

BEAR LANE, SE1

Repositioned Victorian arches totalling up to 29,000 sq ft of exceptional space.

A carefully designed, multi-purpose scheme offering clear heights up to 8.3 metres and dual frontages.

Exceptional range of permitted uses.

Subject to Contract

020 7626 6060

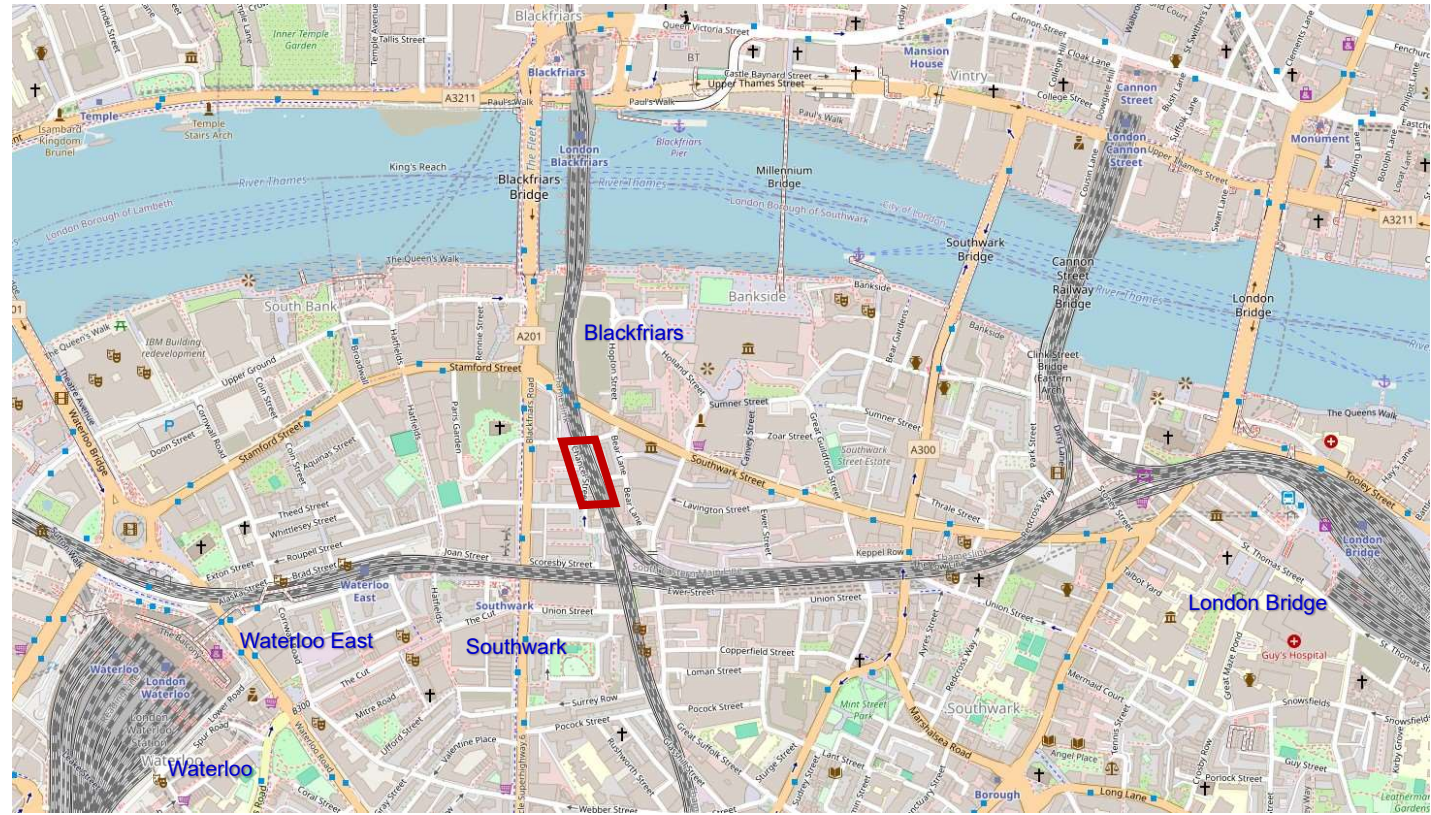
www.thomsonyates.co.uk





Location

- One of the most dynamic, creative and accessible areas in London, Southwark offers a wealth of amenities.
- The Shard, Tate Modern, Shakespeare's Globe, Young Vic and Southwark Cathedral are enduring cultural attractions, and the area offers a unique spectrum of shops, restaurants, bars and character pubs. Particularly popular retail centres include Bankside 123, Borough Yards, The Cut, Flat Iron Square, Hays Galleria, and Old Union Yard.
- Medical, health, life sciences and wellbeing facilities cluster around the London Bridge area, Guy's Hospital to the east, and St Thomas's Hospital to the west.
- Bear Lane Arches will benefit from the Low Line initiative to create a cycle corridor and a chain of retail/leisure offerings running from east to west along the Eastern Main Line connecting Waterloo East and London Bridge stations, just to the south of the scheme.
- The area around Bear Lane will receive substantial additional investment in placemaking over the next 2-3 years.
- Southwark offers a highly skilled and educated employee demographic and has one of the highest residential provision ratios in Central London, across all housing types and price ranges.



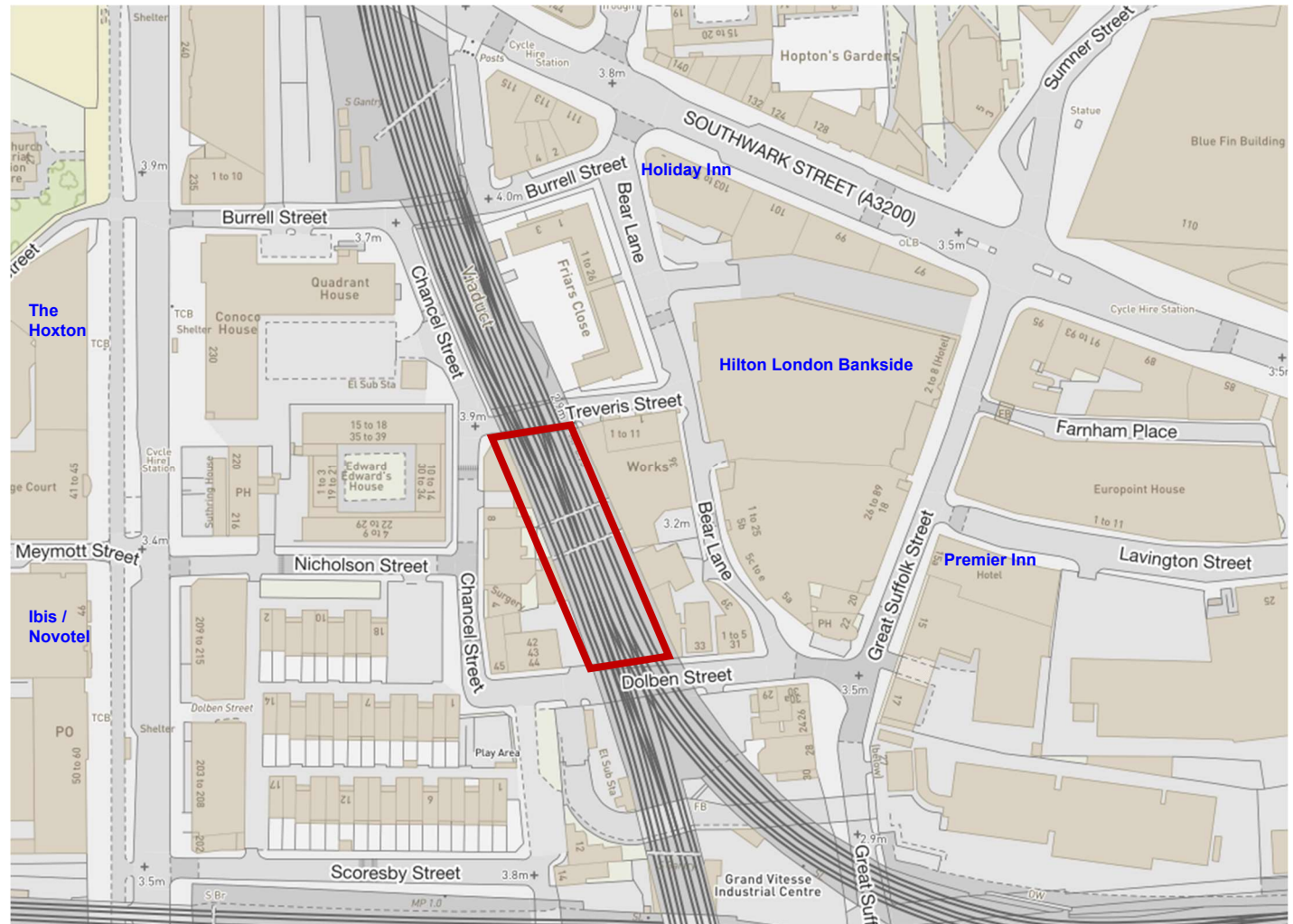
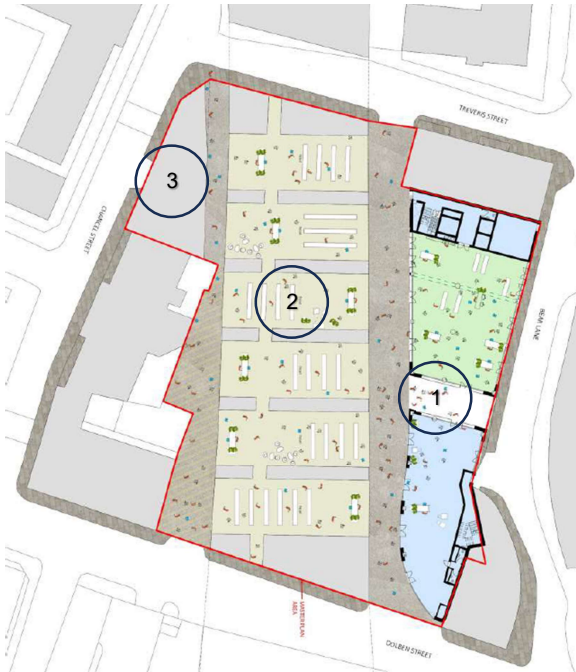
OpenStreetMap



Situation

The arches form part of a larger development scheme which will comprise as follows:-

- (1) a 7 storey office building to the east
- (2) the arches
- (3) a smaller mixed use building at the north west corner of the site



Connections

The location has a TfL Public Transport Access Level (PTAL) rating of 6b – the maximum accessibility rating.

By Train:

Nearest rail stations are Blackfriars (4 minutes' walk), Waterloo East (7 minutes' walk), Waterloo (9 minutes' walk), London Bridge (13 minutes' walk)

By Tube:

Closest underground stations are Southwark (5 minutes' walk), Waterloo (9 minutes' walk), London Bridge (12 minutes' walk), Borough (15 minutes' walk).

By Bus:

Southwark Street is a high capacity bus and taxi route:
Bus Routes 63, 40 (stops on Blackfriars Road)
Bus route 381 (stops on Southwark Street)

By Bike:

Nearest cycle docking stations are available on Southwark Street, close to the junction with Hopton Street, and Blackfriars Road

By River:

River ferry services can be accessed from Bankside pier.

By Bridge:

The Millenium footbridge and Blackfriars Bridge offer ready access into the City and Midtown. Waterloo and Hungerford Bridges offer direct access to Covent Garden, Charing Cross, and the West End.



Map courtesy of TfL

Use Spectrum

The scheme has obtained planning permissions for an exceptionally wide range of uses, including E, F1 and F2 types, specifically:

- Offices
- Financial & Professional
- Retail
- Leisure
- Restaurant, Cafe
- Wine Bar, Pub (arches 11 and 12)
- Gallery
- Clinic / Health Centre
- Education
- Training
- Gym
- Indoor Climbing Wall
- Theatrical Rehearsal

Subject to planning permission, other uses may be feasible.



Archetypes



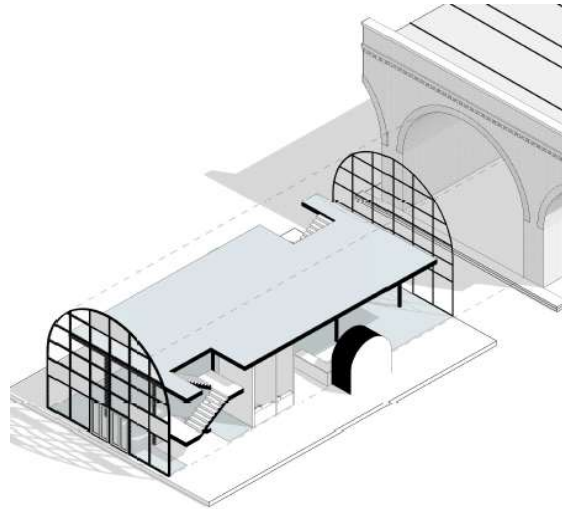
Spaces

Two options have been assessed for mezzanine additions – a single mezzanine scheme, and the construction of two mezzanine levels.

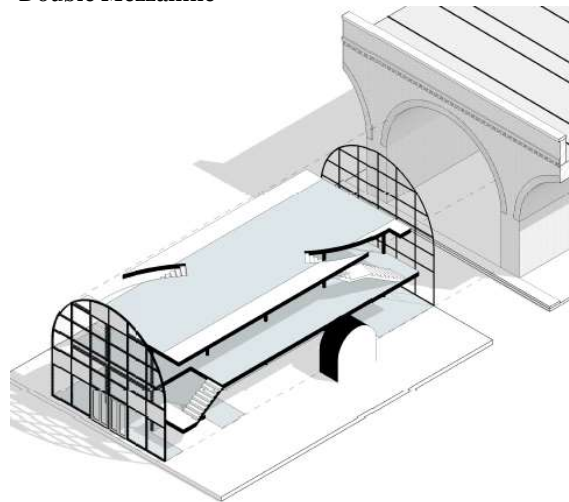
Single Mezzanine:

Arch	Floor	Office 1 stair sq ft	Restaurant 1 stair sq ft	Restaurant 2 stair sq ft
11	1	1,816	1,182	1,200
	G	1,815	1,802	1,694
	total	3,632	2,984	2,893
12	1	1,796	1,160	1,186
	G	1,757	1,743	1,634
	total	3,553	2,903	2,820
13	1	1,826	1,186	1,212
	G	1,784	1,770	1,663
	total	3,609	2,956	2,875
14	1	1,813	1,174	1,168
	G	1,741	1,728	1,612
	total	3,554	2,902	2,779
15	1	1,895	1,257	1,282
	G	1,848	1,834	1,725
	total	3,742	3,091	3,007
16	1	1,976	1,340	1,363
	G	2,182	2,169	2,062
	total	4,158	3,508	3,425
total all	22,247	18,344	17,799	

Single Mezzanine



Double Mezzanine



Sub-options have been considered for different uses with single and double staircase installation. Provisional floor areas (subject to verification) are as follows:

Double Mezzanine:

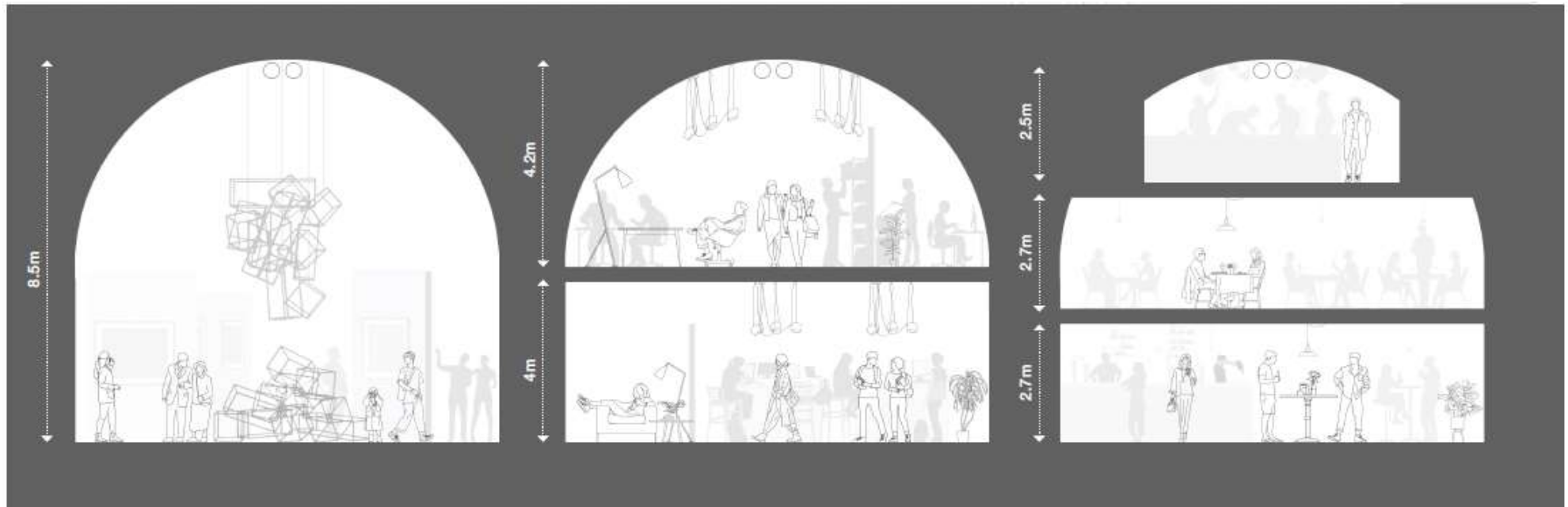
Arch	Floor	Office 1 stair sq ft	Restaurant 1 stair sq ft	Restaurant 2 stair sq ft
11	2	1,109	677	388
	1	1,816	1,182	1,200
	G	1,815	1,802	1,694
	total	4,741	3,661	3,282
12	2	1,097	670	387
	1	1,796	1,160	1,186
	G	1,757	1,743	1,634
	total	4,649	3,573	3,206
13	2	1,115	681	391
	1	1,826	1,186	1,212
	G	1,784	1,770	1,663
	total	4,724	3,637	3,265
14	2	1,107	676	390
	1	1,813	1,174	1,168
	G	1,741	1,728	1,612
	total	4,662	3,578	3,169
15	2	1,157	707	397
	1	1,895	1,257	1,282
	G	1,848	1,834	1,725
	total	4,899	3,798	3,404
16	2	1,206	737	405
	1	1,976	1,340	1,363
	G	2,182	2,169	2,062
	total	5,364	4,245	3,830
total all	29,039	22,492	20,156	

Height & volume

Dependent on the number of mezzanine floors installed, ceiling heights will range from 2.7 metres to 8.3 metres (8'10" to 27'3") subject to variation according to raised access floor voids.

The gross volume of the individual arches exceeds 2,000 cubic metres.

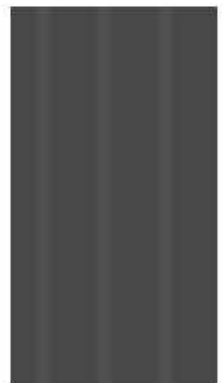
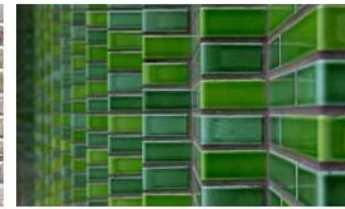
Interconnecting jack arches are 3.3 metres high, 3.0 metres wide.



Proposed Specification

Cat A Finishes:

- Curtain wall glazing front and back
- LED lighting, switched but reprogrammable
- Daikin VRF system to the office floorplates, both heating and cooling
- Full Access Raised Floor, 75mm void, Elektrak enabled
- Signage
- Fully connected mains services, M&E
- Steel mezzanine floors
- Stairs
- Platform lift (elective option)



The Low Line

“ The Low Line is an urban regeneration initiative that aims to use the railway viaducts that run through Bankside, London Bridge and Bermondsey to create a continuous walking route and connect diverse neighbourhoods and communities on both sides of this Victorian structure.



Through repurposing underused space, both in the arches and adjacent urban realm, The Low Line is creating new opportunities for innovation, culture, connection and biodiversity.

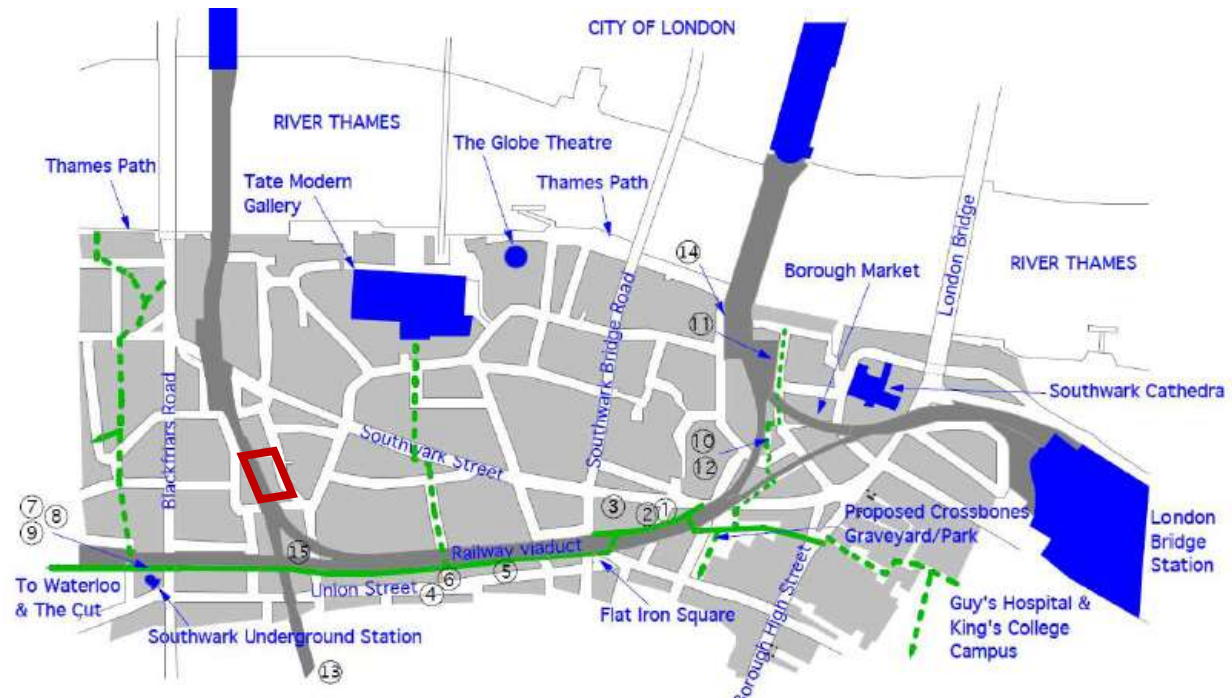
The Low Line celebrates the heritage of the railway arches which have been a part of the area for over 150 years, shaping places of interest along the way and unlocking their potential.

The first new sections of the Low Line opened at Old Union Yard Arches and Flat Iron Square, complementing established Low Line hubs located at Borough Market, Maltby Street Market, and Spa Terminus. These openings have provided enhanced access, connectivity, and public spaces, as well as improved economic prosperity through repurposing underused or empty arches.

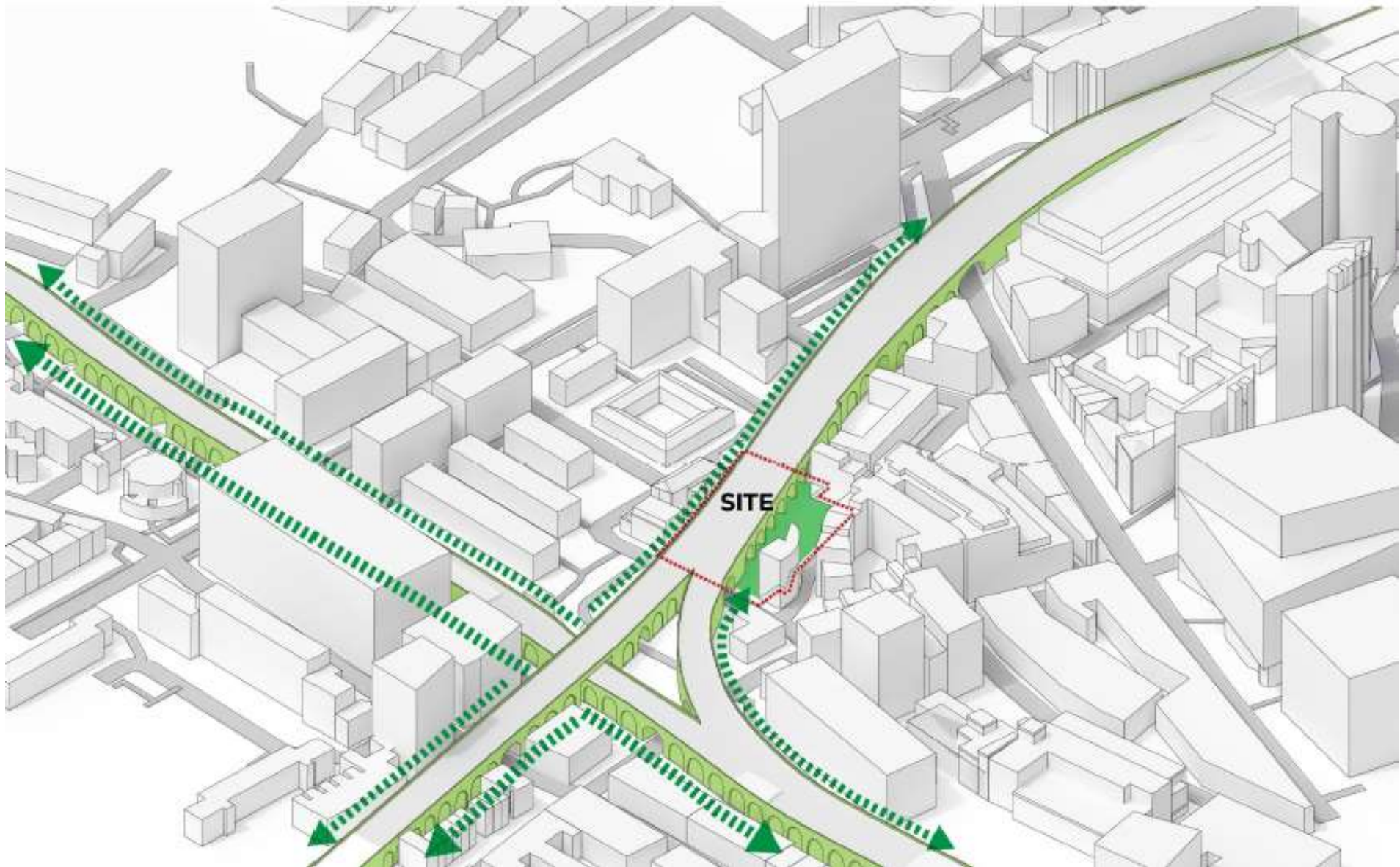
The Low Line was coined by Southwark resident David Stephens. The concept has been developed by a group of initial partners including Better Bankside, Blue Bermondsey, Borough Market, Team London Bridge, The Arch Company, and Southwark Council, who are steering the initial scoping, planning and communication of the project. “



Proposed new Low Line viaduct-side pedestrian/cycle route 
Existing or planned new linking pedestrian/cycle routes 



Strategic connection with Low Line



Further Information

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Important Note

Floor areas, design, configuration, and appearance may change according to planning process and architectural evolution.

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