

2,098 – 13,914 SQ FT
FULLY FITTED OR CAT A SPACE AVAILABLE

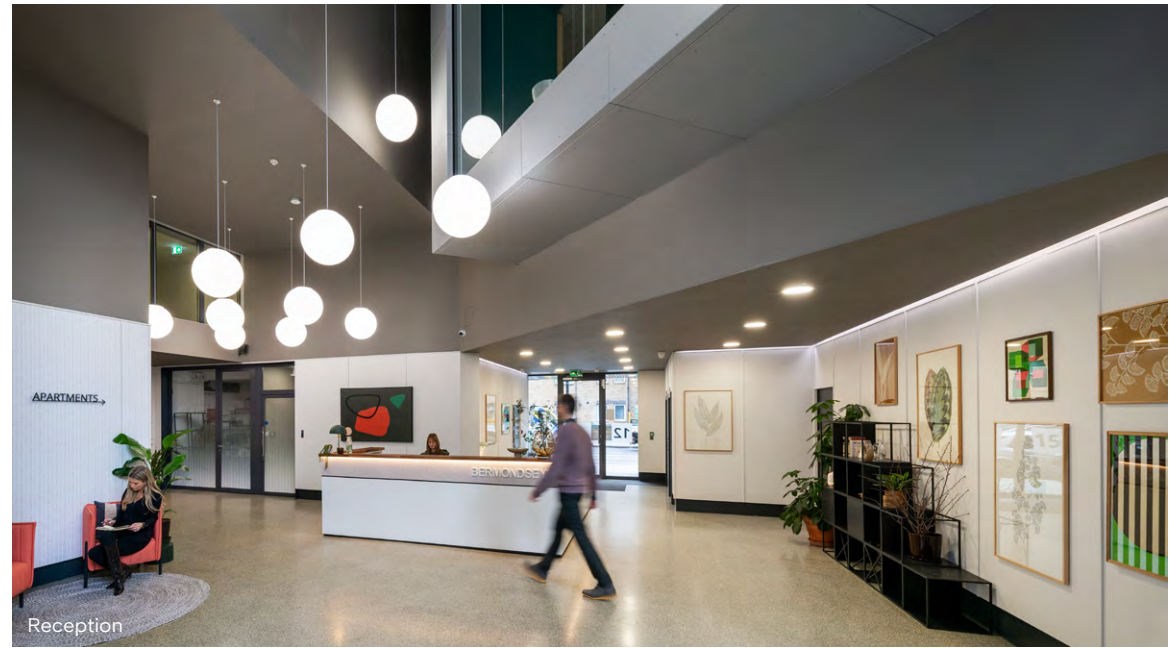
BERMONDSEY SQ.

LONDON SE1

In the SQ.

The reception and floors have been extensively refurbished to a high specification, with the office space providing a mix of both fully fitted and CAT A spaces.

2,098 sq ft - 13,914 sq ft currently available, with the part 2nd South and 3rd floor North delivered as fully fitted space, whilst the 4th floor is offered in a CAT A condition with plans to fit out.



Reception



CAT A 4th floor



2nd floor breakout and meeting spaces

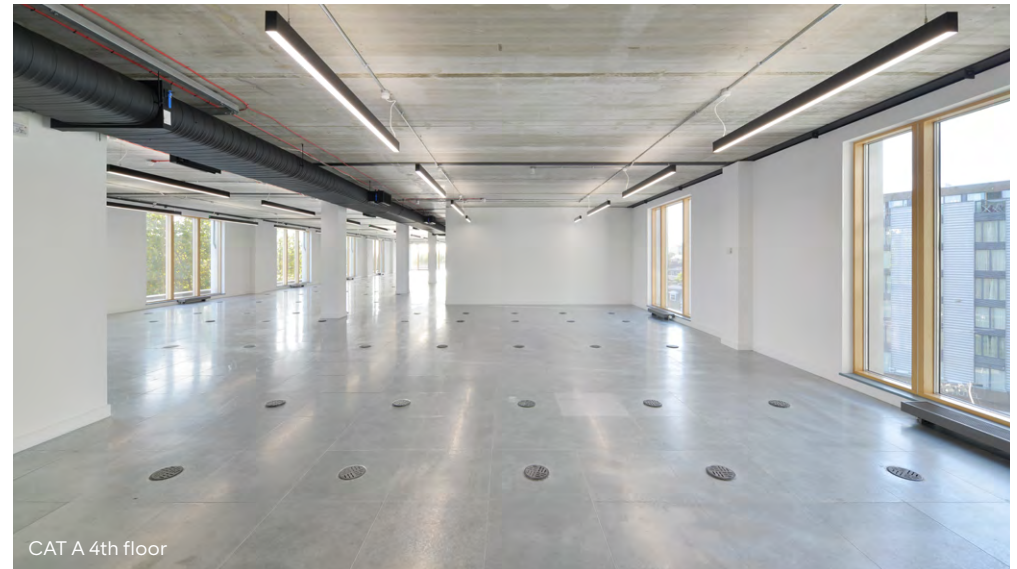


Space SQ.²

The mix of fully fitted and CAT A workspace offers occupiers choice and flexibility.

The fully fitted floors are perfect for those who want to hit the ground running. Bright and open plan workspaces are complemented by ample breakout areas and on floor kitchenettes – ready for you to move in straight away.

The CAT A 4th floor provides the perfect environment for businesses that require a blank canvas. Alternatively designs have been worked up to fully fit the floorplate if this is the preferred option to match your requirement.



Summary specification



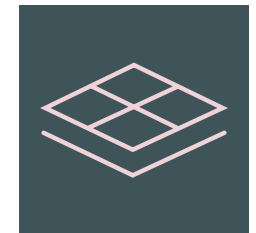
2nd and 3rd floors are fully fitted



4th floor CAT A



Air cooling



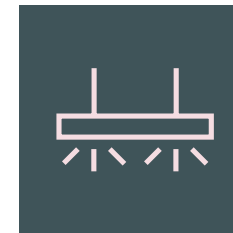
Accessible raised floors



Newly refurbished



Commissionaire



Suspended LED lighting



Shower facilities and bike racks





Accommodation

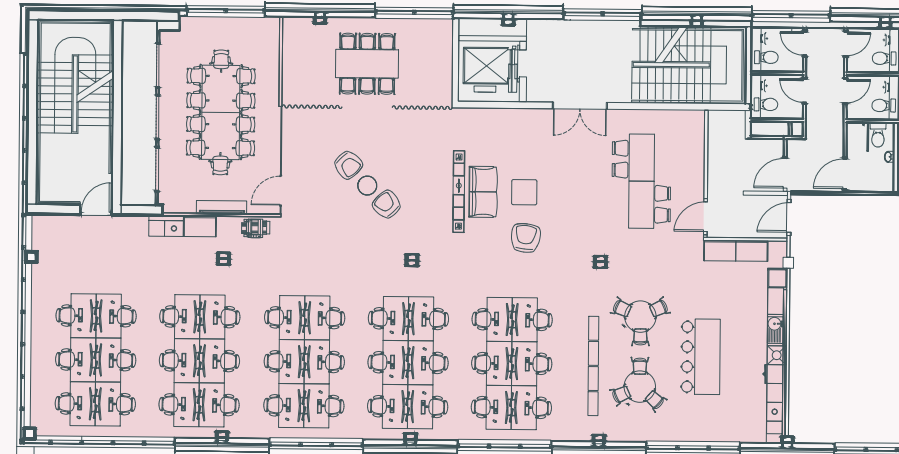
The part 2nd and 3rd floors are offered fully fitted – with the 4th floor being offered in a CAT A condition (Option to fit out).

Floor	Office	Status	sq ft	sq m
4th		CAT A (Option for fully fitted)	5,425	504
3rd	South	Fully fitted	2,098	195
	North	Fully fitted	3,108	289
Part 2nd	South	Fully fitted	3,283	305
TOTAL			13,914	1,293

Part 2nd floor – fully fitted (3,283 sq ft / 305 sq m)

● Office ● Core

Desks	30
Meeting rooms	02
Kitchen	01

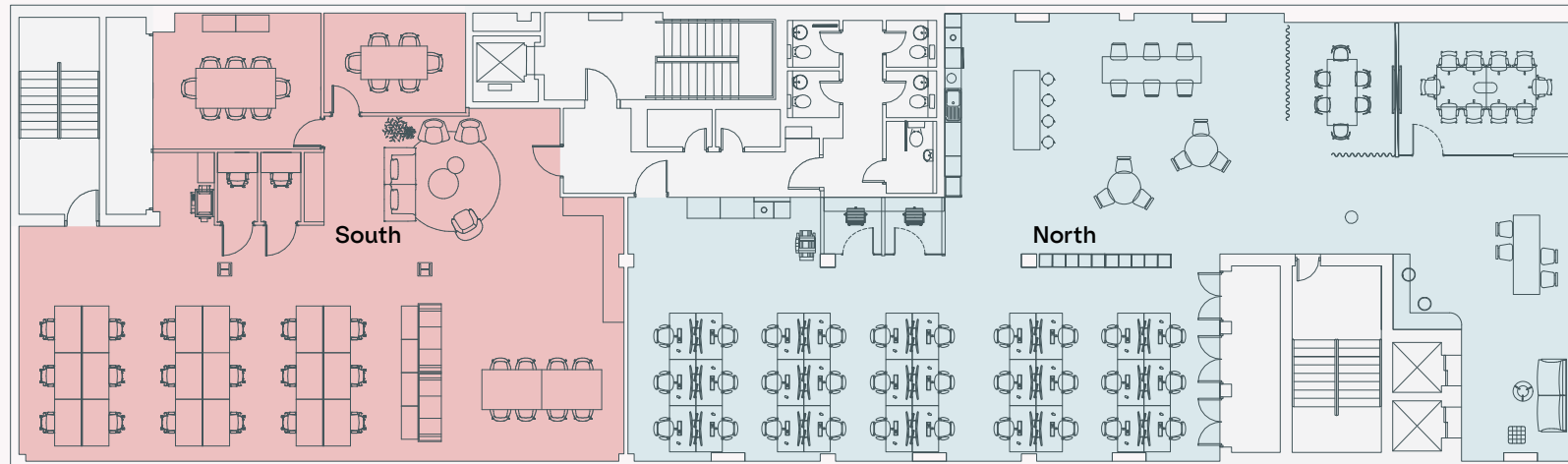


3rd floor split – Indicative space plan

● Office ● Core

South – 2,098 sq ft / 195 sq m

North – 3,108 sq ft / 289 sq m



South	
Desks	18
Meeting rooms	02
Kitchen	01
Phone booths	02

North	
Desks	30
Meeting rooms	02
Kitchen	01
Phone booths	02

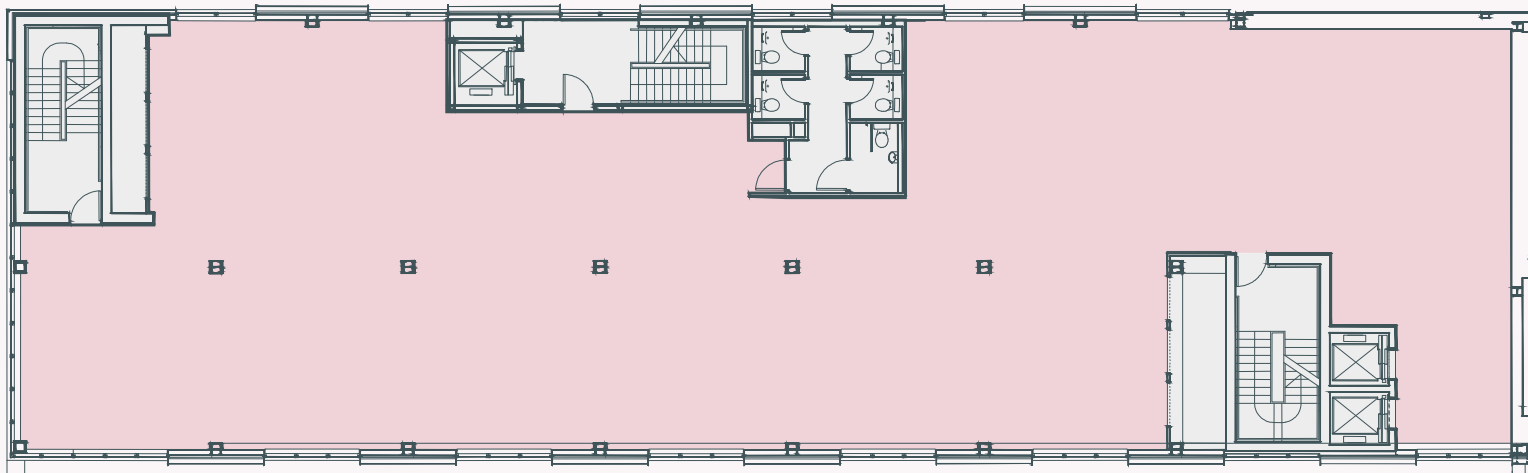
Not to scale.
For indicative purposes only.



4th floor – CAT A condition

Office 5,425 sq ft / 504 sq m

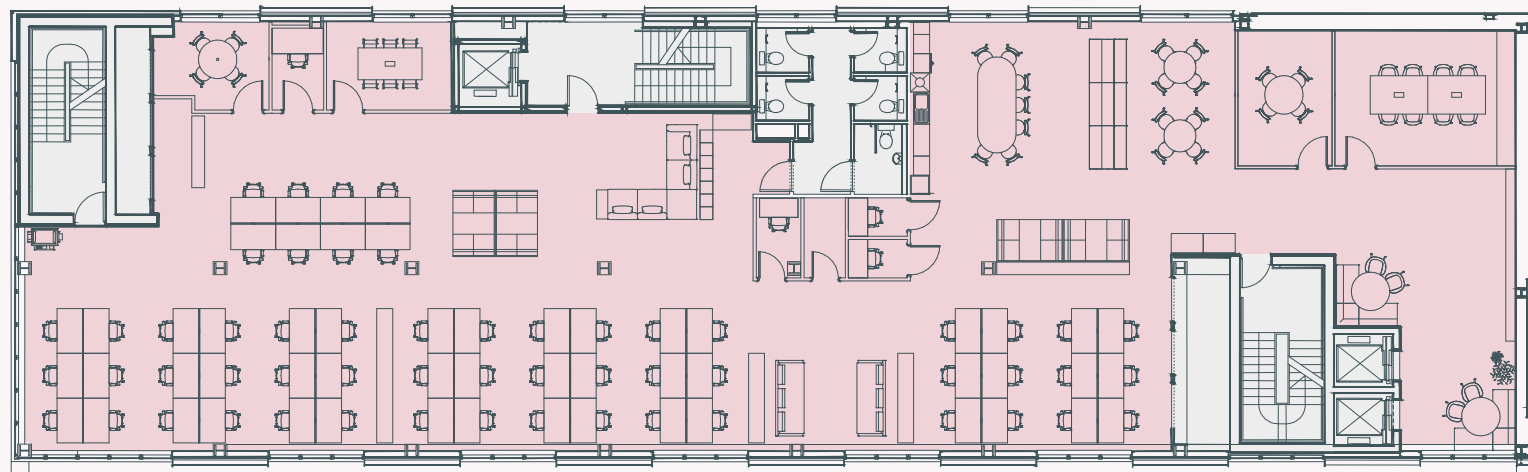
● Office ● Core



4th floor – indicative space plan

Office 5,425 sq ft / 504 sq m

● Office ● Core



Desks	56
Meeting rooms	04
Kitchen	01
Phone booths	04

Not to scale.
For indicative purposes only.





View across Bermondsey Square, to the offices

On the SQ.

Located at the southern end of Bermondsey Street, Bermondsey Sq. is a mixed use scheme situated around a landscaped public realm.

Bermondsey Sq. is home to one of London's largest antique markets, as well as a good mix of onsite amenities including Hej Coffee, The Bermondsey Square Hotel and Lokma Turkish Bar & Grill.



Lokma Turkish Bar & Grill

SQ. mile

One of the South Bank's most vibrant and colourful destinations, Bermondsey Street – offers occupiers a rich mix of local amenities.

Bustling restaurant hotspots, independent cafés, late night bars and boutique shops – whatever the mood and whatever the time of day – the choice is never ending.



The Garrison



Bermondsey Antiques Market



Fuckoffee



Vinegar Yard



White Cube Gallery

Beyond the SQ.

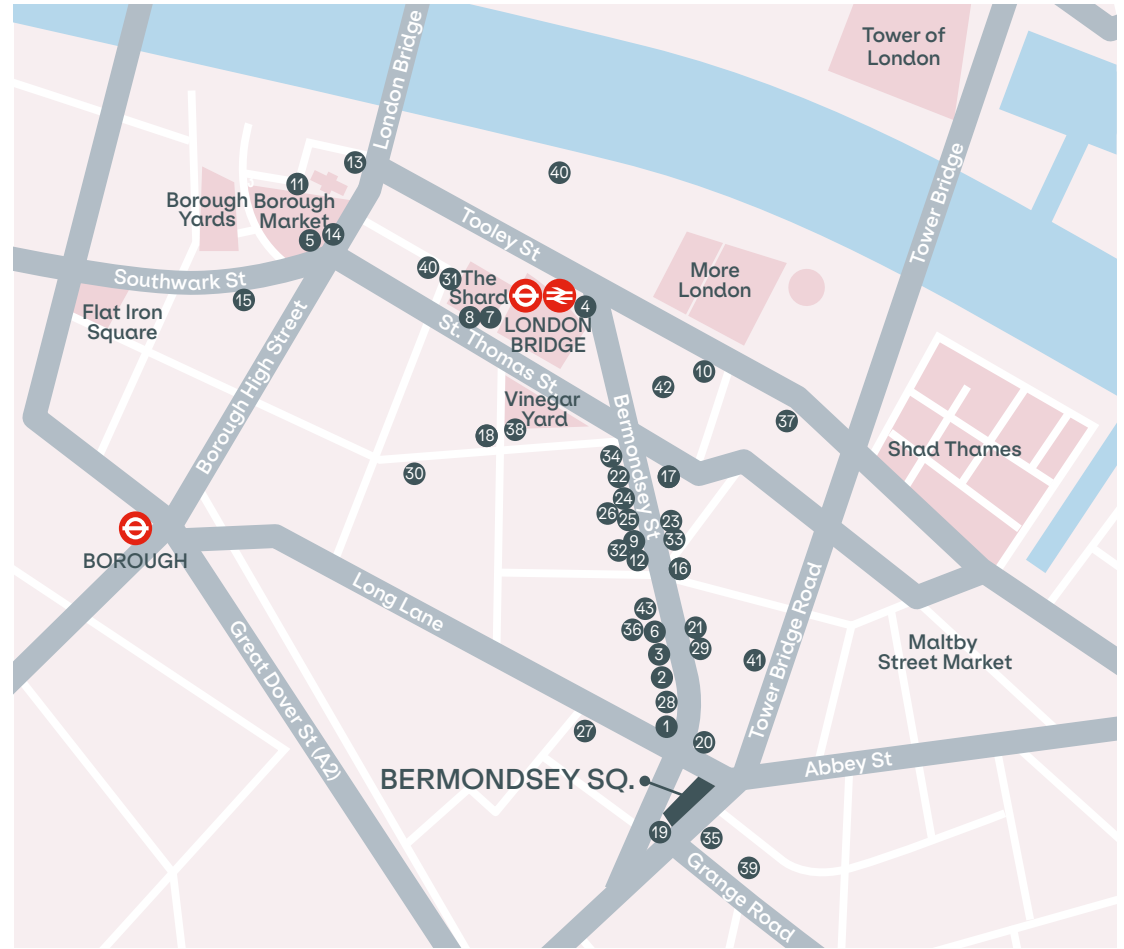
London Bridge Station is just a nine minute walk away from Bermondsey Sq. – providing access to mainline and underground services.

Move across the City with ease with Northern and Jubilee underground lines and access to Thameslink and national rail services for travel further afield. The station has recently undergone a major refurbishment and also provides 80,000 sq ft of new retail and leisure facilities.

Connectivity

London Bridge			9 mins walk	
Borough			13 mins walk	
Bank			1 mins	
Waterloo			3 mins	
Moorgate			4 mins	
Bond Street			8 mins	

Journey times by foot are from building entrance. Journey times by tube are from London Bridge Station. Source: TFL



Amenities

Restaurants

1. Flour & Grape
2. Pizzaro
3. Baccalà
4. Pizza Pilgrims
5. Brindisa
6. Café Murano
7. Hutong
8. Oblix
9. Franco Manca

10. Santa Remedio
11. Hawksmoor
12. José
13. London Grind
14. Padella
15. Breakfast Club
16. Casse-Croûte
17. Kin + Duem
18. Trivet

Coffee / Delis

19. Hej coffee
20. WatchHouse
21. Fuckoffee
22. Chapter 72
23. FelFel
24. Comptoir
25. B Street Deli
26. Eatalia
27. Fine Foods
28. Gail's

Bars & Pubs

29. The Last Talisman
30. The Rose
31. Aqua Shard
32. Woolpack
33. The Garrison
34. Bermondsey Bar & Kitchen
35. Bermondsey Arts Club

Gyms / Leisure

36. White Cube Gallery
37. Third Space
38. Vinegar Yard
39. F45 Training
40. Fitness First
41. Bermondsey Boxing Club
42. The Hidden Gym
43. Milo & the Bull

Further information

Viewings

Strictly through the joint-sole letting agents.

Terms

Upon application.

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Oval

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