



**SIERRA QUEBEC BRAVO**

51°30' 2.808" N / 0° 1' 4.152" W

# ARRIVE, RELAX MEET, REPEAT

Designed and managed to entirely map user expectation with workplace experience.

SIERRA QUEBEC BRAVO



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A GENERAL PROJECTS BUILDING

# Sierra Quebec Bravo is a transformative re-think of the 210,000sqft South Quay Building.

The building has always been home to a diverse mix of occupiers and is now evolving to improve the working experience for a new and dynamic community of successful businesses.

Re-coded by leading creative real estate developer General Projects to provide pioneering user services, productive and performing design and a programme of practical benefits.

The Wharfside workplace re-classified.



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# Sierra Quebec Bravo is the Docklands' first “Stacked” building.

Managed by leading workspace hospitality group General People, the entire building operates as an integrated, user-centric, service-led complex.

Key features include a top rate coffee shop, fitness centre and shower facilities, free co-working area and event space.

**AMENITIES**  
Coffee, Co-working, Fitness & Shower Facilities

The **upper floors** of the building has been fitted-out as design-led CAT A workspaces - engineered for high performance companies to thrive, with unit sizes ranging from 7,500 - 75,000 sq ft.

**CAT A**

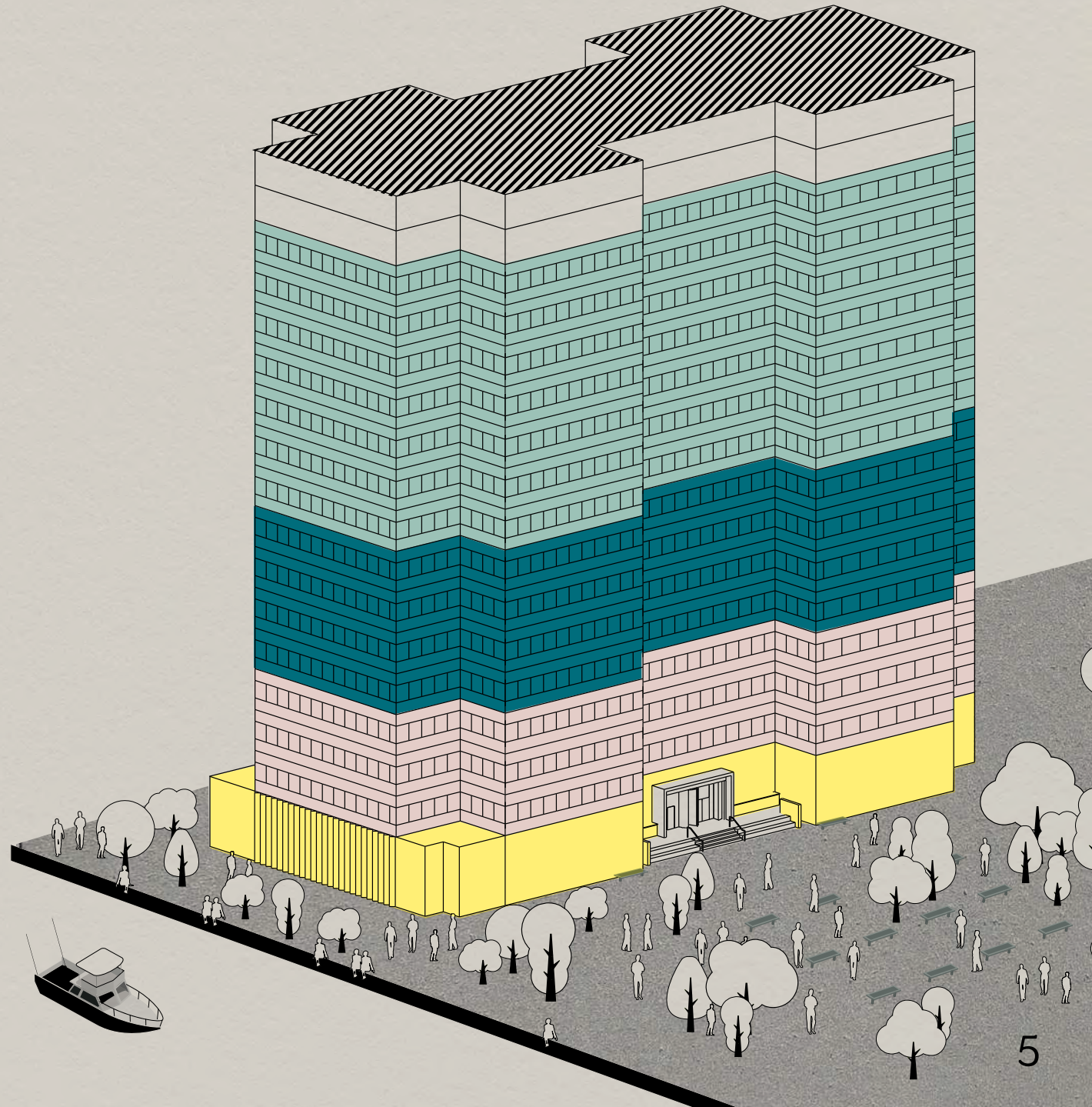
The **middle floors** of the building provide turn-key suites of 1,300 - 5,000 sq ft, interior designed to CAT B.

**CAT B**

The **lower floors** are operated directly as a flexible workspace hub, providing SME office studios, meeting rooms and event spaces.

**SERVICED**

SIERRA QUEBEC BRAVO



# S

## Service

*London's first fully serviced workspace.*

Operated by an onsite hospitality team, the building is bursting with amenities, offering a range of event spaces. It has been curated to provide real service to our users.

# Q

## Quality

*Beautiful and enduring design.*

Designed entirely for user experience and enjoyment, by leading architects SODA Studio. SQB works with specialised craft joiners, makers and artisans in delivering its design ambitions. Whilst the latest technology and equipment has been embedded throughout.

# B

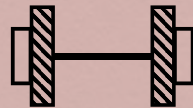
## Benefits

*Connected waterside working.*

Sierra Quebec Bravo is located on the leafy water's edge, part of the Southern Dock community of businesses. We are directly opposite London's key financial district and are plugged right into the best transport network in town.



COFFEE SHOP



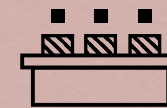
GYM



YOGA STUDIO



OUTDOOR GARDEN



CONFERENCE ROOMS



WIREScore PLATINUM



CO-WORKING



CYCLE SPACE



SHOWERS



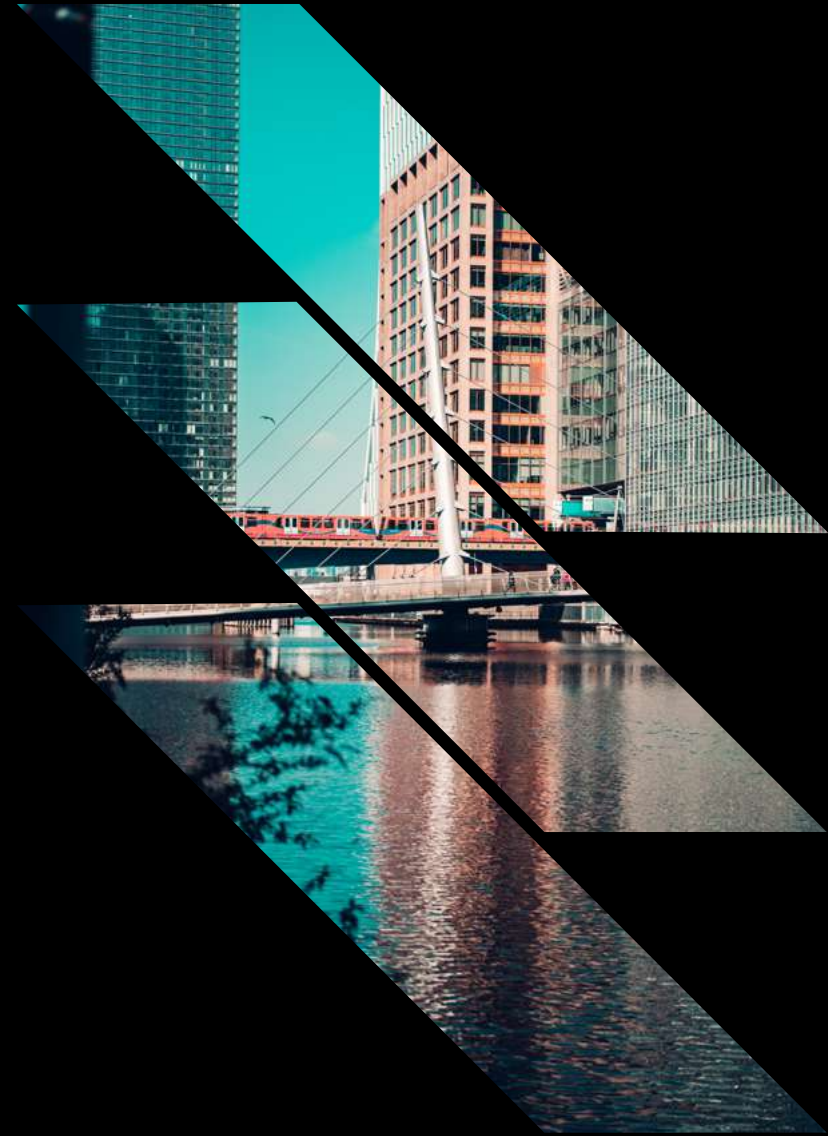
BREAKOUT AREAS

# LOCATION

Situated on South Quay, Sierra Quebec Bravo enjoys all of the first class and well established location, transport and amenity benefits associated with neighbouring Canary Wharf. In addition, we also have the health and wellbeing benefits of being set back on the leafy southern side of the dock.

As this is key in supporting and nurturing the wellbeing of your team, it is great for businesses and social alike.

Sierra Quebec Bravo is in proximity to some of the worlds leading institutions and talent bases along with leading F&B and hospitality offerings including Lemon Grass Kitchen, Cinnamon, Moira and Goodman- all on the southern edge of Canary Wharf.





Lotus Festival, South Quay



South Quay Promenade



Barges on Water's Edge



South Quay Street Food

Working at Sierra Quebec Bravo is a leafy, waterside experience. A breeze. The emphasis here on the southern dock is totally about health, wellbeing and ease. South Quay also offers a range of independent F&B, fitness and leisure choices.





Breakfast Club



Crossrail Place



New Bridge



Connected Transport

Canary Wharf, with its superb transport links, world leading financial and technology institutions and world class amenities is a short hop over the bridge. The delivery of the wharfside bridge provides direct access to the Canary Wharf estate and Wood Wharf in less than 60 seconds.



### RESTAURANTS / BARS

- 01 - Abokado
- 02 - Aniseed
- 03 - Bokan
- 04 - Big Easy
- 05 - Cinnamon
- 06 - Gapeesh
- 07 - Gaucho
- 08 - Goodman
- 09 - Hazev
- 10 - Iberica
- 11 - Joe & The Juice
- 12 - Lime Bar & Restaurant
- 13 - Lemongrass Kitchen
- 14 - Moira
- 15 - Obica
- 16 - Pedler
- 17 - Roka
- 18 - The Ivy
- 19 - Grind
- 20 - Gail's
- 21 - Pret A Manger
- 22 - Yuhoki

### OTHER AMENITIES

- 23 - Billingsgate Market
- 24 - Bikram Yoga
- 25 - Barry's Gym
- 26 - London Floatation Centre
- 27 - Crossrail Place Roof Garden
- 28 - Third Space

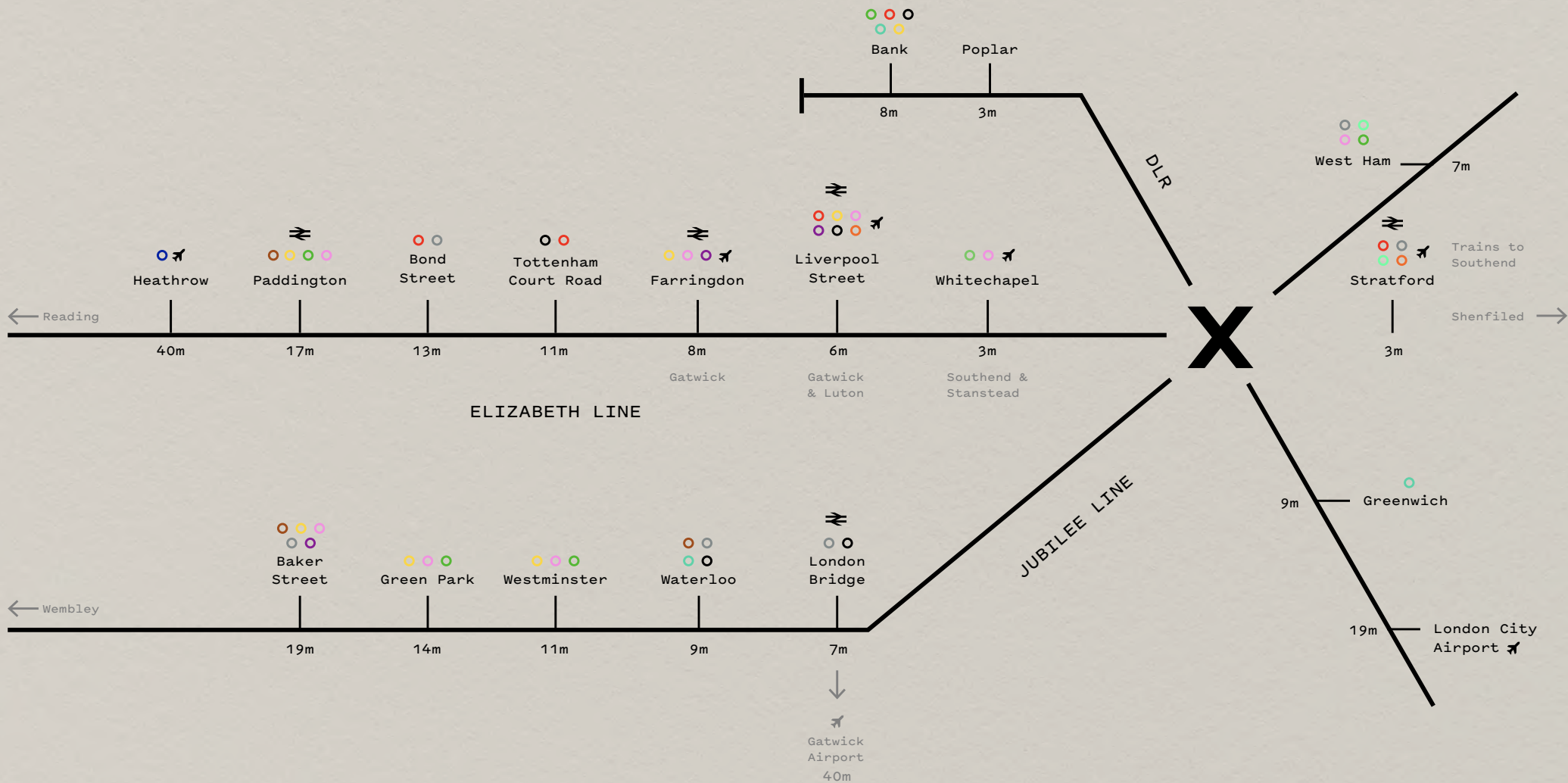
### STATIONS

- 29 - Canary Wharf Underground
- 30 - South Quay DLR
- 31 - Heron Quays DLR
- 32 - Canary Wharf DLR

### LANDMARK BUILDINGS

- 33 - Canada Square
- 34 - 1 Canada Square
- 35 - Crossrail Place
- 36 - South Quay Plaza

FREEMANS WALK		JUBILEE LINE		DLR		ELIZABETH LINE	
South Quay	3 mins	London Bridge	7 mins	Greenwich	8 mins	Liverpool Street	6 mins
Canary Wharf	10 mins	Westminster	11 mins	London City Airport	19 mins	Tottenham Court Road	11 mins
Crossharbour	15 mins	Baker Street	40 mins	Bank	30 mins	Heathrow	40 mins



LOCATION

# BUILDING

Sierra Quebec Bravo has been designed to be the most service driven, amenity rich and socially enabled building on the Wharfside.



# SERVICE

No secret to this, service is our mission at Sierra Quebec Bravo.

We consider all of the people working here as our equally valued guests. Every business in the building is served not simply as a tenant but as a client.

Whether you are a global behemoth or a fresh start up, the support teams at Sierra Quebec Bravo are here for you. Help can range from meeting room bookings and catering through to the organisation and provision of product launches, a team yoga class or on-floor reception cover.

We are a workplace wired around smart communication. Our operators General People understand that one size fits no one. Their approach is relevant and specialised, responsive and sensitive.



# WE'VE GOT THIS

Arrive, relax, meet, repeat

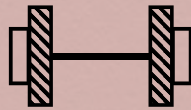


# EXPERIENCE

Health, wellbeing and practical amenity to support and empower your team and business is at the heart of the Sierra Quebec Bravo experience



COFFEE SHOP



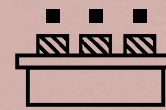
GYM



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CONFERENCE ROOMS



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CO-WORKING



CYCLE SPACE



SHOWERS



BREAKOUT AREAS

# ENERGY CAFE

Powered by *Perky Blenders*.  
Healthy, high quality food and  
drinks are our passion.





# WELLNESSES

Our wellbeing offer has been designed and programmed with your staff fully in mind. We completely appreciate that this needs to be outstanding.

A purpose built gym concept is hidden at basement level. Equipped with Peloton Bikes, Yoga Mats and Pilates Reformers it is accessible and useable by all building members. The series of classes are programmed by our on site experts to run in direct response to user-request.

The cafe has been set up to coordinate with the class schedule, providing pre-order options on health and protein shakes to further enhance the integrated wellness experience available at the building.



# CYCLE DIRECTLY INTO THE BUILDING

Ramp down stress. Ramp up health.



# FRESH THINKING

Downtime breaks and Dockside lunches.  
Social gatherings and special events.



# CONNECT & COLLABORATE

Meeting rooms designed for in person  
& hybrid connections.





7:18 - 7:24 <<

# IMPACT

At Sierra Quebec Bravo we believe in bridging the communal and commercial needs of the community.

Doing well means doing good. For us this means giving our clients the chance to give back - as their business grows - whilst also supporting the wider community.

As part of the building's operations, General People are delivering and prioritising a range of optional programmes:

**Youth Mentoring, Free Gym Space, Entrepreneur Support, Upstream Skills Work, Apprenticeship Programme and Local Supply Chain.**

Over the first 5 -years of operations this will generate £1.80m\* of SOCIAL VALUE as well as £1.10m\* of GROSS VALUE ADDED through the prioritisation of local supply chains in operations.

\*The above impact figures are indicative only and provided by General People. These will be subject to independent assessment as part of the next stage of planning.



# SPACES

Sierra Quebec Bravo offers a comprehensive range of options.

We can readily accommodate multi-national companies looking for 15,000 sqft Cat A floorplates. We are equally happy to help start up businesses seeking fitted suites from 1,300 sqft.

What all choices have in common is that they have been designed with service and operations in mind. And delivered for actual customer need.



# A.

Across levels 8-14, Sierra Quebec Bravo provides 105,000 sq ft of designed workspace entirely engineered to enable new ways of working.

Offered across 15,000 sqft floorplates, the space is highly divisible and adaptable, catering for businesses looking for 3,500 sqft – 75,000 sqft. Designed by leading architects Soda Studio, the new floors will include feature LED lighting, raised access floors, access to a 10GB dark fibre line and a fully serviced WC and lift core amenity.

With 360 degree views across the Canary Wharf skyline, over the Thames to the O2 Arena and down beyond the Docks to Greenwich - our users will forever find inspiration and light to brighten up their days.

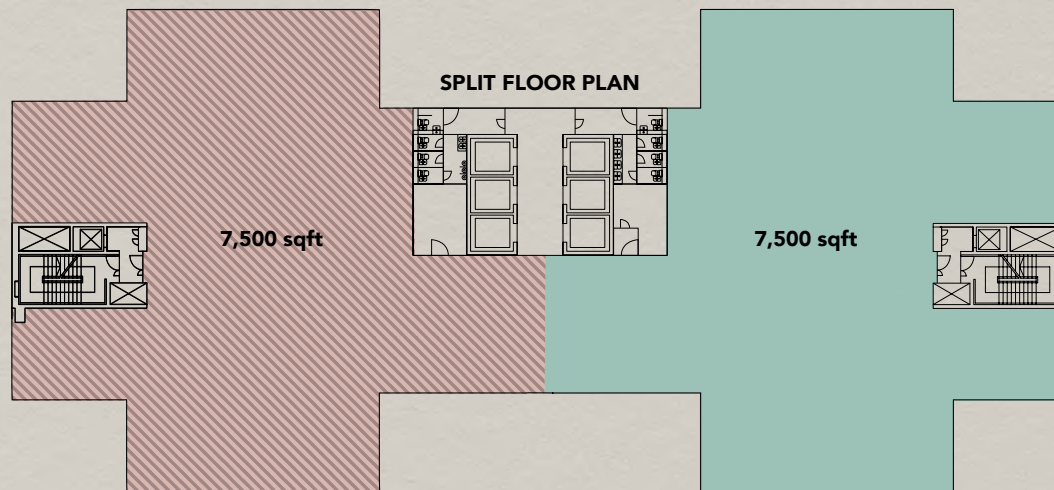
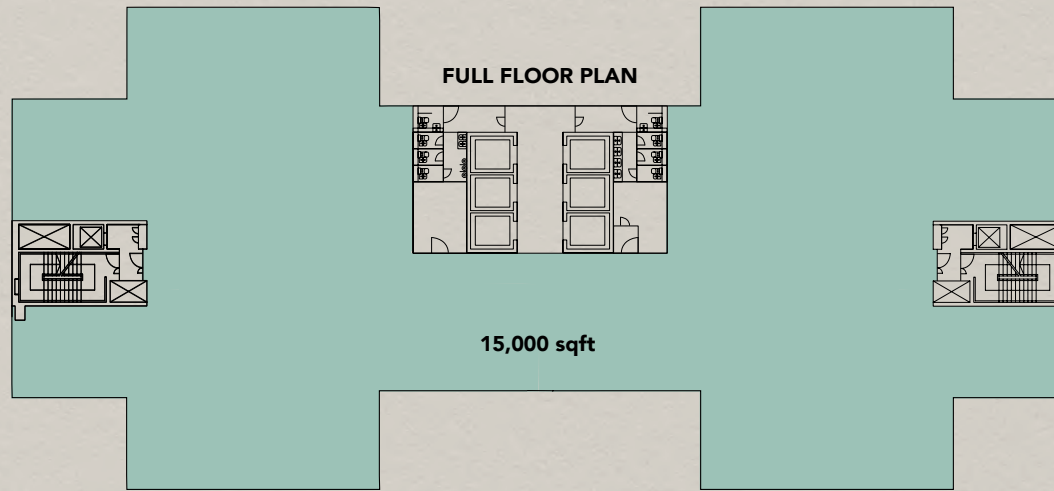




SPACES THAT  
WORK FOR YOU,  
ON NEW LEVELS



# CAT A CONFIGURATIONS



Detailed floor plan & space plan options available upon request

# B.

45,000 sq ft of designed, plug and play workspace, designed and programmed to service and support your business in friction free working, is provided across levels 3, 6 and 10  
The floors offer unit sizes of 1,292 sq ft to 7,500 sq ft.

Created by leading architects Soda Studio, the design incorporates private and focused spaces for a new age of virtual work along with feature LED wall lighting and organic, acoustically friendly furniture choices. The fitted office space has been specifically delivered to enable your business to maintain its own culture through individual communal spaces, fitted meeting rooms and signage.

These spaces can be as serviced or hands off as you would prefer with the basics already in place but further options including catering, reception services, art curation and cleaning available from General People.



# TAKE A VIEW

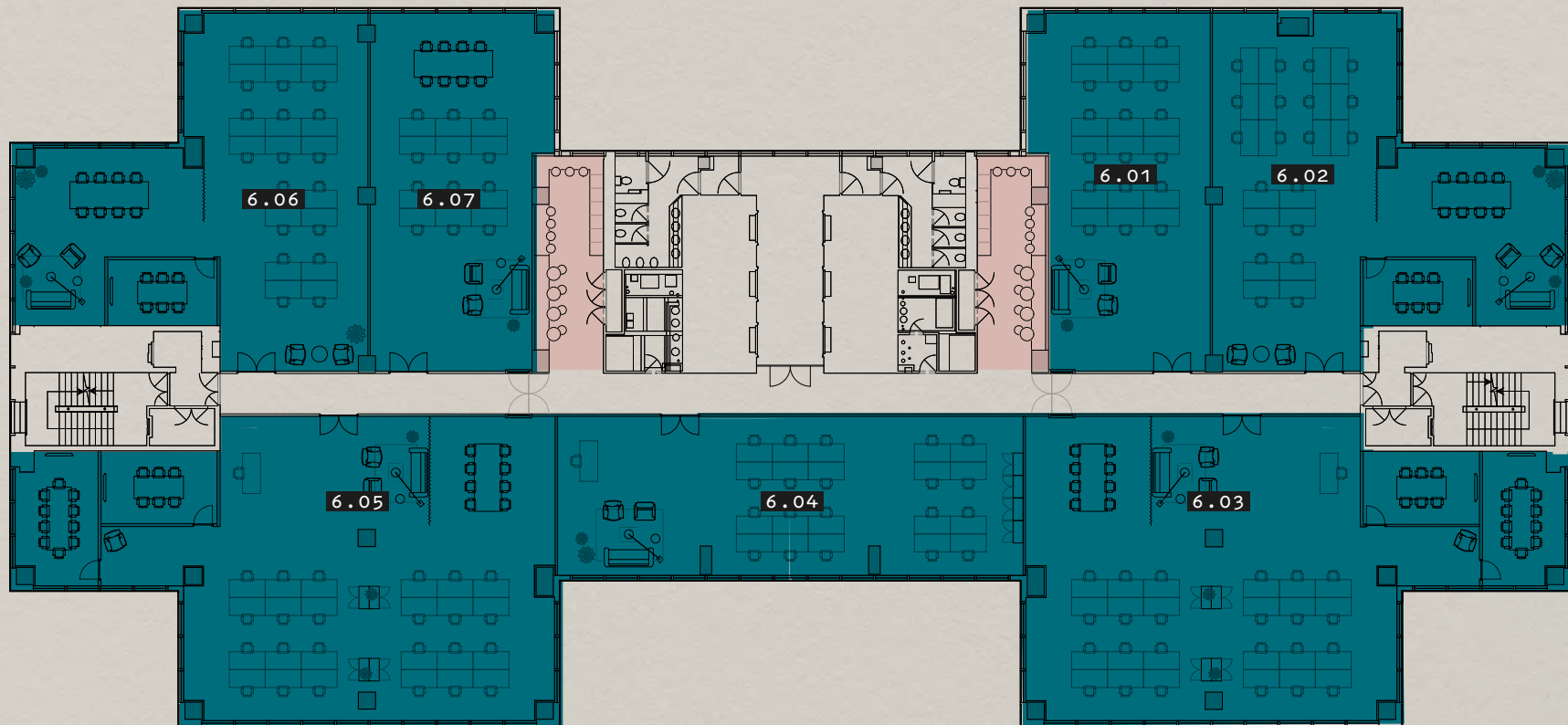
A stimulating productive environment for modern, social working is the SQB design experience.



# CAT B CONFIGURATIONS

- / OFFICES
- / BREAKOUT

UNIT	SQFT
6.01	1292 SQFT
6.02	1970 SQFT
6.03	2798 SQFT
6.04	1571 SQFT
6.05	2798 SQFT
6.06	1970 SQFT
6.07	1292 SQFT



Detailed floor plan & space plan options upon request



# M

## General Projects

*Development Manager*

General Projects is a real estate developer and operator that creates experiential, innovative and dynamic buildings, designed around the needs of the new economy. With a focus on the changing nature of the home and the workplace, General Projects collaborates with architects, designers and technologists to deliver environments that inspire people and connect communities.

# A

## General People

*Building Operator*

General People are a real estate operator focused on the delivery of high quality, impact led and design focused workspace for SME companies looking to work in London. They challenge the statement that value, beauty and impact can't all exist alongside one and other through the delivery of relevant amenity within their buildings that adds genuine value for over 250 SME businesses across London.

## Oval Real Estate

*Asset Manager*

Oval manages buildings and neighbourhoods throughout England, with teams and offices in London and Birmingham. They aspire to deliver outstanding working communities and buildings.

# E

## SODA Studio

*Architecture & Graphics*

From architecture & interior design to graphics & branding, SODA approach each project with unrivalled energy, enthusiasm and dedication. They have a variety of work – ranging across disciplines, scales and sectors. They innovate to produce works reflecting the drive and ambition of their clientele.

# T

## Savills

*Building Manager*

Savills manage over 467m sq ft of property across the UK. Their Property Management teams provide core services with a focus on sustainability, health & safety, technical support, place shaping and more. They are market leading and provide property management expertise across all areas of real estate.

## Perky Blenders

*F&B Operator*

Perky Blenders are a fiercely independent, family run coffee roaster and full service F&B provider based in Walthamstow.

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