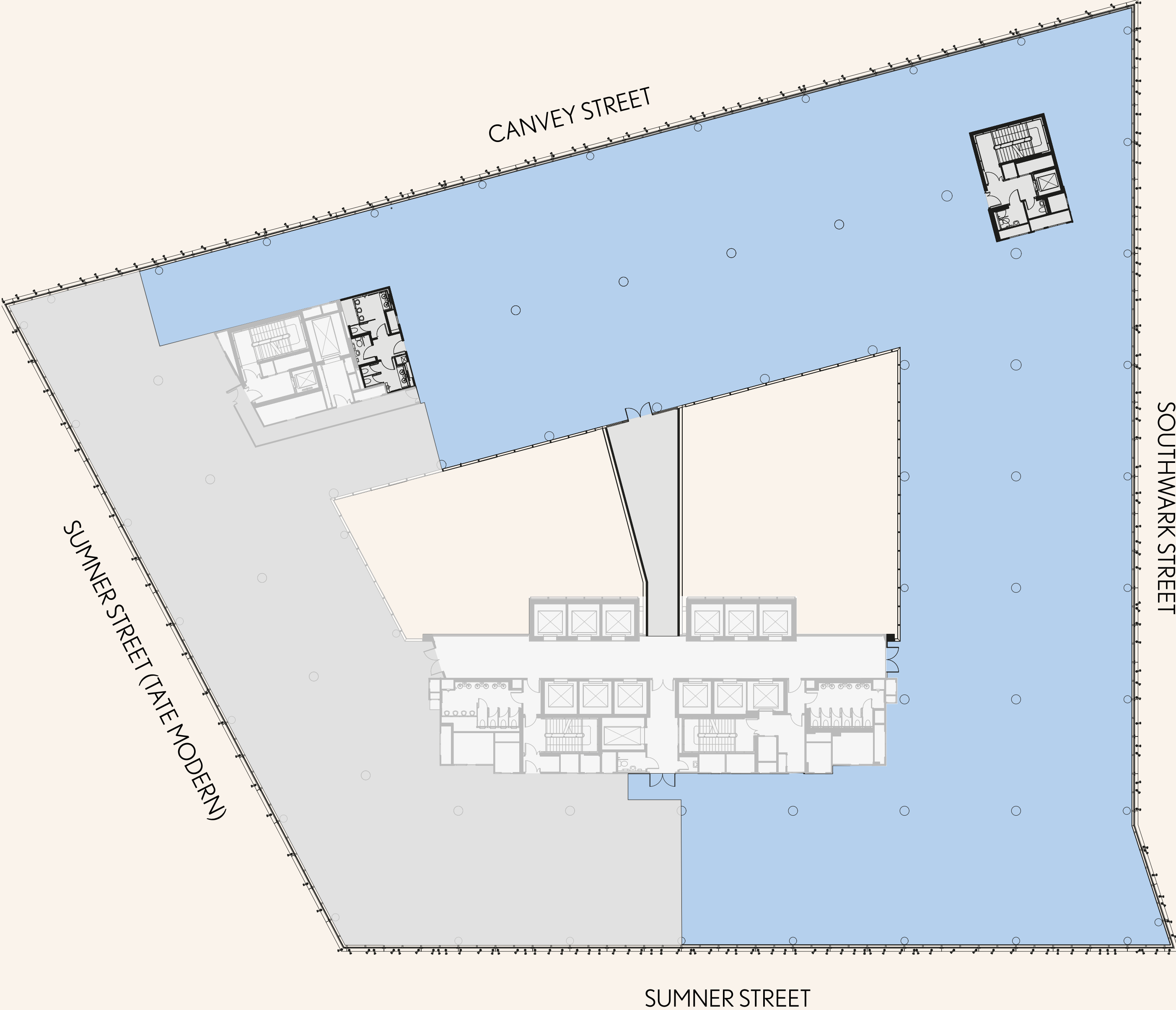
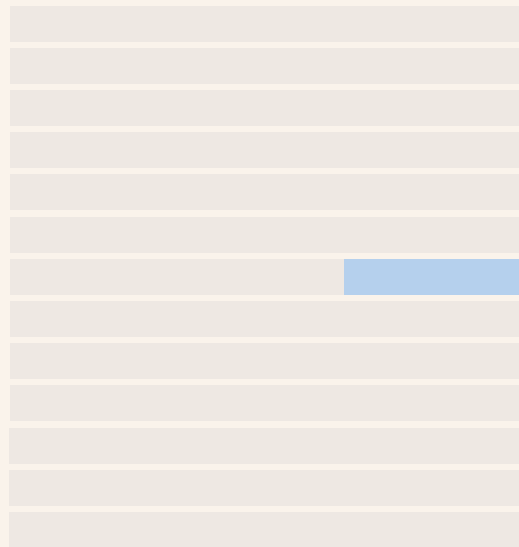
Office



6TH FLOOR

28,454 SQ FT Office

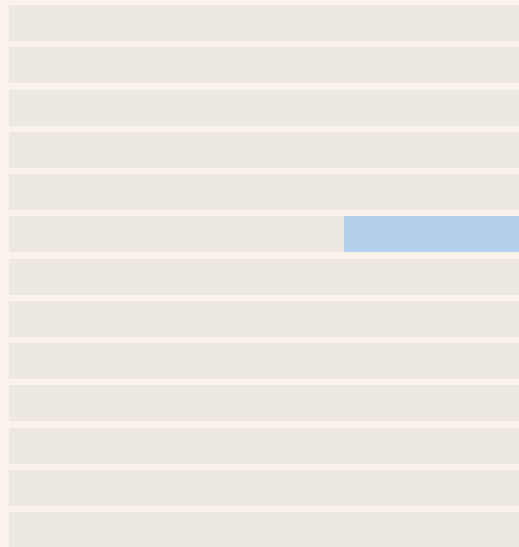
Office



7TH FLOOR

14,784 SQ FT Office

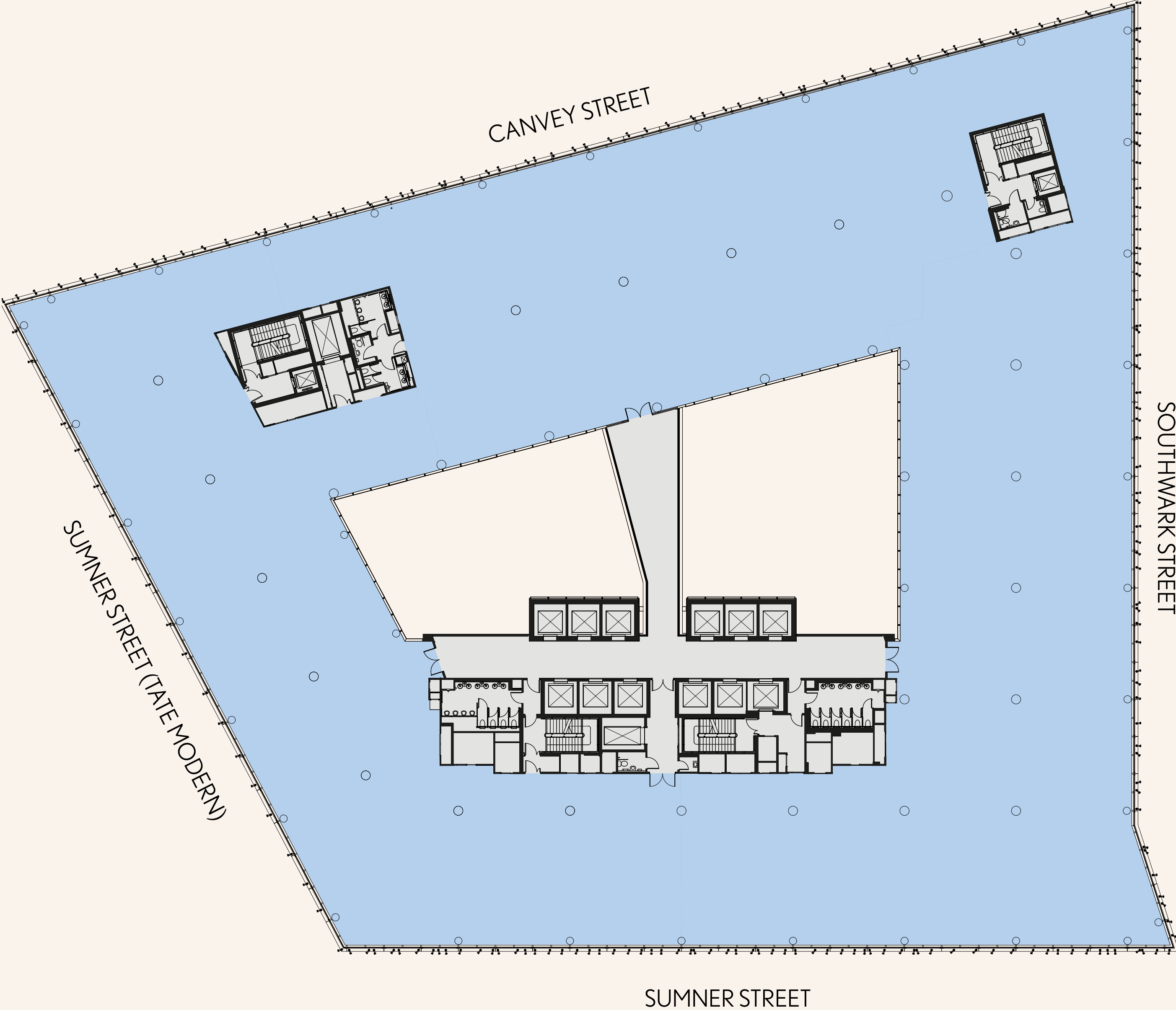
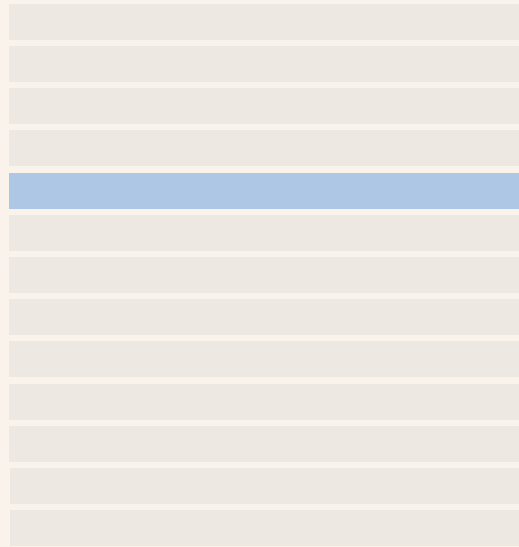
Office



8TH FLOOR

40,089 SQ FT Office

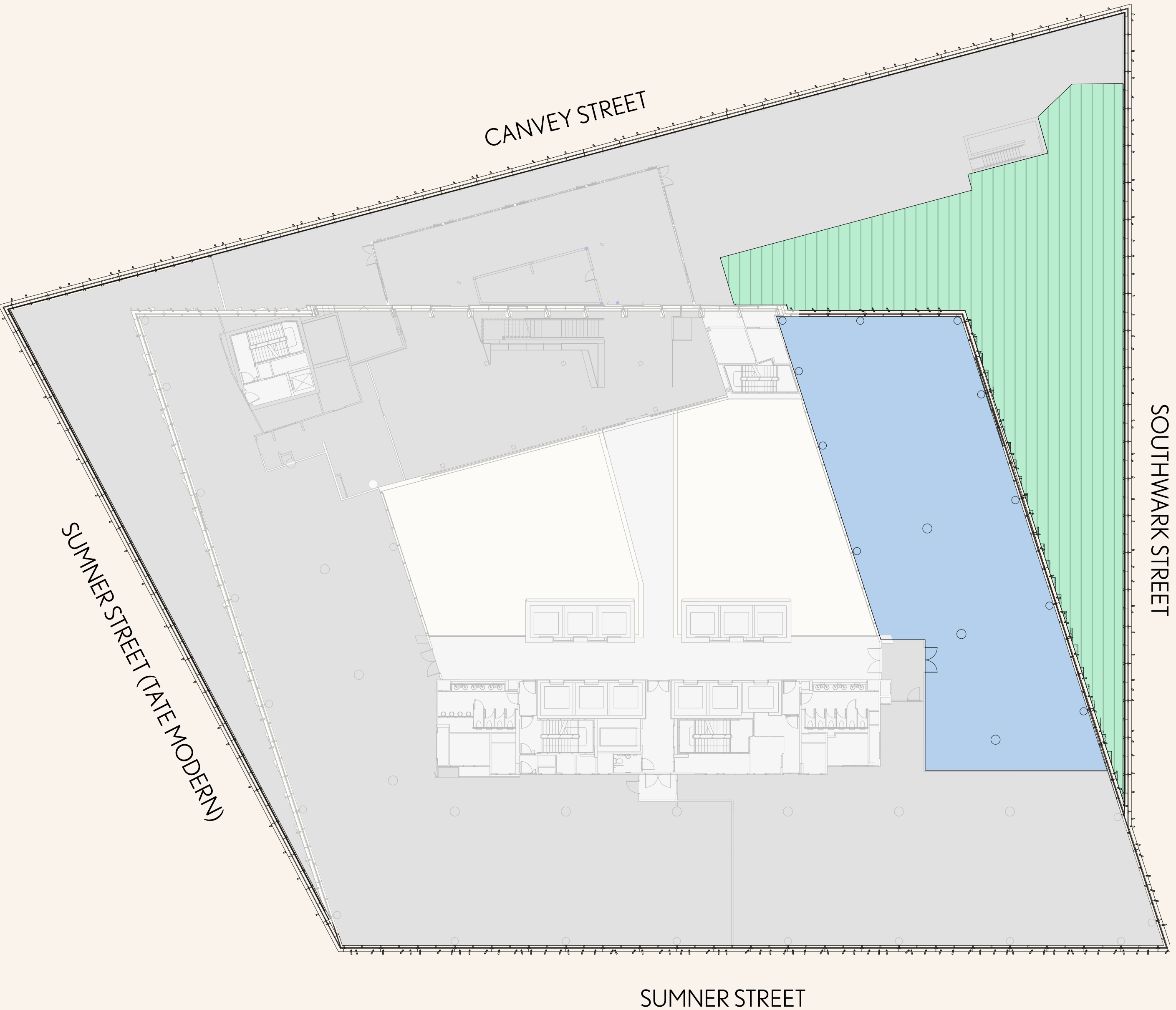
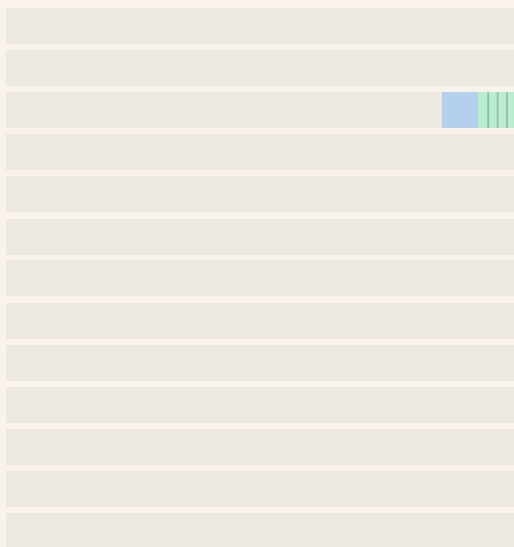
Office



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.

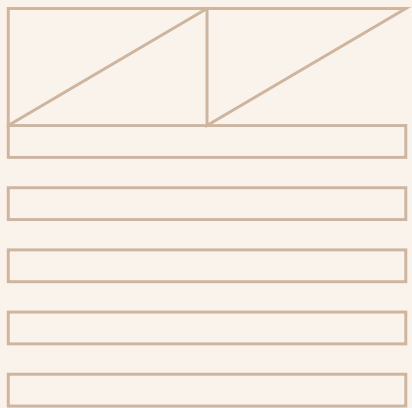
FORA



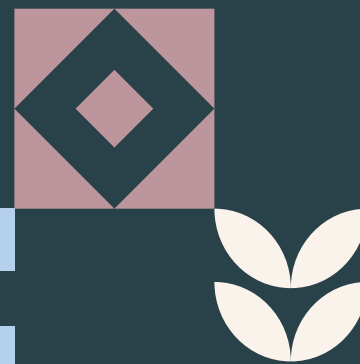
FORA BRINGS A BRAND-NEW EVENTS SPACE TO BLUE FIN BUILDING.

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

LED LIGHTING

**1:10 OCCUPANCY
RATIO**

STORAGE AVAILABLE

**PANORAMIC
VIEWS**

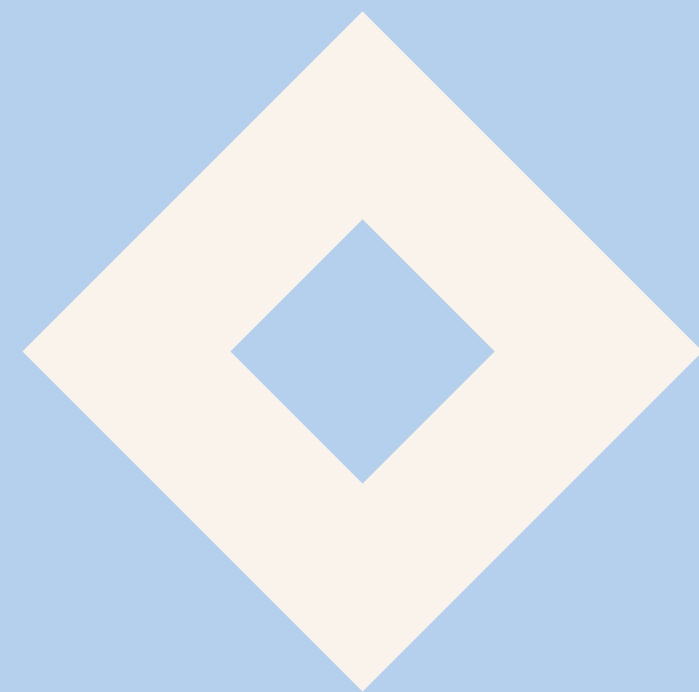
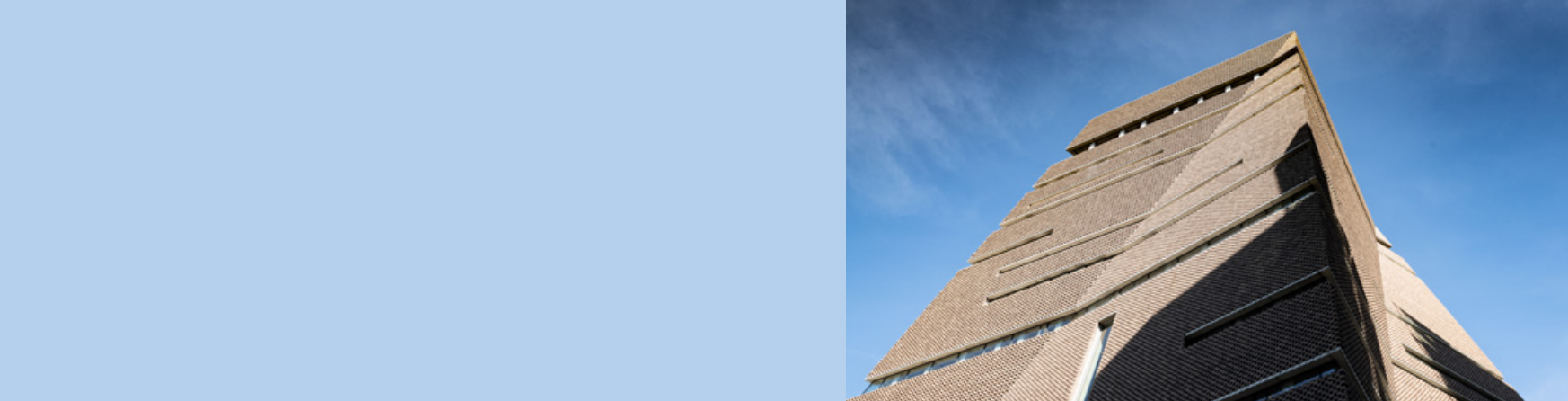
**CURRENT EPC B
RATING**

**FULL ACCESS
RAISED FLOOR**

**FOUR PIPE FAN COIL
AIR CONDITIONING**

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

**SHOWERS,
CHANGING ROOMS,
LOCKERS &
DRYING ROOM**



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**



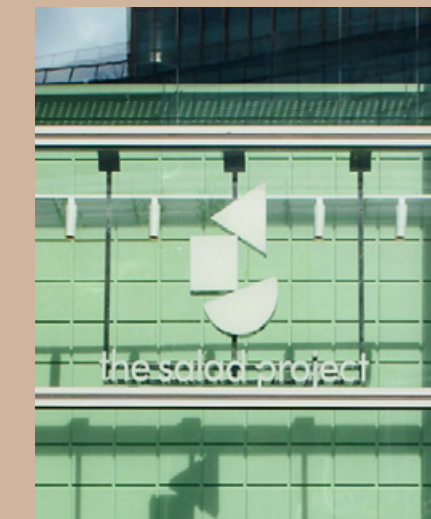
**THE BREAKFAST
CLUB**

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

WALKING TIMES










BLACKFRIARS	4 mins
 Thameslink	
 National Rail	
 Circle	
 District	
SOUTHWARK	5 mins
 Jubilee	
BOROUGH	9 mins
 Northern	
LONDON BRIDGE	10 mins
 Thameslink	
 National Rail	
 Jubilee	
 Northern	

TRAVEL TIMES

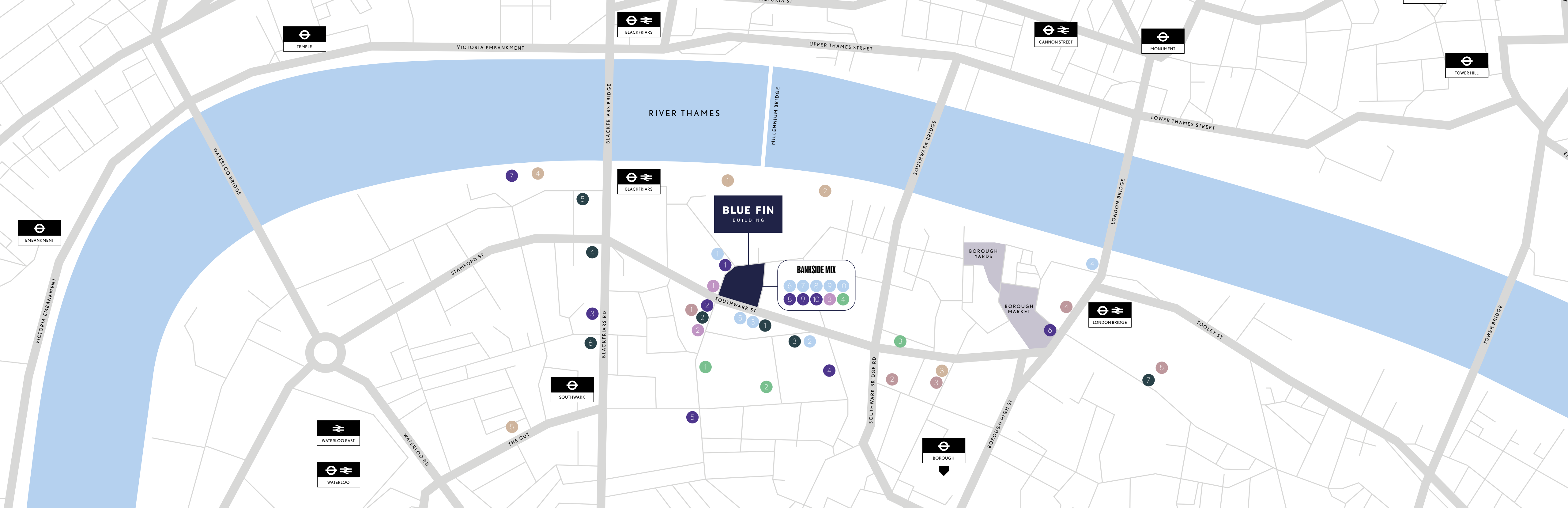
BANK	4 mins
From Waterloo	
BOND STREET	6 mins
From Southwark	
VICTORIA	8 mins
From Blackfriars	

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

WATERLOO	12 mins
 National Rail	
 Bakerloo	
 Jubilee	
 Northern	
 Waterloo & City	
CANNON STREET	14 mins
 National Rail	
 Circle	
 District	
ST PAUL'S	15mins
 Central	

CANARY WHARF	8 mins
From Southwark	
KING'S CROSS ST PANCRAS	12 mins
From Blackfriars	
LIVERPOOL STREET	17 mins
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
- 3 Muscle Works

RETAIL

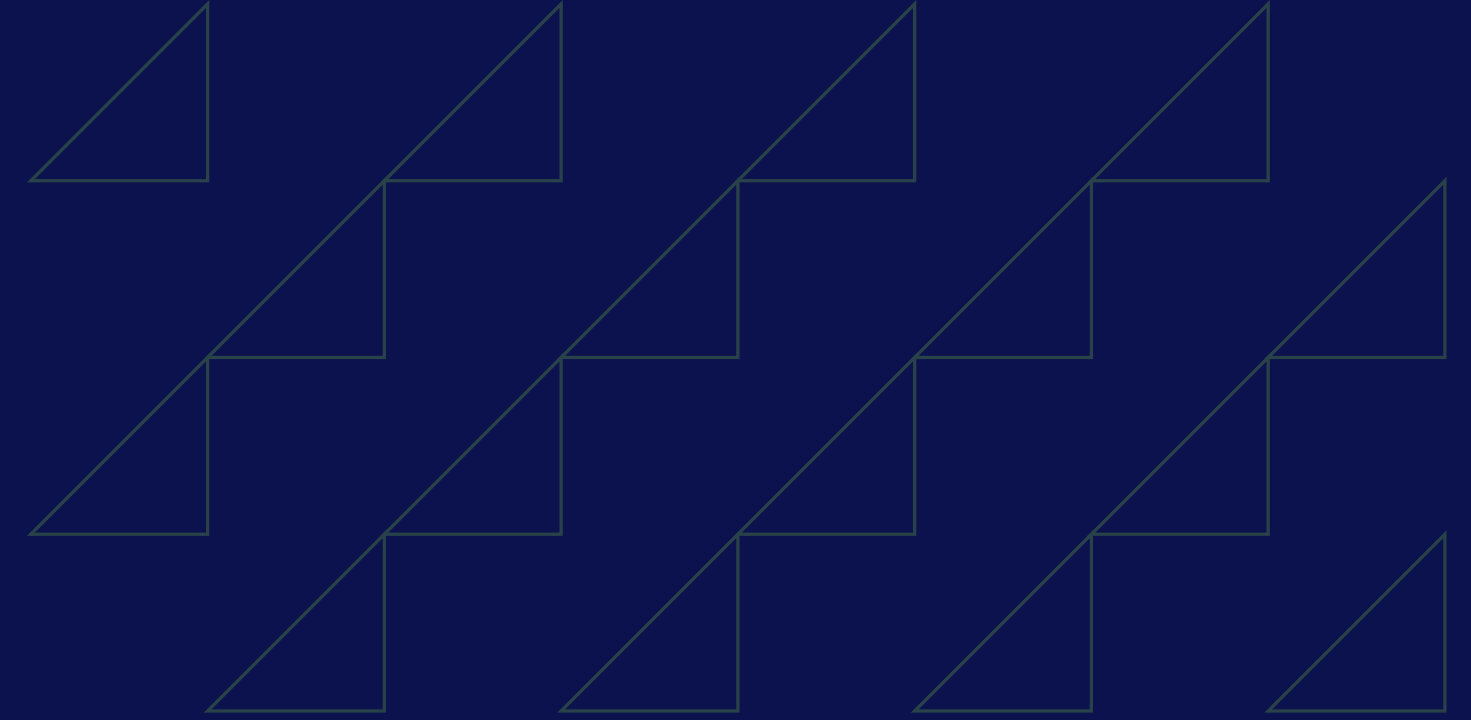
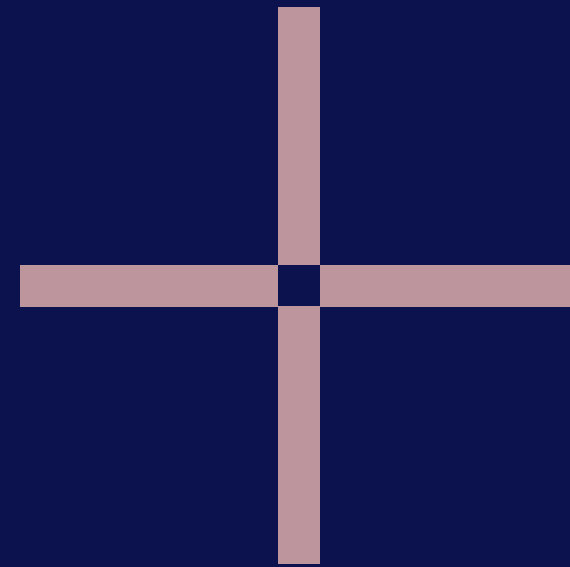
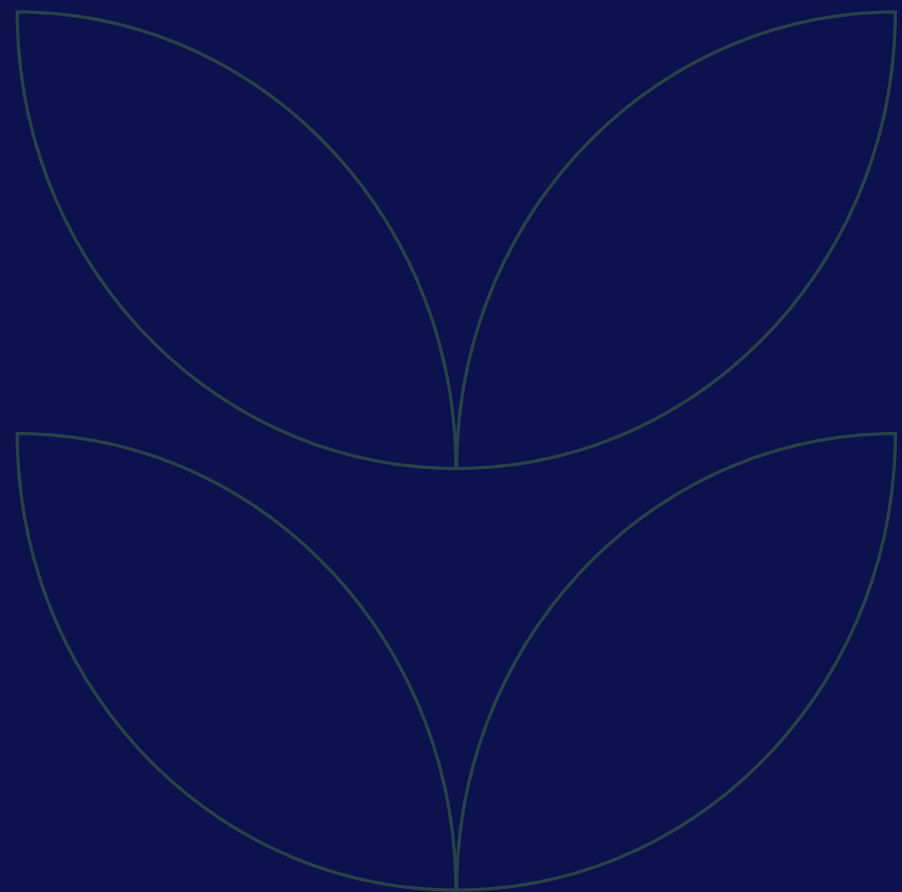
- 1 Co-op Food
- 2 Sainsbury’s Local
- 3 M&S Simply Food

CULTURE

- 1 Tate Modern
- 2 Shakespeare’s Globe
- 3 Menier Chocolate Factory
- 4 Curzon Sea Containers
- 5 Young Vic Theatre

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.



ANDREW PARKER
+44 7826 946 330
andrew.parker@cushwake.com

JAMES TAYLOR
+44 7899 843 767
james.taylor@cushwake.com

ALEX NOVELLI
+44 7860 594 752
alex.novelli@cushwake.com

JOEL RANDALL
+44 7525 897 012
joel.randall@cushwake.com

Oxford Properties Group connects people to exceptional places, and is the owner, developer and manager of some of the world's best real estate assets. Established in 1960, it manages approximately \$60 billion of assets across the globe on behalf of its co-owners and investment partners. Oxford's portfolio encompasses office, retail, industrial, hotels and multifamily residential and spans more than 100 million square feet in global gateway cities across four continents. A highly disciplined and thematic investor, Oxford invests in properties, portfolios, development sites, debt, securities and platform opportunities across the risk-reward spectrum. With its global headquarters in Toronto, Oxford operates out of over 15 offices including New York, London, Luxembourg, Singapore and Sydney. Its long-term approach to real estate investment aligns Oxford's interests to its customers and the communities in which it operates. Oxford is the global real estate arm of OMERS, the AAA credit rated^[1] defined benefit pension plan for Ontario's municipal employees. For more information on Oxford, visit www.oxfordproperties.com.