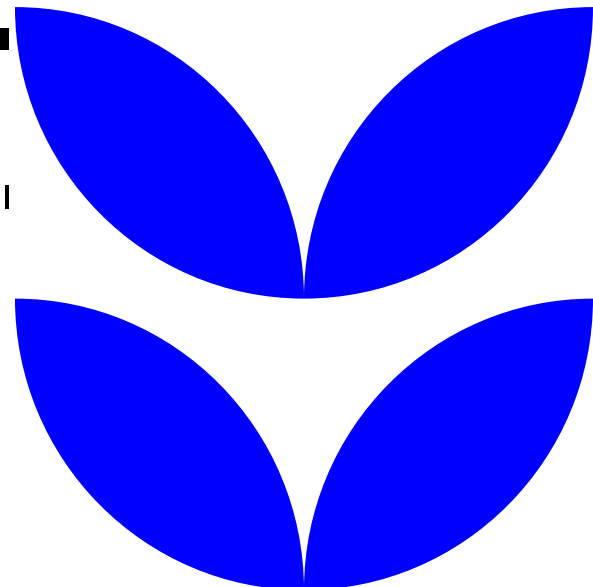


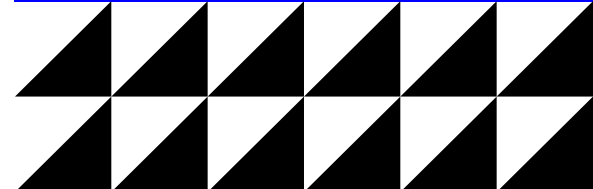
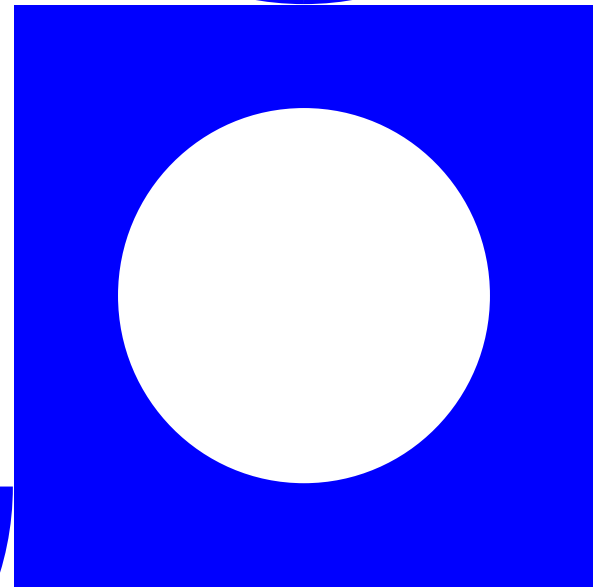
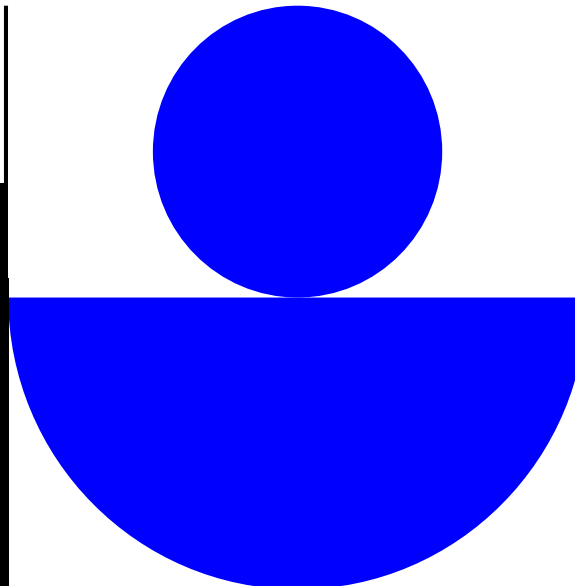
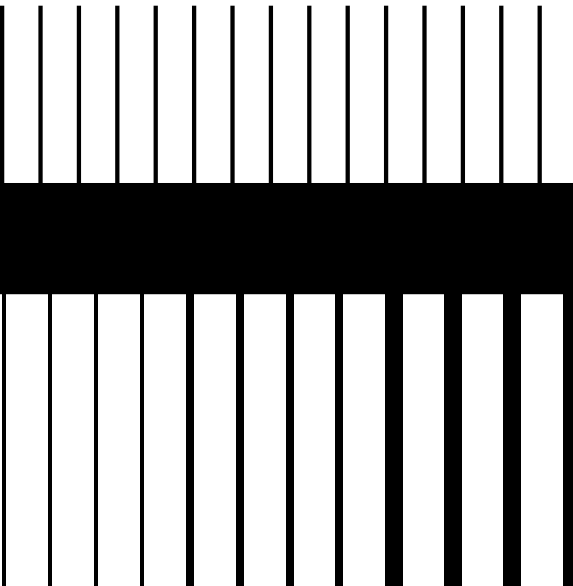
BLUE FIN

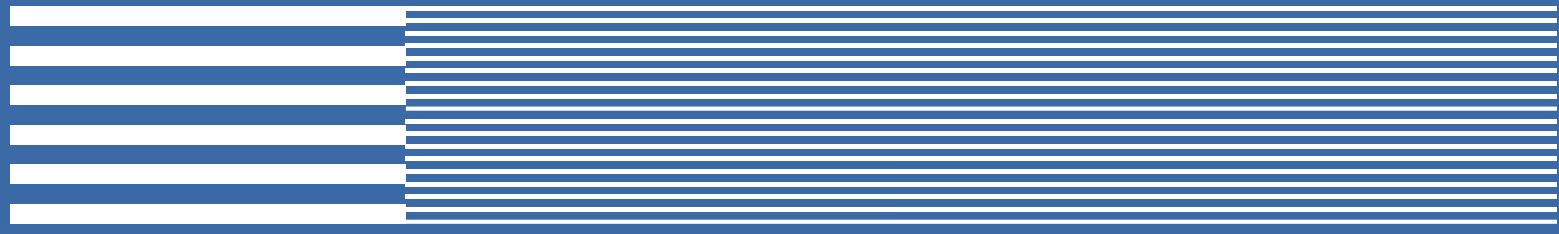


BUILDING



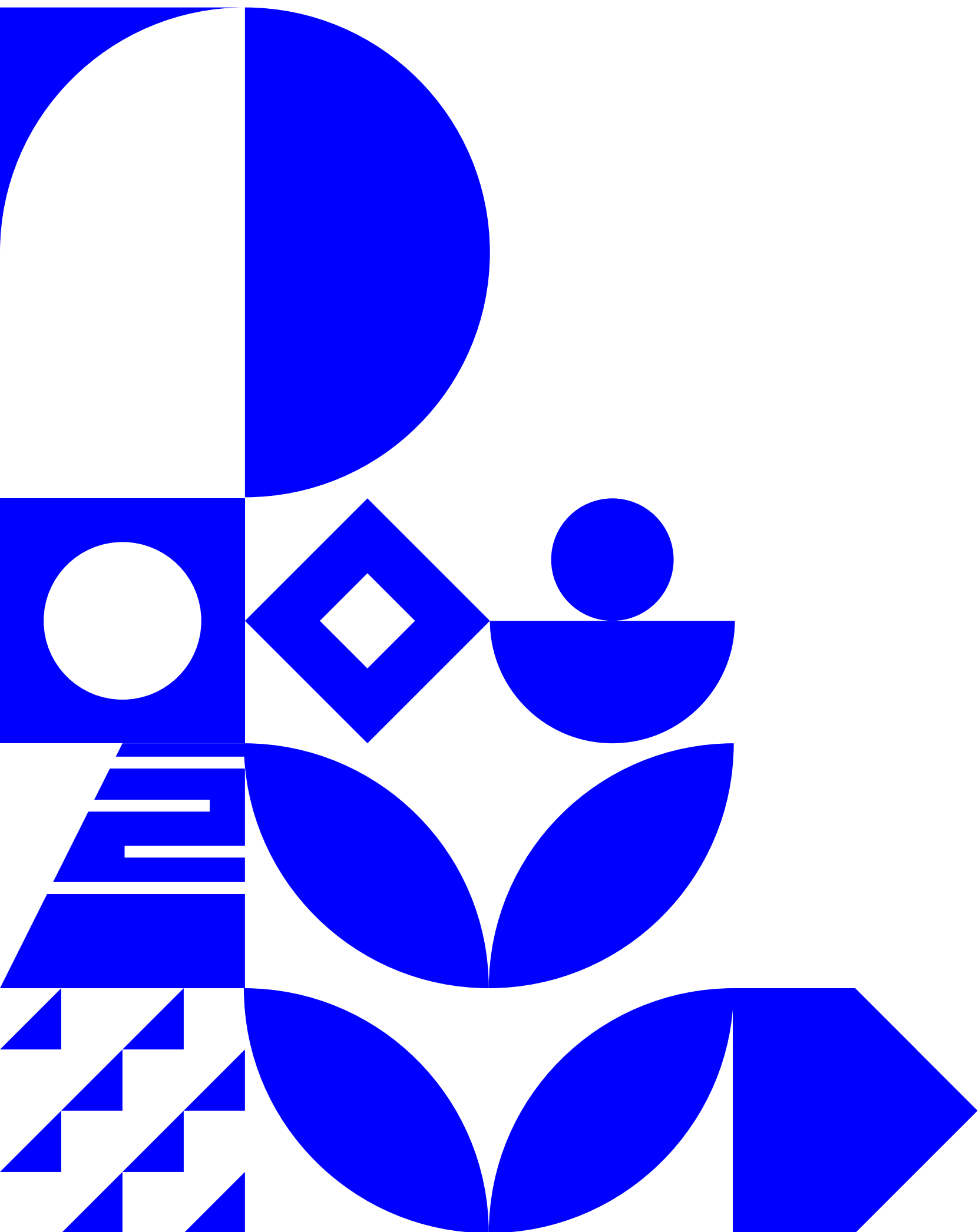
BE PART OF
SOMETHING





A LANDMARK BUILDING EVOLVED.





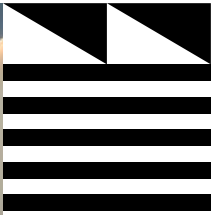
The Blue Fin Building is so much more than the sum of its parts. Its collaborative spaces, dynamic community and vibrant location work together to make a world-class workplace where businesses can build their culture and inspire happier, healthier and productive people.

**35,789 SQ. FT OF WORKSPACE
AVAILABLE NOW AND COMING SOON.**

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.



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.



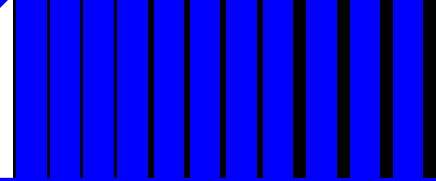
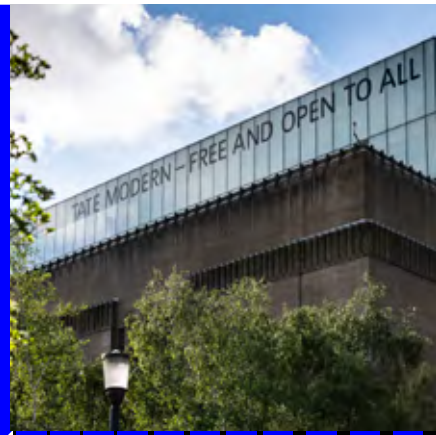
CREATIVE

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.



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.



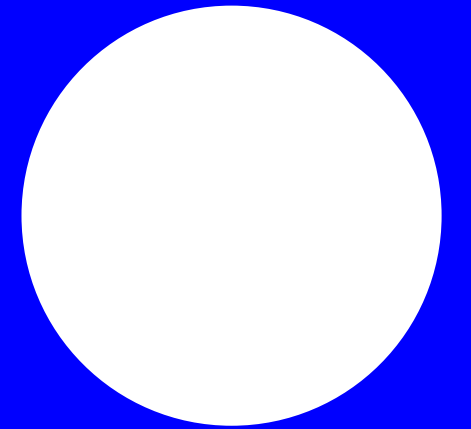
CONNECTED

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.



EXCITING

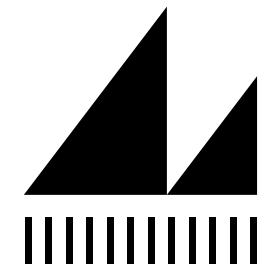
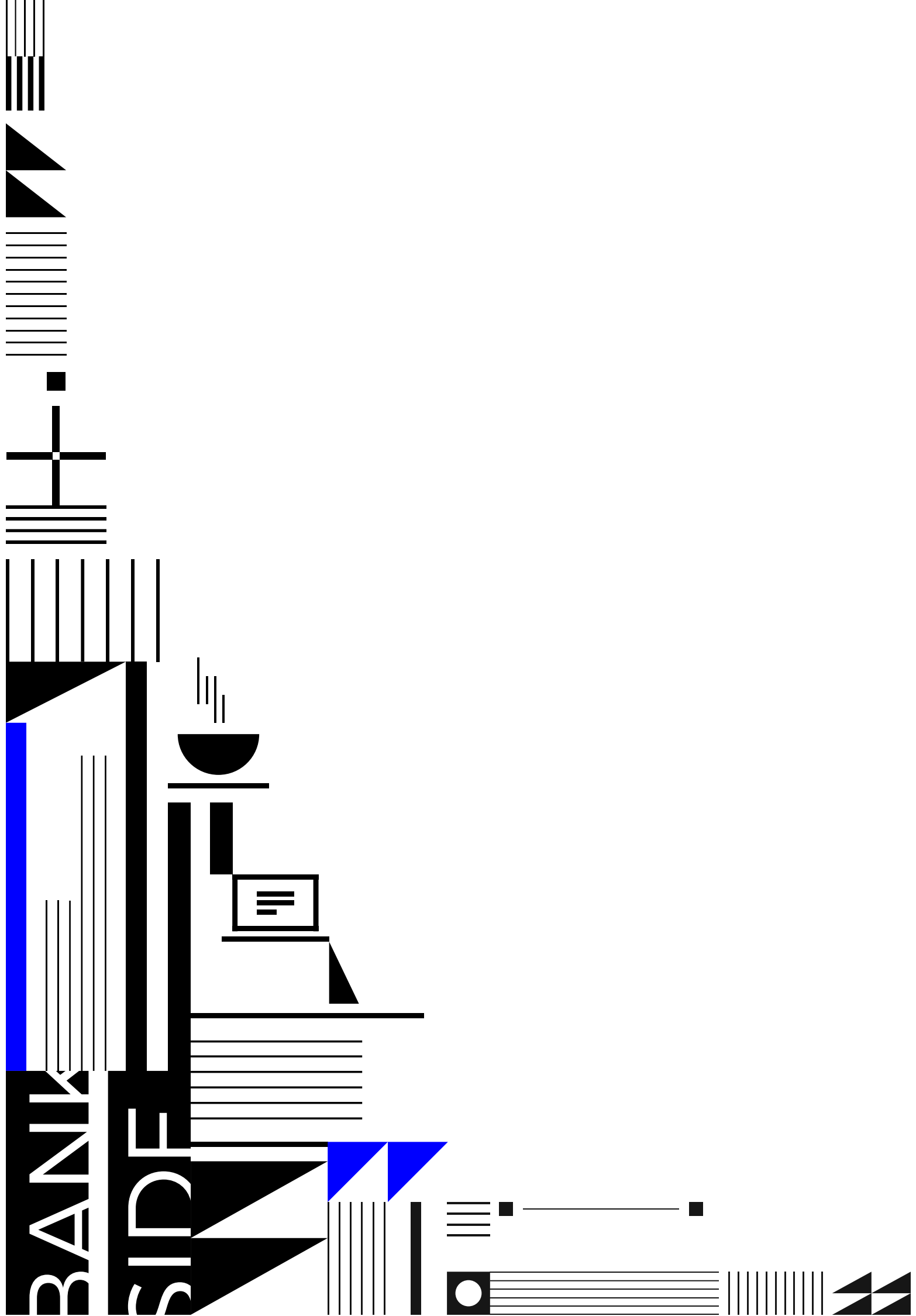
Blue Fin is simply surrounded by incredible amenities; step out to Bankside Mix's handy cafés and restaurants, sample the delectable foodie options at Borough Market, explore Coin Street's independent names or take in The Cut's culinary and theatrical scene...



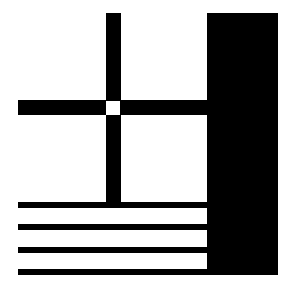
GREENER

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.

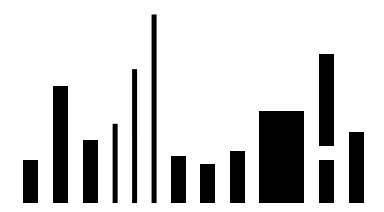




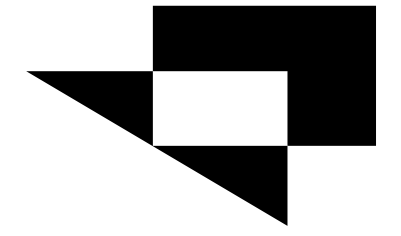
THE BUILDING



ACCOMMODATION



LOCAL AREA



CONTACT

11TH WINTER GARDEN

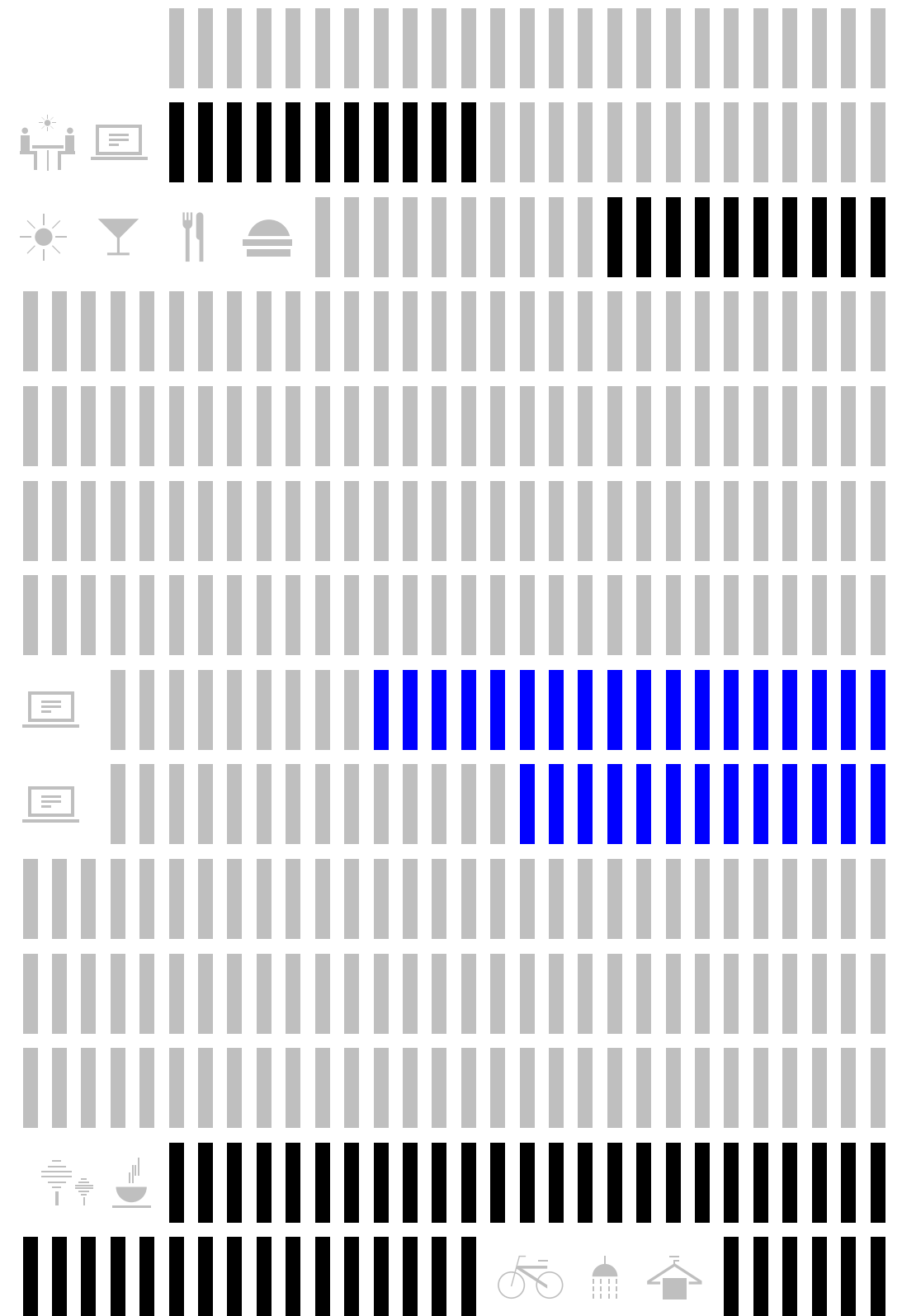
10TH BANKSIDE KITCHEN & COMMUNAL TERRACE

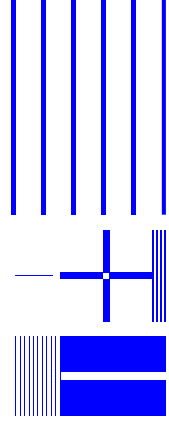
5TH OFFICE SPACE

4TH OFFICE SPACE

GROUND ATRIUM BREAKOUT | BANKSIDE CAFÉ & MEZZANINE

LG CYCLE CENTRE | CHANGING FACILITIES | DRYING ROOM

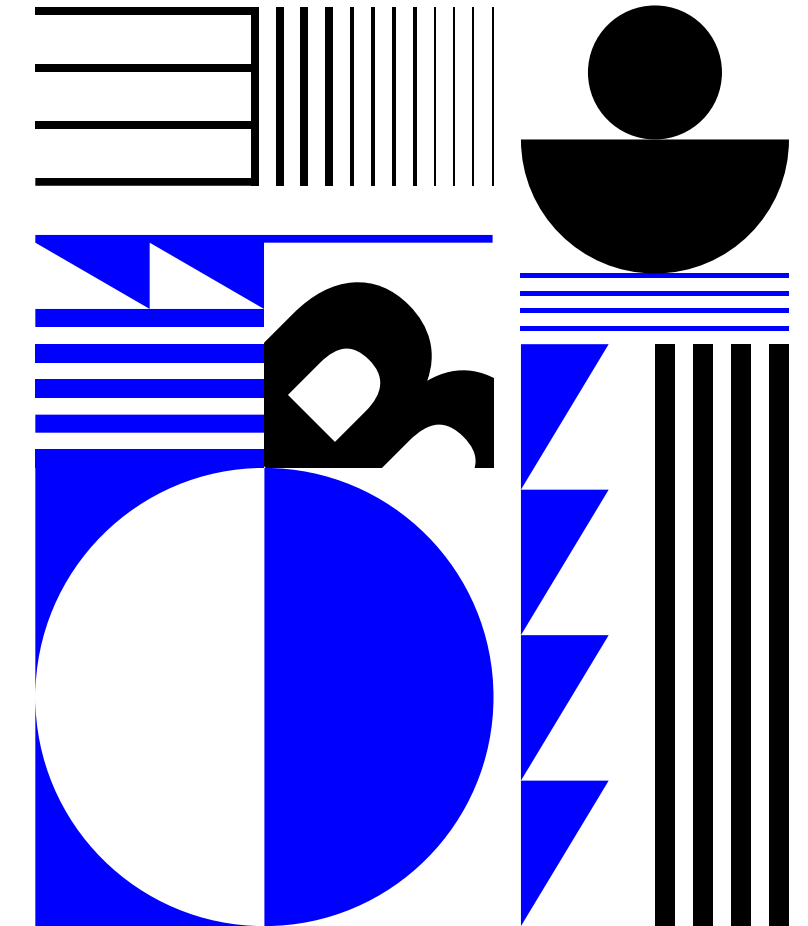




BE PART OF
SOMETHING
BIGGER



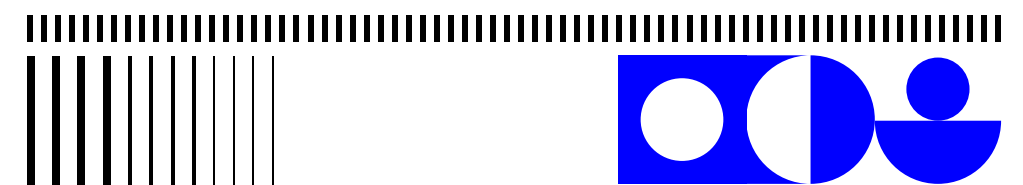
Double height entrances and a dramatic central atrium rise 12 floors to set the tone for an impressive and special arrival experience. Recently refurbished, the stylish reception and lounge area welcome occupiers and guests alike and lead on to the new Bankside Café and mezzanine, a buzzing collaborative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





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.



IT'S NOT JUST **THEORY AND HAPPY THOUGHTS**

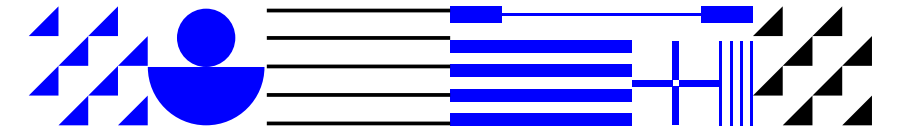
ACCORDING TO ACCENTURE, EMPLOYERS WITH A GREAT EMPLOYEE EXPERIENCE OUTPERFORM THE S&P 500 INDEX BY 122%.

*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

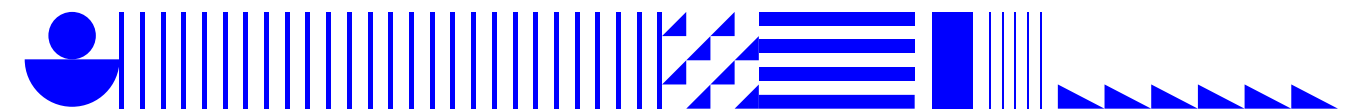


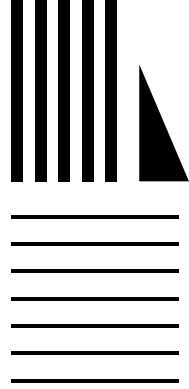
THE BUILDING



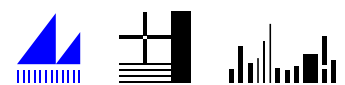
BANKSIDE KITCHEN

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.

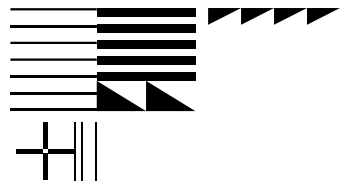




THE WINTER GARDEN



THE BUILDING



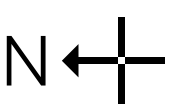
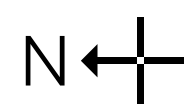
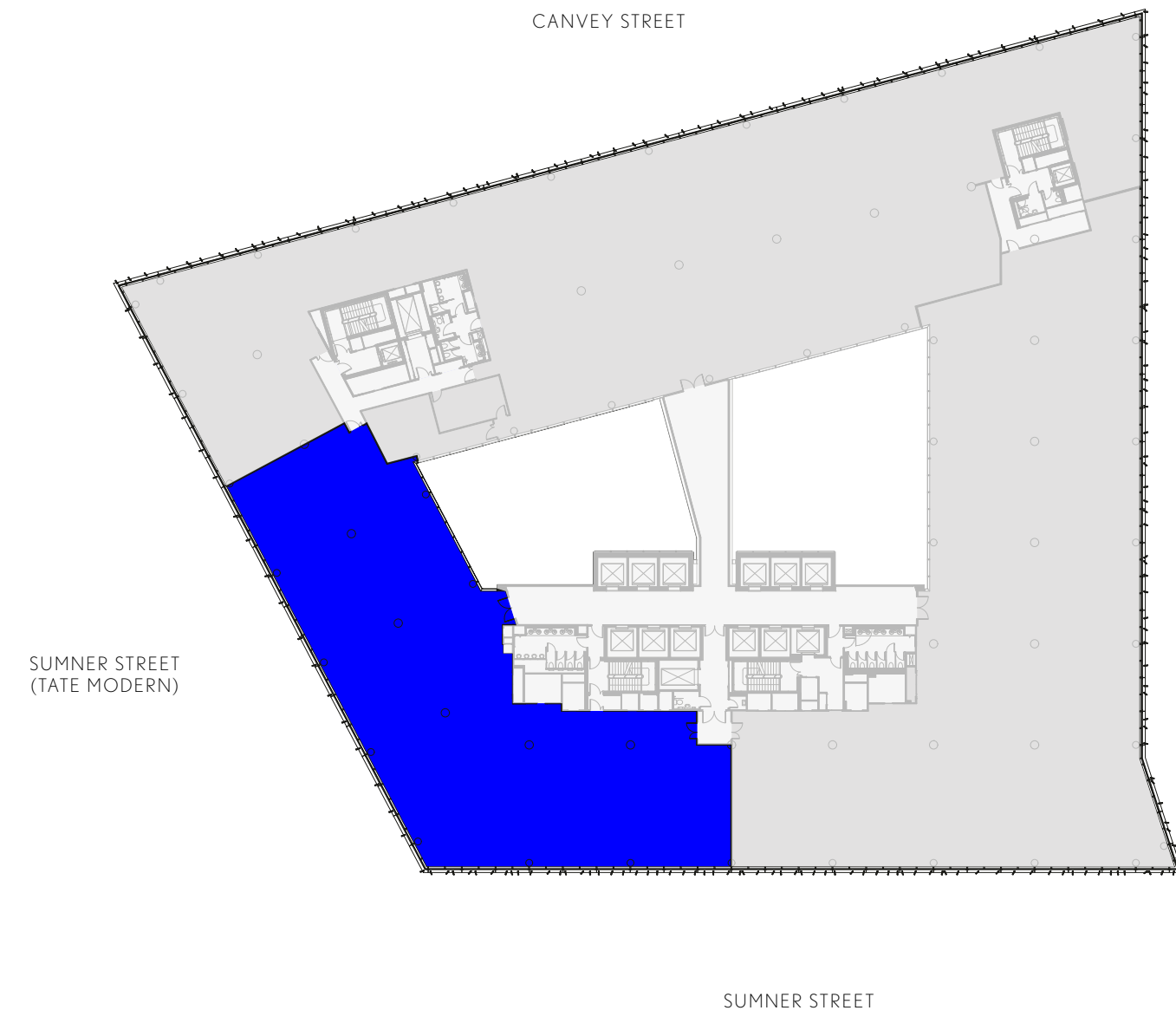
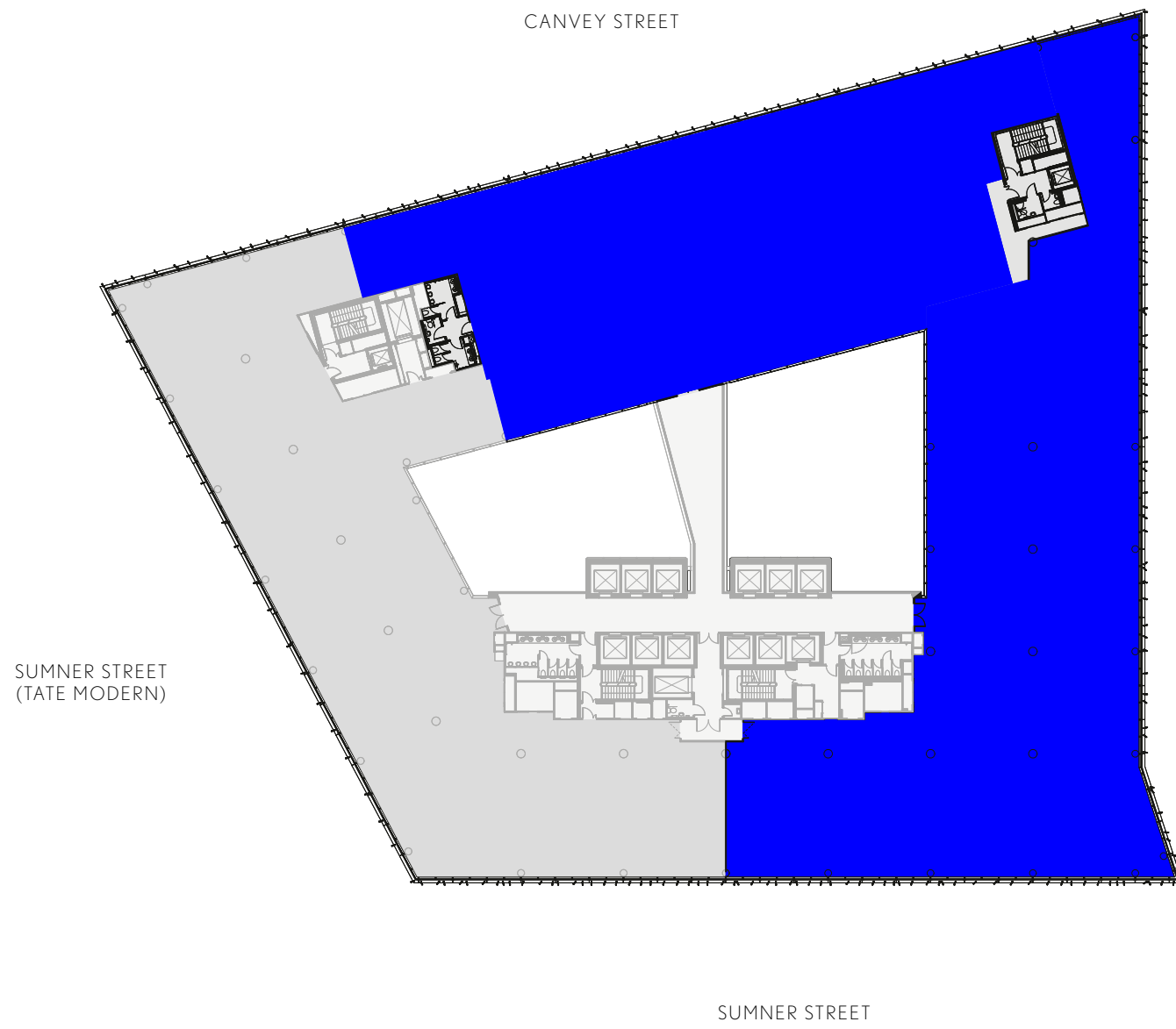
5TH FLOOR

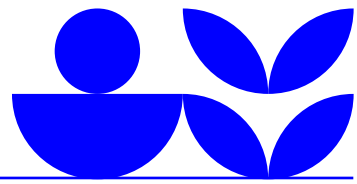
27,035 SQ FT



4TH FLOOR

8,754 SQ FT





FOUR PIPE
FAN COIL AIR
CONDITIONING

LED
LIGHTING

SPECIFICATION

FULL HEIGHT
GLAZING

FULL ACCESS
RAISED FLOOR

1:10
OCCUPANCY
RATIO

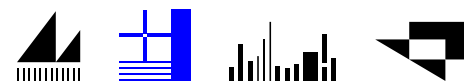
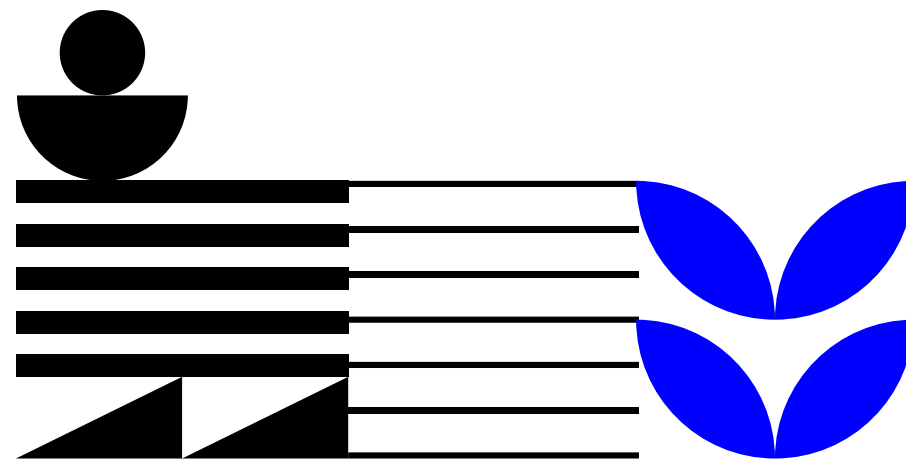
PANORAMIC
VIEWS

BREEAM
VERY GOOD

220 CYCLE SPACES,
16 BIKE LOCKERS,
MAINTENANCE
ROOM

SHOWERS,
CHANGING
ROOMS, LOCKERS &
DRYING ROOM

STORAGE
AVAILABLE

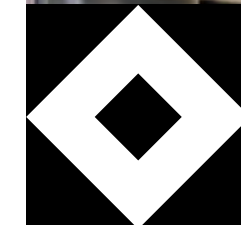
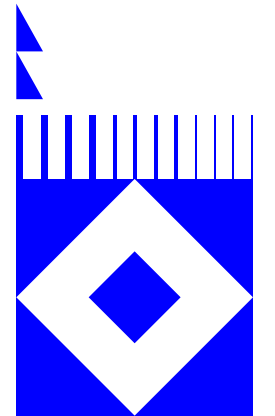
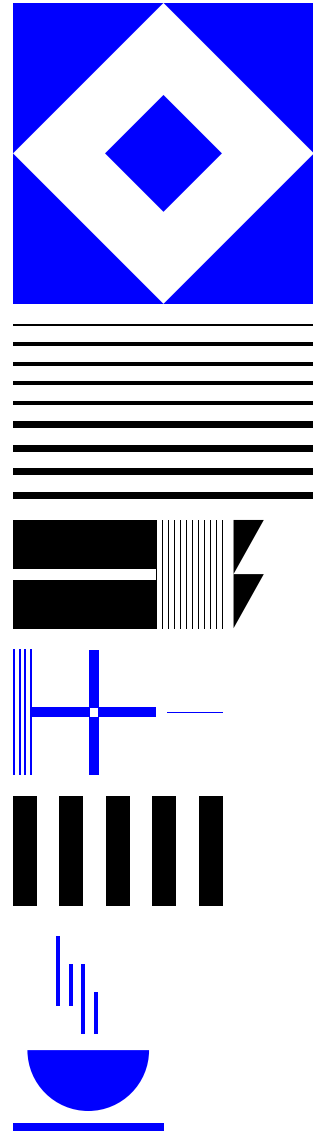


ACCOMMODATION

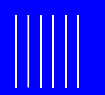


THIS IS THE TASTE

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.







GET 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

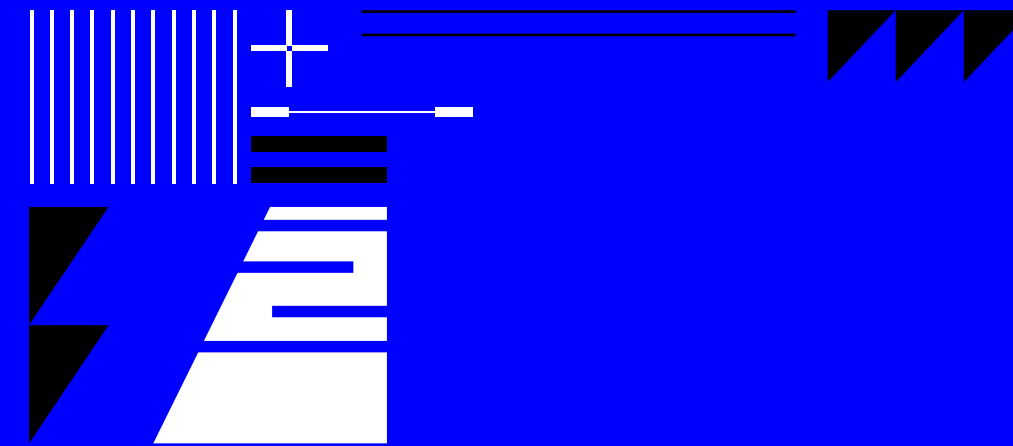
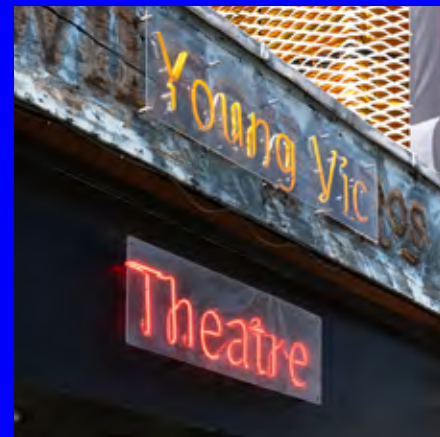


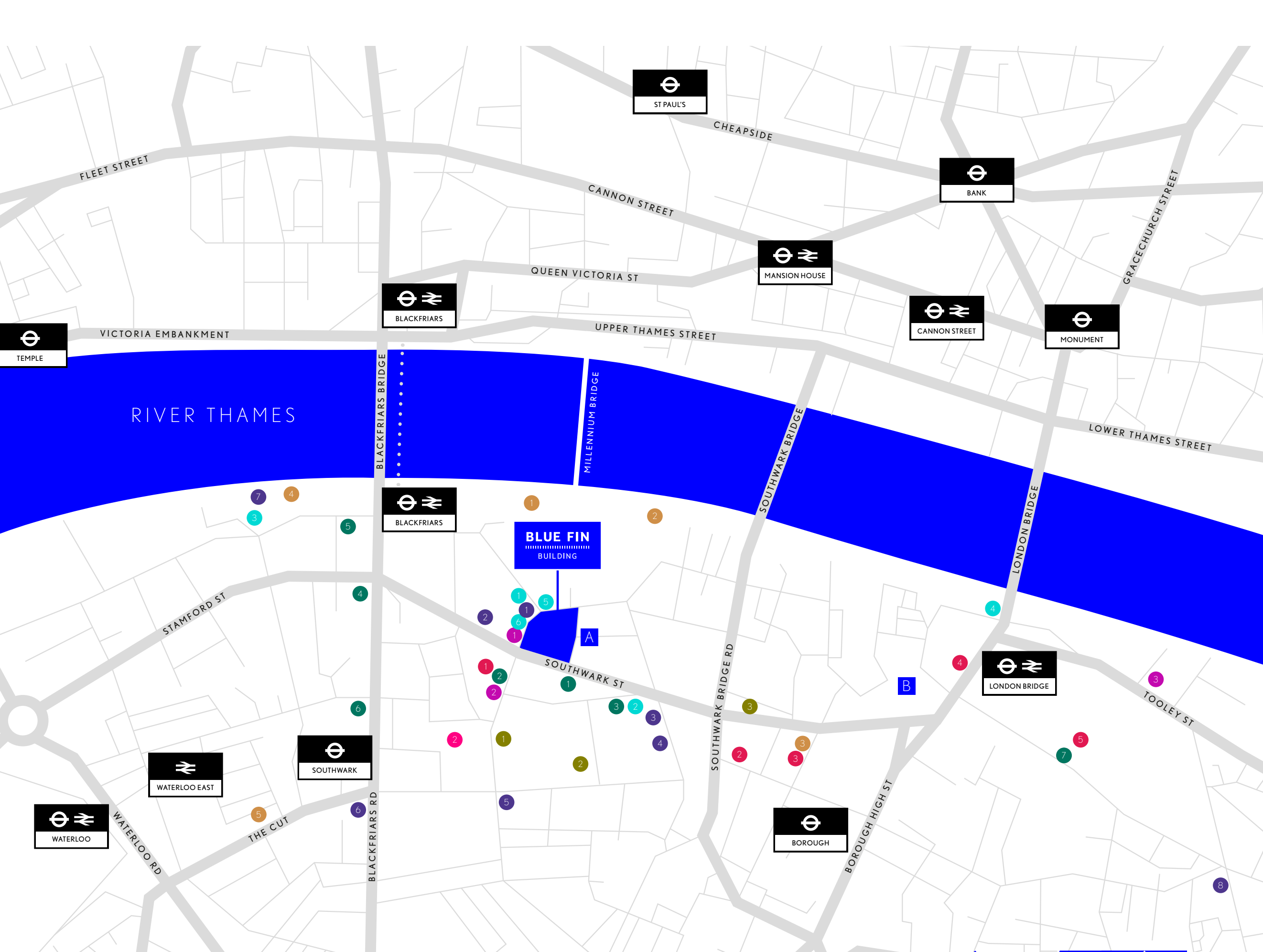
LOCAL AREA



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

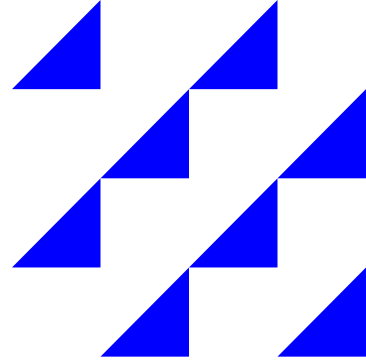
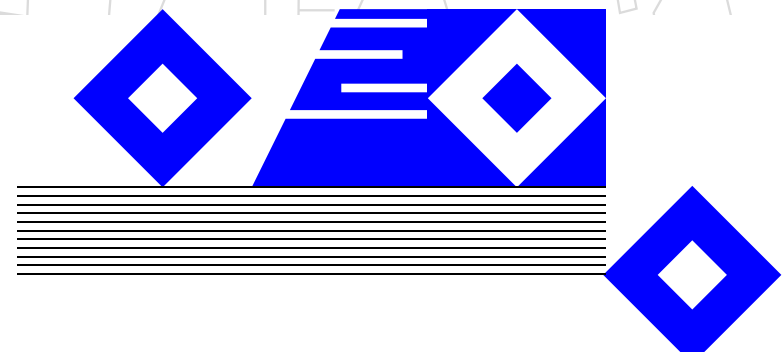
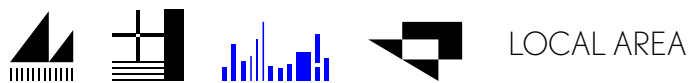
A

- 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
- Bedaes 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

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

WALKING TIMES

BLACKFRIARS 4 mins

-  Thameslink
-  National Rail
-  District
-  Circle

SOUTHWARK 5 mins

-  Jubilee

BOROUGH 9 mins

-  Northern

LONDON BRIDGE 11 mins

-  Thameslink
-  National Rail
-  Northern
-  Jubilee

TRAVEL TIMES

BANK 4 mins

From Waterloo

BOND STREET 6 mins

From Southwark

VICTORIA 8 mins

From Blackfriars

WATERLOO 11 mins

-  National Rail
-  Northern
-  Bakerloo
-  Jubilee
-  Waterloo & City

CANNON STREET 14 mins

-  National Rail
-  District
-  Circle

ST PAUL'S 15 mins

-  Central

CANARY WHARF 8 mins

From Southwark

KING'S CROSS ST PANCRAS 12 mins

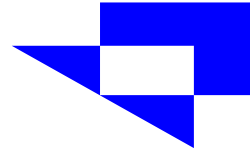
From Blackfriars

LIVERPOOL STREET 17 mins

From Southwark



7
+
TUBE
LINES
4
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

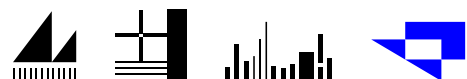
JOEL RANDALL
020 7152 5517
joel.randall@cushwake.com

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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

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BLUE FIN



BUILDING

bluefin-building.com