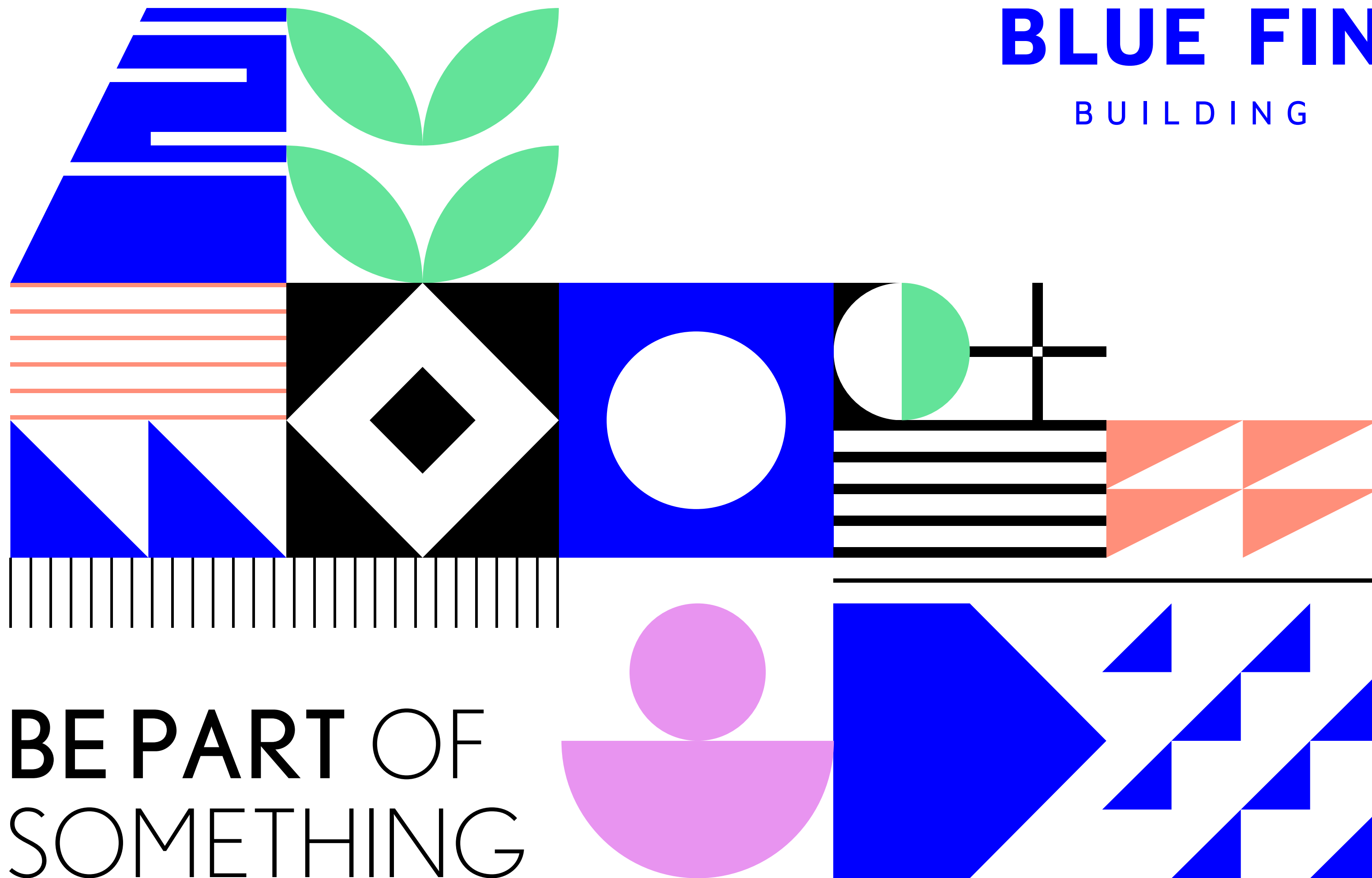
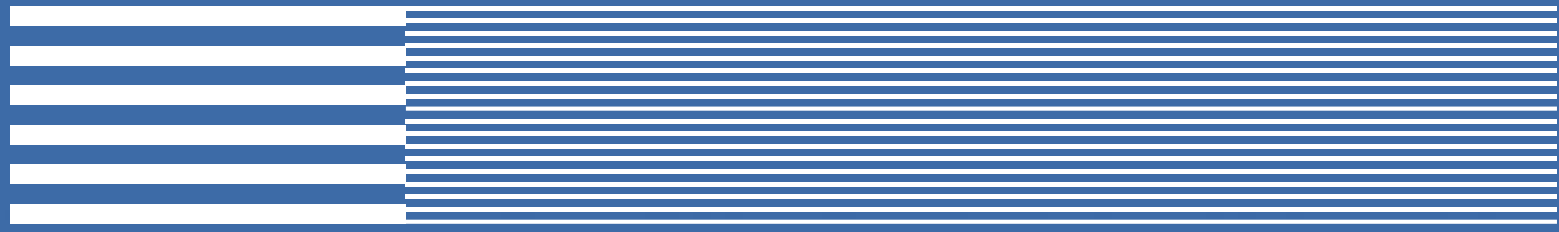


BLUE FIN

BUILDING

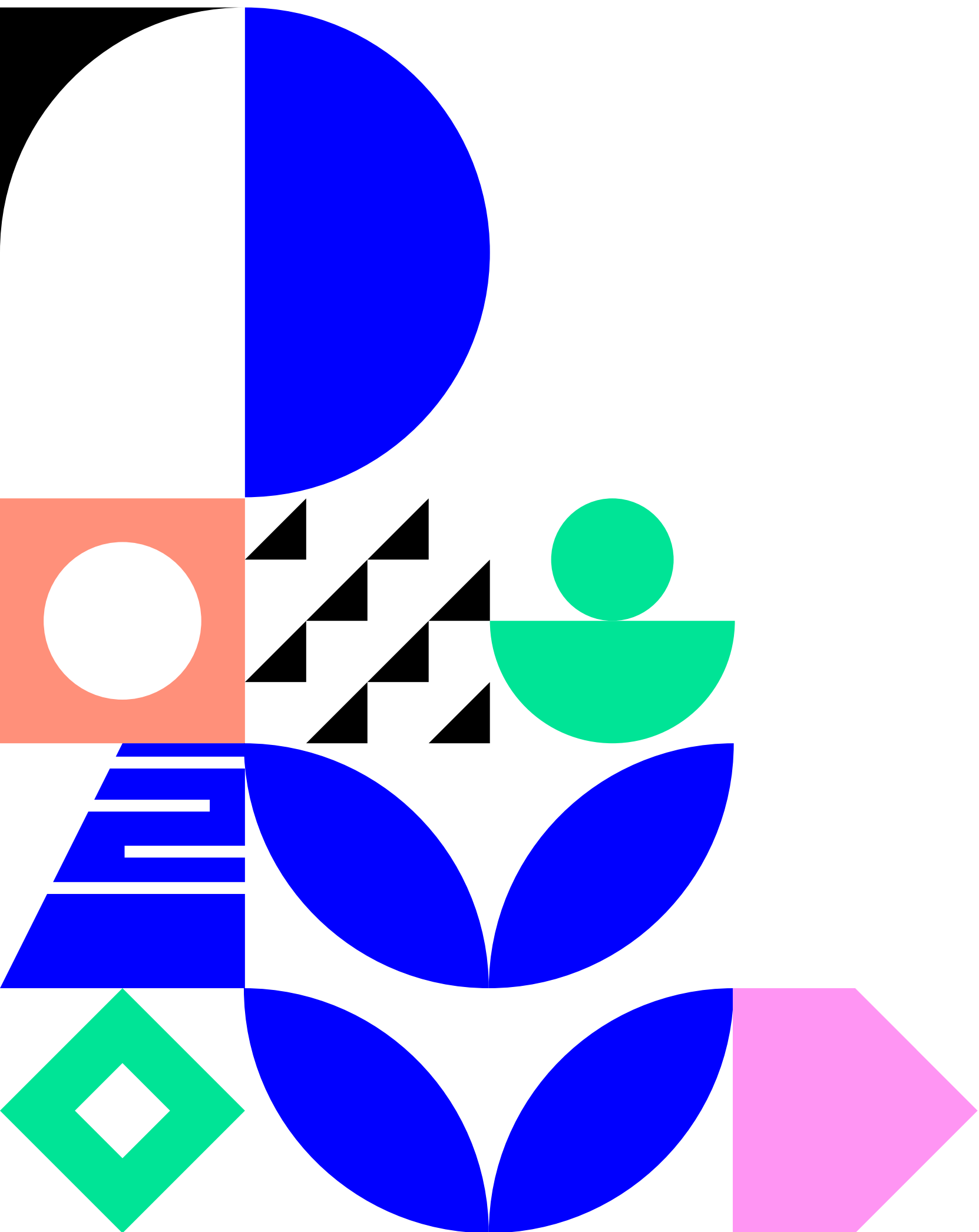


BE PART OF
SOMETHING



A LANDMARK BUILDING EVOLVED.





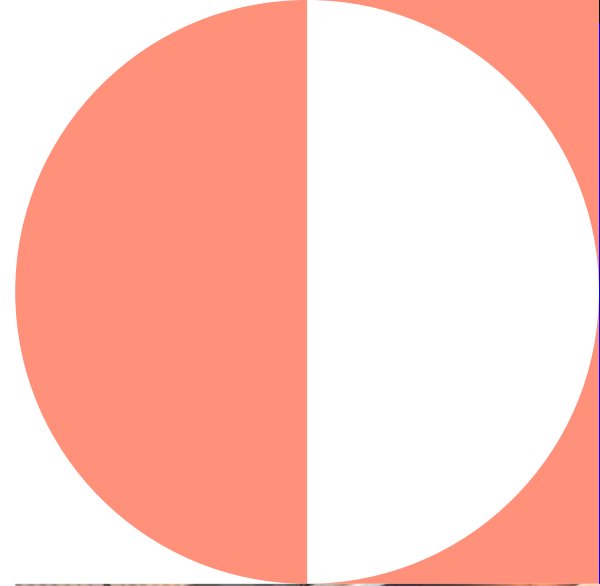
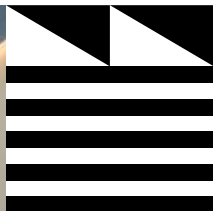
The Blue Fin Building is so much more than the sum of its parts. Its collaborative spaces, dynamic community and vibrant location work together to make a world-class workplace where businesses can build their culture and inspire happier, healthier and productive people.

**27,035 SQ. FT OF WORKSPACE
AVAILABLE NOW.**

BE PART OF SOMETHING

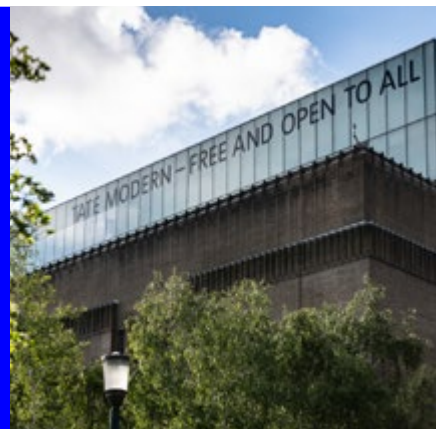
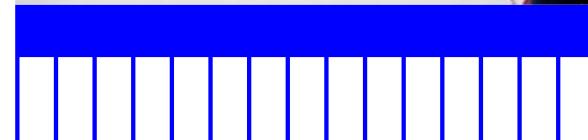
COLLABORATIVE

A building that encourages culture and a place where people come together, Blue Fin has a unique choice of inspirational communal spaces including bookable meeting rooms, Bankside Café, Bankside Kitchen, the Winter Garden and an expansive communal terrace.



CREATIVE

Where else can you spend your lunch break with Warhol, Hockney and Picasso? Blue Fin boasts the artiest of neighbours, the Tate Modern amongst a location alive with creative cultural scenes from the Hayward Gallery to the Globe Theatre.

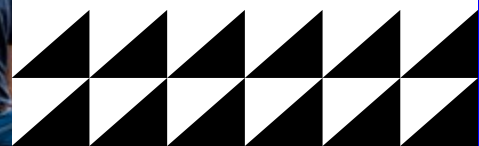
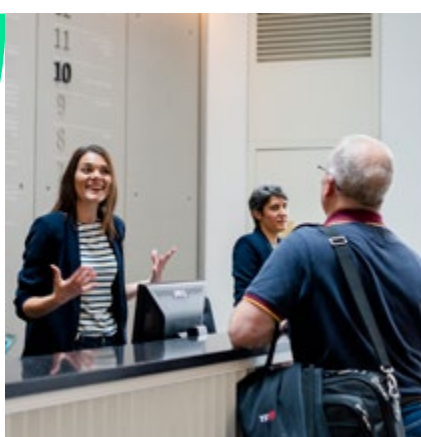
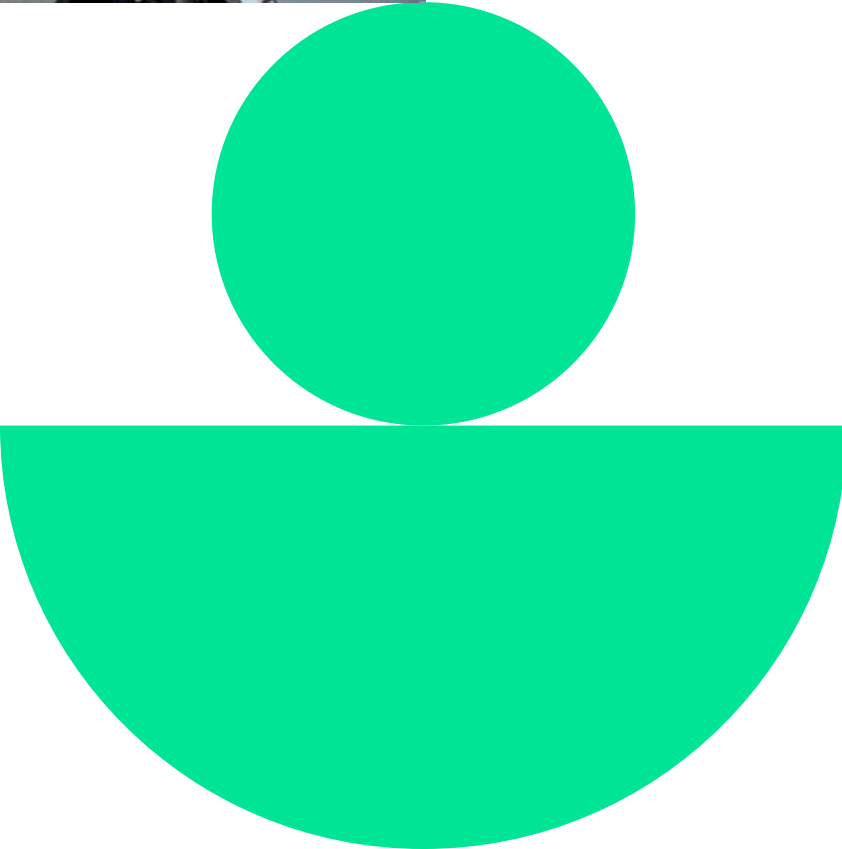


TOGETHER

It's never been more important to feel part of a community. Blue Fin's diverse occupiers are brought together through shared communal spaces and the superb building management team, in a workplace people are truly proud to be a part of.

BANKSIDE

Tucked between the South Bank and London Bridge, Bankside's fantastic connections and vibrant cultural and culinary scene are set around open riverside views - it's easy to see why an impressive roster of businesses call Bankside home.



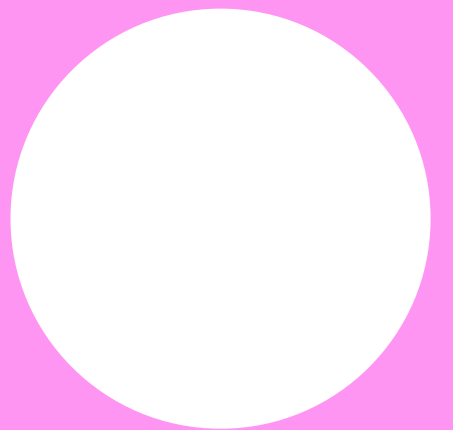
CONNECTED

Easy breezy walks to Blackfriars and London Bridge along the river, or take the scenic route to the City over the Millennium Bridge. A location seamlessly linked to London and beyond, be it overground, underground, on water or on your own two feet.



HEALTHY

However you choose to get your blood pumping, Blue Fin has your back - get to work on your own steam in style with excellent shower, changing and cycle store facilities or take advantage of a choice of local gyms and riverside running routes.



GREENER

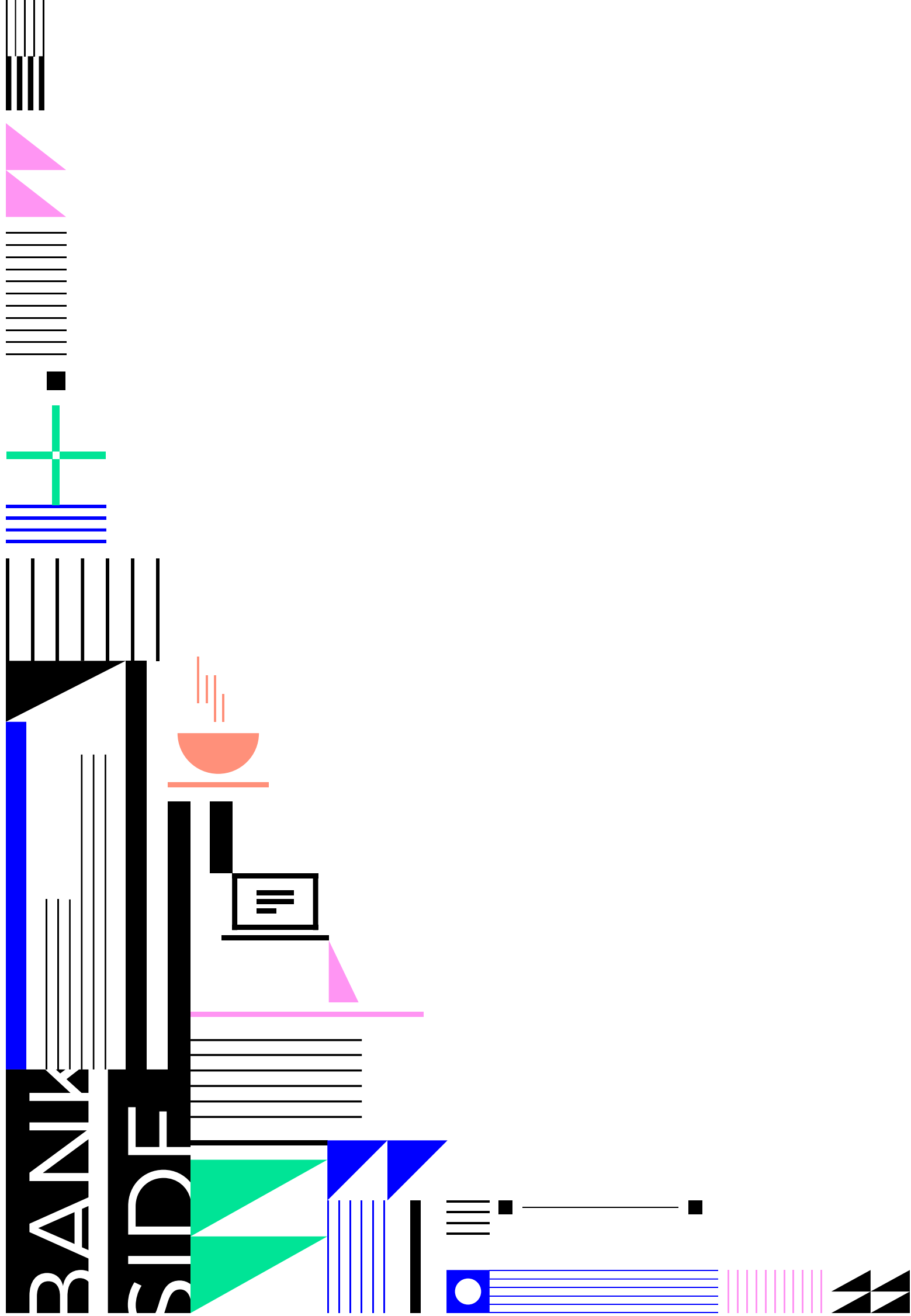
Excellent natural light, a spacious central atrium and access for all to fresh air and open green spaces both on the terrace and on the doorstep, the natural environment is a seamless part of everyday life at Blue Fin.



EXCITING

Blue Fin is simply surrounded by incredible amenities; step out to Bankside Mix's handy cafés and restaurants, sample the delectable foodie options at Borough Market, explore Coin Street's independent names or take in The Cut's culinary and theatrical scene...





11TH WINTER GARDEN

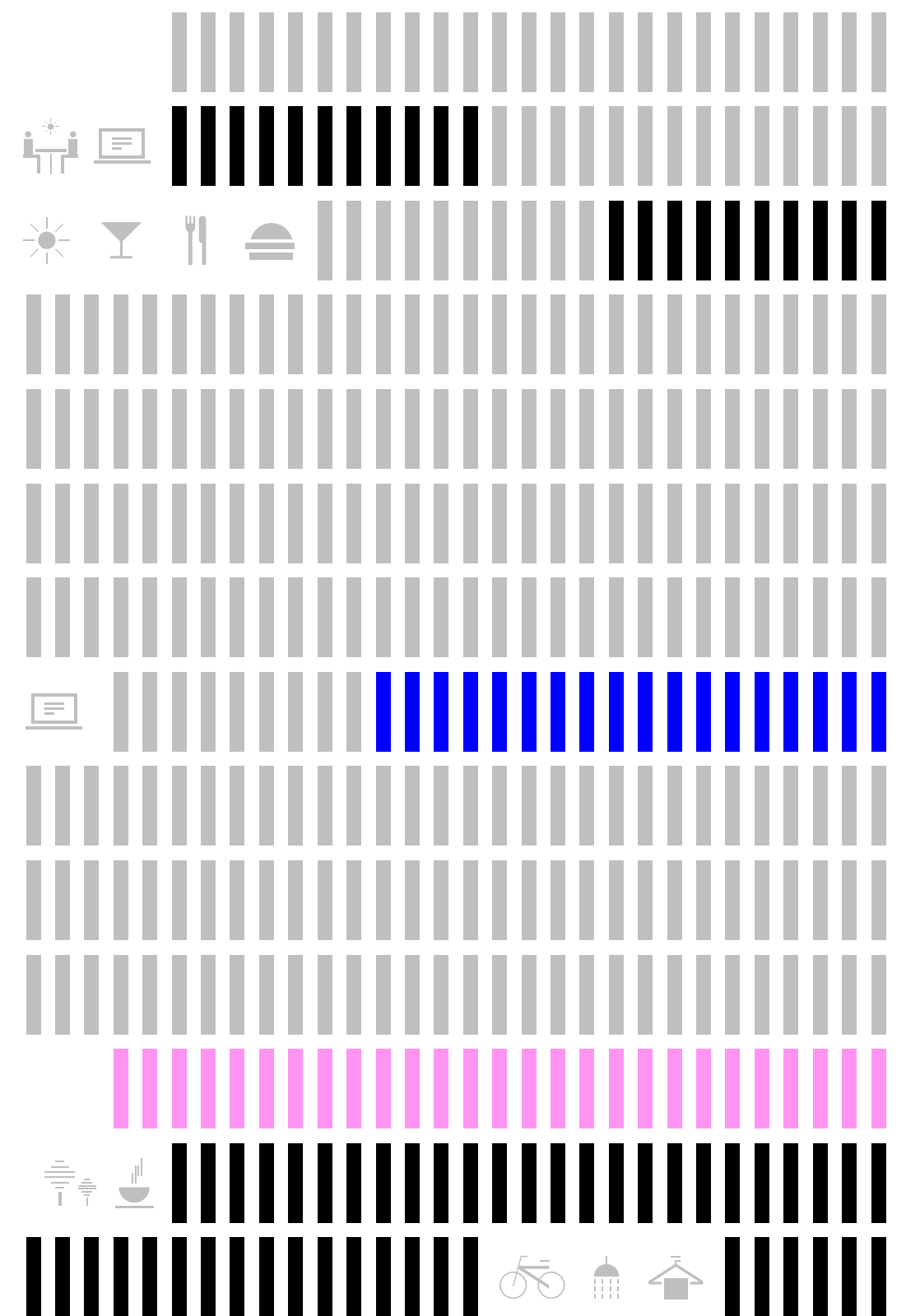
10TH BANKSIDE KITCHEN & COMMUNAL TERRACE

5TH OFFICE SPACE

1ST FORA - FLEXIBLE WORKSPACE & MEETING ROOMS

GROUND ATRIUM BREAKOUT | BANKSIDE CAFÉ & MEZZANINE

LG CYCLE CENTRE | CHANGING FACILITIES | DRYING ROOM



THE BUILDING

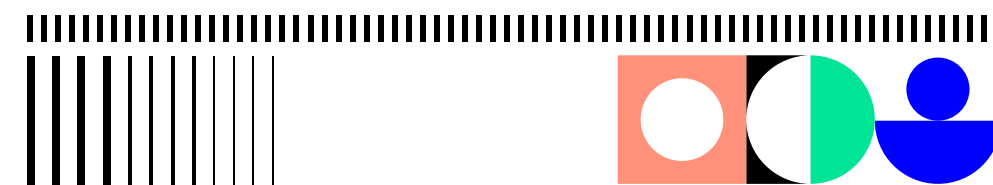


THE BUILDING
AMENITIES

PANORAMIC VIEWS FROM THE 10TH FLOOR TERRACE

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.

THE BUILDING



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

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.



BANKSIDE **TERRACE**
10TH FLOOR TERRACE **GLASS POD** AND INDOOR EATERY



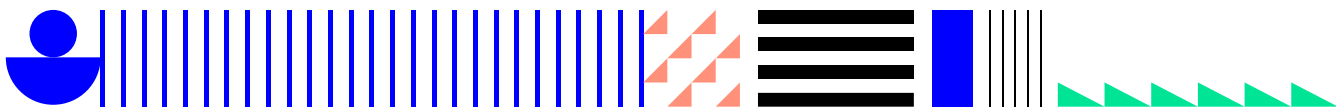
THE BUILDING

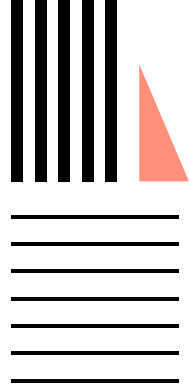


BANKSIDE KITCHEN

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 BUILDING

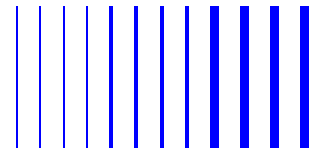




THE WINTER GARDEN



FORA



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.



ACCOMMODATION



AMENITY MANAGED BY FORA

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

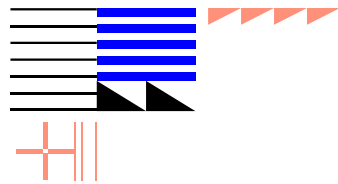
If you're entertaining, it's the perfect setting for inspiring, memorable experiences and available at a discounted rate.

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.

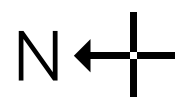


THE BUILDING

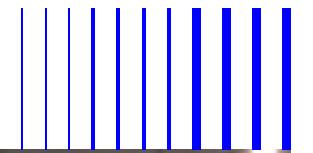
5TH FLOOR
27,035 SQ FT



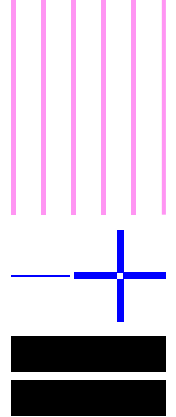
ACCOMMODATION



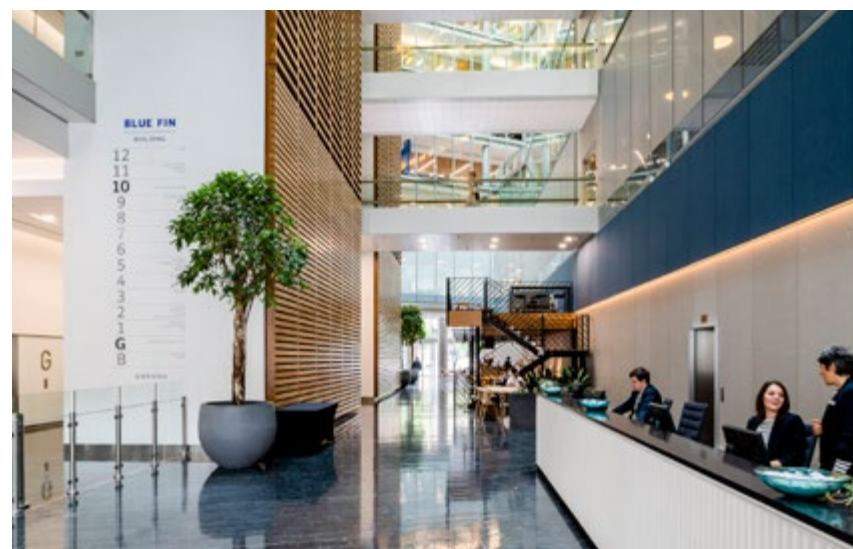
CAT A 5TH FLOOR



THE BUILDING



BE PART OF
SOMETHING
BIGGER



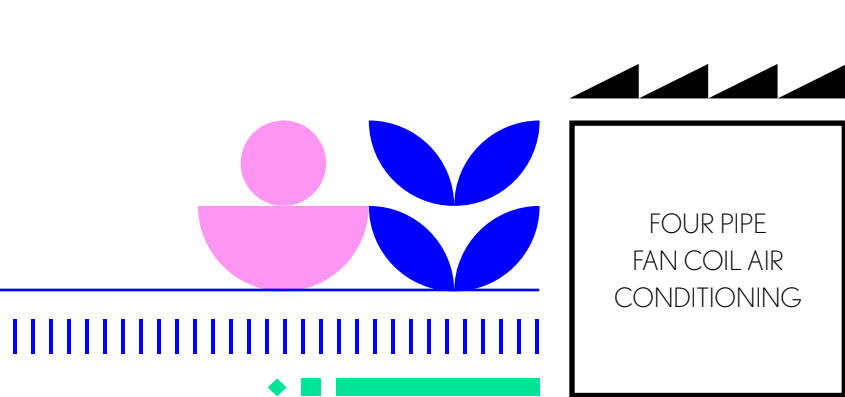
Double height entrances and a dramatic central atrium rise 12 floors to set the tone for an impressive and special arrival experience. Recently refurbished, the stylish reception and lounge area welcome occupiers and guests alike and lead on to the new Bankside Café and mezzanine, a buzzing collaborative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

THE BUILDING



FLEXIBLE
WORKSPACE,
MEETING
ROOMS
AND EVENT
VENUE BY
FORA





SPECIFICATION

FOUR PIPE
FAN COIL AIR
CONDITIONING

LED
LIGHTING

FULL HEIGHT
GLAZING

FULL ACCESS
RAISED FLOOR

1:10
OCCUPANCY
RATIO

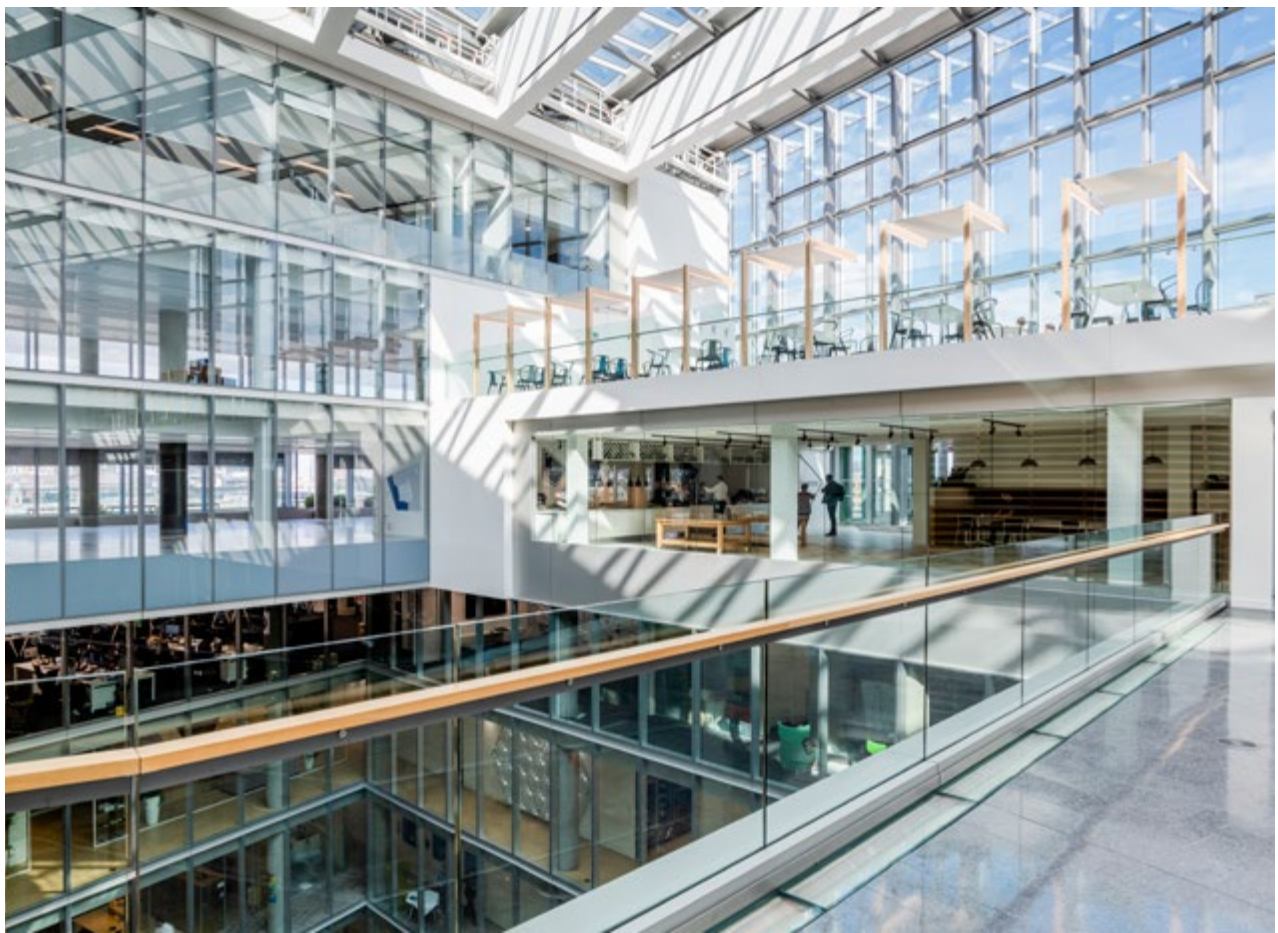
PANORAMIC
VIEWS

TARGETING
EPC A

220 CYCLE SPACES,
16 BIKE LOCKERS,
MAINTENANCE
ROOM

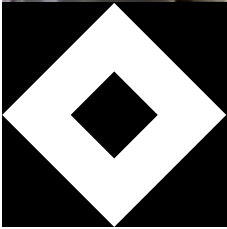
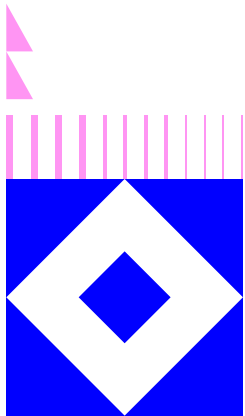
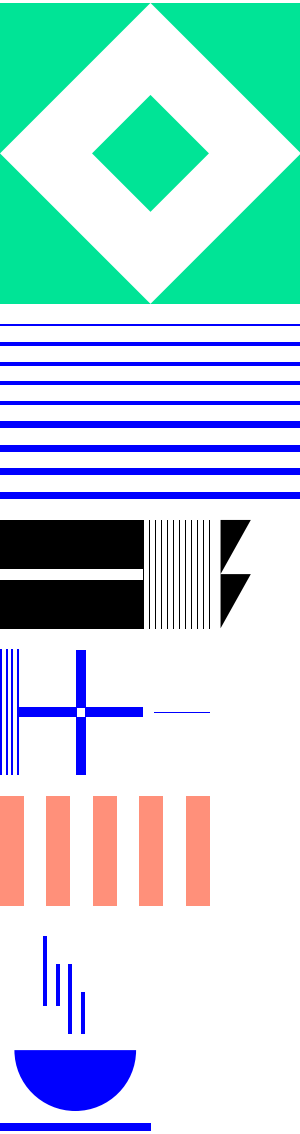
SHOWERS,
CHANGING
ROOMS, LOCKERS &
DRYING ROOM

STORAGE
AVAILABLE



THIS IS THE TASTE

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.





© 2018
SIMMYO



ET WITH THIS IS THE SCENE

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

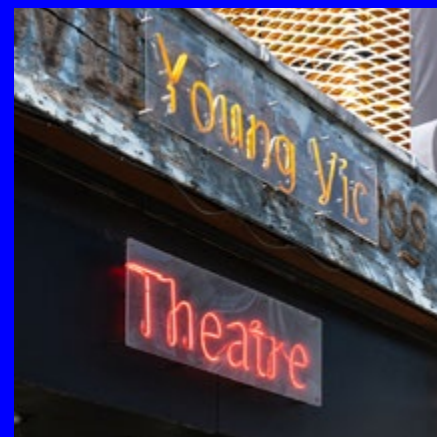
The Old Vic
Southwark Playhouse
Menier Chocolate Factory
White Cube
Fashion And Textile Museum
Bridge Theatre

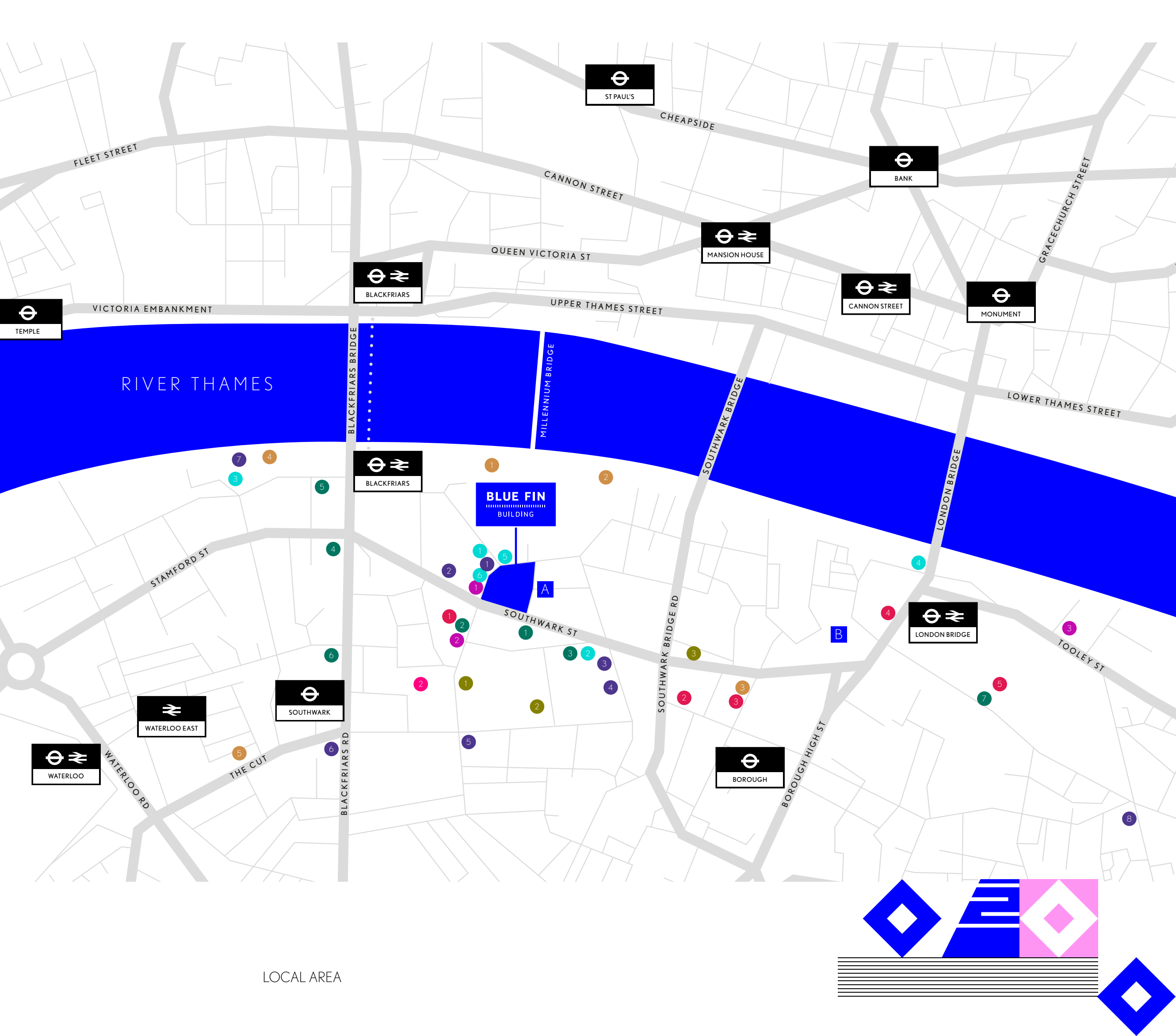
LOCAL AREA



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.





RESTAURANTS

- 1 Capricci
- 2 Tibits
- 3 Hixter
- 4 Caravan Bankside
- 5 Union Street Café by Gordon Ramsay
- 6 Baltic
- 7 Sea Containers Restaurant
- 8 Tanner & Co

HOTELS

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

BARS/PUBS

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

LEISURE AND FITNESS

- 1 Fitness4Less
- 2 CrossFit Central London
- 3 The Fitting Rooms

LUNCH/CAFÉ'S

- 1 Gail's Bakery
- 2 Itsu
- 3 Black Sheep Coffee
- 4 London Grind
- 5 Crushh
- 6 PAUL

CULTURE

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

RETAIL

- 1 Co-op Food
- 2 Sainsbury's Local
- 3 Hay's Galleria

BANKSIDE MIX

A

- Amazon Fresh
- Boiler & Company
- Tonkotsu
- The Refinery
- Bankside Fit Hub
- LEON
- Tossed
- Coco di Mama
- Vapiano
- Starbucks Coffee
- Pret A Manger
- M&S Simply Food
- Wagamama

BOROUGH MARKET

B

- Tapas Brindisa
- Padella
- Elliot's
- Wright Brothers
- Bedales of Borough Market
- Monmouth Coffee Company
- Aesop
- Paul Smith
- The Market Porter

TAKE IT EASY - TAKE IT BREEZY

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 20 AND UNDER

St Paul's	10 minutes
Southbank Centre	12 minutes
Bermondsey Street	16 minutes
Farringdon	18 minutes
Somerset House	20 minutes

WALKING TIMES

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

SOUTHWARK	5 mins
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-  Jubilee

BOROUGH	9 mins
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-  Northern

LONDON BRIDGE	11 mins
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-  Thameslink
-  National Rail
-  Northern
-  Jubilee

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

CYCLE IN 20 AND UNDER

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

WATERLOO	11 mins
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-  National Rail
-  Northern
-  Bakerloo
-  Jubilee
-  Waterloo & City

CANNON STREET	14 mins
---------------	---------

-  National Rail
-  District
-  Circle

ST PAUL'S	15 mins
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-  Central

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



7

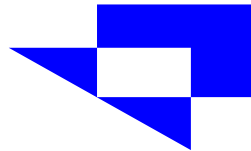
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TUBE

LINES

NATIONAL RAIL

STATIONS



FOR MORE INFORMATION



ANDREW PARKER 020 3296 4288 andrew.parker@cushwake.com	JAMES TAYLOR 020 7152 5166 james.taylor@cushwake.com
ALEX NOVELLI 020 3296 2133 alex.novelli@cushwake.com	JOEL RANDALL 020 7152 5517 joel.randall@cushwake.com

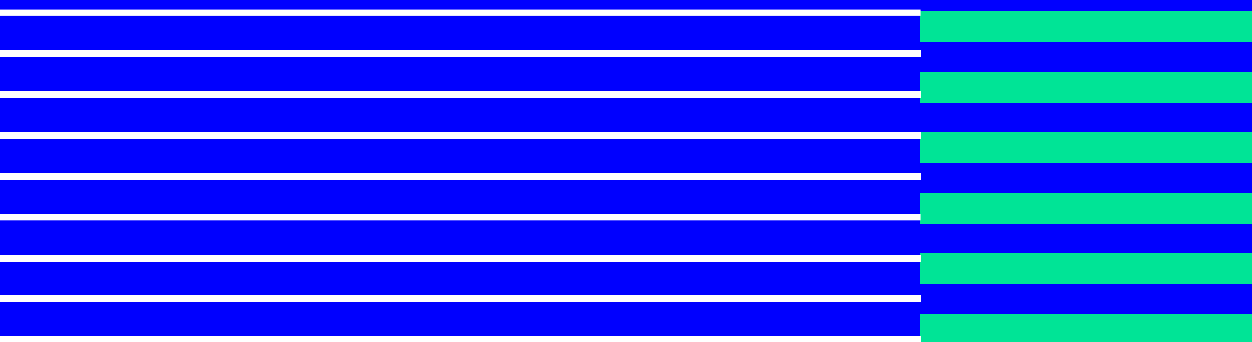
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Oxford Properties Group connects people to exceptional places, and is the owner, developer and manager of some of the world's best real estate assets. Established in 1960, it manages approximately \$60 billion of assets across the globe on behalf of 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.

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CONTACT



BLUE FIN

BUILDING



bluefin-building.com