

MATTER
BERMONDSEY
SE1

VISIT WEBSITE >

INTRO
BUILDING
AREA
CONTACT



Digital illustration is indicative only

THE PLACE WHERE IDEAS EMERGE

New contemporary Class E space
at 18 Crimscott Street, Bermondsey
providing units from 5,776 - 14,487 sq ft

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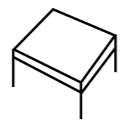
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A SPACE THAT ENABLES

A modern, beautifully
considered workspace
to enable you to thrive



New flexible
lease terms



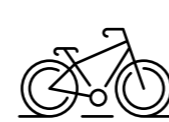
Raised access
flooring
throughout



Air Conditioning



LED Lighting



Secure bicycle
storage 100 racks



Five Showers



3.2m floor to
ceiling height on
the Ground Floor



BREEAM
Excellent

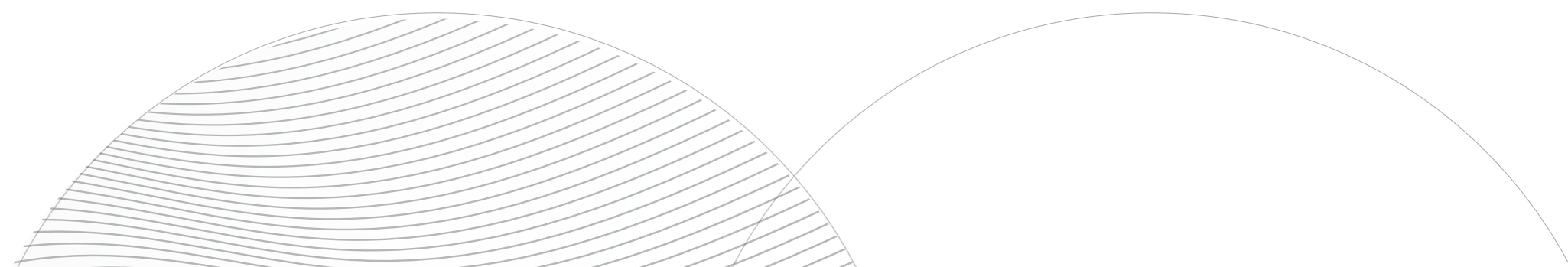
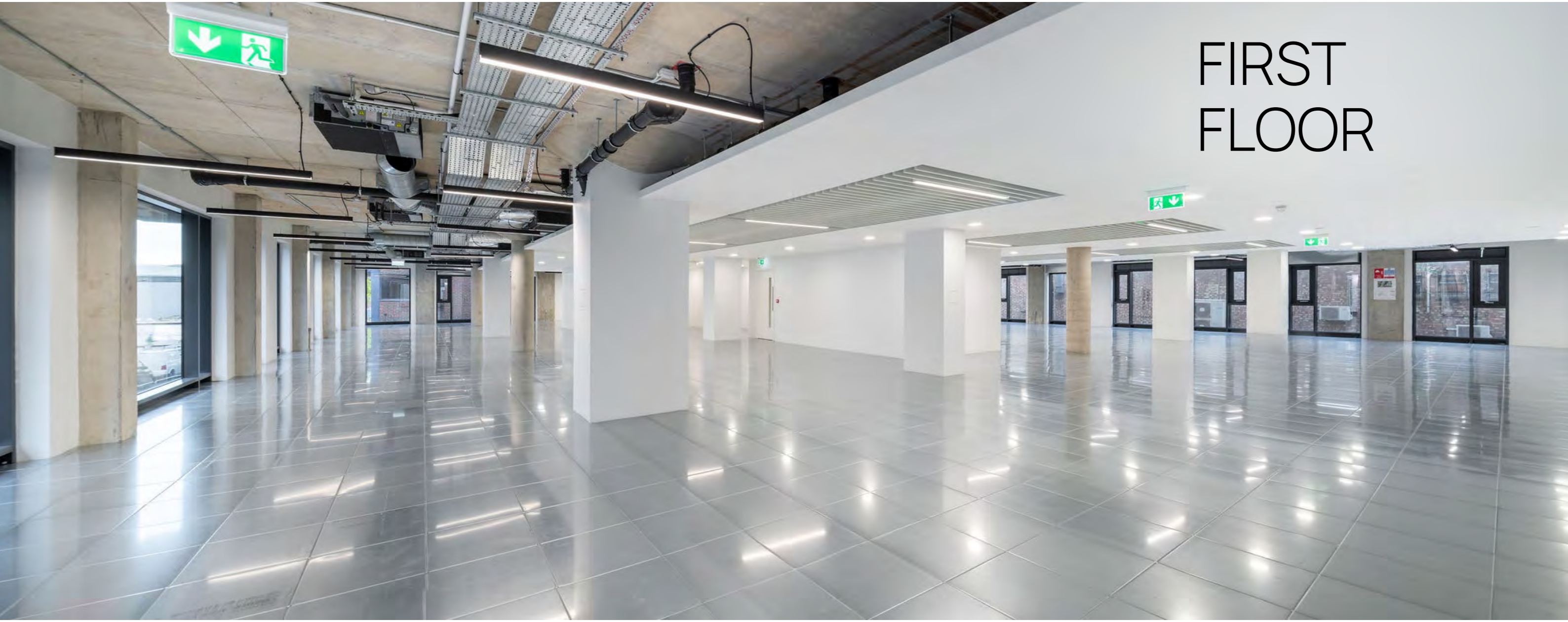
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GROUND
FLOOR

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FIRST FLOOR



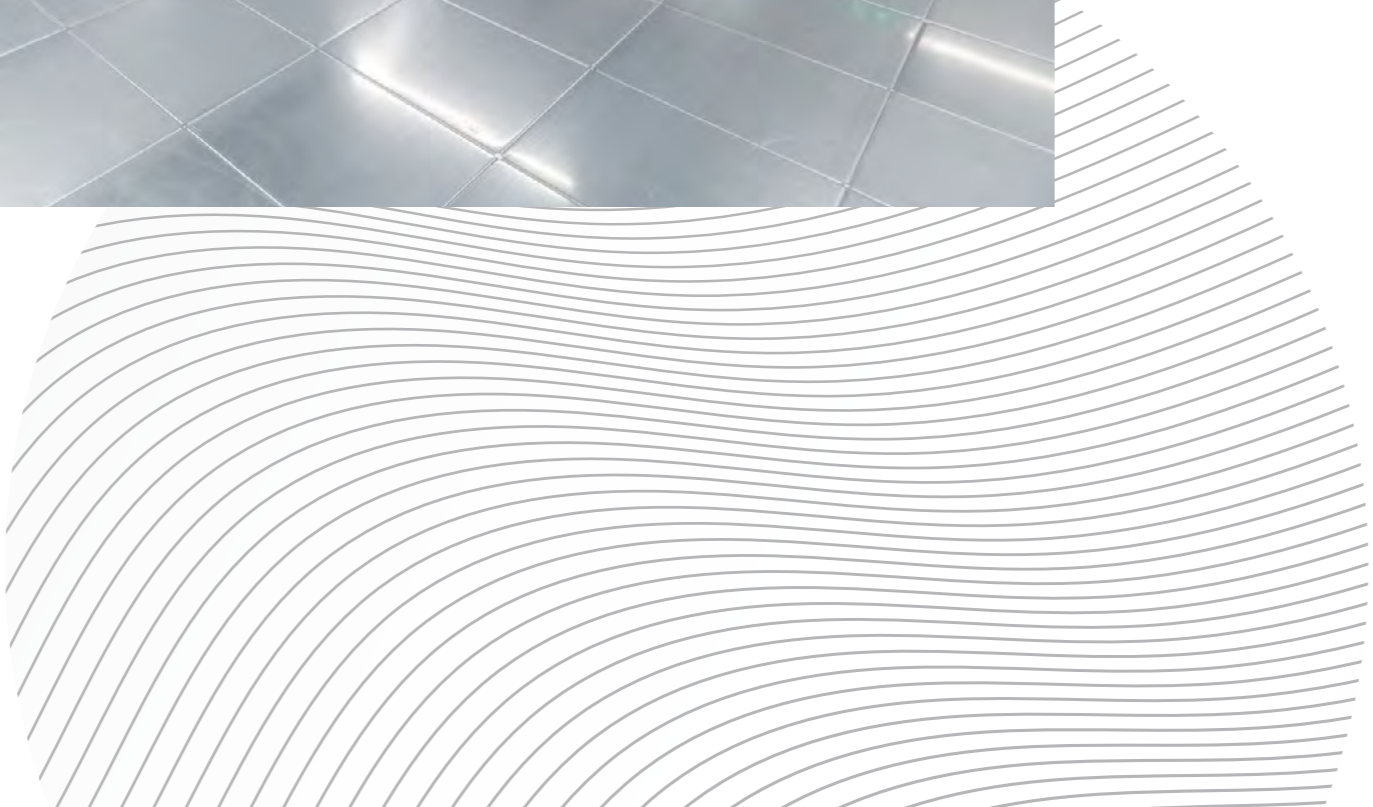


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First Floor



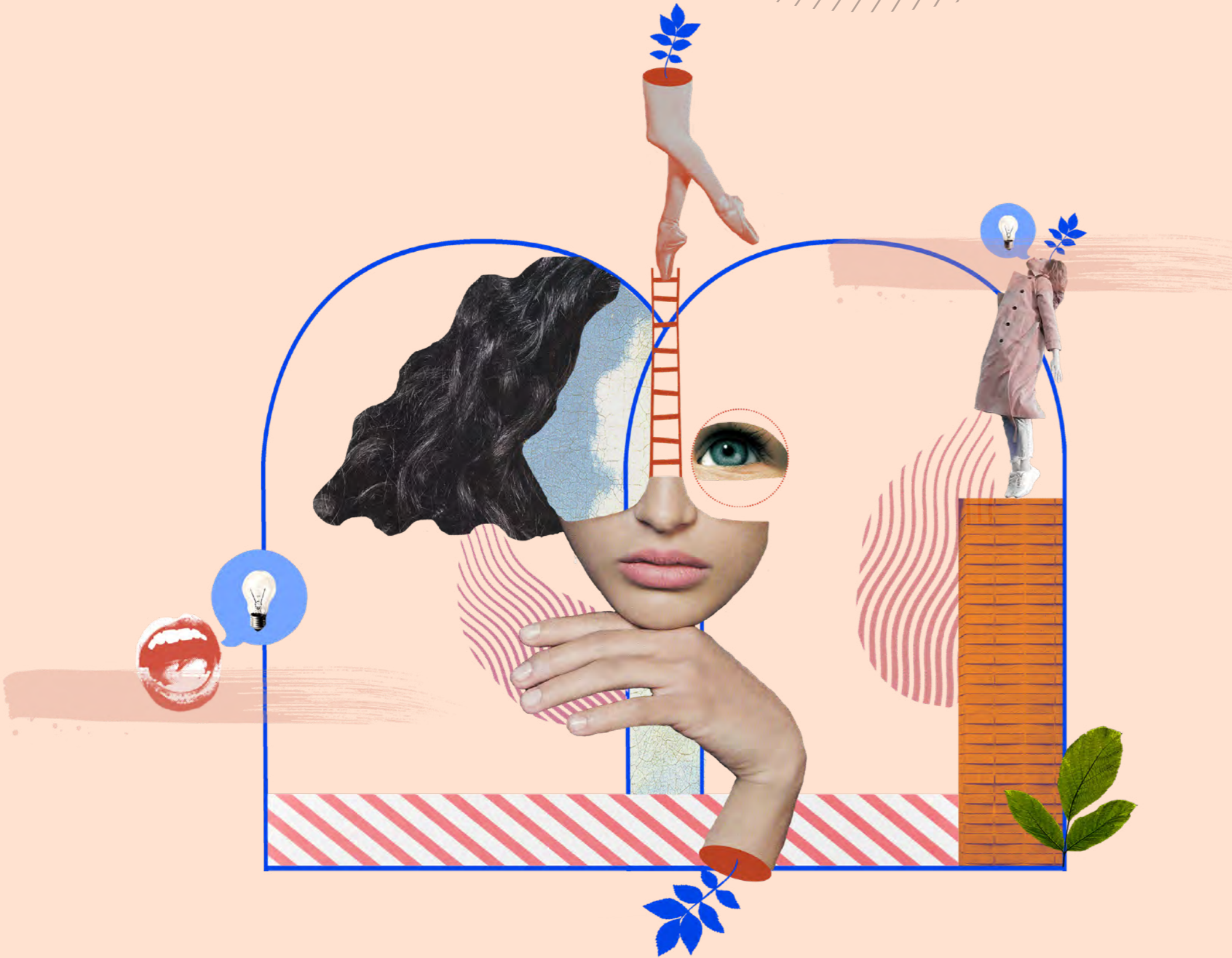
First Floor



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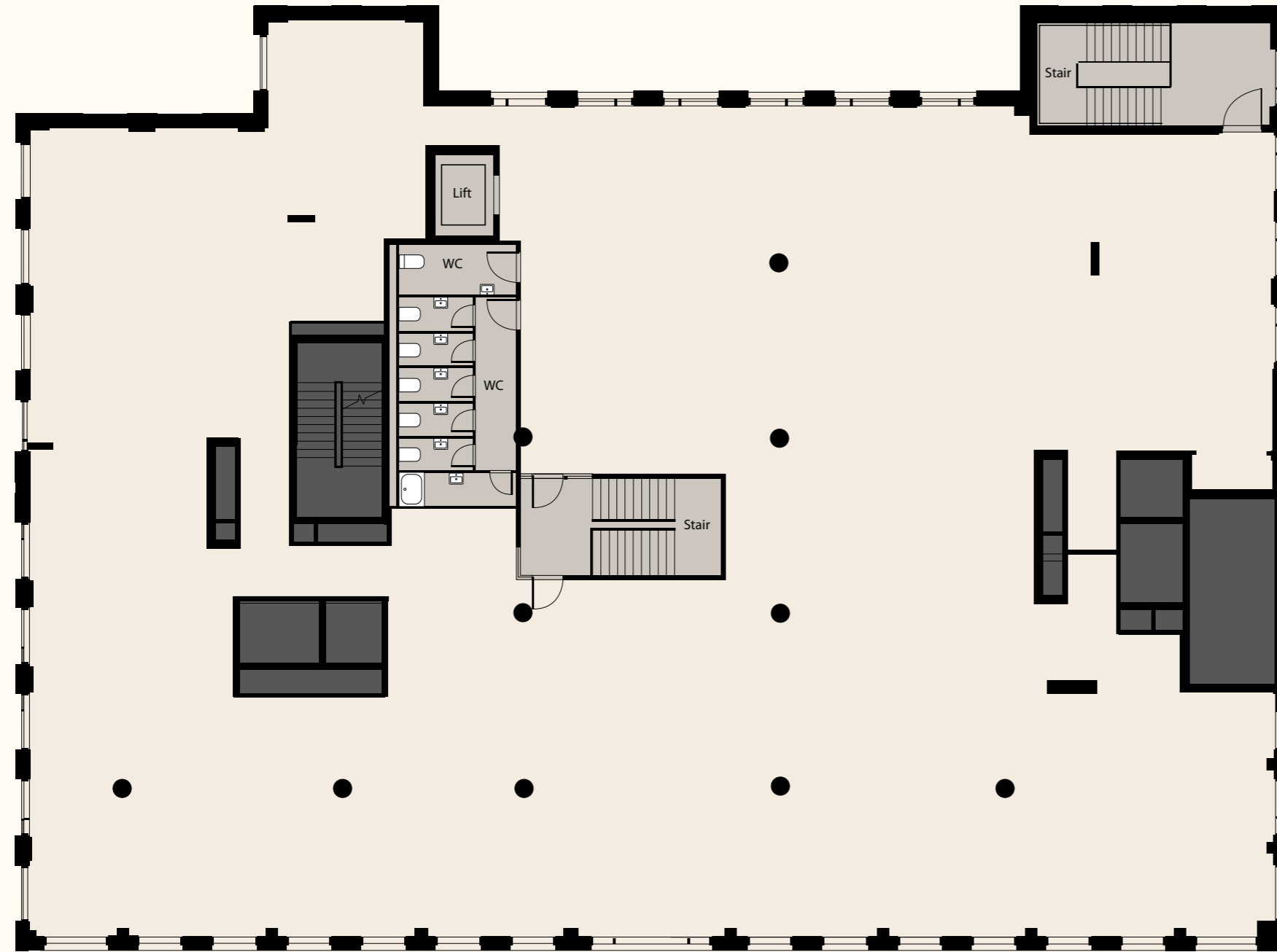






SCHEDULE OF AREAS

Floor	Sqft	Sqm
First	8,711	809
Ground	5,776	536
Part Ground		LET
Lower Ground		LET
Total NIA	14,487	1,345

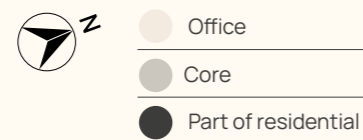


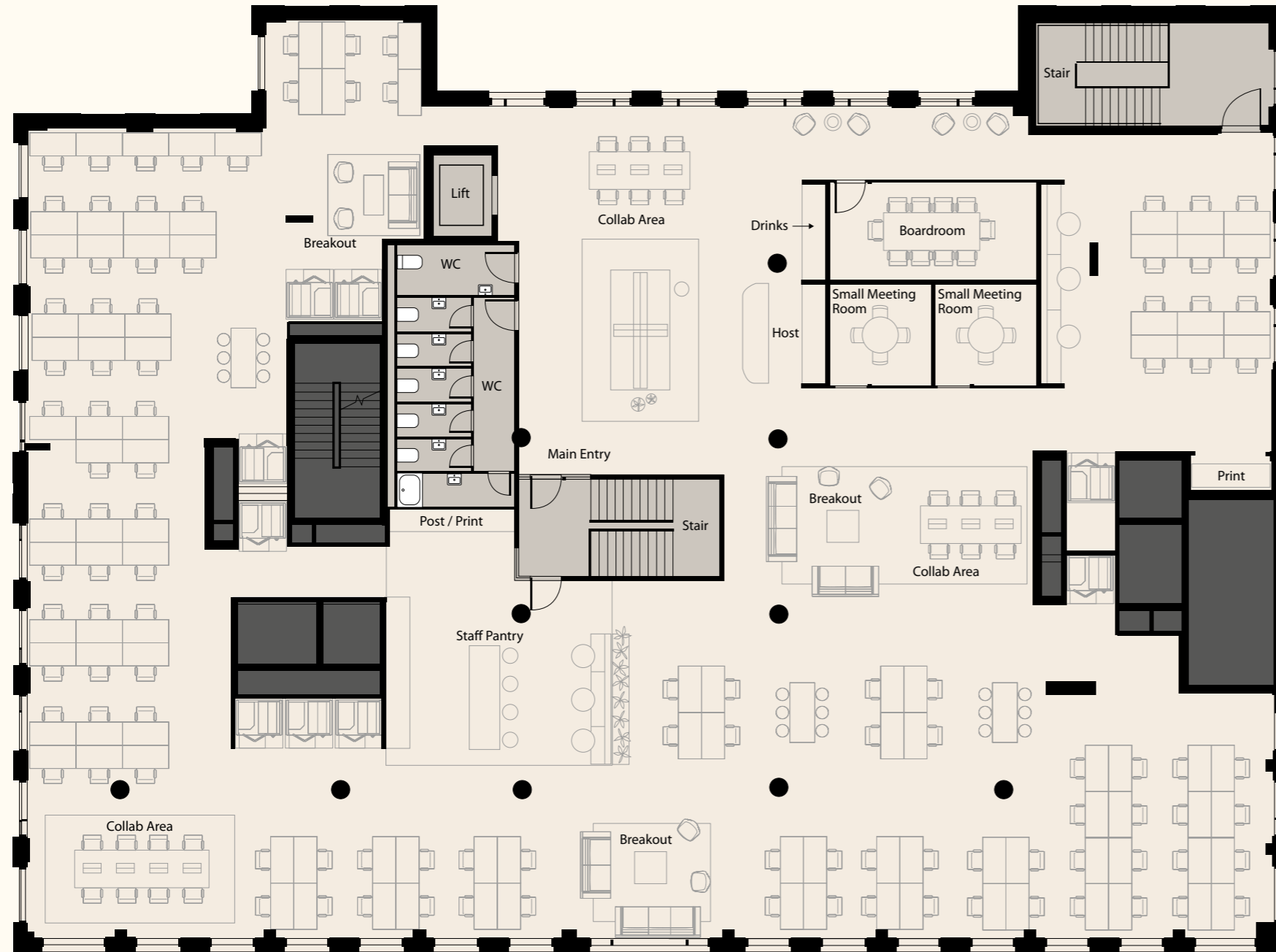
Crimscott Street

FIRST FLOOR

CAT A

Floor	Sqft	Sqm
First	8,711	809





FIRST FLOOR

Indicative layout

Floor	Sqft	Sqm
First	8,711	809
Desk Count as Pictured		108
Max Desk Count		178
Meeting rooms		3
Breakout areas		3

Crimscott Street

Furniture layout is for illustrative purposes only.

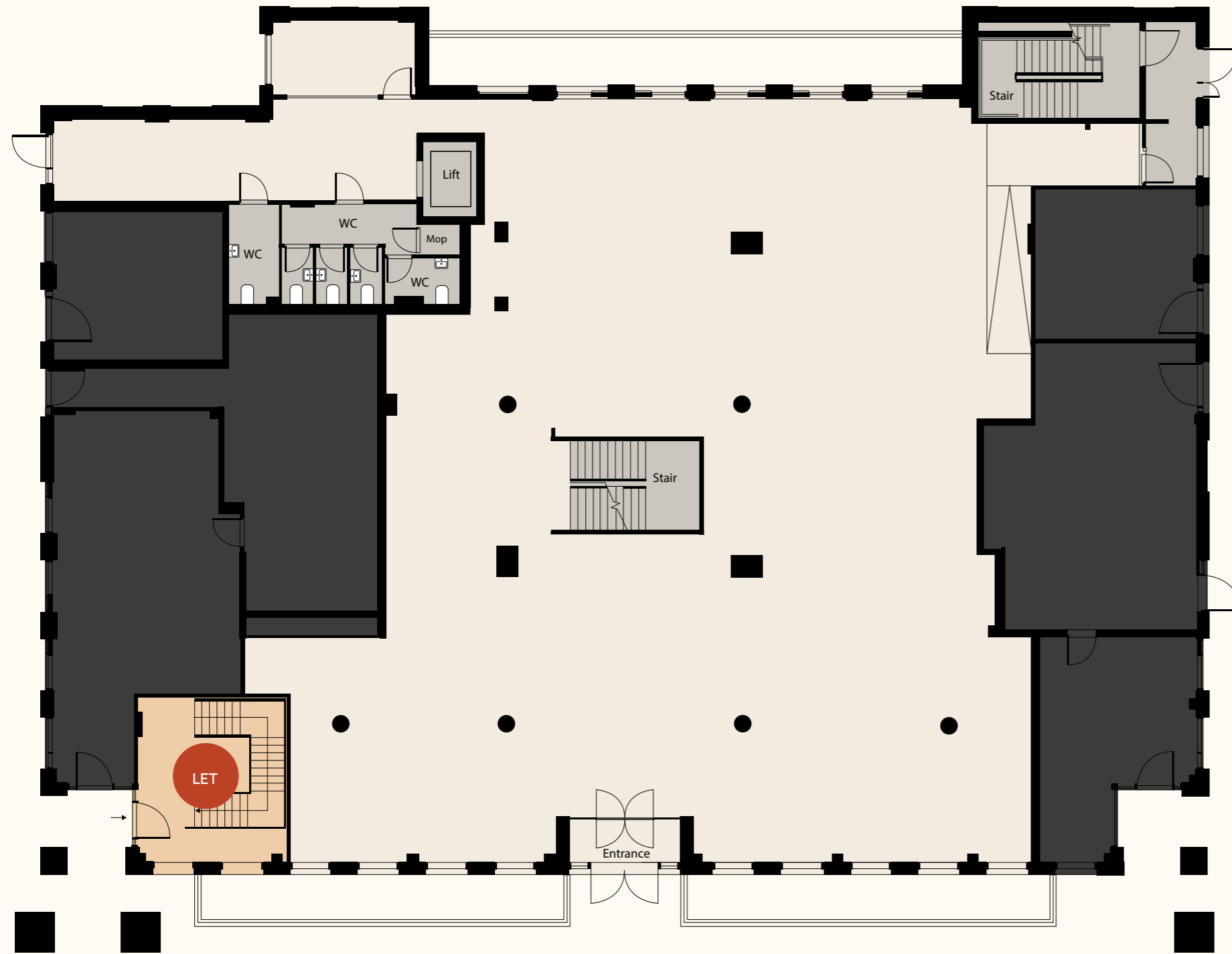


- Office
- Core
- Part of residential

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GROUND
FLOOR

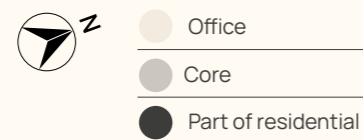


Crimscott Street

GROUND FLOOR

CAT A

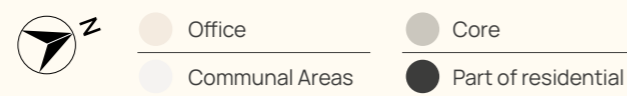
Floor	Sqft	Sqm
Part Ground	5,776	536
Part Ground	LET	





LOWER GROUND FLOOR

Floor	Sqft	Sqm
Lower Ground Floor		LET





Ground Floor



THE DETAIL

FINISHED CEILING HEIGHTS

First Floor

2.325m with bulkhead
2.925m to exposed soffit

Ground Floor

2.6m with bulkhead
3.2m to exposed soffit

LGF

3.07m with bulkhead
3.67m to exposed soffit

RAISED FLOORS

Loadings 8kN/m² (UDL)

Occupational Densities

Building services 1:6

WCs 1:10

Lift & Access 1:6

Escape 1:6

VERTICAL TRANSPORTATION/LIFT

One 13 person passenger lift

HEATING AND COOLING

150w/m²

VENTILATION

10l/s/pp

SMALL POWER

25w/m²

LIGHTING

8w/m²

CYCLE FACILITIES

100 spaces

SHOWERS

5 showers

CONNECTIVITY

Fibre enabled

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DISCOVER BERMONDSEY SE1

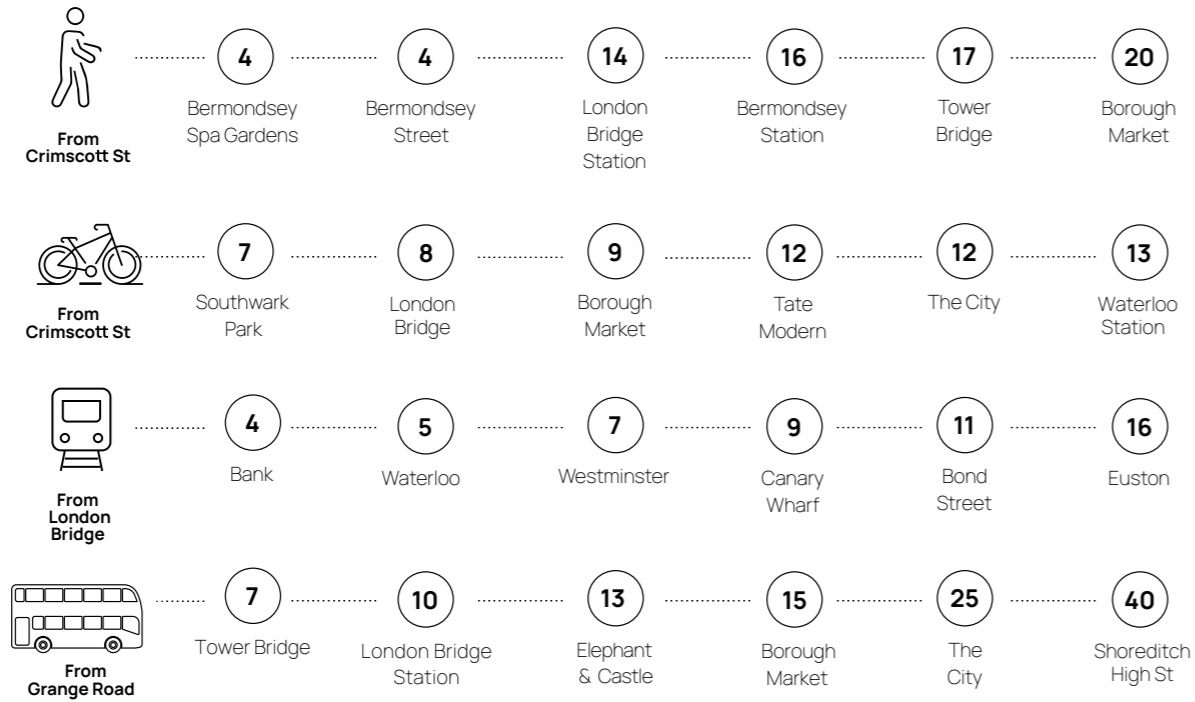
A thriving, creative part of London with outstanding connections

Rich in history and genuine London character, Bermondsey has an authentic urban village vibe. The area's distinctive railway arches have evolved into some of the best cafés, bars and restaurants south of the river, making this a destination for foodies. Its galleries, museums and abundance of green space make this one of London's most well-rounded locations. All just a short walk or cycle to the River Thames and London Bridge.



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Matter Bermondsey is perfectly placed to walk, cycle or use public transport to work.



All times in minutes, taken from CityMapper

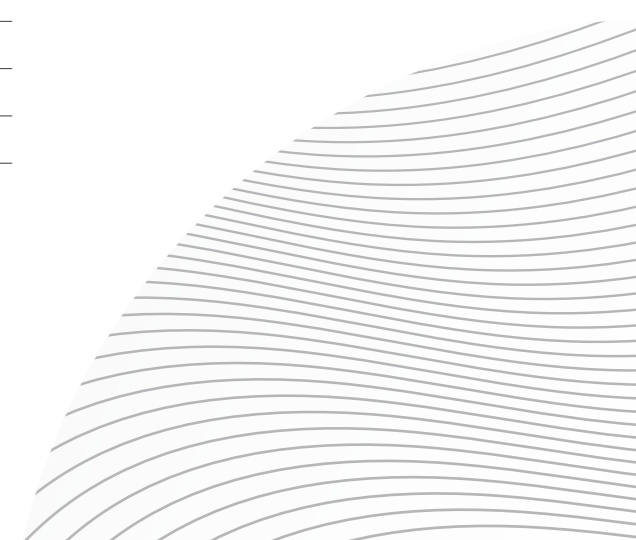


Grab a coffee

Bermondsey is one of the best places in London to enjoy your perfect blend. With a number of independent artisans on Bermondsey Street alone, there are plenty of places to lighten up the weekday grind.

LOCAL FAVOURITES

- Fuckcoffe, 167 Bermondsey St
- The Watch House, 199 Bermondsey St
- Chapter 72, 72 Bermondsey St
- Hej Coffee, 1 Bermondsey Square
- Monmouth Coffee, St James's Rd
- Gentleman's Baristas at Vinegar Yard



Lunch or Dinner

Bermondsey's eclectic food scene is famous across London for its choice and variety. Grab some home made pasta at Flour and Grape or enjoy an early dinner in its brick-lined space. A host of regular star traders and rotating guest-spots can be found at legendary street food haunt Maltby Street Market or Vinegar Yard.



LOCAL FAVOURITES

- Flour & Grape, 214 Bermondsey St

- José, 194 Bermondsey St

- Maltby Street Market, Ropewalk

- Iro Sushi, Tower Bridge Rd

- Roca Café, 188 Grange Rd

- Comptoir Gourmand, 96 Bermondsey St

- B Street Deli, 88 Bermondsey St

- Caphe House, 114 Bermondsey St



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Drinks after work

From authentic, London pubs with a modern twist, to fabulous neighbourhood gin and cocktail bars, Bermondsey has plenty of places sit and watch the world go by. For lovers of craft beer, the Bermondsey beer mile is home to several microbreweries within a mile and half radius.



LOCAL FAVOURITES

- Bermondsey Bar & Kitchen, 40 Bermondsey St
- The Woolpack, 98 Bermondsey St
- The Garrison, 99 Bermondsey St
- Nine Lives, 8 Holyrood St
- Bermondsey Art club, Tower Bridge Road
- Le Chevalier wine bar, Tower Bridge Road
- Vinegar Yard, St Thomas St



For your wellbeing

For a breath of fresh air or some space to clear your head, you'll want to make for the peaceful Bermondsey Spa Gardens or Tanner Street Park where you'll find five tennis courts, all free to play. For the more adventurous, Arch Climbing is a crazy room full of walls you can climb and there is a host of gyms in the area.

LOCAL FAVOURITES

Bermondsey Spa Gardens

Tanner Street Park

Arch Climbing, Tower Bridge Business

Pure Gym, 100 Drummond Rd

Fitness First, 8-18 London Bridge St

Cross Fit, 183-187 Southwark Park Rd



Shopping & Amenities

There are plenty of options for picking up staples on the way home. If you want to take home a little piece of that quirky and loveable Bermondsey vibe, you'd best head to Bermondsey 167, a treasure trove of fashion, homewares and collectibles.

LOCAL FAVOURITES

Bermondsey Corner, 142 Bermondsey St,

Bermondsey 167, 167 Bermondsey St

Borough Market, 8 Southwark St



Take in some culture

For lovers of culture, there is plenty to discover here. From The White Cube, one of London's premier art galleries to the Fashion & Textile Museum, with an ultra-cool rotating exhibits celebrating different fashion styles, periods and designers. For classic, arthouse and indie films, Kino cinema is a 52-seat independent cinema.

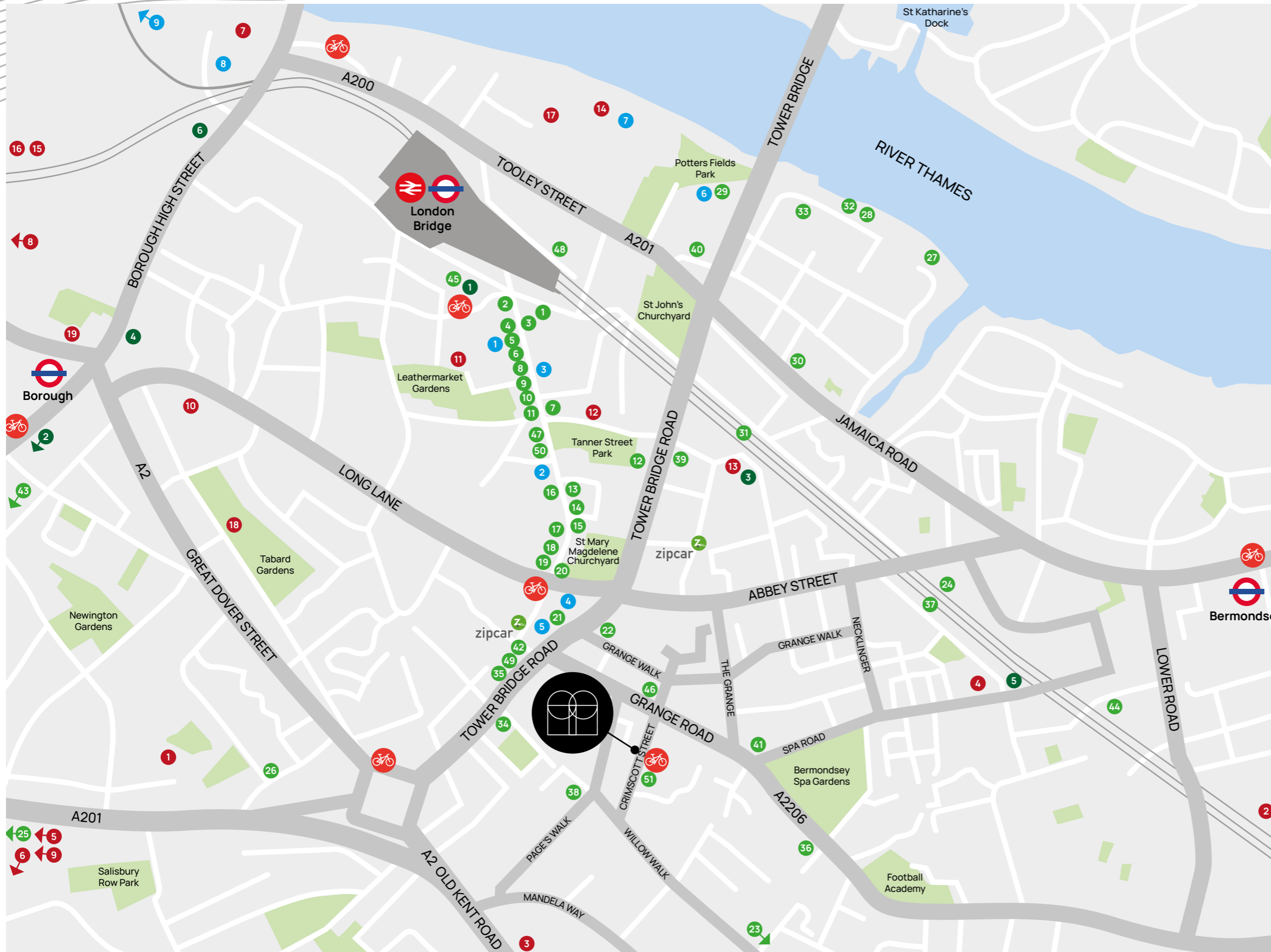
LOCAL FAVOURITES

White Cube Gallery, 144-152,
Bermondsey St

Fashion & Textile Museum, 83
Bermondsey St

Kino Cinema, 10 Bermondsey Square





Food and Drink

- 1 Kin + Deum
- 2 Bermondsey Bar & Kitchen
- 3 The Hide Bar
- 4 Tanner & Co
- 5 Chapter 72
- 6 Gidder Grocer
- 7 The Garrison
- 8 B Street Deli
- 9 Comptoir Gourmand
- 10 The Woolpack
- 11 José
- 12 Pique-Nique
- 13 Fuckoffee
- 14 Loyal Tavern
- 15 Hakata
- 16 Café Murano
- 17 Pizarro
- 18 Two One Four
- 19 Flour & Grape
- 20 WatchHouse
- 21 Hej Coffee
- 22 Bermondsey Arts Club
- 23 Crol and Co
- 24 Bone Daddies
- 25 Tupi
- 26 Sip and Sawdust
- 27 Blueprint
- 28 Le Pont de la Tour
- 29 The Ivy Tower Bridge
- 30 The Kings Arms
- 31 Doodle bar
- 32 Butlers Wharf Chop House
- 33 WatchHouse
- 34 Iro Sushi
- 35 M.Manze
- 36 The Grange Pub
- 37 Brew by Numbers
- 38 The Victoria
- 39 Constanca
- 40 Restaurant Story
- 41 Café Amisha
- 42 Nabatee
- 43 Mercato Elephant Park
- 44 Monmouth Coffee
- 45 Gentleman Baristas
- 46 Roca Café
- 47 Caphe House
- 48 Nine Lives
- 49 Lechevalier Wine Bar
- 50 Bermondsey Corner
- 51 Co-op Supermarket

Food Markets

- 1 Vinegar Yard
- 2 Mercato Metropolitan
- 3 Maltby Street Market
- 4 Tabard Street Market
- 5 Spa Terminus
- 6 Borough Market

Culture

- 1 London Glassblowing
- 2 White Cube
- 3 Fashion and Textile Museum
- 4 Kino Bermondsey
- 5 Bermondsey Antique Market
- 6 Bridge Theatre
- 7 The Scoop
- 8 Tannery Arts
- 9 Globe Theatre

Wellbeing

- 1 Go Mammoth
- 2 Arch Climbing Wall
- 3 White Collar Boxing London
- 4 CrossFit Bermondsey
- 5 CrossFit Elephant & Castle
- 6 3 Aces CrossFit
- 7 Secret Boxing Gym
- 8 Flying Fantastic
- 9 Gymbox Elephant & Castle
- 10 Pure Gym
- 11 Studio 74
- 12 Globe House Yoga
- 13 Neals Yard Therapy Room
- 14 Thirdspace
- 15 The Fitting Rooms
- 16 F45
- 17 DW Fitness First
- 18 Football Pitches
- 19 3Tribes Yoga

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Rent: £29 per sq ft per annum exclusive

Rates: on application

Service charge: on application

Lease: A new flexible lease is available for a term by arrangement



For office enquiries:

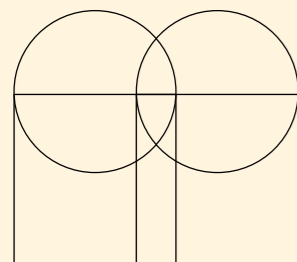
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STEYN
GROUP

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