

RIVER SCAPE

A DEVELOPMENT BY
TABUNG HAJI





LOCATION



LEFT TO RIGHT
SWEETINGS, THE OYSTER SHED,
AL FRESCO DINING

LOCATION WHAT'S NEARBY

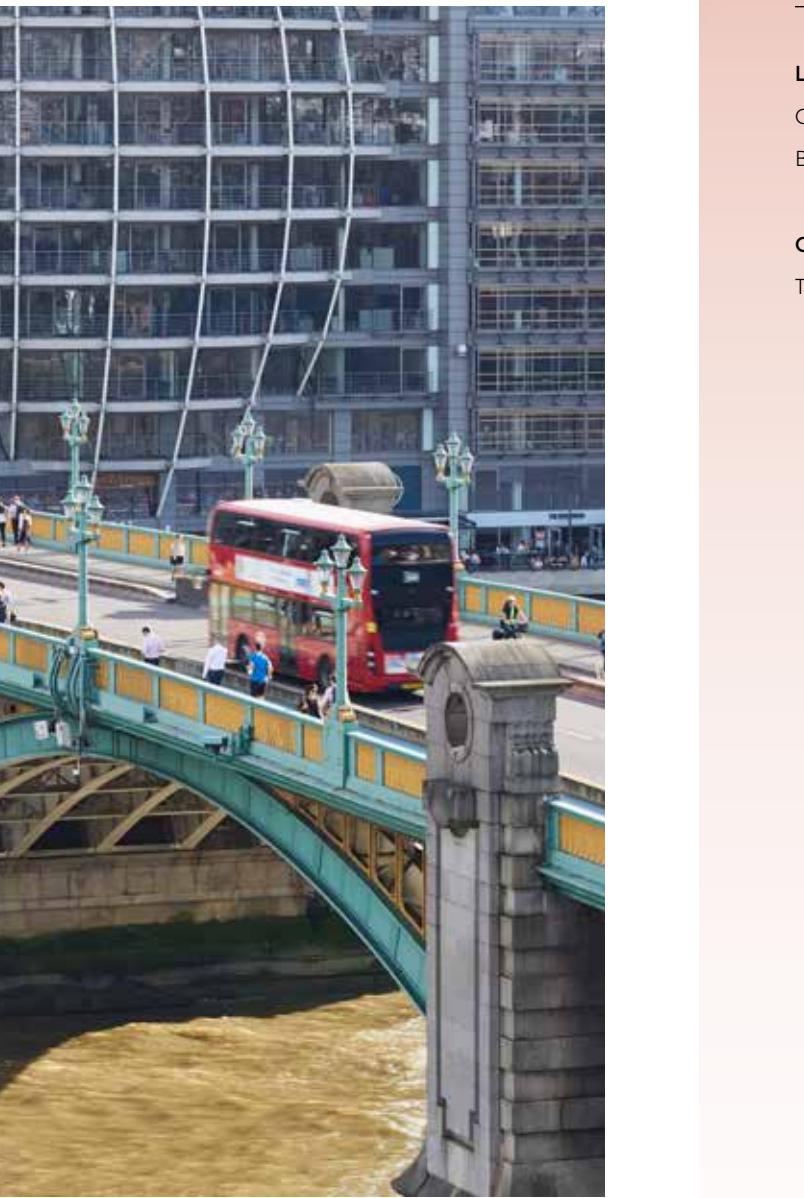
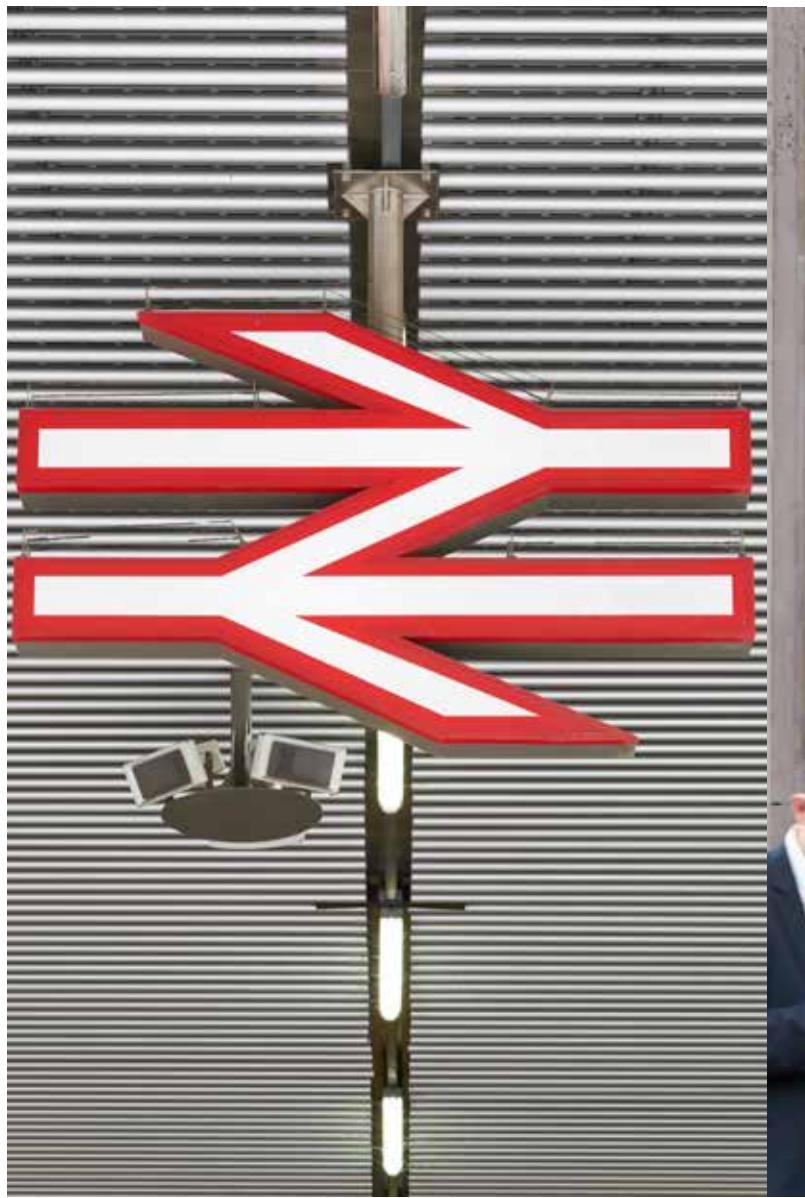
- | | | | |
|-----------------------------|------------------------|---------------------------|---------------------------|
| (01) Hawksmoor | (18) One New Change | (35) The Refinery | (52) Sweetings |
| (02) Borough Market | (19) Barbecoa | (36) PAUL | (53) Bleecker Bloomberg |
| (03) Tate Modern | (20) Duck and Waffle | (37) Leon | (54) Ahi Poké |
| (04) Searcys at The Gherkin | (21) Leadenhall Market | (38) Vapiano | (55) Caravan |
| (05) Wagamama | (22) The Ned | (39) Itsu | (56) Homeslice City |
| (06) Burger and Lobster | (23) Jamie's Italian | (40) Hixter | (57) Vinoteca |
| (07) Wahaca | (24) Oliver Bonas | (41) Caravan Bankside | (58) Brigadiers* |
| (08) Pho | (25) The Anthologist | (42) Theo's Café | (59) Koya* |
| (09) Monmouth Coffee | (26) High Timber | (43) O Ver | (60) A Wong* |
| (10) Aēsop | (27) OXO Tower | (44) Paul Smith | (61) Ekte Nordic Kitchen* |
| (11) Padella | (28) Founder's Arms | (45) Feng Sushi | |
| (12) Brindisa | (29) The Distillery | (46) Elliot's | |
| (13) Swan @ The Globe | (30) The White Hart | (47) The Breakfast Club | |
| (14) Bread Street Kitchen | (31) Union Street Café | (48) Bill's | |
| (15) London Grind | (32) The Table | (49) Roast | |
| (16) Sky Garden | (33) Pret a Manger | (50) Lobos Meat and Tapas | |
| (17) Sushi Samba | (34) Crussh | (51) Flat Iron Square | |
- * OPENING SOON

WELL-CONNECTED

Perfectly positioned, Riverscape is nestled right next to the Millenium Bridge, giving excellent access to both the north and south banks.

MILLENIUM BRIDGE





LEFT TO RIGHT
CANNON STREET RAILWAY STATION,
BANK STATION, SOUTHWARK BRIDGE

OPPOSITE
TATE MODERN

LOCATION GETTING AROUND

CONNECTIONS

LIVERPOOL STREET
JUBILEE CIRCLE
NORTHERN DISTRICT
NATIONAL RAIL NATIONAL RAIL

ST PAUL
JUBILEE

MONUMENT
CIRCLE
DISTRICT

CANNON STREET
CIRCLE CIRCLE
DISTRICT NATIONAL RAIL

BANK
CENTRAL
NORTHERN

DLR
WATERLOO & CITY

BARBICAN
CIRCLE CIRCLE
DISTRICT NATIONAL RAIL

MOORGATE
BAKERLOO
JUBILEE

NATIONAL RAIL
NATIONAL RAIL

WALKING TIMES

CANNON ST	4 MINS	ST PAUL'S	11 MINS
BANK	8 MINS	MOORGATE	15 MINS
MONUMENT	8 MINS	LIVERPOOL ST	17 MINS

SOURCES: TFL.GOV.UK, GOOGLE.CO.UK/MAPS





THE BEST OF
LONDON
ON YOUR
DOORSTEP



LOCATION RIVER LIFE

PERFECTLY
LOCATED

LEFT TO RIGHT
BEP HAUS, SEA CONTAINERS,
BOROUGH MARKET, WAGAMAMA

Introducing Riverscape, an exciting and dynamic workspace proudly occupying a prominent position on the north bank of the River Thames with the City of London a stone's throw away.

The riverside location provides the very best in food, culture and entertainment with world class attractions only a short walk away including Tate Modern, Shakespeare's Globe and Borough Market. Riverscape is also ideally located for a

wide range of transport options; Cannon Street, Bank, Monument and St Paul's underground stations are all within walking distance while the river remains an important route for high-speed boat services from both Blackfriars Pier and Bankside Pier.





REACHING
VIEWS
OF LONDON
AND THE
THAMES



AN ICONIC SKYLINE IN YOUR EYELINE

Londons skyline is always changing, giving the city it's unique character and vibrant mix of old and new. Historic sights such as Shakespeare's Globe sit a stones throw from contemporary landmarks such as Millenium Bridge.

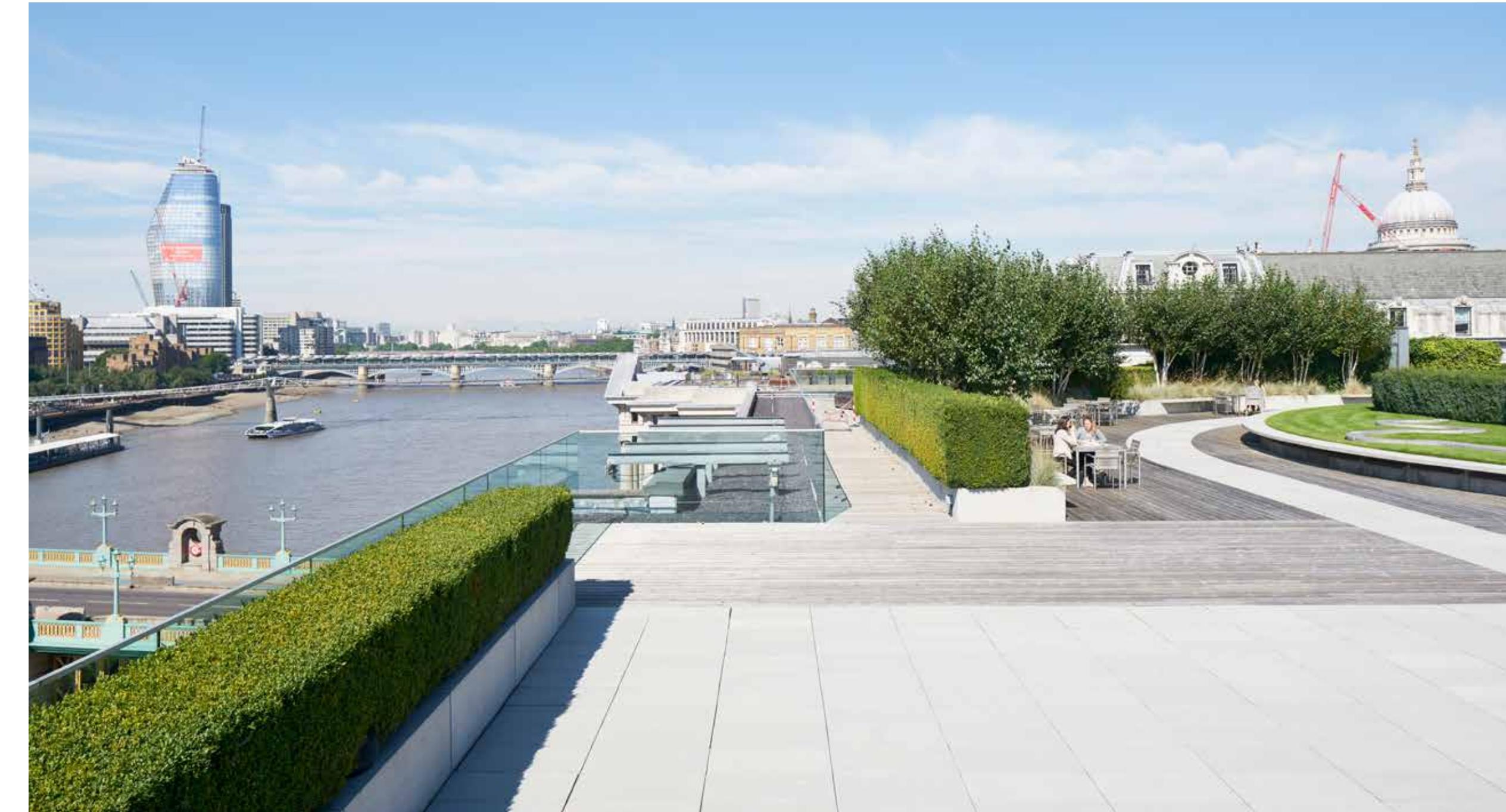


THE
BUILDING



THE BUILDING WORKSPACE

EXPANSIVE
ELEGANCE



ABOVE
EXPANSIVE ROOF TERRACE

OPPOSITE
RIVERSIDE BUILDING FRONTAGE

Riverscape is an exciting, design led refurbishment scheme that will meet the demands of the modern office occupier.

A re-engineered entrance leads to a spacious, well thought through reception with contemporary finishes and seating areas that offer a welcoming environment for occupiers and their guests. A new café will effortlessly bleed into the reception, enhancing the amenity provision within the building.

The interesting 'waffle' slab has allowed floors to be re-fitted with part exposed services and a generous floor to soffit height of 3.7m.

An expansive 19,000 sq ft roof terrace will be re-fitted offering opportunities for informal meetings, or events on a pre-booked basis. Quality led design runs throughout the building to the end of trip facilities, with PFL Spaces retained as consultants to deliver 'best in class' occupier facilities.

RECEPTION & LOBBY



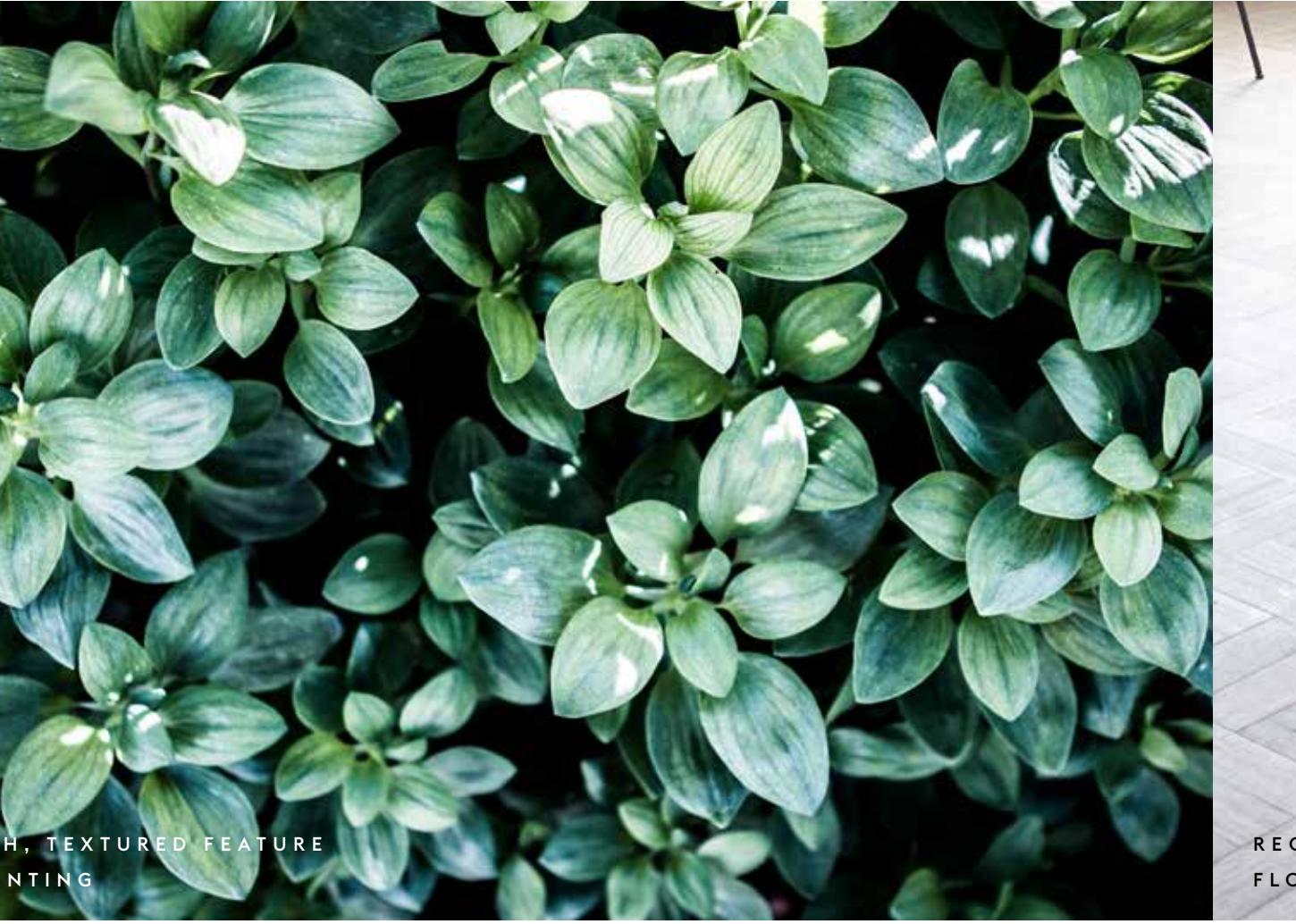




ELEGANT, CONTEMPORARY
FURNISHINGS



POLISHED CONCRETE
FLOORING



RICH, TEXTURED FEATURE
PLANTING



RECLAIMED, SOLID OAK
FLOORING



MINIMALIST, INDUSTRIAL
STYLE PIVOTING GLASS WALLS

IMAGERY FOR ILLUSTRATIVE PURPOSE ONLY

SPECIFICATION SUMMARY

109M

RIVER FRONTAGE

19,000
SQ FT

EXCEPTIONAL ROOF TERRACE

FOUR

FOUR X 21 PERSON SCENIC PASSENGER LIFTS

3.7M

FLOOR TO SOFFIT HEIGHT (4.2M ON 1ST)

FOUR
PIPE

FAN COIL AIR CONDITIONING

947

BIKE RACKS

190

LOCKERS

ONE

STRIKING DOUBLE HEIGHT RECEPTION
AREA WITH CAFÉ FACILITIES

1,000
KG

ONE X 1,000KG GOODS LIFT

DUAL
POWER

TWO SEPARATE POWER FEEDS WHICH CAN BE
COUPLED ALLOWING FOR A CONSTANT FEED

2.7M

FLOOR TO CEILING HEIGHT (3.0M ON 1ST)

150MM
VOID

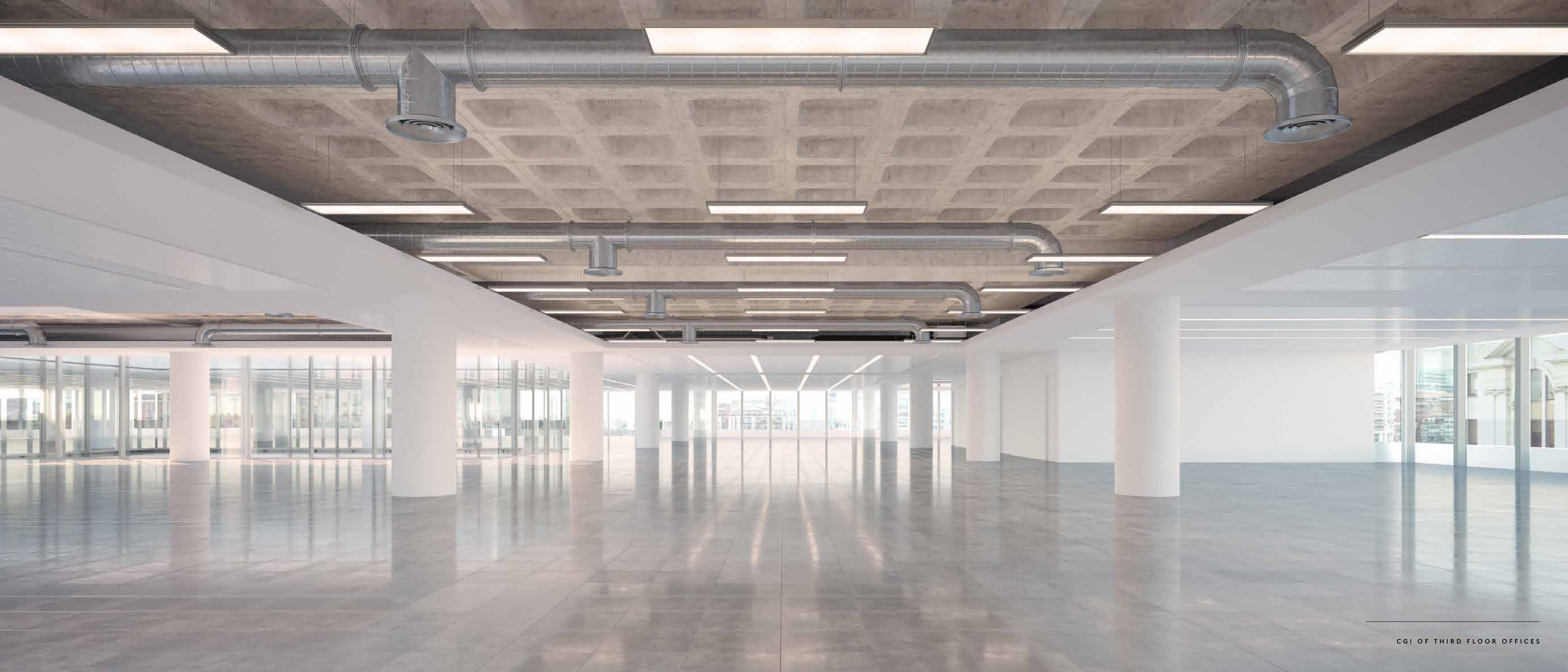
RAISED FLOORS WITH OVERALL VOID 150MM
(300MM ON 1ST)

PFL

SPACES DESIGNED WELFARE FACILITIES

20

SHOWERS



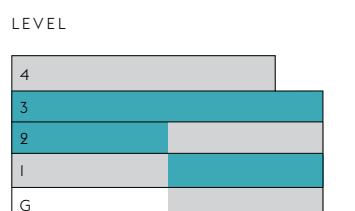
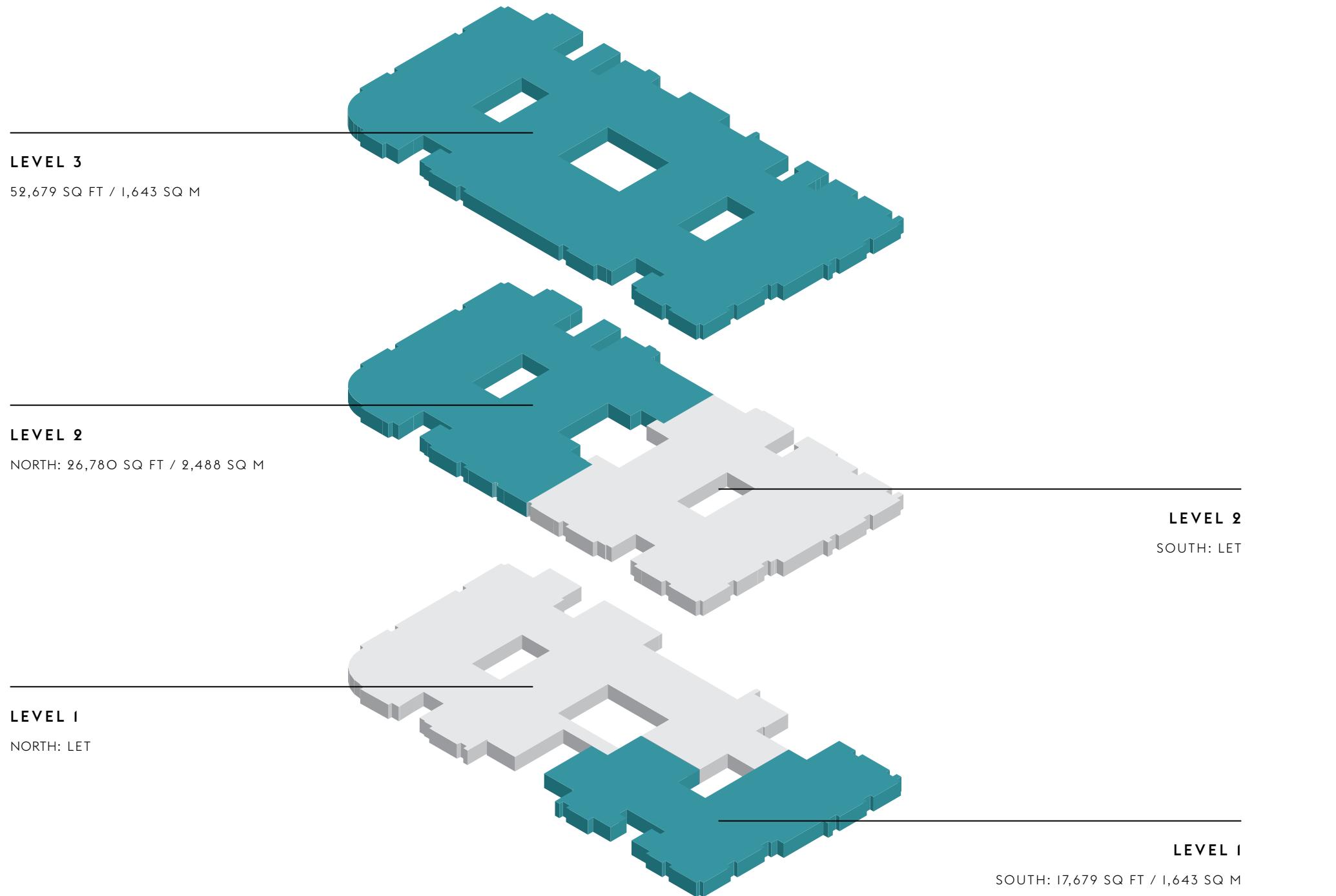
CGI OF THIRD FLOOR OFFICES

FLOOR AREAS

TOTAL
97,226 SQ FT / 9,033 SQ M

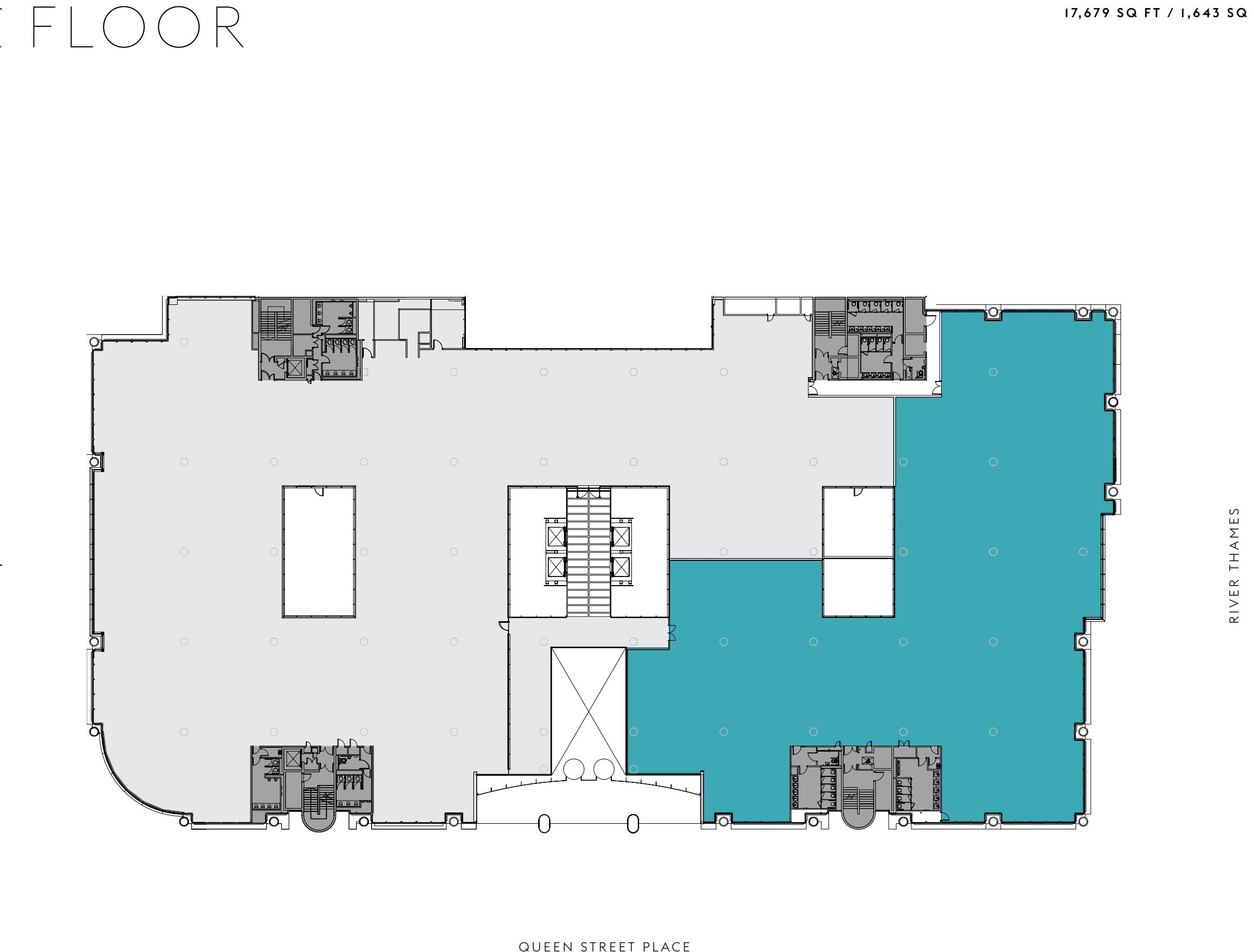
17,679 SQ FT / 1,643 SQ M

● AVAILABLE ● LET



PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

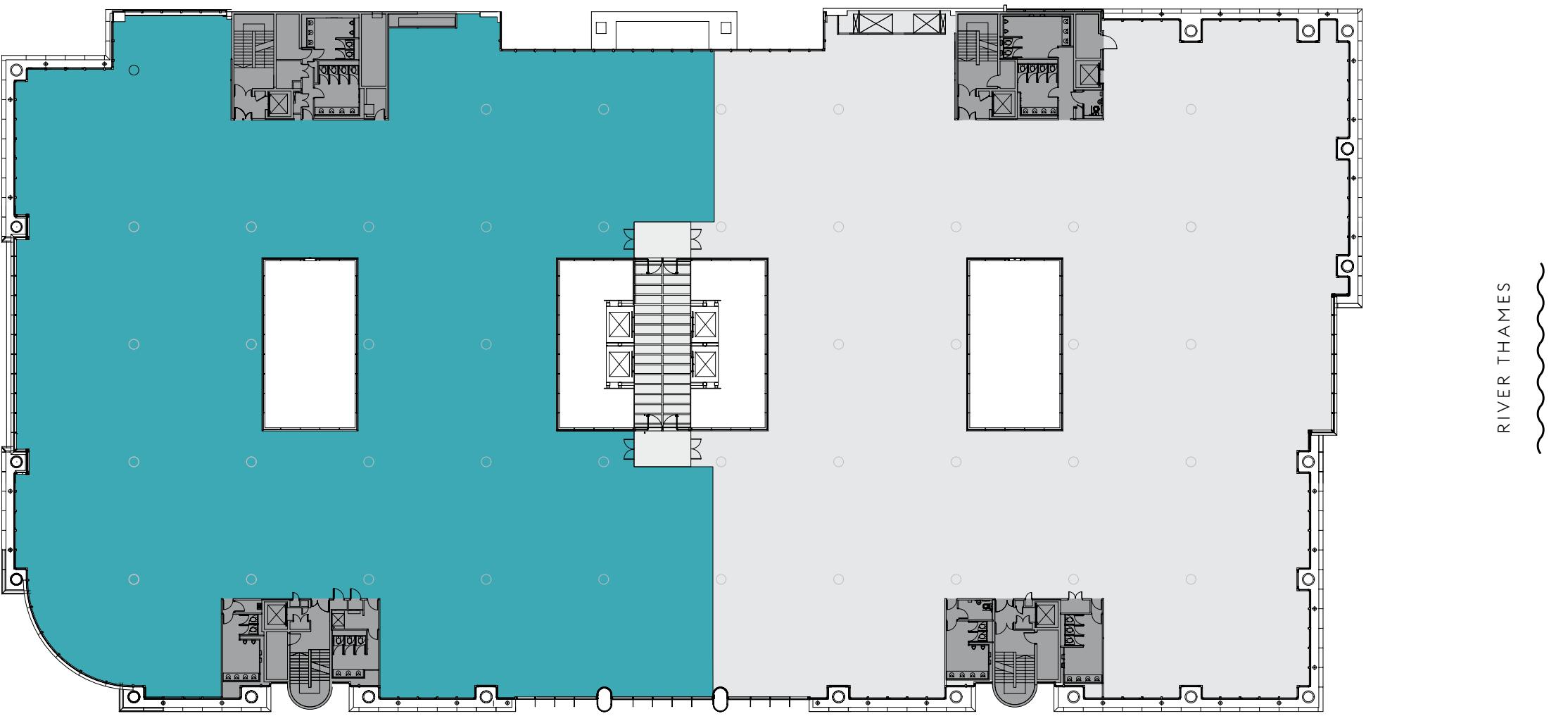
1ST FLOOR



PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

2ND FLOOR

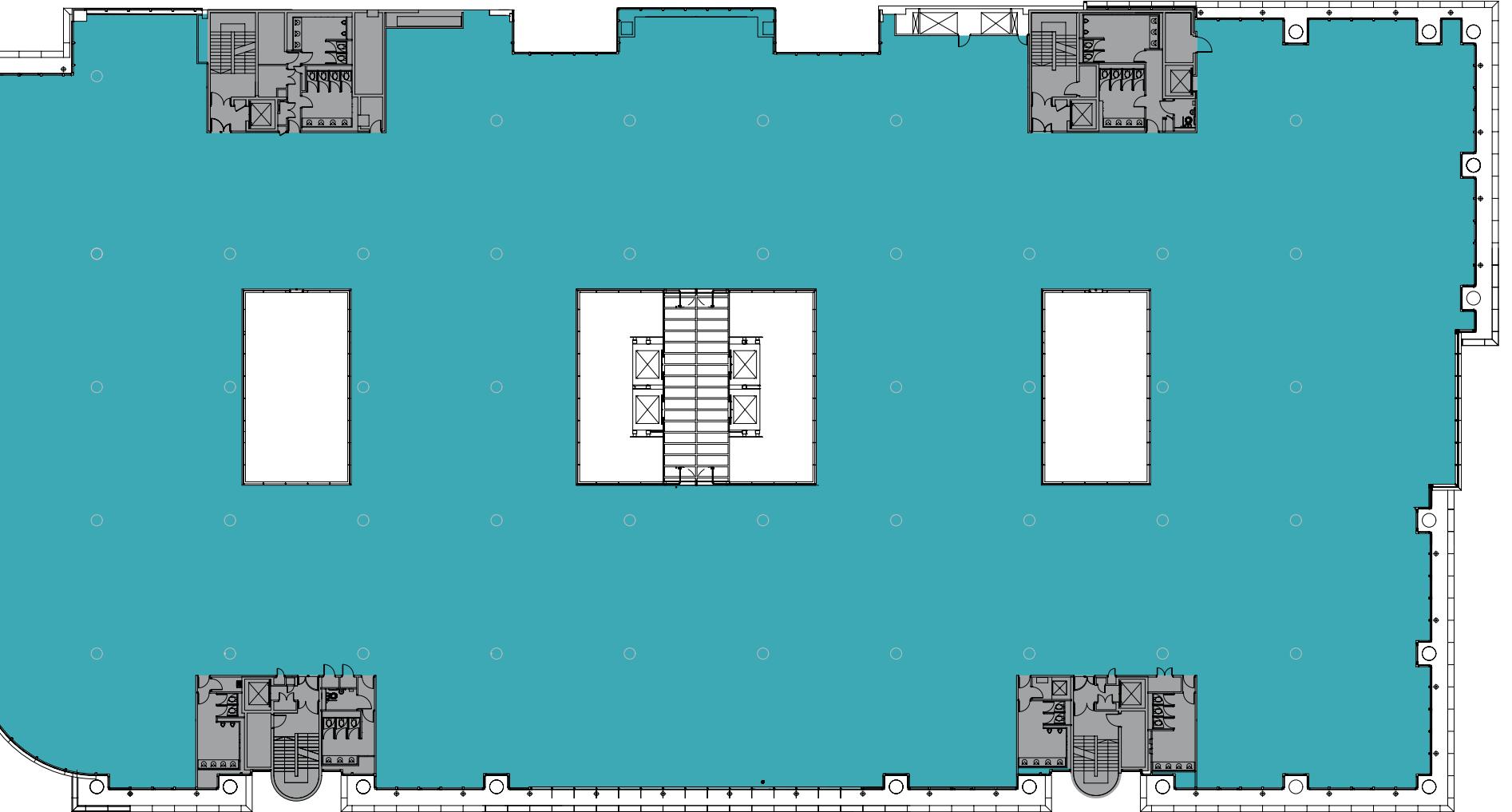
26,780 SQ FT / 2,488 SQ M



QUEEN STREET PLACE

3RD FLOOR

52,909 SQ FT / 4,915 SQ M



QUEEN STREET PLACE

PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



CGI OF THIRD FLOOR OFFICES
SHOWING EXAMPLE FIT OUT



EXPANSIVE ROOF TERRACE

RIVERSCAPE.CO.UK

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DESIGNED BY STEPLADDER

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