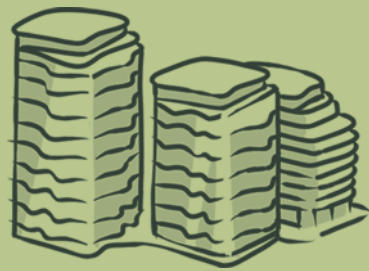




Triptych Bankside
London SE1





Triptych

/ˈtrip.tɪk/

A set of three associated artistic, literary, or musical works intended to be appreciated together.

Triptych Bankside has been designed to capture the essence of a gallery, with sculptural and art influences evident throughout the internal and external architecture across the family of three buildings.

The development was named in honour of this distinctive architecture. The undulating curves of these three striking buildings, set serenely against London’s skyline, undeniably reflect three sculptural pieces of art.

Additionally, the name pays homage to the development’s positioning as neighbour to the world famous Tate Modern gallery; whose collections include triptychs from many highly acclaimed artists.



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Triptych
North
Offices

Triptych
East & West
Residential

Welcome to Triptych Bankside

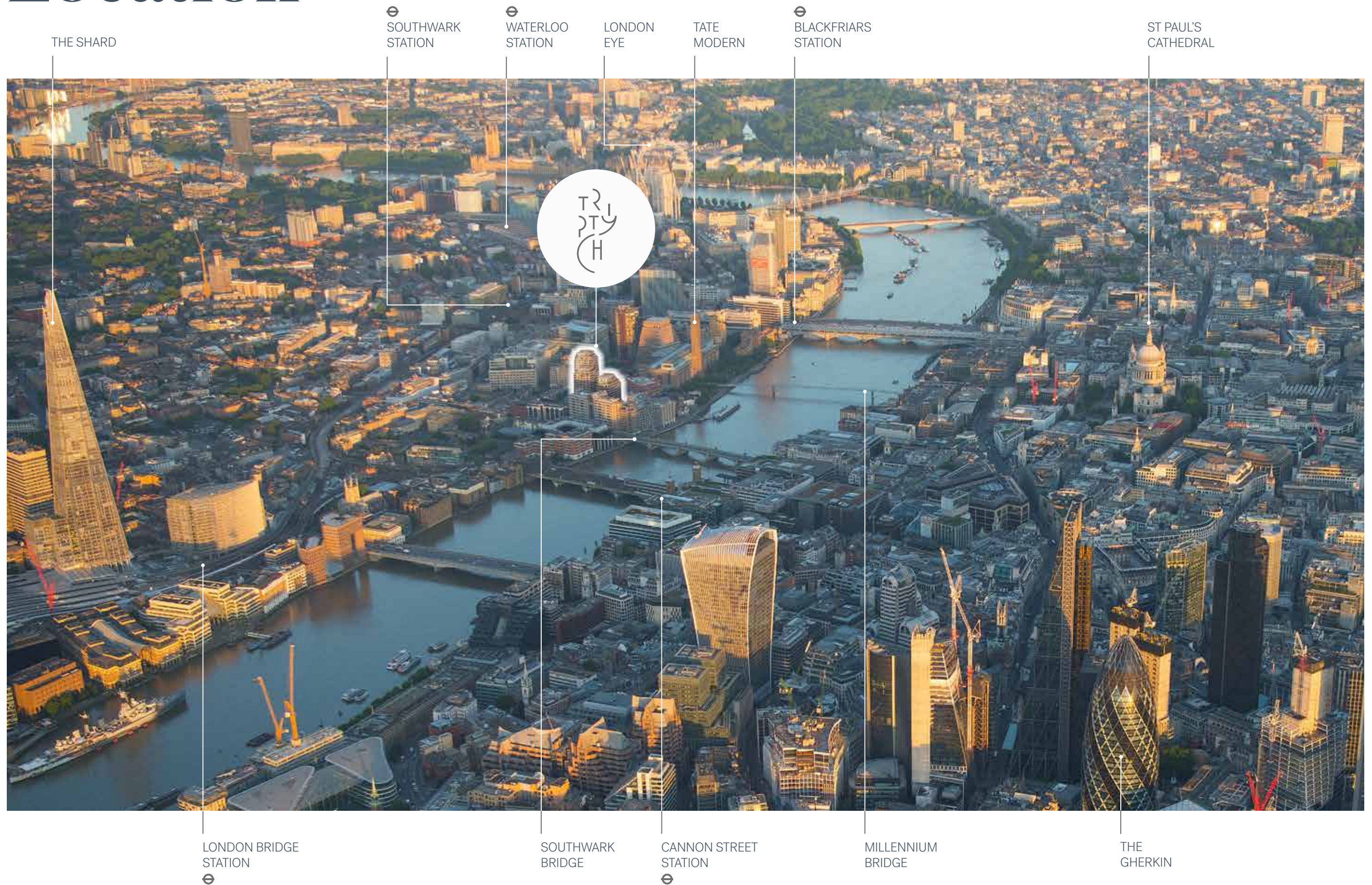
Set in the heart of London's vibrant cultural quarter, Triptych Bankside is ideally located in one of the most sought-after districts for businesses, visitors, and residents alike.

A new mixed-use development designed by renowned London architects Squire & Partners, the organic lines of the façade present a fresh and distinctive addition to the existing London skyline.

Comprising offices, residential, retail and cultural facilities, Triptych Bankside represents the best that Southbank has to offer. This new landmark destination is tailored to meet the needs of a thriving and diverse community.

Left image:
CGI view of Triptych North office
building and Triptych East & West
Residential buildings

Location





Connectivity

Within a short walking distance to numerous public transport hubs, Triptych Bankside’s ideal location enjoys unrivalled connectivity. London Underground, National Rail, Thameslink and bus services link commuters to the rest of the capital and beyond, and frequent flyers will appreciate easy access to London’s four international airports.

Major stations including Waterloo, London Bridge, Blackfriars and Southwark are reachable on foot, and a walk across the Millennium Bridge connects to other significant terminals such as Blackfriars and Liverpool Street in The City.

For more leisurely endeavours, one doesn’t have to venture far to explore an endless number of gastronomic, retail, and entertainment spots, all within a one mile radius.

TRAVELLING TIMES



All travel times are approximated, using data gathered from relevant timetables.





Hotspots

ARTS & CULTURE

- 1 Tate Modern
- 2 St Paul's Cathedral
- 3 Golden Hinde
- 4 Shakespeare's Globe Theatre
- 5 White Cube Gallery
- 6 Somerset House
- 7 National Theatre
- 8 London Eye
- 9 Leake Street Arches
- 10 IMAX Waterloo

FOOD & DRINK

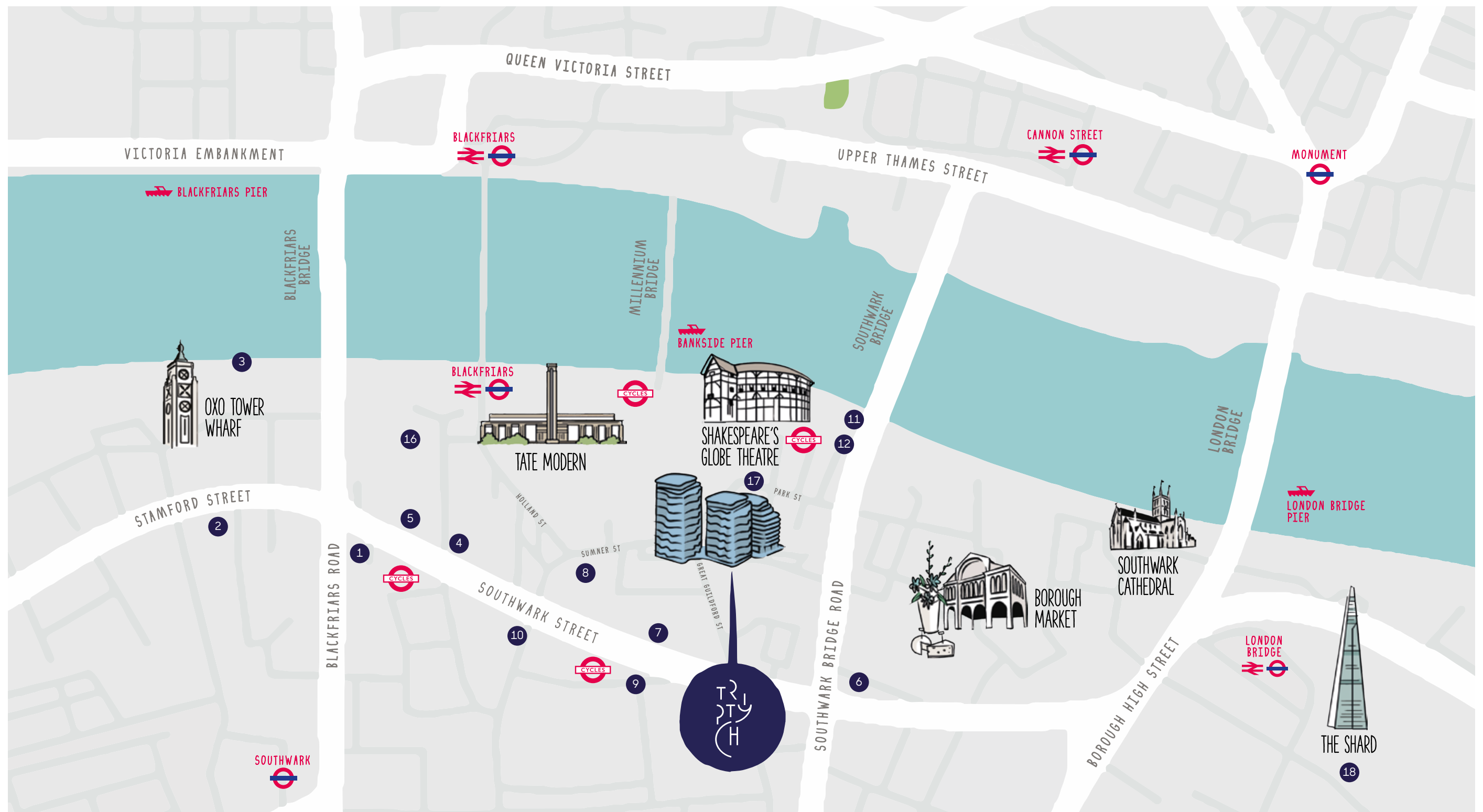
- 1 Borough Market
- 2 Padella
- 3 Hawksmoor
- 4 Lupins
- 5 Native
- 6 The Shard Restaurants
- 7 The Ned
- 8 The Sea Containers
- 9 Flor
- 10 Flat Iron Square

SHOPPING

- 1 Paul Smith
- 2 Aesop Borough Market
- 3 Borough Kitchen
- 4 Fully Charged Electric Bikes

HOTELS

- 1 Shangri-La Hotel
- 2 The Ned
- 3 The Hoxton Southwark
- 4 Bankside Hotel
- 5 Sea Containers London
- 6 Hilton London Bankside



Local businesses

● OFFICES

- | | | |
|--|---|-----------------|
| 1 UBM - 240 Blackfriars Road | 9 Cheil Media - 22 Lavington Street | 18 The Shard: |
| 2 Acxiom - 17 Hatfields | 10 Allies & Morrison - 85 Southwark Street | Kraft Heinz |
| 3 Ogilvy - 18 Upper Ground | 11 Ofcom - Riverside House, 2a Southwark Bridge Rd | Tiffany & Co |
| 4 Time Inc. - 110 Southwark Street | 12 Health & Saefety Executive - Rose Court, Southwark | Sage |
| 5 Forbidden Planet - 144 Southwark St | 13 Shell - One Southbank Place | Co Star Group |
| 6 Lloyds - 52 Southwark Street | 14 WeWork - Two Southbank Place | HCA Healthcare |
| 7 Omnicom - 90 - 100 Southwark Street | 15 IBM - 76/78 Upper Ground | Matches Fashion |
| 8 Mediaocean, HSBC - Blue Fin Building | 16 MCM - 71 Hopton Street | Campari Group |
| | 17 HSBC - 62 Park Street | |



Culture, History & Art

Home to its own Cultural facility, Triptych Bankside welcomes you to join in its celebration of the arts, cultural, and social scene.

Immerse yourself in the rich history of this thriving area, filled with world-renowned landmarks and attractions. The illustrious Tate Modern Gallery and the iconic home of Shakespeare's Globe Theatre are literally on your doorstep. Also, numerous galleries in the immediate vicinity are bound to inspire your artistic spirit.



Top left image:
view of Tate Modern from the Thames.

Bottom images left to right:
The Southbank, Tate Modern, Shakespeare's Globe Theatre.



Food, Drink & Hospitality

A complete urban quarter, Triptych Bankside offers a variety of high-end retail and food destinations hand-picked for their individuality and originality. Completed by a splendid wine bar, you never have to go far to indulge in exquisite delights.

Venture out, and you will find surrounding Bankside is a gastronomic district in its own right, host to an exotic mix of food and drink experiences only a stone's throw away. With the much loved Borough Market—London's famous organic food market—only a short stroll away, look forward to being taken on a colourful journey of the senses.

Image left:
Padella Restaurant, Borough Market

Top images left to right:
Hawksmoor Restaurant, Borough,
12th Knot Bar at The Sea Containers,
Monmouth Coffee, Borough



Independent retail at Triptych Bankside

Triptych Bankside is host to boutique retail and food destinations* hand-picked for their individuality and originality. Complemented by a contemporary wine bar, this new development will be host to a range of tastes. All retail tenants are purposefully curated to encourage a convenient relaxed lifestyle.

LEVEL	USE	NIA	
		(sq.m)	(sq.ft)
G	Retail 01	193	2,075
G	Retail Unit 01b	50	537
G	Retail Unit 02	133	1,427
B-01	Retail Unit 01b	575	6,189
B-01	Retail Unit 2b	74	793
		1,025	11,021

All images:
Potential retailers at Triptych Bankside



Image above:
CGI showing potential bar with external seating



Wellness & Health

Cultivating and maintaining wellness is at the heart of the place-making at Triptych Bankside. A boutique exercise studio* at Triptych Bankside welcomes members to unwind and rejuvenate at their convenience. The landscaped gardens provide a unique serenity to work life and the jogging and cycle-friendly surrounding area allows for visitors to come and go at their leisure.

**all gym, café and retail operators are yet to be agreed*

All images:
conceptual images of wellness
at Triptych Bankside



Life at Triptych Bankside

Image left:
Entrance to Triptych North
Office building





An Integrated Community

The office building at Triptych Bankside comprises nine open-plan floors, with full height glazing and terraces on the top three floors boasting stunning city views and flooding the interior with natural daylight. Tenants benefit from exclusive access to amenities including Concierge Services, a café within reception, a dedicated Bike Storage facility which includes private change rooms with showers, WC's and a Locker Area.

These amenities are complemented by an exercise studio*, hand-picked boutique retailers, communal gardens, and even a Cultural Facility - all on-site at Triptych Bankside.

** the gym operator is yet to be agreed*

Top image:
CGI of Triptych North Office reception





Café

The open-plan café and lounge in the lobby present a convenient pit-stop en route to the office, where coffee lovers can kickstart their day with an exceptional artisan brew. Casual breakout areas fitted with plug and play workstations provide not only an alternative venue for informal meetings, but also encourage new ways of working and productivity.

Top image:
CGI of potential cafe operator



Image:
CGI View of Tate Modern, Millennium Bridge
and St Paul's Cathedral from 8th floor balcony.
Planters and benches only conceptual.

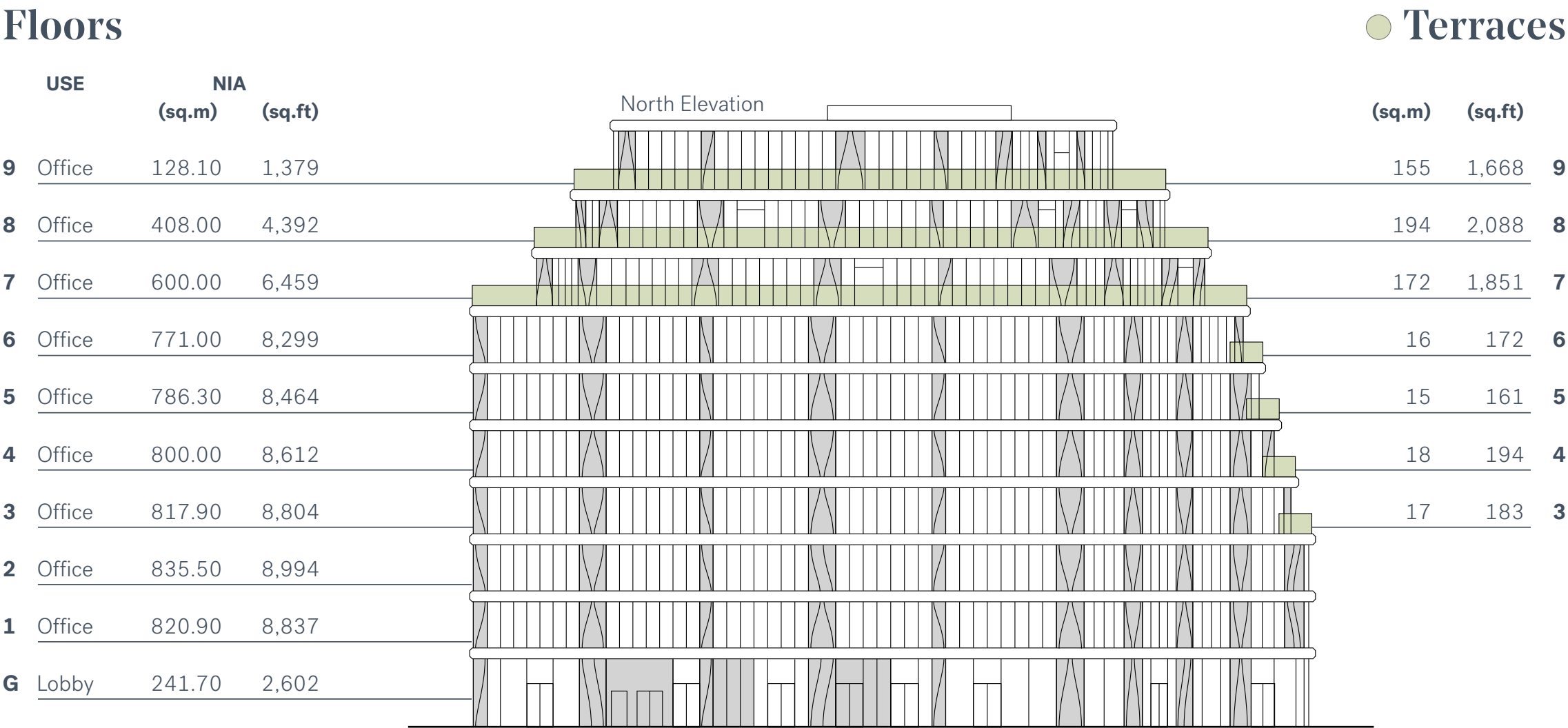
Availability



Right image:
CGI view of Triptych North
office Building and Triptych
East & West Residential
buildings with Cultural space
at ground level



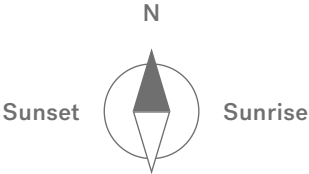
Schedule of Accommodation



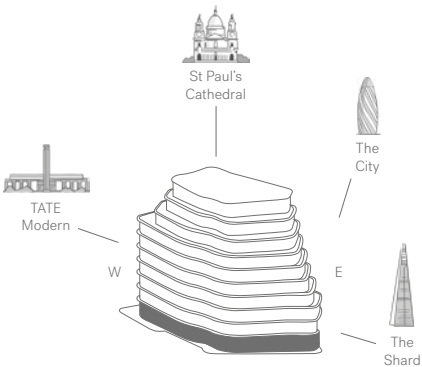
Site plan



Ground floor

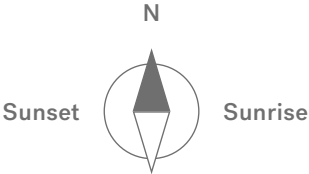


- Office reception and café area
- Retail units
- Core

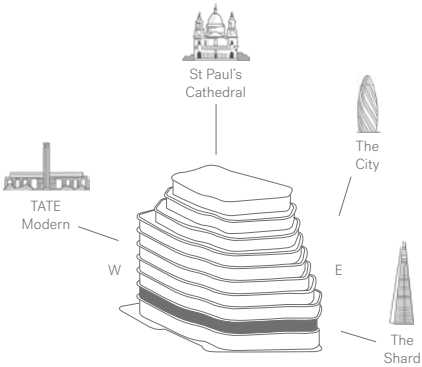


First floor

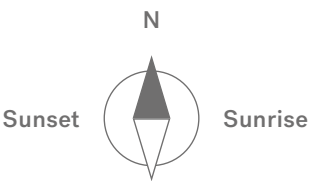
- Office area
- Core



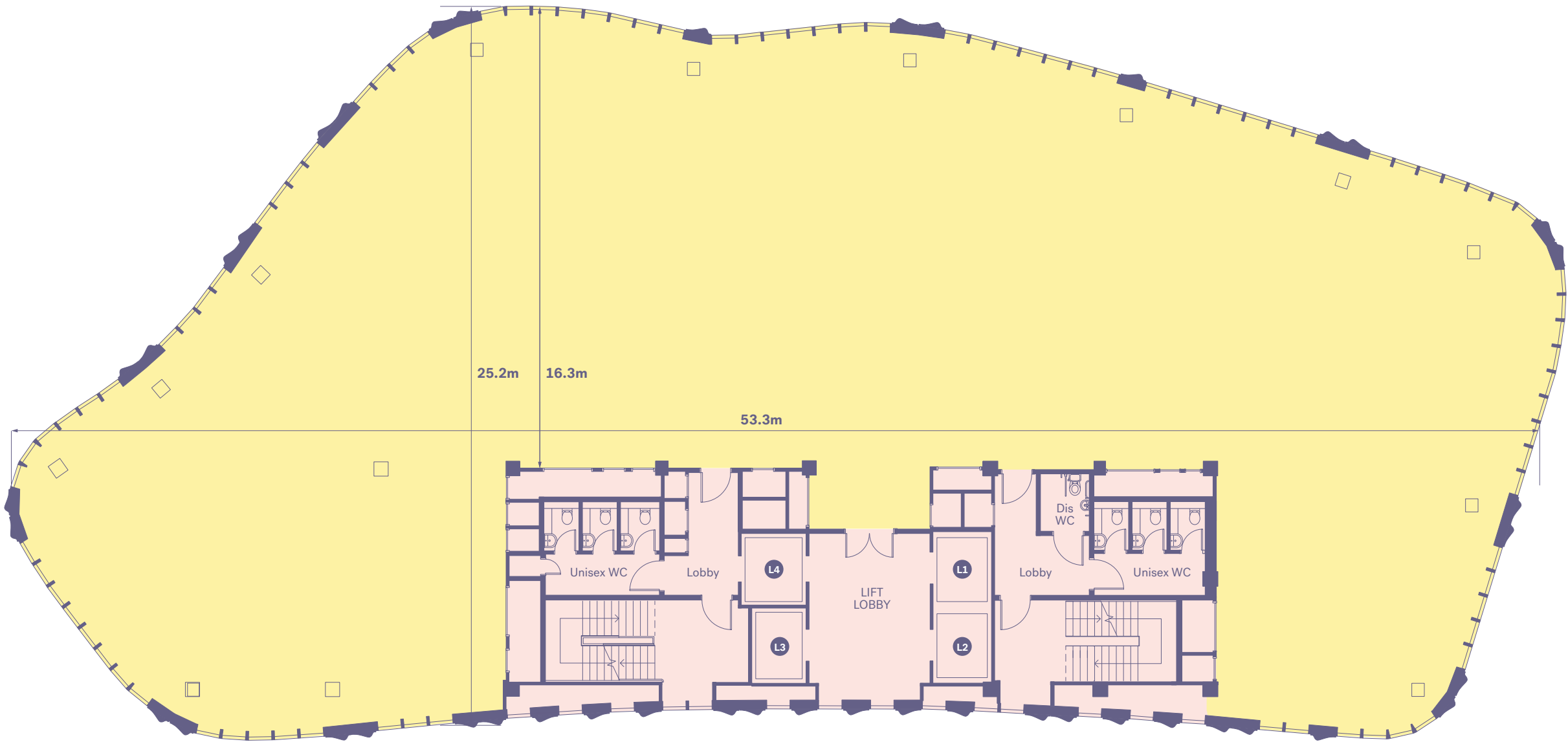
FLOOR AREA	NIA	
	(sq.m)	(sq.ft)
	820.9	8,837



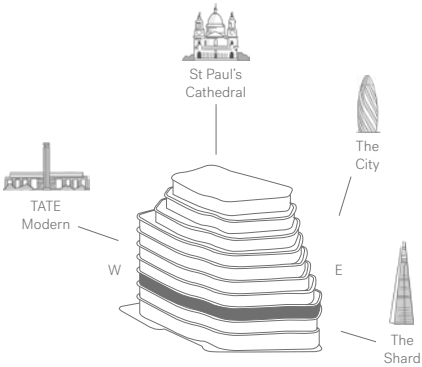
Second floor



- Office area
- Core

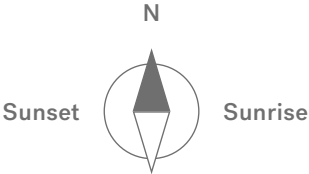


FLOOR AREA	NIA	
	(sq.m)	(sq.ft)
	835.5	8,994

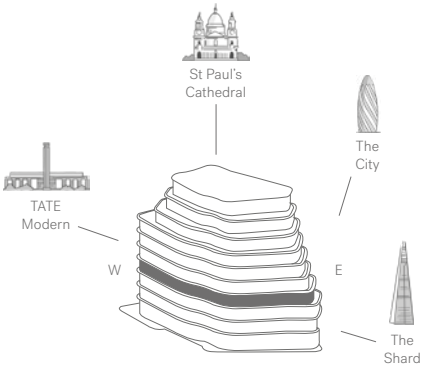


Third floor

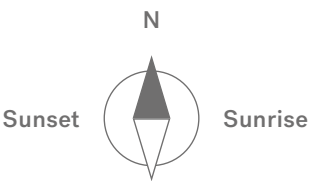
- Office area
- Terrace
- Core



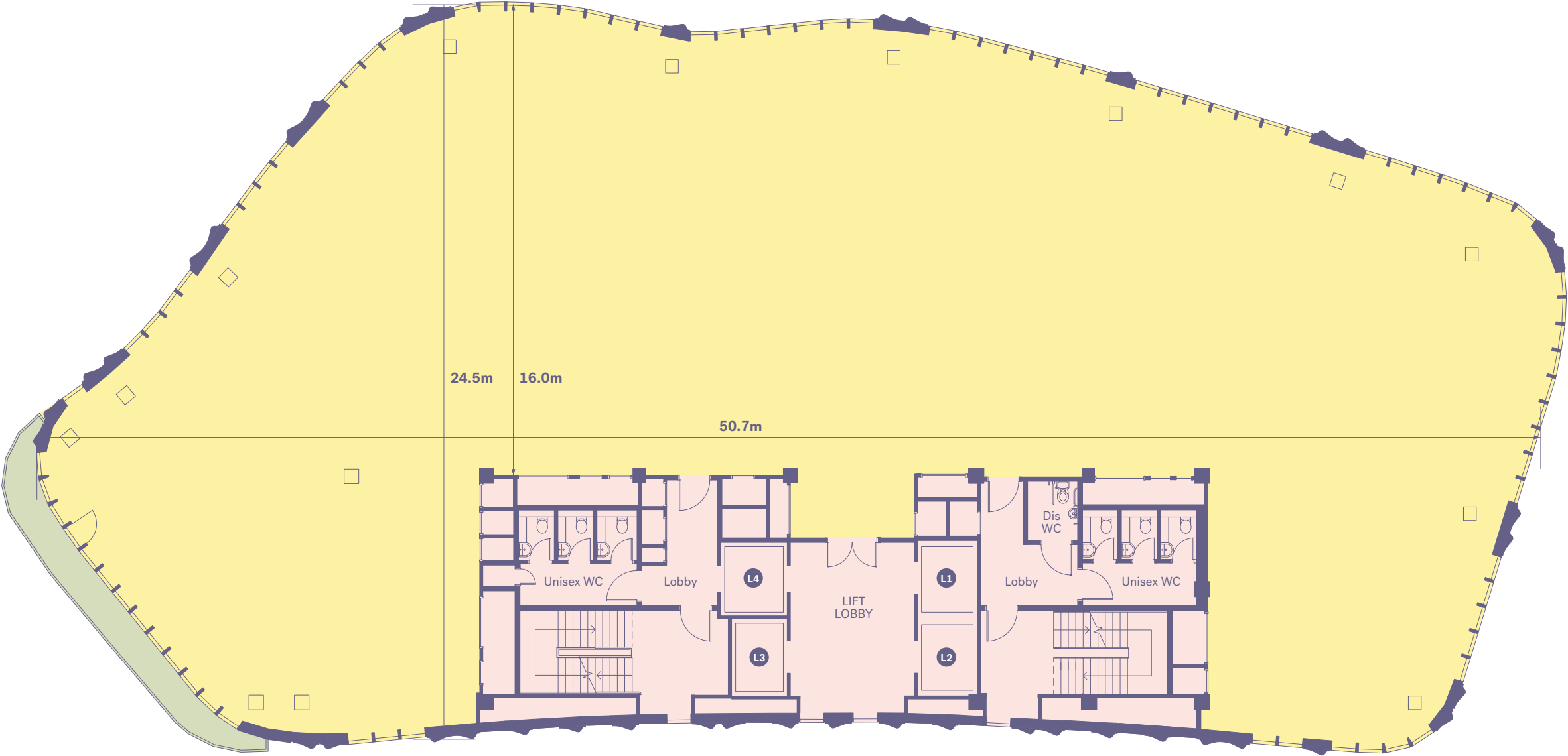
	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	817.9	8,804
TERRACE AREA	17.0	183



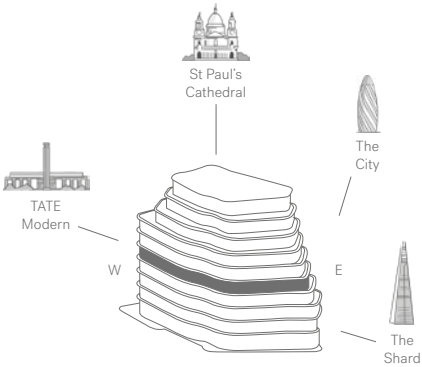
Fourth floor



- Office area
- Terrace
- Core

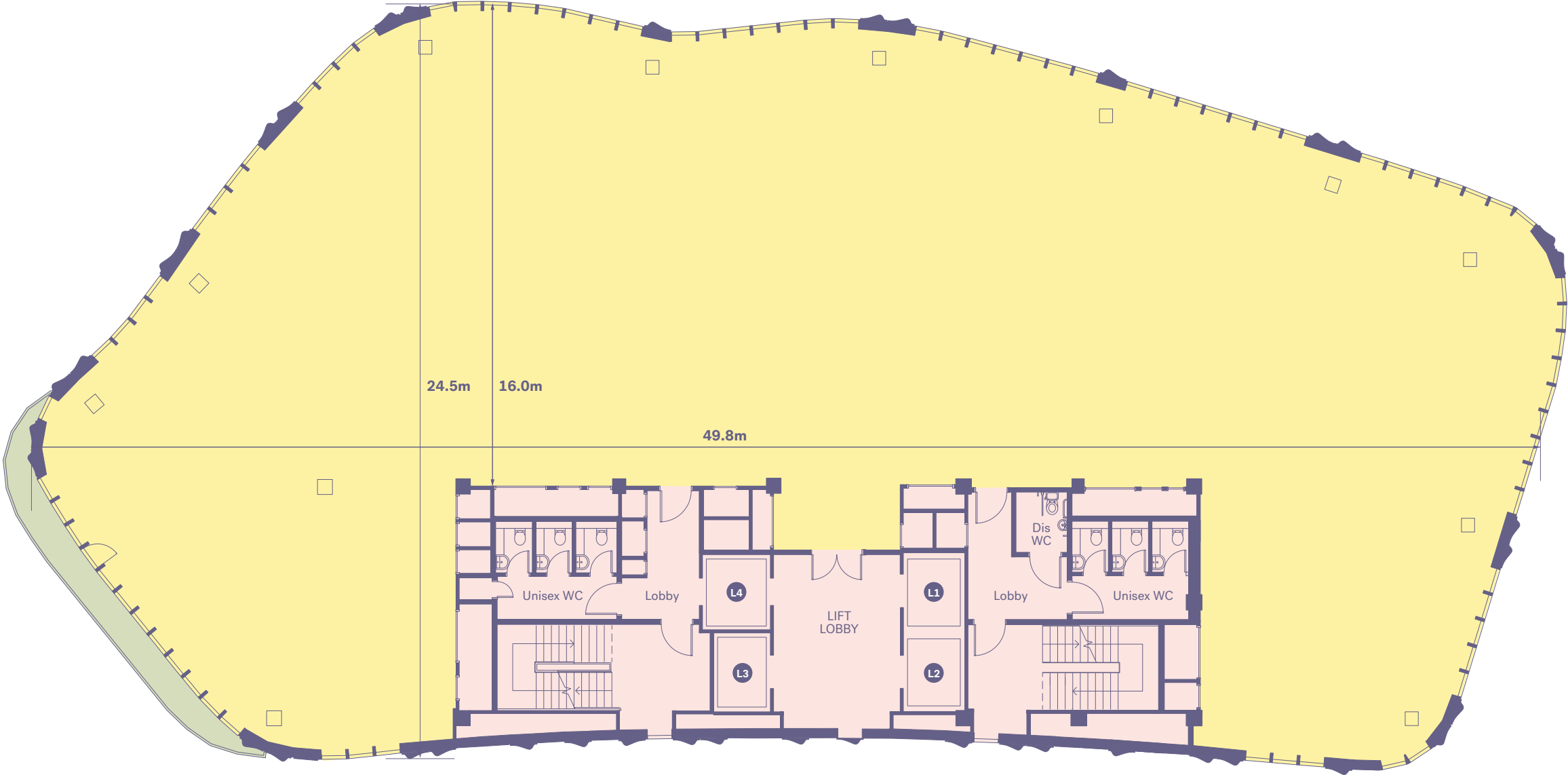
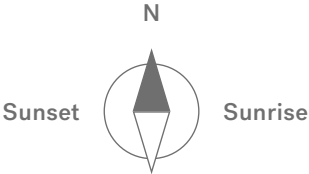


	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	800.0	8,612
TERRACE AREA	18.0	194

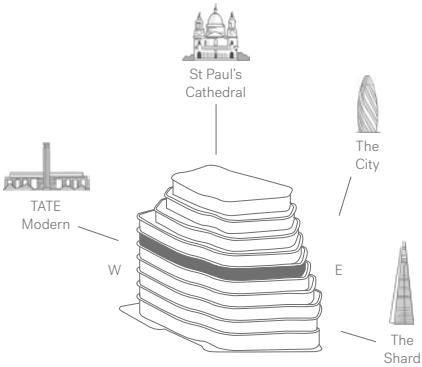


Fifth floor

- Office area
- Terrace
- Core

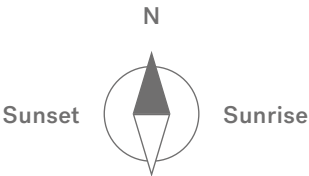


	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	786.30	8,464
TERRACE AREA	15.0	161

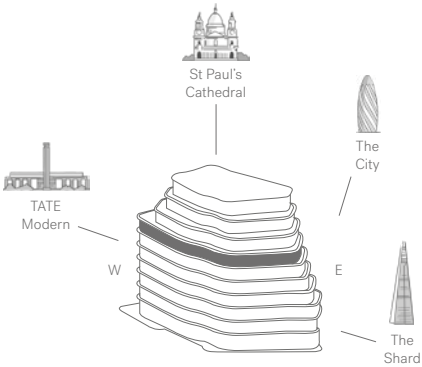


Sixth floor

- Office area
- Terrace
- Core

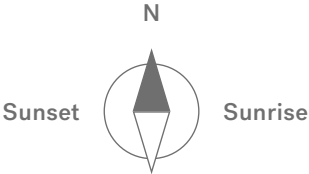


	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	771.0	8,299
TERRACE AREA	16.0	172

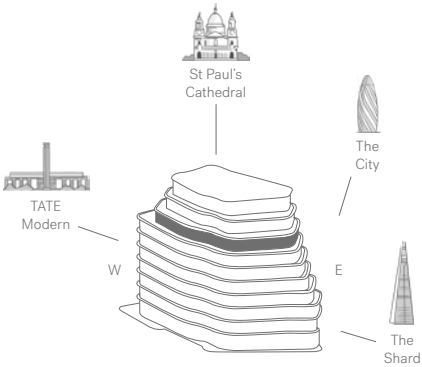


Seventh floor

- Office area
- Terrace
- Core

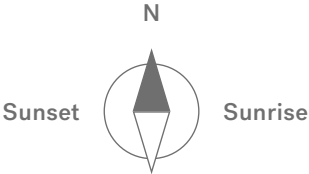


	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	600.0	6,459
TERRACE AREA	172.0	1,851

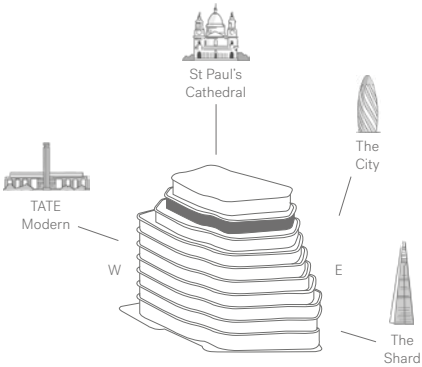


Eighth floor

- Office area
- Terrace
- Core

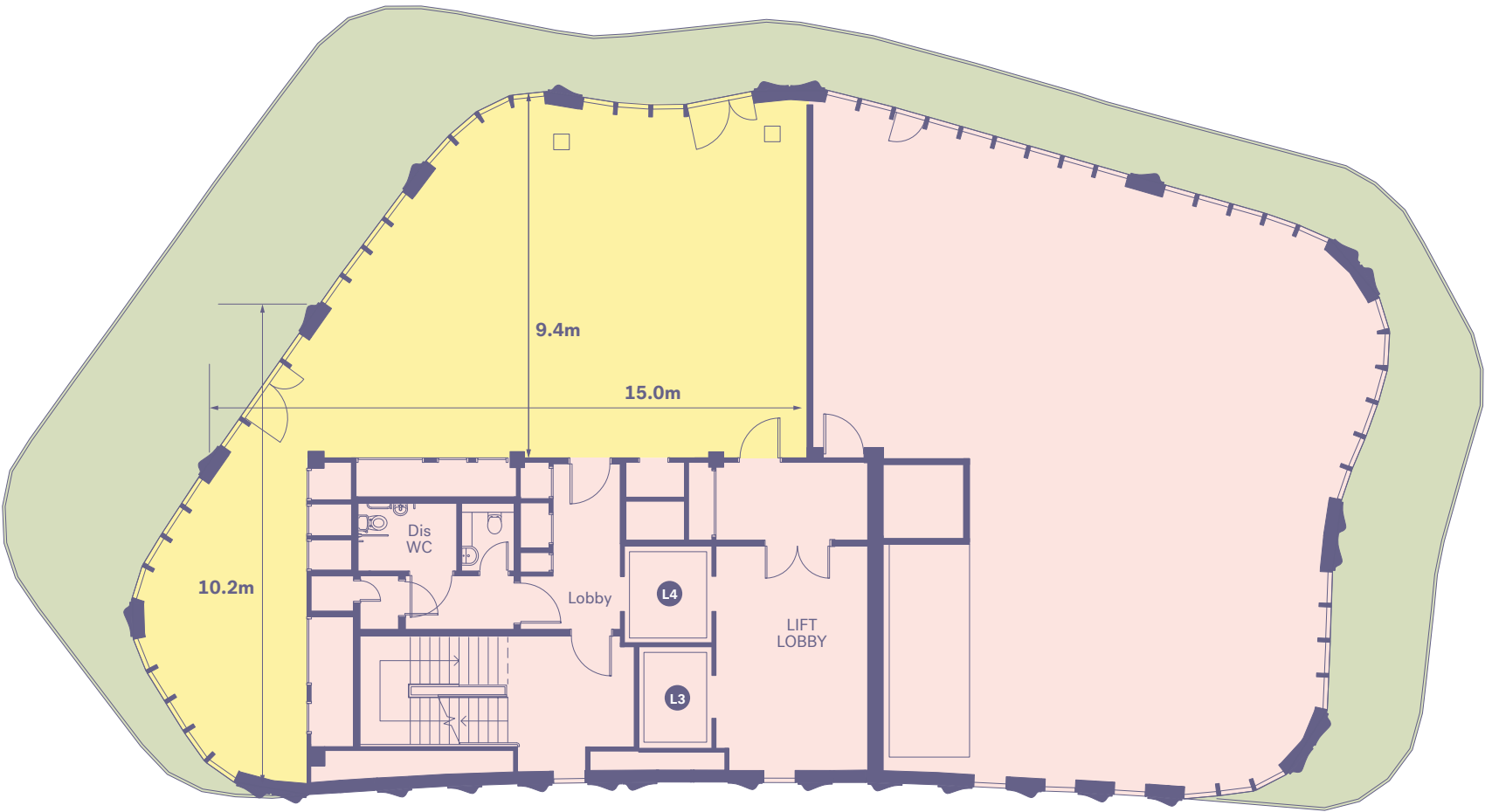
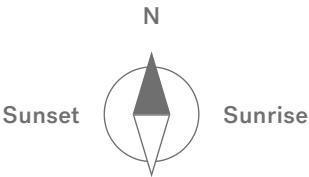


	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	408.0	4,392
TERRACE AREA	194.0	2,088

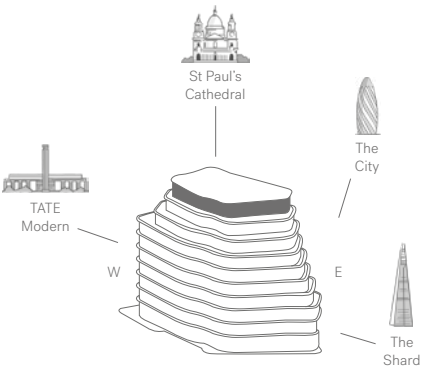


Ninth floor

- Office area
- Terrace
- Core



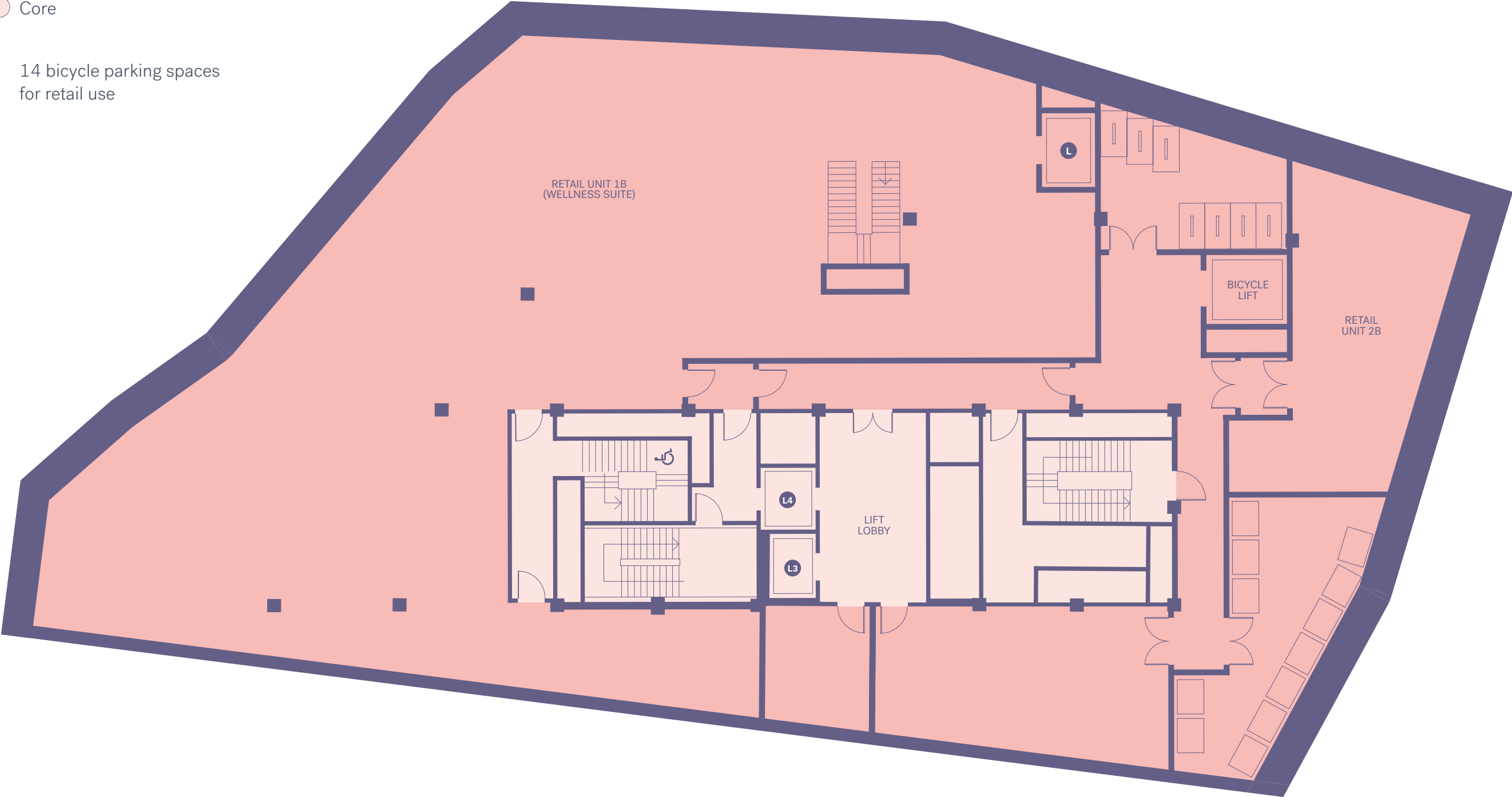
	NIA	
	(sq.m)	(sq.ft)
FLOOR AREA	128.1	1,379
TERRACE AREA	155.0	1,668



Basement 1

- Retail areas
- Core

14 bicycle parking spaces
for retail use



Basement 2

- Office accessible areas
- Core

110 bicycle parking spaces for office use.



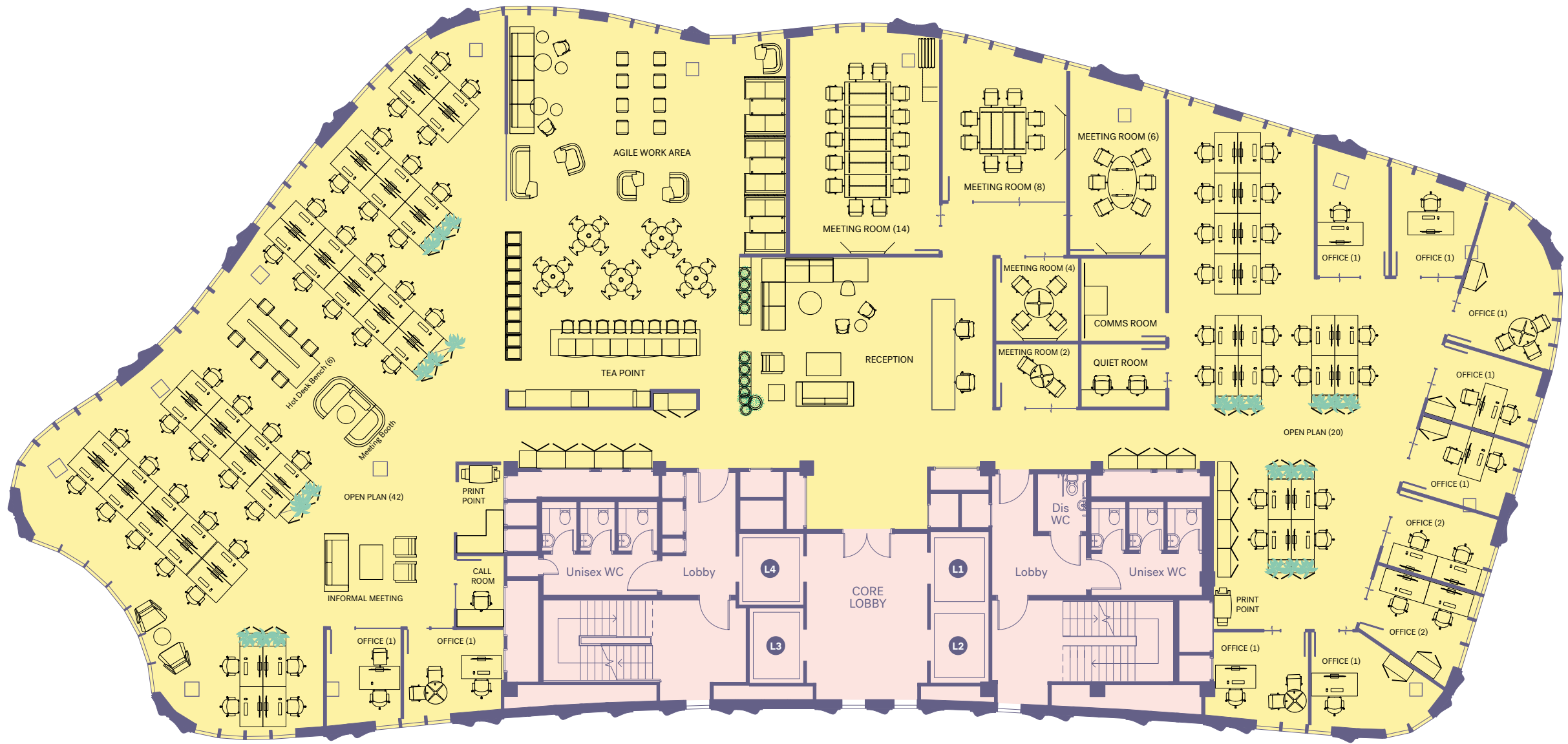
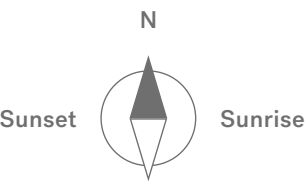
MALE CHANGING FACILITIES

- 56 lockers
- 2 WCs
- 2 urinals
- Blow dry bar
- 4 showers with 2 private change rooms

FEMALE CHANGING FACILITIES

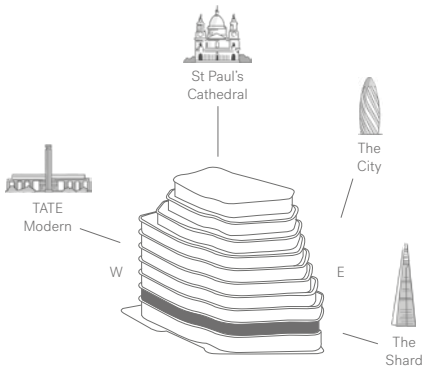
- 62 lockers
- 4 WCs
- Blow dry bar
- 4 showers with 2 private change rooms

Typical floor space plan



ACCOMMODATION SCHEDULE

Reception	1	Tea Point / Breakout	1
Meeting Room (14 persons)	1	Comms Room	1
Meeting Room (8 persons)	1	Copy / print area	2
Meeting Room (6 persons)	1		
Meeting Room (4 persons)	1	Office	11
Meeting Room (2 persons)	2	Open plan desks	62
		Hot desk spaces	6
Quiet Room	1		
Call Room	2		
		TOTAL HEADCOUNT	79



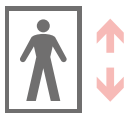
Summary specification



Means of escape
1 person per 6 sq m.



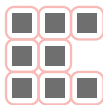
Fresh air and cooling
1 person per 6 sq m.



Lift provision
1 person per 8 sq m assuming
15% absenteeism for
commercial buildings



WC provision
1 person per 8 sq m assuming
60% male and 60% female
provision with 20% absenteeism



Planning grid
1.5 m throughout



Raised floor
150mm



110 cycle spaces



56 male lockers
62 female lockers



4 showers each in male and
female changing rooms at
basement level -2



Boutique coffee shop and
break out area

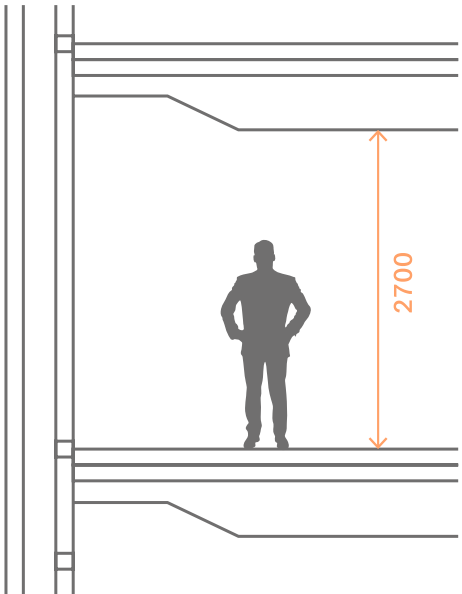


Reception with seated
waiting area



7 terrace areas

Typical floor height
2700mm



The base building has been
designed to target a BREEAM
“excellent” rating.



Image:
CGI of 7th floor



Highly attractive
workspace

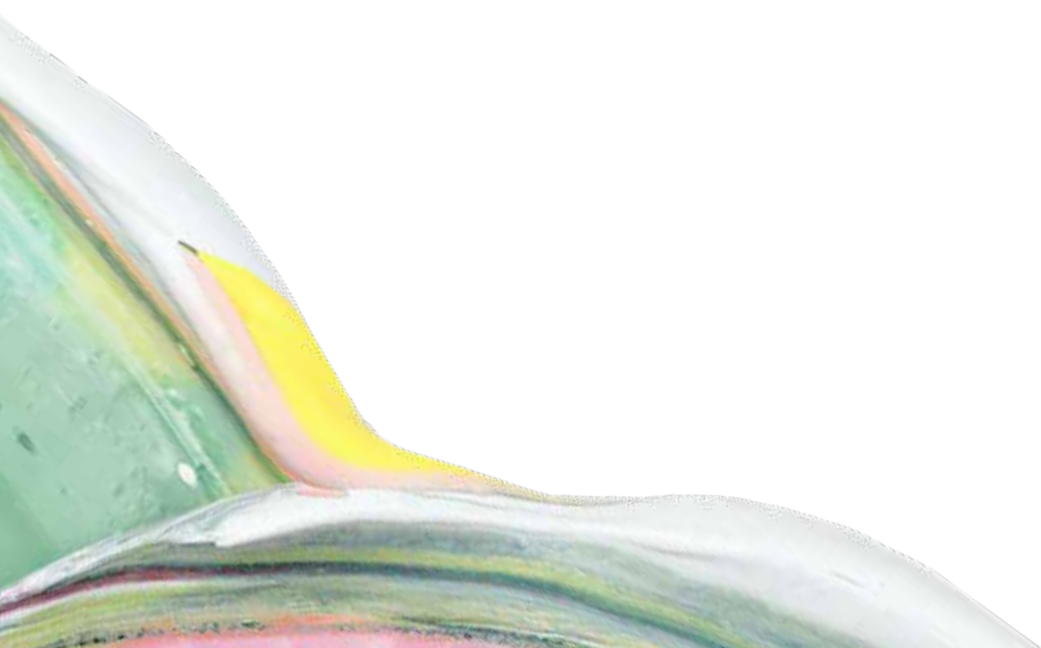
Image:
Example layout of
7th floor office



End of journey

Both images:
CGI's showing Interior designed changing facilities including: 4 showers and 2 private change rooms in each male and female changing facility.

At Triptych Bankside the wellbeing of tenants is a carefully considered component. State of the art shower and locker areas provide a convenient respite to freshen up in the morning after a bike ride to work, or before heading out in the evening. The separate male and female changing rooms are fully equipped with hairdryers and straighteners, and a handy towel service provides added comfort.





Bike storage

Avid cyclists will appreciate the dedicated bike storage facility. A separate lift grants access directly from street level to basement level -2 where bikes can be secured onto contemporary floor and wall racks.

124 bicycle parking spaces:

- 14 retail
- 110 offices



Specification



This document is to be used as a guide to clients requirements only. This is not intended as a construction specification. This document concerns the Office cores only unless specifically noted otherwise in the body of the text.

Overview

Block 01 – Office (Class B1) will contain high quality creative office space with retail at ground floor fronting onto Park Street and Emerson Street with provision of additional retail space at basement B1 level and ancillary office space and plant at basement B2 level. The Office consists of a ground floor level and 9 storeys with two levels of basement.

The ground floor contains the office entrance, 3 retail units, office reception, plant and delivery entrance routes. The floor plates decrease in size as you go up the building and the design of the core allows flexibility to enable floors 1-8 to be subdivided. The Office building has been designed with reference to the BCO guide to specification - British Council for Offices 2014

Specification

- Designed by Squire & Partners
- 1:8 sq m occupational density
- 4 passenger lifts
- 1 service lift
- Balconies to levels 3 - 9
- Full height glazing
- BREEAM rating of Excellent

Shower and Cycle Facilities

- 124 cycle spaces (110 - office / 14 - retail)
- Separate male and female drying rooms
- Interior designed changing facilities including: 4 showers with 2 private change rooms in each male and female changing facility and 1 separate accessible shower
- 56 male lockers and 62 female lockers
- Bespoke design vanity unit
- Blow dry bar

Floor to Ceiling Heights

- | | |
|------------------------------|---|
| - Reception Floor to Ceiling | 3620mm |
| - Lobbies | 3000mm - GF / 2700mm - elsewhere |
| - Office Floorplate | 2700mm - bulkhead (notional ceiling line) |
| 1st - 8th | 2700mm - bulkhead (notional ceiling line) |
| 9th | no bulkhead - 2900mm in lobby |

MEP

The Cat A fitout has been designed for all services to be exposed with the following interfaces;

- LV electrical installation
- BMS & Controls
- Sprinkler installation
- Fire alarm system
- Mechanical services installation (vent heat & cooling)
- Security
- Above ground drainage
- Cold water (provided by air cooled chillers).

Further information

- Gas fired boilers
Provide the heat generation requirements for the heating and domestic hot water demand according to the system demand as defined by the building management controls and boiler plant controls. A secondary low temperature hot water distribution systems will be also provided, one to serve the office fan coil units and the second to serve the domestic hot water production. Each system will be individually sub-metered within the plant area.
- Fan Coil Units
Heating to the office areas is via fan coil units which deliver warm / cool air to the space via high level diffusers. Heating to the shower, changing and toilet facilities will be provided by electric underfloor heating.
- CHW System / Central Plant
Air cooled chillers will supply cooling and is provided with packaged controls and a BMS interface. The cooling plant will be managed according to system demand via the building management controls and optimised cooling plant sequencing controls.

Office Ventilation

Fresh air ventilation to the office floors will be provided by a central air handling unit with heat recovery.

Finishes

- Natural stone slab floor to Ground Floor Reception
- Bespoke designed reception desk
- Feature veneer to primary internal doors
- Large format porcelain floor tiles to secondary spaces
- Feature bronze lift doors to ground floor lobby

Triptych Bankside has been designed to the very highest standard and finished to complement and enhance the world-class caliber of its immediate surroundings. **Michael Squire**

Architecture

Triptych Bankside has been designed to capture the essence of a gallery, with sculptural and art influences evident throughout the internal and external architecture across the family of three buildings. Gently twisting forms, combined with undulating curved terraces wrapping around the exteriors, affords the buildings a considered sculptural aesthetic. The development displays a beautifully crafted and innovative architecture reflecting artistic influences via earthy, organic and metallic-material qualities that proudly expresses the rich culture of its context.



SQUIRE &
PARTNERS





JTRE London was founded in September 2019 by one of Central Europe's leading property developers JTRE, based in Slovakia. JTRE entered the UK real estate market in 2018 having acquired its first Prime Central London asset for development on the South Bank, and appointed London residential property developer Sons & Co as the project manager responsible for the development and delivery of the £400 m mixed use scheme, Triptych Bankside. In spring 2020, JTRE completed the acquisition of Sons & Co London Limited.

Founded in 1996, JTRE now has over 300 employees with offices in three countries and broad experience developing and managing a wide range of real estate projects in nine countries, mainly in Central and Eastern Europe, totalling over 10 million sq ft with a GDV of over €1.6bn. To date, JTRE's focus has been on its home city of Bratislava (Slovak Republic) as well as the Czech Republic. Following on from its initial UK acquisition, the company is actively seeking high profile, high value schemes all over London.

Sons & Co, formerly known as L&H and founded by brothers Alex and Christian Stocker, alongside Simon Roberts, have worked together on the development of over 550 apartments and houses in central London and have over 30 years' experience of delivering development projects to the highest standard.

24
years
of experience

300
professionals

50
completed
projects

1
million sq m
developed

€1.6
billion value
of developments

9
countries

JTRE's holding activities



Real Estate
Development



Property
Management



Facility
Management



Real Estate
Private Equity



Real Estate
Investment

WE SHAPE SPACE



jtrellondon.co.uk



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