

# 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



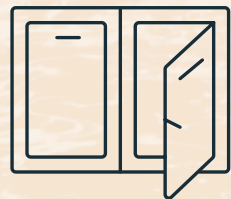




SPECIFICATION

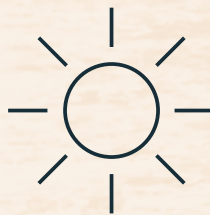
TAKE A CLOSER LOOK

OPENABLE WINDOWS



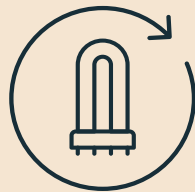
NATURALLY VENTILATED

EXCELLENT NATURAL LIGHT



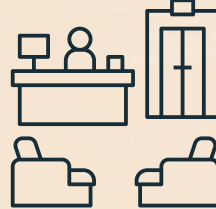
HEALTH AND PRODUCTIVITY

NEW LED LIGHTING



ENERGY EFFICIENCY

REMODELLED RECEPTION



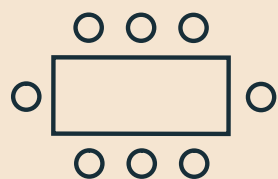
WITH COMMISSIONAIRE

VRF AIR CONDITIONING



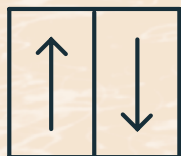
EFFICIENCY AND COMFORT

BOOKABLE MEETING ROOMS



AT 80 STRAND

EFFICIENT ACCESS



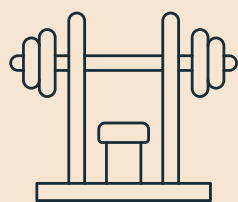
PASSENGER LIFTS

COMMUTER FACILITIES



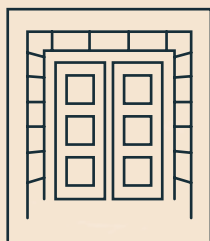
CYCLE RACKS & SHOWERS

FULLY EQUIPPED ON-SITE GYM



HEALTH AND WELL-BEING

ORIGINAL BUILDING



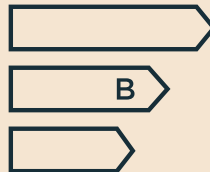
CHARACTER FEATURES

BREEAM RATING

BREEAM

EXCELLENT

ENERGY PERFORMANCE



CERTIFICATE RATING B



SCHEDULE OF AREAS

FIND YOUR IDEAL WORKSPACE

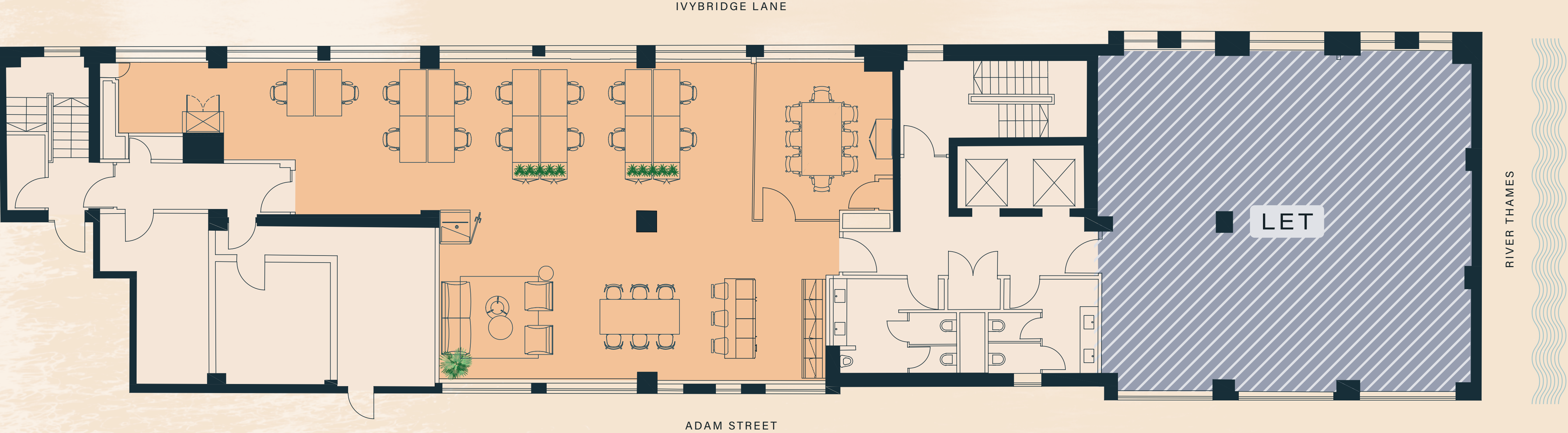


LEVEL		TERRACE (SQ FT)	SQ FT (NIA)	TOTAL SQ FT (NIA)
5	Strand		1,490	2,713
	River		1,223	
4	Strand (with terrace)	912	1,481	2,693
	River		1,212	
3	Strand		2,489	2,489
	River		LET	
2	Strand		2,488	2,488
	River		LET	
1	Strand		LET	-
	River		LET	
Ground	Strand		2,218	2,218
	River		LET	
Upper Embankment	Strand	(UNDER OFFER)	2,371	2,371
	River		LET	
Embankment	Strand		1,696	1,696
	River		LET	
TOTAL				14,297



FLOOR PLANS

EMBANKMENT



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

Key

River

Strand

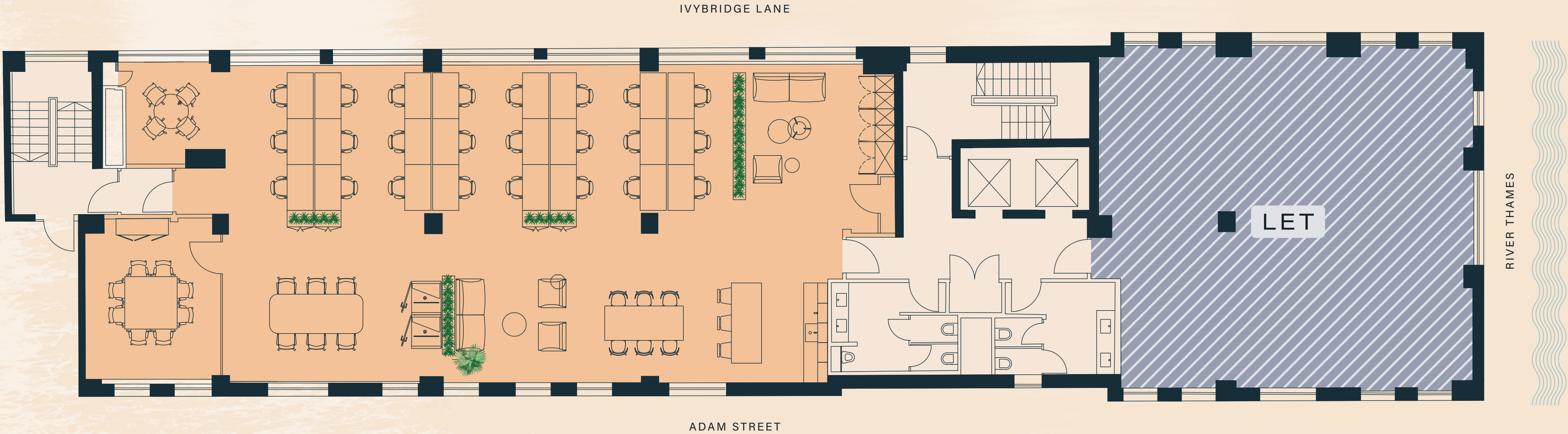
Core

Floor plan not to scale. Indicative only.



FLOOR PLANS

UPPER EMBANKMENT



Strand:	(UNDER OFFER) 2,371 sq ft
River:	LET
Total:	2,371 sq ft

Key

River

Strand

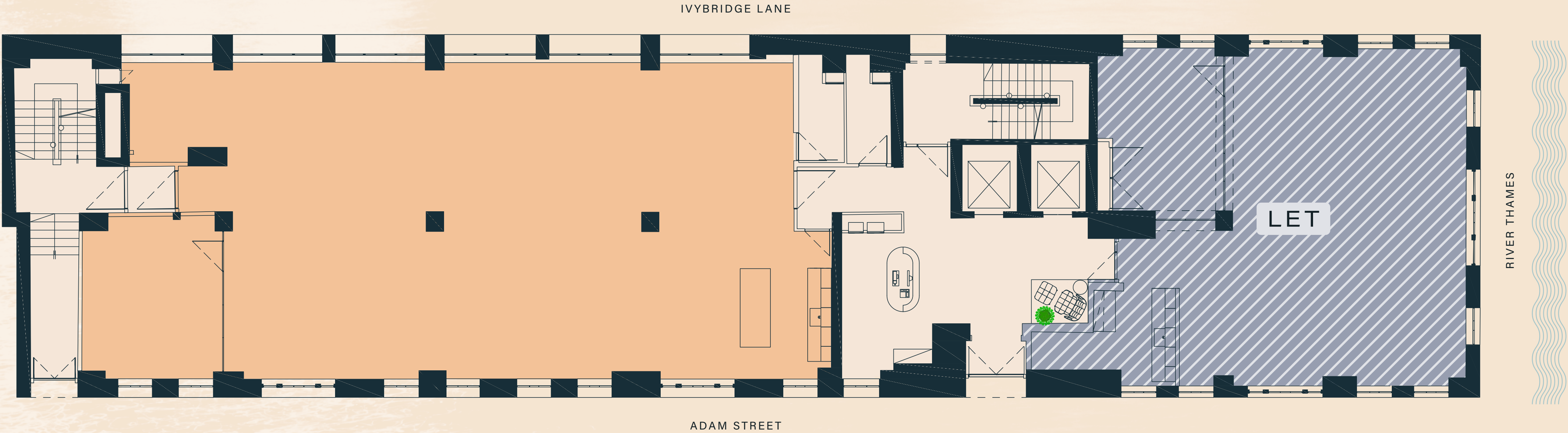
Core

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

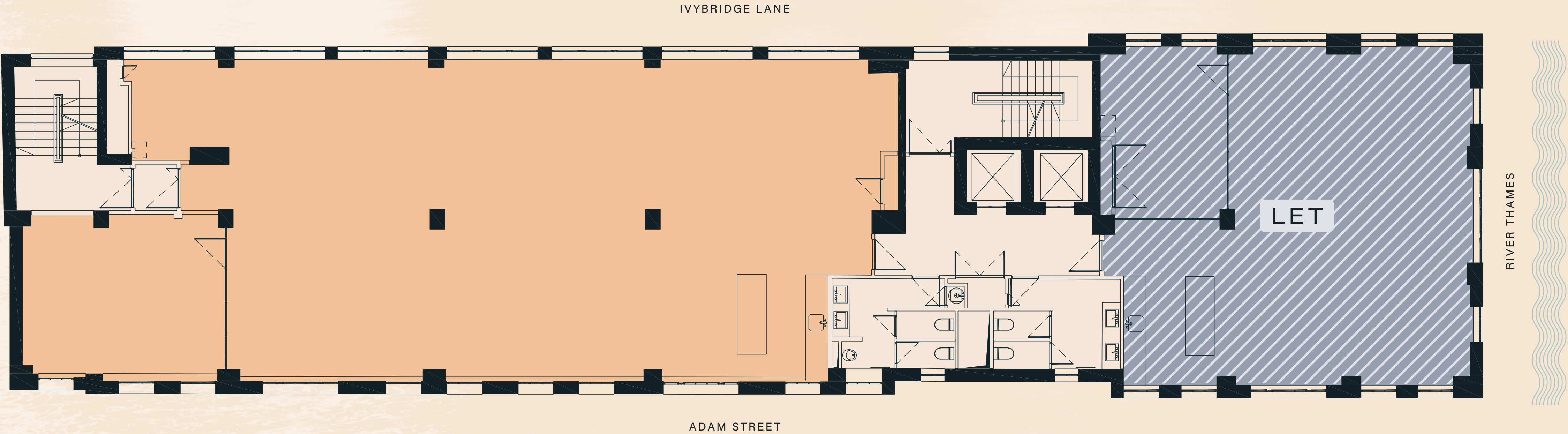
Core

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

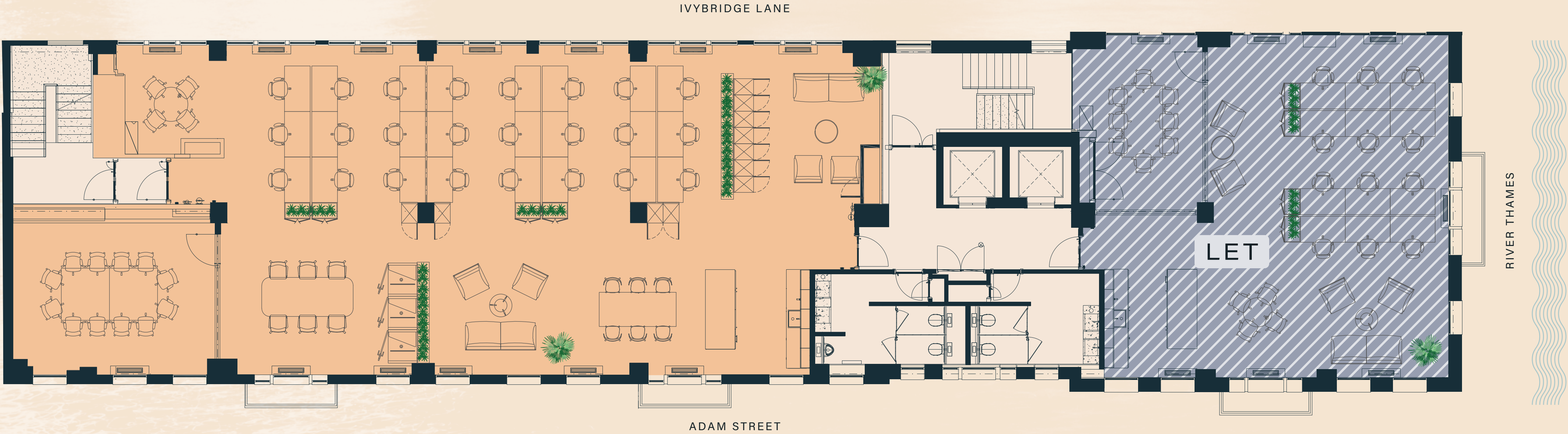
Core

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.



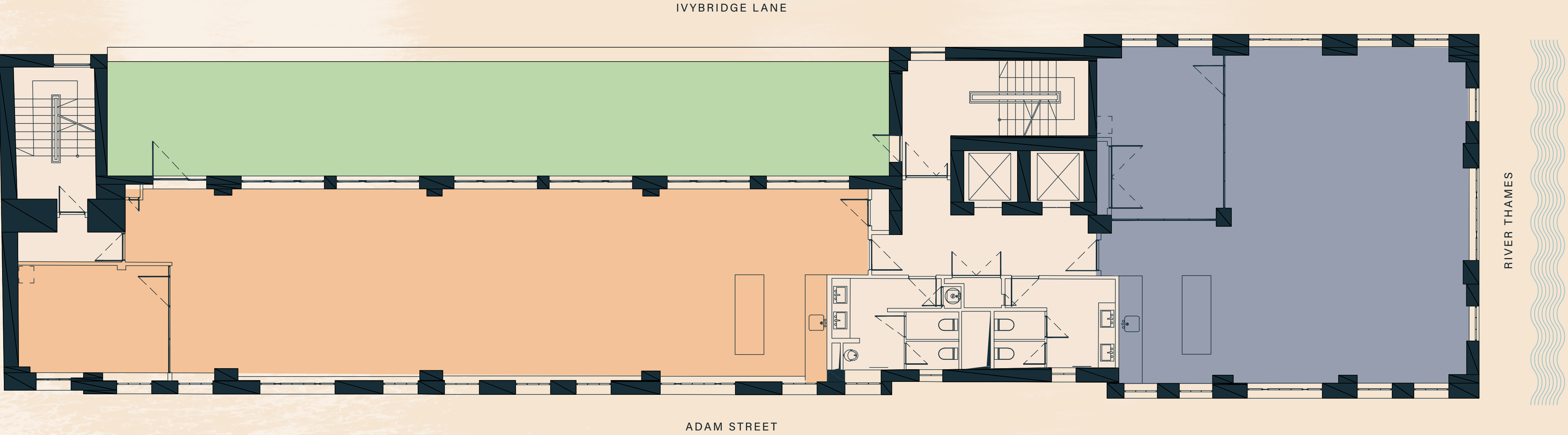


Level 4 (Strand) office with terrace



FLOOR PLANS

LEVEL 4



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

Key

River

Strand

Terrace

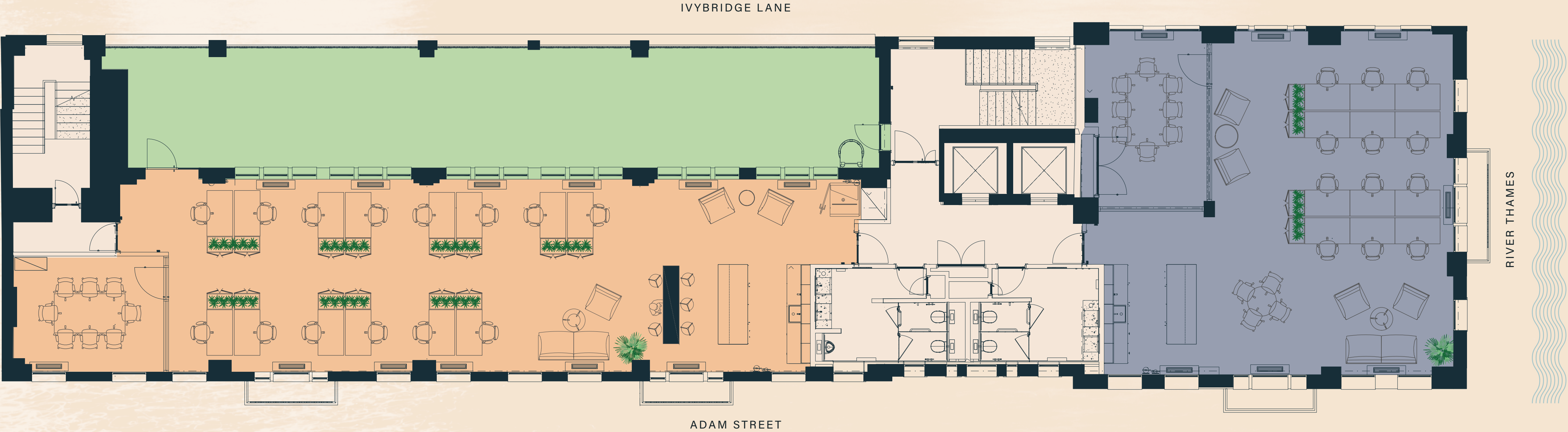
Core

Floor plan not to scale. Indicative only.



SPACE PLANS

LEVEL 4



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

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



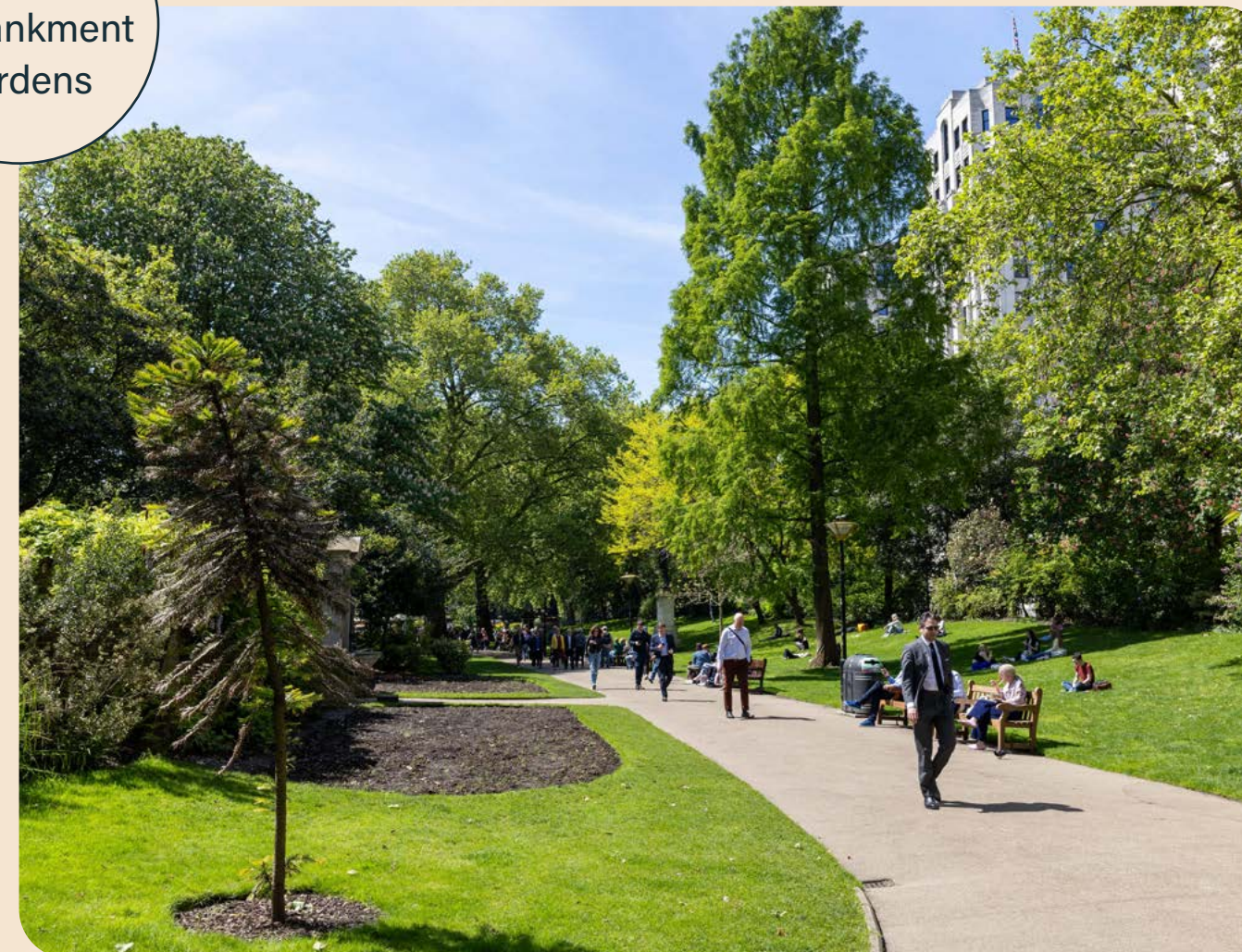
7 MINUTES  
The National Gallery



7 MINUTES  
Somerset House



1 MINUTE  
Victoria Embankment Gardens



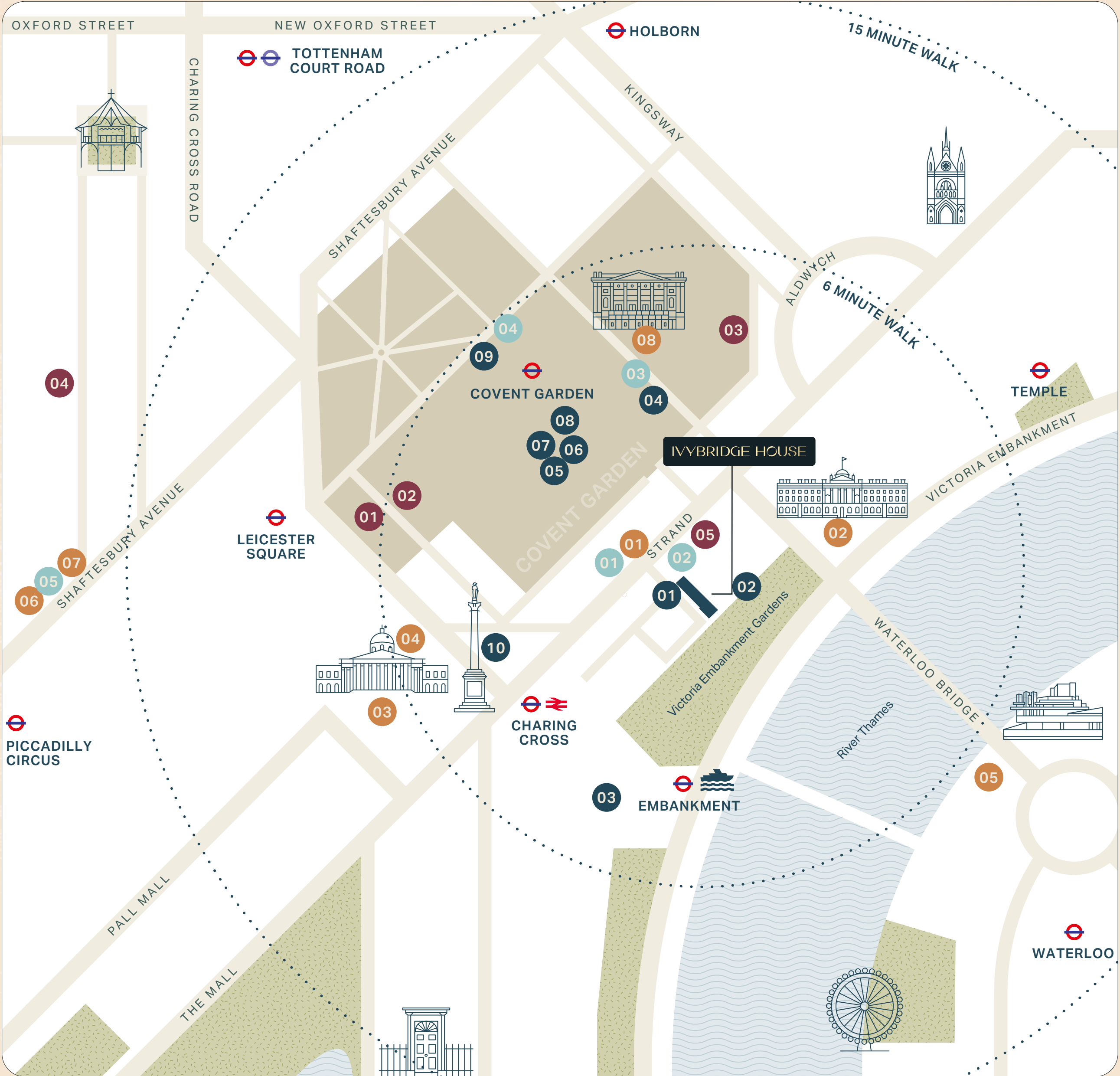
15 MINUTES  
Southbank





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 Barrafinia
- **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

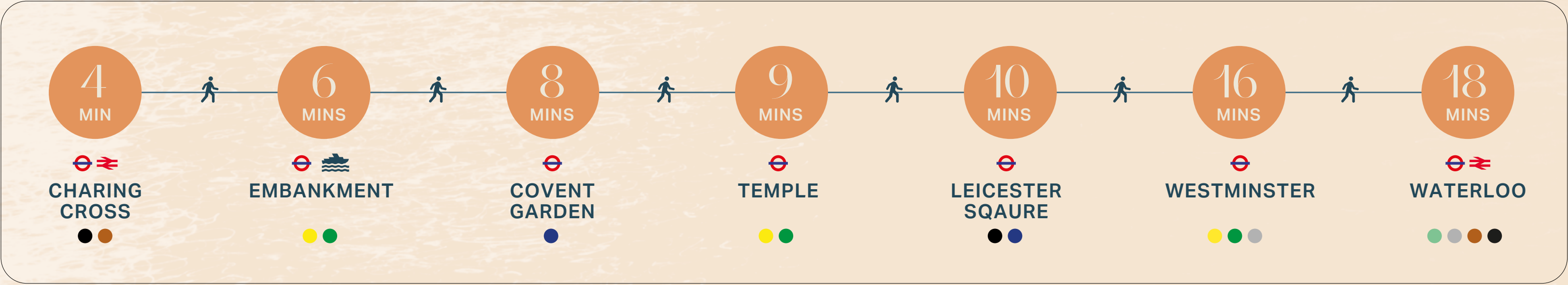




With Charing Cross Station a mere 4-minute walk away and the Thames River Boat a pleasant 7-minute stroll, you have excellent transport options to explore the City and beyond.

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



# IVYBRIDGE HOUSE

COVENT GARDEN RIVERSIDE



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