

# The Green Walk

Bankside  
71 Hopton St  
SE1

MANHATTAN LOFT CORPORATION





# Contents

<a href="#">Introduction</a>	2
<a href="#">Specification</a>	6
<a href="#">Sustainability</a>	9
<a href="#">Availability</a>	11
<a href="#">Plans</a>	11
<a href="#">Location</a>	14
<a href="#">Map</a>	15
<a href="#">Connectivity</a>	16
<a href="#">Developer</a>	17
<a href="#">Contact</a>	18

# A Gem in Bankside

The Green Walk is a 9,460 sq ft self-contained headquarters opportunity in the heart of London's Bankside with south-facing terraces on three floors. The Green Walk is a versatile building that cultivates creativity and imagination, serving as a place to meet, work, unwind or celebrate. Delivering Q4 2024.



Exterior view CGI



# Make an Entrance

The impressive arrival experience is flooded with natural light and abundant character. The use of XXX glass and green colour palette throughout references the history of the site, where a glass-making factory once stood. The building has a clubhouse feel, continually evolving, where crossovers and collaborations can be explored.



Office floor indicative fit-out CGI

## The Green Walk Bankside

The future home of an aspirational business, blurring the distinctions between work and pleasure.



Office floor with terraces indicative fit-out CGI



Office floor indicative fit-out CGI

The use of Cross Laminated Timber (CLT) not only reduces the building's carbon footprint but creates a dynamic contrast with the exposed concrete finishes.

# Specification



Exposed concrete and cross laminated timber



New VRF air conditioning



Building branding opportunity



Exceptional natural light



DDA access, toilets and lift



Exposed concrete and cross laminated timber



New VRF air conditioning



Building branding opportunity



Exceptional natural light

# Elevated Urban Oasis

The building offers 500 sq ft of south-facing terraces on three floors with impressive views across Southwark and beyond. Blurring the threshold between outside and in, the terraces will create a truly inspiring environment.



Exterior view with terraces CGI





# Sustainability



EPC Rating A



Green roof and planters to increase local biodiversity



Rainwater harvesting strategy developed to irrigate planters using rainwater to reduce water run off



Removal of gas-powered heating/cooling system and replacement with **high efficiency electrical heating/cooling** to allow for fossil free operation using green energy suppliers



99% of demolition material recycled



Existing building **reused and adapted** to suit contemporary office requirements and sustainability standards while minimising construction



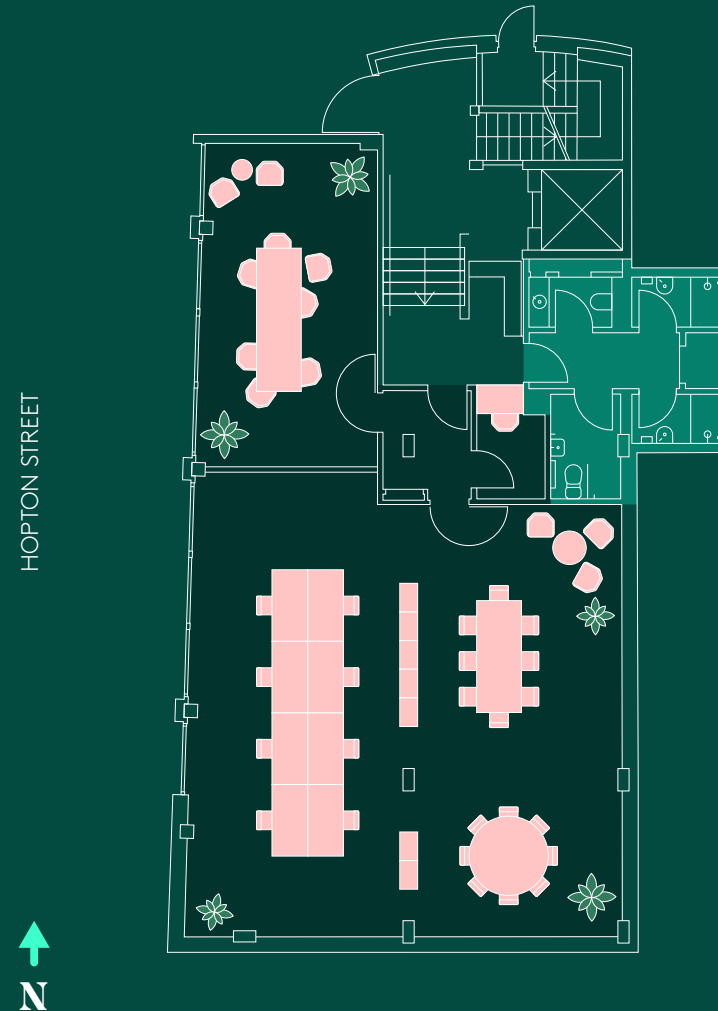
# Availability

Floor	SQ FT	SQ M	Terrace SQ FT
4th	1,440	135	110
3rd	2,000	185	110
2nd	2,175	200	280
1st	2,520	235	-
Ground	1,325	120	-
<b>Total</b>	<b>9,460</b>	<b>875</b>	<b>500</b>

# Ground Floor

1,325 SQ FT | 120 SQ M | INDICATIVE FIT-OUT

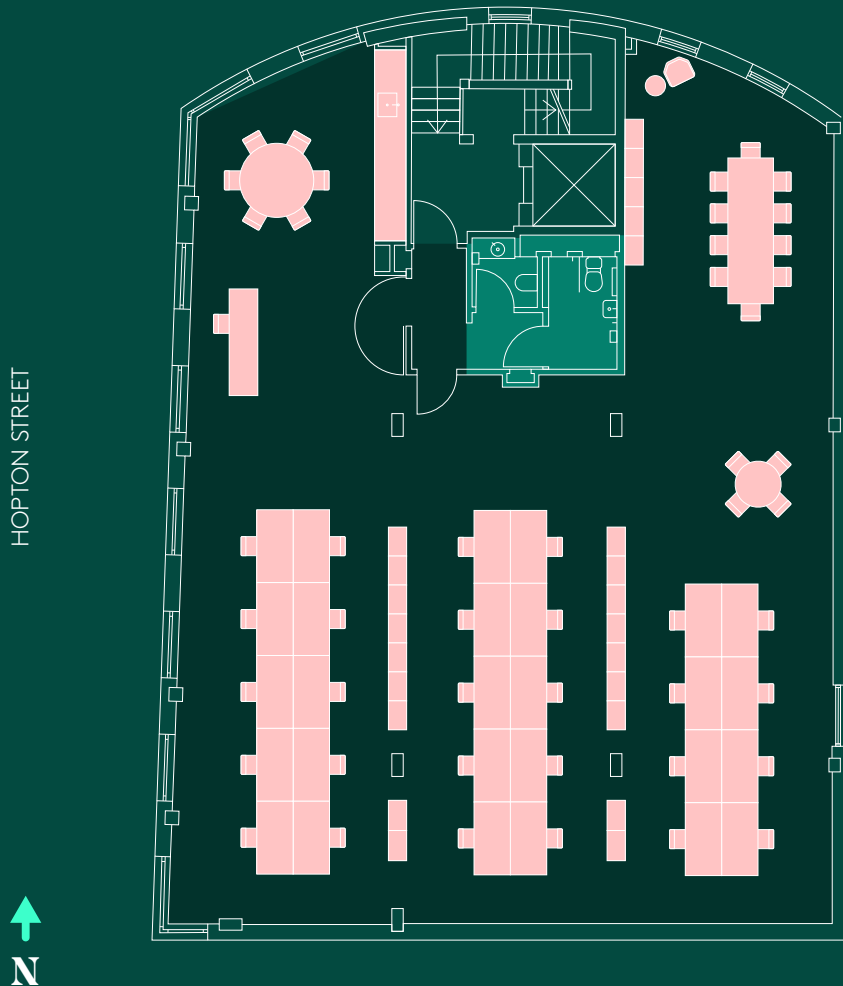
8 Desks | 1 Meeting room | 3 Breakout areas | 1 Focus room



# 1st Floor

2,520 SQ FT | 235 SQ M | INDICATIVE FIT-OUT

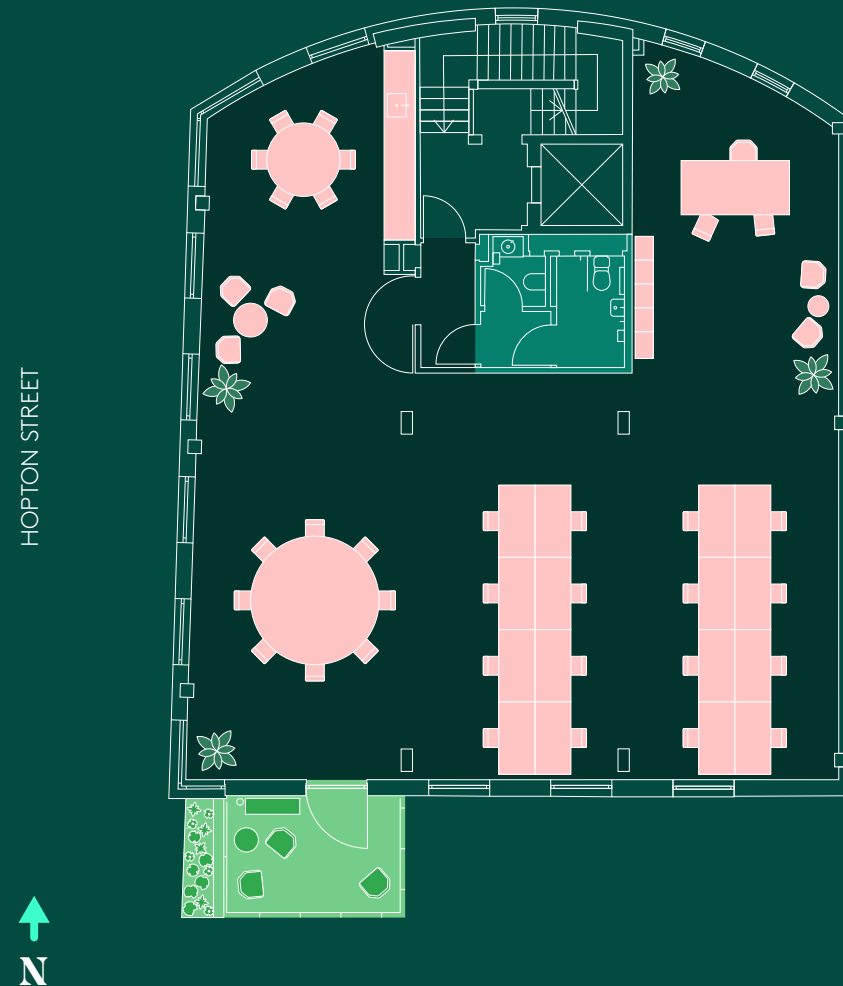
28 Desks | 1 Teapoint | 1 Reception | 3 Breakout areas



# 2nd Floor

2,175 SQ FT | 200 SQ M | INDICATIVE FIT-OUT

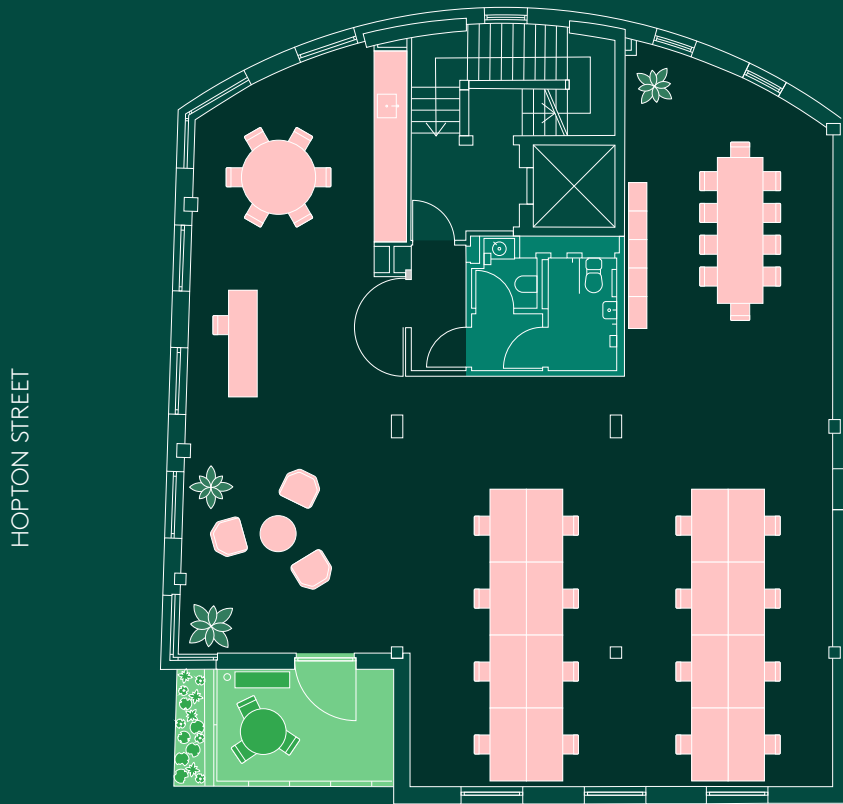
16 Desks | 1 Executive desk | 1 Teapoint | 3 Breakout areas | 1 Terrace



# 3rd Floor

2,000 SQ FT | 185 SQ M | INDICATIVE FIT-OUT

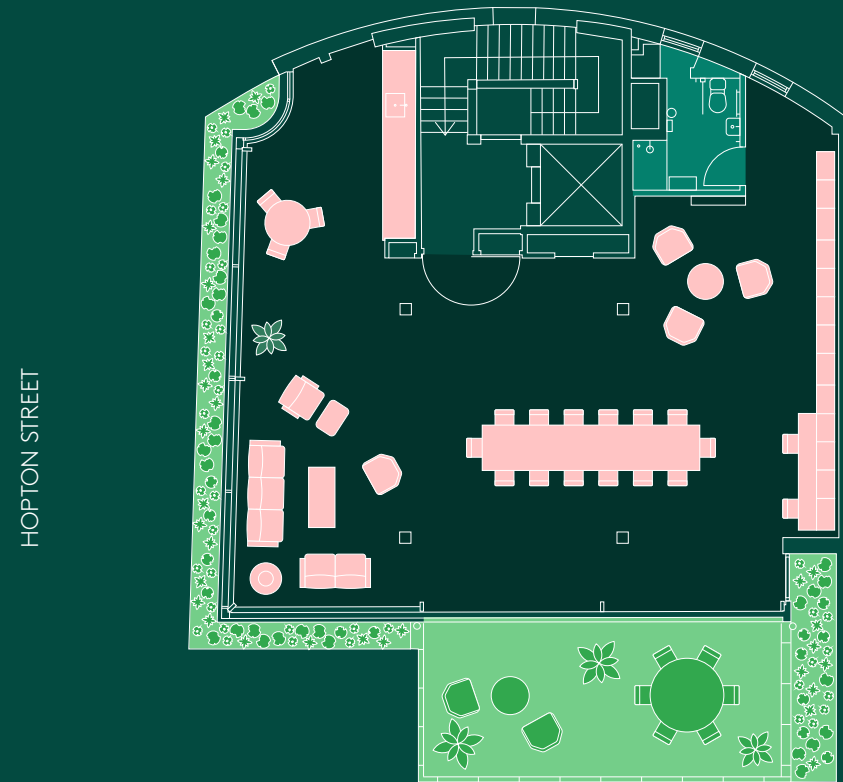
16+ Desks | 1 Teapoint | 1 Reception | 3 Breakout areas | 1 Terrace



# 4th Floor

1,440 SQ FT | 135 SQ M | INDICATIVE FIT-OUT

1 Lounge | 1 Teapoint | 3 Breakout areas | 1 Terrace | 2 Hot desks



# A Vibrant Location

Nestled among the cultural offerings of the Southbank, The Green Walk is an inspiring place for business. The building is situated next to Tate Modern and Bankside Gallery and within a 5-minute walk of some of London's best eateries such as OXO Tower, Flat Iron Square and street food at Borough Market. Connectivity is effortless with Southwark, Blackfriars, London Bridge and Waterloo Stations close by, offering Underground, Thameslink and National Rail services.



The Hoxton

Tate Modern



# The Green Walk

- Key**
- Restaurant
  - Bar/Pub
  - Café
  - Hotel
  - Culture/Landmark
  - Retail
  - Gym

**Temple**

**City Thameslink**

**St Paul's Cathedral**

**Bank**

**Mansion House**

**Blackfriars**

**Cannon Street**

**Blackfriars**

**Tate Modern**

**London Bridge**

**Southwark**

**Waterloo East**

**London Waterloo**

**Flat Iron Square**

180 Studios

Toklas

Daly's Wine Bar

Gaicho

The Fleet Street Press

CORD

Roasting Plant Coffee

Humble Grape

VICTORIA EMBANKMENT GARDENS

Templo

Hyatt Regency

RIVER THAMES

**National Theatre**

Paradiso Burger

OXO Tower

Sea Containers

Gabu Chocolatier

BERNIE SPAIN GARDENS

Bankside Hotel

Mulberry Bush

Black Sheep Coffee

2 MINS WALK

Mandarin Oriental

**The Globe**

TAS Pide

Gail's

Capricci

LEON

Amazon Fresh

Tonkotsu

Club Pilates

Flat Iron

**Borough Market**

Hawkmoor

Vinoteca

Padella

El Pastor

Lantana

Casa do Frango

**14 MINS WALK**

Southbank Centre

Brasserie Blanc

Sticky Mango

The Hoxton

SAMA

Hilton

Citizen M

Caravan

**11 MINS WALK**

**5 MINS WALK**

**13 MINS WALK**

The Old Vic

Flat Iron

Gordon Ramsey Street Pizza

Audrey's

Swift Borough

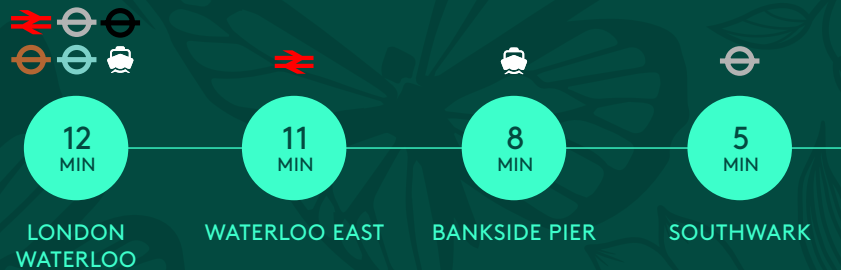
The Shard

Shangri-La Hotel

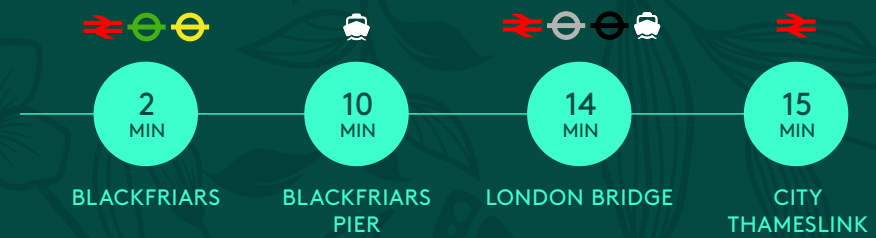
George



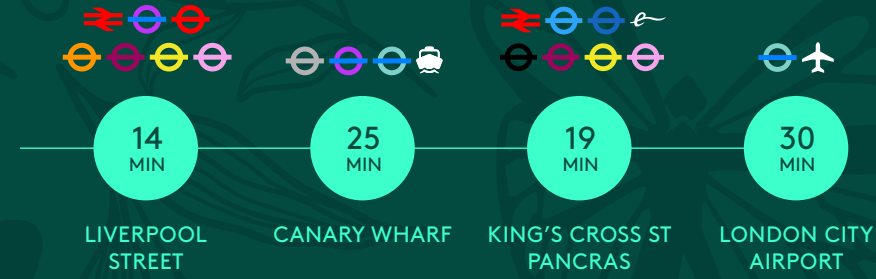
# Connectivity



The Green Walk  
WALKING TIMES



The Green Walk  
TRANSPORT TIMES



Times sourced from Google

# Manhattan Loft Corporation

Established in 1992 by Harry Handelsman, Manhattan Loft Corporation (MLC) pioneered the concept of loft living in the UK, and have been at the forefront on regenerating what were once fringe areas of London.

Their commitment to the area began in 1997, when they launched the iconic Bankside Lofts and Bankside Central developments, this kicked off a thrilling renaissance at the heart of the South Bank which included the Tate Modern's opening years later.

Manhattan Loft's core focus is on the quality of their developments, putting the end user's experience ahead of profits.

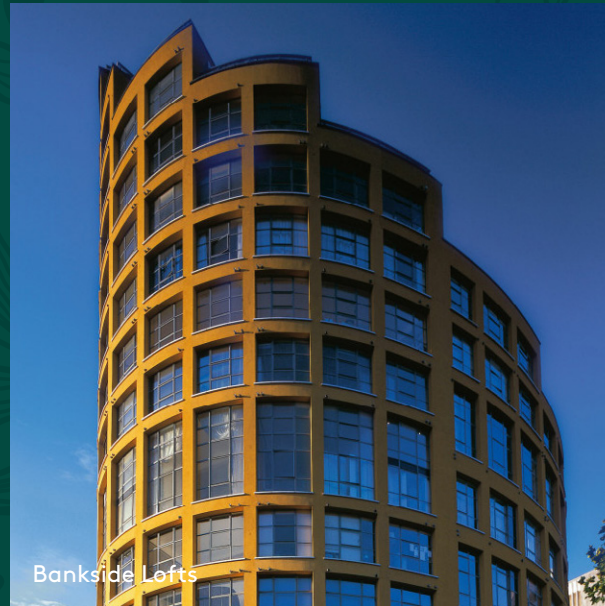
Manhattan Loft Corporation returns to Bankside nearly 30-years on to bring their distinctive touch to Green Walk and create a one of a kind headquarter opportunity, a Gem in Bankside.



St Pancras Renaissance Hotel



Bankside Central



Bankside Lofts



Chiltern Firehouse



Manhattan Loft Gardens

# Get in Touch

A development by

MANHATTAN  
LOFT  
CORPORATION  
ESTD 1992

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