

USP.

The Forge
105 Sumner Street
London SE1 9HZ

OFFICES TO RENT

2,831 - 78,247 SQ FT

theforgebankside.com

usp.london
020 3757 7777



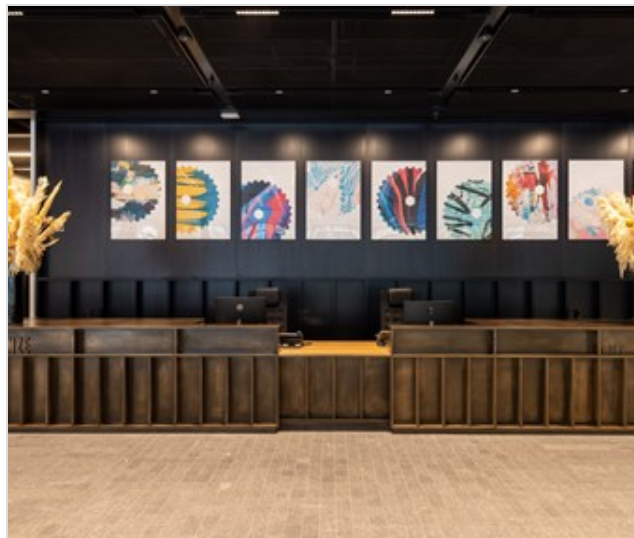
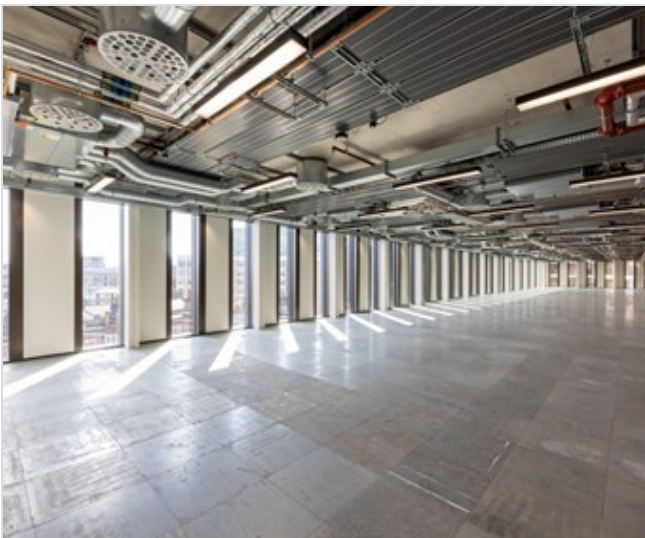


Description

Best In Class Offices In Net Zero Carbon Development

The Bronze building at The Forge offers 91,078 sq ft of Grade A office space in the cultural hub of Bankside. Inspired by its industrial past and built for the future it is Landsec's first net zero carbon development. The Bronze makes up one part of the The Forge scheme, which features two boutique office buildings surrounding a public courtyard, this vibrant new space, is ready for you to put your stamp on it.

Located south of the River Thames in the vibrant Southwark/Bankside market. A place of world class food and traditional markets. The building is conveniently located for London Bridge, Blackfriars, Cannon Street and Waterloo mainline and underground stations.



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Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
8th	Available	6,452	POA
7th	Available	3,855	POA
6th	Available	9,343	POA
5th	Available	9,343	POA
3rd	Under Offer	14,229	POA
2nd	Under Offer	14,229	POA
1st	Available	14,224	POA
Mezzanine	Available	2,831	POA
Ground	Available	3,741	POA
TOTAL		78,247	

Amenities

Net Zero Carbon development

EPC A

Designed to 1 - 8 sq m

Suspended LED lighting

2.75m floor to ceiling height

17 showers

BREEAM EXCELLENT

NABERS UK 5 star target

Four pipe fan coil a/c exposed services

Raised floor

230 cycle spaces & lockers

Terraces Bronze (4th + 5th), Phosphor (6th + 8th)





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Further Information

A new lease is available direct from the landlord.

Rent

Mid £60's - mid £80's psf

Service Charge

£17.89 per sq ft (includes estates charge)

Rates

£25 psf est

EPC

A

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