



SOUTH QUAY BUILDING

High quality refurbished offices
adjacent to Canary Wharf



the building



Pret A Manger on the ground floor

SOUTH QUAY
BUILDING

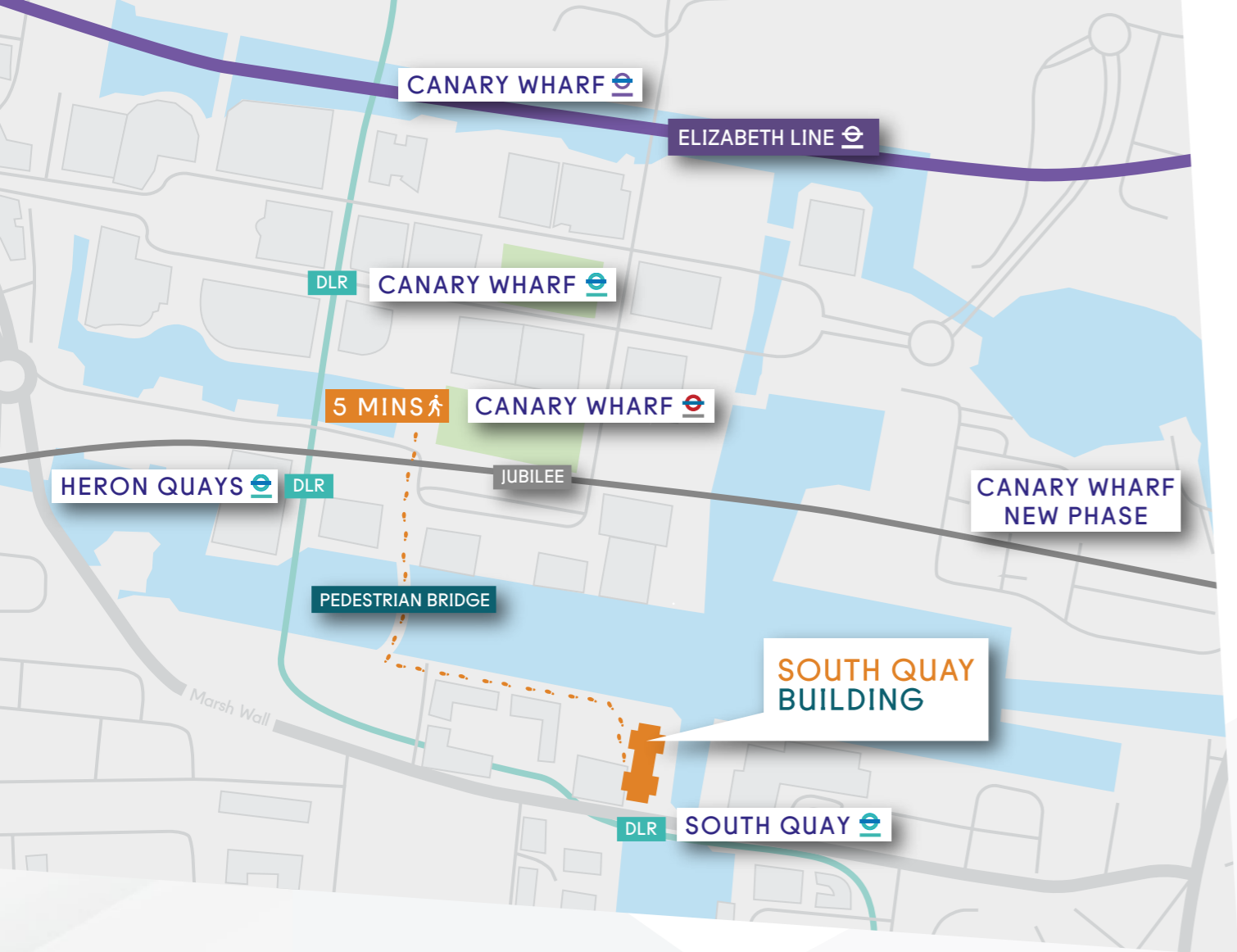
The South Quay Building has undergone an extensive refurbishment programme, offering high quality and flexible office accommodation accessed via an impressive remodelled entrance and reception. A new Pret A Manger cafe is now on the ground floor providing tenants with a convenient amenity on their doorstep.



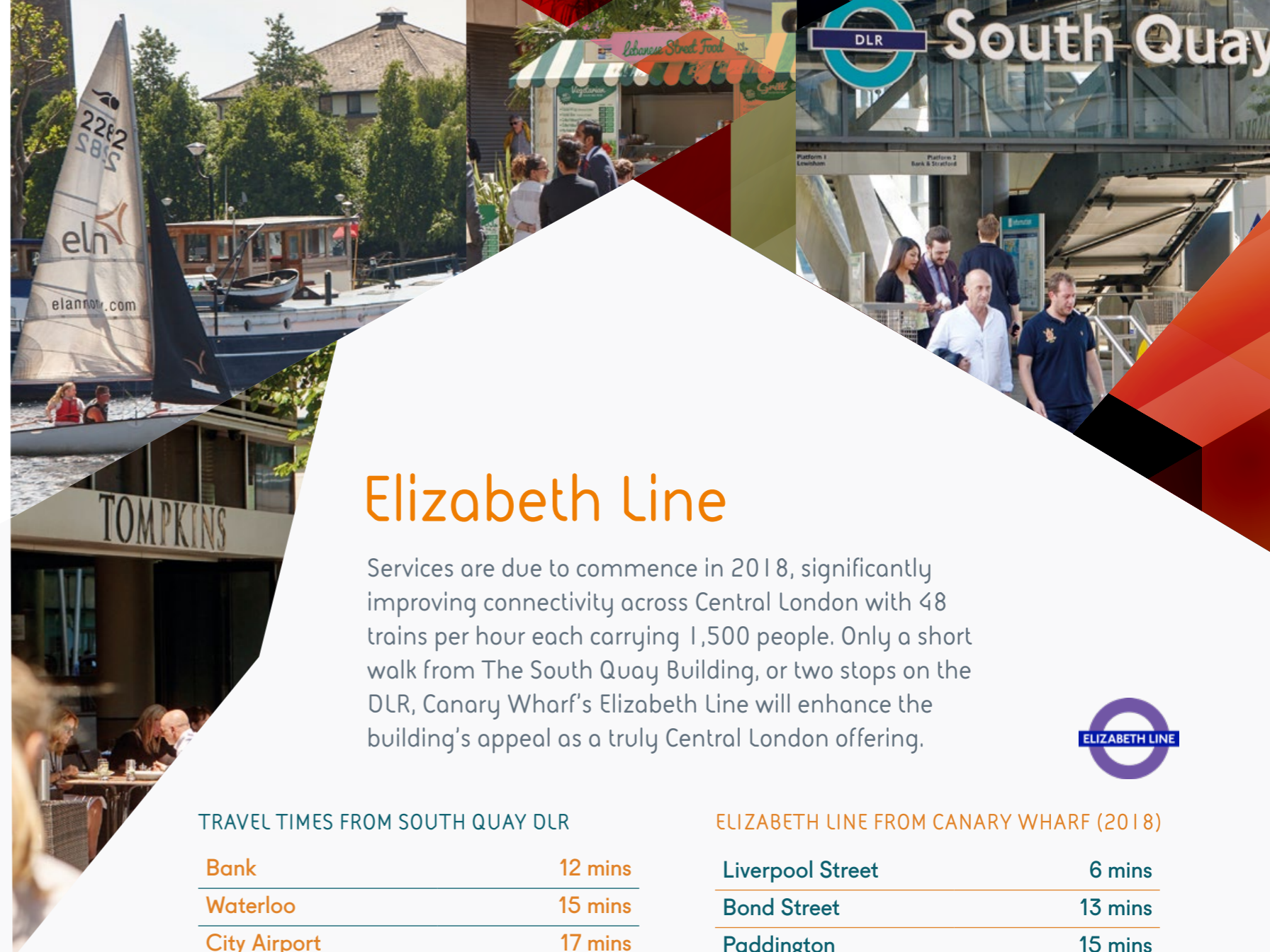
location



View from the 14th floor looking south.



SOUTH QUAY BUILDING



Elizabeth Line

Services are due to commence in 2018, significantly improving connectivity across Central London with 48 trains per hour each carrying 1,500 people. Only a short walk from The South Quay Building, or two stops on the DLR, Canary Wharf's Elizabeth Line will enhance the building's appeal as a truly Central London offering.



TRAVEL TIMES FROM SOUTH QUAY DLR

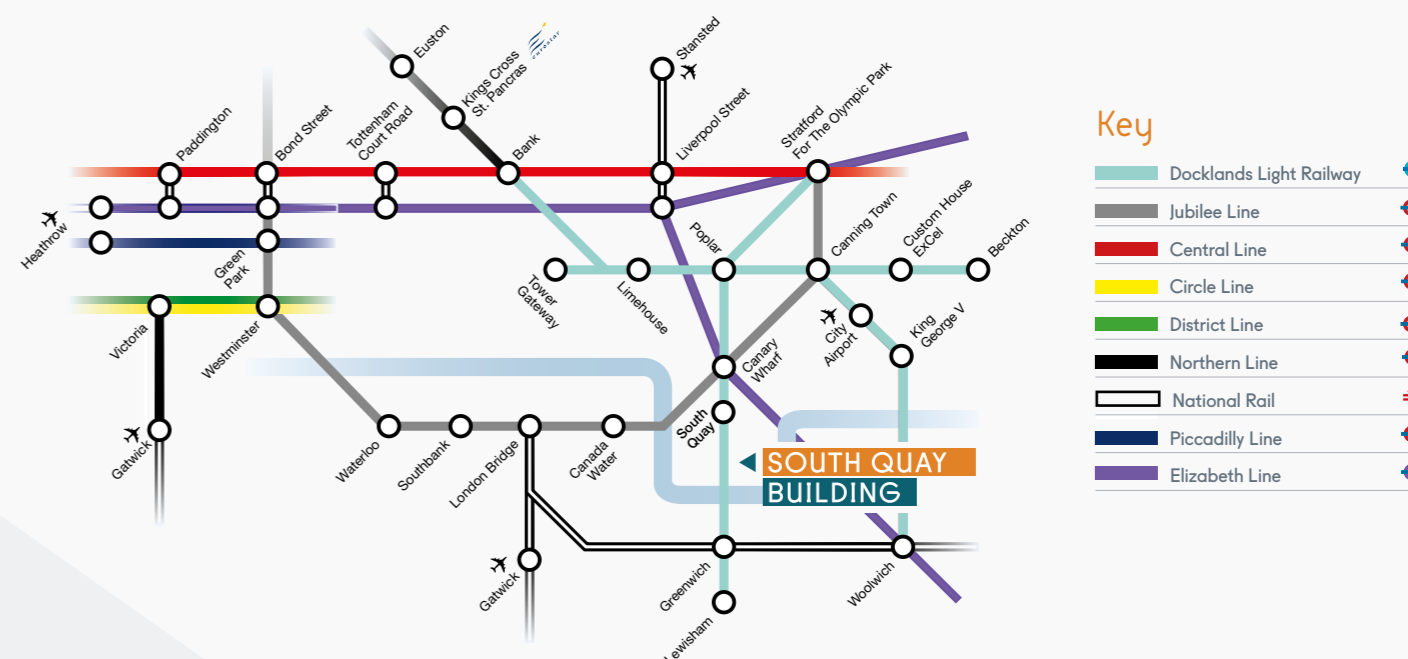
Bank	12 mins
Waterloo	15 mins
City Airport	17 mins
Bond Street	20 mins

ELIZABETH LINE FROM CANARY WHARF (2018)

Liverpool Street	6 mins
Bond Street	13 mins
Paddington	15 mins
Heathrow	39 mins

well connected

Located immediately opposite South Quay DLR Station on Marsh Wall, The South Quay Building benefits from excellent travel connections. In addition, Canary Wharf is approximately 5 minutes' walk via the pedestrian bridge link providing quick access to the vast array of amenities on offer and links to the Jubilee line, DLR and The Elizabeth line.



the local area



Whether you are popping out for a sandwich at lunch, or entertaining clients in a high-end restaurant in the evening, The South Quay Building has plenty of options within easy reach. Amenities on your doorstep currently include Pret, Tesco, Subway, Tompkins, Goodman, Astons Champagne Bar and The Hilton Hotel. Within 5 minutes' walk is the Canary Wharf Estate, offering over 300 shops, bars and restaurants.



**SOUTH QUAY
BUILDING**



remodelled reception

The Morrow & Lorraine designed reception creates a bright and welcoming environment for clients and staff alike.



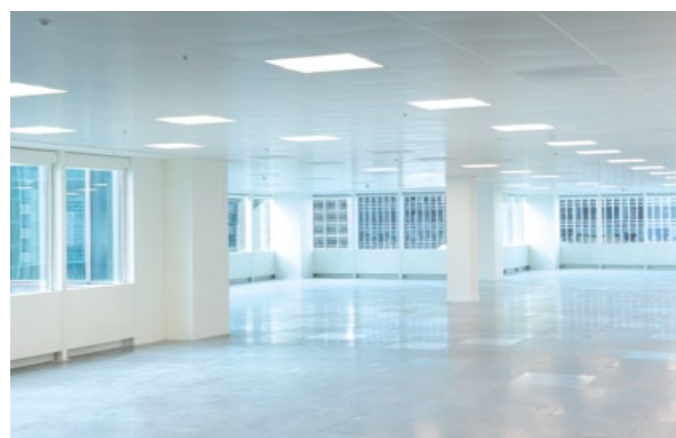


View from the 14th floor looking towards the O2 Arena

accommodation

Floor	Area (sq ft)*	Status
14th	Renaissance Learning	LET
13th	15,749	AVAILABLE
12th - North	Guinness World Records	LET
12th - South	Forsters	LET
7th	KPMG	LET
6th	Broadbean Technology	LET
5th - North	DTI	LET
5th - South	Broadbean Technology	LET
4th - North West	Havin Bank	LET
4th - North East	Shepherd Compello	LET
Part 4th	3,962	AVAILABLE
2nd	15,736	AVAILABLE
1st	Orega Serviced Offices	LET
TOTAL AVAILABLE	35,447 sq ft	

*Areas measured in accordance with IPMS 3.



SOUTH QUAY
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The South Quay Building offers flexible and affordable office space with excellent connectivity to Canary Wharf and across Central London.



Refurbished ground floor lobby

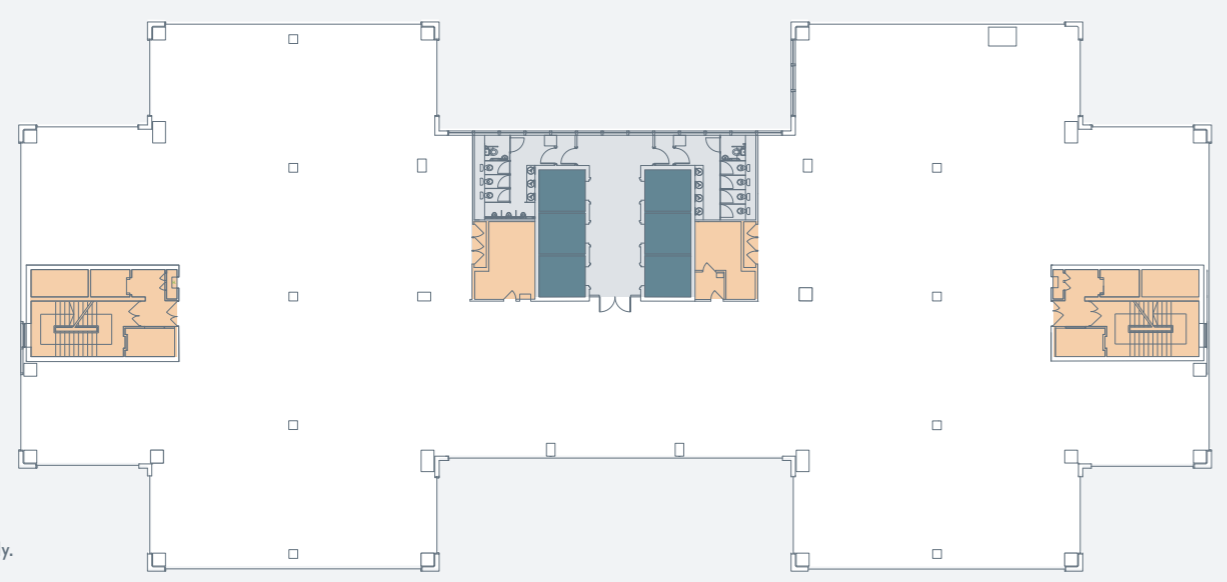
typical floor plans



TYPICAL FLOOR
c. 15,700 sq ft

- LIFTS
- CORE
- LOBBY / WC'S
- OFFICE

Not to scale. For indicative purposes only.



INDICATIVE SPLIT FLOOR PLAN

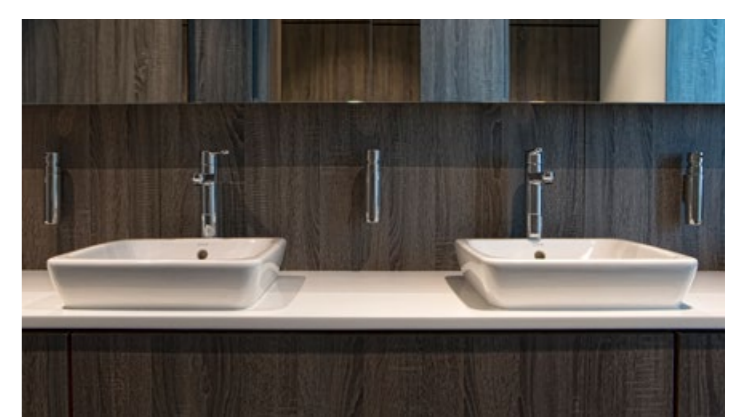
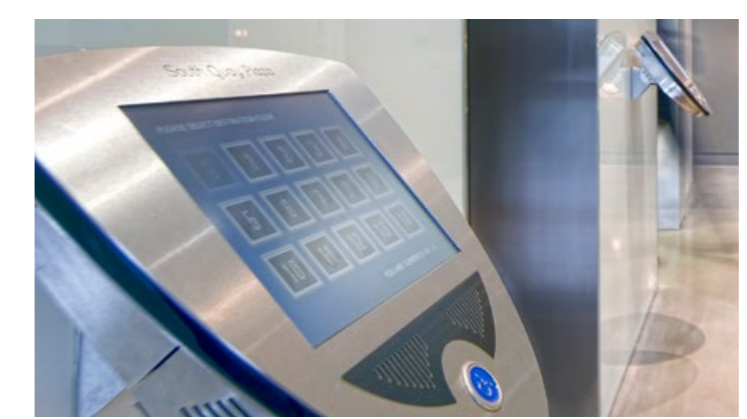
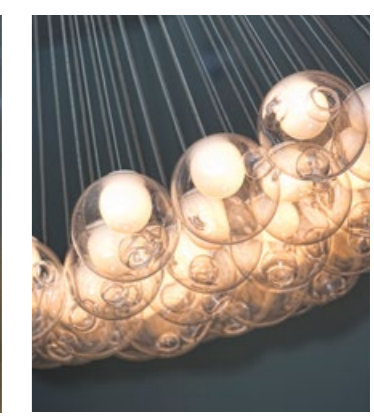
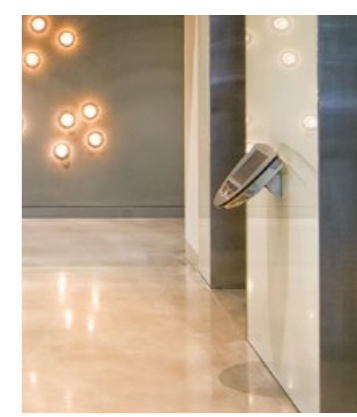
Floors can be split to provide quarter and half floor configurations

- LIFTS
- CORE
- LOBBY / WC'S
- OFFICE 1 (4,085 sq ft)
- OFFICE 2 (3,414 sq ft)
- OFFICE 3 (4,340 sq ft)
- OFFICE 4 (3,666 sq ft)

Not to scale. For indicative purposes only.



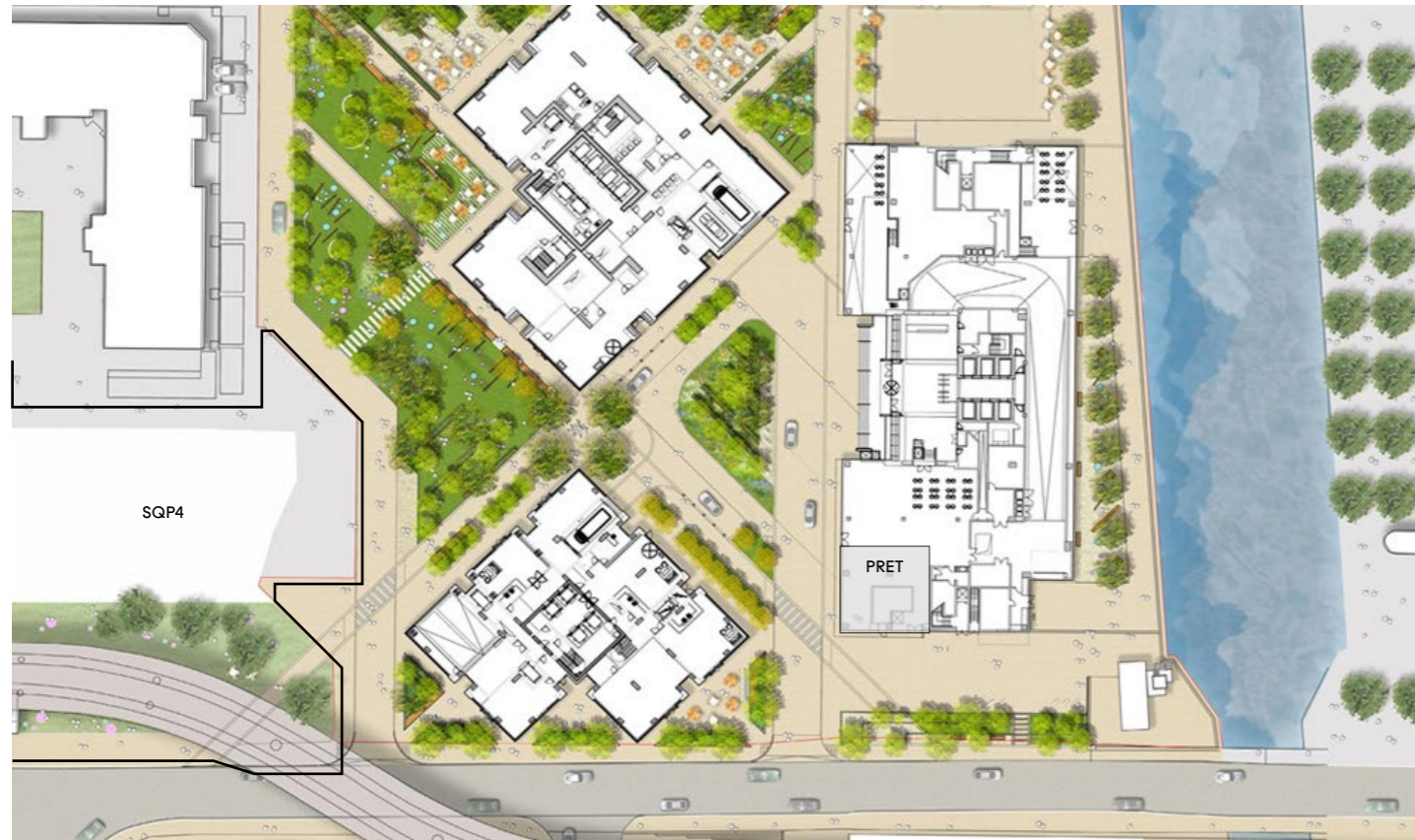
- New category A refurbished floors
- Remodelled reception and entrance
- VAV air conditioning
- Raised access floors (90-120mm void)
- Metal tiled suspended ceiling with integral lighting
- Panoramic views on all elevations
- Excellent natural light
- 6 passenger lifts
- Car parking spaces
- Cycle storage
- Shower facilities
- 24 hour security



South Quay estate developments

The exciting proposed redevelopment of the South Quay Estate by Berkeley Homes will improve the area with the intended two residential towers surrounded by a network of landscaped gardens totalling 1.6 acres of open space. The scheme will allow greater access to the waterfront and provide new shops, restaurants and leisure facilities at street level.

The scheme will greatly improve pedestrian connectivity through to Canary Wharf with the potential for a new footbridge. The redevelopment will bring extra vibrancy to South Quay, enhancing it as a destination where people want to work.



Drawing is indicative only and not to scale.



viewings & terms available
through joint agents



Sam Boreham
T: +44 (0)20 7710 7963
M: +44 (0)7917 635465
E: samb@bh2.co.uk

Richard Carson
T: +44 (0)20 7852 4025
M: +44 (0)7701 398011
E: richard.carson@eu.jll.com

Callum Stidston-Nott
T: +44 (0)20 7710 7962
M: +44 (0)7557 971 067
E: callums@bh2.co.uk

Jeremy Attfield
T: +44 (0)20 7399 5675
M: +44 (0)7703 234261
E: jeremy.attfield@eu.jll.com

bh2.co.uk

jll.co.uk

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www.southquaybuilding.com