

A 34,000 SQ FT HQ OPPORTUNITY

BARGE CRESCENT

SOUTH BANK

COMING Q1 2025

COMING Q1 2025

ENTER



WELCOME TO

BARGE CRESCENT

SOUTH BANK

HIGHLIGHTS

34,000 SQ FT 

 7 MINUTES TO WATERLOO

TERRACES ON EVERY FLOOR 

 UNIQUE RIVER VIEWS

SUSTAINABLE CREDENTIALS 

 5 MINS TO BLACKFRIARS



Indicative CGI of reception

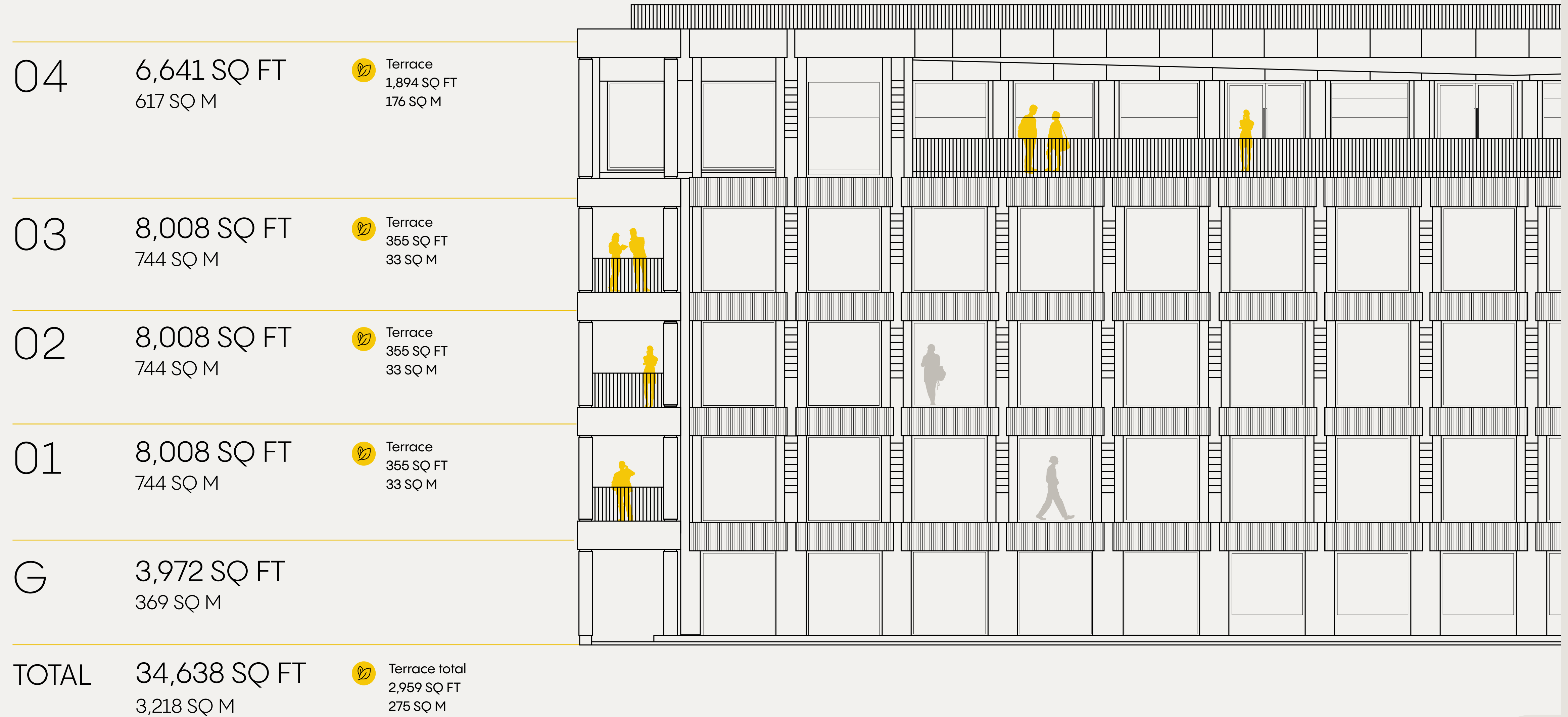
Designed to deliver the ultimate workplace experience. A home away from home.

WELLNESS THAT'S WOVEN INTO THE FABRIC OF THE BUILDING



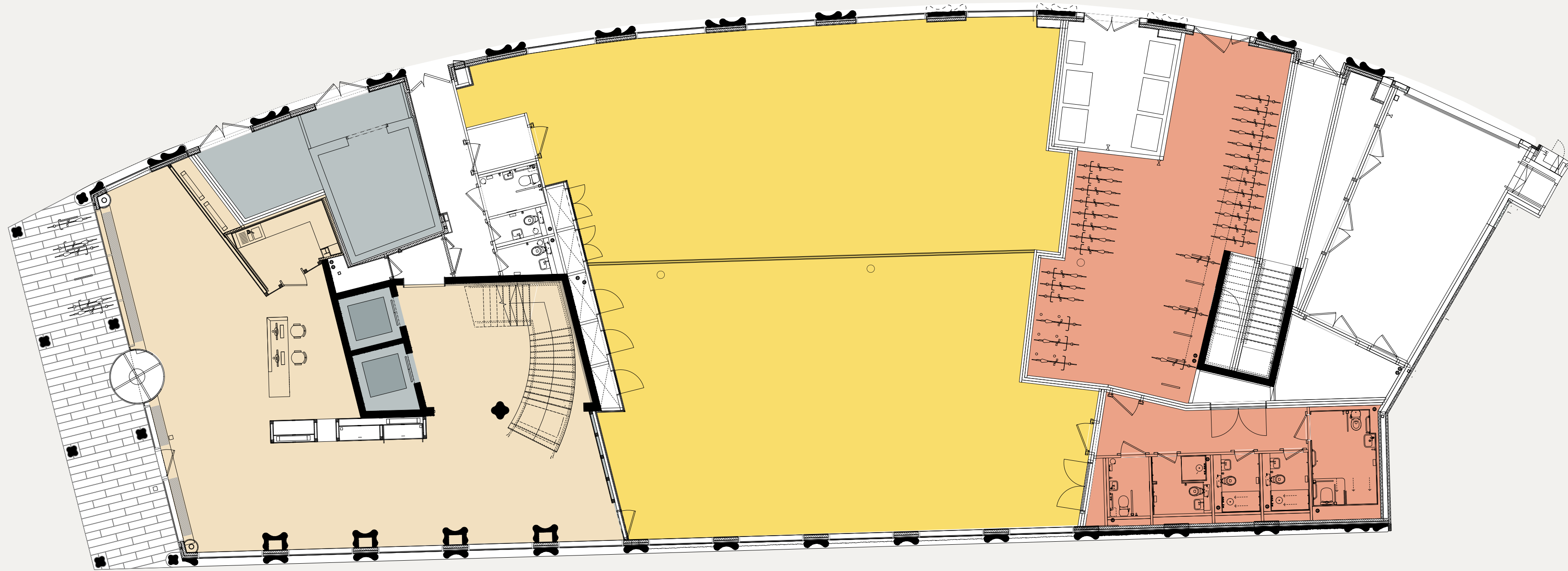
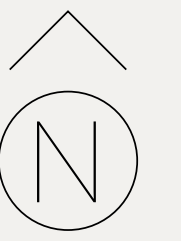
Roof lights and shallow treads make using the stairs effortless and enhance your journey through the building

SPACE IN ABUNDANCE



FLOOR PLANS

BARGE HOUSE STREET



UPPER GROUND

FLOOR

G

KEY

- Office
- Core
- Reception
- End-of-trip

Floor plans not to scale.
For indicative purposes only

SIZE

3,972 SQ FT

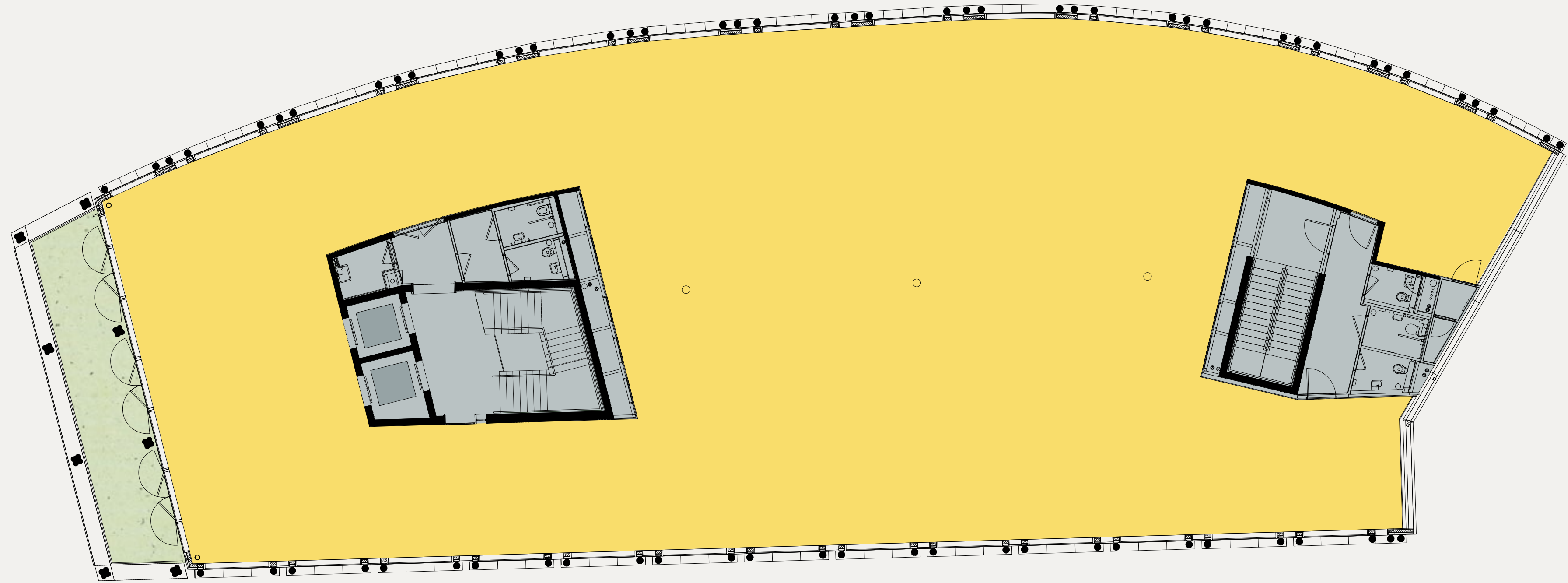
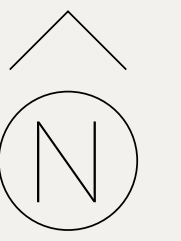
369 SQ M



Indicative reception CGI

FLOOR PLANS

BARGE HOUSE STREET



UPPER GROUND

FLOOR

01-03

KEY

- Office
- Core
- Terrace

Floor plans not to scale.
For indicative purposes only

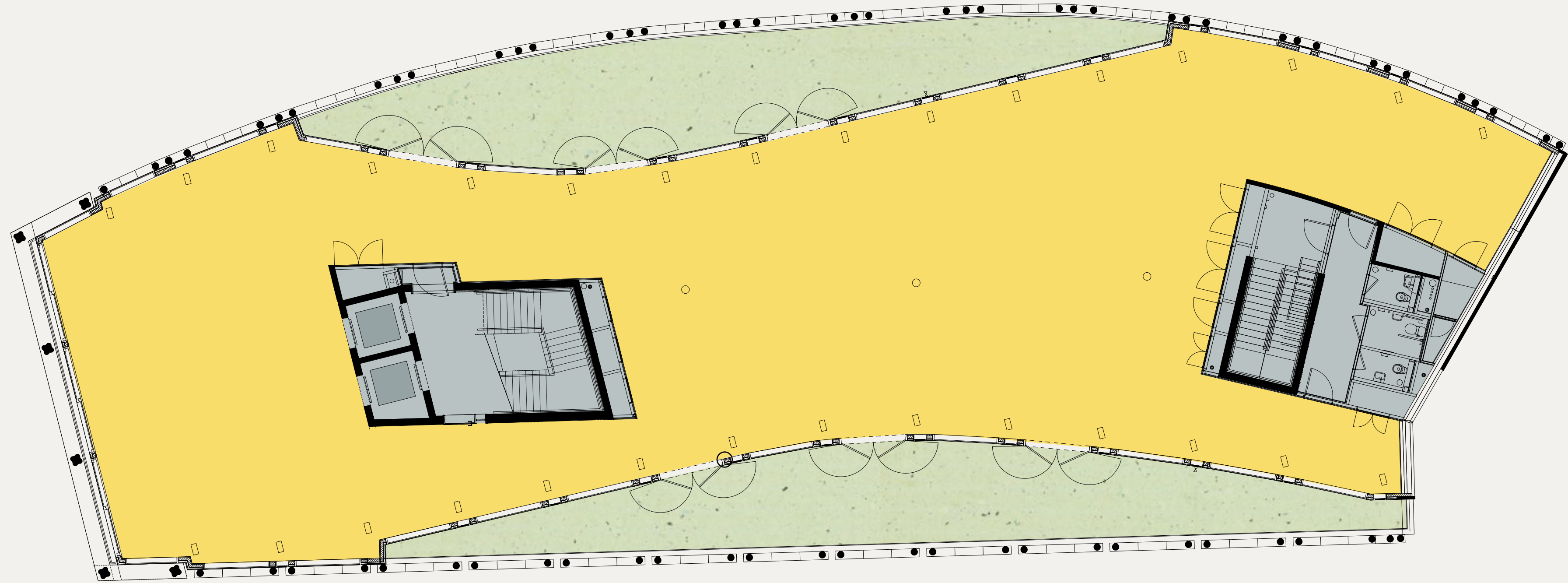
SIZE

8,008 SQ FT
744 SQ M

Terrace
355 SQ FT
33 SQ M

FLOOR PLANS

BARGE HOUSE STREET



UPPER GROUND

FLOOR

04

KEY

- Office
- Core
- Terrace

Floor plans not to scale.
For indicative purposes only

SIZE

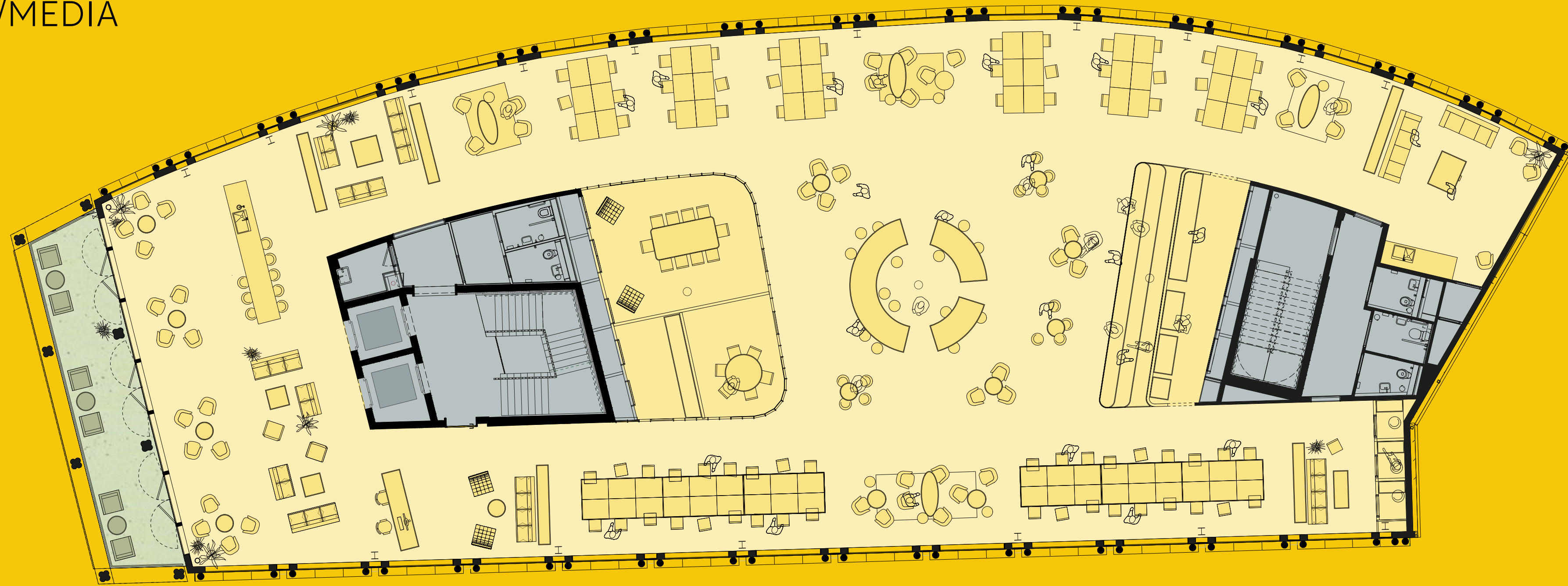
6,641 SQ FT
617 SQ M

Terrace
1,894 SQ FT
176 SQ M

SPACE PLANS

CREATIVE/MEDIA

BARGE HOUSE STREET



UPPER GROUND

FLOOR

01-03

KEY

- Office
- Core
- Terrace

Floor plans not to scale.
For indicative purposes only

SIZE

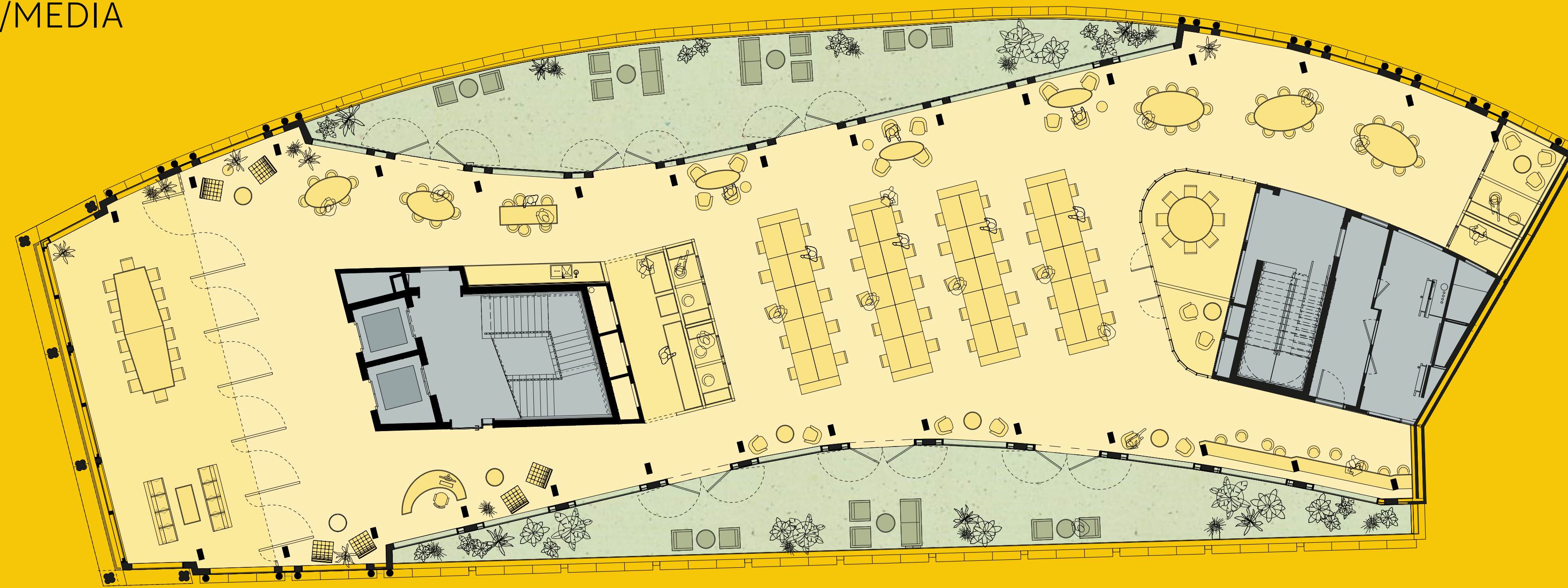
8,008 SQ FT

744 SQ M

SPACE PLANS

CREATIVE/MEDIA

BARGE HOUSE STREET



UPPER GROUND

FLOOR

04

KEY

- Office
- Core
- Terrace

Floor plans not to scale.
For indicative purposes only

SIZE

6,641 SQ FT

617 SQ M



Indicative 4th floor CGI



Indicative view west

DELIVERING A HIGH QUALITY BUILDING WITH SUSTAINABILITY AND WELLNESS AT IT'S CORE.

Barge Crescent boasts multiple amenities that deliver on our sustainable objectives and promotes wellness.

EPC A*



BREEAM EXCELLENT



NABERS 5 STARS*



ALL ELECTRIC BUILDING



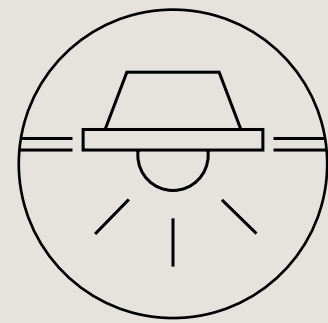
INTEGRATED SOLAR SHADING



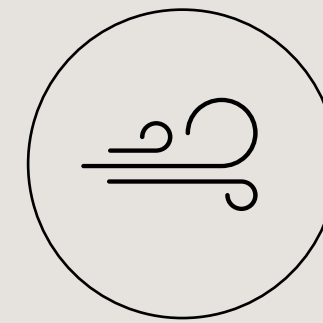
*Targeting



SPECIFICATION



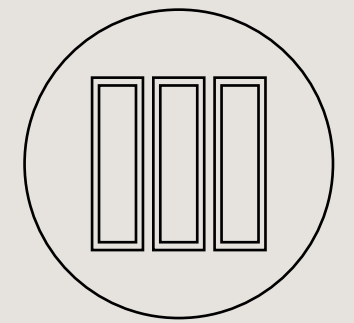
LED lighting



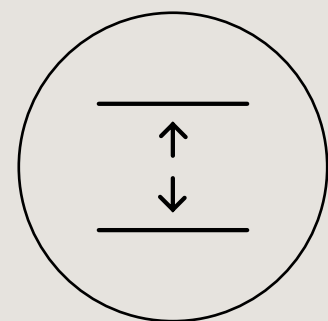
VRF and VRV air conditioning system



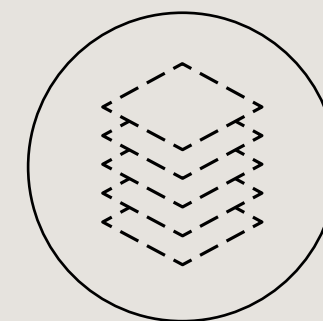
4 Showers including x1 DDA



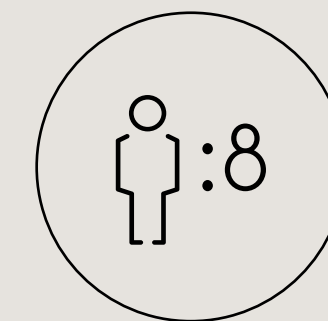
Floor to ceiling windows



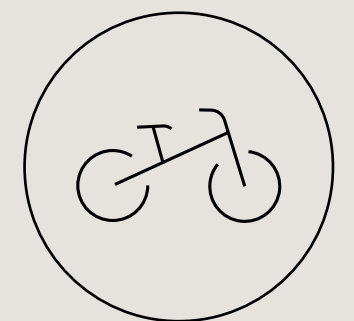
Up to 3m floor to ceiling height



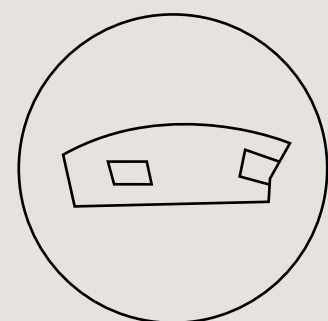
Raised access floors



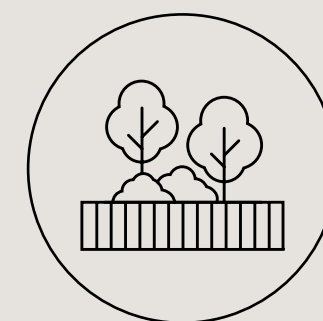
1:8 occupancy



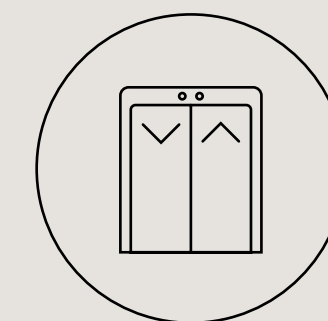
Cycle storage x71 total



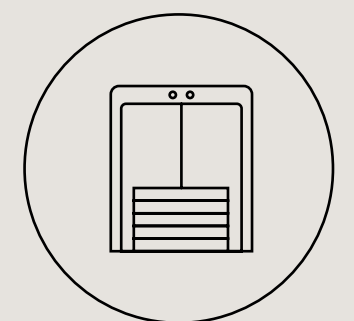
Large open plan floor plates



Terracing to every level (2,959 sq ft total)



2x passenger lift



1x goods lift

A SPECIFICATION FOR TOMORROW, IN A BUILDING FOR TODAY



View across Bernie Spain Gardens

From iconic landmarks like the Southbank Centre and the National Theatre to tranquil green spaces, the local area is teeming with everything that makes London special.



Views towards the Tate Modern

THE AREA



OXO Tower

BUZZY & VIBRANT



Southbank Centre



Bar Elba, Waterloo



Bernie Spain Gardens, view north west

The South Bank area of London is a vibrant and culturally rich destination that captivates visitors and locals alike.

Situated along the scenic River Thames, it hosts an abundance of cultural, artistic and entertainment offerings.



Waterloo station



View from OXO Tower terrace

RIVERSIDE



Art Yard



El Pastor



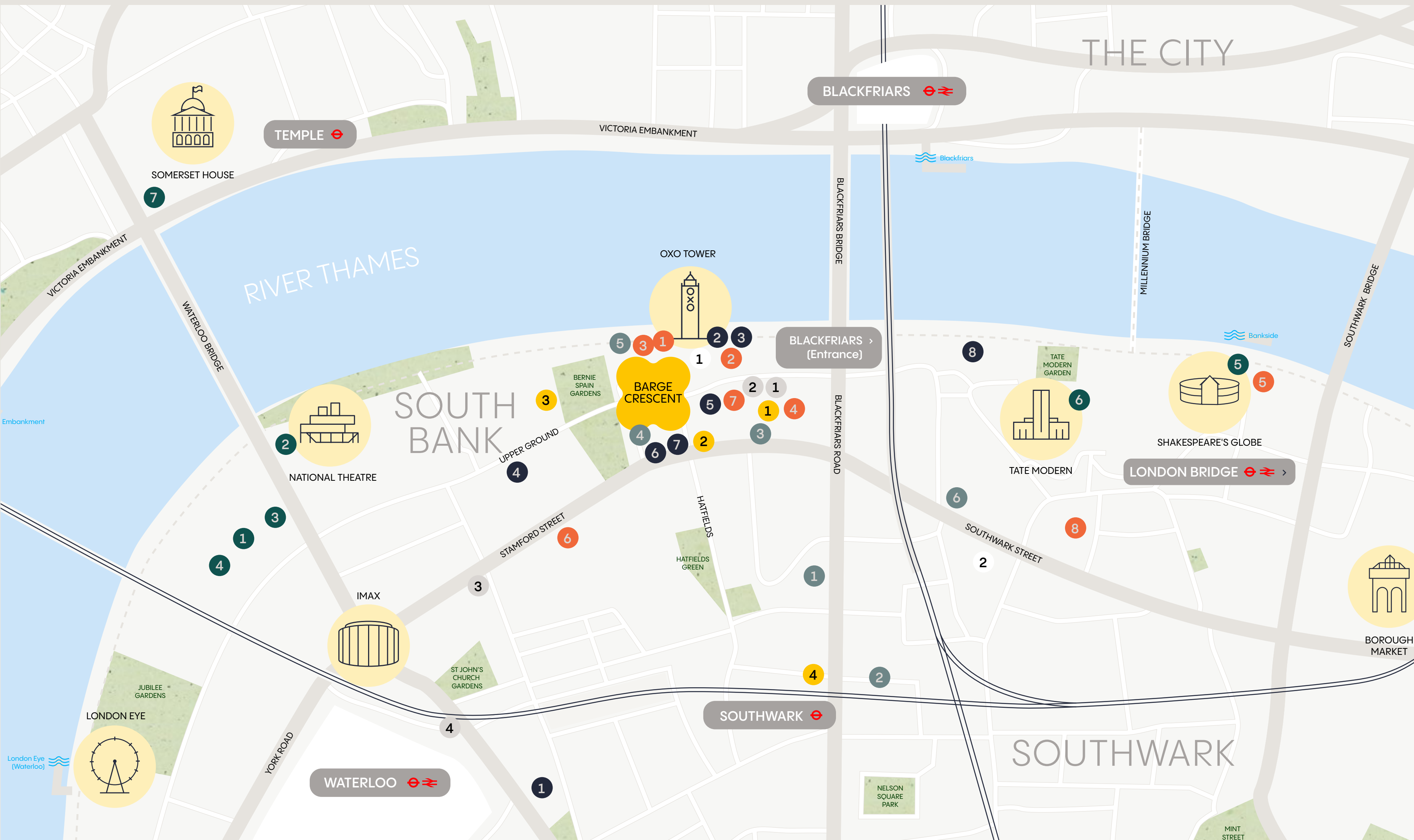
Gail's

LIFE & STYLE



Black Sheep Coffee

THE LOCALE



AMENITIES

Restaurants

- 1 Oxo Tower Bar Brasserie
- 2 Sea Containers
- 3 La Gelateria
- 4 Art Yard Bar & Kitchen
- 5 The Real Greek
- 6 Sticky Mango
- 7 Honi Poke
- 8 The Refinery

Culture

- 1 Southbank Centre
- 2 National Theatre
- 3 Hayward Gallery
- 4 Royal Festival Hall
- 5 Shakespeare's Globe
- 6 Tate Modern
- 7 Somerset House
- 8 The Old Vic

Bar/Pubs

- 1 Bar Elba
- 2 12th Knot (Sea Containers)
- 3 Lyaness (Sea Containers)
- 4 Mulberry Bush
- 5 Beer Hawk
- 6 The Thirsty Bear
- 7 Fountain & Ink
- 8 The Founder's Arms

Café spots

- 1 The Hoxton
- 2 Origin
- 3 Gail's Bakery
- 4 Black Sheep Coffee
- 5 Caffé Nero
- 6 Birds Hill Coffee

Hotels

- 1 Sea Containers
- 2 Hilton Bankside

Fitness

- 1 1Rebel Southbank
- 2 Dojo (Marshall Arts)
- 3 King's Sport & Wellness Centre
- 4 PureGym London Waterloo

Retail

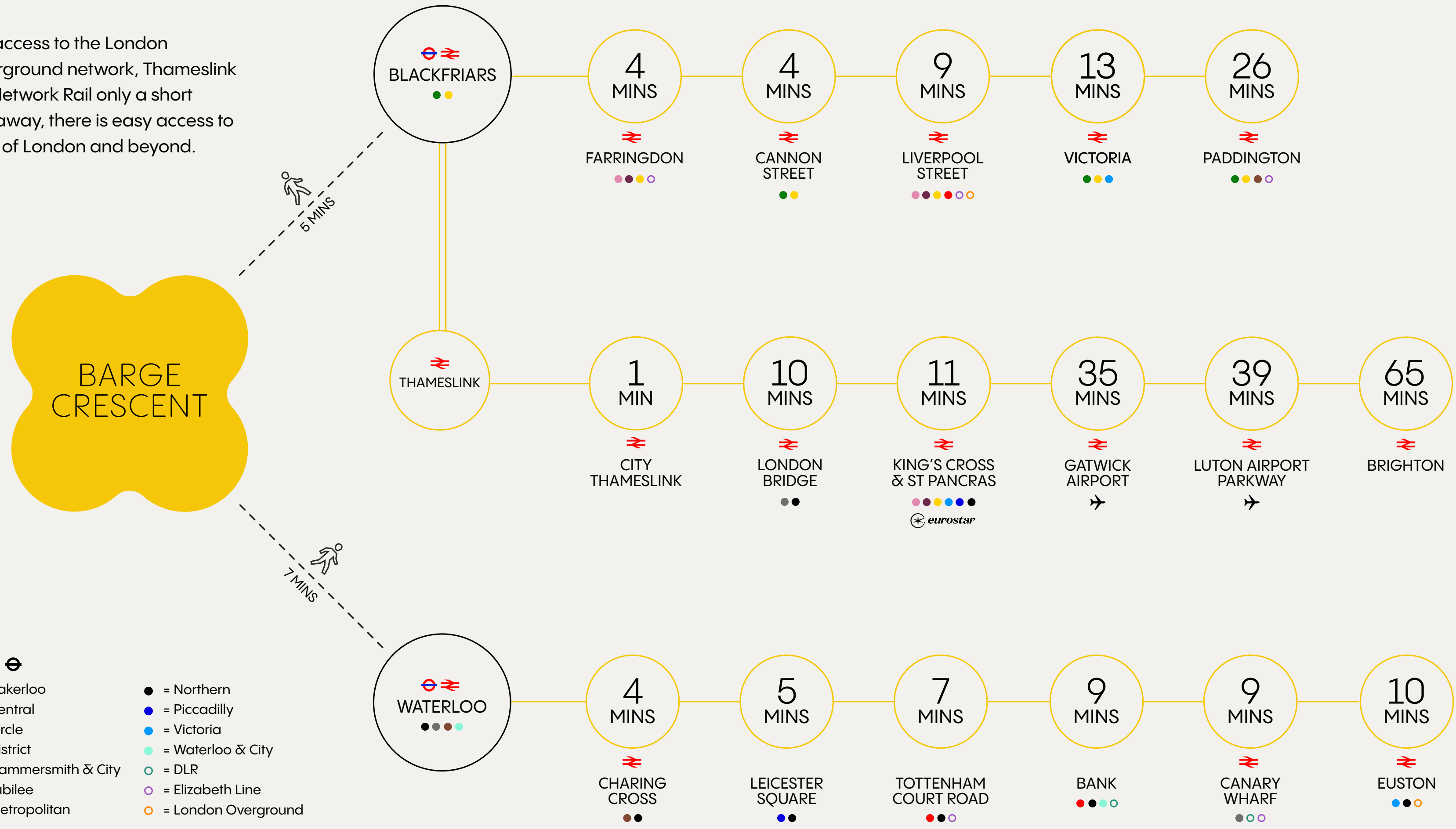
- 1 Little Waitrose
- 2 Tian Tian Market
- 3 Gabriel's Wharf
- 4 Blackfriars Road Food Market

 Uber Boat by Thames Clippers



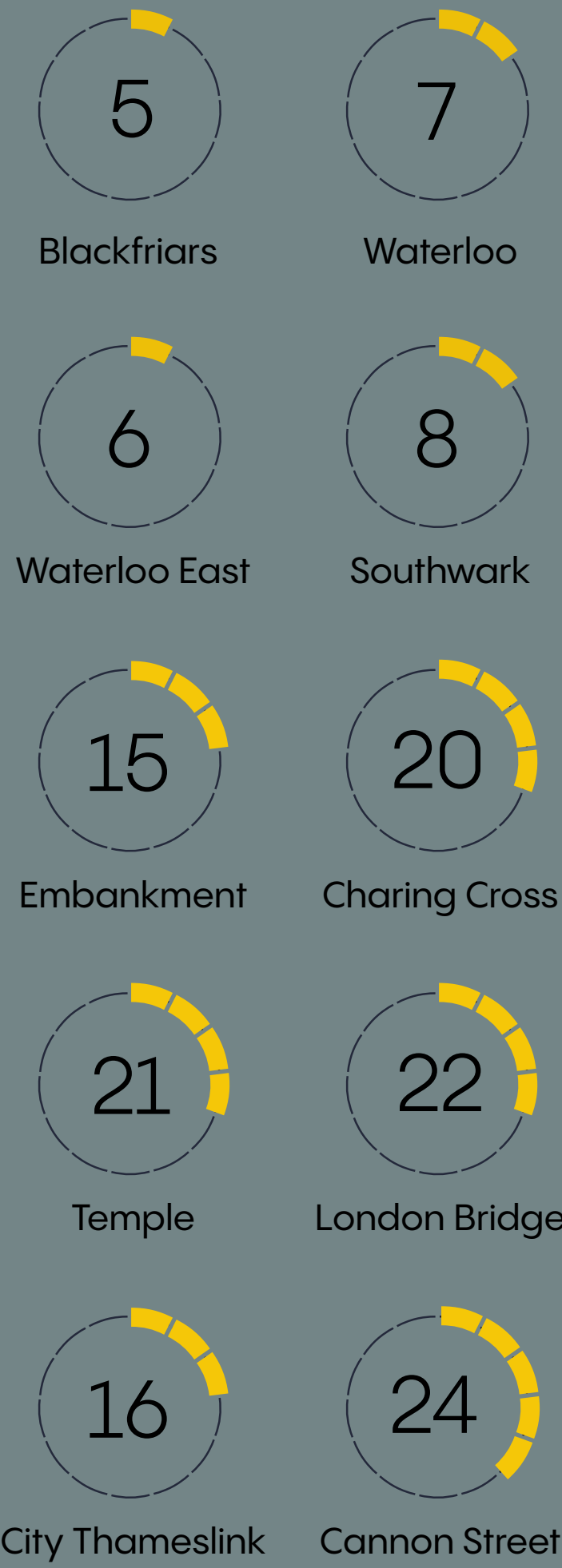
CONNECTED

With access to the London Underground network, Thameslink and Network Rail only a short walk away, there is easy access to much of London and beyond.



A SEAMLESS JOURNEY

(minutes' walk from Tenter)





BARGE CRESCENT

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