

# 220 BLACKFRIARS

JTRE  
LONDON



SUMMARY PACK Q1 2026

# PEOPLE

220 Blackfriars is a people-powered workspace that weaves together the neighbourhoods of Southwark, Blackfriars, Waterloo, London Bridge and Southbank.

Cut from the cloth of collaboration and creativity; this is a space for anyone who believes that business is just as much about caring as it is about thriving.

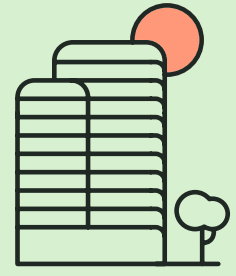


# POWERED

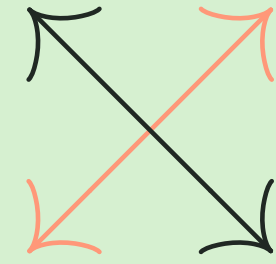
# WORKSPACE



# HIGHLIGHTS



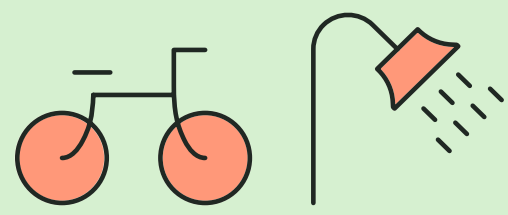
22 storeys with amazing views



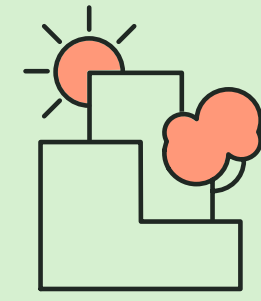
220,000 sq ft office space & 11,800 sq ft typical floors



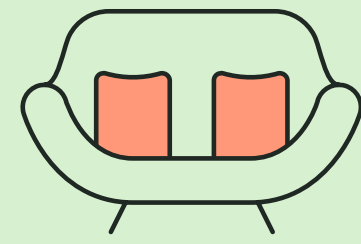
Private terraces on all floors\* & landscaped garden



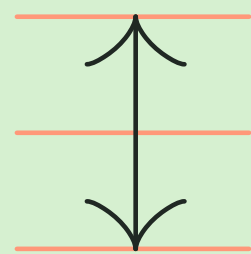
21,000 sq ft of amenity space



Communal sky lounge & landscaped terrace



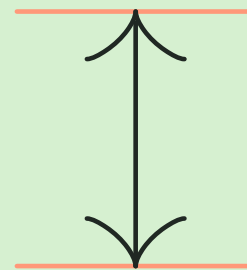
Client & Business lounge & coffee bar



4,700 sq ft double-height reception



100% electric building



2.8m finished floor to lighting height & 3.4m finished floor to soffit height

\*Except Levels 1 & 2



# BRILLIANTLY CONNECTED

CYCLE SUPER HIGHWAY

CYCLE SUPER HIGHWAY

BLACKFRIARS

SOUTHBANK

ST. PAULS

CYCLE SUPER HIGHWAY

BLACKFRIARS

CYCLE SUPER HIGHWAY

TATE MODERN

220 BLACKFRIARS

SOUTHWARK

BOROUGH MARKET

LONDON BRIDGE

THE CUT

CYCLE SUPER HIGHWAY

WATERLOO

CYCLE SUPER HIGHWAY

LONDON EYE



# ON THE WAY

Between Waterloo Station and 220 Blackfriars

 **THE SCENIC STROLL** (11 MINUTES WALK)  
For those who want leafy shortcuts, character and laid back streets.

- |   |   |
|---|---|
| 1 <b>ST JOHN'S CHURCH GARDENS</b> <br>A QUIET SPOT FOR AL FRESCO LUNCH | 4 <b>THE KINGS ARMS</b> <br>THE PERFECT PLACE FOR A GUINNESS |
| 2 <b>THE WHITE HEART PUB</b> <br>PUB QUIZ ON WEDNESDAYS              | 5 <b>COLOMBO TENNIS</b> <br>PAY-AND-PLAY SOCIAL SESSIONS   |
| 3 <b>KONDITOR BAKERY</b> <br>AWARD-WINNING BROWNIES                  | 6 <b>ALBIE</b> <br>GREAT FOR CLIENT MEETINGS               |

 **THE PIT STOP PATH** (13 MINUTES WALK)  
A route for the hungry, curious and easily tempted.

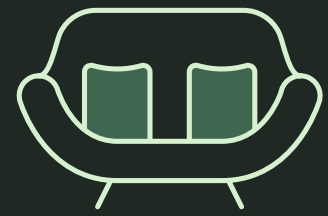
- |  |  |
|--|--|
| 1 <b>THE RING PUB</b> <br>AUTHENTIC PUB ATMOSPHERE                    | 4 <b>THE CUT &amp; BAR RESTAURANT</b> <br>MODERN DINING AND ENTERTAINMENT |
| 2 <b>THE ANCHOR &amp; HOPE</b> <br>GASTROPUB WITH DAILY CHANGING MENU | 5 <b>THE OLD VIC</b> <br>WORLD-CLASS THEATRE                              |
| 3 <b>FLAT IRON</b> <br>QUALITY STEAKS AT GREAT VALUE                  | 6 <b>CIRCE'S ROOFTOP</b> <br>GREAT COCKTAILS AND PANORAMIC VIEWS          |

Map not to scale.  
All locations are approximate and intended for illustrative purposes only.

Lobby & Client Lounge



# AMENITIES



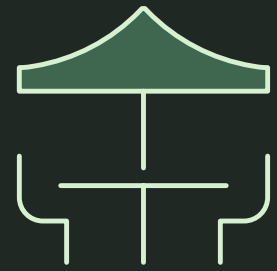
4,700 sq ft of double-height reception & client lounge



3,200 sq ft business gallery with coffee bar, meeting rooms



3,800 sq ft sky lounge with flexible working, bar, meeting rooms, auditorium & event space



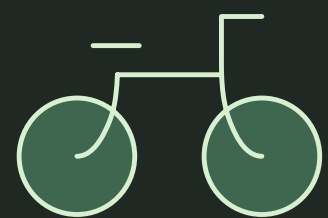
3,300 sq ft twenty-first floor landscaped communal terrace



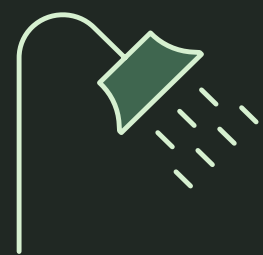
Terraces to all floors\*



8,000 sq ft of landscaped garden



Separate cycle entrance, lift & cycle concierge



3,500 sq ft members' club-style showers & changing rooms



445 cycle racks, including 45 Brompton lockers & 446 lockers

220 Blackfriars is an exemplary workspace, bringing the very best in design and amenity to the heart of SE1.



Computer Generated Image is indicative only

# THE FRESHEST COFFEE, THE FINEST INGREDIENTS AND THE WARMEST WELCOME.

Drinking and dining at 220 Blackfriars is an all-day affair.

From that early morning caffeine hit to relaxed client lunches, and afternoon snacks to evening drinks with colleagues, the retail offering on ground will cater for every taste.



Retail Unit Concept

Computer Generated Image is indicative only



# AVAILABILITY

220 BLACKFRIARS



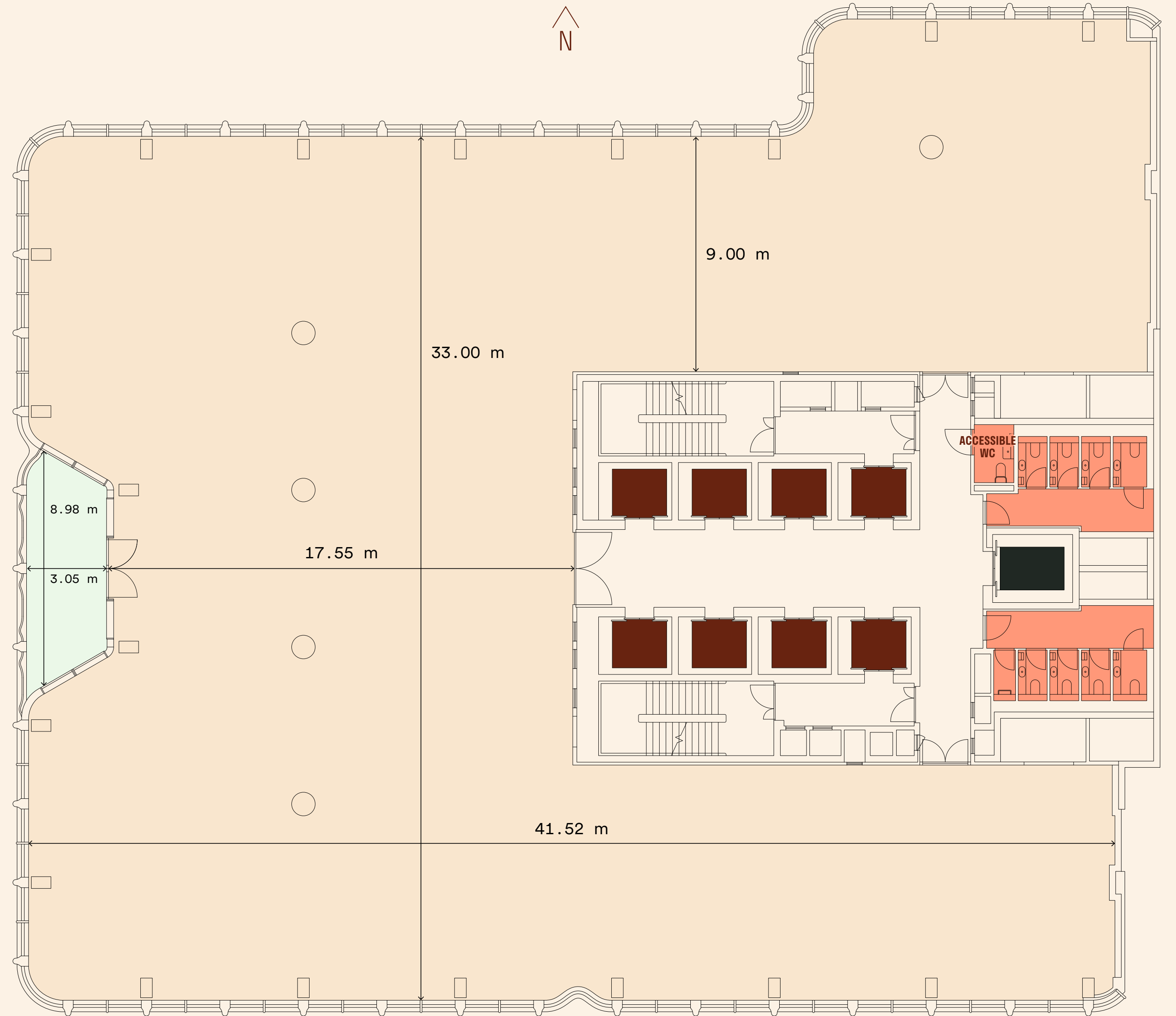
Computer Generated Image is indicative only

FLOOR	OFFICE SQ FT	TERRACE SQ FT	AMENITY SQ FT
LEVEL 21		3,290	3,799
LEVEL 20	7,825	2,028	
LEVEL 19	9,860	1,306	
LEVEL 18	10,962	1,304	
LEVEL 17	11,872	258	
LEVEL 16	11,872	258	
LEVEL 15	11,768	258	
LEVEL 14	11,768	258	
LEVEL 13	11,768	258	
LEVEL 12	11,768	258	
LEVEL 11	11,768	258	
LEVEL 10	11,768	258	
LEVEL 09	11,768	258	
LEVEL 08	11,768	258	
LEVEL 07	11,768	258	
LEVEL 06	11,768	258	
LEVEL 05	11,768	258	
LEVEL 04	11,767	258	
LEVEL 03	11,767	258	
LEVEL 02	11,529		
LEVEL 01	2,675		3,216
RECEPTION/LOBBY			4,688
B1 END OF TRIP			8,938
<b>TOTAL</b>	<b>219,610</b>	<b>11,802</b>	<b>20,640</b>

# TYPICAL FLOOR PLAN

Levels 3-16

	Sq ft
Office Area (NIA)	11,768
External Area (NIA)	258



Office	<span style="display:inline-block; width:15px; height:15px; background-color:#f4b084;"></span>
Terrace	<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9;"></span>
Lifts	<span style="display:inline-block; width:15px; height:15px; background-color:#5d4037;"></span>
Goods lift	<span style="display:inline-block; width:15px; height:15px; background-color:#212121;"></span>
WC	<span style="display:inline-block; width:15px; height:15px; background-color:#ff9800;"></span>

# CREATIVE LAYOUT

## Typical Floor Space Plan

Workstations	111
Meeting Rooms	22



Office	
Terrace	
Lifts	
Goods Lift	
WC	

Plan not to scale and is for indicative purpose only.



# CORPORATE LAYOUT

## Typical Floor Space Plan

Workstations	111
Meeting Rooms	28



Office	<span style="display:inline-block; width:15px; height:15px; background-color:#f4a460;"></span>
Terrace	<span style="display:inline-block; width:15px; height:15px; background-color:#90ee90;"></span>
Lifts	<span style="display:inline-block; width:15px; height:15px; background-color:#800000;"></span>
Goods Lift	<span style="display:inline-block; width:15px; height:15px; background-color:#000000;"></span>
WC	<span style="display:inline-block; width:15px; height:15px; background-color:#ff4500;"></span>











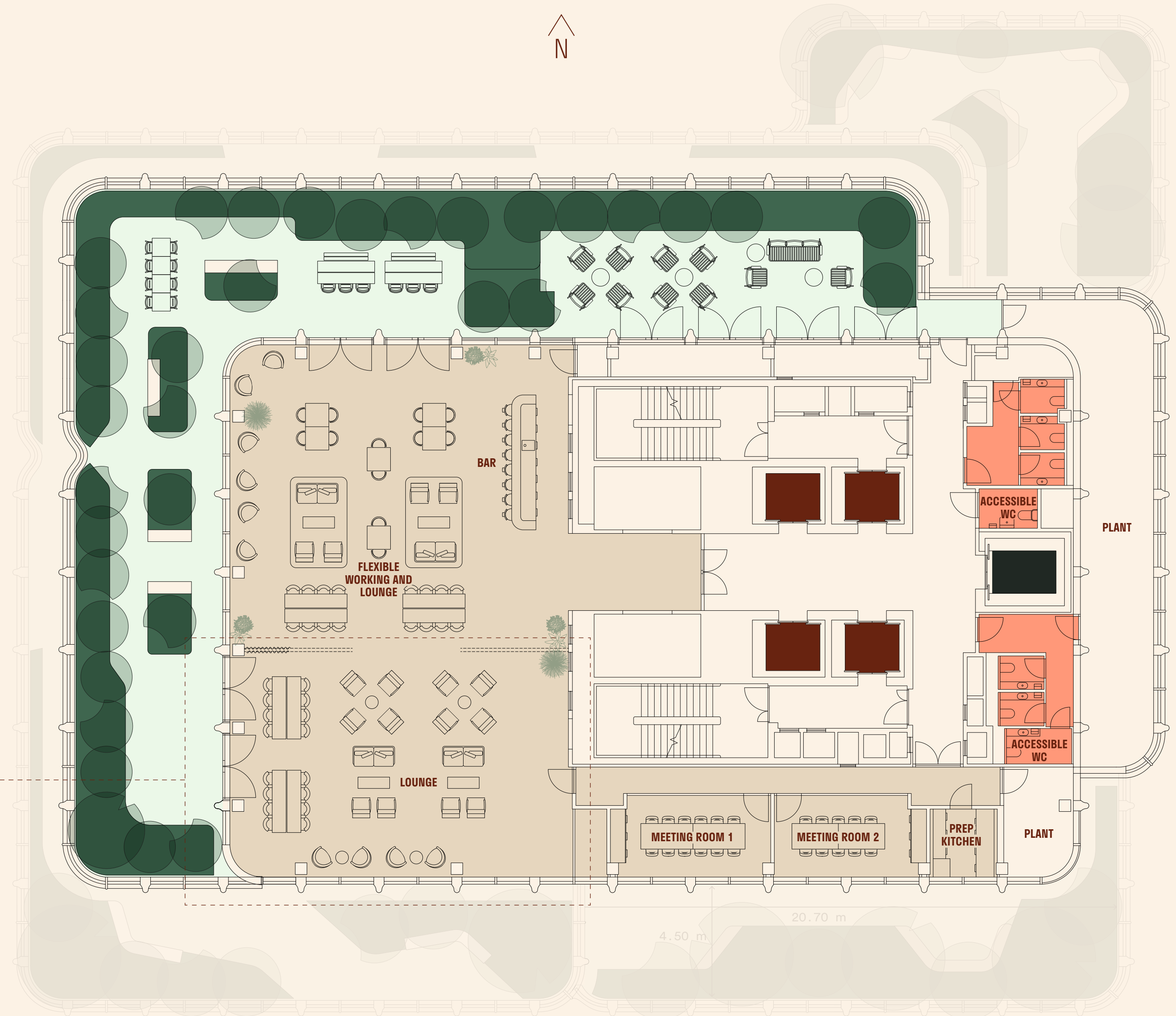
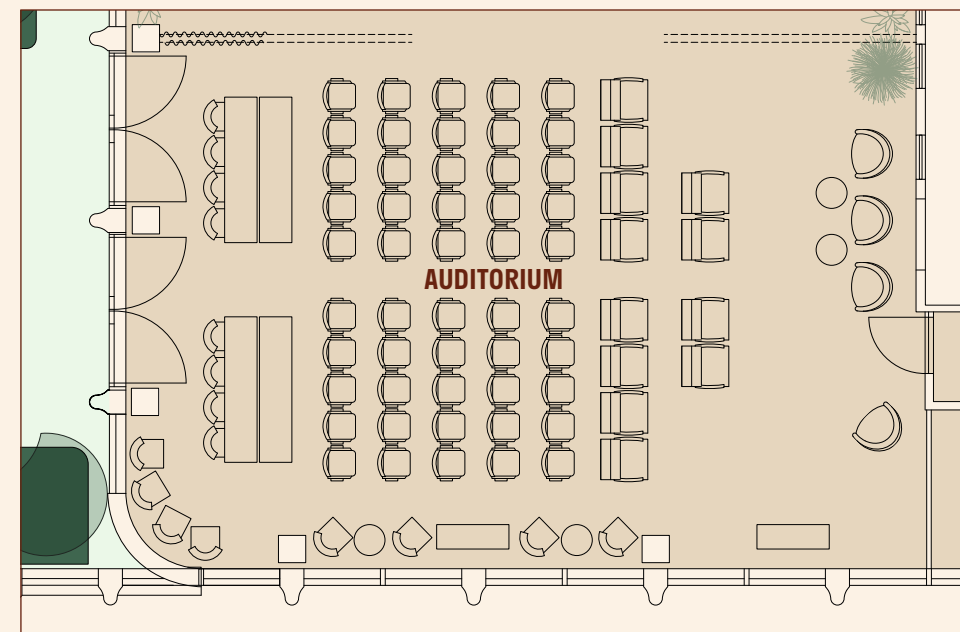
220 BLACKFRIARS

# LEVEL 21 SKY LOUNGE



	Sq ft
Sky Lounge (NIA)	3,799
Terrace (NIA)	3,290
Lounge Seating (North)	50
Lounge Seating (South)	36
Auditorium Seating	78
Meeting Room 1	12
Meeting Room 2	10
Terrace Seating	38
Events Space Combined	220

Amenity	
Terrace	
Planting	
Lifts	
Goods lift	
WC	





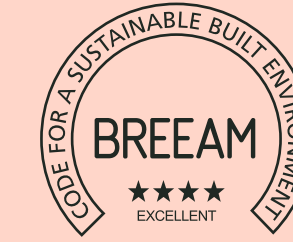


Twenty-first floor communal terrace

Computer Generated Image is indicative only

# ESG ACCREDITATION SUMMARY

A building with a conscience. Not only is 220 Blackfriars a great place to work, it's brilliant for the environment too.



**BREEAM**  
Excellent targeted



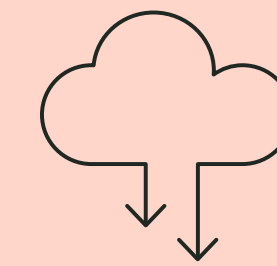
**UK NABERS**  
Targeting 5\*



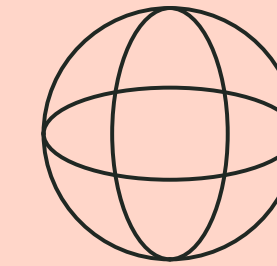
**LEED**  
Platinum



**WELL RATING**  
Platinum



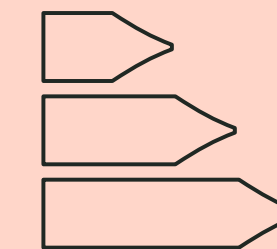
**ALL-ELECTRIC**  
35% less carbon emissions than permitted by Part L 2021



**NET ZERO CARBON**  
Net Zero Carbon in operation



**ACTIVESCORE**  
Platinum



**EPC RATING**  
A



**MODE SCORE**  
Platinum



**FILTERED WATER**  
Filtered drinking water stations at several points in the building

## WHOLE LIFE CARBON RATING

Target to reduce the construction embodied carbon and the operational energy to levels within the RIBA 2030 Built Targets.

# CONSTRUCTION PROGRESS

The eastern core has now caught up with the western, and topped out.

The façade installation by KFK started in November and is up to Level 8. It is being fitted at a rate of one level every two weeks.

Concrete slab pours are up to level 16 with waterproofing following behind at level 13.



Facade installation



Building core



Blackfriars Road (West) elevation



Level 10

M&E fit out is progressing rapidly with all major heavy plant installed into the basements.

Risers and dry lining follow the slab pours and are up to level 10 and 11 respectively.

Level 2 exposed CAT A services have been installed as a benchmark and are set to follow up the building. Currently levels 3 and 4 have commenced.

The bulk dig on the adjoining almshouse, Edward Edwards' House, commenced before Christmas and Building Safety Regulation, Gateway 2, was achieved in January allowing for construction of the almshouse to follow thereafter.



Level 2 - Exposed Services



Level 2 - Exposed Services

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