

A 34,000 SQ FT HQ OPPORTUNITY

# BARGE CRESCENT

SOUTH BANK

COMING Q3 2024

COMING Q3 2024

ENTER





WELCOME TO

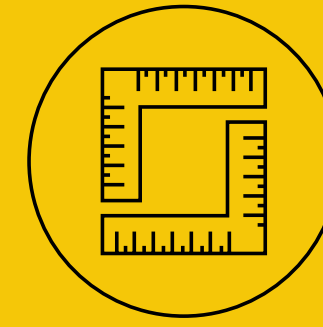
# BARGE CRESCENT

SOUTH BANK



## HIGHLIGHTS

34,000 SQ FT



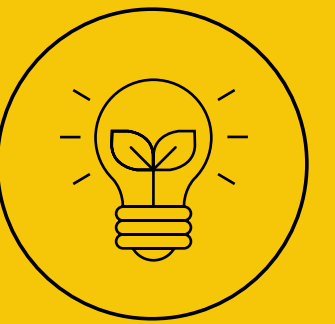
7 MINUTES TO WATERLOO

TERRACES ON EVERY FLOOR



UNIQUE RIVER VIEWS

SUSTAINABLE CREDENTIALS



5 MINS TO BLACKFRIARS





Indicative CGI of reception

Designed to deliver the ultimate workplace experience. A home away from home.

# WELLNESS THAT'S WOVEN INTO THE FABRIC OF THE BUILDING



Roof lights and shallow treads make using the stairs effortless and enhance your journey through the building



# SPACE IN ABUNDANCE

04 6,641 SQ FT  
617 SQ M

Terrace  
1,894 SQ FT  
176 SQ M

03 8,008 SQ FT  
744 SQ M

Terrace  
355 SQ FT  
33 SQ M

02 8,008 SQ FT  
744 SQ M

Terrace  
355 SQ FT  
33 SQ M

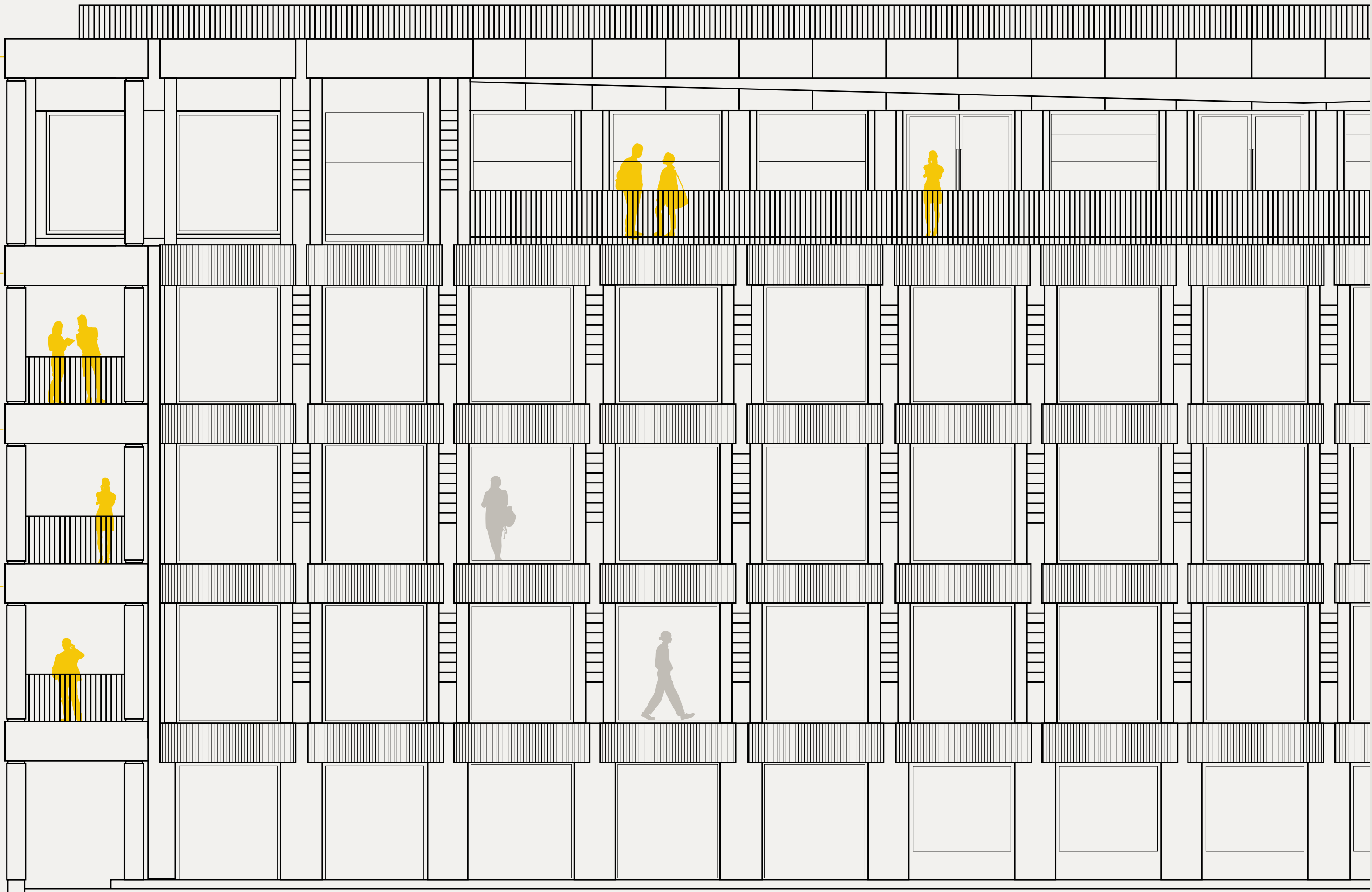
01 8,008 SQ FT  
744 SQ M

Terrace  
355 SQ FT  
33 SQ M

G 3,972 SQ FT  
369 SQ M

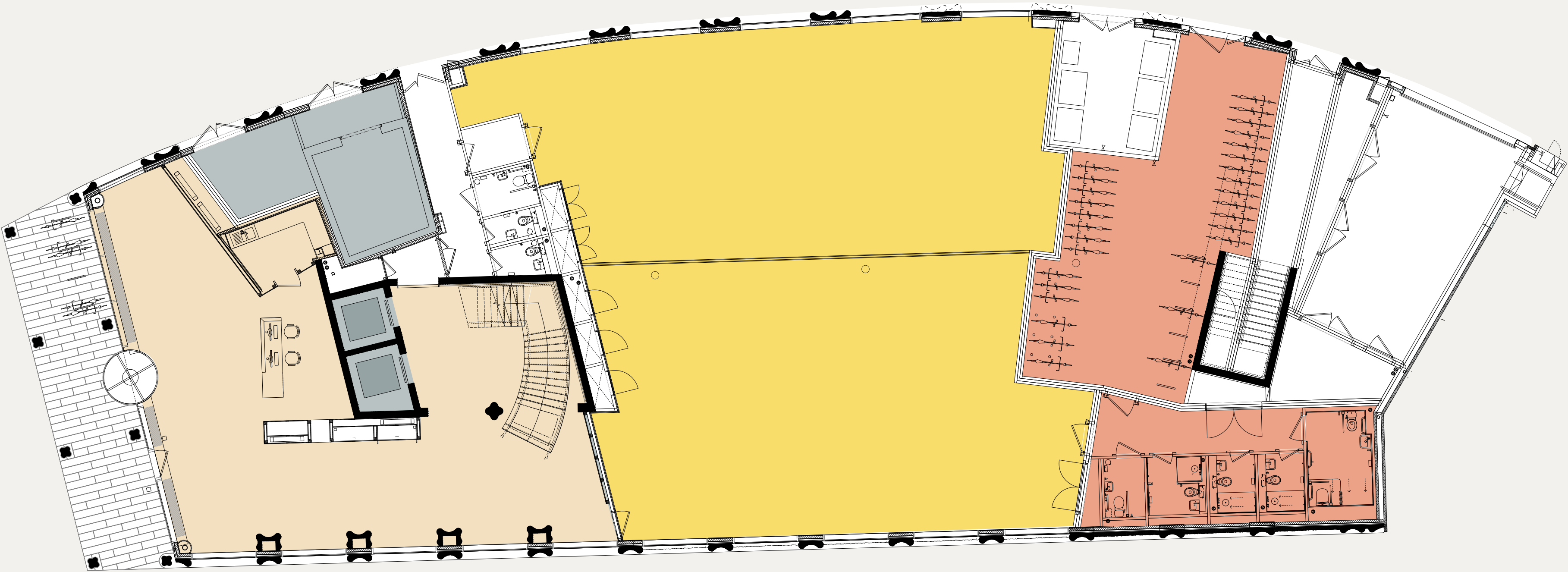
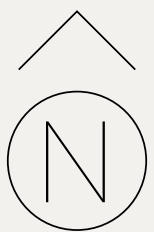
TOTAL 34,638 SQ FT  
3,218 SQ M

Terrace total  
2,959 SQ FT  
275 SQ M



# FLOOR PLANS

BARGE HOUSE STREET



UPPER GROUND

FLOOR

G

KEY

- Office
- Core
- Reception
- End-of-trip

Floor plans not to scale.  
For indicative purposes only

SIZE

3,972 SQ FT

369 SQ M

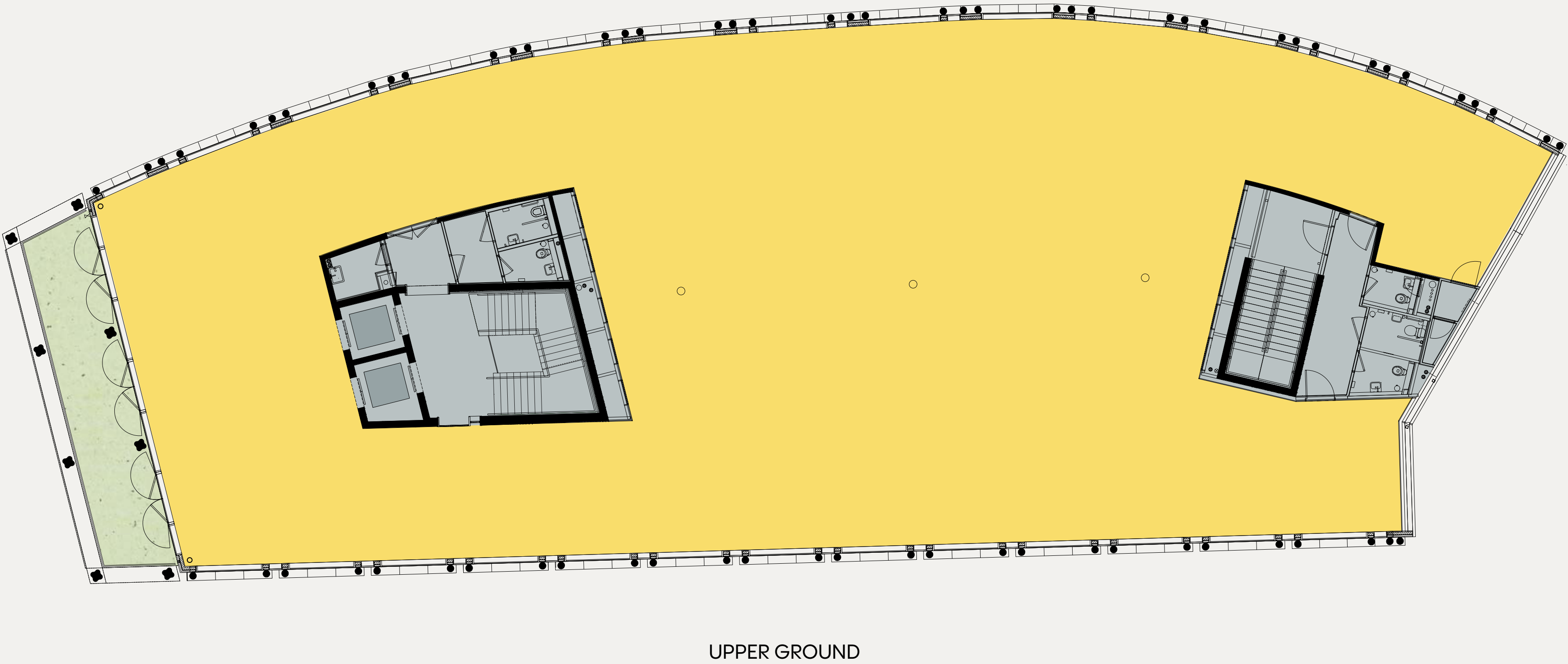
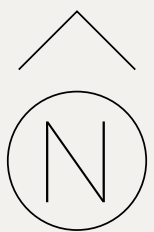




Indicative reception CGI



# FLOOR PLANS



FLOOR

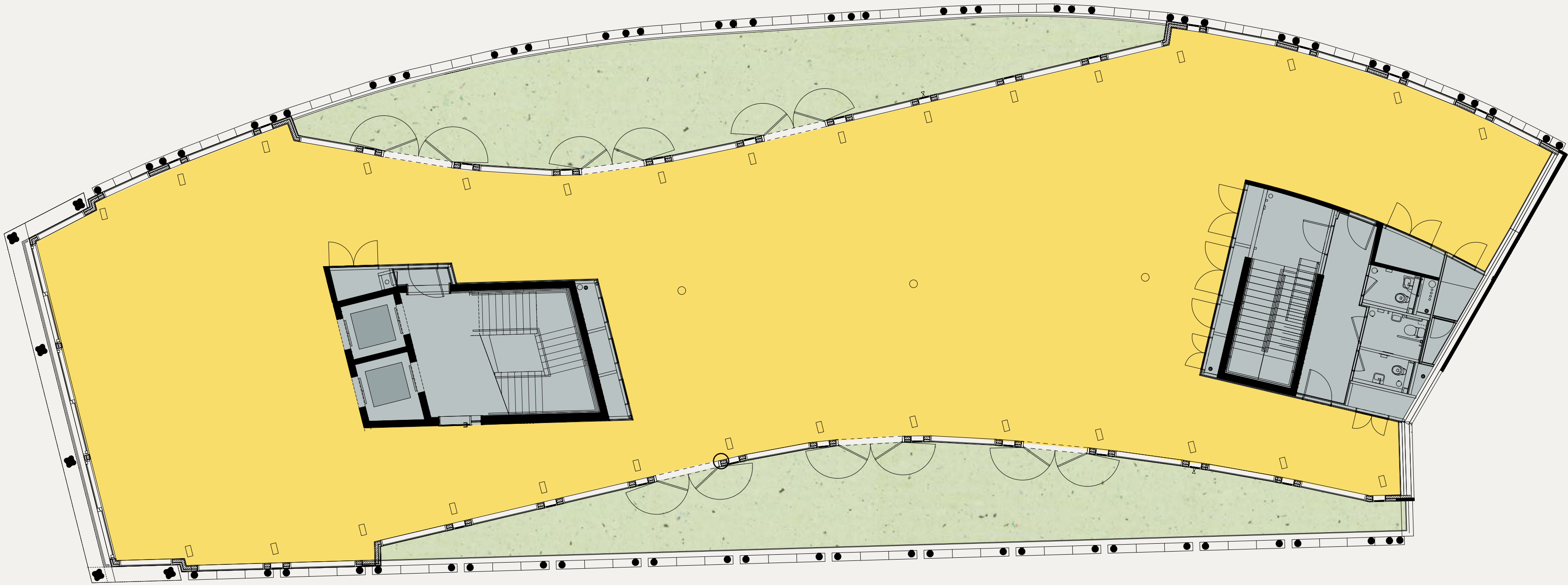
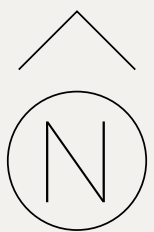
01-03

KEY  
Office  
Core  
Terrace  
  
Floor plans not to scale.  
For indicative purposes only

SIZE  
8,008 SQ FT  
744 SQ M  
  
Terrace  
355 SQ FT  
33 SQ M



# FLOOR PLANS



FLOOR

04

KEY

- Office
- Core
- Terrace

Floor plans not to scale.  
For indicative purposes only

SIZE

6,641 SQ FT  
617 SQ M

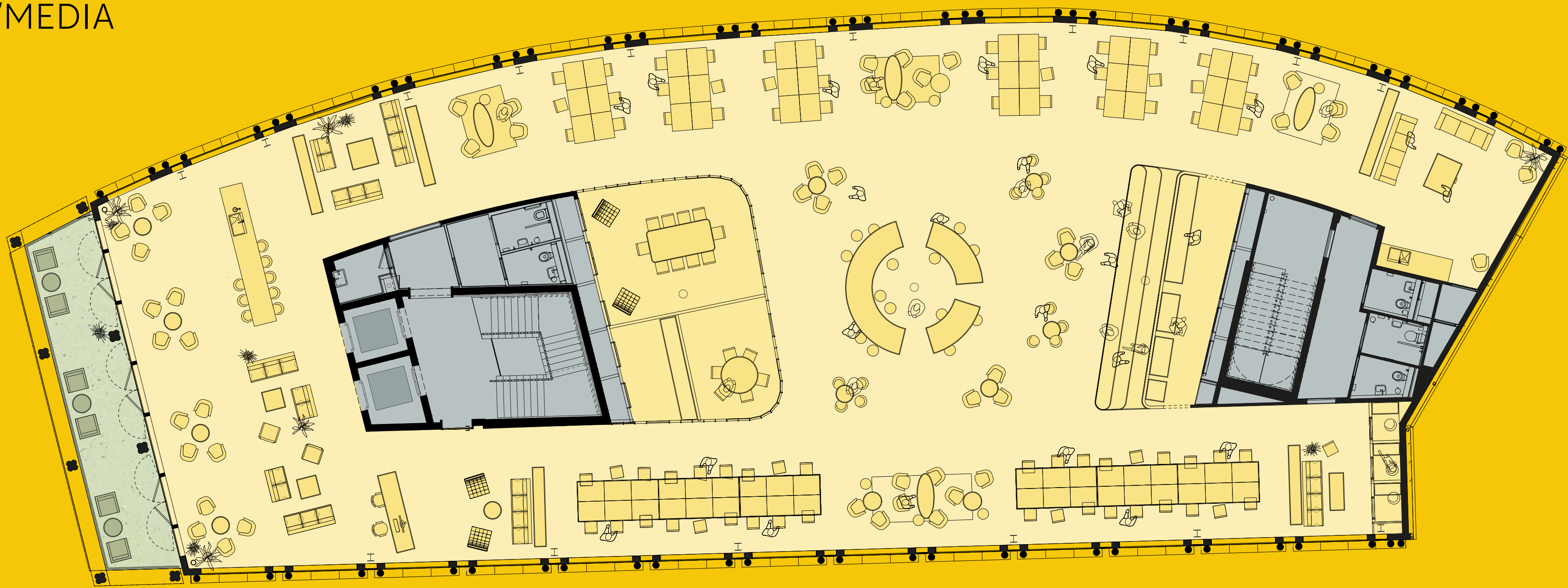
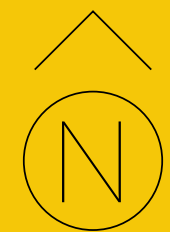
Terrace  
1,894 SQ FT  
176 SQ M



# SPACE PLANS

CREATIVE/MEDIA

BARGE HOUSE STREET



UPPER GROUND

FLOOR

01-03

KEY

- Office
- Core
- Terrace

Floor plans not to scale.  
For indicative purposes only

SIZE

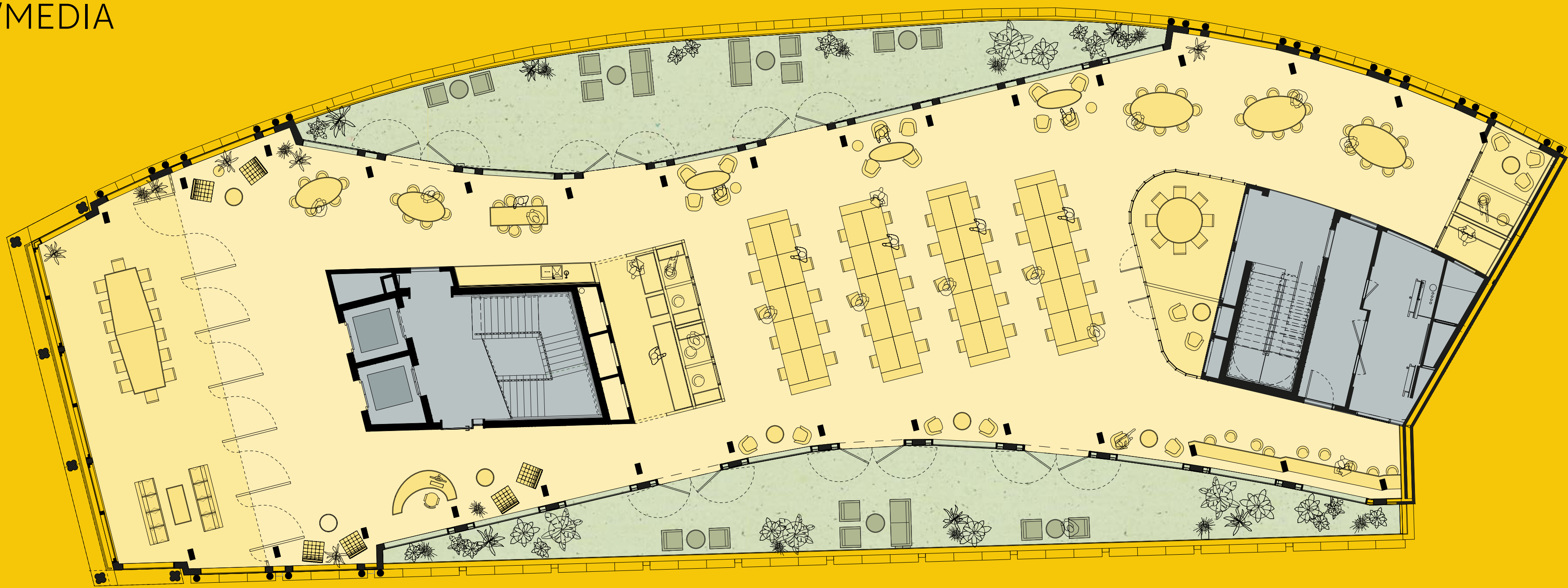
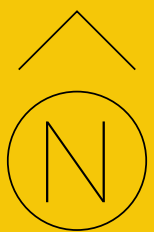
8,008 SQ FT  
744 SQ M



# SPACE PLANS

CREATIVE/MEDIA

BARGE HOUSE STREET



UPPER GROUND

FLOOR

04

KEY

- Office
- Core
- Terrace

Floor plans not to scale.  
For indicative purposes only

SIZE

6,641 SQ FT  
617 SQ M





Indicative 4th floor CGI





Indicative view west



# DELIVERING A HIGH QUALITY BUILDING WITH SUSTAINABILITY AND WELLNESS AT IT'S CORE.

Barge Crescent boasts multiple amenities  
that deliver on our sustainable objectives  
and promotes wellness.

EPC A\*



BREEAM EXCELLENT



NABERS 5 STARS\*



ALL ELECTRIC BUILDING



INTEGRATED SOLAR SHADING



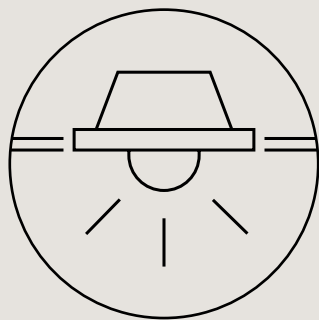
\*Targeting



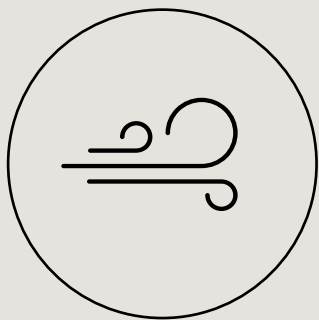


# SPECIFICATION

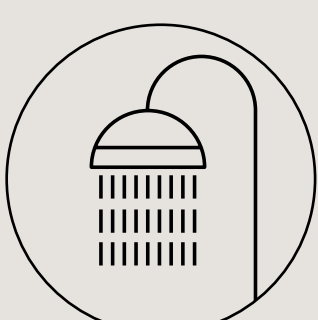
A SPECIFICATION  
FOR TOMORROW,  
IN A BUILDING  
FOR TODAY



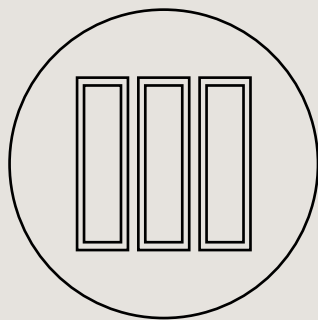
LED  
lighting



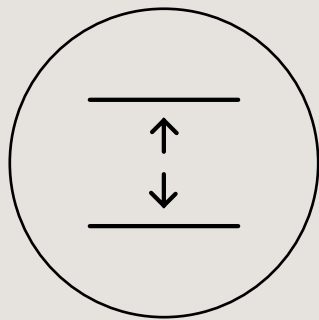
VRF and VRV air  
conditioning system



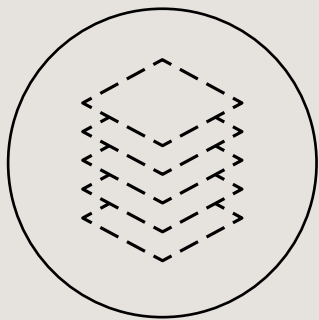
4 Showers  
including x1 DDA



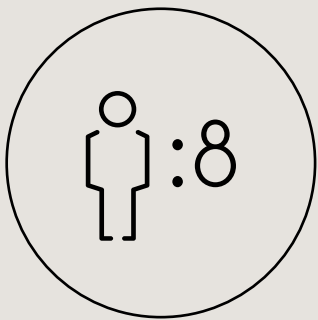
Floor to ceiling  
windows



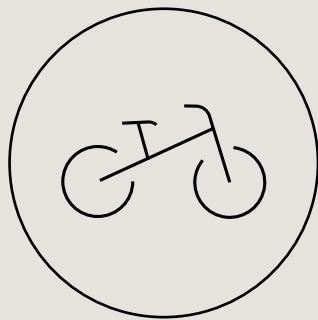
Up to 3m floor to  
ceiling height



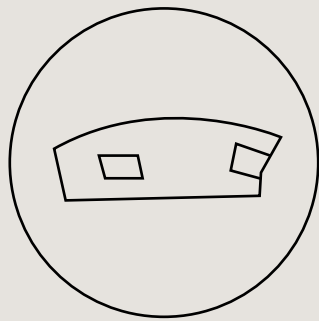
Raised access  
floors



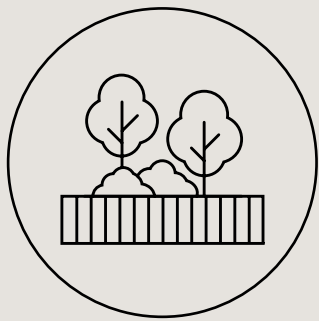
1:8  
occupancy



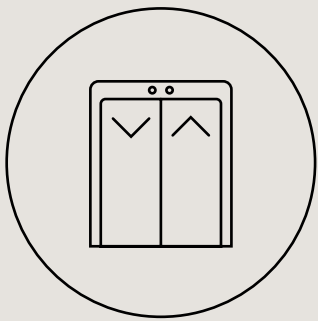
Cycle storage  
x71 total



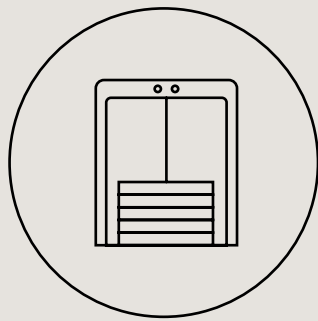
Large open plan  
floor plates



Terracing to every level  
(2,959 sq ft total)



2x passenger lift



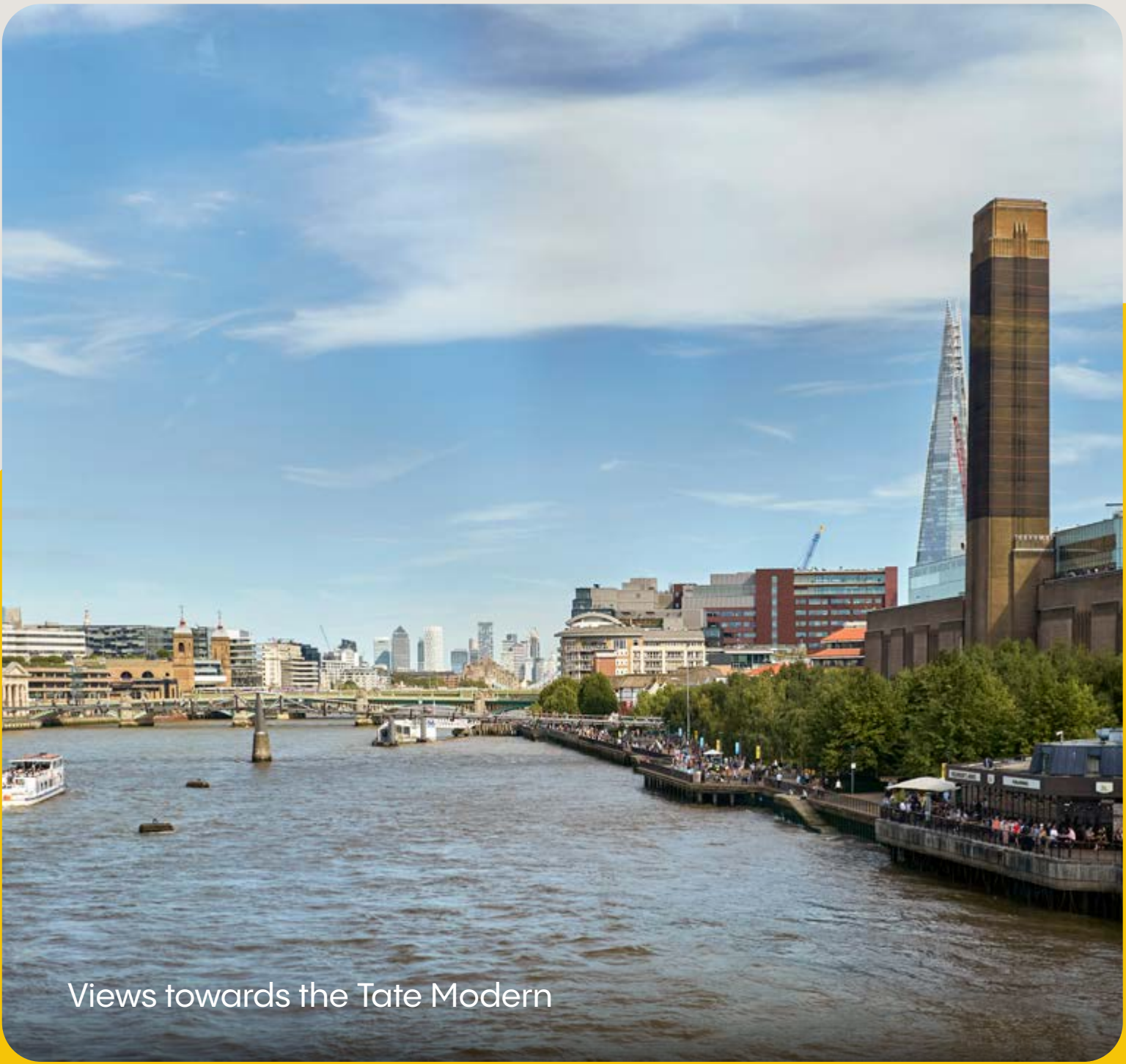
1x goods  
lift





View across Bernie Spain Gardens

From iconic landmarks like the Southbank Centre and the National Theatre to tranquil green spaces, the local area is teeming with everything that makes London special.



Views towards the Tate Modern

# THE AREA





OXO Tower

# BUZZY & VIBRANT



Southbank Centre



Bar Elba, Waterloo



Bernie Spain Gardens, view north west

The South Bank area of London is a vibrant and culturally rich destination that captivates visitors and locals alike.

Situated along the scenic River Thames, it hosts an abundance of cultural, artistic and entertainment offerings.



Waterloo station





View from OXO Tower terrace

# RIVERSIDE



Art Yard



El Pastor



Gail's

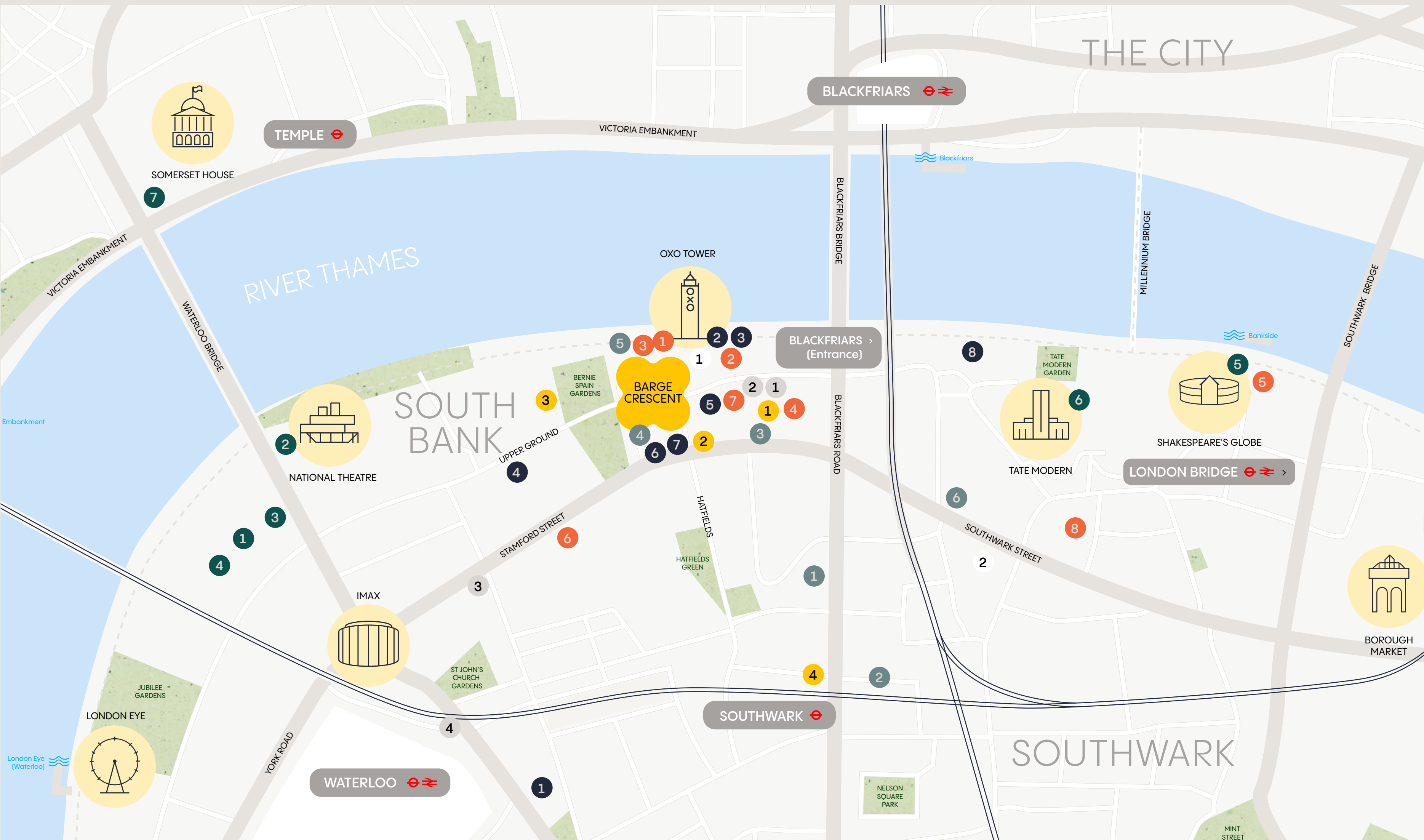
# LIFE & STYLE



Black Sheep Coffee



# THE LOCALE



## AMENITIES

### Restaurants

- 1 Oxo Tower Bar Brasserie
- 2 Sea Containers
- 3 La Gelatiera
- 4 Art Yard Bar & Kitchen
- 5 The Real Greek
- 6 Sticky Mango
- 7 Honi Poke
- 8 The Refinery

### Culture

- 1 Southbank Centre
- 2 National Theatre
- 3 Hayward Gallery
- 4 Royal Festival Hall
- 5 Shakespeare's Globe
- 6 Tate Modern
- 7 Somerset House
- 8 The Old Vic

### Bar/Pubs

- 1 Bar Elba
- 2 12th Knot (Sea Containers)
- 3 Lyanness (Sea Containers)
- 4 Mulberry Bush
- 5 Beer Hawk
- 6 The Thirsty Bear
- 7 Fountain & Ink
- 8 The Founder's Arms

### Café spots

- 1 The Hoxton
- 2 Origin
- 3 Gail's Bakery
- 4 Black Sheep Coffee
- 5 Caffé Nero
- 6 Birds Hill Coffee

### Retail

- 1 Little Waitrose
- 2 Tian Tian Market
- 3 Gabriel's Wharf
- 4 Blackfriars Road Food Market

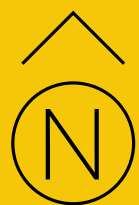
### Hotels

- 1 Sea Containers
- 2 Hilton Bankside

### Fitness

- 1 1Rebel Southbank
- 2 Dojo (Marshall Arts)
- 3 King's Sport & Wellness Centre
- 4 PureGym London Waterloo

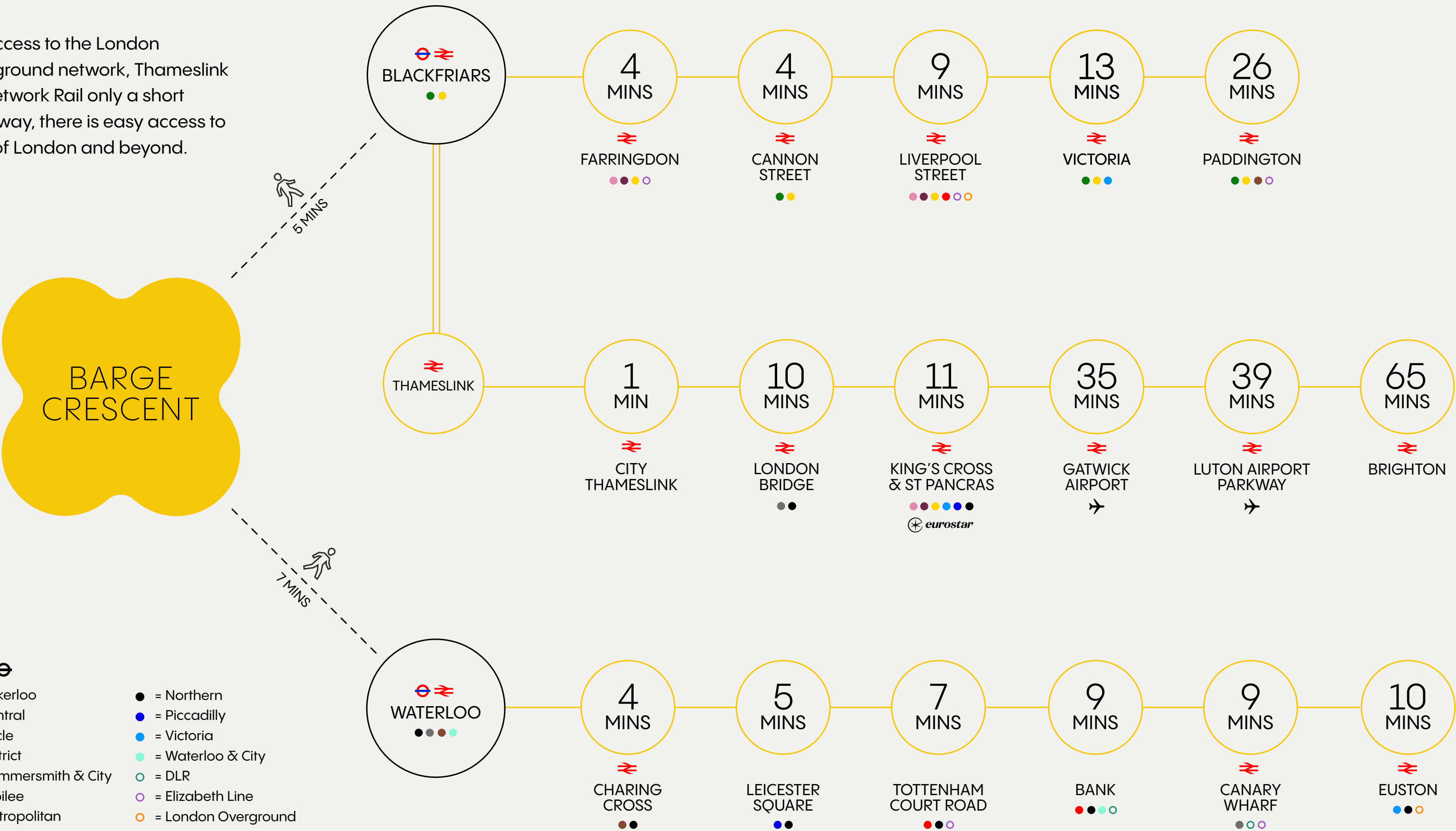
Uber Boat by Thames Clippers





# CONNECTED

With access to the London Underground network, Thameslink and Network Rail only a short walk away, there is easy access to much of London and beyond.



## A SEAMLESS JOURNEY

(minutes' walk from Tenter)



Blackfriars



Waterloo



Waterloo East



Southwark



Embankment



Charing Cross



Temple



London Bridge



City Thameslink



Cannon Street







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SOUTH BANK

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