

SION

EMBANKMENT



A TRULY UNIQUE
LONDON OFFICE SPACE

SION

[THE BUILDING](#)

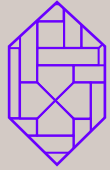
[SPECIFICATION](#)

[LOCATION](#)

[FLOOR PLANS](#)

[CONTACT](#)

[←](#) [2](#) [→](#)



**OVERLOOKING THE RIVER,
ACROSS FROM THE OXO
TOWER AND ADJACENT
TO BLACKFRIARS BRIDGE,
STANDS A BUILDING UNLIKE
ANYWHERE ELSE IN LONDON.**

**IT'S CALLED SION, AND IT'S
TRULY BREATHTAKING.**

Five floors of stunning gothic architecture,
reimagined for the 21st century. The perfect
integration of hi-tech and history.

The architecture, the setting and the atmosphere
combine to create a truly unique office building.
The perfect bold statement for your brand.

Designed by Arthur Bloomfield, the building was
opened in 1886 by the Prince and Princess of
Wales (later King Edward VII and Queen Alexandra).

This imposing Grade II listed, former college
building, is steeped in history. Now fully
refurbished, Sion totals 16,813 sq ft and is fitted
out with 96 workstations and a range of amenities
for the modern occupier.





THE PERFECT INTEGRATION OF HI-TECH AND HISTORY

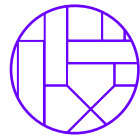
LEFT TO RIGHT
THIRD FLOOR OFFICE SPACE
THE FACTORY

CLOCKWISE FROM BELOW
MEETING ROOM ERASMUS
GROUND FLOOR AGILE WORKSTATIONS
GROUND FLOOR OPEN PLAN



FIVE FLOORS OF STUNNING
GOTHIC ARCHITECTURE,
REIMAGINED FOR THE
21ST CENTURY





AMENITY HIGHLIGHTS



High-spec
basement gym



Games
room



Cinema
lounge



Contemplation
room



Crèche and baby
care facilities



5 executive
offices



20-seat
boardroom



5 themed
meeting rooms



Bike storage



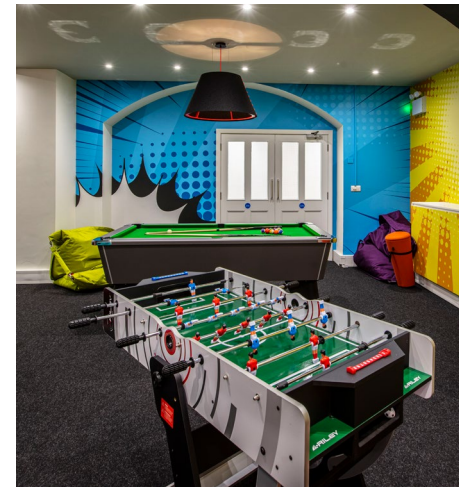
Shower and locker
facilities



The Factory

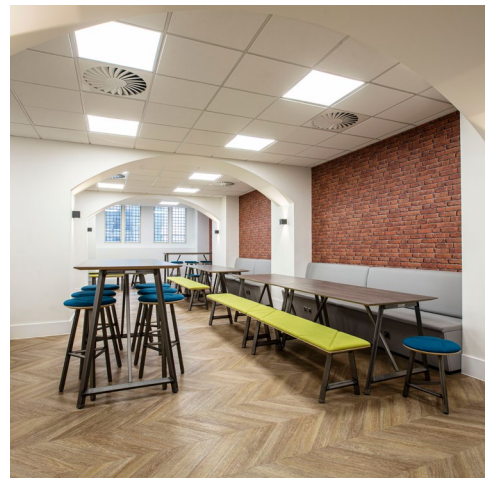


Large kitchen
breakout





CLOCKWISE FROM BELOW
 MEETING ROOM ARCTIC
 GROUND DINING BREAKOUT
 BASEMENT GAMES ROOM
 BASEMENT GYM



Sion offers exceptional workspace over 5 levels. It perfectly marries the original character of one of London's finest Gothic college buildings, with an ultra-contemporary office fit out.



NO OTHER LONDON OFFICE SPACE COMPARES

Specifications

High-spec Category B fit out

Cat 6A cabling

Air-conditioning

Office and architectural lighting

Electrically operated, height-adjustable desks

Herman Miller office chairs

Two 8-person passenger lifts

Digital booking system

CCTV and security card access

Fully accessible raised floors

13-metre, floor-to-ceiling height on 2nd floor

Comms room

Amenities

Basement gym with high-spec equipment

Bike storage

Lockers and shower rooms

Games room with billiards and table football

Cinema lounge

Contemplation room

Crèche and baby care facilities

5 executive offices

1 x 20-seat boardroom

5 meeting rooms

2 beverage points

Large kitchen and dining area for 50 people

Built-in video conferencing

Welcoming reception

Basement storage

Feature staircases

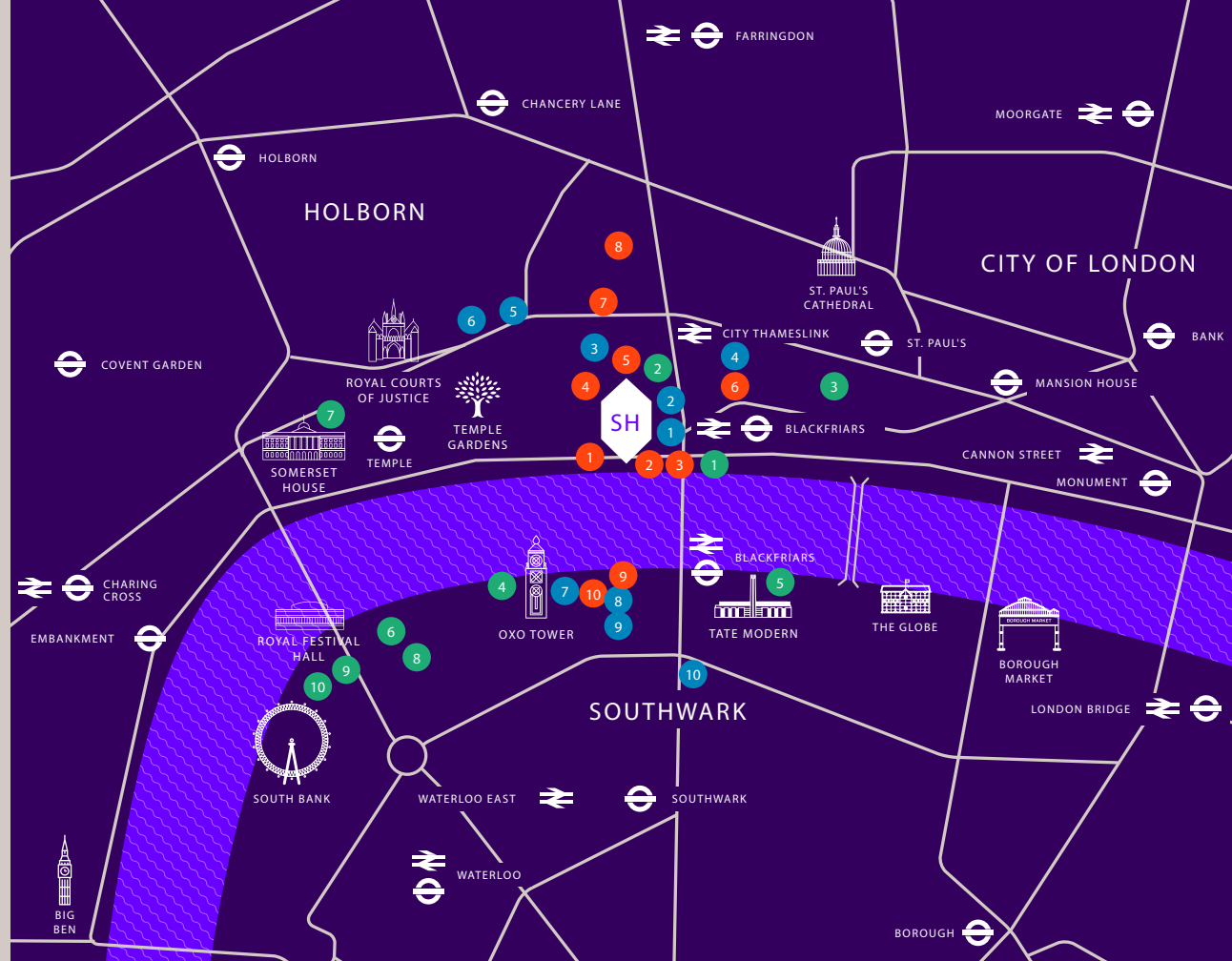


SION IS WELL CONNECTED AND PERFECTLY POSITIONED

Sion is ideally situated on Victoria Embankment, overlooking the River Thames. Easily reached by underground, car, bicycle (TFL Cycleway) or even river taxi, this remarkable building is just a short walk from Blackfriars, Temple and City Thameslink stations.

With access to the Circle and District Lines, and London's Crossrail network, in minutes you can be in St. Paul's, on the Southbank or in Covent Garden. On your doorstep, you'll find a mix of great pubs and bars, coffee shops, and bistros; plus riverside walks, entertainment and cultural attractions.

With the development of a further three acres of public space and new sections of the Thames path being opened up, Sion is perfect inside and out. Space, environment and wellbeing – all balanced beautifully.



FOOD & DRINK

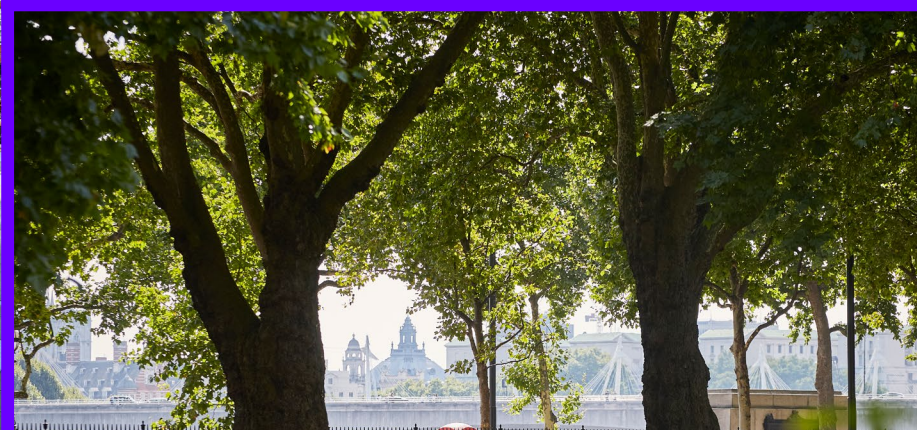
1. DICIANNOVE
2. CHINESE CRICKET CLUB
3. THE HACK & HOP
4. ALCHEMY COFFEE
5. CLIFFORDS
6. GAUCHO CHANCERY LANE
7. OXO TOWER BRASSERIE
8. LYANESS
9. SEA CONTAINERS
10. THE COFFEEWORKS PROJECT

CULTURE & LEISURE

1. DIGME FITNESS
2. THE LOTUS SCHOOL OF YOGA
3. ST PAUL'S HEALTH & FITNESS
4. GABRIEL'S WHARF
5. TATE MODERN
6. THE NATIONAL THEATRE
7. SOMERSET HOUSE
8. BRITISH FILM INSTITUTE
9. HAYWARD GALLERY
10. ROYAL FESTIVAL HALL

LOCAL OCCUPIERS

1. HACHETTE
2. JP MORGAN
3. UNILEVER
4. JONES DAY
5. GARTNER
6. BNY MELLON
7. DELOITTE
8. GOLDMAN SACHS
9. OGILVY
10. PUMA



10 mins walk to:

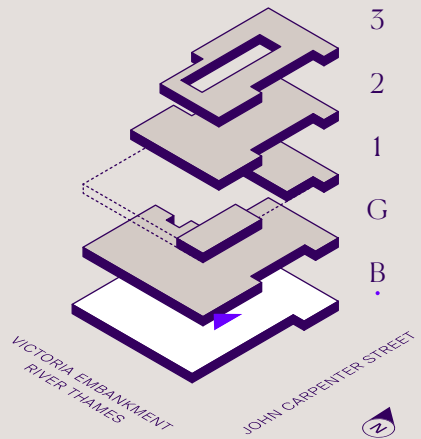
- PATERNOSTER SQUARE
- TATE MODERN
- SOMERSET HOUSE



**FLOOR PLANS:
A SPACE CREATED FOR
WORK AND WELLBEING**

BASEMENT

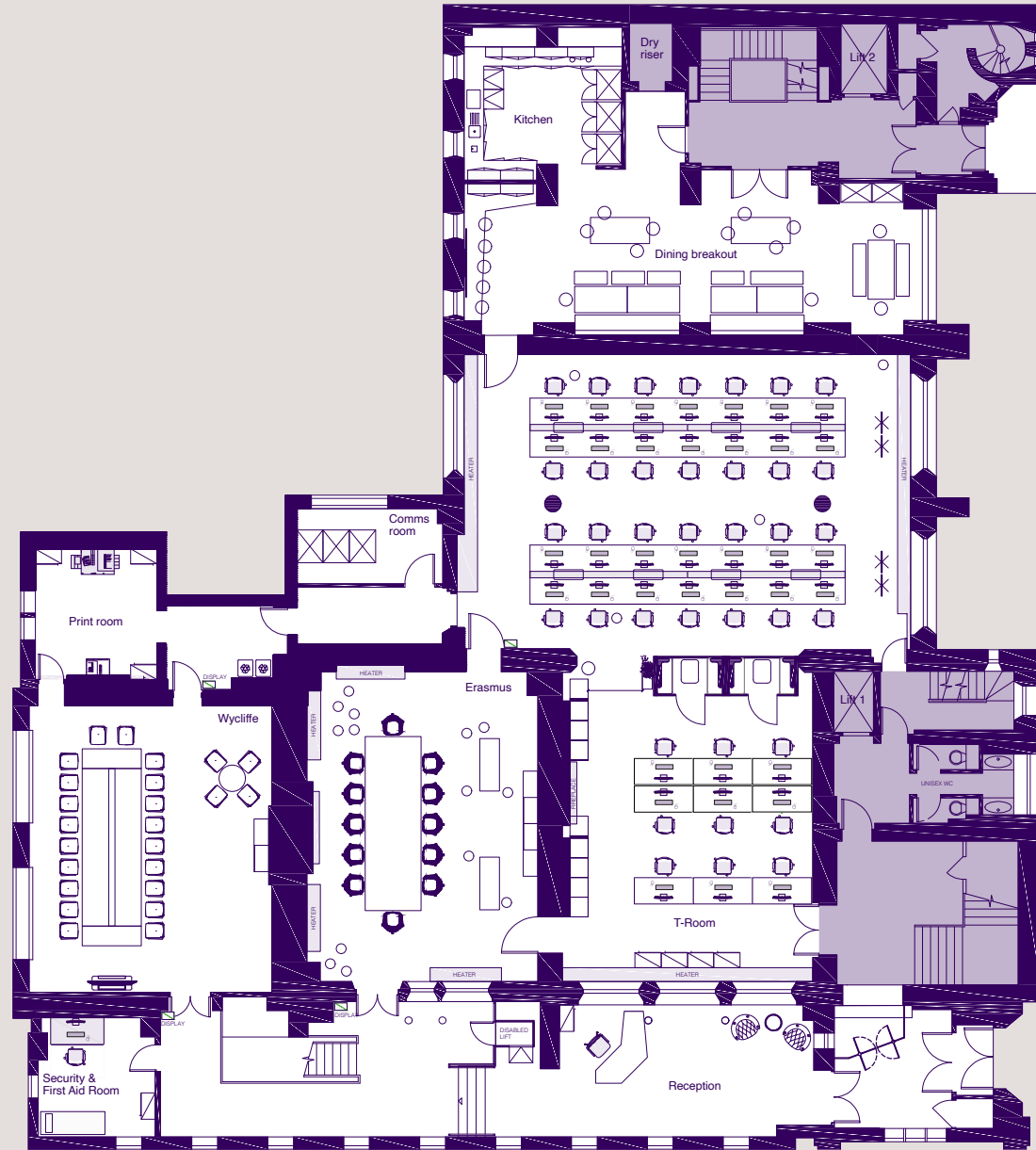
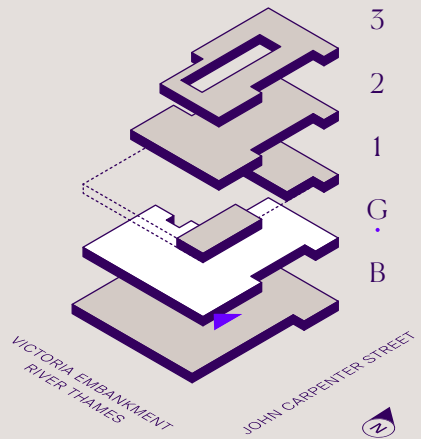
TOTAL 3,949 SQ FT



FLOOR PLANS

GROUND FLOOR

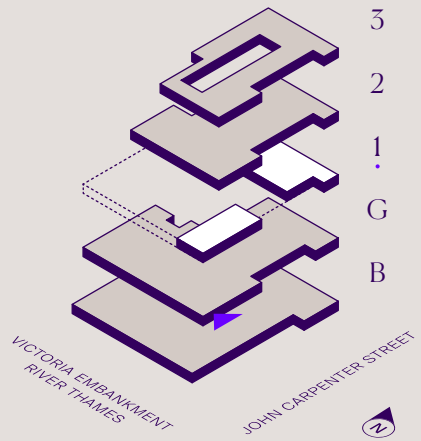
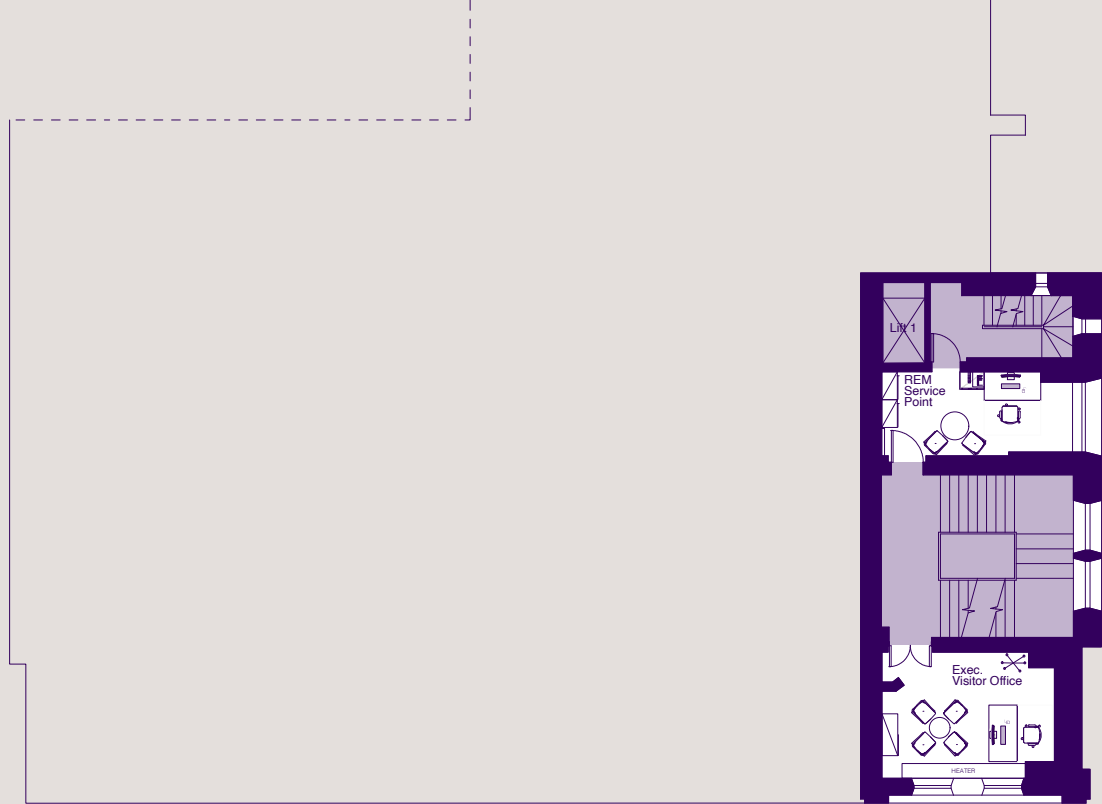
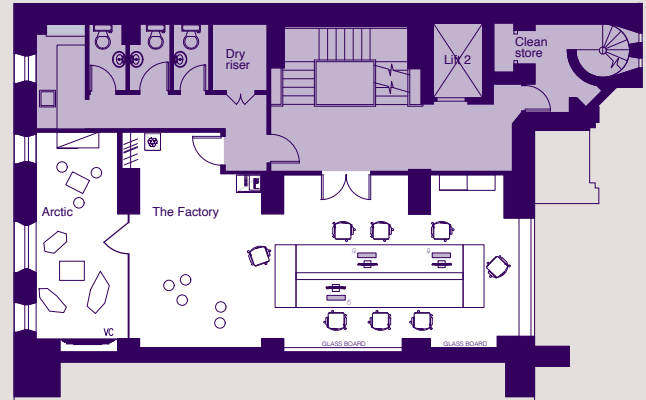
OFFICE	4,956 SQ FT
RECEPTION	910 SQ FT
TOTAL	5,866 SQ FT



FLOOR PLANS

FIRST FLOOR

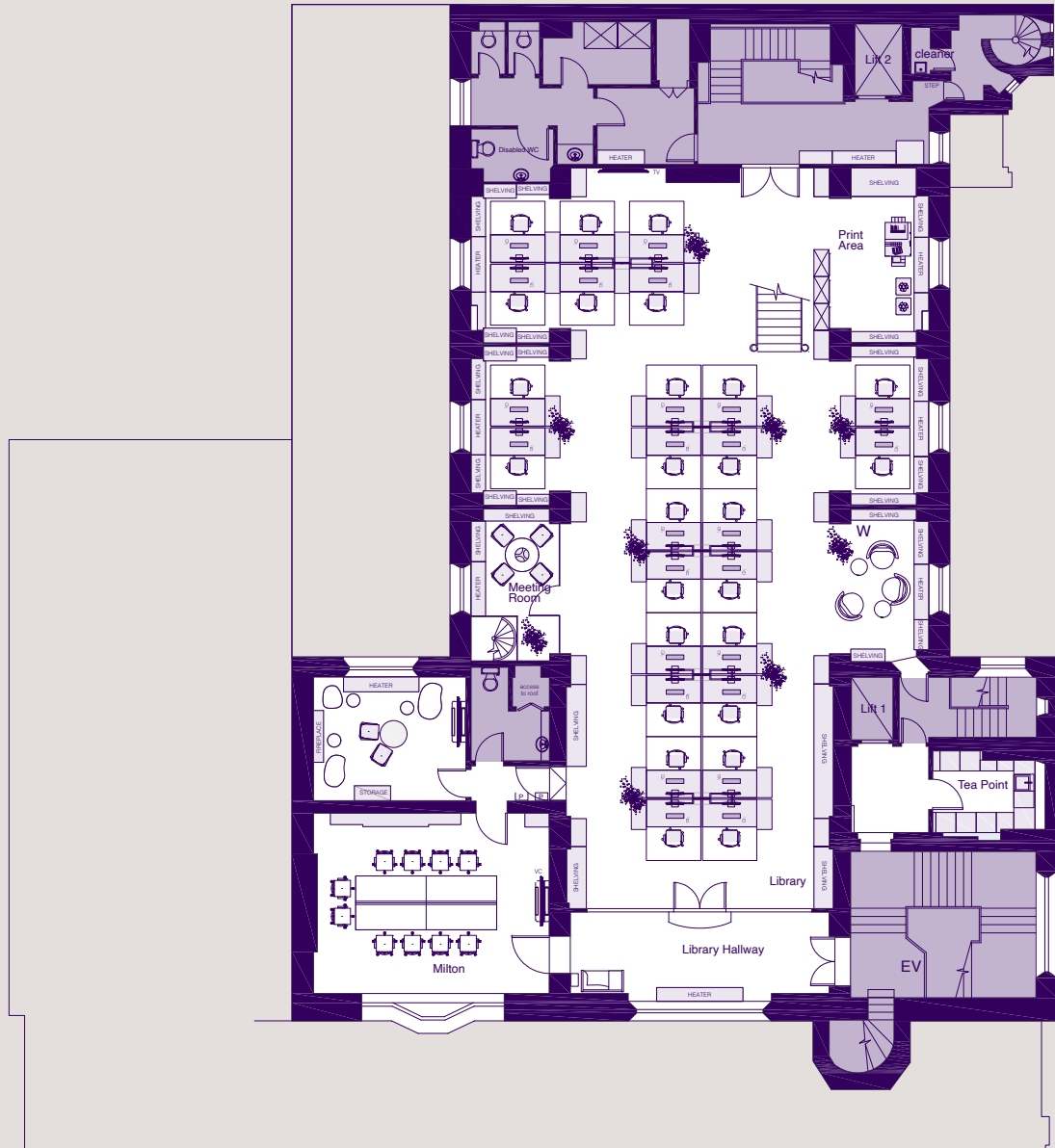
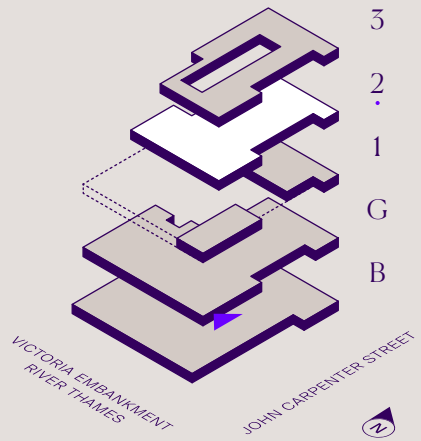
TOTAL 1,135 SQ FT



FLOOR PLANS

SECOND FLOOR

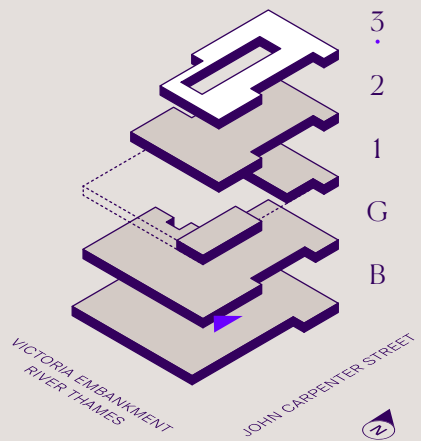
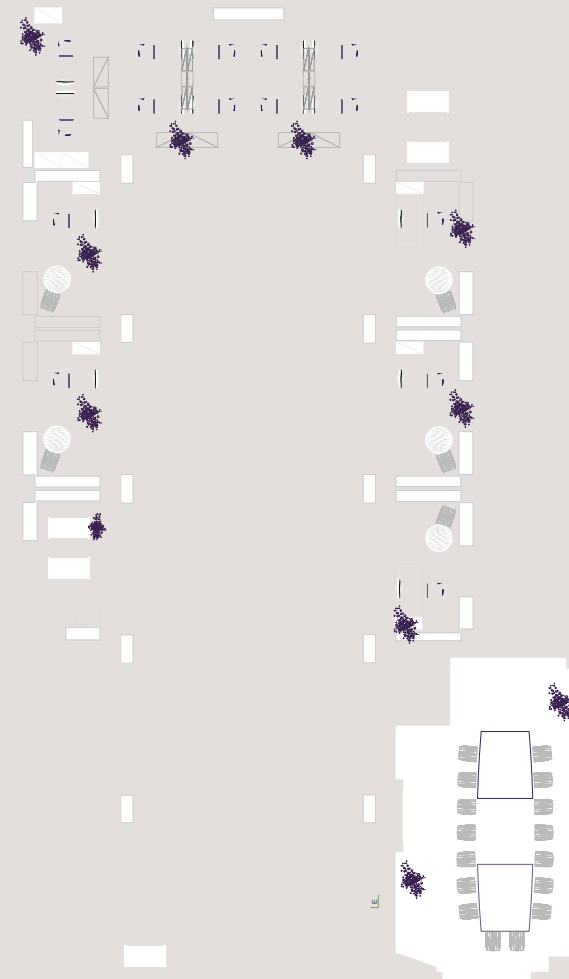
TOTAL 3,501 SQ FT



FLOOR PLANS

THIRD FLOOR

TOTAL 2,362 SQ FT



SION

EMBANKMENT

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