

220 BLACKFRIARS

JTRE
LONDON



SUMMARY PACK Q2 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.

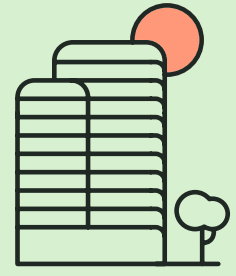


POWERED

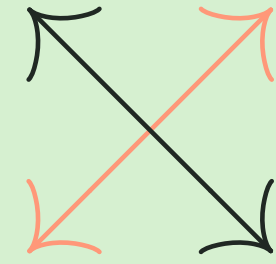
WORKSPACE



HIGHLIGHTS



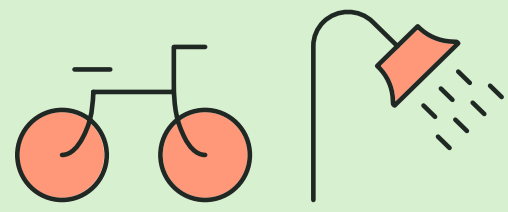
22 storeys with amazing views



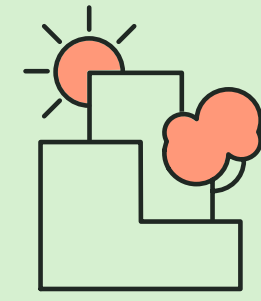
220,000 sq ft office space & 11,800 sq ft typical floors



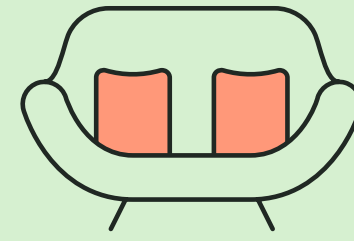
Private terraces on all floors* & landscaped garden



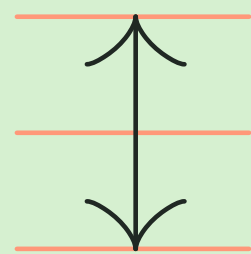
21,000 sq ft of amenity space



Communal sky lounge & landscaped terrace



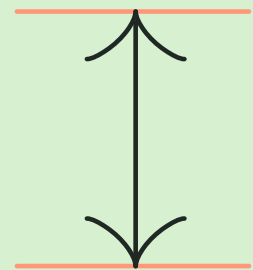
Client & Business lounge & coffee bar



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





CYCLE SUPER HIGHWAY

CYCLE SUPER HIGHWAY

BLACKFRIARS

SOUTHBANK

ST. PAULS

TATE MODERN

CYCLE SUPER HIGHWAY

BLACKFRIARS

220 BLACKFRIARS

SOUTHWARK

BOROUGH MARKET

LONDON BRIDGE

THE CUT

CYCLE SUPER HIGHWAY

WATERLOO

CYCLE SUPER HIGHWAY

CYCLE SUPER HIGHWAY

LONDON EYE

220 BLACKFRIARS

BRILLIANTLY CONNECTED



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

ACTIVE LUNCH

Keep active or lunch at some local gems.

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

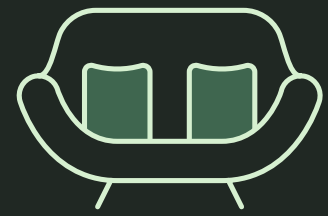
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Lobby & Client Lounge

AMENITIES



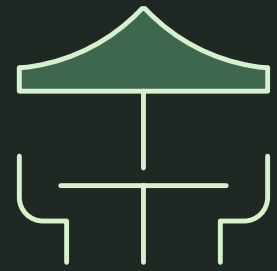
4,700 sq ft of double-height reception & client lounge



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



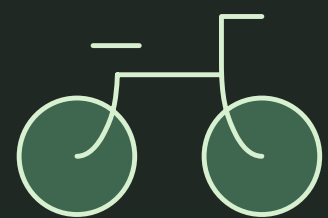
3,300 sq ft twenty-first floor landscaped communal terrace



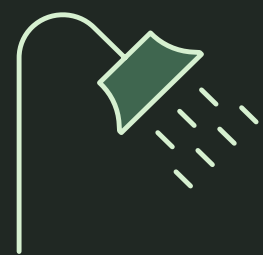
Terraces to all floors*



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.

220 BLACKFRIARS



Retail Unit Concept

Computer Generated Image is indicative only



AVAILABILITY

220 BLACKFRIARS



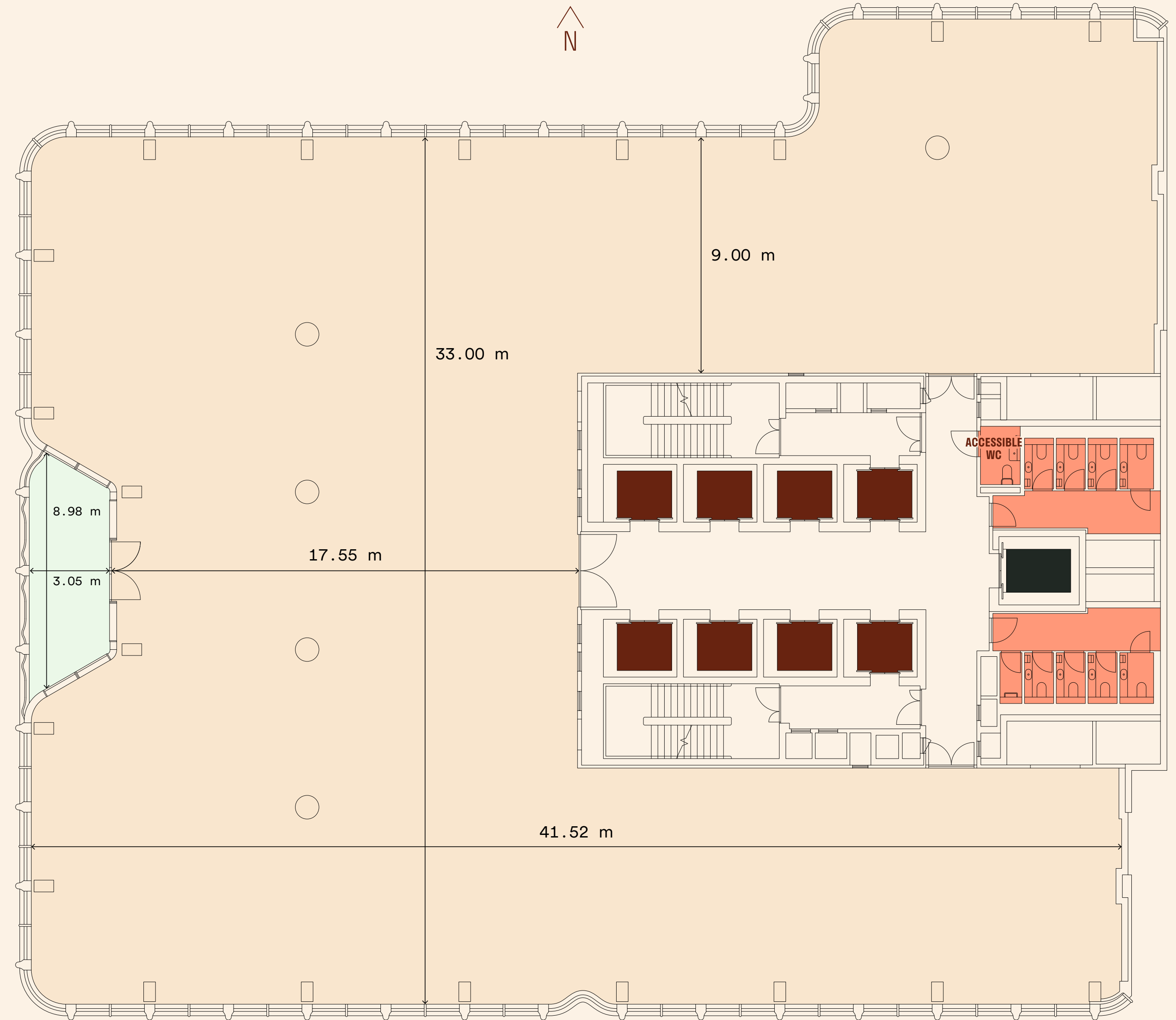
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FLOOR	OFFICE SQ FT	TERRACE SQ FT	AMENITY SQ FT
LEVEL 21		3,290	3,799
LEVEL 20	7,825	2,028	
LEVEL 19	9,860	1,306	
LEVEL 18	10,962	1,304	
LEVEL 17	11,872	258	
LEVEL 16	11,872	258	
LEVEL 15	11,798	258	
LEVEL 14	11,768	258	
LEVEL 13	11,768	258	
LEVEL 12	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	

CREATIVE LAYOUT

Typical Floor Space Plan

Workstations	111
Meeting Rooms	22



Office	
Terrace	
Lifts	
Goods Lift	
WC	



CORPORATE LAYOUT

Typical Floor Space Plan

Workstations	111
Meeting Rooms	28



Office	
Terrace	
Lifts	
Goods Lift	
WC	







Plan not to scale and is for indicative purpose only.

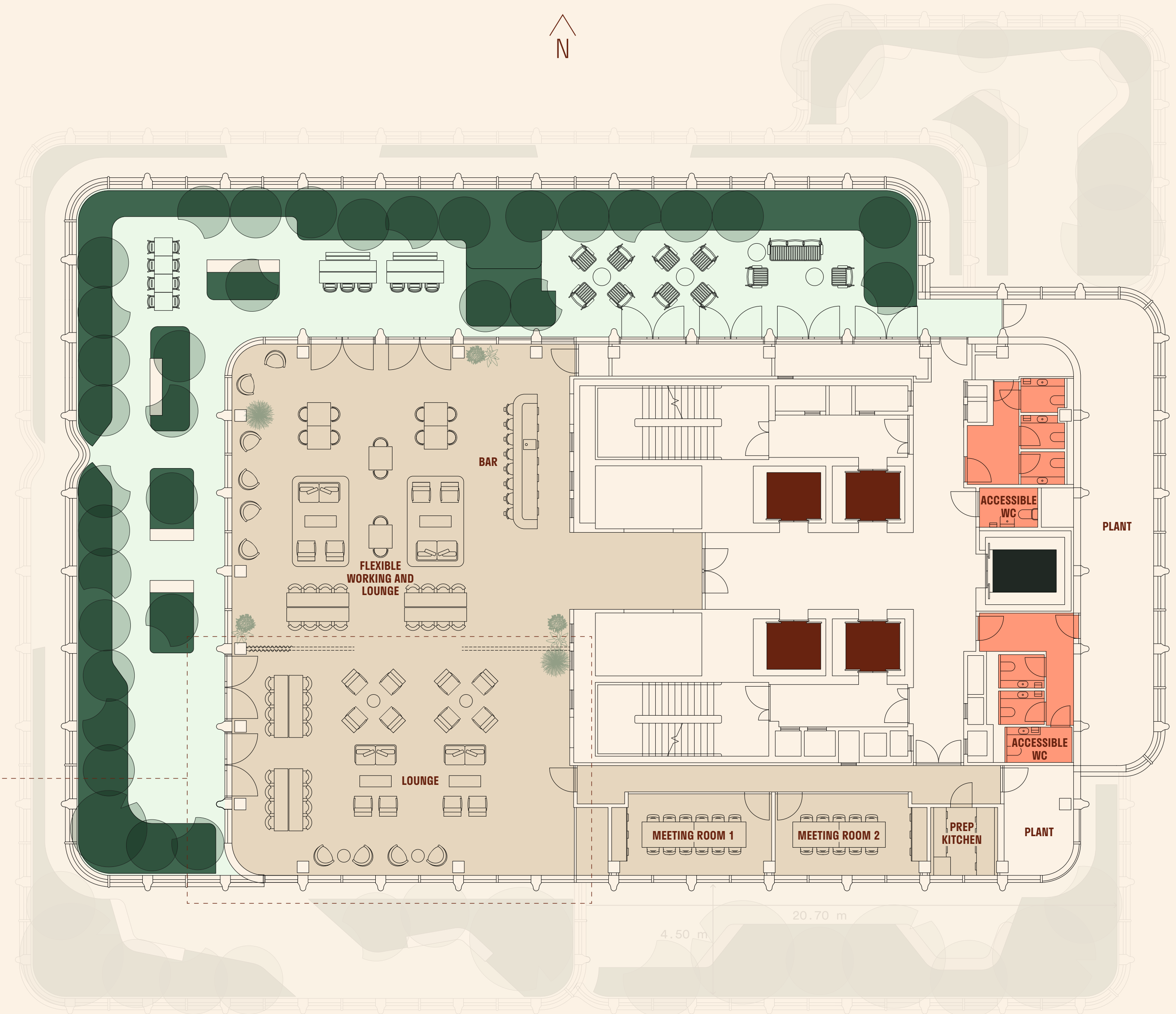
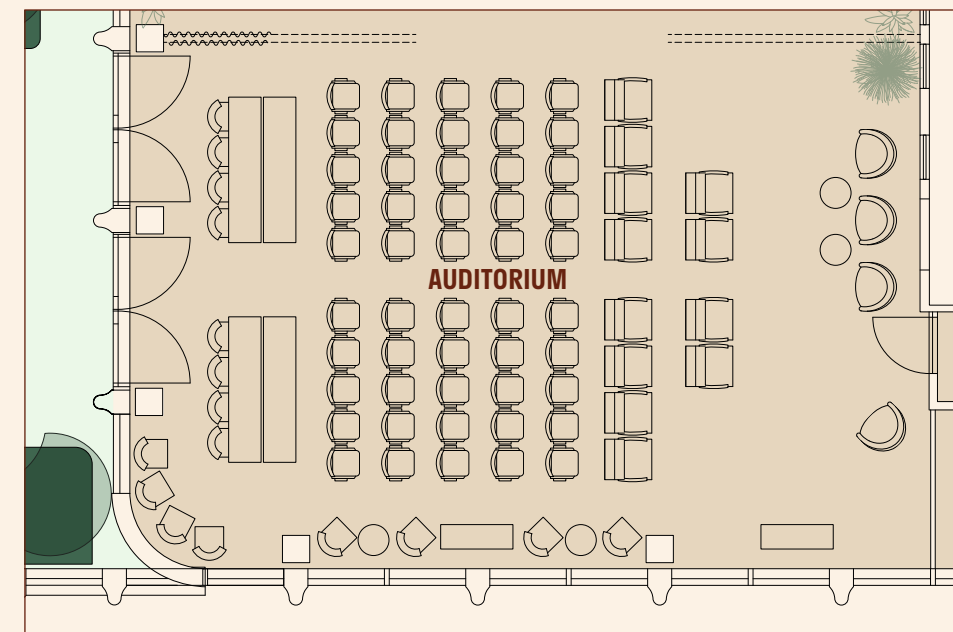




LEVEL 21 SKY LOUNGE

	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	





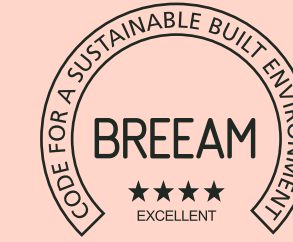


Twenty-first floor communal terrace

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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



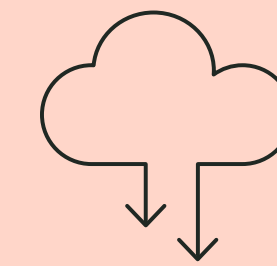
UK NABERS
Targeting 5*



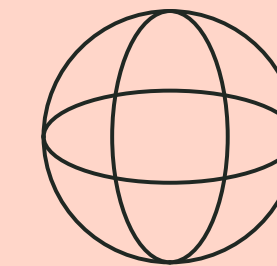
LEED
Platinum



WELL RATING
Platinum



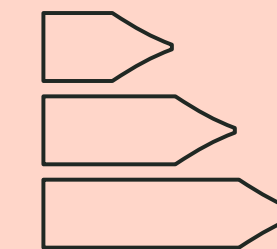
ALL-ELECTRIC
35% less carbon emissions than permitted by Part L 2021



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

There has been significant structural advancement on site.

Over the last 6 months more than 3,500 cubic meters of concrete have been poured to erect the primary frame which is now reached the 21st floor slab. This marks the final pour before the installation of the steel frame for the roof.

KFK International have installed unitised façade panels up to Level 14, maintaining a consistent pace of one level every two weeks. Installation of the terrace double doors has commenced on Level 3 and balustrades are being fitted, ensuring the lower floors are now becoming watertight.



Façade installation



Concrete pour on Level 21



Terrace soffit on Level 3

The momentum at 220 Blackfriars is set to continue through the summer. Roof construction is scheduled to commence in May, with the façade completion following immediately after. Throughout July and August, the site will see the installation of key infrastructure including the backup generator, air source heat pumps, the building maintenance unit (BMU), and solar panels.



Façade panels up to Level 14



Façade panel installation



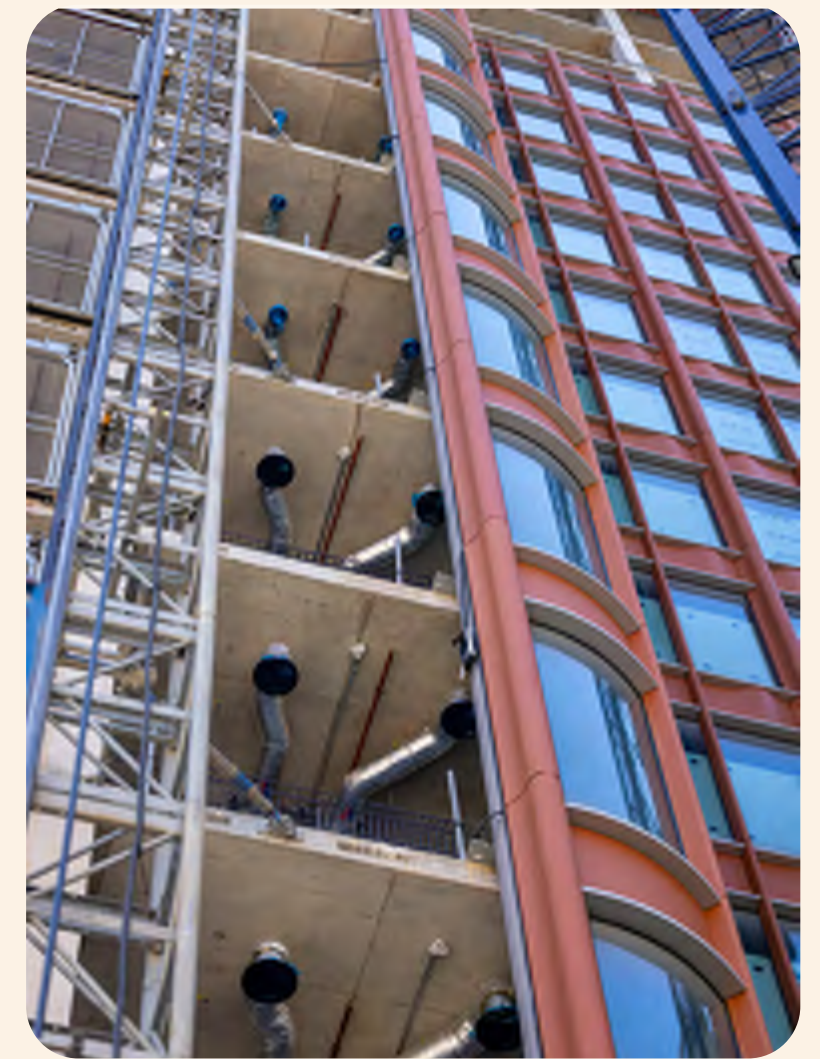
Raised access floor panels and second fix M&E on Level 2



Raised access floor panels and painted walls on Level 2



Views from Level 17



First-fix M&E.

Internally, the office floors are progressing at a rapid pace.

Our Mechanical and Electrical contractor, Cilantro, has successfully completed the first fix on Levels 2 through 7, with dry-liners, decorators, and raised-access floor installers following closely behind.

Below ground, the basement levels are also seeing major milestones. On Basement -1, shower and changing cubicle walls are already installed and skimmed, with tiling and sanitary-ware scheduled for early July. Basement -2 serves as the heart and lungs of the building, housing the heavy plant and essential life safety systems. This includes the installation of sprinkler and wet riser tanks, as well as a greywater recycler.

Internal joinery is slated to begin in May, starting with door installations on Level 2. Lifts are currently in transit and are expected to arrive in the UK in June.



Shower cubicles on Basement -1



First fix M&E on level 6



Sample raft panel



First fix on level 7

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