



TEN UPPER BANK STREET

NOT JUST AN ADDRESS

TEN UPPER BANK STREET

CANARY WHARF ESTATE





GRADE A OFFICE ACCOMMODATION WITH EXCELLENT NATURAL LIGHT

- LANDMARK BUILDING SITUATED IN THE HEART OF CANARY WHARF
- COLUMN-FREE TOWER FLOORS WITH PANORAMIC VIEWS
- 57,000 SQ FT TRADING FLOORS WITH DIRECT ESCALATOR ACCESS
- ACCESS STRAIGHT ON TO JUBILEE PLACE AND UNDERGROUND
- OPPORTUNITY FOR DEDICATED SELF-CONTAINED ENTRANCE AND RECEPTION
- ENHANCED CAT A SPECIFICATION
- WATER FRONTAGE ON TWO SIDES
- CANARY WHARF TO HEATHROW AIRPORT IN 39 MINUTES WITH COMPLETION OF CROSSRAIL IN 2018

AN IMPRESSIVE WELCOME
TO YOUR NEW OFFICE...

The expansive, light-filled reception benefits from high quality finishes including limestone, granite and marble. The entrance is conveniently located on the doorstep of Jubilee Place - a lively hub of shops, bars and restaurants - and the Jubilee Line Canary Wharf station, DLR and underground car parks.

EVERYTHING YOU WOULD EXPECT FROM A WORLD CLASS OFFICE BUILDING, AND MORE...



- Swimming pool
- Gym
- Squash courts
- Cycling changing room / showers
- Treatment rooms
- Event space
- Staff restaurant

*Please note, some facilities are only available to larger lettings



EVERYTHING YOU NEED TO
ENTERTAIN YOUR CLIENTS
AND INSPIRE YOUR TEAM

- Level 30 private dining rooms
- 250 seat auditorium
- Client lounge
- Private meeting rooms
- Basement car parking
- Hospitality lounge



*Please note, some facilities are only available to larger lettings





TEN UPPER BANK STREET

VIEW TO THE SOUTH





TEN UPPER BANK STREET

AMONGST GOOD COMPANY



40 BANK STREET
MULTI TENANTED

25 BANK STREET
JP MORGAN

25 CANADA SQUARE
MULTI TENANTED

1 CANADA SQUARE
MULTI TENANTED

8 CANADA SQUARE
HSBC

TEN UPPER BANK STREET
MULTI TENANTED

1 CHURCHILL PLACE
BARCLAYS

50 BANK STREET
MULTI TENANTED

20 CANADA SQUARE
MULTI TENANTED

20 CHURCHILL PLACE
STATE STREET

5 CHURCHILL PLACE
JP MORGAN

10 UPPER BANK STREET

Clifford Chance
FTSE
Infosys
Mastercard
Total

1 CANADA SQUARE

Atos Euronext
Bank of New York Mellon
BBVA
Canary Wharf Group plc
Citihub Ltd
Clearstream / Deutsche Boerse AG
Coutts & Co
Clydesdale Bank
Diligence
Euler Hermes
Financial Services Authority
Global Sage
HSBC
IB Times
International Grains Council
International Sugar Organisation
Mahindra Satyam
Metlife
Michael Page
Moody's Investor Service Ltd
Regus
Samsung
Trinity Mirror

1 WESTFERRY CIRCUS

Chevron
De Vere Venues
European Medicines Agency

7 WESTFERRY CIRCUS

European Medicines Agency

15 WESTFERRY CIRCUS

Morgan Stanley
Tubelines

17 COLUMBUS COURTYARD

Credit Suisse

20 COLUMBUS COURTYARD

Credit Suisse

1 CABOT SQUARE

Credit Suisse

10 CABOT SQUARE

Barclays Capital
Economist Group

20 CABOT SQUARE

Barclays Capital

25 CABOT SQUARE

Morgan Stanley

5 NORTH COLONNADE

Barclays Capital

25 NORTH COLONNADE

Financial Services Authority

30 NORTH COLONNADE

Algorithmics
Fitch Ratings

10 SOUTH COLONNADE

Barclays Capital

30 SOUTH COLONNADE

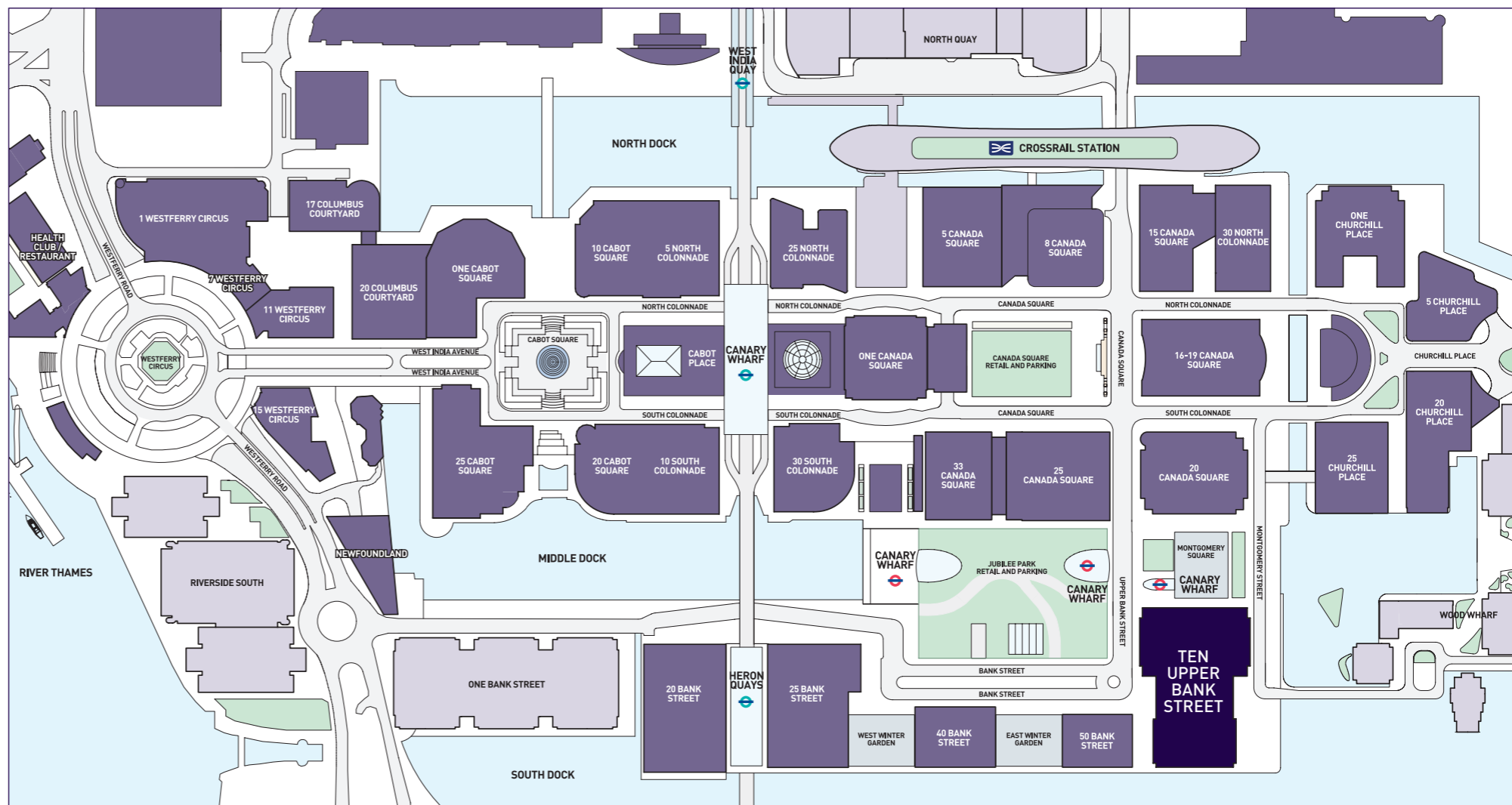
Thomson Reuters

5 CANADA SQUARE

Bank of America
Credit Suisse

15 CANADA SQUARE

KPMG



25 CANADA SQUARE

Citi
3i Infotech
China Netcom
Crossrail
GFT Global Markets
Hatfield Philips
Instinet
LNR Partners
Morgan Stanley Smith Barney
Munich Re
MWB
RICOH
Sungard
Think London

33 CANADA SQUARE

Citi

8 CANADA SQUARE

HSBC

20 CANADA SQUARE

BP
McGraw Hill
Standard & Poor's

20 BANK STREET

Morgan Stanley

25 BANK STREET

J.P. Morgan

40 BANK STREET

ANZ Bank
Allen & Overy
China Construction Bank
Duff & Phelps
Espeed
Interquest
Jones Lang LaSalle
Language Line
Oracle Financial Services
Saxo Bank
Servcorp
Shell
Skadden, Arps, Slate, Meagher & Flom

50 BANK STREET

Goldenberg Hehmeyer & Co.
Northern Trust

1 CHURCHILL PLACE

Barclays
BGC International

5 CHURCHILL PLACE

J.P. Morgan

20 CHURCHILL PLACE

State Street

25 CHURCHILL PLACE

European Medicines Agency

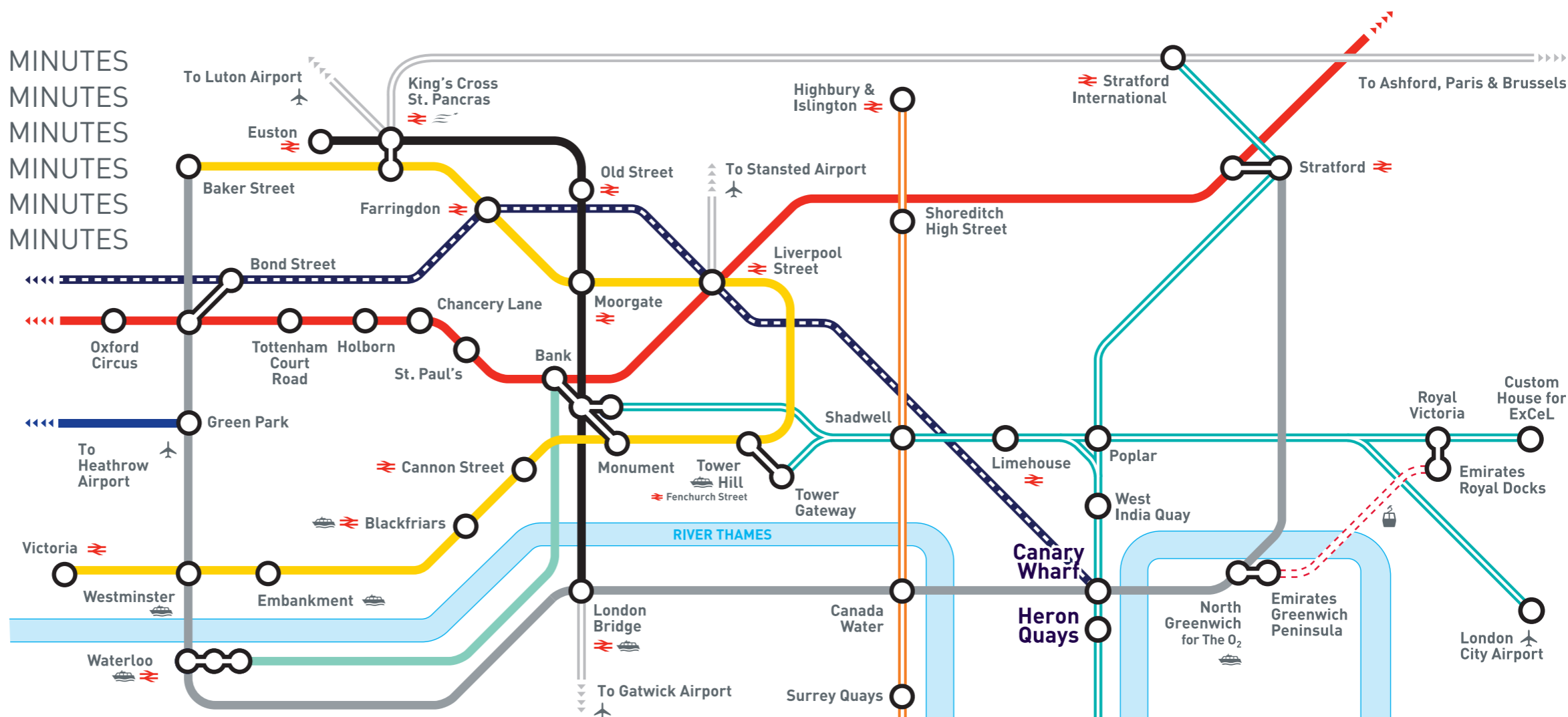
Existing Buildings

Future Developments

EXCELLENT TRANSPORT CONNECTIVITY

LONDON BRIDGE
 STRATFORD
 WATERLOO
 BANK
 LONDON CITY AIRPORT
 BOND STREET

7 MINUTES
 10 MINUTES
 10 MINUTES
 13 MINUTES
 13 MINUTES
 16 MINUTES

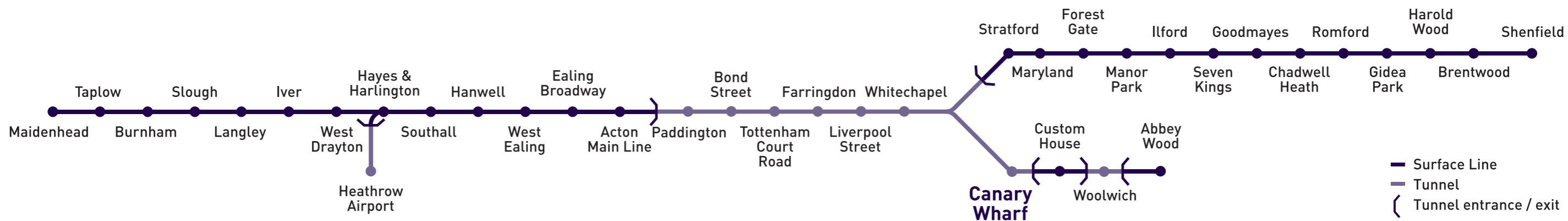


KEY	
	Jubilee Line
	DLR
	Overground
	Overground (under construction)
	Circle Line
	Northern Line
	Waterloo & City Line
	National Rail
	Crossrail (under construction)
	Emirates Air Line
	Piccadilly Line

CROSSRAIL DUE FOR COMPLETION IN 2018

LIVERPOOL STREET	6 MINUTES
STRATFORD	8 MINUTES
FARRINGDON	8 MINUTES
TOTTENHAM COURT ROAD	11 MINUTES
BOND STREET	13 MINUTES
HEATHROW AIRPORT	39 MINUTES

Canary Wharf will be one of the largest Crossrail stations, with trains every 3 to 5 minutes and up to 24 per hour. The new Crossrail station will be built in the reclaimed North Dock of West India Quay. Proposed alongside the new station is a new retail mall and park areas.



BUSTLING BARS AND RESTAURANTS SURROUND A WORLD CLASS SHOPPING DESTINATION...

Canary Wharf is home to the world's major financial players. As a business district it is unrivalled, but with one of the largest shopping centres inside the M25 and superb waterside restaurants/bars, it is a destination in its own right. Vibrant cafés, bars and top class restaurants make Canary Wharf much more than a place to work.



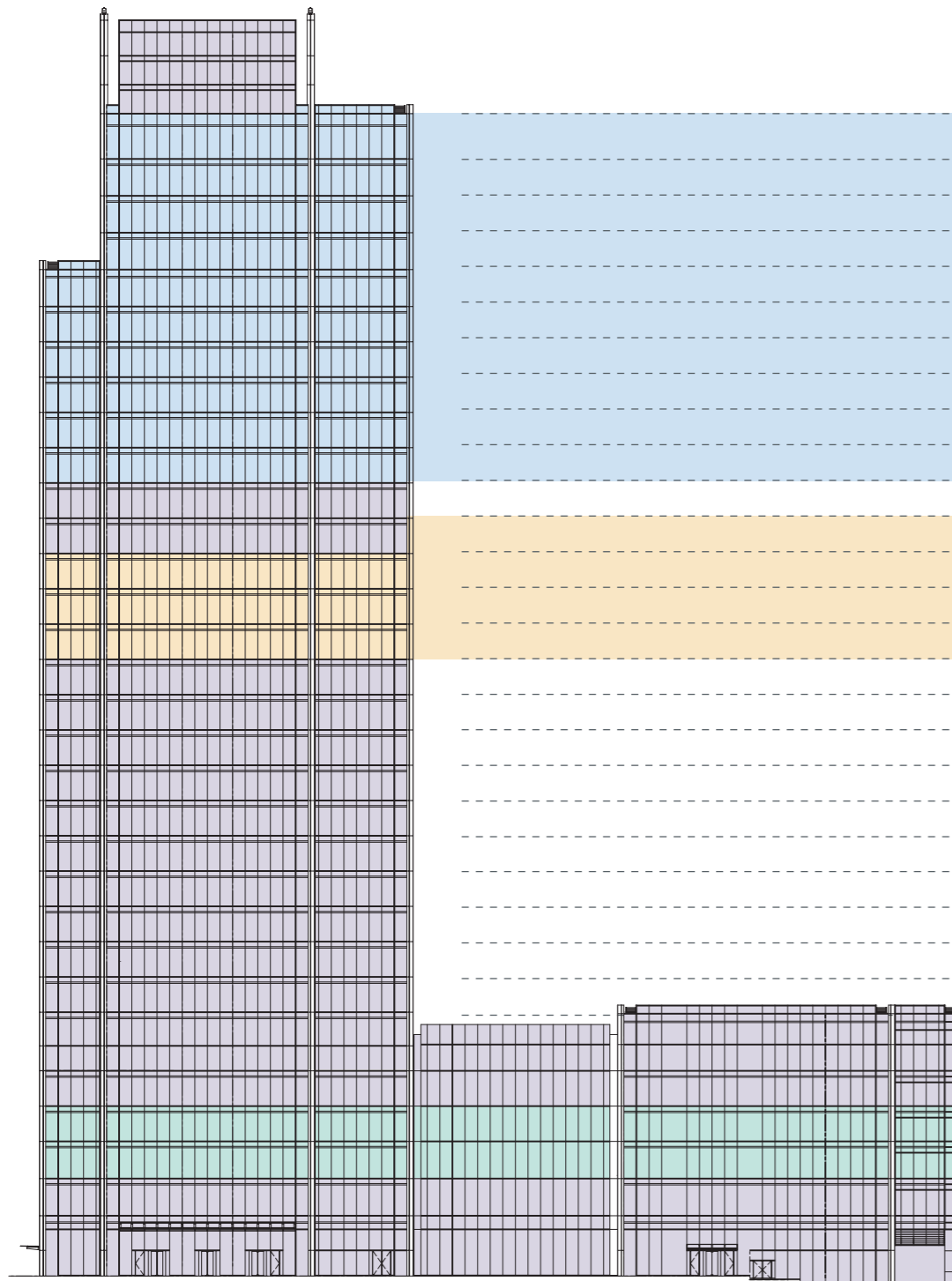


FASHION, MUSIC AND SPORTING EVENTS
CANARY WHARF PLAYS
HOST THROUGHOUT
THE YEAR ...

Year round Canary Wharf is alive with cultural events. A programme of carefully selected concerts, fashion shows, art exhibitions, sports events, dance and opera takes place as well as seasonal highlights like film screenings, outdoor festivals and food markets.



FLEXIBLE ACCOMMODATION
TO ADAPT TO YOUR NEEDS
WITH PANORAMIC VIEWS AND
LIGHT FLOODED SPACE



LEVEL	SQ M	SQ FT
30	2,122.7	22,849
29	2,122.9	22,851
28	2,124.2	22,865
27	2,122.5	22,846
26	2,578.3	27,753
25	2,578.0	27,749
24	2,579.4	27,764
23	2,578.4	27,754
22	2,463.9	26,521
21	2,516.1	27,083
20	LET TO MASTERCARD	
19*	c. 1,114.8	c. 12,000
18	2,505.4	26,968
17	2,490.8	26,811
16	2,509.1	27,008
15	LET TO INFOSYS	
14	LET TO INFOSYS	
13	LET TO TOTAL	
12	LET TO FTSE	
11	CLIFFORD CHANCE	
10	CLIFFORD CHANCE	
9	CLIFFORD CHANCE	
8	CLIFFORD CHANCE	
7	CLIFFORD CHANCE	
6	CLIFFORD CHANCE	
5	CLIFFORD CHANCE	
4	CLIFFORD CHANCE	
3	5,305.5	57,108
2	5,245.4	56,461
1	CLIFFORD CHANCE	

OPTION A
256,035 SQ FT
(23,786.4 SQ M)

OPTION C
92,787 SQ FT
(8,620.1 SQ M)

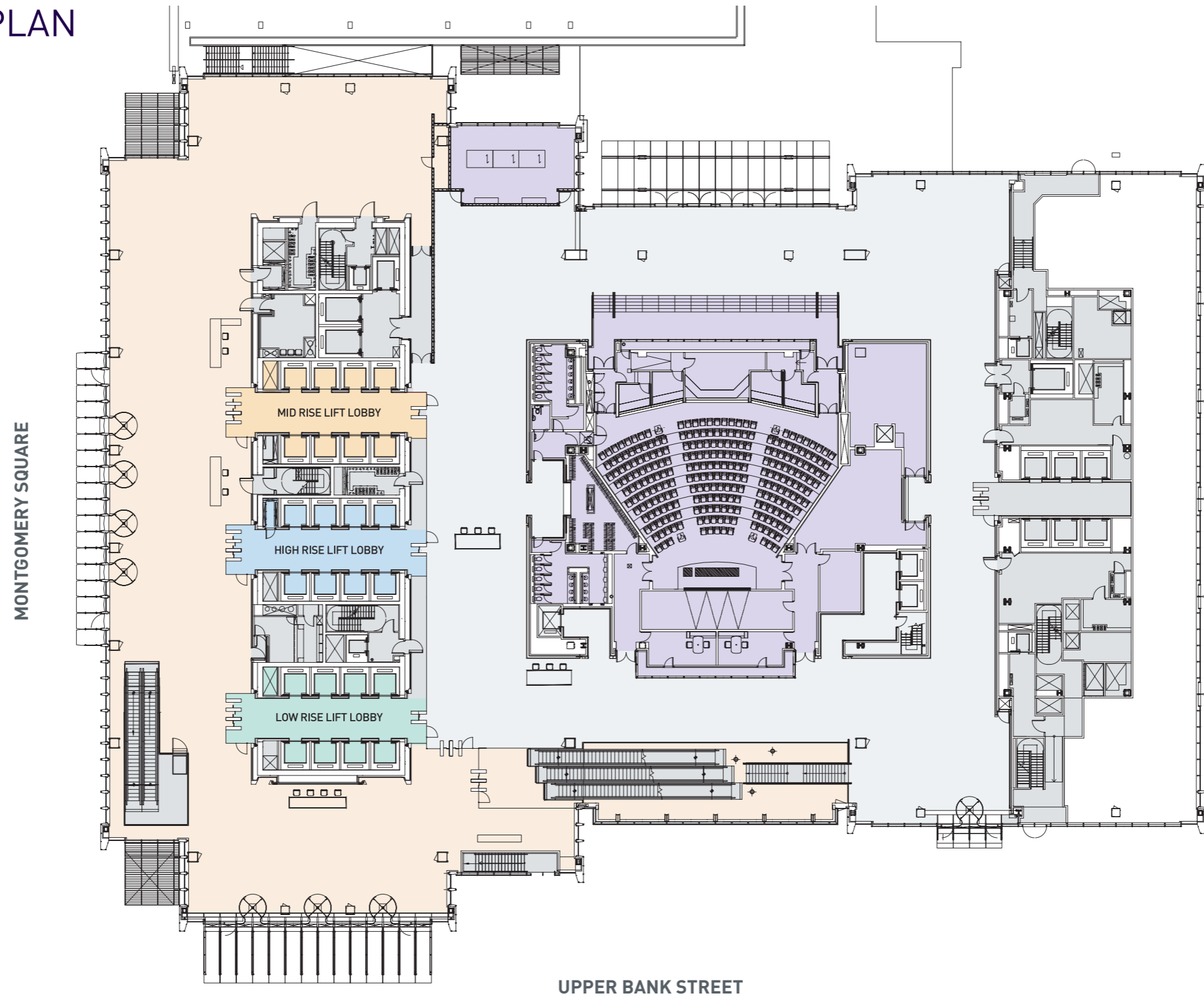
OPTION B
113,569 SQ FT
(10,550.9 SQ M)

* PART LET TO MASTERCARD

TEN UPPER BANK STREET



GROUND FLOORPLAN



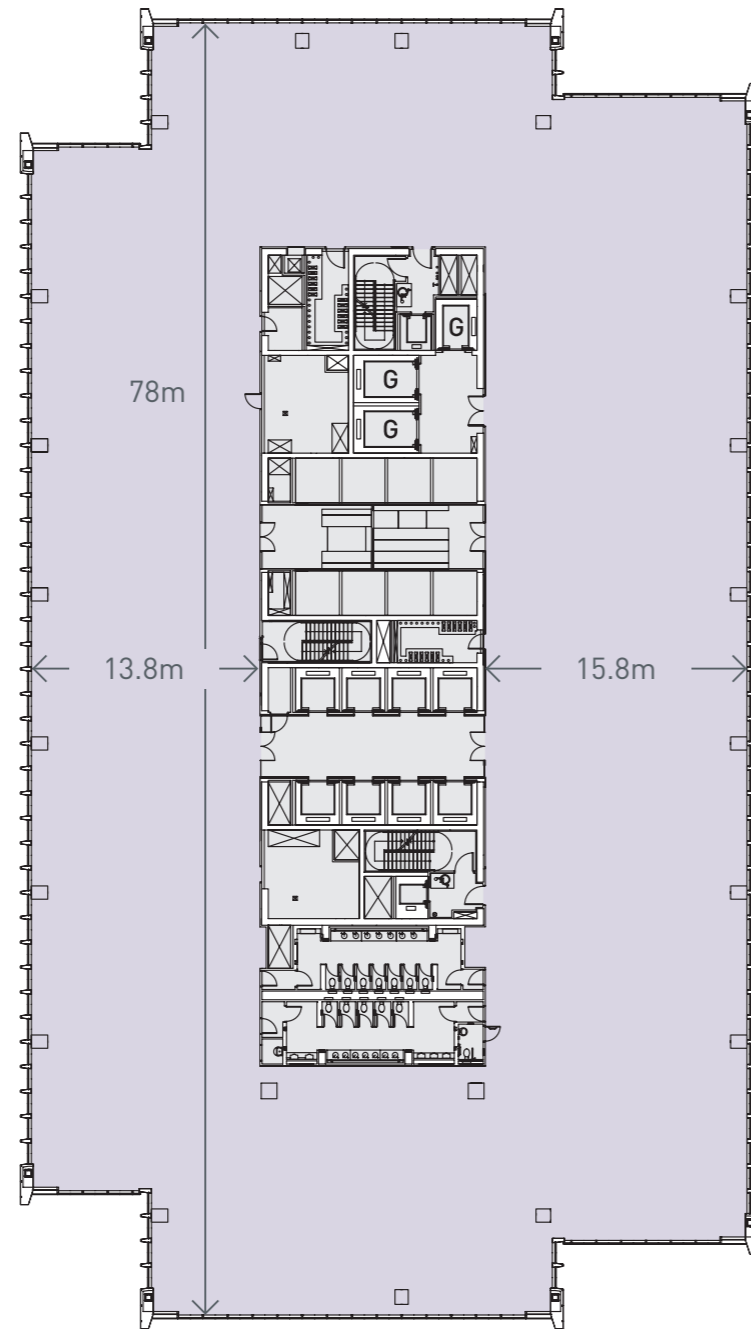
Reception



Plans for indicative purposes only (not to scale)

UPPER BANK STREET

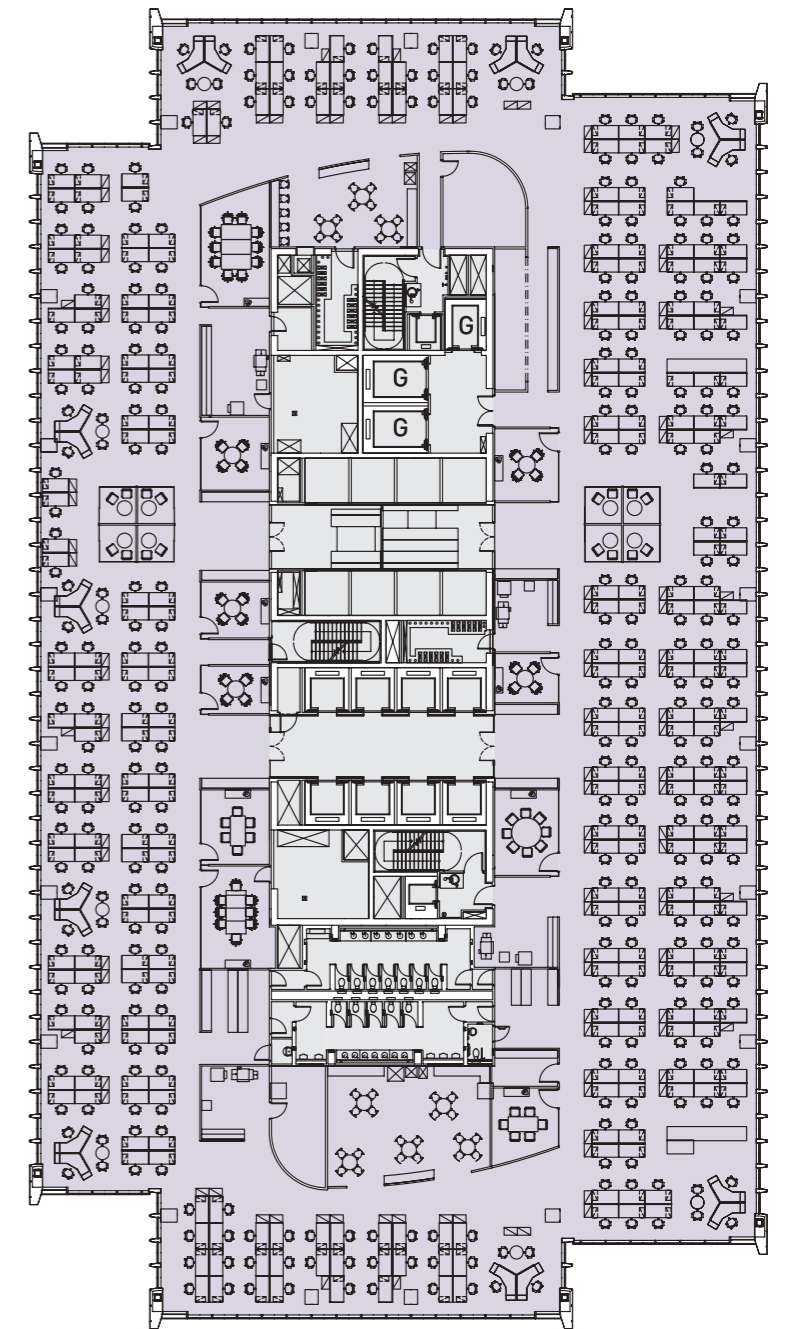
TOWER FLOORPLAN
27,083 SQ FT (2,516.1 SQ M)



TOWER SPACEPLAN
FINANCIAL LAYOUT

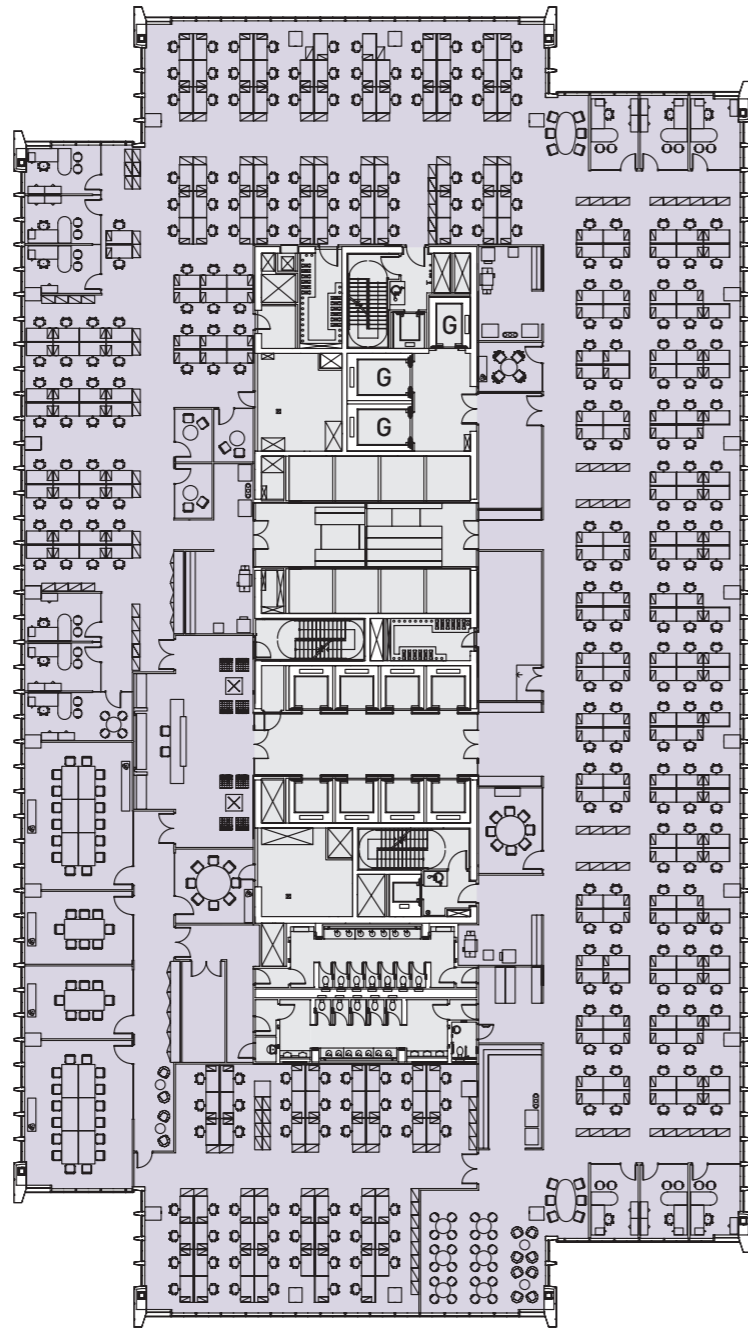
- 326 Open Plan Desks
- 8 x 2 Person Meeting Rooms
- 5 x 4 Person Meeting Rooms
- 2 x 6 Person Meeting Rooms
- 2 x 8 Person Meeting Rooms
- 1 x 10 Person Meeting Room

326 TOTAL HEADCOUNT
83 SQ FT / 7.7 SQ M PER OCCUPANT



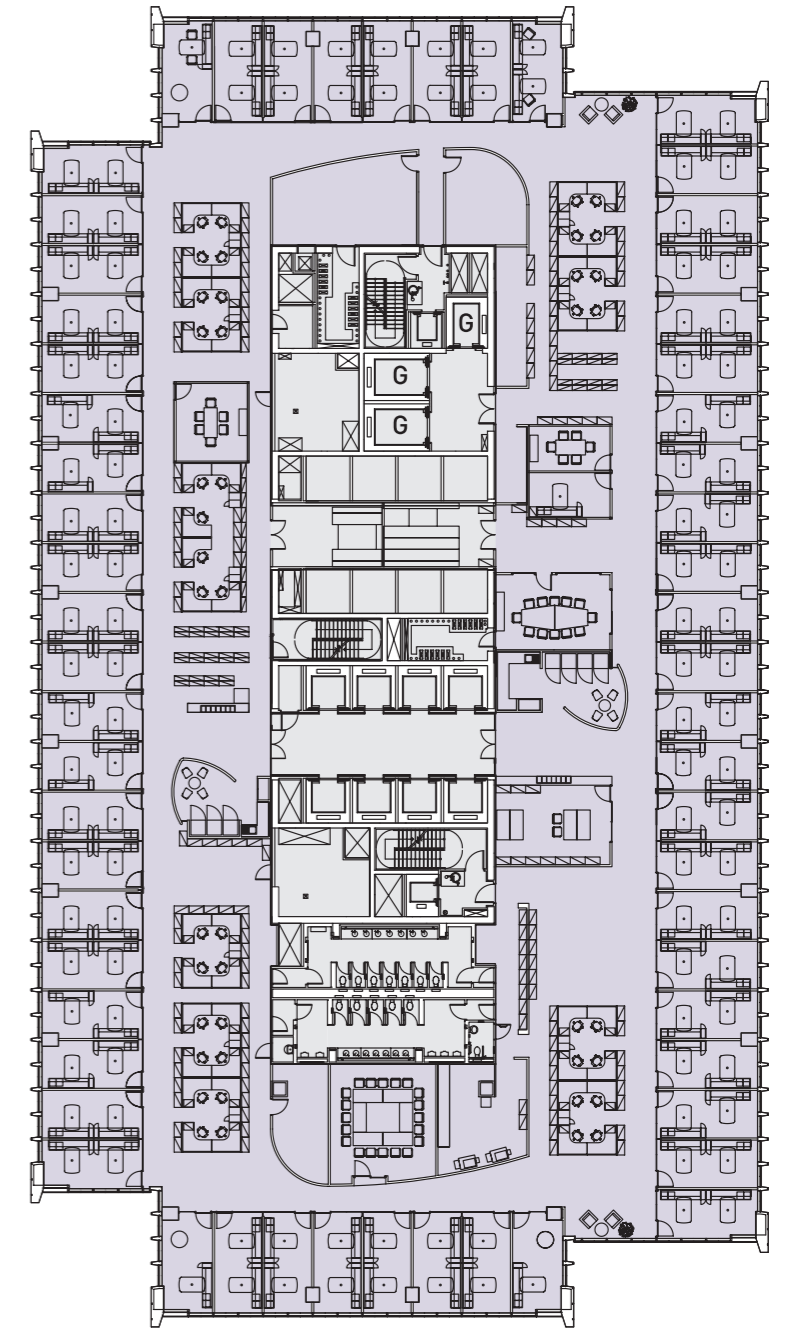
TOWER SPACEPLAN CORPORATE LAYOUT

- 12 Offices
- 303 Open Plan Desks
- 3 x 2 Person Meeting Rooms
- 1 x 4 Person Meeting Rooms
- 4 x 8 Person Meeting Rooms
- 2 x 16 Person Meeting Rooms
- 315 TOTAL HEADCOUNT**
- 86 SQ FT / 8.0 SQ M PER OCCUPANT**



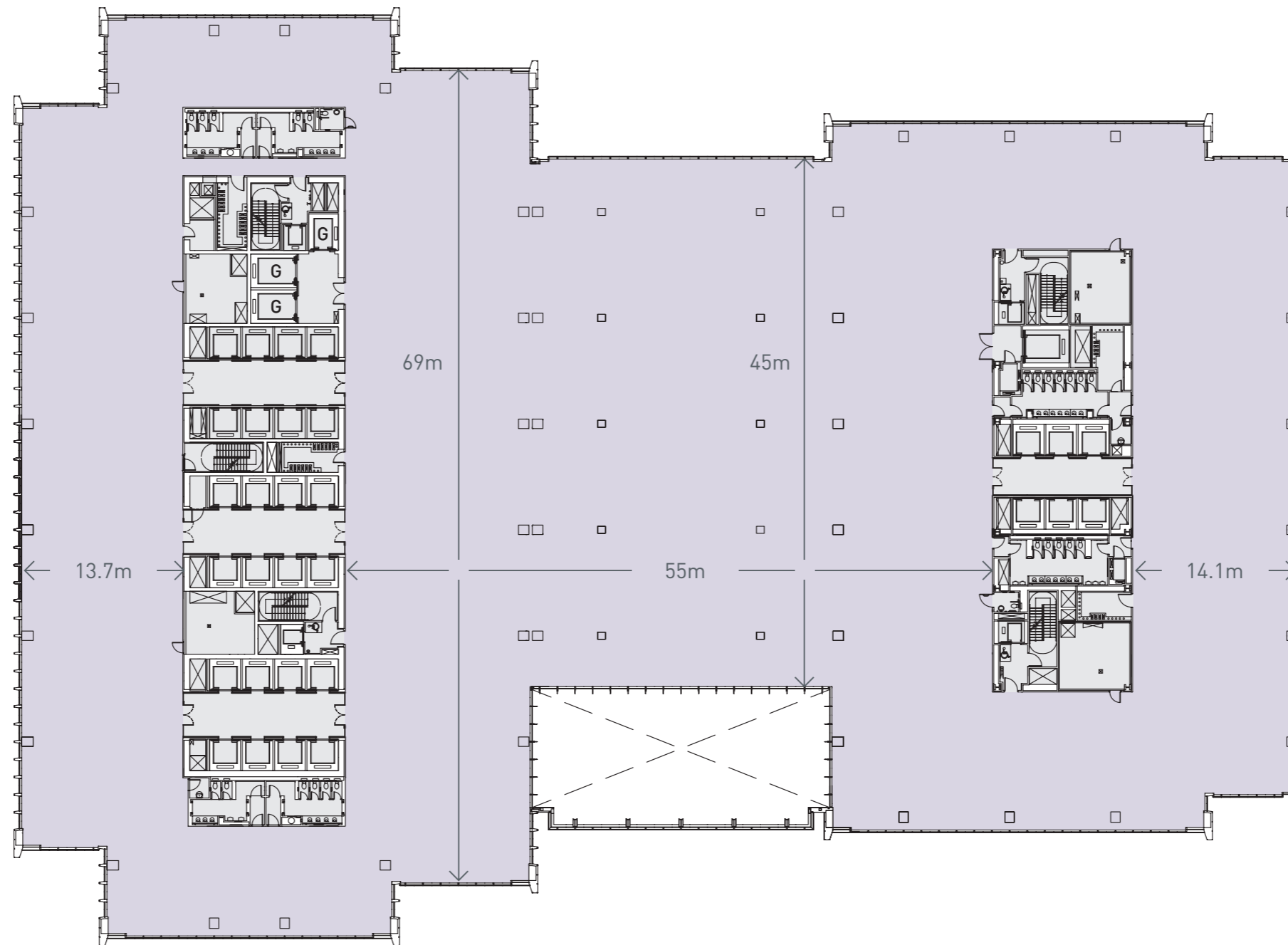
TOWER SPACEPLAN LEGAL LAYOUT

- 61 Offices
- 42 Open Plan Desks
- 1 x 2 Person Meeting Room
- 2 x 6 Person Meeting Rooms
- 1 x 12 Person Meeting Room
- 1 x 20 Person Meeting Room
- 160 TOTAL HEADCOUNT**
- 169 SQ FT / 15.7 SQ M PER OCCUPANT**



PODIUM FLOORPLAN

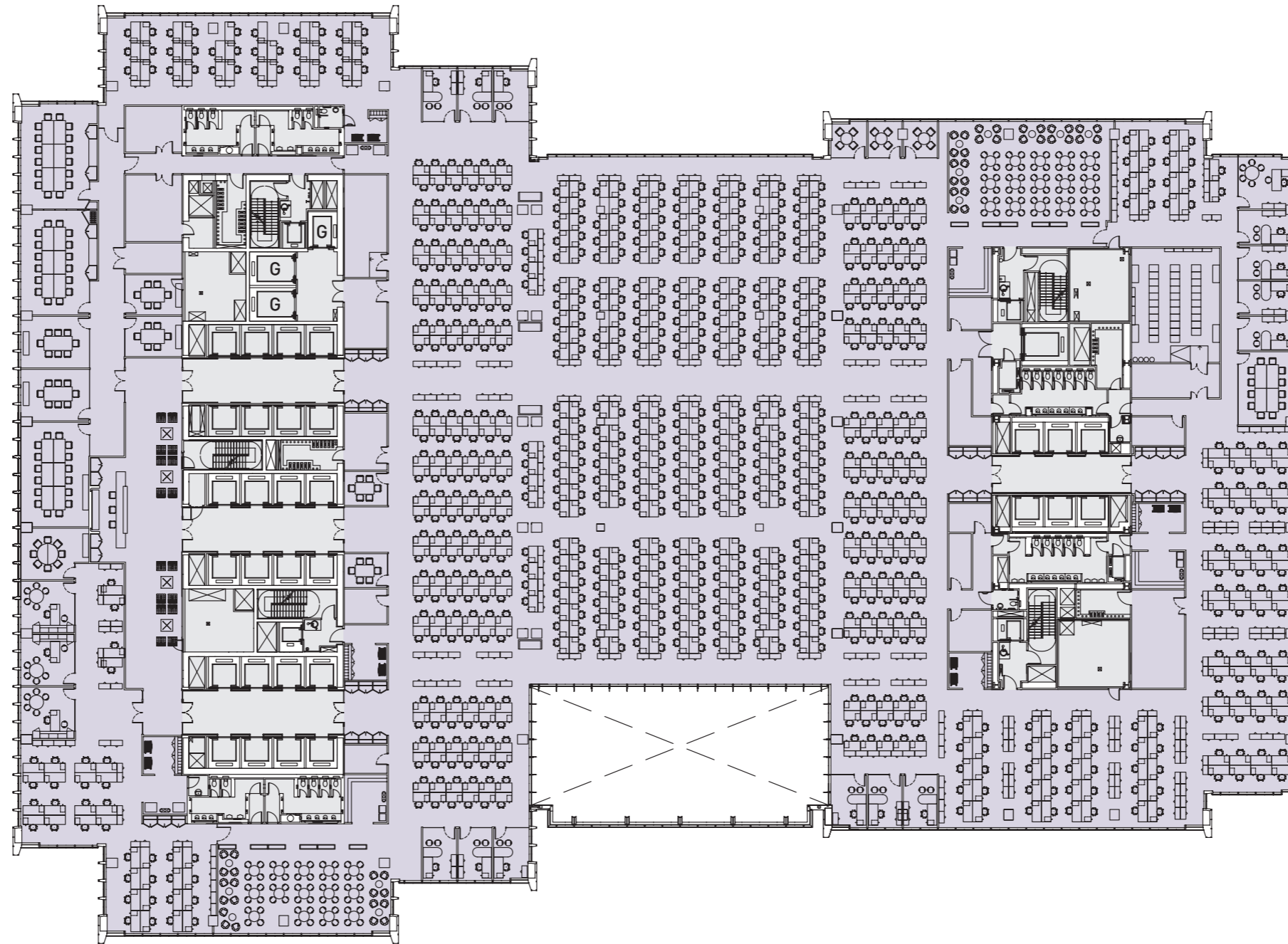
57,108 SQ FT (5,305.5 SQ M)



PODIUM SPACEPLAN

FINANCIAL LAYOUT

- 17 Offices
- 619 Open Plan Desks
- 176 Admin / Support Desks
- 3 x 4 Person Meeting Rooms
- 4 x 6 Person Meeting Rooms
- 3 x 8 Person Meeting Rooms
- 1 x 12 Person Meeting Room
- 3 x 16 Person Meeting Rooms
- 812 TOTAL HEADCOUNT**
- 70 SQ FT / 6.5 SQ M PER OCCUPANT**



Plans for indicative purposes only (not to scale). Additional means of escape will be required.

TEN UPPER BANK STREET



- LANDMARK TOWER BUILDING

- LARGE RECEPTION LOBBY WITH DIRECT ESCALATOR ACCESS TO JUBILEE LINE AND JUBILEE PARK RETAIL

- FAT VAV AIR CONDITIONING

- METAL TILE SUSPENDED CEILING

- 200MM RAISED FLOORS

- 2.75M FLOOR TO CEILING HEIGHT

- 8 X 21 PERSON PASSENGER LIFT IN EACH OF THE 3 LIFT BANKS

- 2 X 3000 KG AND 1 X 1900 KG GOODS LIFTS

- DUAL POWER FEED INTO THE BUILDING

- 5 X 2000 KVA EMERGENCY GENERATORS

- ELECTRAX POWER DISTRIBUTION SYSTEM

- CAT VI CABLING IN SITU

- TENANT UPS PROVISION 50KVA PER FLOOR

ACCOMMODATION

Entrance lobby

Floors are finished with anti-slip honed limestone, granite and marble. Walls are finished with polished natural stone tile.

Ceilings

Suspended metal tile ceilings (750mm x 750mm).

Floors

Raised access floor: 200mm overall. Electrak underfloor power distribution and carpets installed.

Occupancy Density

General office areas: 1 person per 10m²

Podium floors: ability to enhance to 1 person per 6.5m²

Tower floors: ability to enhance to 1 person per 8m² (up to 330 occupants per floor)

Toilets: General office provision of 1 person per 10m² (provision to install more where higher density office layouts are proposed)

Doors and frames

Typical office floor core areas, exit stairs, toilet rooms and mechanical and electrical rooms have full height (2750mm) hardwood doors or hollow metal doors and frames. Lobby level entrance doors are of architectural metal and glass. Lobby area core doors and frames are stainless steel.

STRUCTURAL

Imposed loading

4.0KN/m² + 1KN/m² to general office areas. 7.5KN/m² to a 3m zone around the core.

Exterior cladding

Exterior walls consist of a high quality natural stone or metal prefabricated cladding system with integrated windows.

Dimensions

Floor to ceiling height: 2.75m

ELECTRICAL SERVICES

Electrical Supply

11KV service provided with power originating from two different London Electricity sub-stations. A total power supply of 172.16 w/m² (16 w/ft²) is provided of which 129.12 w/m² (12 w/ft²) is available at 11KV for Tenant loads. Dual rated cast resin transformers transform the 11KV power to the building distribution voltage, 400V, and arranged in a double ended configuration, to provide 100% back up capabilities in the event of a primary circuit or transformer failure. Tenant load transformers are sized on 107.6 w/m² (10 w/ft²).

High voltage switchgear and substations are separated into two physically separate electrical rooms.

Transfer of load is by manual LV bus section switches. (The BCS monitors the power and voltage from each transformer).

Power load densities

Lighting: 2.0 watts/ft² (21.5 w/m²); 450mm x 150mm compact fluorescent modular luminaires providing illumination levels of 400 – 500 lux. Switching carried out via lighting control system. Daylight responsive and motion sensitive dimmer lighting in-situ

Small Power: Office Areas 4.0 watts/ft² (41.3 w/m²); Risers additional 2.0 watts/ft² (21.5 w/m²)

Generator

In addition to the dual supplies a tertiary level of redundancy is provided by emergency generators. Up to five generators each at 2000KVA provide backup for essential business operations including cooling. The system is designed to deliver N+1 redundancy and includes paralleling/synchronization controls and twenty four hours of fuel storage.

Uninterruptible Power Supply (UPS)

A static uninterruptible power supply (UPS) system provides a capacity of up to 1500 KVA. The system consists of 4 modules each at 500 KVA providing +1 redundancy) and includes paralleling and synchronization controls, static switches, maintenance bypass facilities and 15 minutes of battery autonomy.

The system has been sized to support an IT suite (assumed to be 1500ft² in area and 40w/ft²) and a further 1 w/ft² throughout the building.

MECHANICAL SERVICES

Air conditioning

Fan assisted terminal variable air volume (FATVAV) units provided to serve all general office areas. Perimeter zones served with electric re-heat. Year round design conditions in office areas are maintained at 22C ± 1C

Load densities for cooling

Lighting 2 watts/ft² (21.52 w/m²)

Small Power 3 watts/ft² (32.28 w/m²)

People 1 person/108ft² (10 sq m)

OTHER SERVICES

Vertical Transportation

Passenger lifts: 3 lift banks serving low, mid and high rise floors each with 8 lifts (21 persons / 1600kg capacity).

Goods lifts: 2no x 3000kg and 1no x 1900kg capacity.

Firefighting lifts: 2no provided to statutory requirements.

Escalators serve 1st floor. Escalator access to the 2nd floor can be made available.

Security

An integrated security system includes closed circuit television (CCTV) surveillance of public areas, full function access control at selected entrances and lifts, and central monitoring equipment within a main lobby security/reception desk.

Telecommunications

Main service frame rooms with dedicated entrances for each of British Telecom, Worldcom International, COLT, MFN (dark fibre network) and Cable & Wireless Communications is provided. Provision for secondary service entrances is provided, remote from the primary entrances, for each of the telecommunication service providers.

Two riser closets (rooms) through the building are provided to distribute network services.

RESPONSIBLE ENERGY CONSUMPTION AT 10 UPPER BANK STREET

- 10 Upper Bank Street is the first building in Canary Wharf to ever receive an "Excellent" BREEAM rating and the largest office building in Europe to receive such an accolade (BREEAM is the industry standard for evaluating how well buildings meet environmental standards).
- The lighting controls within 10 Upper Bank Street are heat-sensitive and switch off lights automatically, preventing electricity from being wasted. Light sensors automatically dim the office lighting on sunny days.
- Currently 100% green tariff electricity purchased
- CRC compliant
- ISO14001 certification since 2008



WWW.10UPPERBANKSTREET.COM

Energy Performance Certificate Non-Domestic Building	Energy Performance Asset Rating																														
<p>Offices - 10 Upper Bank Street, London E14 5JJ Certificate Reference Number: 0197-9990-5220-5990-4203</p> <p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.</p> <p>Technical Information</p> <table border="0"> <tr> <td>Main heating fuel:</td> <td>Natural Gas</td> </tr> <tr> <td>Building Environment:</td> <td>Air Conditioning</td> </tr> <tr> <td>Total useful floor area (m²):</td> <td>14,352</td> </tr> <tr> <td>Building complexity (NDS level):</td> <td>5</td> </tr> <tr> <td>Building emission rate (kgCO₂/m²):</td> <td>33.87</td> </tr> </table> <p>Buildings like this</p> <p>Building similar to this one could have ratings as follows:</p> <table border="0"> <tr> <td>46</td> <td>if newly built</td> </tr> <tr> <td>122</td> <td>if typical of the existing stock.</td> </tr> </table>	Main heating fuel:	Natural Gas	Building Environment:	Air Conditioning	Total useful floor area (m ²):	14,352	Building complexity (NDS level):	5	Building emission rate (kgCO ₂ /m ²):	33.87	46	if newly built	122	if typical of the existing stock.	<p>More energy efficient</p> <p>Net zero CO₂ emissions</p> <table border="0"> <tr> <td>A</td> <td>0-25</td> <td rowspan="5">59</td> </tr> <tr> <td>B</td> <td>26-50</td> </tr> <tr> <td>C</td> <td>51-75</td> </tr> <tr> <td>D</td> <td>76-100</td> </tr> <tr> <td>E</td> <td>101-125</td> </tr> <tr> <td>F</td> <td>126-150</td> <td rowspan="2">Less energy efficient</td> </tr> <tr> <td>G</td> <td>Over 150</td> </tr> </table> <p>For full EPC Rating information visit the website.</p>	A	0-25	59	B	26-50	C	51-75	D	76-100	E	101-125	F	126-150	Less energy efficient	G	Over 150
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CBRE

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GVA

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