



ONE  
THE ROUND

Bankside  
Central London

Hines



# The social wellbeing workplace

So much more than desk space.

Offices at The Round are designed to bring people together

Stay energised - more light, fresh air, and terrace space.

In culturally-inspiring Bankside, join an ecosystem with a positive cycle of mentorship and talent.

Welcome to the social wellbeing workplace.



# One of the tallest river-front skyscrapers in over 20 years

824,000 square feet of new office space over 46 storeys  
Ranging from 12,000 to 22,500 per storey.

Completion anticipated 2030.  
Tenant access to fit-out from 2029.



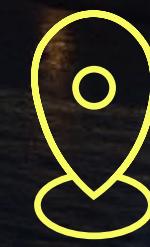
Architecture that energises your whole team



Bring everyone together and enhance business culture



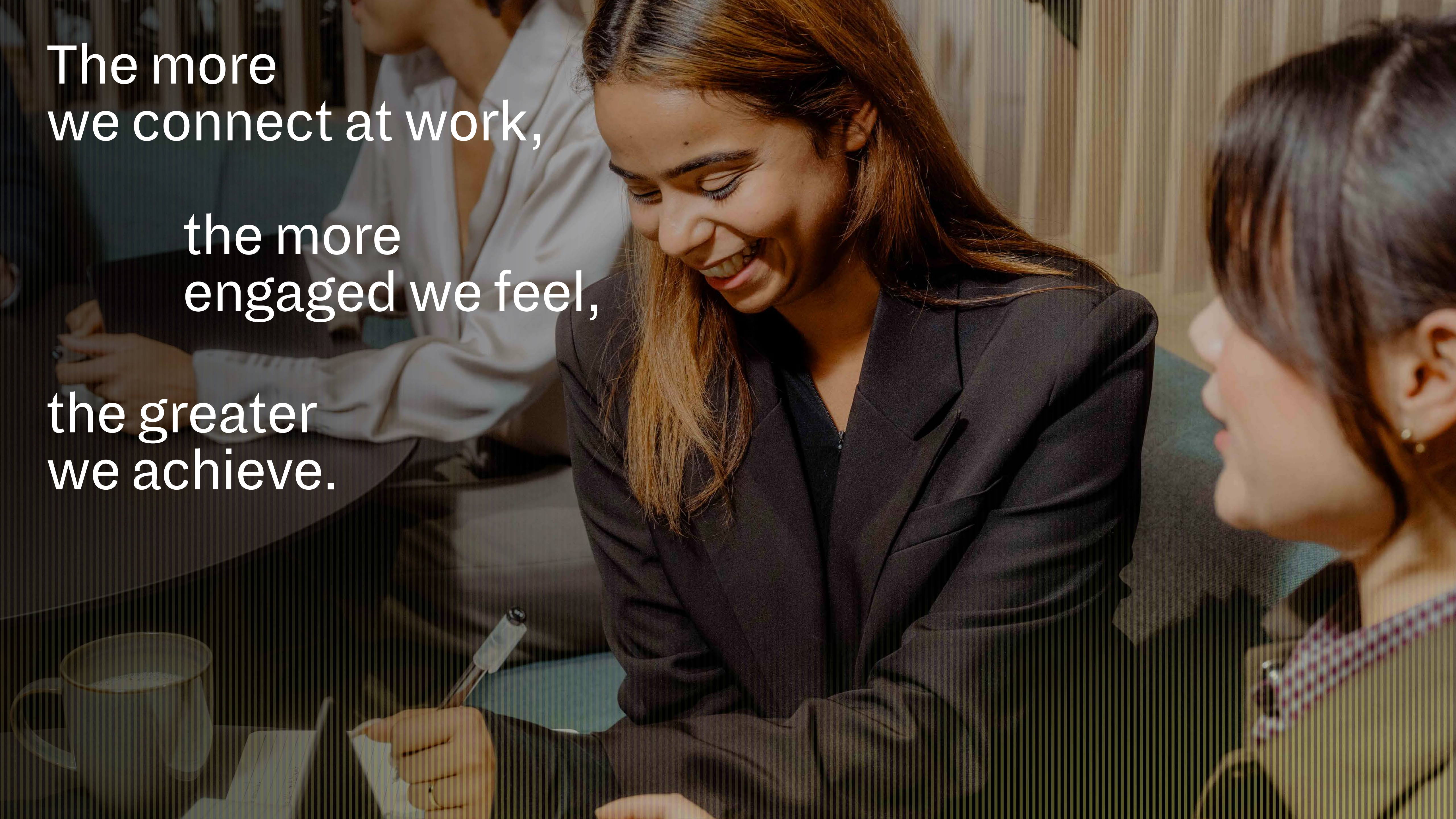
Profile-raising move with Foster + Partners design



Be in London's gravitational centre

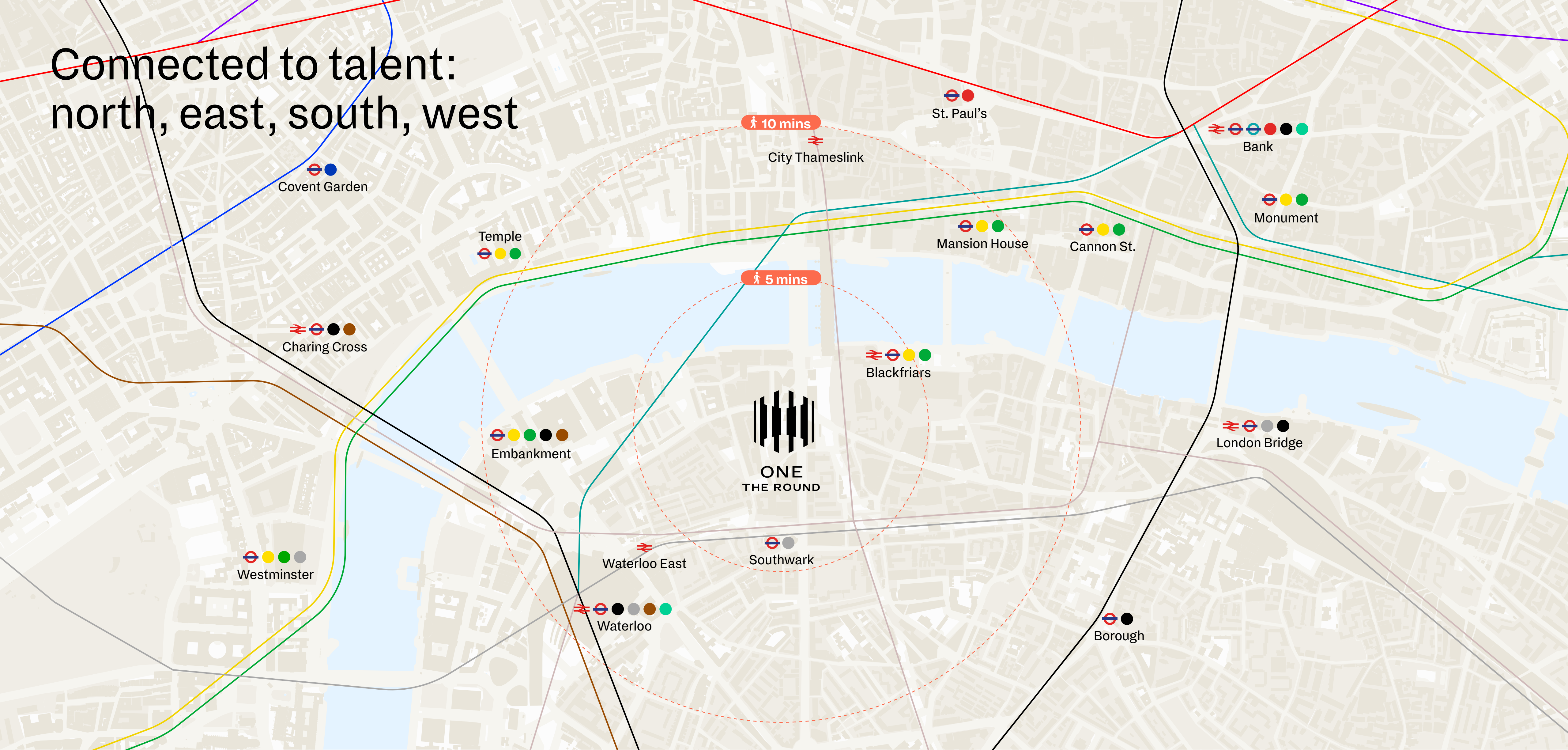


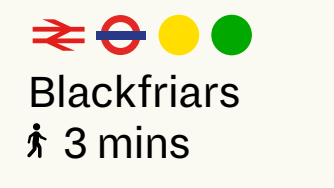
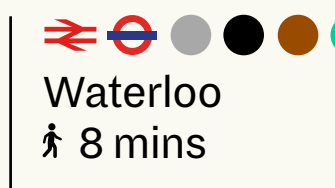
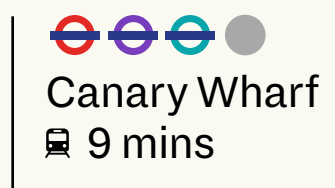

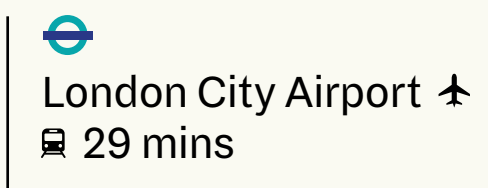
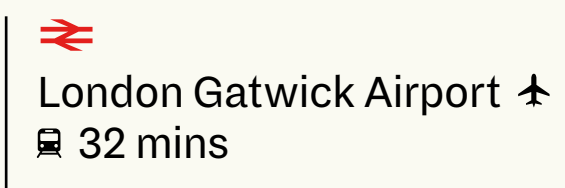
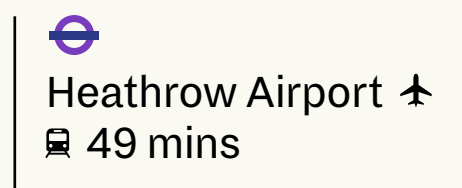
Choose London's lowest whole-life carbon skyscraper

A woman with long brown hair, wearing a dark blazer, is smiling and looking down at a notepad she is holding. She is writing on the notepad with a pen. To her right, another woman with dark hair is looking towards her. In the background, a third person in a light-colored shirt is partially visible. The scene is set in an office or meeting room with a wooden wall. A white mug is on a table in the foreground.

The more  
we connect at work,  
the more  
engaged we feel,  
the greater  
we achieve.

# Connected to talent: north, east, south, west



- 
 Blackfriars  
 ⤴ 3 mins
- 
 Waterloo  
 ⤴ 8 mins
- 
 Canary Wharf  
 ⤴ 9 mins
- 
 King's Cross / St. Pancras  
 ⤴ 8 mins
- 
 London City Airport ✈️  
 ⤴ 29 mins
- 
 London Gatwick Airport ✈️  
 ⤴ 32 mins
- 
 Heathrow Airport ✈️  
 ⤴ 49 mins

# Connectivity: the central London advantage

Waterloo  
Station

Royal  
Festival Hall

National  
Theatre

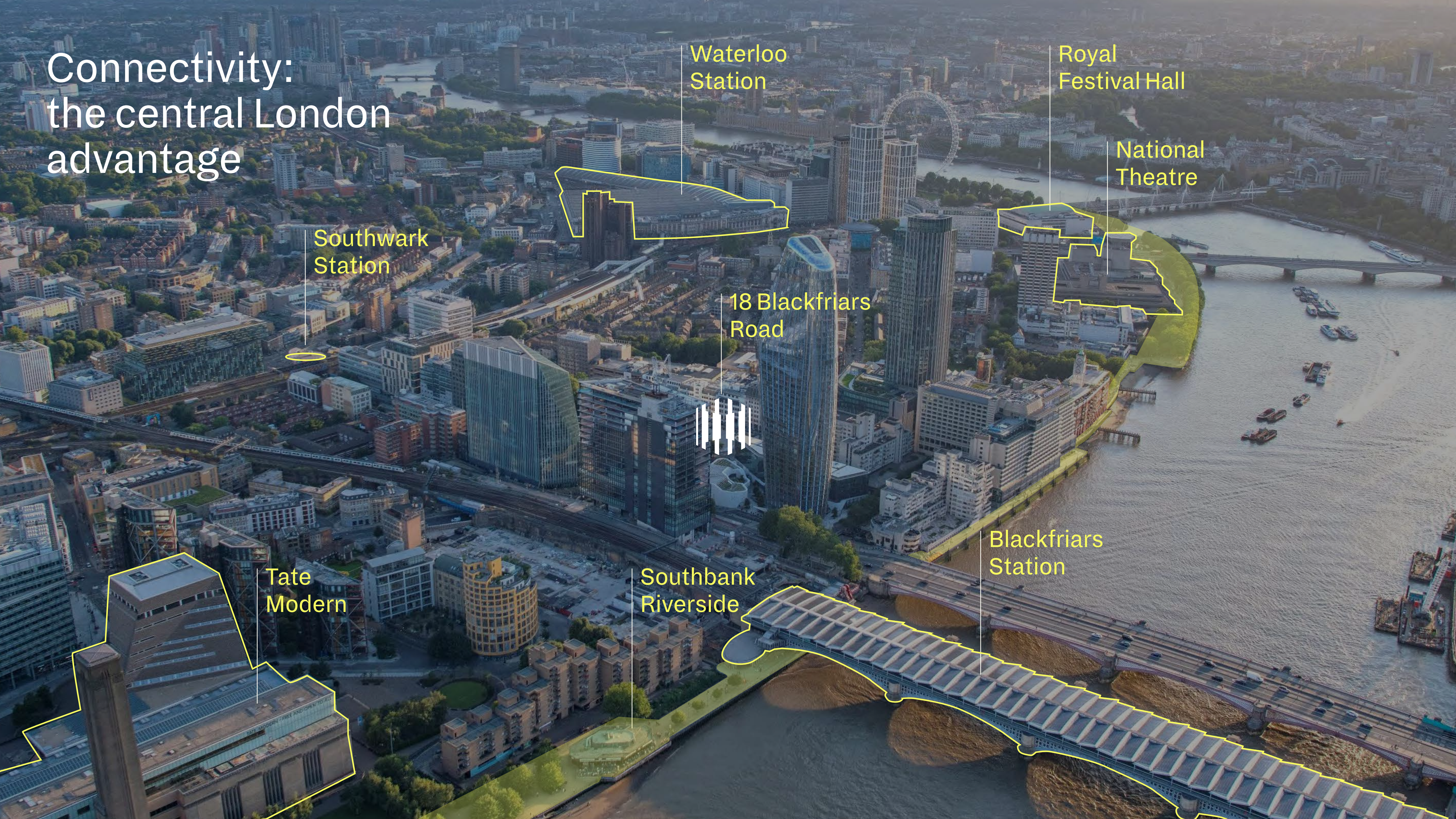
Southwark  
Station

18 Blackfriars  
Road

Blackfriars  
Station

Tate  
Modern

Southbank  
Riverside



# Bankside: the central London neighbourhood

Inspiring culture



**Tate Modern**  
⌚ 8 min

Remarkable landmarks



**National Theatre**  
⌚ 14 min



**London Eye**  
⌚ 20 min

Eclectic dining



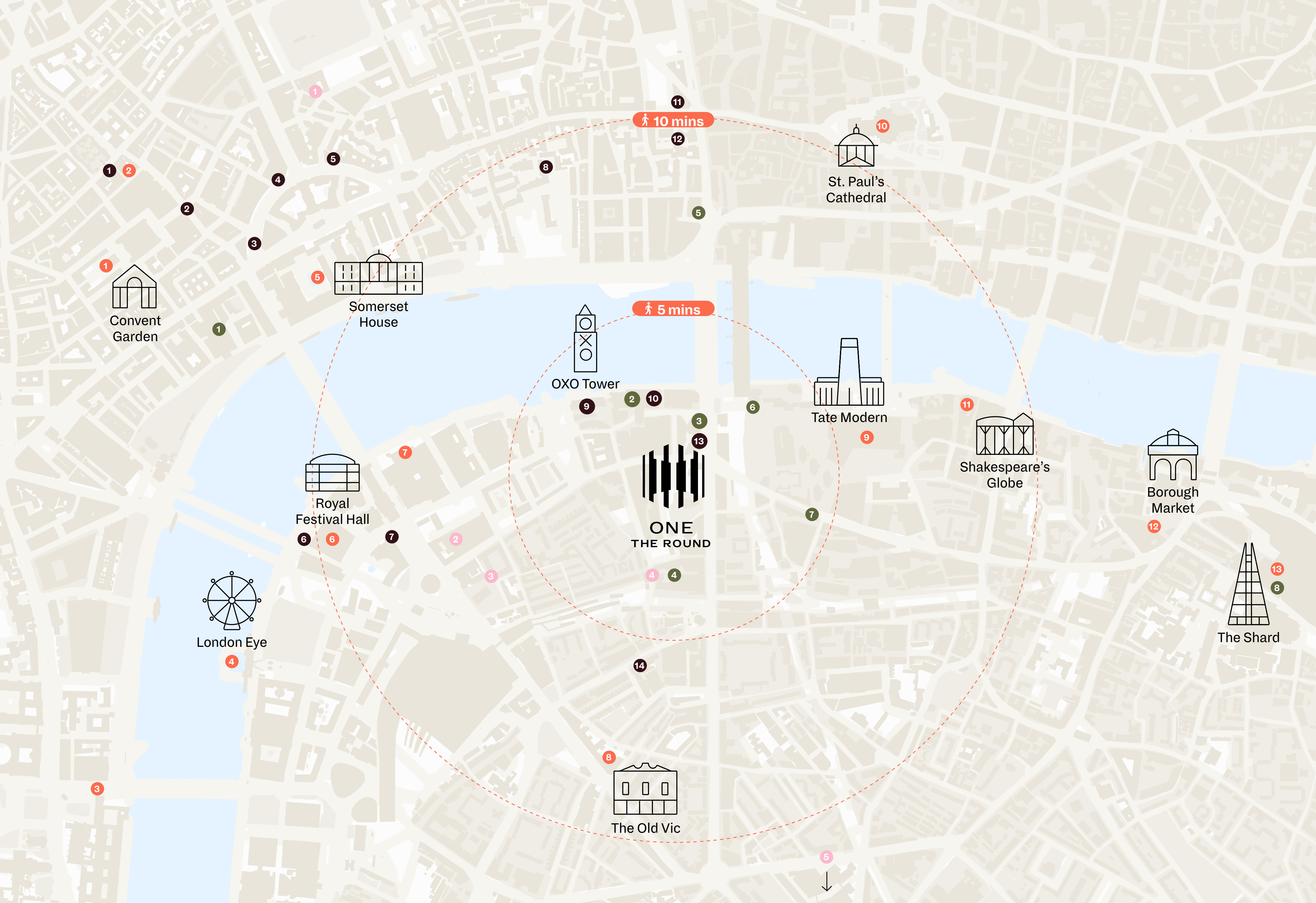
**OXO Tower**  
⌚ 7 min



**Borough Market**  
⌚ 8 min



**Seabird at the Hoxton**  
⌚ 1 min



**● Food & Beverage (14)**

- 1 Hawksmoor
- 2 Balthazar
- 3 Radio Rooftop
- 4 The Delaunay
- 5 ROKA
- 6 Riverside Terrace Cafe
- 7 Brasserie Blanc
- 8 Pegasus
- 9 OXO Tower Restaurant
- 10 Sea Container Restaurant
- 11 The Old Bank of England
- 12 City of London Distillery
- 13 GAIL's Bakery
- 14 Flat Iron Waterloo

**● Hotels (8)**

- 1 The Savoy
- 2 Sea Containers Mondrian
- 3 Bankside Hotel
- 4 The Hoxton
- 5 Hyatt Regency Blackfriars
- 6 Mandarin Oriental
- 7 Hilton London Bankside
- 8 Shangri-La The Shard

**● Points of Interest (13)**

- 1 Covent Garden
- 2 Royal Opera House
- 3 House of Parliament
- 4 London Eye & Jubilee Garden
- 5 Somerset House
- 6 Royal Festival Hall
- 7 National Theatre
- 8 The Old Vic
- 9 Tate Modern
- 10 St. Paul's Cathedral
- 11 Shakespeare's Globe
- 12 Borough Market
- 13 The Shard

**● Education (5)**

- 1 London School of Economics
- 2 King's College London
- 3 BPP London South
- 4 Central School of Ballet
- 5 Ldn South Bank University

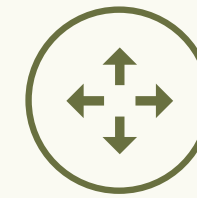
# We are giving back spaces to promote inclusivity



## Central Circle

**12,000 sq ft** Central plaza in heart of the development available for events and placemaking.

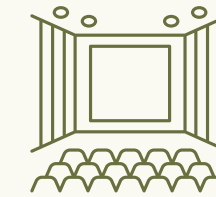
1



## Assembly Room

**300 seats** auditorium space with 30 free events per year offered to the community.

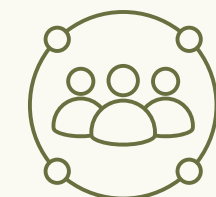
4



## The Exchange

**30,000 sq ft** Flexible retail space for a range of creativity and wellness centred activities.

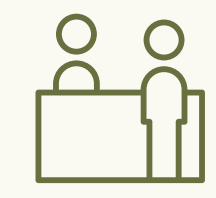
7



## Active Lobby

Encouraging the tenants to make the lobby space welcoming and open. Potentially a space for informal talks and events.

10



## Church Gardens

**1 Acre** Church Gardens improved, including the restoration of the listed fountain.

2



## The Incubator

**11,000 sq ft** workspace for socially-minded entrepreneurs.

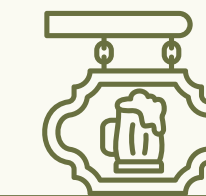
5



## Mad Hatter

**12,000 sq ft** Mad Hatter Hotel and 1 Stamford street refurbished into destination and restaurant.

8



## Hatter's Yard

**4,000 sq ft** micro food-market for small businesses, active space for art and cultural events.

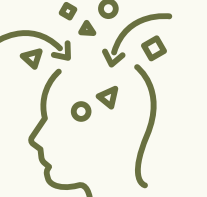
3



## Knowledge Hub

**9,000 sq ft** space for educational activities such as the Hospitality Training Centre.

6



## Community Café

**2,000 sq ft** space for a social enterprise to sell discounted coffee for those who need it.

9



# The new central circle brought to life, all year round

## The Exchange

30,000 sq ft flexible retail and wellbeing space

## Community cafe

2,000 sq ft social enterprise space

## Incubator

11,000 sq ft workspace for socially-minded entrepreneurs

## Shops, bars and restaurants

64,000 sq ft in total

## 300-seat auditorium

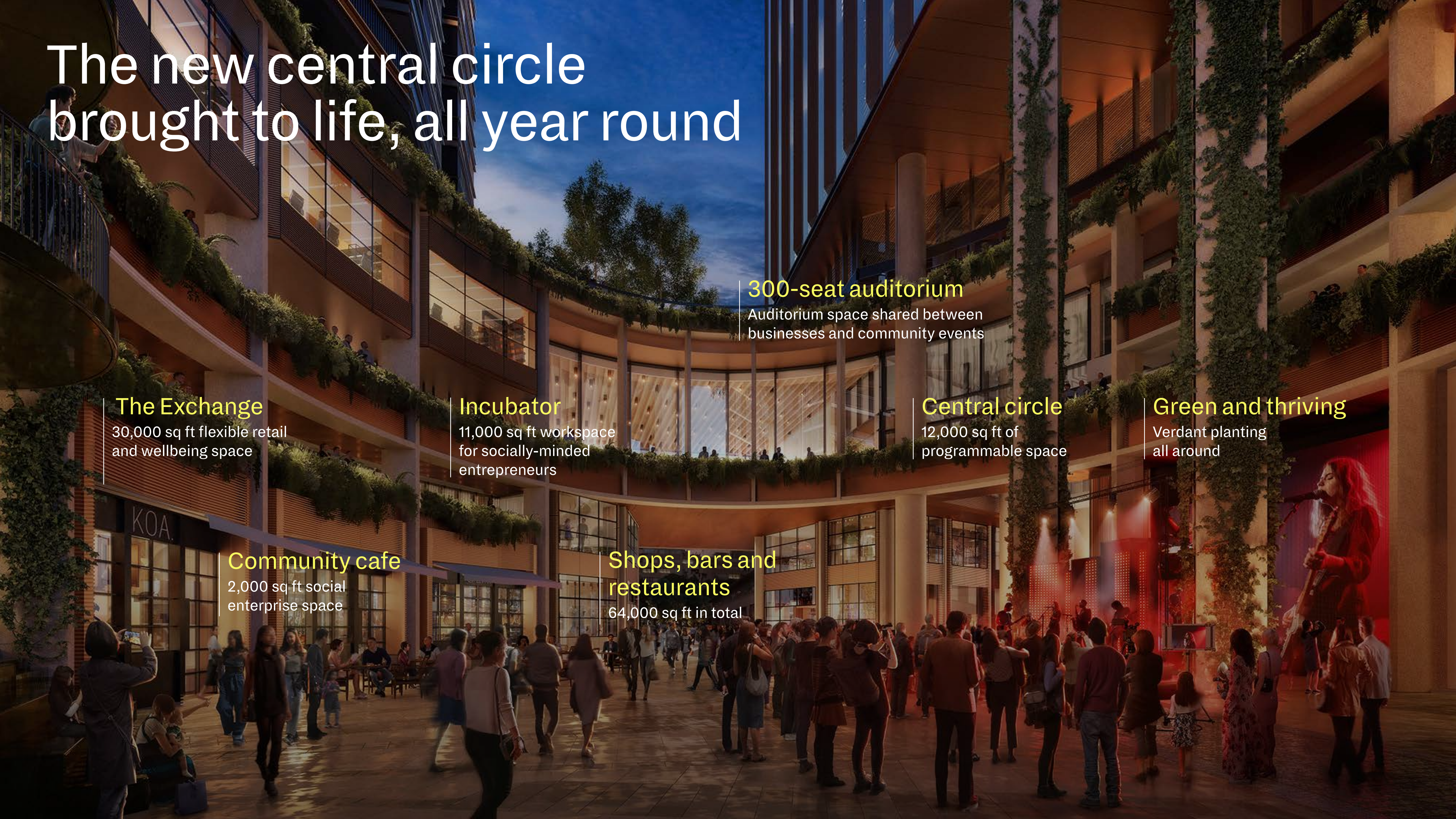
Auditorium space shared between businesses and community events

## Central circle

12,000 sq ft of programmable space

## Green and thriving

Verdant planting all around



# The building where people come together to boost innovation

Experience 24-hour activated space to be shared between office tenants, wider public, and local communities.

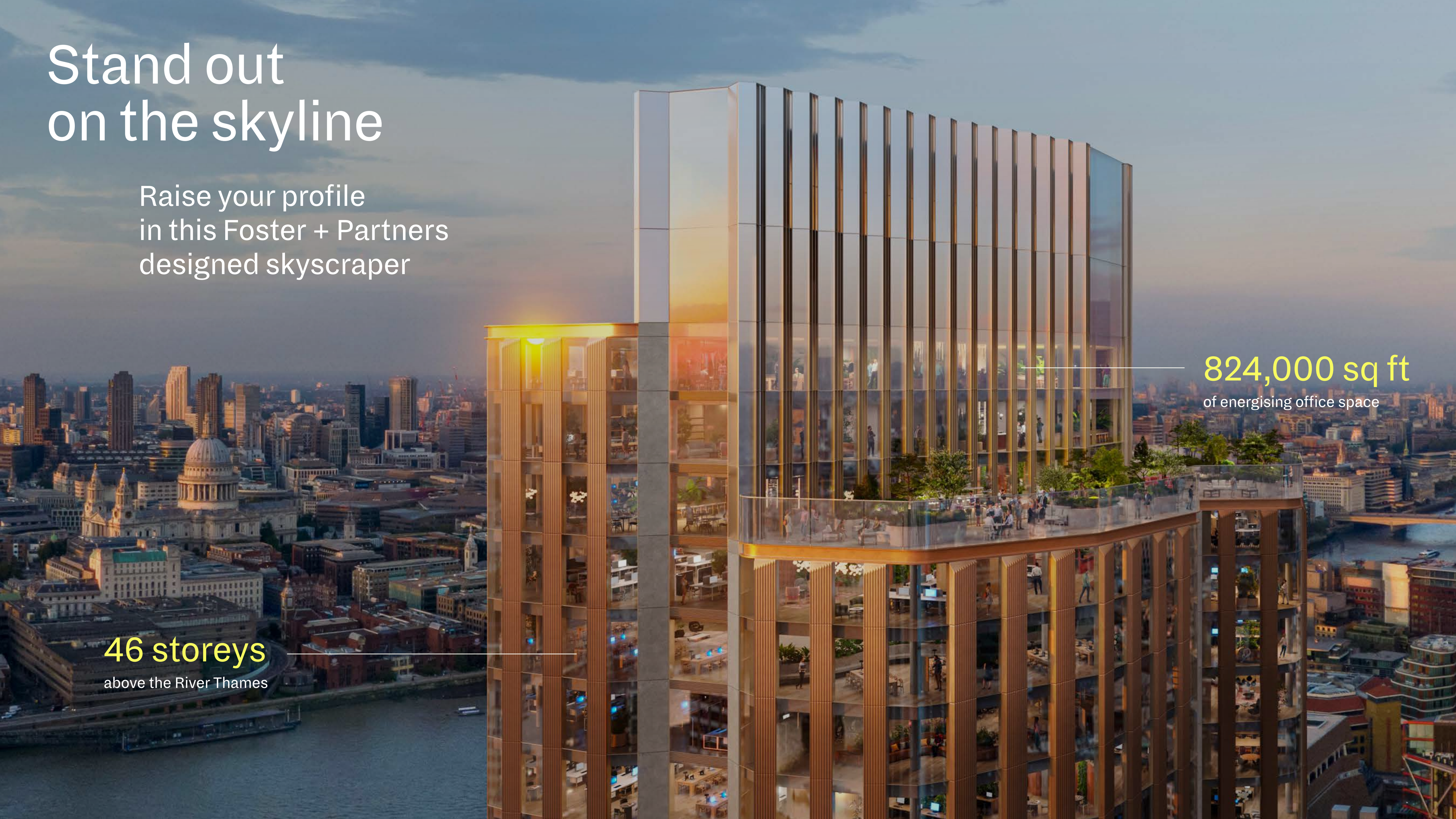


# Stand out on the skyline

Raise your profile  
in this Foster + Partners  
designed skyscraper

**46 storeys**  
above the River Thames

**824,000 sq ft**  
of energising office space



Feel better  
from the moment  
you arrive



Your own dedicated welcome  
to make a lasting first impression



Find inspirational  
points of view



# Roam across spectacular outside space

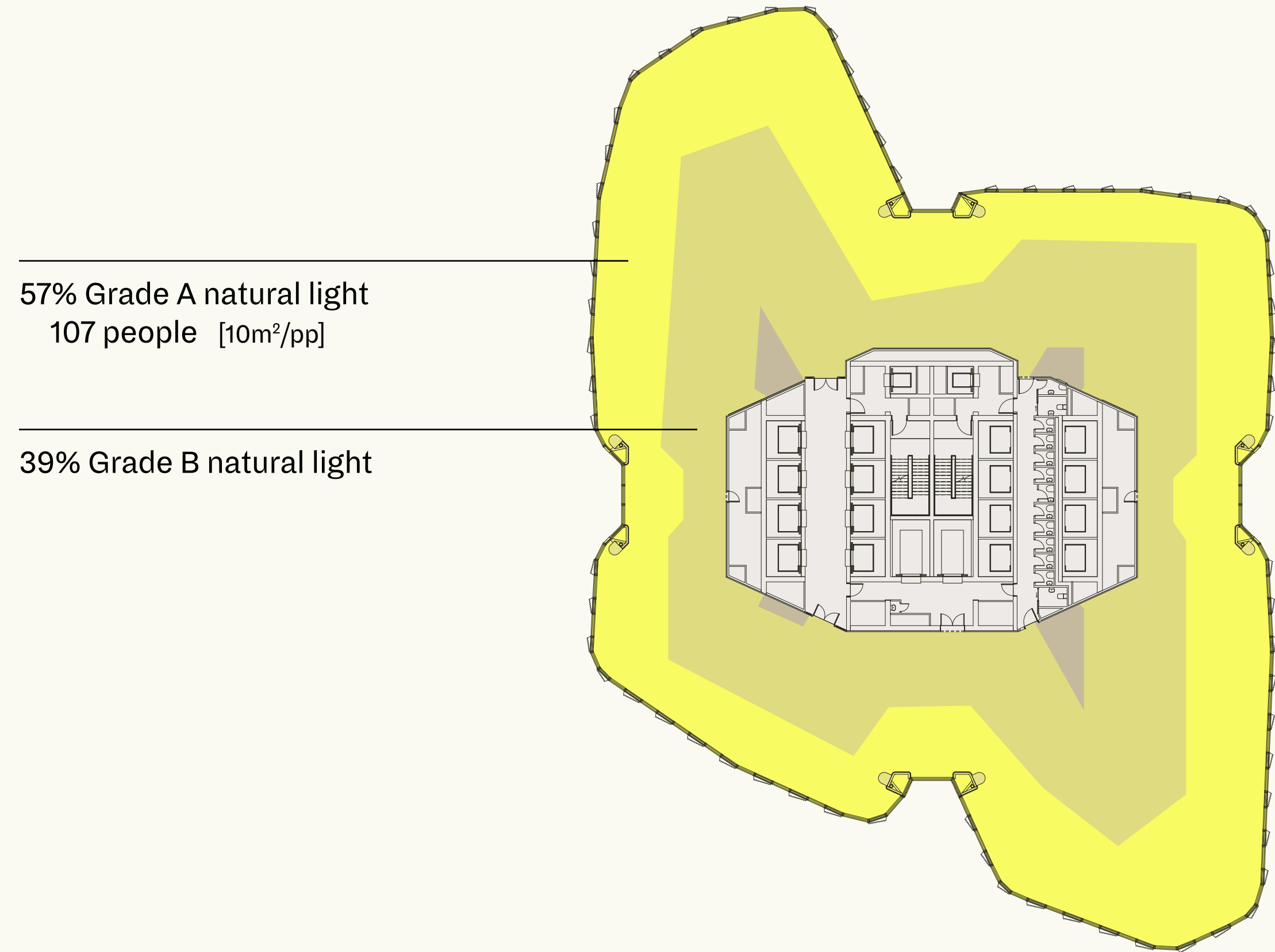
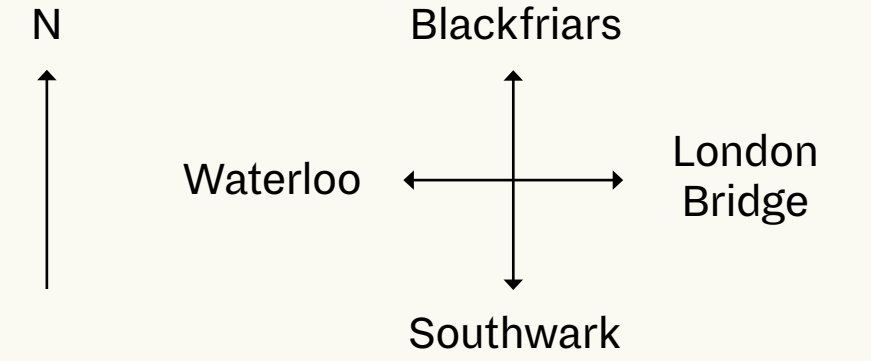
We're breaking records  
with more outdoor space  
than any other skyscraper in London

35,000 sq ft  
of outdoor space

equivalent to three  
Olympic-sized swimming pools



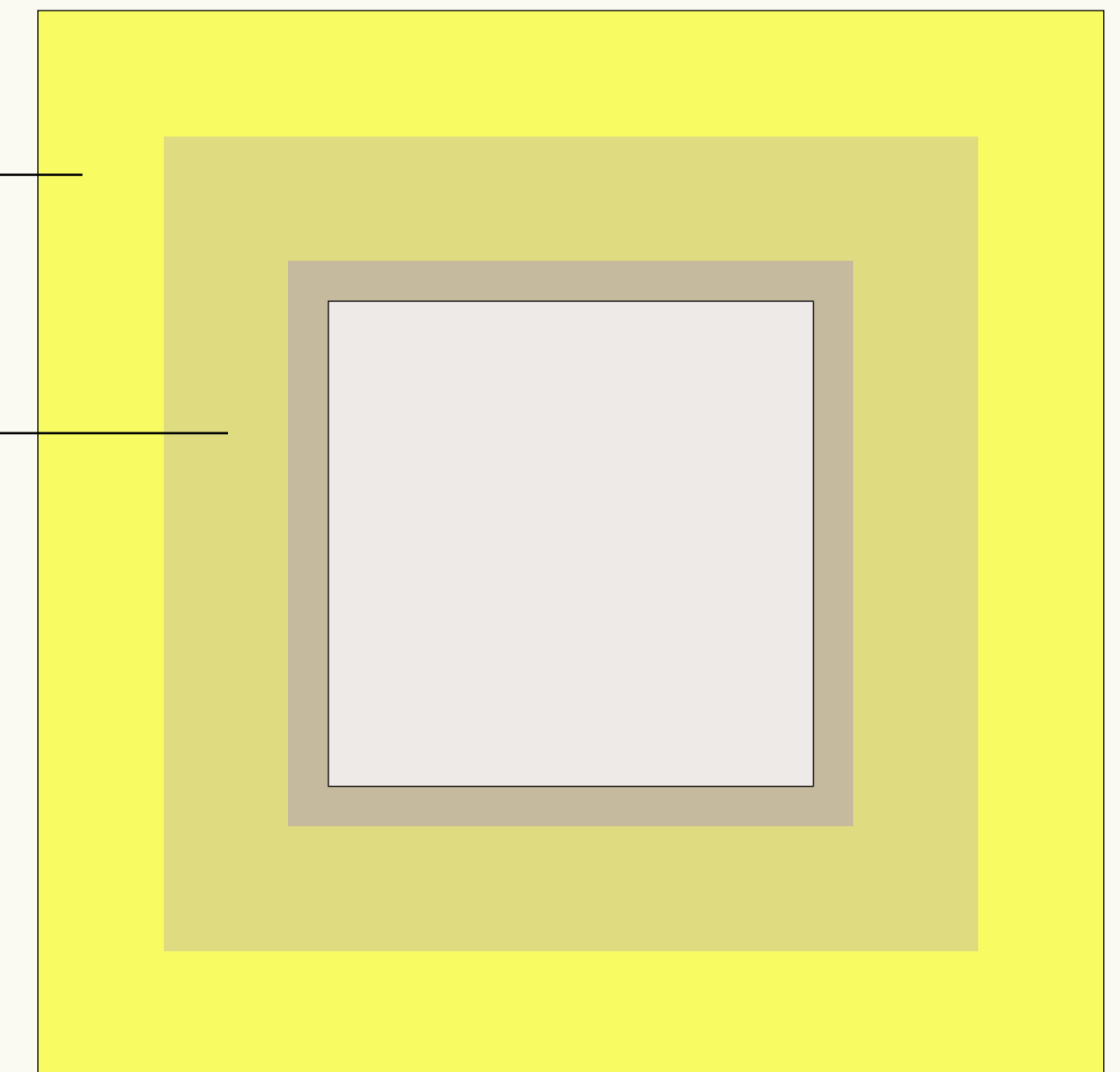
# Light-filled floors and epic views for high-performing teams



The floorplate

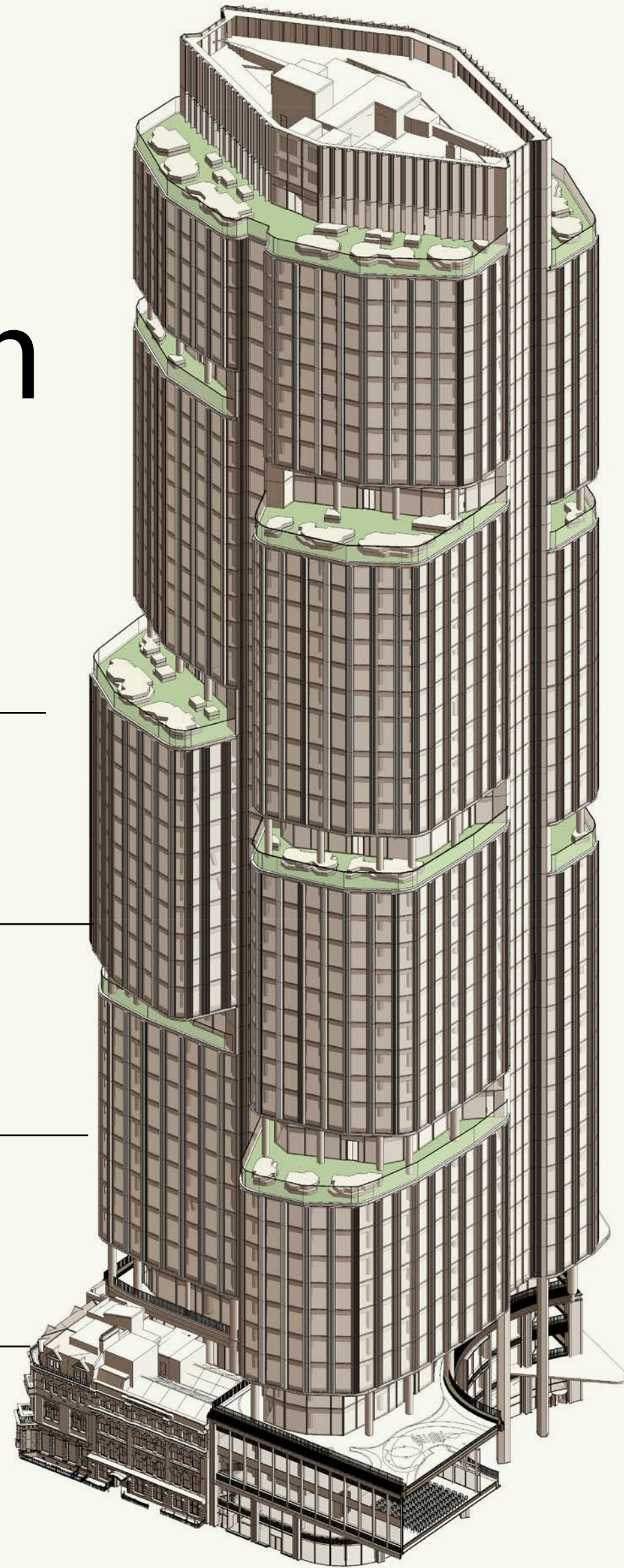
51% Grade A natural light  
97 people [10m<sup>2</sup>/pp]

38% Grade B natural light



Ordinary floorplate

# A variety of different spaces to choose from



824,000 sq ft  
of office space

35,000 sq ft  
of terraces

37,500 sq ft  
of amenities over level 02,  
level 27 and assembly room

64,000 sq ft  
of retail space within the  
wider podium

## Upper Level Floors

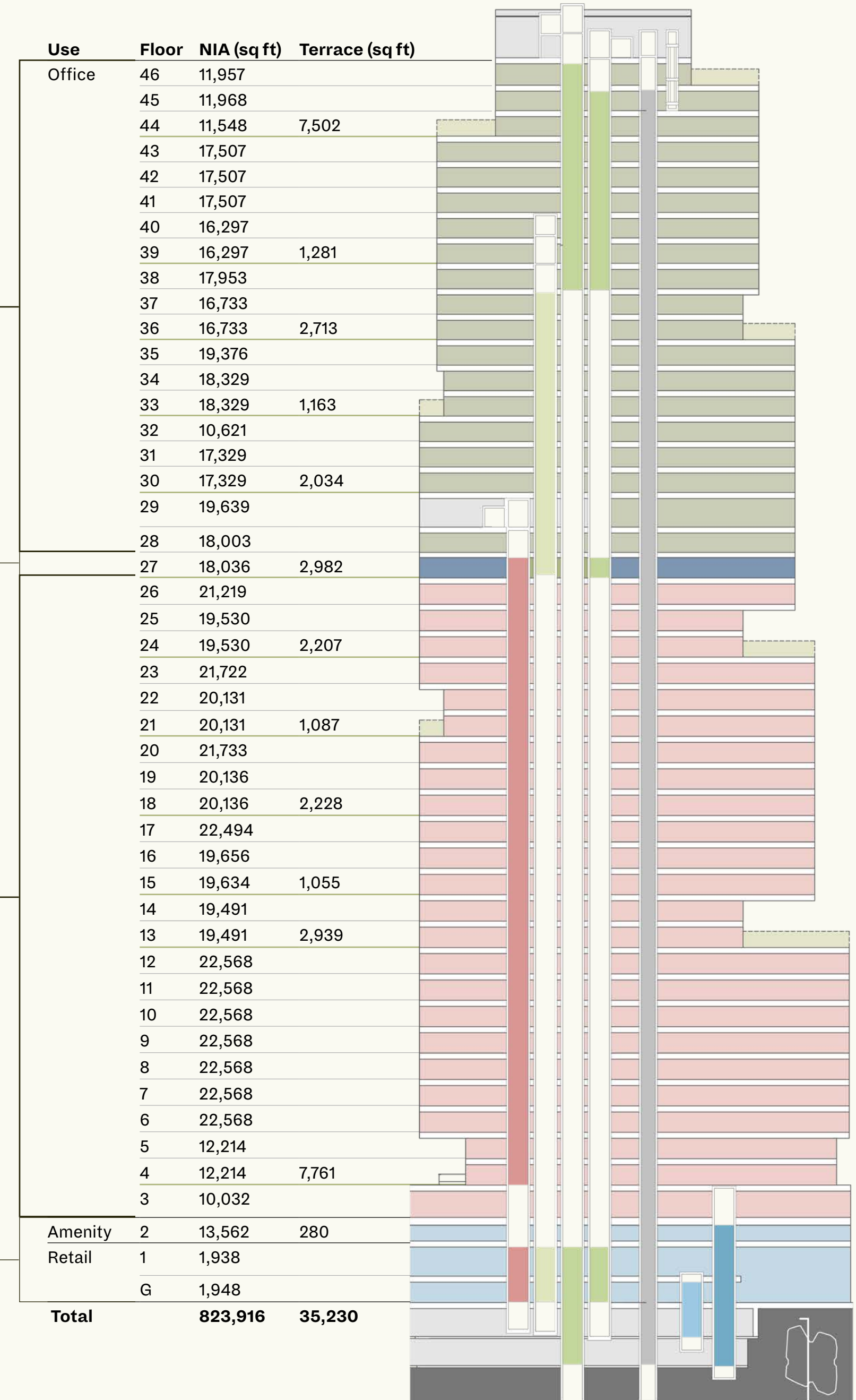
Floors 28 - 46  
Totaling 310,000 sq ft  
Including 6 terraces

## Amenity Floor

## Lower Level Floors

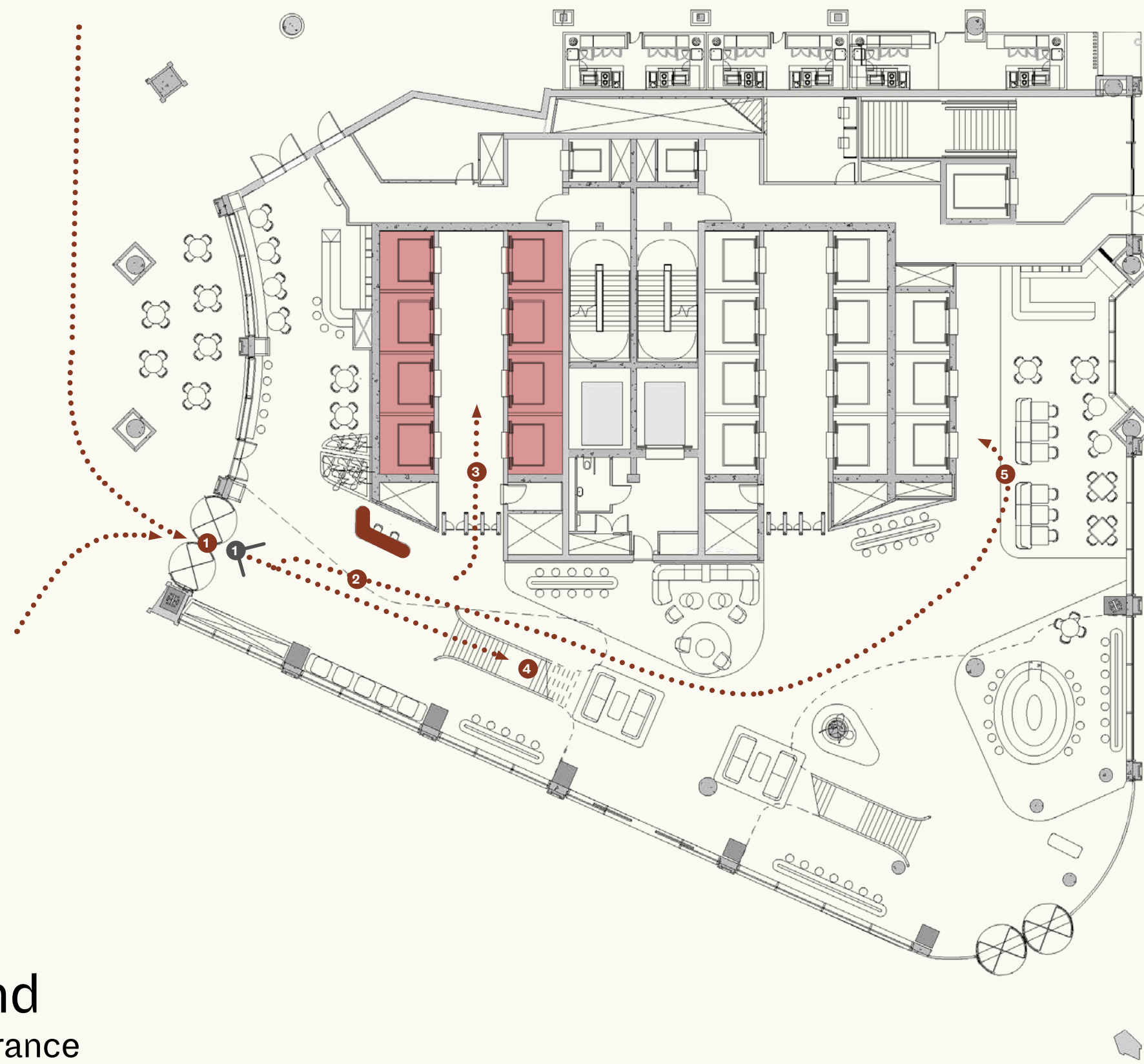
Floors 3 - 26  
Totaling 480,000 sq ft  
Including 6 terraces

## Podium



# Lower Level Floors

## Access from the Central Circle



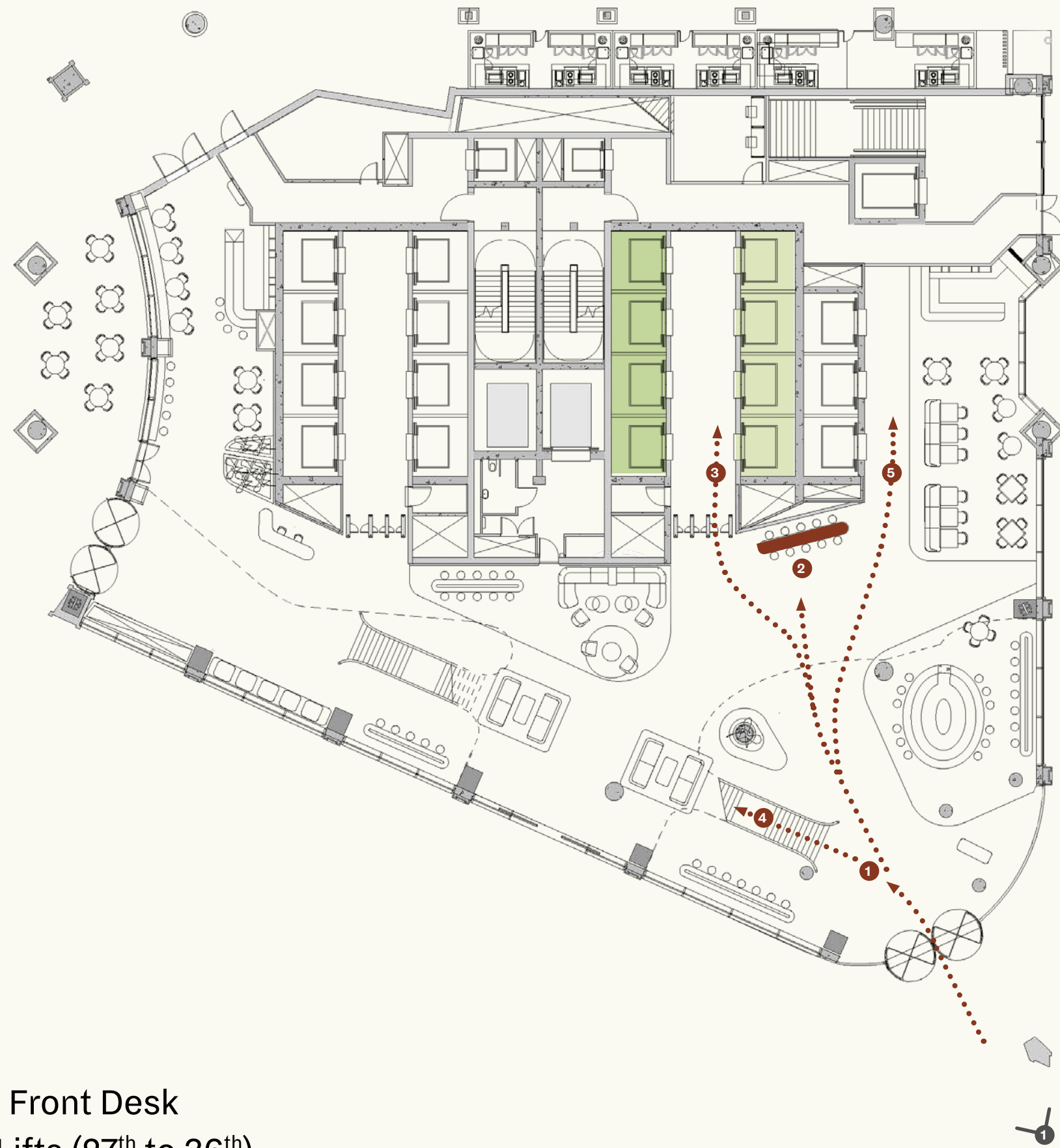
### Legend

- ① Entrance
- ② Dedicated Front Desk
- ③ Low Rise Lifts (4<sup>th</sup> to 27<sup>th</sup>)
- ④ Upper Deck Lifts & Amenities
- ⑤ Amenity Level Lifts



# Upper Level Floors

Access from Blackfriars Road

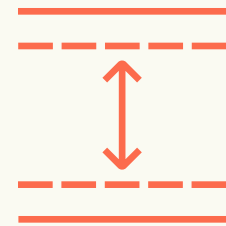


## Legend

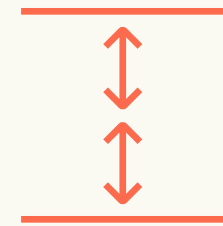
- ① Entrance
- ② Dedicated Front Desk
- ③ High Rise Lifts (27<sup>th</sup> to 36<sup>th</sup>)
- ④ Upper Deck Lifts & Amenities
- ⑤ Amenity Level Lifts



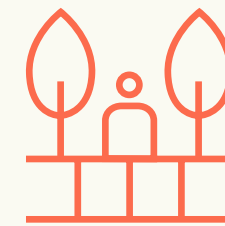
# Office spaces designed for flexibility and comfort



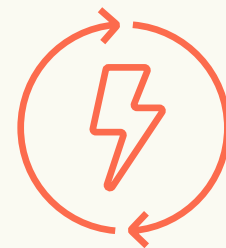
3m ceiling heights let natural light fall across 97% of the floorspace



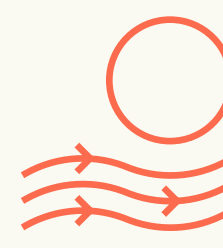
Double height reception leaves visitors with a lasting first impression



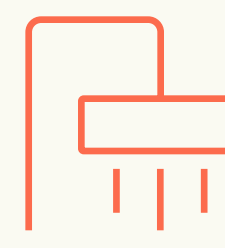
13 terraces - more than any other London skyscraper — makes it easy to get a change of scene



All electric heating and cooling for a lower commercial carbon footprint



Doubling the amount of fresh air in the office — 28 litres per second per person (L/s/pp)



60 showers, 1000+ cycle racks, 99 lockers and drying rooms makes active commuting a more attractive option



# The London skyscraper low on carbon and high on social impact



Well Community Gold



Outstanding



EPC 'A'



G R E S B

5.0



5.5



SmartScore  
CERTIFIED

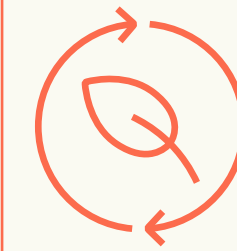
Platinum



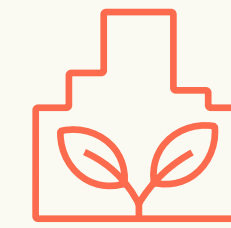
Platinum



HOME  
QUALITY  
MARK



100% renewable energy



Fossil fuel free development



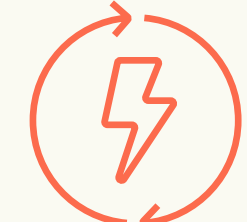
Almost 100 new trees planted for fresher air and to refocus minds



2x more energy efficient than the average office building in London



Consolidating deliveries to minimise traffic and pollution



Central energy centre for efficient operations and lower costs

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Generating considerable social value

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Dedicated mentorship programme

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Partnerships and programmes rooted in our neighbourhood

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Affordable workspaces for socially-minded entrepreneurs

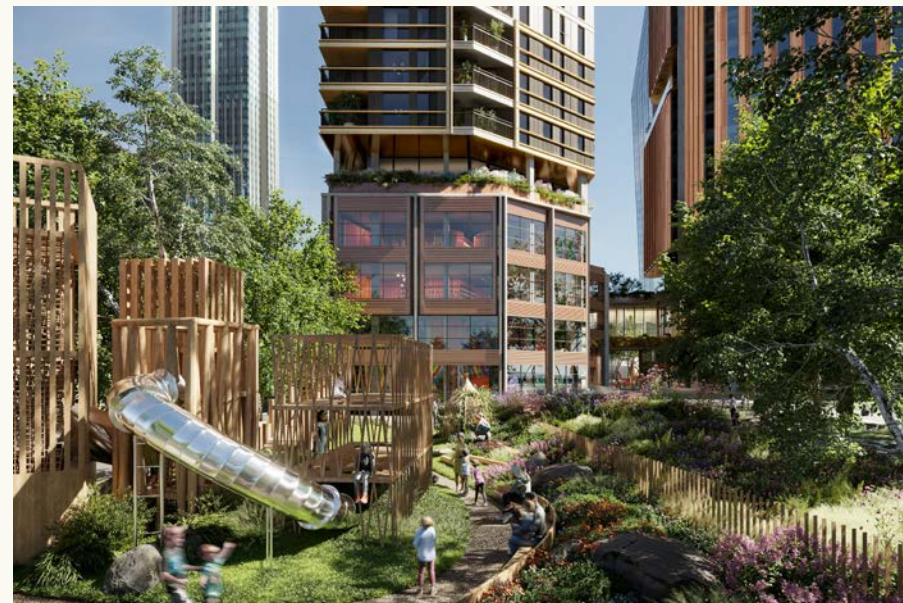
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40% affordable housing in this rare central London location

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# The destination for social wellbeing: embracing community, culture, and wellbeing

## Church gardens



40,000 sq ft of a greener landscape including the restoration of the listed fountain

## Hatter's Yard food market



4,000 sq ft of micro food market and active space for art and cultural events

## Community cafe



2,000 sq ft social enterprise to offer food and drink at affordable prices

## Central circle



12,000 sq ft of gathering space for year-round events and cultural programming

## The Mad Hatter pub



12,000 sq ft Mad Hatter Hotel and 1 Stamford Street refurbished into a destination public house and restaurant

## Mentorship hub



9,000 sq ft space at peppercorn rent for educational activities such as the Hospitality Training Centre

## 300-seat auditorium



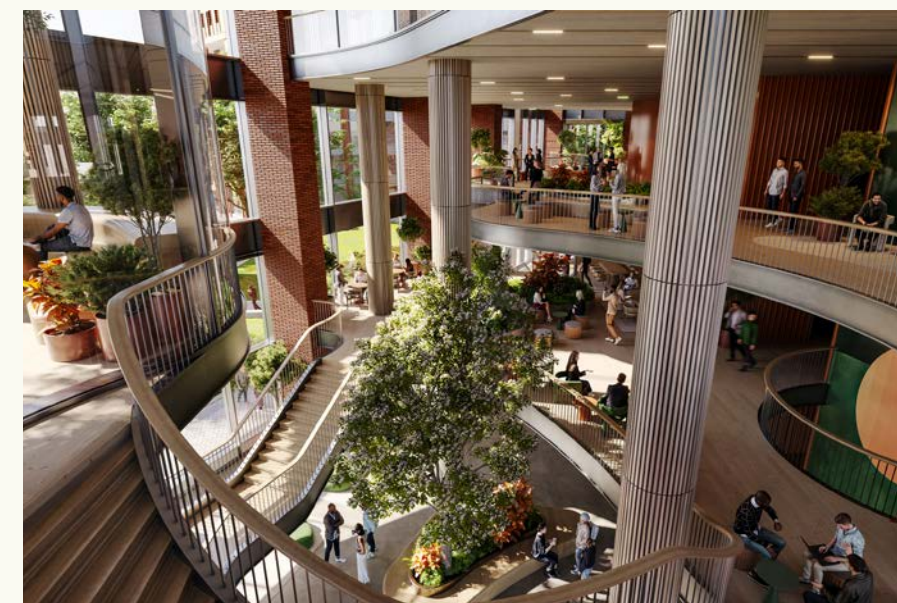
Auditorium shared between businesses and community events

## Wellbeing amenities



Flexible spaces focused on increasing people's wellbeing

## Activated lobby



Collaborating with businesses to create welcoming spaces, with the potential to host informal talks and events

## Business incubator

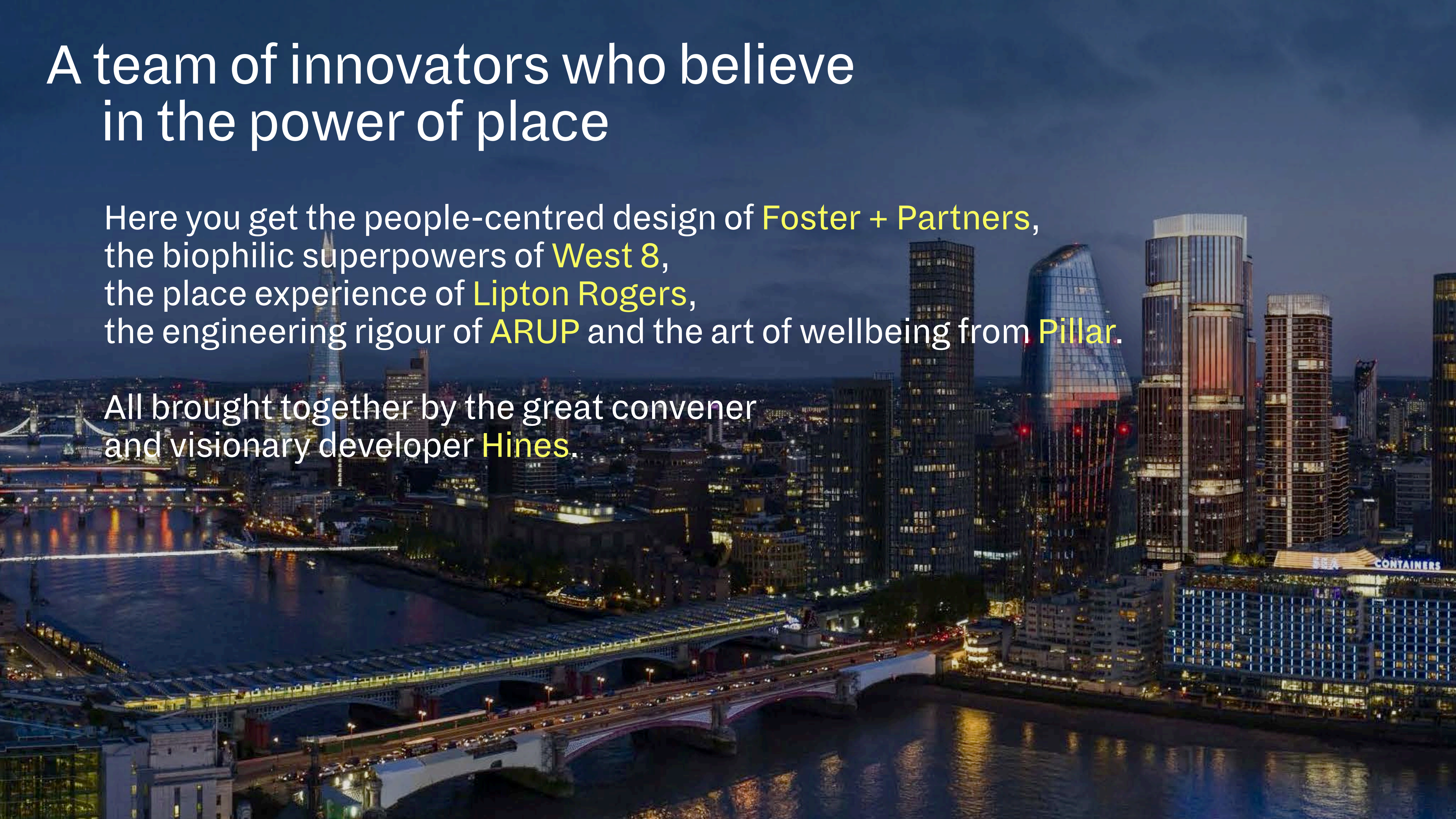


11,000 sq ft workspace at peppercorn rent for socially-minded entrepreneurs

# A team of innovators who believe in the power of place

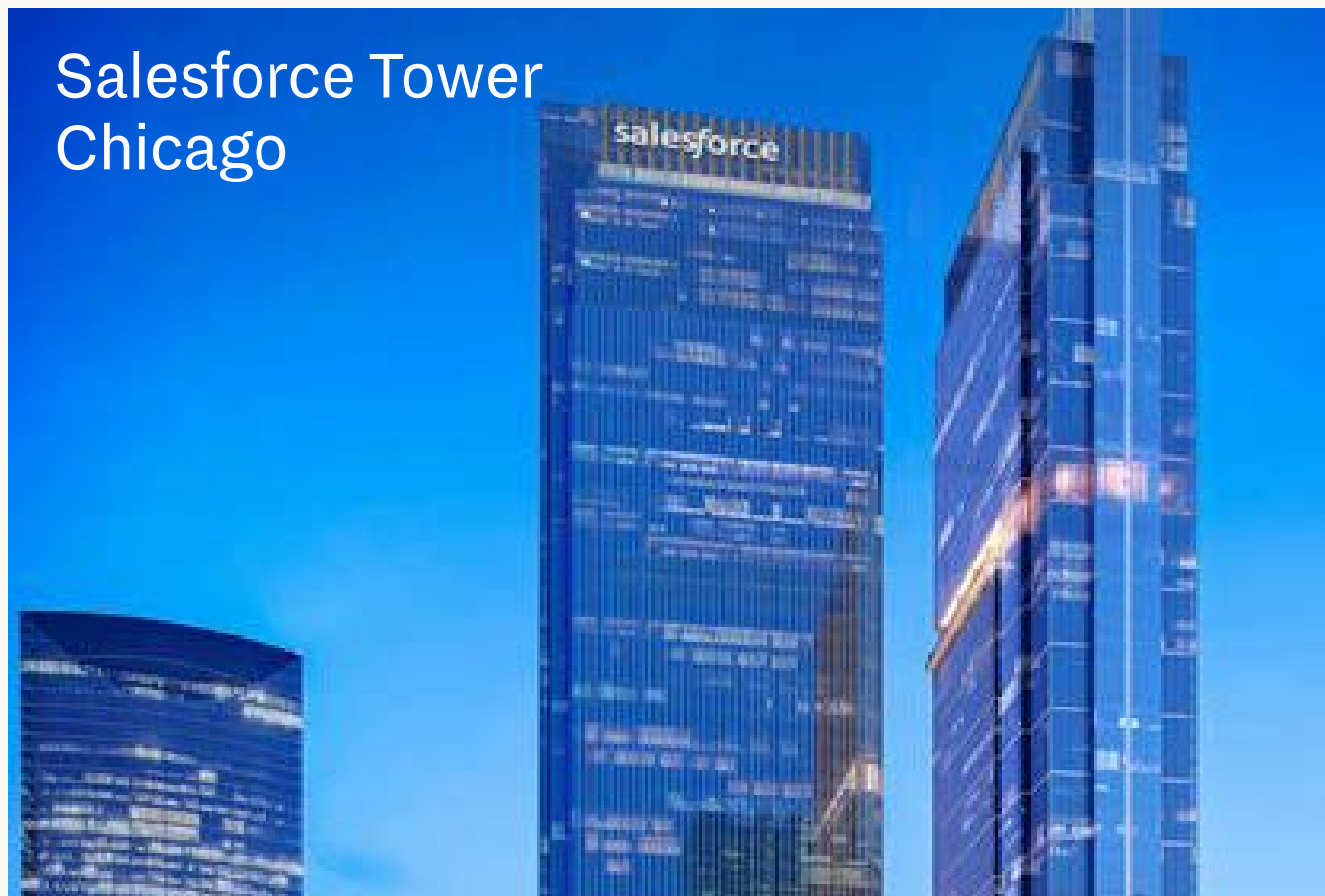
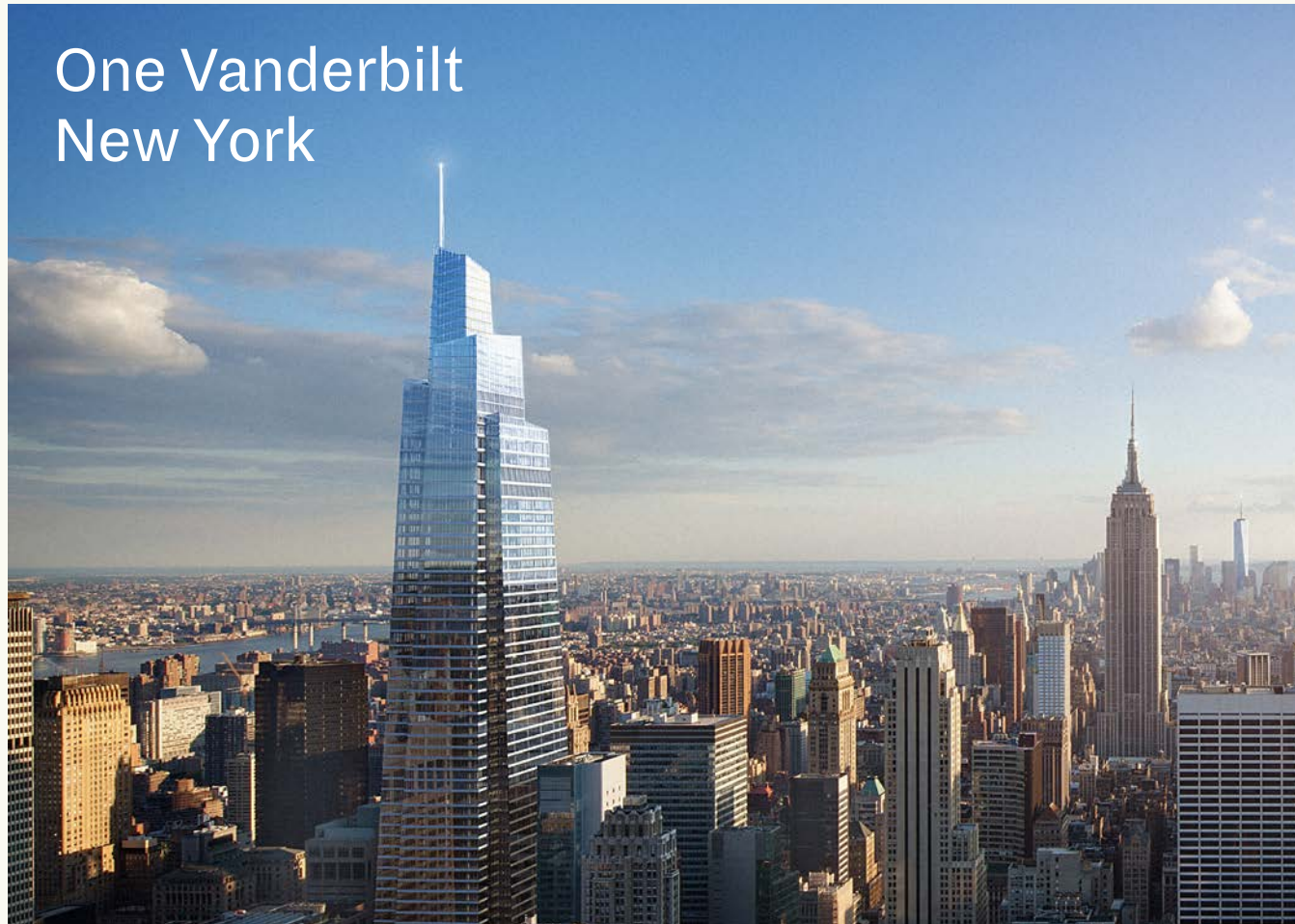
Here you get the people-centred design of **Foster + Partners**,  
the biophilic superpowers of **West 8**,  
the place experience of **Lipton Rogers**,  
the engineering rigour of **ARUP** and the art of wellbeing from **Pillar**.

All brought together by the great convener  
and visionary developer **Hines**.



# The developer looking after people for over 60 years

# Hines



# 383

Cities across 30 countries

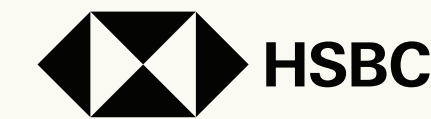
# 197

Developments currently underway

# 1077

Buildings under operation

Global businesses who trust us to deliver and manage their spaces



Morgan Stanley



BAIN & COMPANY

# Discuss your next HQ

Completion anticipated 2030.  
Tenant access to fit-out from 2029.



**ONE**  
**THE ROUND**

**Hines**

**Ross Blair**

Senior Managing Director  
Head of Hines UK

+44 (0) 7810 637 439  
ross.blair@hines.com

**Jurrien de Koning**

Managing Director  
Commercial

+44 (0) 7768 876 694  
jurrien.dekoning@hines.com

**Jasmine Dillon**

Managing Director - Marketing,  
Community and Experience

+44 (0) 7741 312 026  
jasmine.dillon@hines.com



**CUSHMAN &  
WAKEFIELD**

**Alistair Brown**

International Partner  
Head of Leasing, UK

+44 (0) 203 296 2007  
alistair.brown@cushwake.com

**Tim Plumbe**

International Partner  
London Office Leasing

+44 (0) 7768 146280  
tim.plumbe@cushwake.com