

IVYBRIDGE HOUSE



COVENT GARDEN RIVERSIDE



INTRODUCTION

CONTEMPORARY OFFICES WITH TRADITIONAL HERITAGE

Ivybridge House is an impressive building with breathtaking views of the River Thames.

The building has been comprehensively refurbished to a high standard with new state-of-the-art end of trip facilities as well as a gym studio. With Embankment, Charing Cross and Covent Garden stations only moments away, the connectivity is unrivalled.

MAKE AN ENTRANCE



THE REMODELLED
RECEPTION BLENDS
MODERN STYLE WITH
FUNCTIONALITY



ACCOMMODATION

A FRESH WORKSPACE PERSPECTIVE

A total of 8 refurbished and modern office floors offering occupiers a choice between a sleek Cat A+ solution or a blank canvas enabling an occupier to bespoke their fit-out.



APPRECIATE
THE STUNNING
RIVERSIDE OUTLOOK



SPECIFICATION

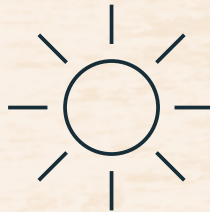
TAKE A CLOSER LOOK

OPENABLE WINDOWS



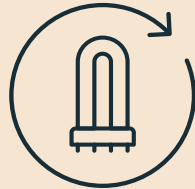
NATURALLY VENTILATED

EXCELLENT NATURAL LIGHT



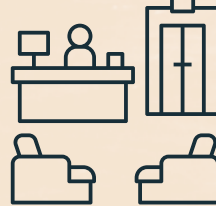
HEALTH AND PRODUCTIVITY

NEW LED LIGHTING



ENERGY EFFICIENCY

REMODELLED RECEPTION



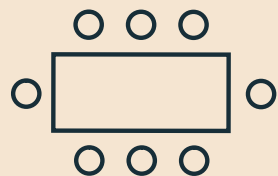
WITH COMMISSIONAIRE

VRF AIR CONDITIONING



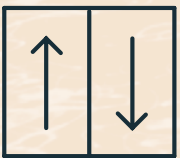
EFFICIENCY AND COMFORT

BOOKABLE MEETING ROOMS



AT 80 STRAND

EFFICIENT ACCESS



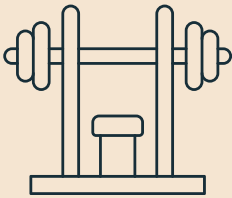
PASSENGER LIFTS

COMMUTER FACILITIES



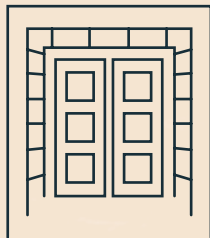
CYCLE RACKS & SHOWERS

FULLY EQUIPPED ON-SITE GYM



HEALTH AND WELL-BEING

ORIGINAL BUILDING



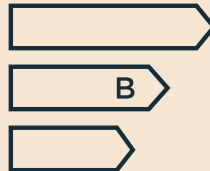
CHARACTER FEATURES

BREEAM RATING

BREEAM

EXCELLENT

ENERGY PERFORMANCE



CERTIFICATE RATING B

SCHEDULE OF AREAS

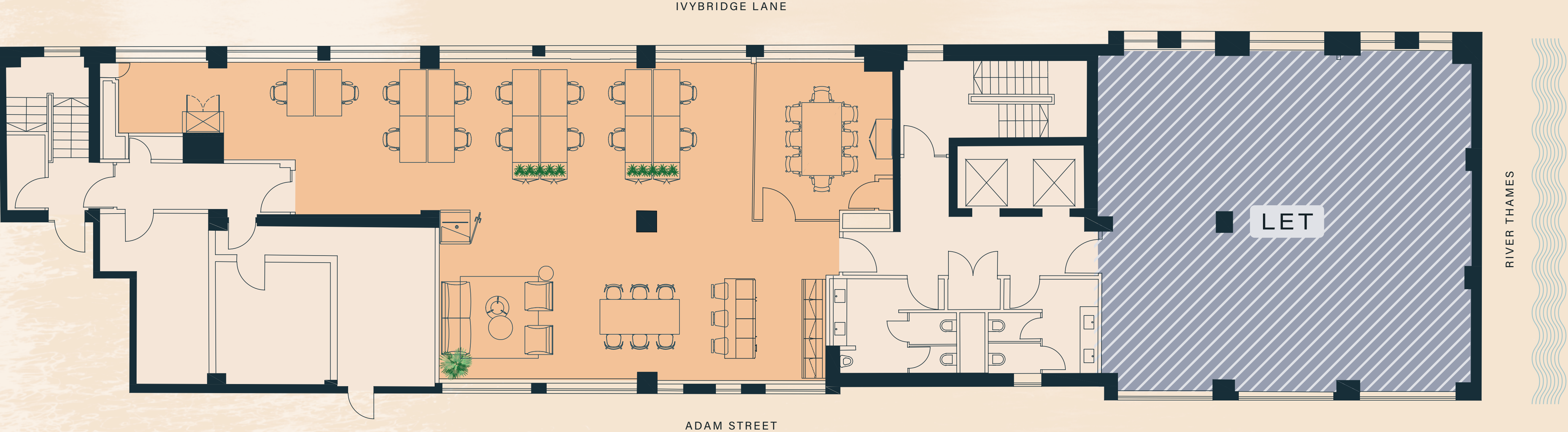
FIND YOUR IDEAL WORKSPACE



LEVEL		TERRACE (SQ FT)	SQ FT (NIA)	TOTAL SQ FT (NIA)
5	Strand		1,490	2,713
	River		1,223	
4	Strand (with terrace)	912	1,481	2,693
	River		1,212	
3	Strand		2,489	2,489
	River		LET	
2	Strand		2,488	2,488
	River		LET	
1	Strand		LET	-
	River		LET	
Ground	Strand		2,218	2,218
	River		LET	
Upper Embankment	Strand		2,371	2,371
	River		LET	
Embankment	Strand		1,696	1,696
	River		LET	
TOTAL				16,668

FLOOR PLANS

EMBANKMENT



Strand:	1,696 sq ft
River:	LET
<hr/>	
Total:	1,696 sq ft

Key

River

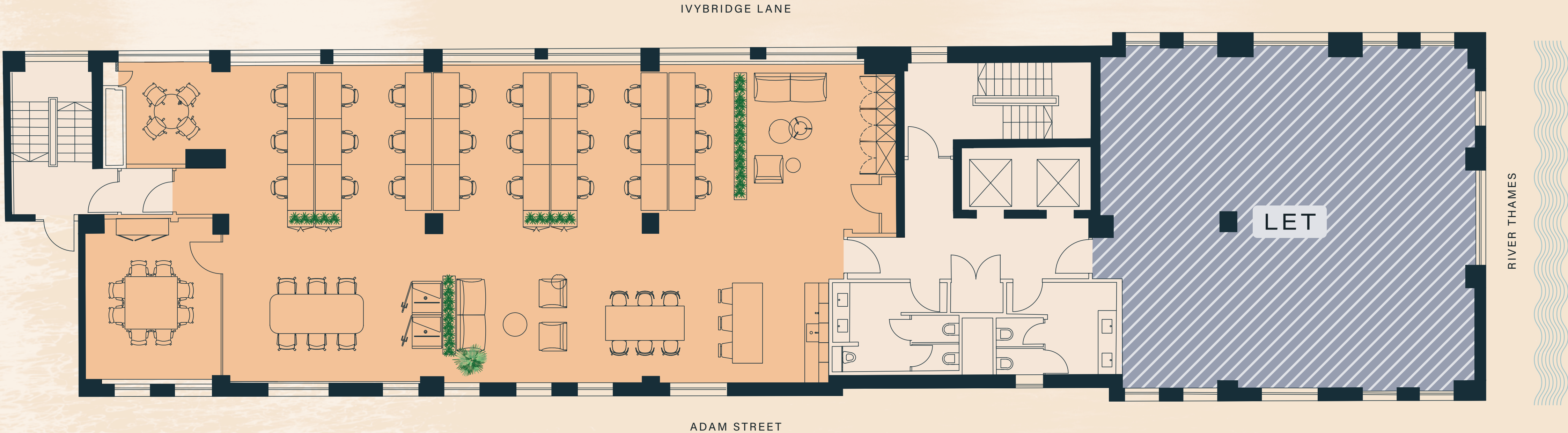
Strand

Core

Floor plan not to scale. Indicative only.

FLOOR PLANS

UPPER EMBANKMENT



Strand:	2,371 sq ft
River:	LET
<hr/>	
Total:	2,371 sq ft

Key

River

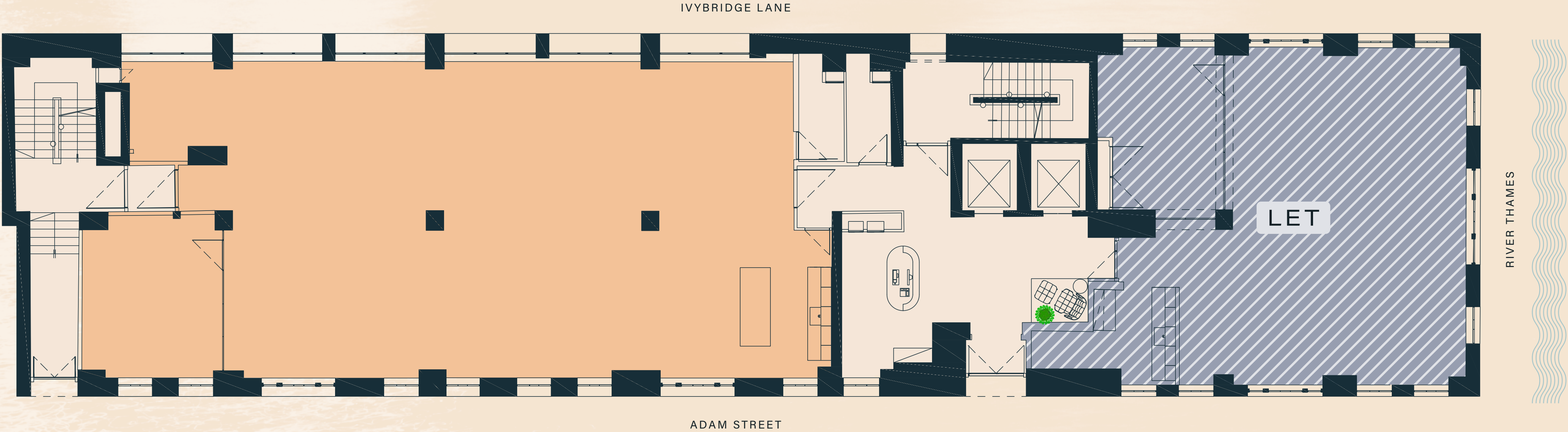
Strand

Core

Floor plan not to scale. Indicative only.

FLOOR PLANS

GROUND



Strand:	2,218 sq ft
River:	LET
<hr/>	
Total:	2,218 sq ft

Key

River

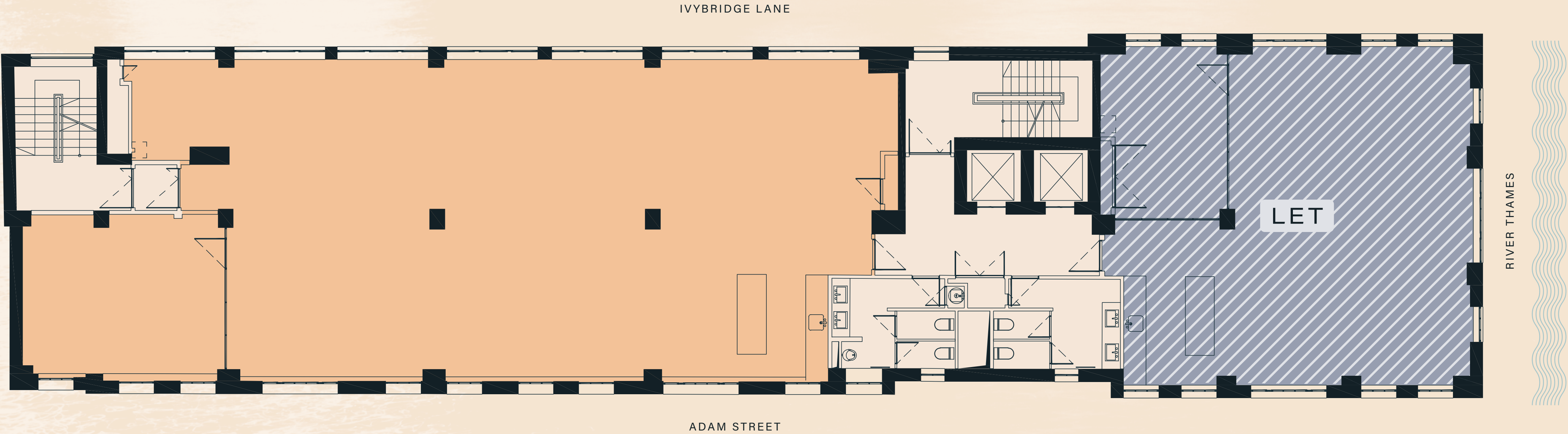
Strand

Core

Floor plan not to scale. Indicative only.

FLOOR PLANS

LEVEL 2



Strand:	2,488 sq ft
River:	LET
<hr/>	
Total:	2,488 sq ft

Key

River

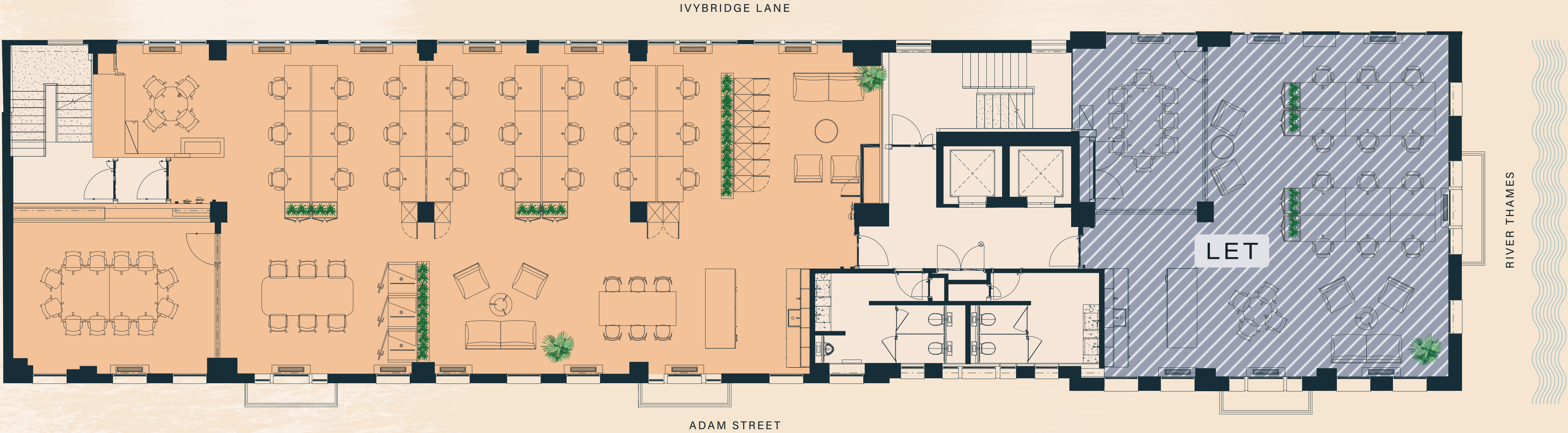
Strand

Core

Floor plan not to scale. Indicative only.

SPACE PLANS

LEVEL 3



Strand:	2,489 sq ft
River:	LET
<hr/>	
Total:	2,489 sq ft

Key

River

Strand

Core

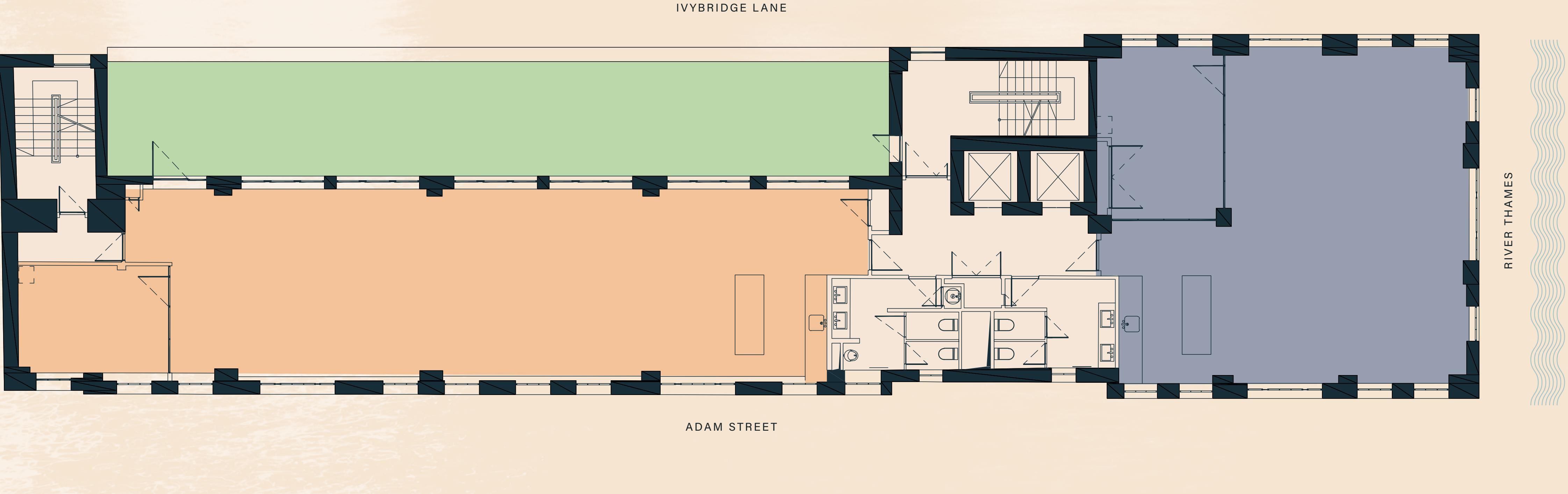
Space plan not to scale. Indicative only.



Level 4 (Strand) office with terrace

FLOOR PLANS

LEVEL 4



Strand:	1,481 sq ft
River:	1,212 sq ft
<hr/>	
Total:	2,693 sq ft

Key

River

Strand

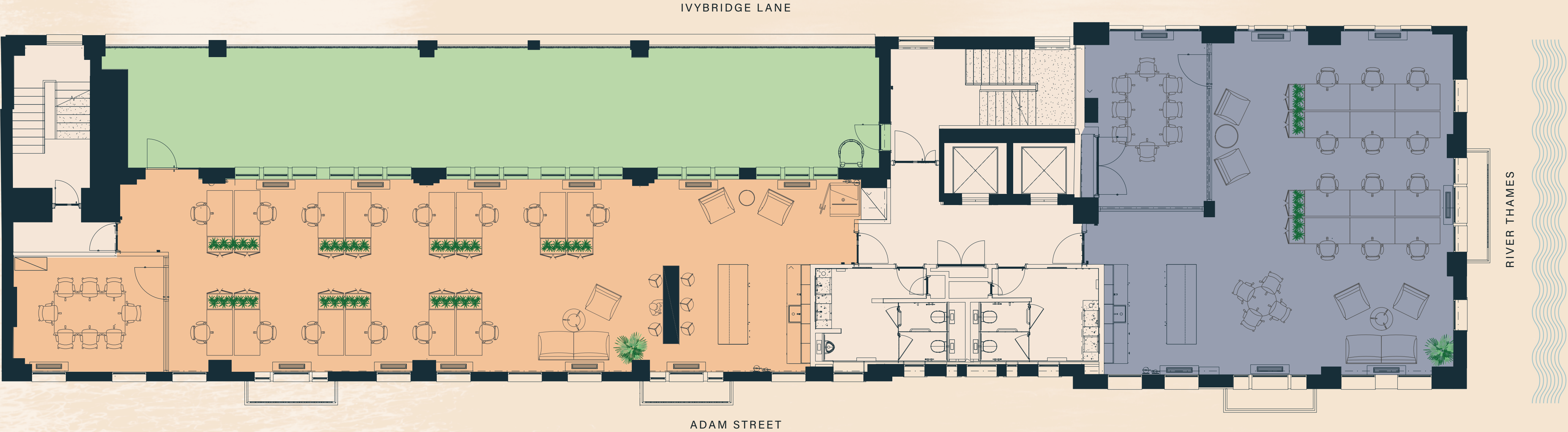
Terrace

Core

Floor plan not to scale. Indicative only.

SPACE PLANS

LEVEL 4



Strand:	1,481 sq ft
River:	1,212 sq ft
Total:	2,693 sq ft

Key

River

Strand

Terrace

Core

Floor plan not to scale. Indicative only.



END-OF-TRIP FACILITIES

A PERFECT START
TO YOUR DAY



LOCATION

WHERE 15 MINUTES TAKES YOU

With Victoria Embankment Gardens just a few steps away, escape the hustle and bustle of the city and enjoy a stroll in the wonderful gardens overlooking the River Thames. Located in the heart of London, with Trafalgar Square, the National Gallery and Somerset House all close by, you'll be surrounded by iconic attractions offering exceptional cultural experiences.

8 MINUTES
Covent Garden



7 MINUTES
The National Gallery



7 MINUTES
Somerset House



1 MINUTE
Victoria Embankment Gardens

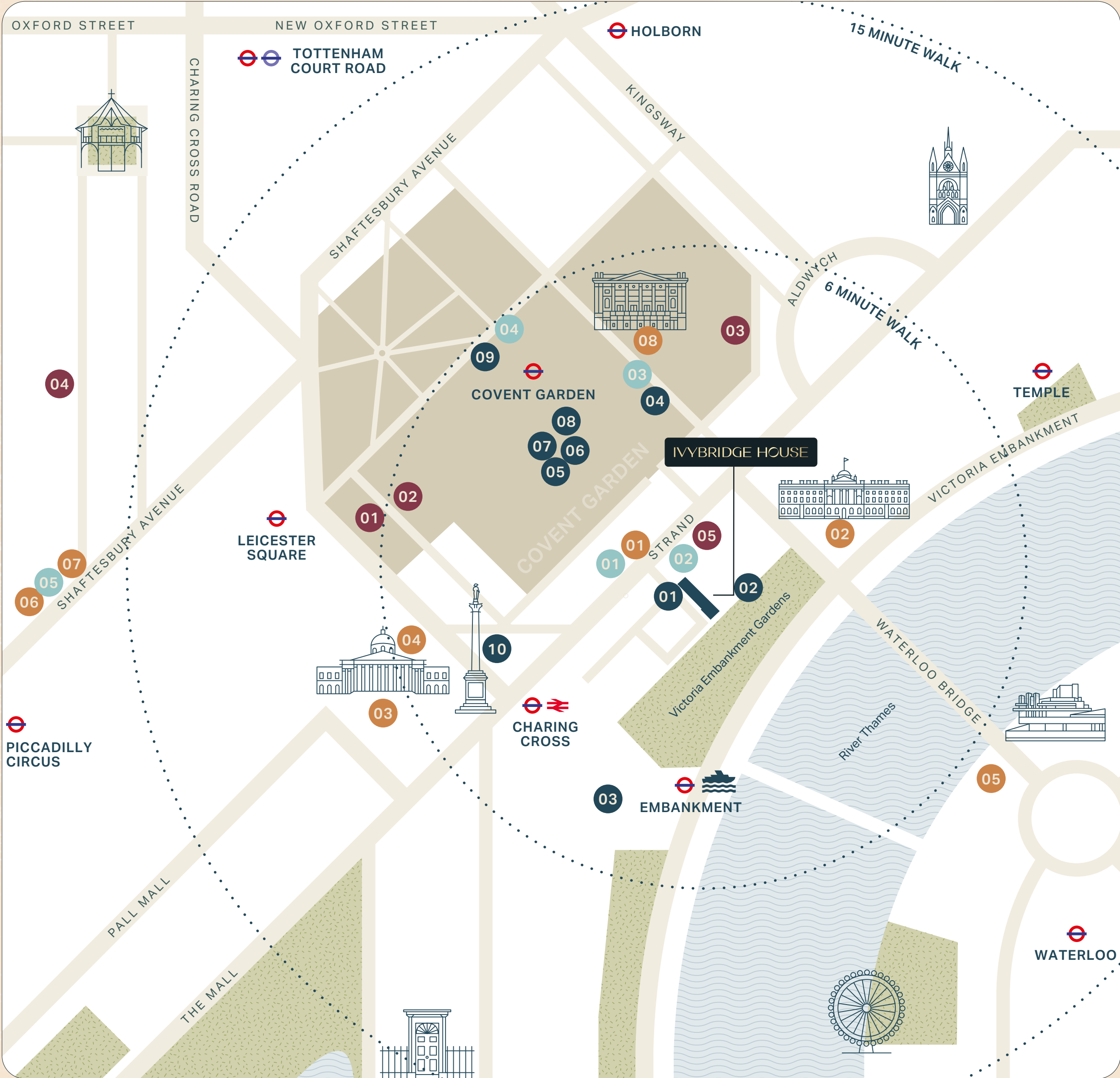


15 MINUTES
Southbank



LOCAL AMENITIES

A LOCATION
WITH SOMETHING
FOR EVERYONE



- **INDULGE**
 - 01 Smith & Wollensky
 - 02 The River Restaurant
 - 03 Kerridge's Bar & Grill
 - 04 San Carlo
 - 05 Ave Mario
 - 06 Rules
 - 07 Sticks 'n' Sushi
 - 08 The Oystermen
 - 09 Hawksmoor
 - 10 Barrafin
- **WORKOUT**
 - 01 Fitness First
 - 02 Virgin Active
 - 03 180 Health Club
 - 04 Peloton Studios
 - 05 Third Space Soho
- **TIPPLE**
 - 01 Mr Fogg's Tavern
 - 02 The Alchemist
 - 03 Plume Wine Bar
 - 04 Ronnie Scott's
 - 05 Beaufort Bar @ The Savoy
- **EXPLORE**
 - 01 Adelphi Theatre
 - 02 Somerset House
 - 03 The National Gallery
 - 04 The National Portrait Gallery
 - 05 Hayward Gallery
 - 06 Piccadilly Theatre
 - 07 Picturehouse Central
 - 08 Royal Opera House
































TRANSPORT LINKS

SEAMLESS CONNECTIVITY

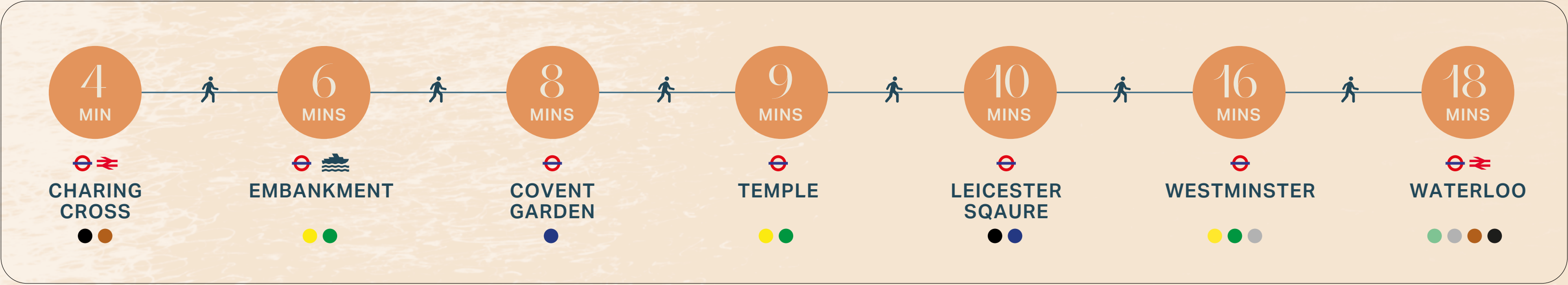


With Charing Cross Station a mere 4-minute walk away and the Thames River Boat a pleasant 7-minute stroll, you have excellent transport options to explore the City and beyond.

TRAVEL TIMES FROM EMBANKMENT / CHARING CROSS

Waterloo	1 min	   
Oxford Circus	3 mins	  
Tottenham Court Road	3 mins	  
Victoria	5 mins	   
London Bridge	7 mins	   
King's Cross St Pancras	10 mins	    
Paddington	12 mins	   
Liverpool Street	14 mins	   

WALKING TIMES



-  National Rail
-  Gatwick Express
-  Heathrow Express
-  Elizabeth line
-  Eurostar
-  Thames Clipper

IVYBRIDGE HOUSE

COVENT GARDEN RIVERSIDE



Catherine Lloyd

07795 445 833
catherine.lloyd@rx.london

Jack Rose

07590 814 753
jack.rose@rx.london

Jack Moates

07494 232 394
jack.moates@rx.london

Colliers

Tom Tregoning

07765 258 526
tom.tregoning@colliers.com

Max Chalk

07522 867 157
max.chalk@colliers.com

Leah Noray

07703 744 148
leah.noray@colliers.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.