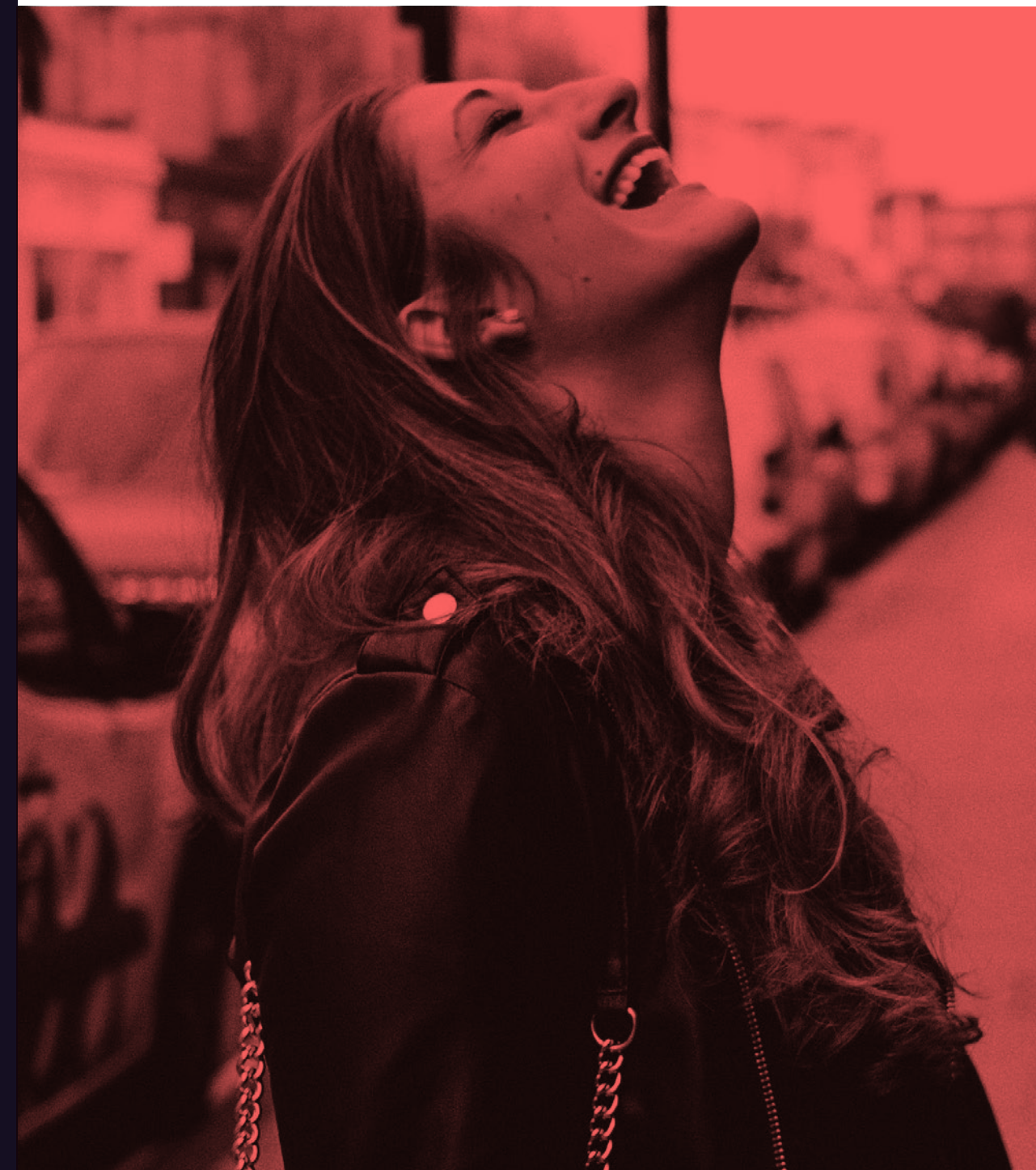
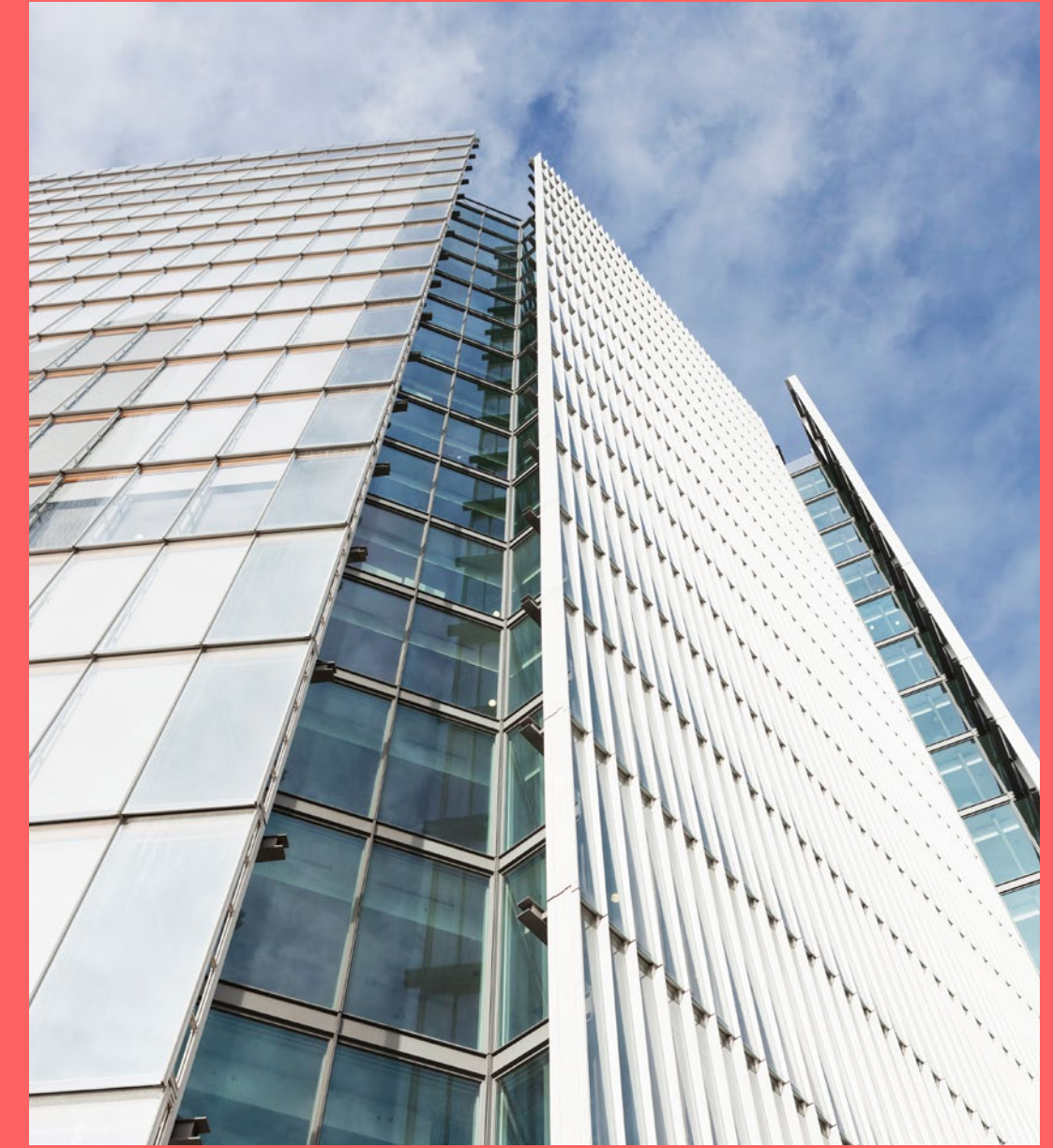


# LONDON BRIDGE ST



**15,575  
SQ FT  
4TH FLOOR  
OFFICE**

*External facade*



# ICONIC SHARD QUARTER

## *Overview*

Three London Bridge Street is an iconic building with views over the City skyline, positioned adjacent to London Bridge Station.

The available space comprises 15,575 sq ft of flexible part-fitted office accommodation on the part 4th floor.

*Tenant reception*



*Level 4 views*



# ELEVATED POINT OF VIEW

Level 17 views



12 dedicated cycle spaces



BREEAM rating 'Excellent'



EPC B



8 x 21 person passenger lifts



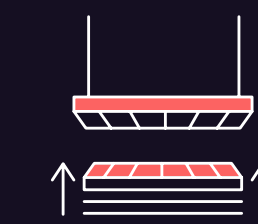
17th floor event space with spectacular views (by separate arrangement)



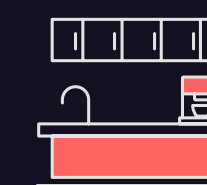
Existing fit-out in situ



4 Pipe fan coil air conditioning



Metal tiled suspended ceiling & fully accessible raised floor



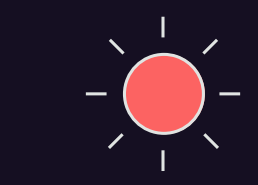
Onfloor kitchen



Winter garden



Dedicated tenant showers



Excellent natural light

Level 17 event space



Coffee station

## Amenities

The building features all of the amenities expected of a first-class workspace, along with excellent environmental credentials. On the 17th floor is a bookable event space with stunning panoramic views and a new coffee station has opened in the main reception.

A loyalty card scheme is available to tenants offering exclusive offers and discounts at many nearby retailers.

*Indicative fit-out CGI*





*Workspace*

# FLEXIBLE FLOORPLATE

## The Space

The part 4th floor has an existing fit-out suitable for a range of occupiers. It features open plan workspace along with a reception area and meeting rooms. The space is further enhanced with a Winter Garden, onfloor kitchen and showers.



*Winter Garden*



*Onfloor Kitchen*

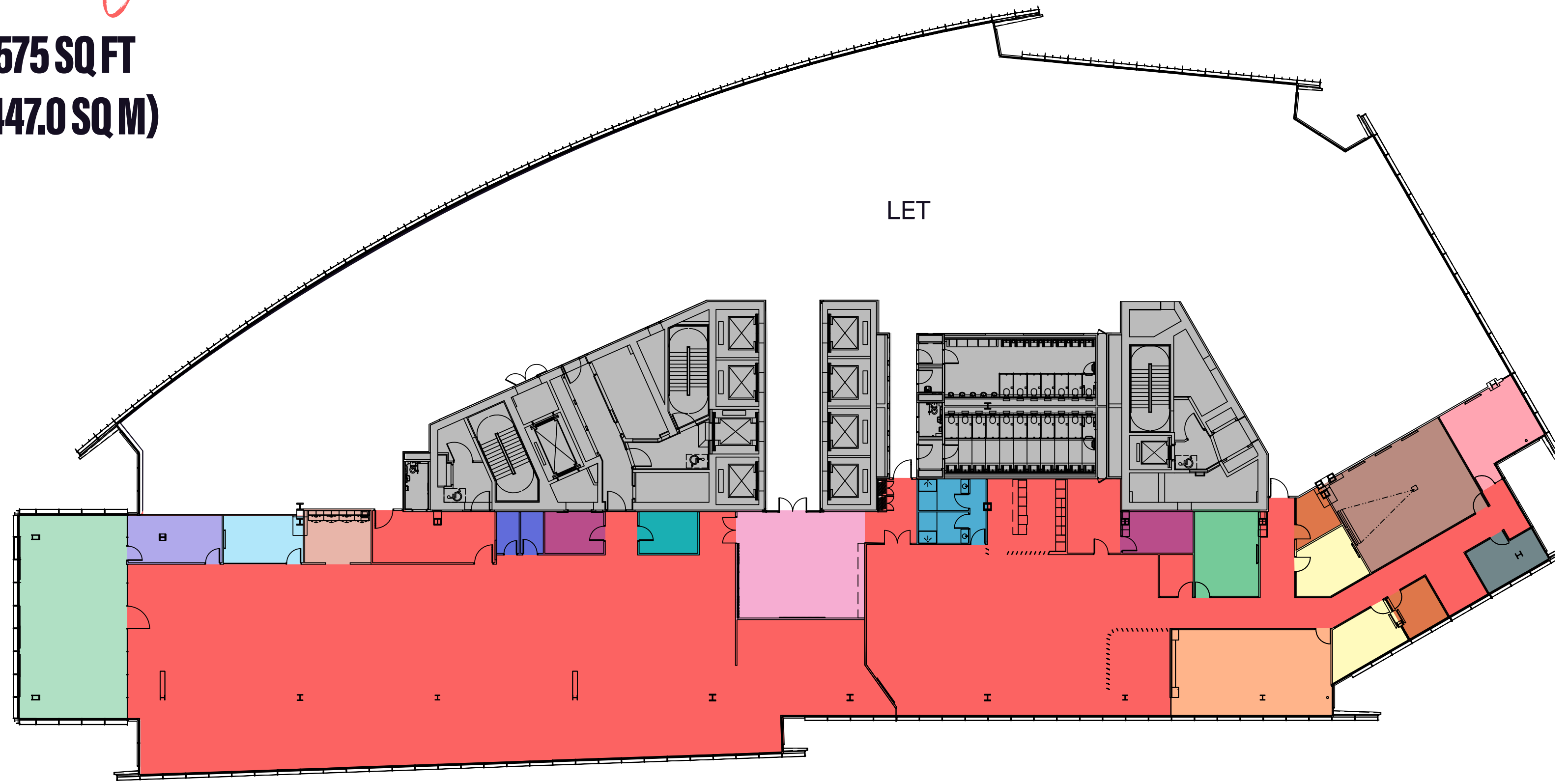


*Views over London Bridge*

# EXISTING FIT OUT

4th floor

15,575 SQ FT  
(1,447.0 SQ M)



London Bridge Street

## OCCUPANCY

- |                       |                        |                                     |              |
|-----------------------|------------------------|-------------------------------------|--------------|
| Reception             | 4 person meeting room  | 20 person boardroom                 | Printer room |
| Winter Garden         | 6 person meeting room  | Large boardroom / presentation room | Server room  |
| Executive office      | 8 person meeting room  | Phone room                          | Storage      |
| 2 person meeting room | 10 person meeting room | Tea Point                           | Showers      |

The space

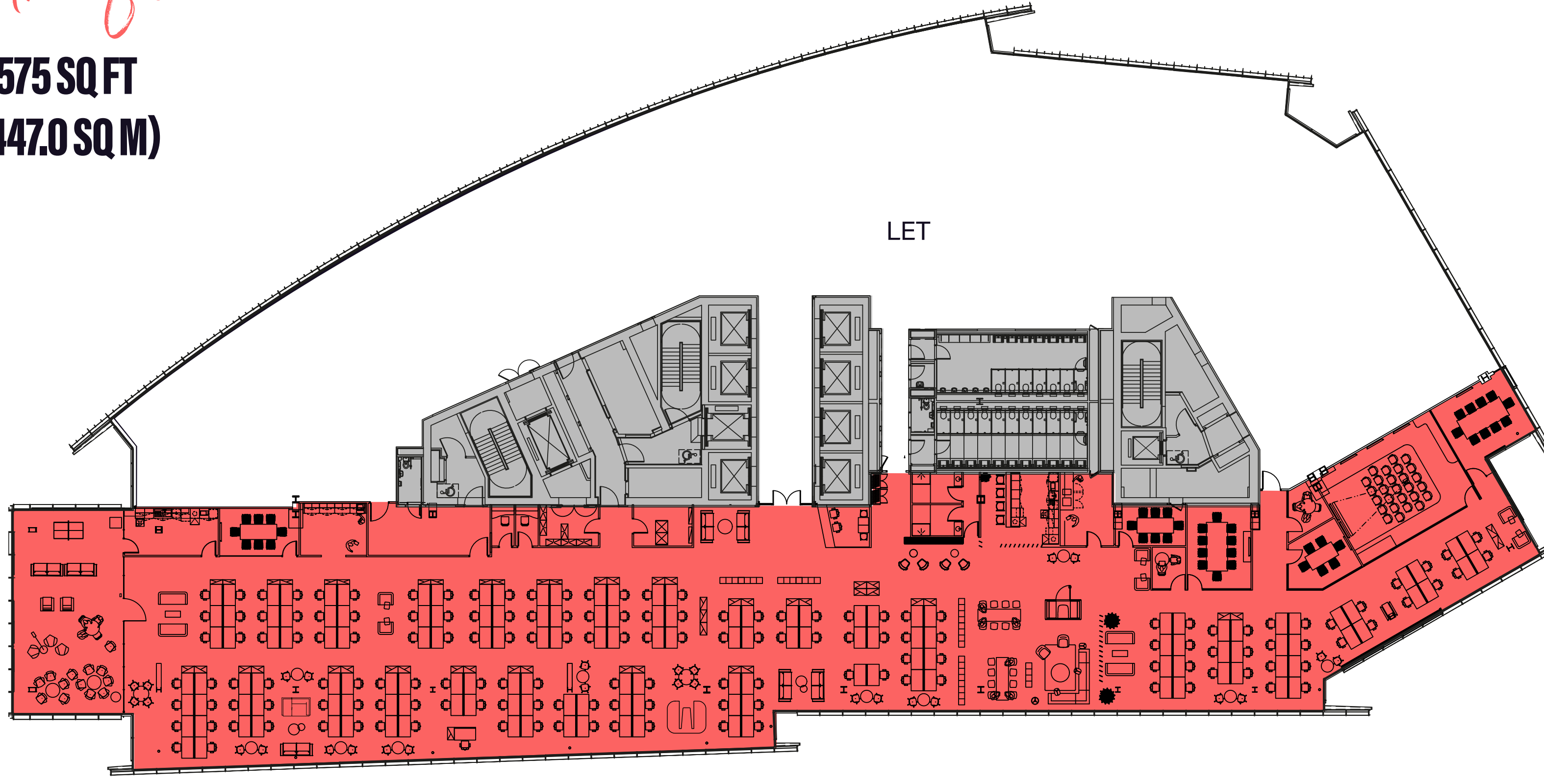


For indicative purposes only. Not to scale.

# PROPOSED FIT OUT

4th floor

15,575 SQ FT  
(1,447.0 SQ M)



160 desks

An open floor offering a variety of fit-out options and configurations, accommodating densities of up to 180 desks.

London Bridge Street

## 160 DESKS

-  160 workstations
-  9 breakout areas
-  12 hotdesks
-  2 kitchens



For indicative purposes only. Not to scale.



*Borough Market*



*Bermondsey Street*

# VIBRANT DESTINATION

## *Local area*

The surrounding area features a host of exciting amenities, all on the doorstep. The culture on the South Bank, artisan food in Borough Market, and places to meet in the City.

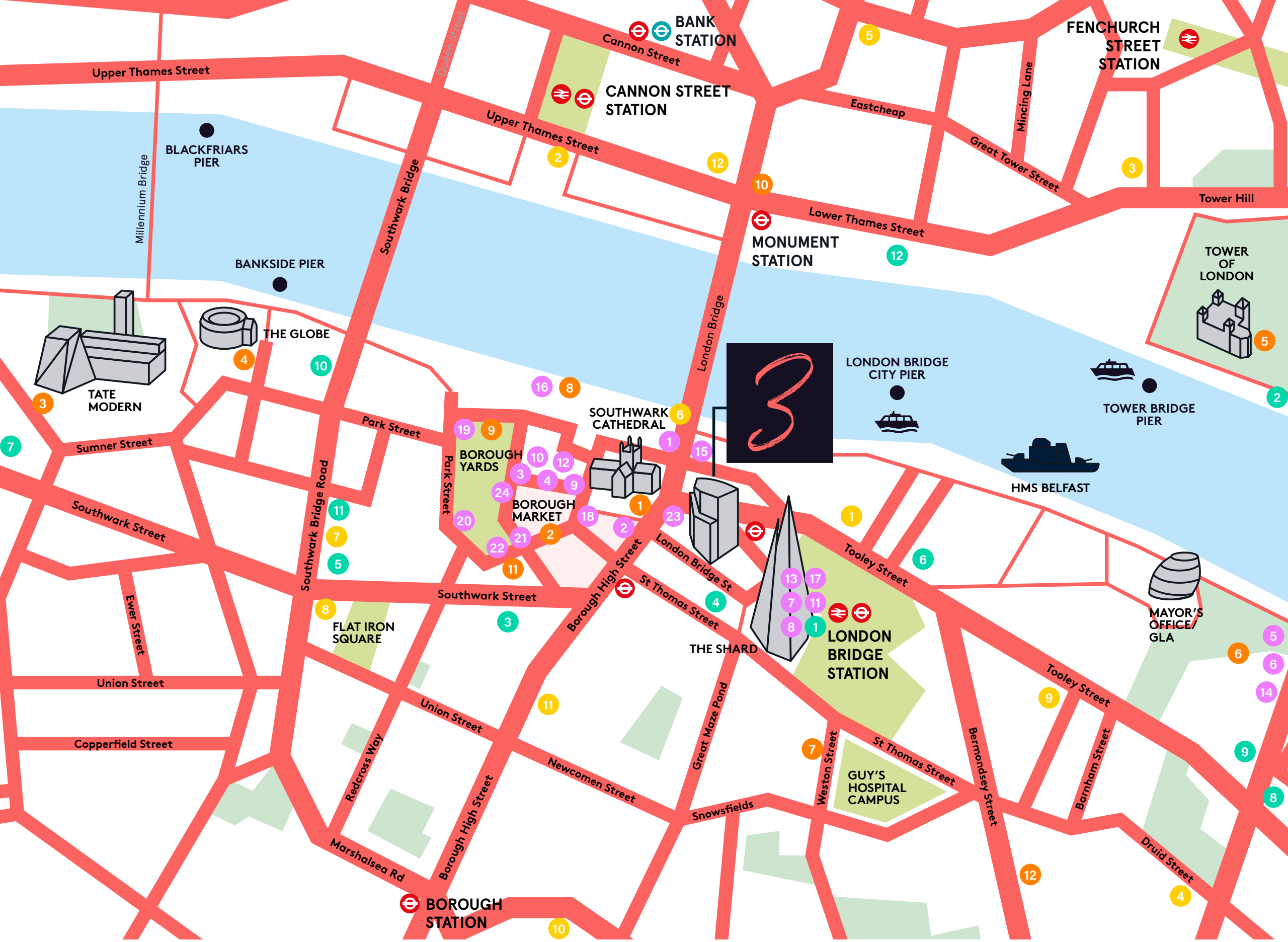
Borough Market is a moments walk away, sitting alongside Southwark Cathedral which leads the way to the landmarks along the South Bank.



*Flat iron square*



*Borough Yards*



**Bars & Restaurants**

- 1 London Grind
- 2 Padella
- 3 Roast
- 4 Fish!
- 5 The Ivy
- 6 The Coal Shed
- 7 Aqua Shard
- 8 Oblix
- 9 Brindisa
- 10 Elliot's
- 11 Bar 31
- 12 Wright's

**Hotels**

- 1 Shangri-La hotel
- 2 The Tower Hotel
- 3 CitizenM
- 4 London Bridge Hotel
- 5 Novotel
- 6 Hilton
- 7 Hoxton Hotel
- 8 The Dixon
- 9 Lalit
- 10 Native Bankside
- 11 Ibis Styles
- 12 Urban Stay

**Fitness**

- 1 Fitness First
- 2 Nuffield Health
- 3 Third Space
- 4 No.1 Fitness
- 5 Gymbox
- 6 The Secret Boxing Gym
- 7 The Fitting Rooms
- 8 The Bridge
- 9 The Hidden Gym
- 10 PureGym
- 11 King's Sport
- 12 Buzz Gym

**Culture**

- 1 Southwark Cathedral
- 2 Borough Market
- 3 Tate Modern
- 4 The Globe Theatre
- 5 Tower of London
- 6 Bridge Theatre
- 7 Greenwood Theatre
- 8 Golden Hinde
- 9 Borough Yards
- 10 The Monument
- 11 Liberty of Southwark
- 12 Fashion & Textile Museum

**<1**  
MINUTE WALK

London Bridge  
  


**7**  
MINUTE WALK

Bank  
  
  
  
  
  


**7**  
MINUTES

Liverpool Street  
  
  
  
  
  


**9**  
MINUTE WALK

Waterloo  
  
  
  
  
  


**12**  
MINUTES

Canary Wharf  
  
  


**38**  
MINUTES

Gatwick Airport  


# EXCEPTIONAL CONNECTIONS

## Connectivity

Three London Bridge Street is well connected, positioned above London Bridge station. The building is a short walk from the City and has easy access to transport links across London.

Journey times taken from the building. Source: TfL.



# FURTHER INFORMATION



## 3LONDONBRIDGESTREET.COM

### Viewings

Strictly through joint agents:



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