

The Green Walk

Bankside
71 Hopton St
SE1

MANHATTAN LOFT CORPORATION





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A Gem in Bankside

The Green Walk is located in the heart of London's Bankside, within a minutes walk of Blackfriars station. This characterful building has been transformed to provide 9,460 sq ft of light-filled workspace, with south facing terraces on three levels.



Exterior view CGI



Make an Entrance

The generously sized reception is flooded with natural light. It's a reflection of the high-quality finishes and meticulous attention to detail throughout the scheme.

The use of rippled green tiles and glass references the history of the site, where a glass-making factory once stood.



A new Cross Laminated Timber (CLT) extension helps reduce the building's carbon footprint and creates a dynamic contrast with the exposed concrete finishes.



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



A versatile building that cultivates creativity and imagination, serving as a place to meet, work, unwind or celebrate.



Specification



Building branding opportunity



Cross Laminated Timber and exposed concrete finishes



Terraces on three levels



EPC A



Secure cycle storage



Shower and changing facilities



New VRF air conditioning



High speed fibre connectivity



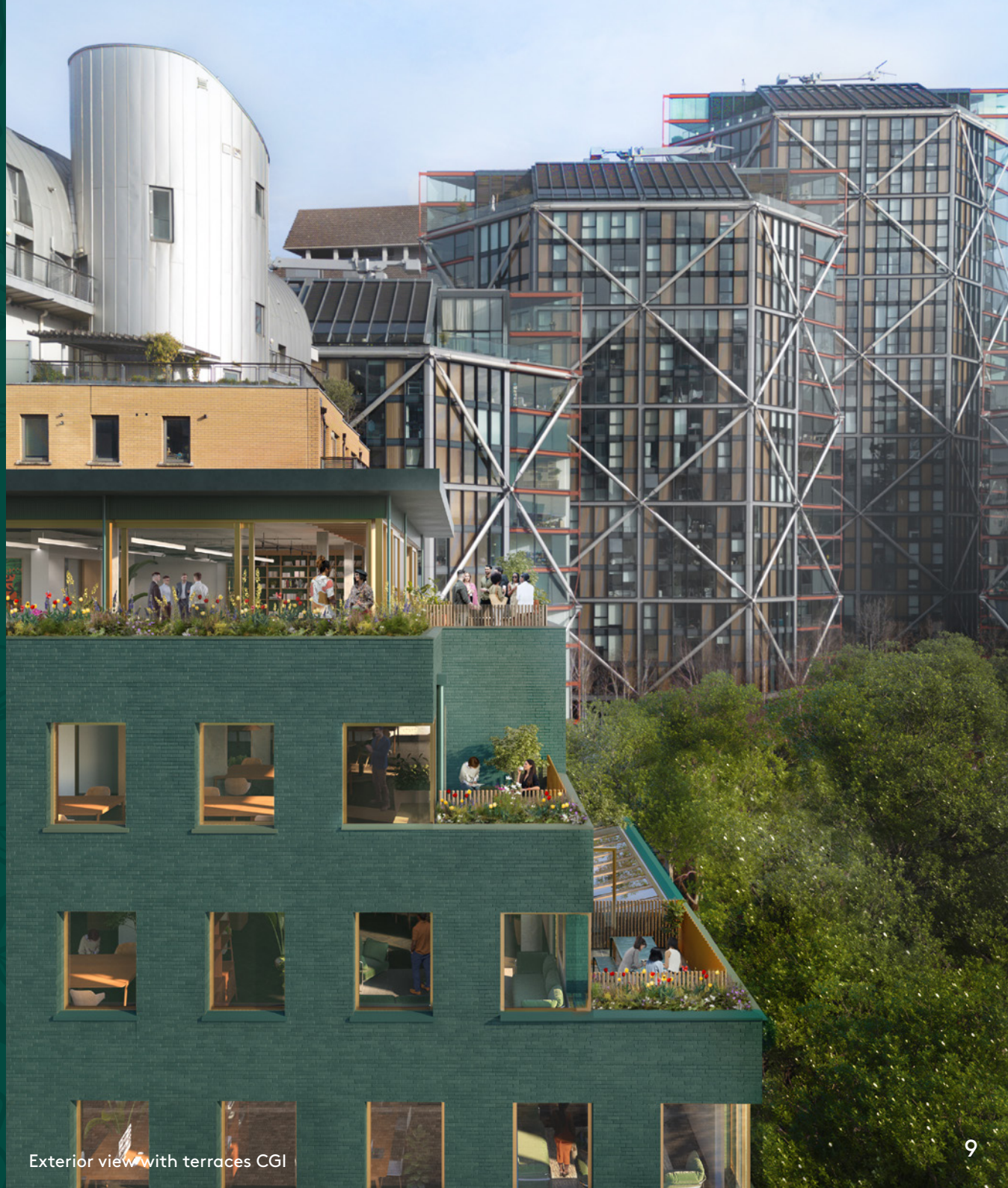
Car parking



DDA access

Elevated Urban Oasis

South facing terraces provide impressive views across Southwark and beyond. The Green Walk has a clubhouse feel, continually evolving, where crossovers and collaborations can be explored.



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



Make your mark on Bankside, with a unique building branding opportunity.

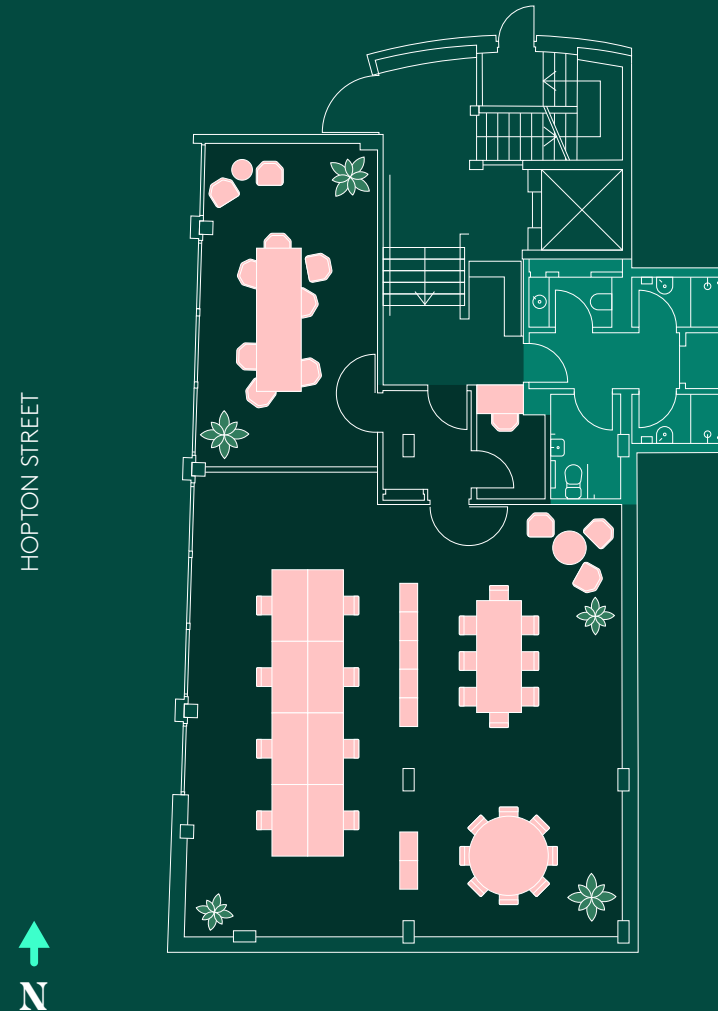
Availability

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

Ground Floor

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

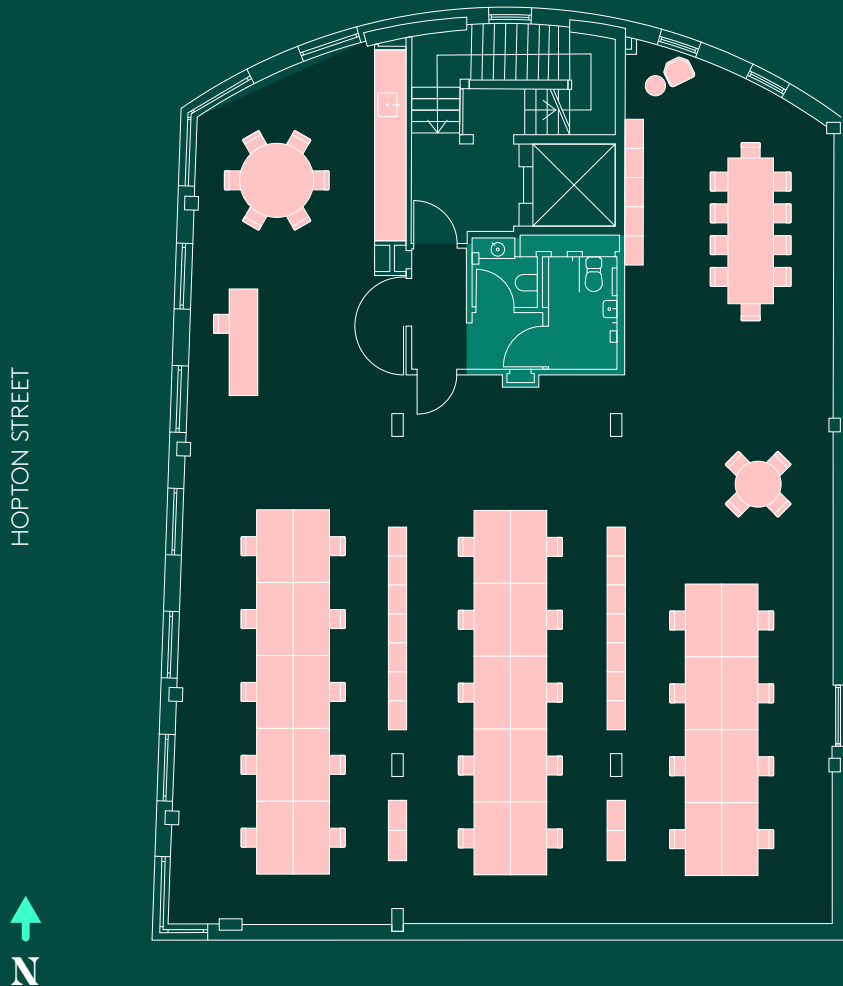
8 Desks | 1 Meeting room | 3 Breakout areas | 1 Focus room



1st Floor

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

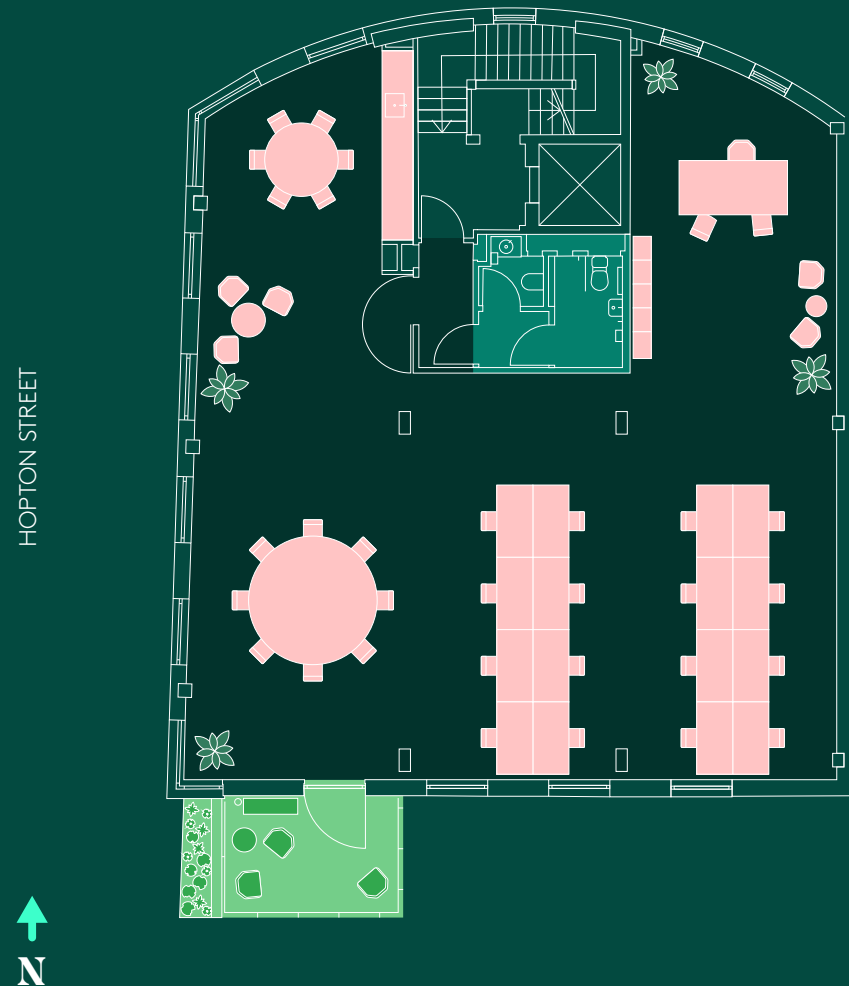
28 Desks | 1 Teapoint | 1 Reception | 3 Breakout areas



2nd Floor

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

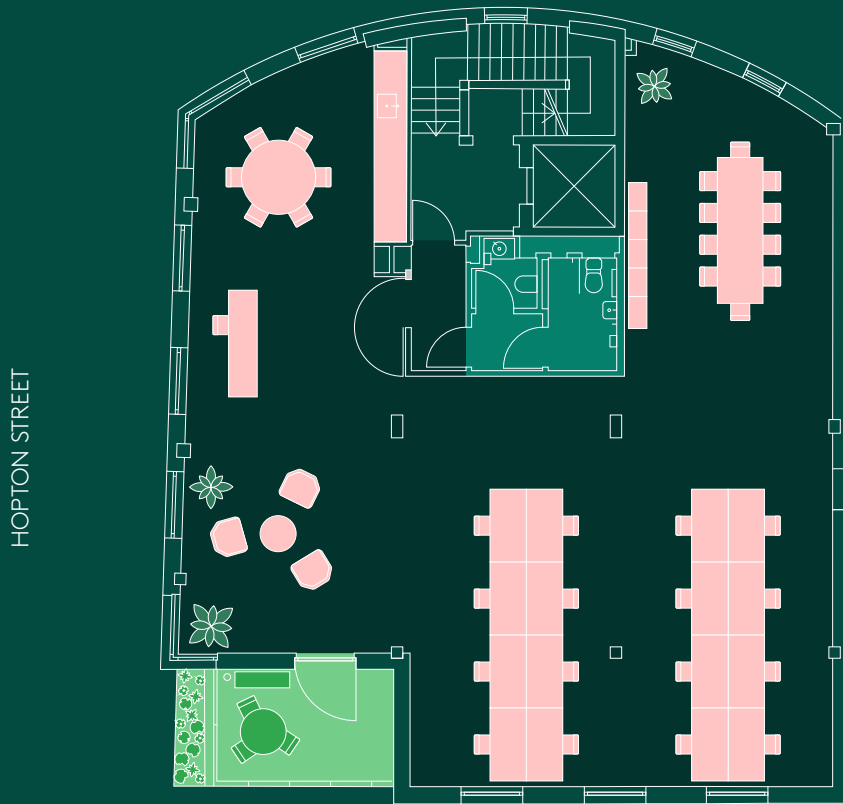
16 Desks | 1 Executive desk | 1 Teapoint | 3 Breakout areas | 1 Terrace



3rd Floor

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

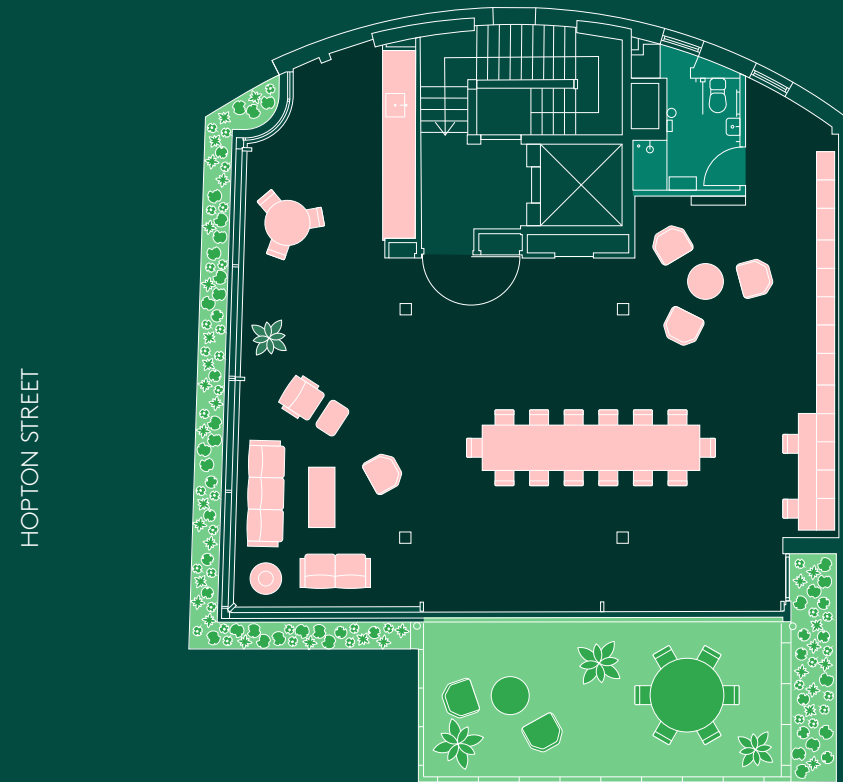
16+ Desks | 1 Teapoint | 1 Reception | 3 Breakout areas | 1 Terrace



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 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

Borough Market

London Bridge

Southwark

Waterloo East

London Waterloo

ROKA

Gaicho

Daly's Wine Bar

The Fleet Street Press

CORD

Roasting Plant Coffee

Humble Grape

VICTORIA EMBANKMENT GARDENS

Templo

Hyatt Regency

VICTORIA EMBANKMENT

RIVER THAMES

National Theatre

Paradiso Burger

OXO Tower

Sea Containers

Gabu Chocolatier

BERNIE SPAIN GARDENS

Bankside Hotel

Mulberry Bush

Black Sheep Coffee

1 MIN WALK

Mandarin Oriental

STAMFORD ST

Sticky Mango

The Hoxton

SAMA

Hilton

Southbank Centre

Brasserie Blanc

BELVEDERE RD

WATERLOO ST

11 MINS WALK

5 MINS WALK

13 MINS WALK

The Old Vic

Flat Iron

SOUTHWARK ST

GREAT SUFFOLK ST

Gordon Ramsey Street Pizza

Citizen M

Caravan

MILLENNIUM BR

The Westin

High Timber

1 MIN WALK

Gail's

Capricci

Amazon Fresh

Tonkotsu

The Font Borough

Club Pilates

TAS Pide

The Globe

SOUTHWARK BR

Flat Iron

Vinoteca

Lantana

Casa do Frango

Borough Market

Padella

El Pastor

Flat Iron Square

Audrey's

Swift Borough

14 MINS WALK

The Shard

Shangri-La Hotel

George

George

George

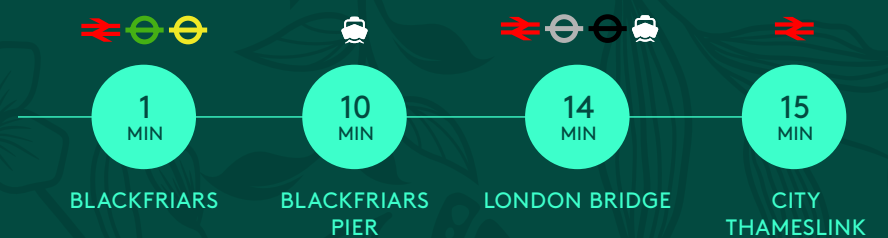
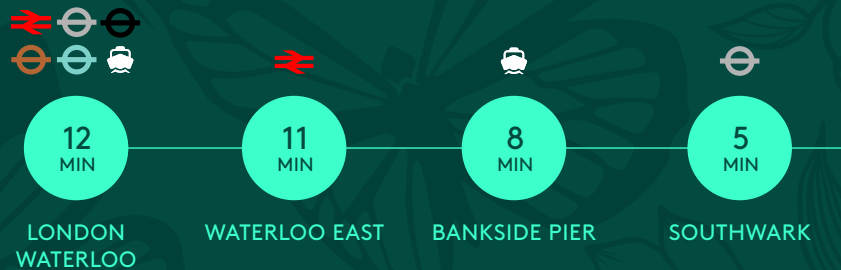
George

George

George

George

Connectivity



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 user's experience ahead of profits.

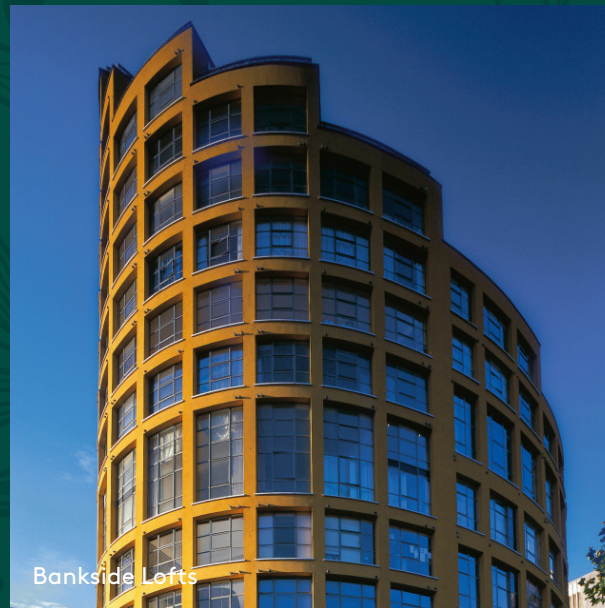
Manhattan Loft Corporation returns to Bankside nearly 30-years on to bring their distinctive touch to Green Walk and create a one of a kind headquarter opportunity, a Gem in Bankside.



St Pancras Renaissance Hotel



Bankside Central



Bankside Lofts



Manhattan Loft Gardens



Chiltern Firehouse

Get in Touch

A development by



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