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M ██████████ RE

LONDON

Make more of every day.



3 More London

Plans

Specification

More London

Connectivity

A new 3 More London

21,476 sq ft (1,995 sq m) of office space available.
Surrounded by enclaves of food, culture and programmed
events, enlivening and enriching its community.

3 More London

Sometimes *less is more.*
Less working hard.
More working smart.
Less limitations. **More** freedom.

24 hour concierge on hand to meet and greet staff and clients alike with informal break out spaces in the newly imagined reception.



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2nd Floor



TOOLEY STREET



- OFFICE
- CIRCULATION
- WC
- LIFT

2nd Floor: 21,476 sq ft (1,995 sq m) NIA

Subject to check measurement

Plans not to scale. For indicative purposes only.

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Indicative image of the lift lobby

Indicative image of the WCs



Indicative image of the WCs

Indicative image of the of the 2nd floor Cat A



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2765mm Floor to Raft Height



Raised Access Floor



1:8m² Occupation Density



8x Passenger Lifts
& 2x Goods Lifts



150 Cycle Stores



2-Pipe Fan Coil Air Conditioning



Targeting BREEAM Excellent



Refurbished Lift Lobbies



Reception with Cafe Amenity



Taxi Drop Off



Refurbished WCs & Showers



River Views



Car Parking



Targeting EPC B

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Set for the future.



100% Green Energy Supply to the Estate (REGO)



One of London's best connected rail terminals.



0% pesticides instead favouring natural solutions such as ladybirds and fly larvae.



Connecting to nature is easy. With Potters Field Park, walkable spaces and the natural beauty of the Thames.



New solar powered recycling bins to help reduce general waste streams.

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More London's view on the world is like no other. Its vista, iconic London; its playground, characterful foodie hotspots, culture, history, frivolity and green space.



L O N D O N

RE

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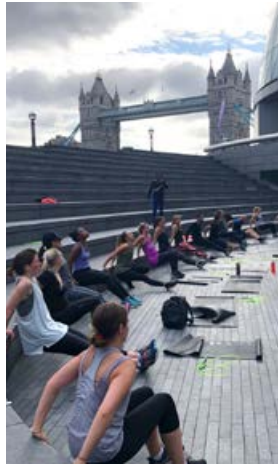
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Run along the river or cycle into work. With luxury health club, Third Space on your doorstep, 3 More London has all the fitness facilities to supercharge those endorphins, or cycle into work using the good network of cycle paths in and around More London.



Well

Well



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With London Bridge station on your doorstep, More London is brilliantly connected. Hire a bike in Tooley Street or walk into the city in 10 minutes. Or simply, stay close to the office to connect with amazing businesses and experts within the Estate.

Connectivity

3 More London

Plans

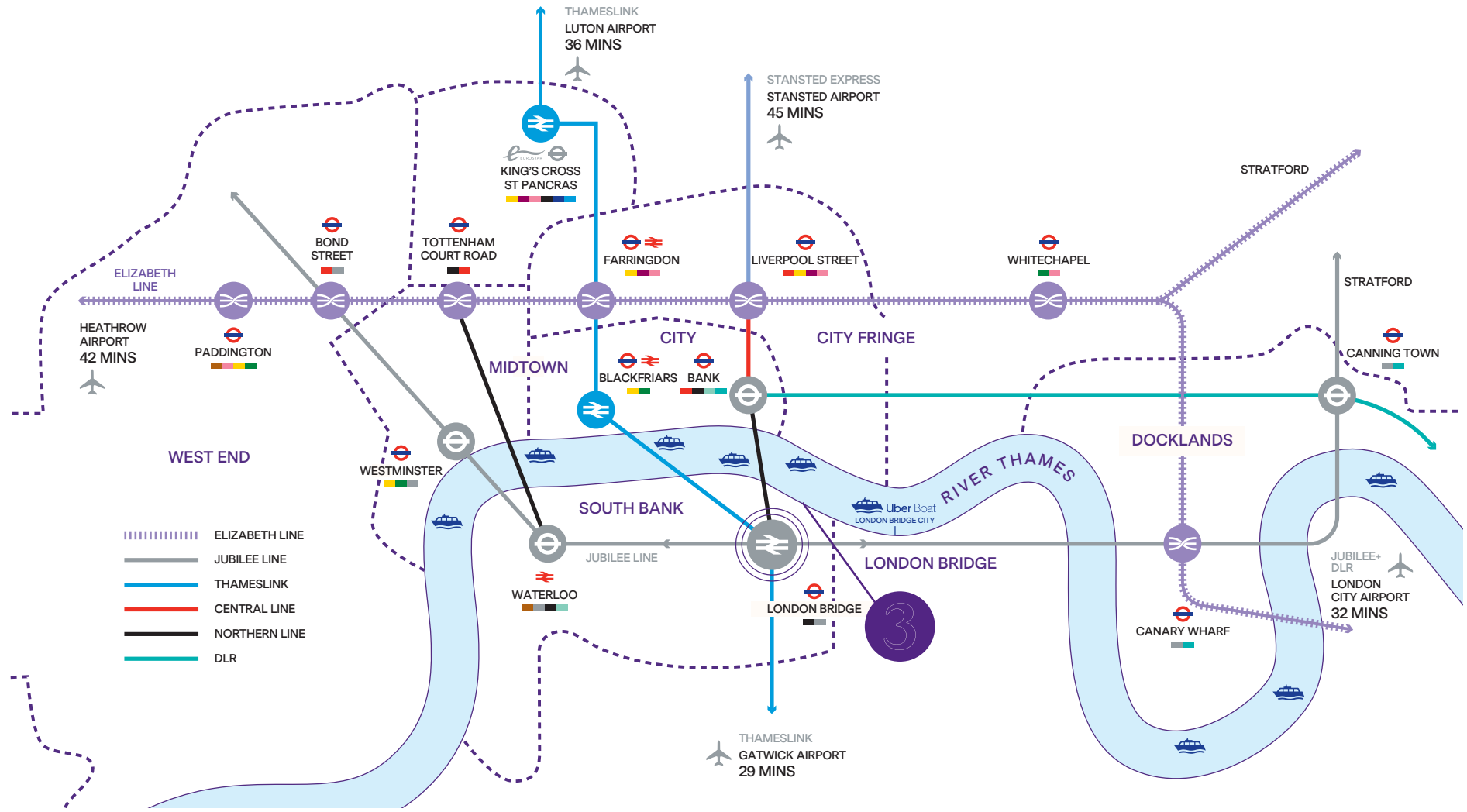
Specification

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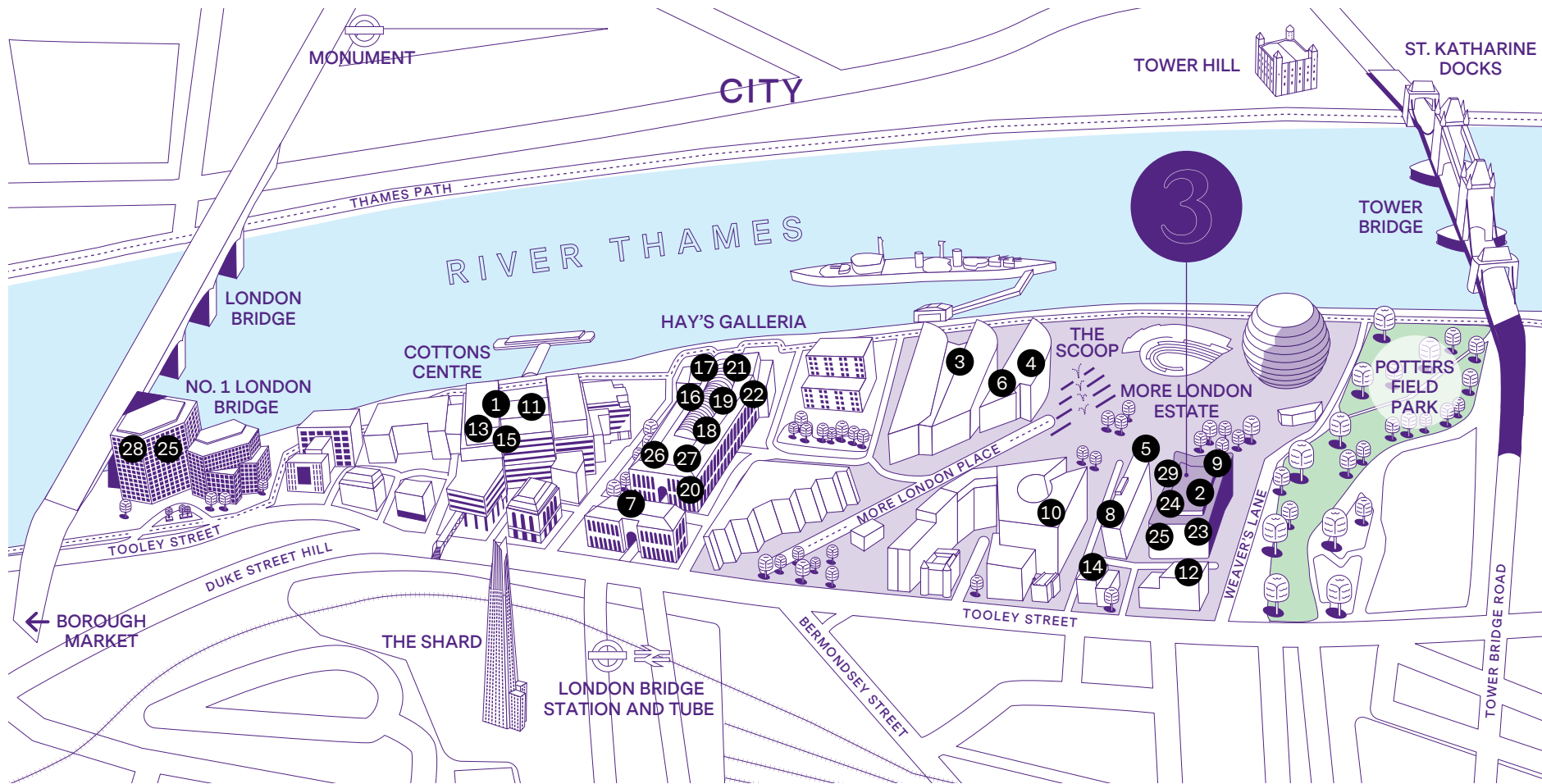
Connectivity

The map says it all. Access to London Bridge Station means the daily commute couldn't be easier and traversing London, a pleasure.

- Bank **7 mins**
- Waterloo **8 mins**
- Tottenham Crt Rd **9 mins**
- Green Park **11 mins**
- Liverpool Street **12 mins**
- Farringdon **13 mins**
- Canary Wharf **16 mins**



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Occupiers

- | | | | |
|---------------------------|-------------------------|---|----------------------------|
| ① AXS Europe | ⑨ Norton Rose Fulbright | ⑰ Kobalt music | ⑳ Grainger |
| ② IQEQ | ⑩ PWC | ⑱ Lightspeed POS | ㉑ Vialto |
| ③ Ernst & Young | ⑪ Jacobs Engineering | ㉒ The Association of the British Pharmaceutical Industry (ABPI) | ㉓ Lombard Odier |
| ④ Montague Private Equity | ⑫ The Body Shop HQ | ㉔ East Alpha | ㉕ Aesop |
| ⑤ Gowling WLG | ⑬ Charles Tyrwhitt | ㉖ Annington Homes | ㉗ Howard Kennedy |
| ⑥ HG Capital | ⑭ Unicorn Theatre | ㉘ Hilson Moran | ㉙ Amber Infrastructure Ltd |
| ⑦ Investis Digital | ⑮ Zopa | | |
| ⑧ Iron Mountain | ⑯ PRS for music | | |

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Award winning venues, bars and restaurants in one of London's oldest neighbourhoods...



The Ivy



Shad Thames



London Bridge Grind



Vinegar Yard Flea Market



Vinegar Yard



Borough Market



Restaurant Story



Gacho



Tom Simmons

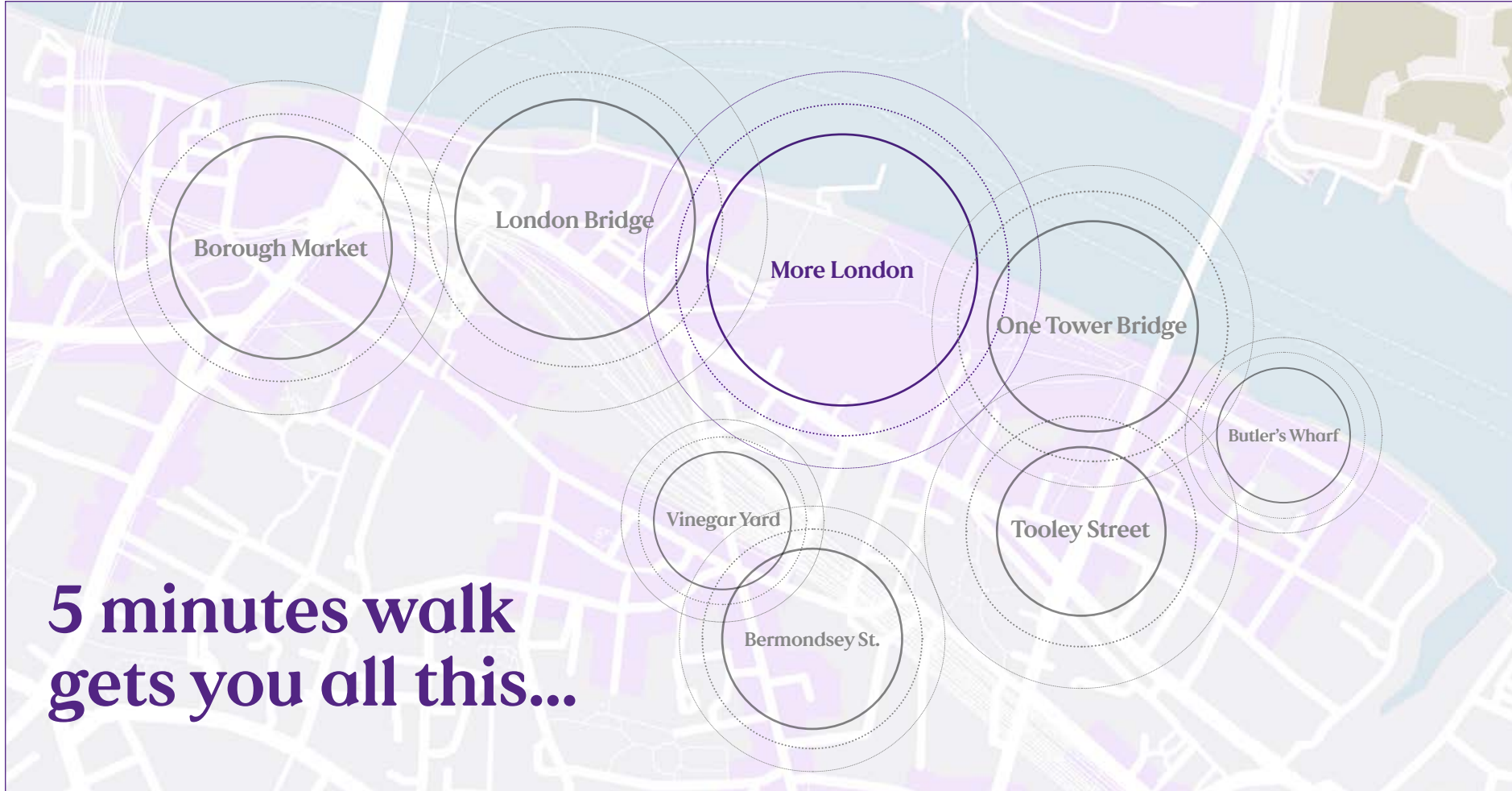
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5 minutes walk gets you all this...

Borough Market London Bridge More London Vinegar Yard Bermondsey Street One Tower Bridge Tooley Street Butler's Wharf

5 Mins 4 Mins 1 Min 5 Mins 5 Mins 2 Mins 3 Mins 3 Mins

- | | | | | | | | |
|--|--|--|--|--|---|--|--|
| <ul style="list-style-type: none"> Brindisa Bao Borough Flor Juma Kitchen KUBBA | <ul style="list-style-type: none"> Honest Burger London Bridge Grind Aqua Shard Shangri-La Hotel Hutong | <ul style="list-style-type: none"> Coco Di mama Gaicho Five Guys The Scoop Tavolino | <ul style="list-style-type: none"> Baba Gs Nanny Bills The Gentlemen Baristas Sugo UK Nik's Kitchen | <ul style="list-style-type: none"> The Woolpack The Garrison Hakata Ramen Comptoir Gourmand Pizarro | <ul style="list-style-type: none"> The Ivy Gunpowder The Coal Shed Vapiano Tom Simmons | <ul style="list-style-type: none"> The Brigade Flat Iron Unicorn Theatre Restaurant Story Comptoir Libanais | <ul style="list-style-type: none"> Le Pont de la Tour Legare The Watchouse Tower Chophouse Browns |
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Who to call.



A scheme by

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www.morelondon.com

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