

220 BLACKFRIARS

JTRE
LONDON



SUMMARY PACK Q3 2026

PEOPLE

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

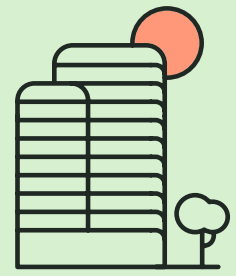
Cut from the cloth of collaboration and creativity; this is a space for anyone who believes that business is just as much about caring as it is about thriving.



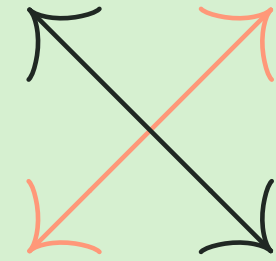
POWERED WORKSPACE



HIGHLIGHTS



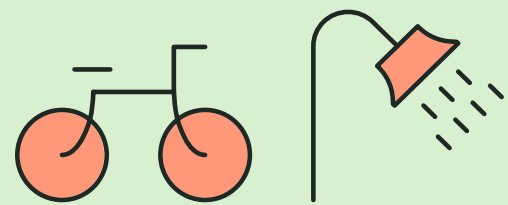
22 storeys with
amazing views



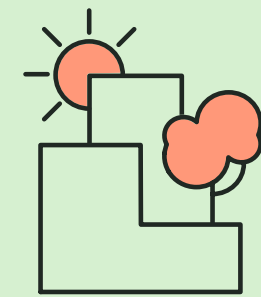
220,000 sq ft office
space & 11,800 sq ft
typical floors



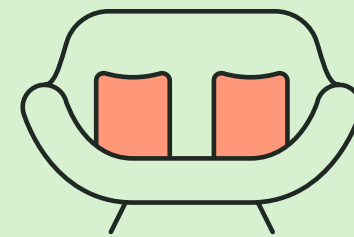
Private terraces
on all floors* &
landscaped garden



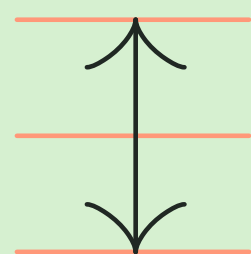
21,000 sq ft of
amenity space



Communal sky lounge
& landscaped terrace



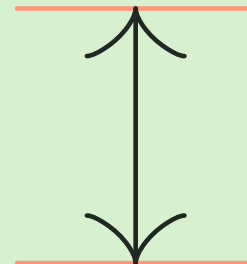
Client & Business lounge
& coffee bar



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





220 BLACKFRIARS

BRILLIANTLY
CONNECTED

ST. PAULS

TATE
MODERN

220
BLACKFRIARS

BOROUGH
MARKET

LONDON
BRIDGE

BLACKFRIARS

SOUTHWARK

BLACKFRIARS

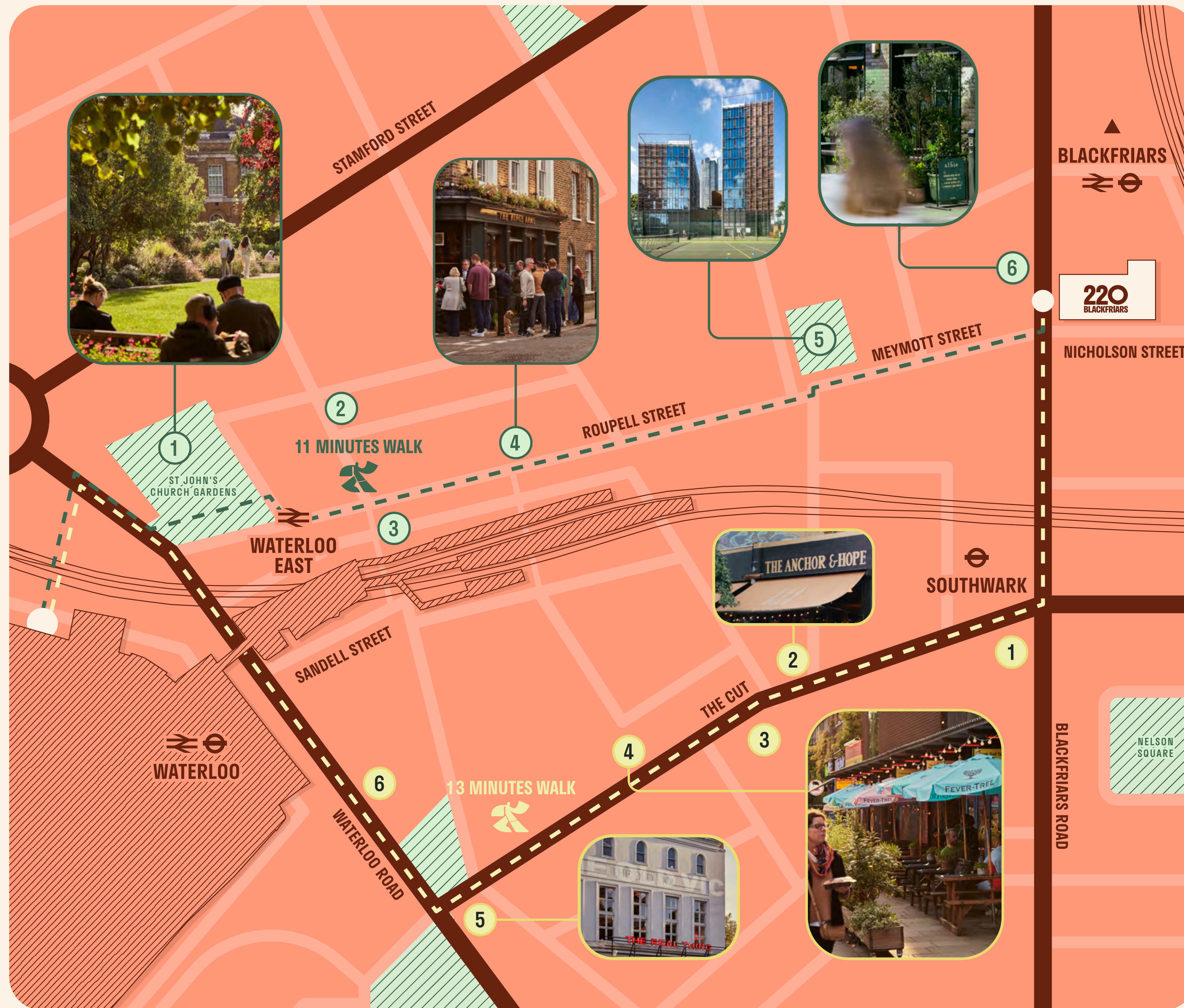
THE CUT

WATERLOO

SOUTHBANK

LONDON EYE

Computer Generated Image is indicative only



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

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

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

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

STOPS WORTH TAKING

Between London Bridge Station and 220 Blackfriars

THERE AND BACK (16 MINUTE WALK EACH WAY)

Start the day right, and end it with a detour.

- | | |
|---|--|
| 1 THE BREAKFAST CLUB  | 4 SEABIRD  |
| A GO-TO FOR TEAM BREAKFASTS | ROOFTOP OYSTERS AT GOLDEN HOUR |
| 2 SAINT NINE COFFEE  | 5 MC & SONS  |
| ONE OF TIME OUT'S BEST COFFEE SPOTS | FOR A PERFECTLY POURED GUINNESS |
| 3 THE TABLE CAFÉ  | 6 UNION THEATRE  |
| INDEPENDENT CAFÉ WITH A CONSCIOUS MENU | INTIMATE THEATRE WITH EMERGING TALENT |

ACTIVE LUNCH

Keep active or lunch at some local gems.

- | | |
|--|--|
| 1 SELVEDGE  | 5 THE SALAD PROJECT  |
| OUR ALL-DAY EATERY CONCEPT | FOR THOSE CRAVING A HEALTHY LUNCH |
| 2 ALBIE  | 6 CLUB PILATES  |
| A RELAXED SPOT FOR BREAKS AND CATCH-UPS | A BALANCED BREAK FROM THE DESK |
| 3 MARY AND ME  | 7 PACECLUB  |
| FRESH LUNCHESES, LOVED BY LOCALS | MIDDAY RUNS, MADE SOCIAL |
| 4 1REBEL SOUTH BANK  | 8 SPRING STREET PIZZA  |
| WHERE WORKOUTS MEAN BUSINESS | SLICES FROM A MICHELIN-STARRED CHEF |
| | 9 BOROUGH MARKET  |
| | A WORLD OF FOOD, ALL IN ONE PLACE |

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Lobby & Client Lounge

Computer Generated Image is indicative only



AMENITIES



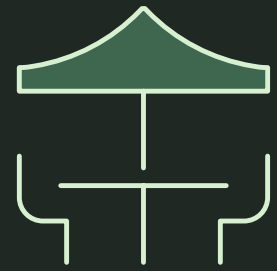
4,700 sq ft of double-height reception & client lounge



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



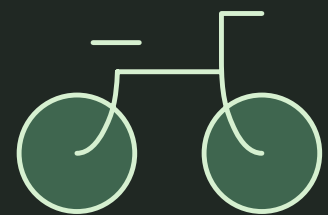
3,300 sq ft twenty-first floor landscaped communal terrace



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.

220 BLACKFRIARS



Retail Unit Concept

Computer Generated Image is indicative only



GROUND

	Sq ft
F&B Area	2,721
Amenity Area	4,688

Amenity	
Cycle Entrance	
Retail	
Lifts	
Goods Lift	
WC	

Plan not to scale and is for indicative purpose only.



Level 1 Mezzanine Coffee Bar

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	11,798	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
TOTAL	219,610	11,802	20,640

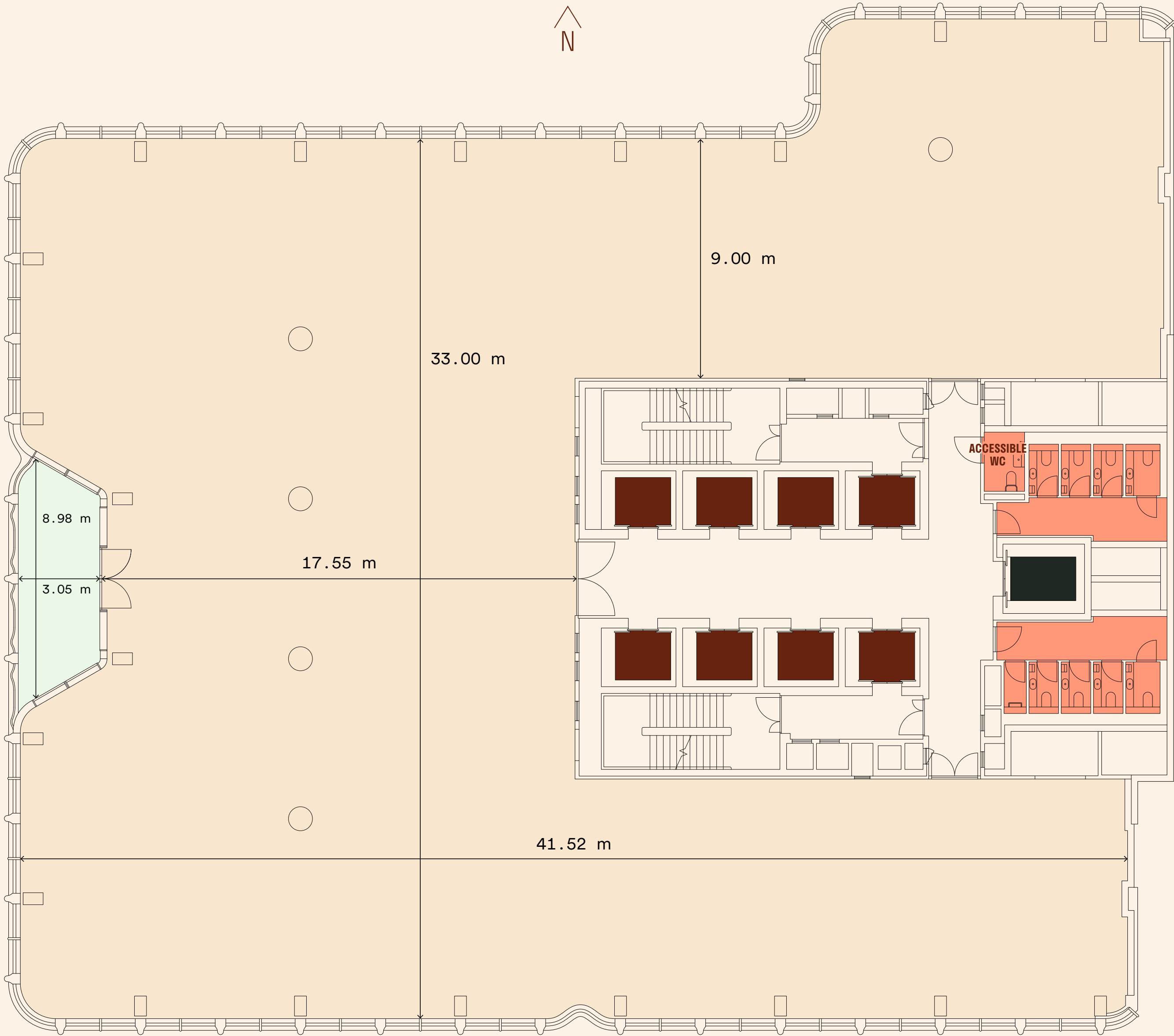
TYPICAL FLOOR PLAN

Levels 3–16

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

Office	
Terrace	
Lifts	
Goods lift	
WC	

Plan not to scale and is for indicative purpose only.

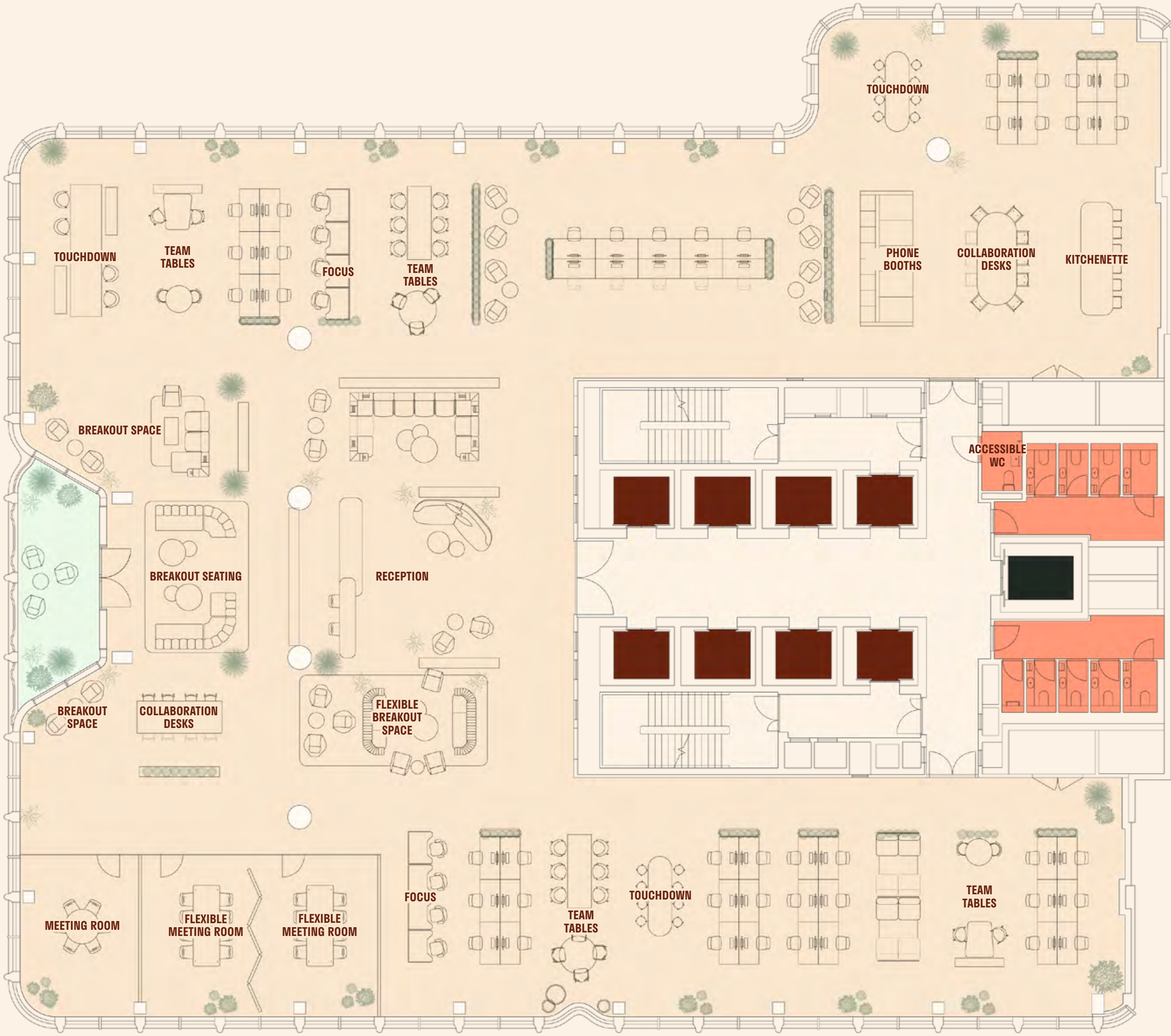


CREATIVE LAYOUT

Typical Floor Space Plan

Workstations	111
Meeting Rooms	22

Office	
Terrace	
Lifts	
Goods Lift	
WC	



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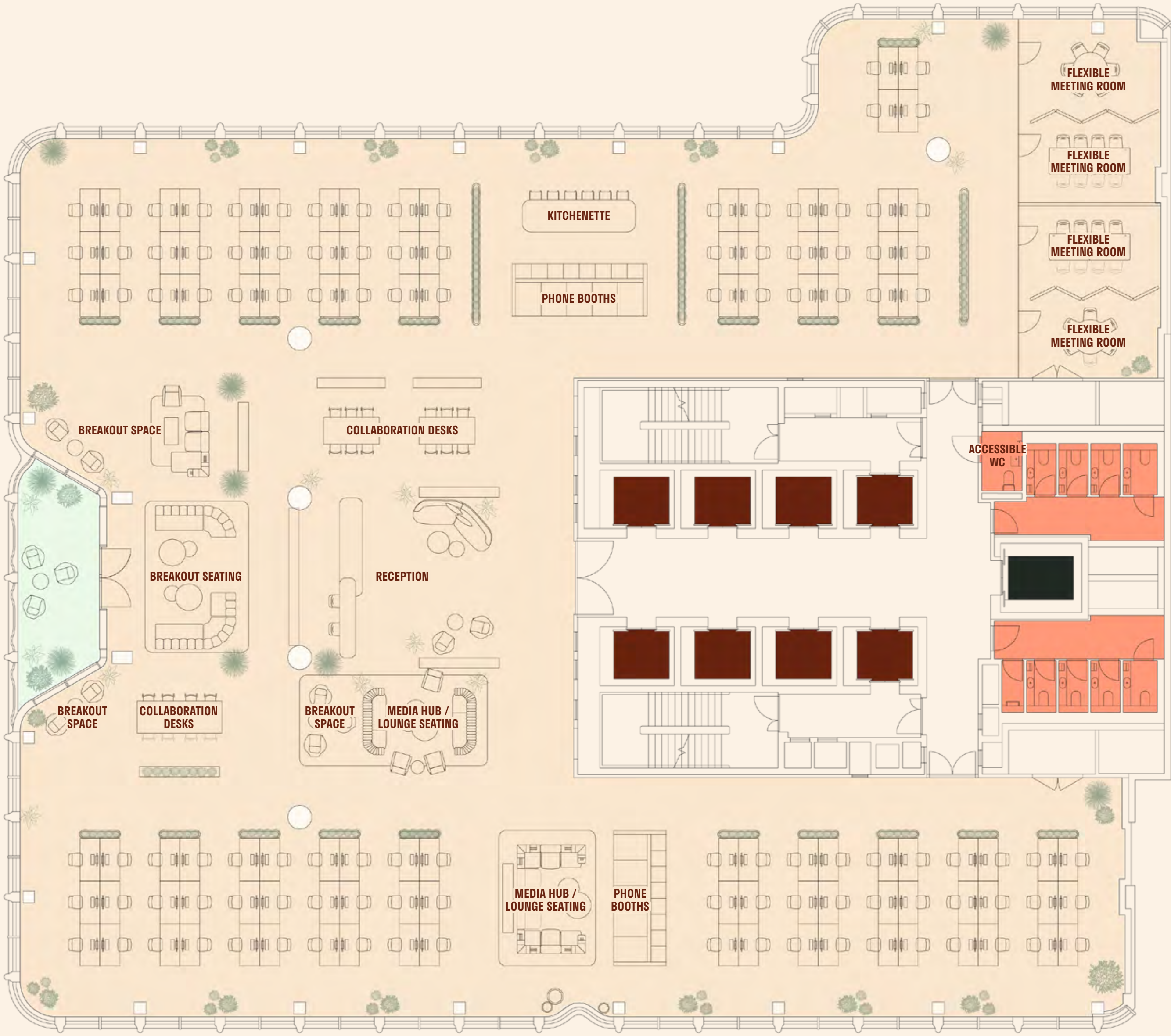


CORPORATE LAYOUT

Typical Floor Space Plan

Workstations	111
Meeting Rooms	28

Office	
Terrace	
Lifts	
Goods Lift	
WC	



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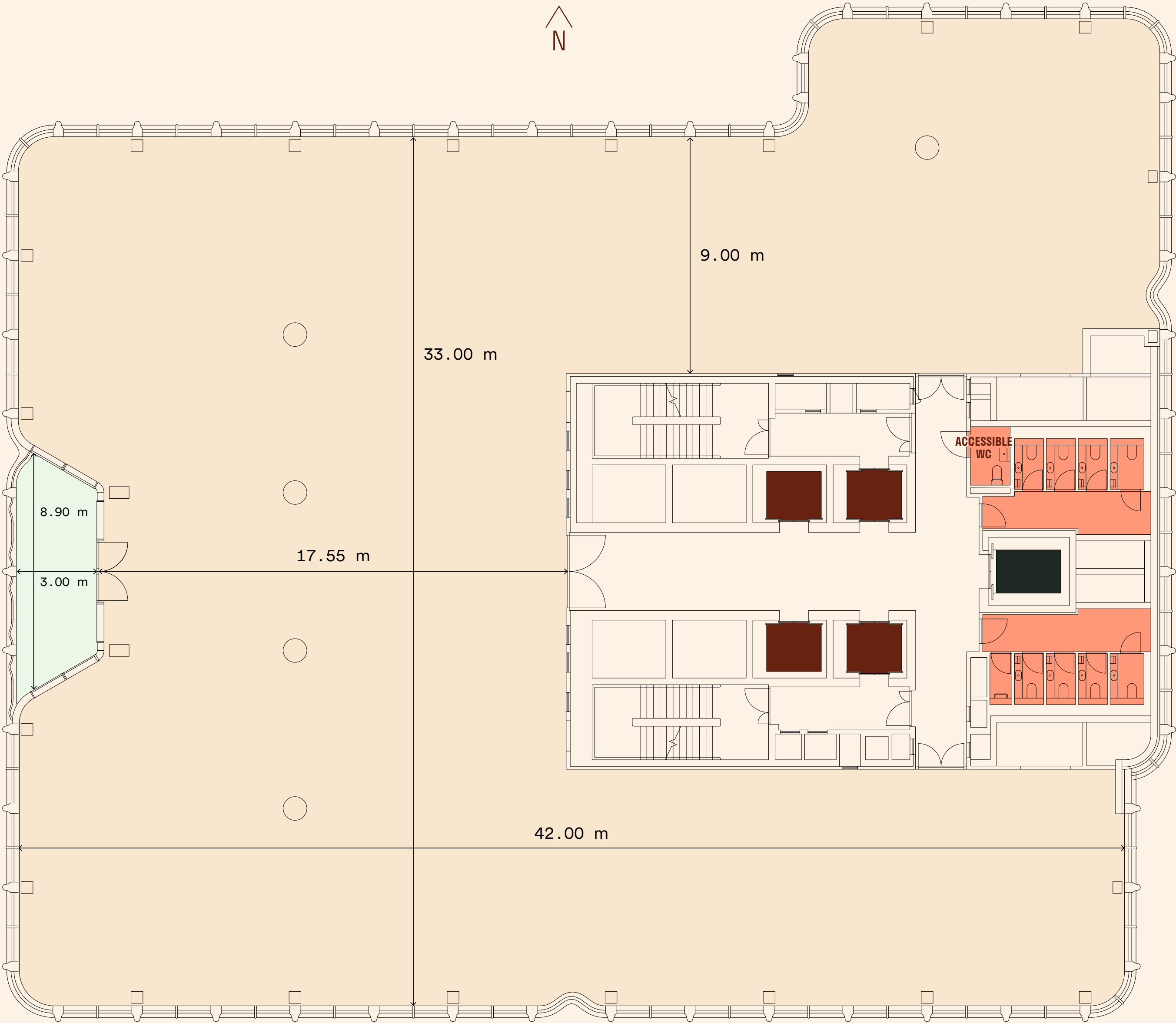
LEVEL 17

	Sq ft
Office Area (NIA)	11,872
External Area (NIA)	258

THE VIEW

Office	
Terrace	
Lifts	
Goods Lift	
WC	

Plan not to scale and is for indicative purpose only.



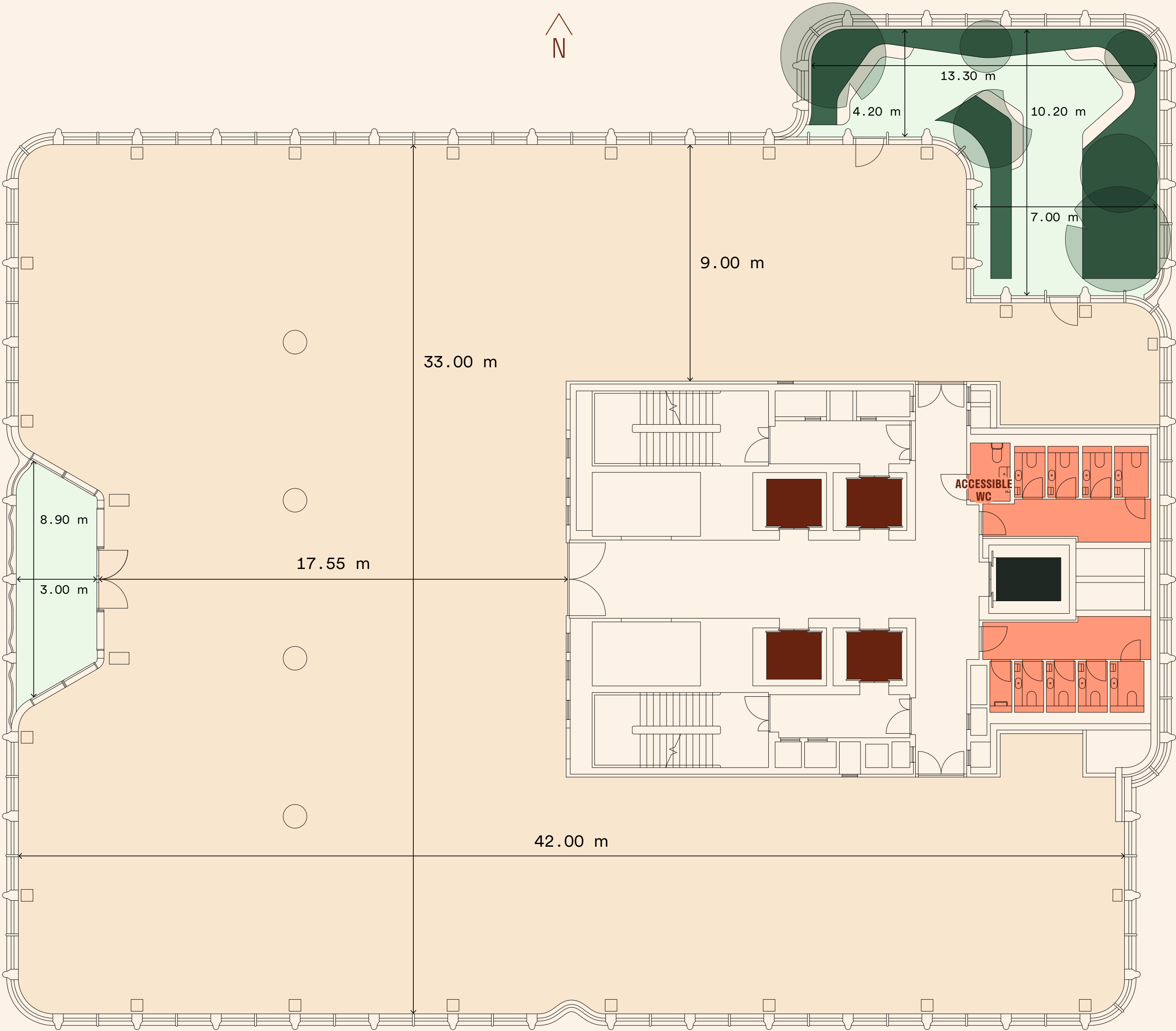
LEVEL 18

	Sq ft
Office Area (NIA)	10,962
External Area (NIA)	1,304

THE VIEW

Office	
Terrace	
Planting	
Lifts	
Goods Lift	
WC	

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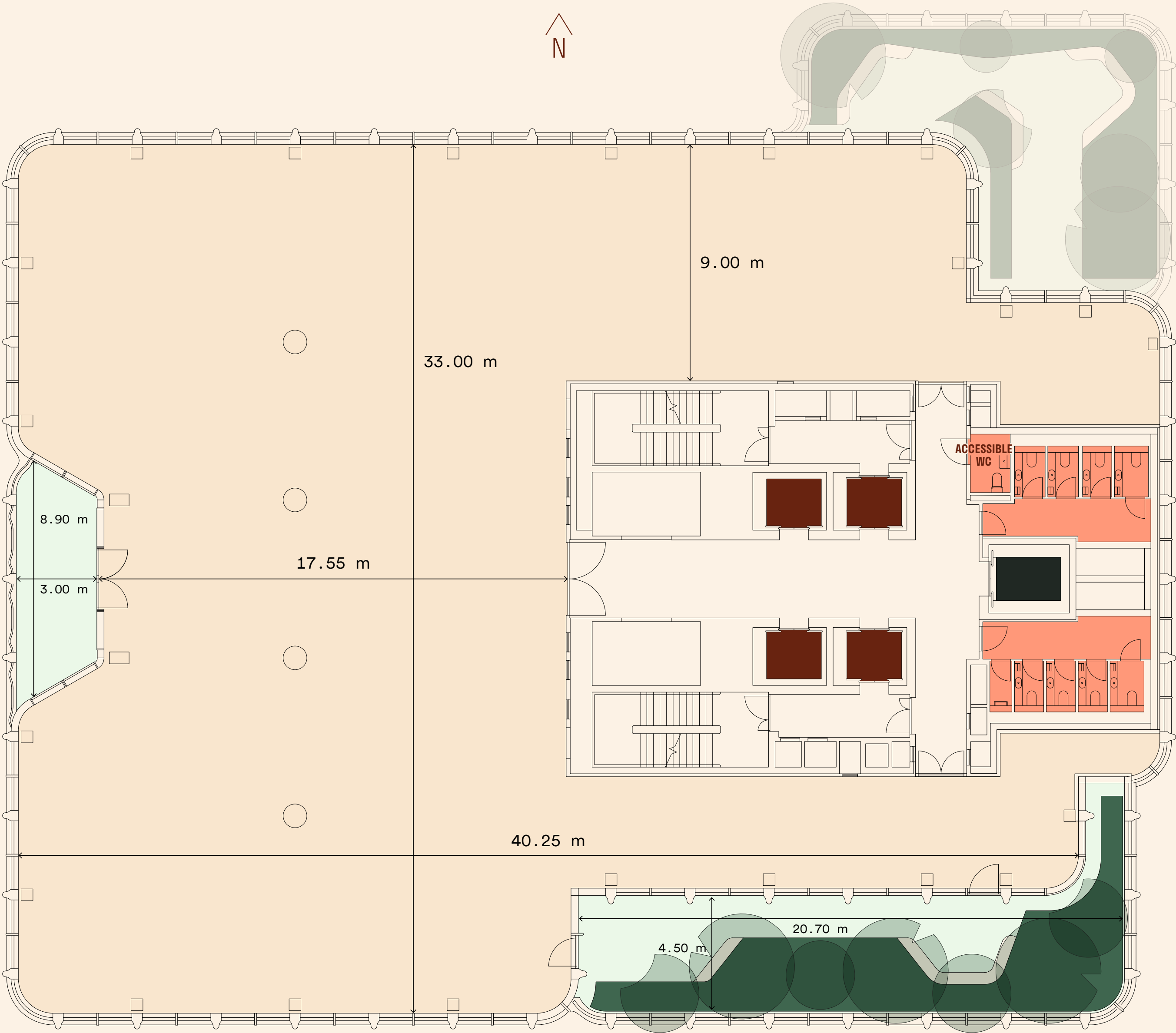
LEVEL 19

	Sq ft
Office Area (NIA)	9,860
External Area (NIA)	1,306

THE VIEW

Office	
Terrace	
Planting	
Lifts	
Goods Lift	
WC	

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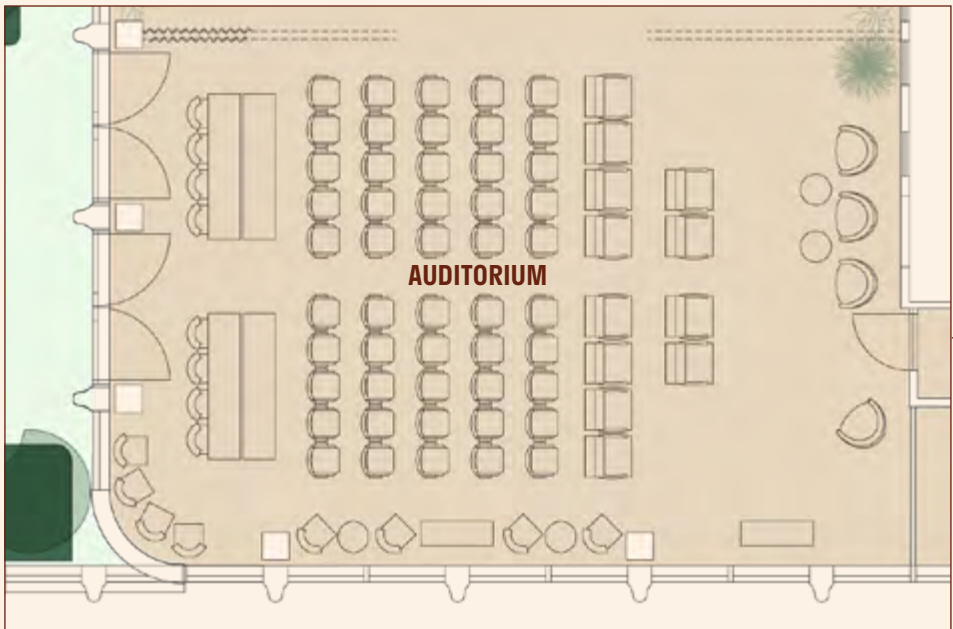




LEVEL 21 SKY LOUNGE

	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	



Plan not to scale and is for indicative purpose only.



Twenty-first floor communal terrace

Computer Generated Image is indicative only

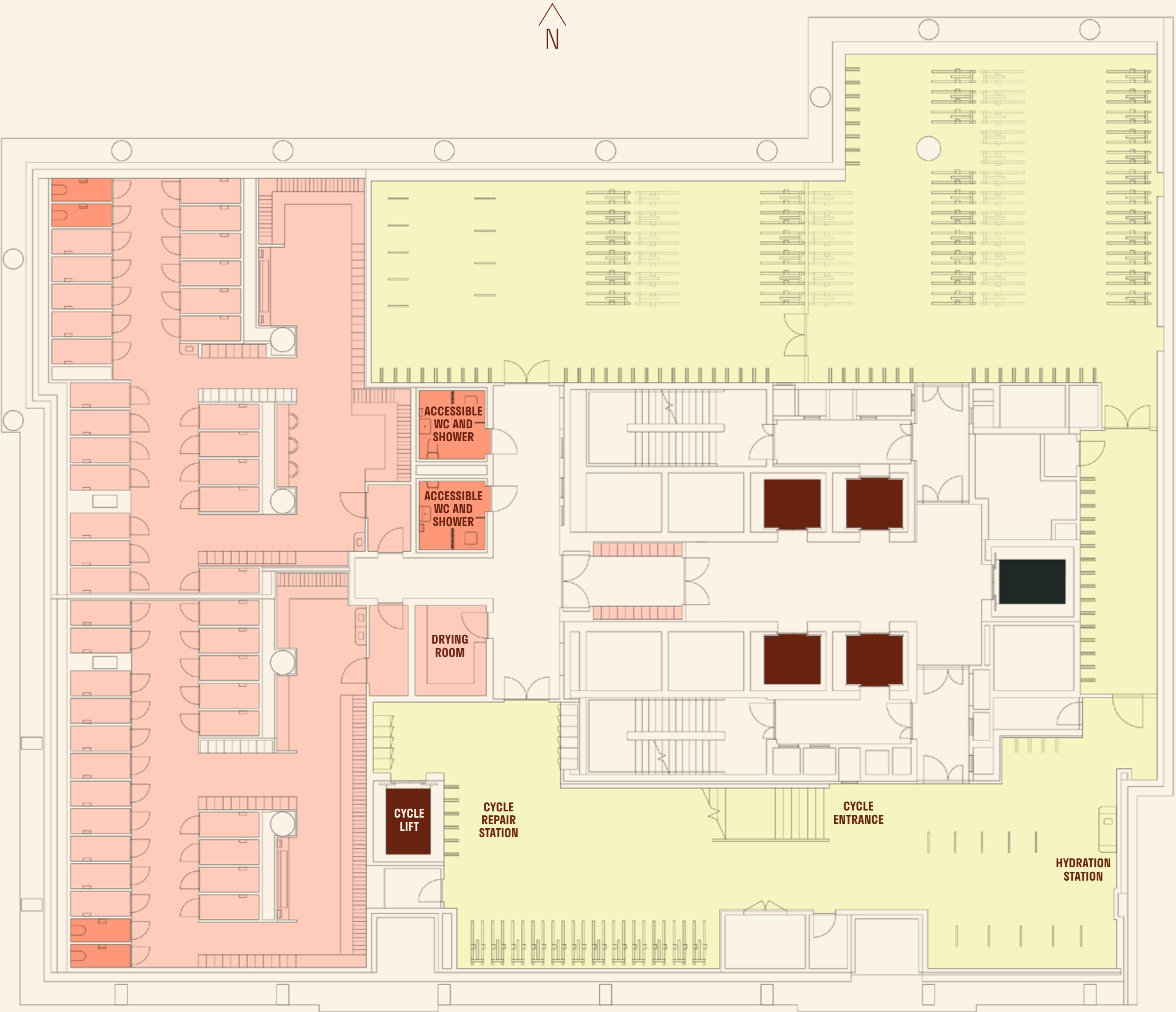


BASEMENT B1 END OF TRIP

	Sq ft
Showers/Changing Rooms (GIA)	3,559
Cycle Storage (GIA)	5,379
Cycle Spaces (including 45 Brompton lockers)	445
Lockers	446
Showers	43

Cycle Storage	
Showers and Lockers	
Lifts	
Goods Lift	
WC	

Plan not to scale and is for indicative purpose only.

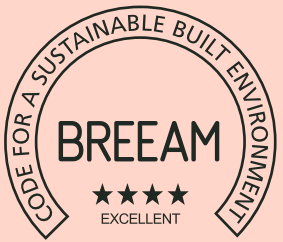


End of Trip Facilities



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



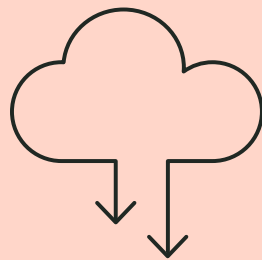
UK NABERS
Targeting 5*



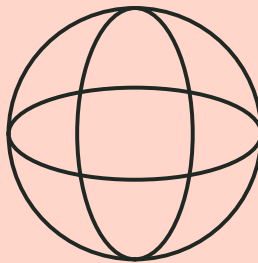
LEED
Platinum



WELL RATING
Platinum



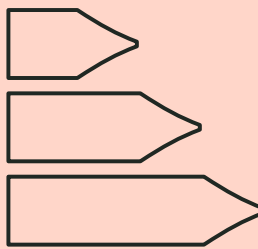
ALL-ELECTRIC
35% less carbon emissions than permitted by Part L 2021



NET ZERO CARBON
Net Zero Carbon in operation



ACTIVEScore
Platinum



EPC RATING
A



MODEScore
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

Structure tops out

Progress continues at pace, with the main structure topping out. To the roof, paving, waterproofing and blue-roof installation is set to be completed by the end of July.

The two air source heat pumps, weighting 10 tones each have been installed and the remaining plant, including solar panels and building maintenance unit (BMU) will be installed in August and September.

Façade panels are up to Level 18 and is on programme to reach Level 21 by September. Ground, Level 1 and 2 façade panels will commence in August and will be complete by November.



Façade installation up to Level 18



View from Level 21 Sky Lounge



Terrace soffit on Level 3

Terraces on Level 18 will start in October with waterproofing and paving. Landscaping and planters will follow thereafter.



Level 19 Terrace



Level 22 Air



Raised access flooring & Kreon raft ceilings on Level 3



Kreon rafts ceilings

Benchmark level completes

The Level 3 benchmark has completed with raised access flooring, Kreon raft ceilings and M&E in place, setting the standard for all further levels to follow.

Super-loos on Level 3 have been tiled, sanitaryware and joinery doors installed.

Dry-lining works are up to level 20, M&E installation is up to Level 15, whilst doors and architrave follow behind to Level 10.

Three lift cars have arrived on site and are being assembled whilst the lift shafts are being made ready with the setting out of wires, anchors and brackets.

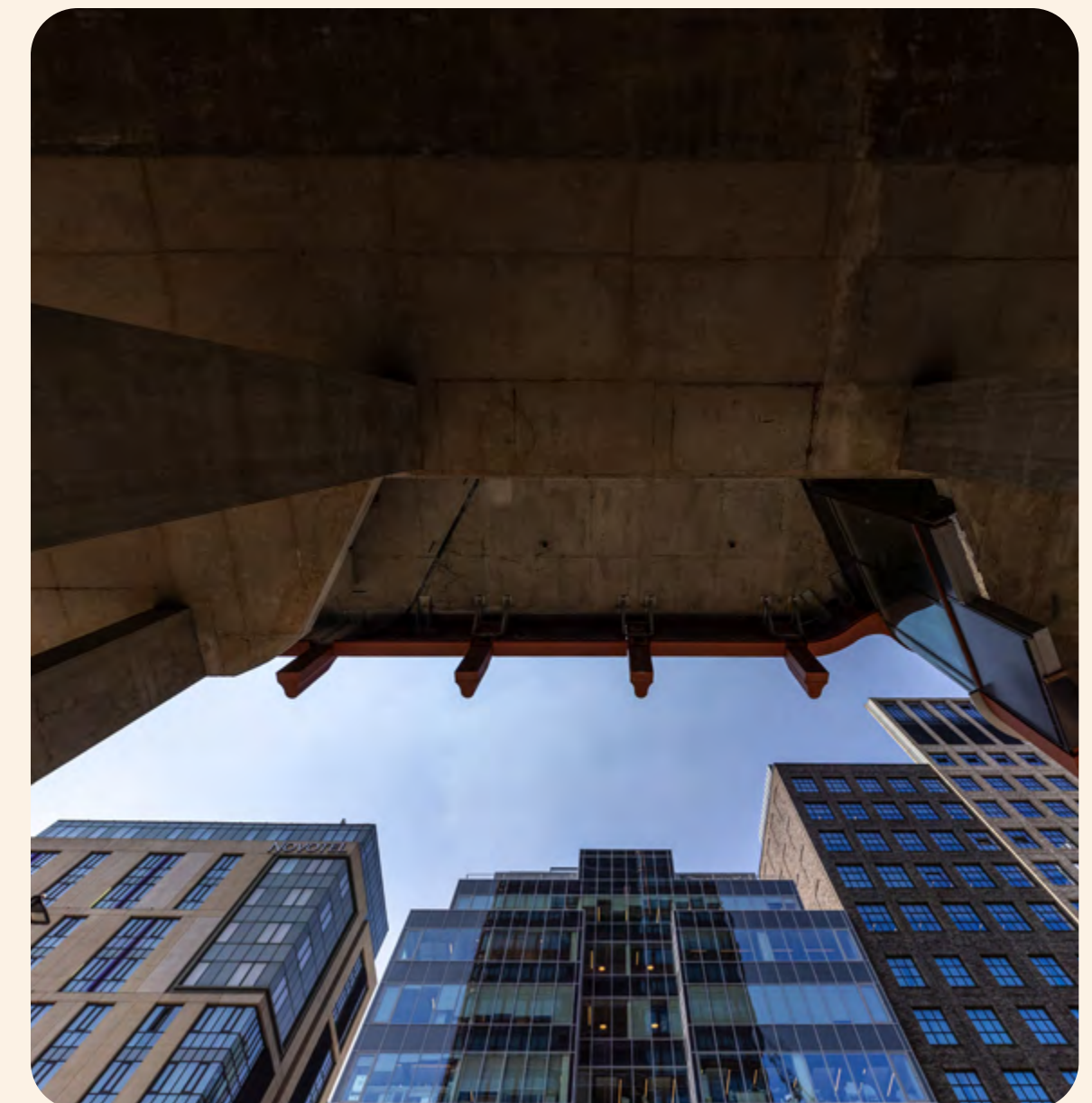
Below ground, Basement -1, shower and changing cubicle walls are installed and skimmed, with tiling and sanitary-ware installation starting in September.



Shower cubicles on Basement -1



Level 3 super-loo tiling & sanitary-ware



View of the double height entrance at Ground level

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