

**GREAT  
SUFFOLK  
YARD SE1**



**ENTER**



Join the growing community of progressive, innovative organisations making Borough, SE1 the place to grow their business.

Great Suffolk Yard offers 57,316 sq ft of new creative office space across six floors, with a private courtyard and multiple terraces. Thoughtfully designed for today's discerning workforce. Where the very best of modern design meets the industrial charm, character and personality of Southwark...





[THE VISION](#)

[THE BUILDING](#)

[THE AREA](#)

[CONTACT](#)

A black and white photograph of several people in a professional setting, likely an office or studio, working with architectural models. The models are made of white material and represent various building structures. The people are focused on their work, with some holding and examining the models closely. The lighting is soft, creating a professional and collaborative atmosphere.

**Makers,  
Creators &  
Innovators**



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57,316 sq ft of commercial space across six floors

---

Part new and part sensitive restoration of eclectic 19th Century warehouse style buildings

---

Cobbled private courtyard

---

Multiple roof terraces

---

Exposed finishes including concrete ceilings with exposed air conditioning

---

Secure cycle parking for 100 bicycles, showers & locker facilities

---

Four passenger lifts

---

Wired Score Platinum

---

BREEAM “Excellent”

---

EPC A Rating

---

**GREAT  
SUFFOLK  
YARD SEI**



THE VISION

THE BUILDING

THE AREA

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[ Great Suffolk Street ]





THE VISION

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[ Toulmin Street ]





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Digital illustration is indicative only



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Digital illustration is indicative only

JOHN BUCK  
**MANHATTAN** AN IRVING THRU  
FOCUS



THE VISION

THE BUILDING

THE AREA

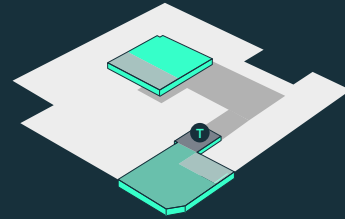
CONTACT





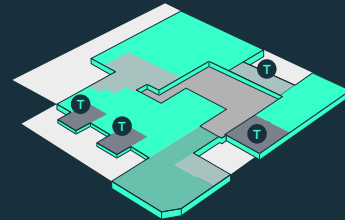
5

ENGINEERING BUILDING  
1,178 sq ft



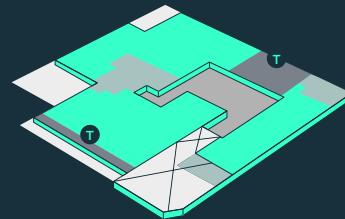
4

ENGINEERING BUILDING LET  
THE WORKS  
2,925 sq ft



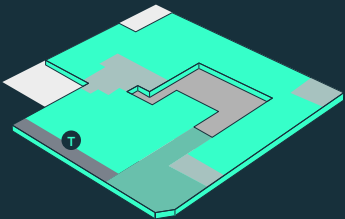
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ENGINEERING BUILDING LET  
THE WORKS  
3,994 sq ft



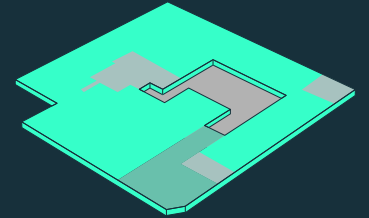
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ENGINEERING BUILDING LET  
THE WORKS LET



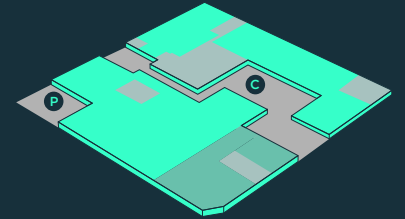
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ENGINEERING BUILDING  
14,407 sq ft

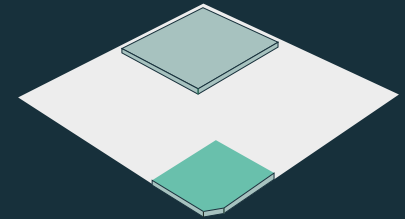


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ENGINEERING BUILDING LET  
THE WORKS  
5,944 sq ft

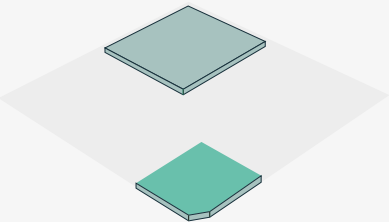
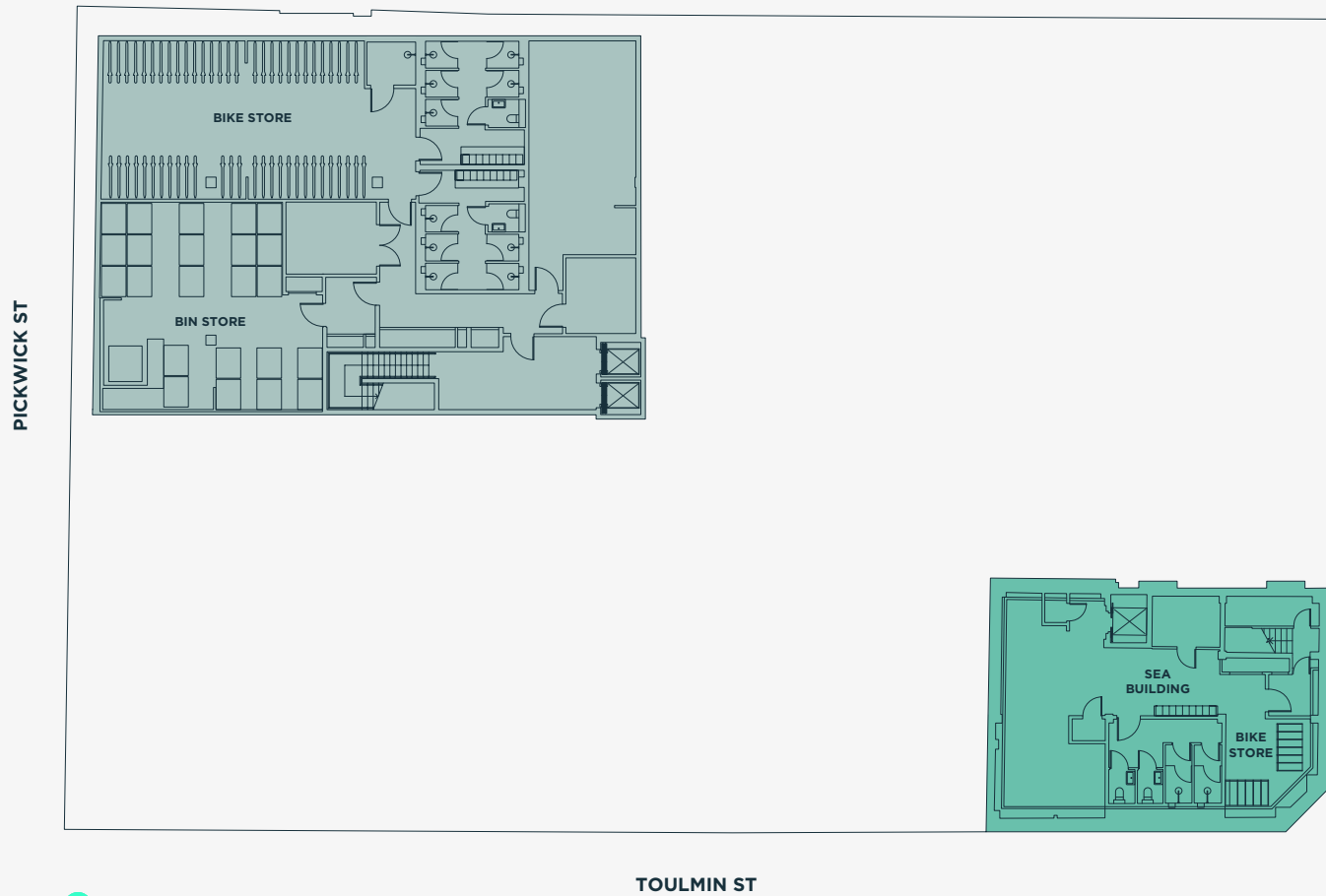


B



TOTAL OFFICE  
57,316 sq ft

TOTAL TERRACE  
2,970 sq ft



- Available Office Space
- Core

GREAT SUFFOLK ST

TOULMIN ST

PICKWICK ST

5

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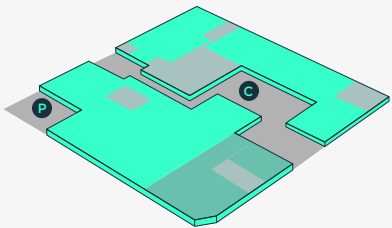
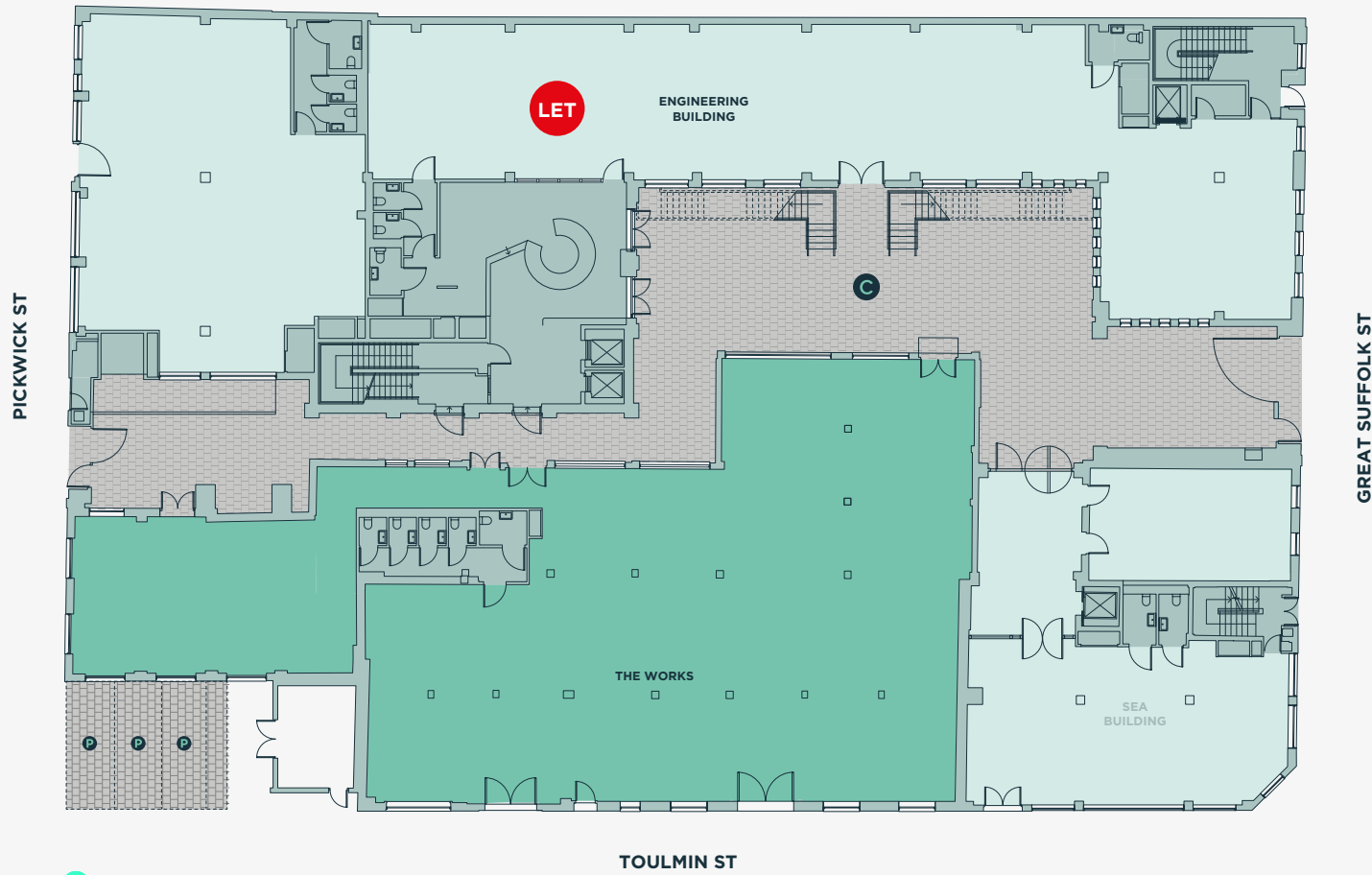
**B**





ENGINEERING BUILDING  
LET

THE WORKS  
5,944 sq ft



- Available Office Space
- Let/Under Offer
- Core
- Courtyard

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B

GREAT SUFFOLK ST

TOULMIN ST

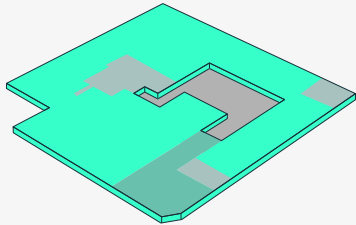
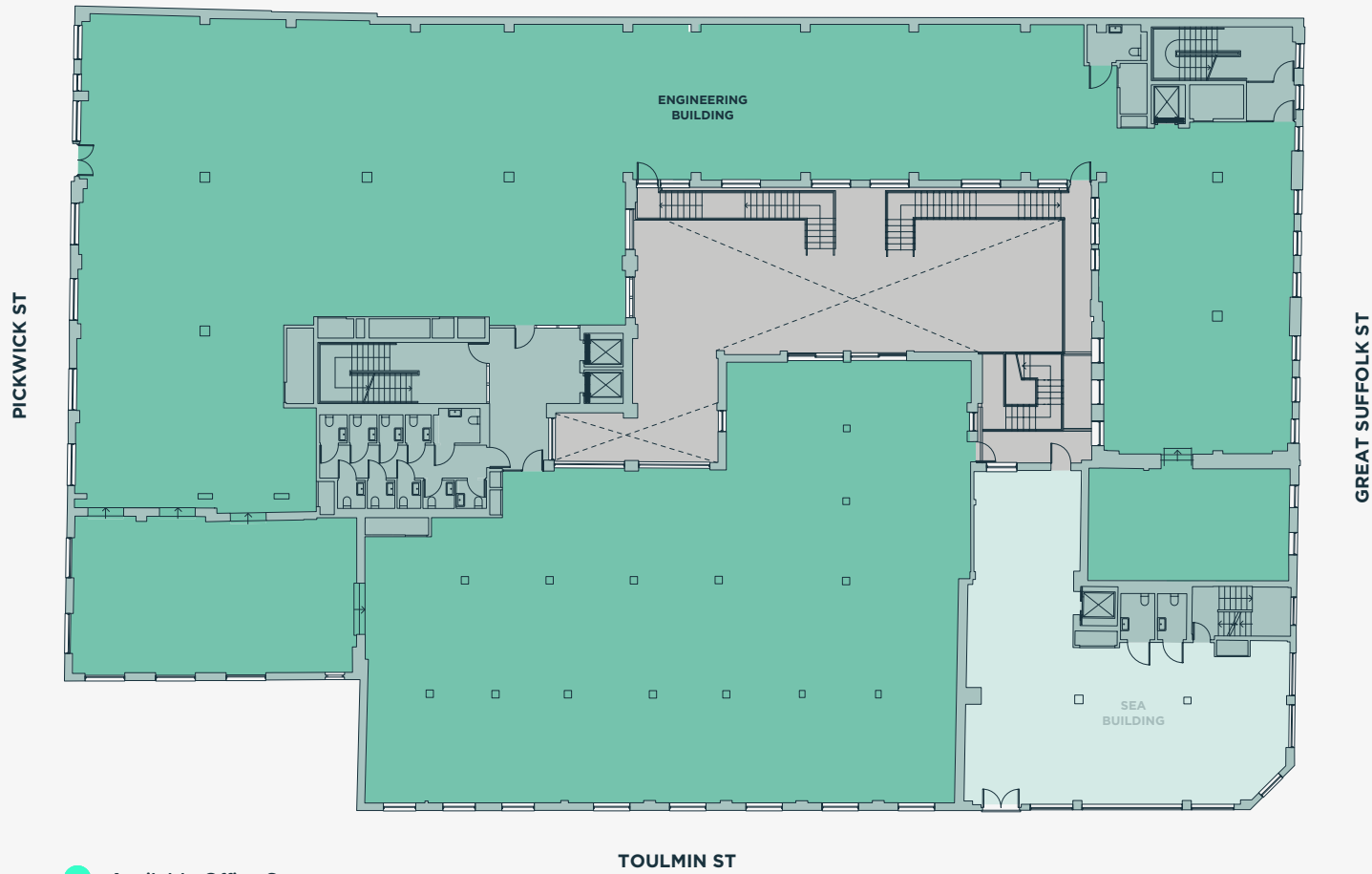
PICKWICK ST







ENGINEERING BUILDING  
14,407 sq ft



- Available Office Space
- Let/Under Offer
- Core

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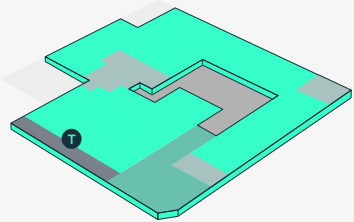
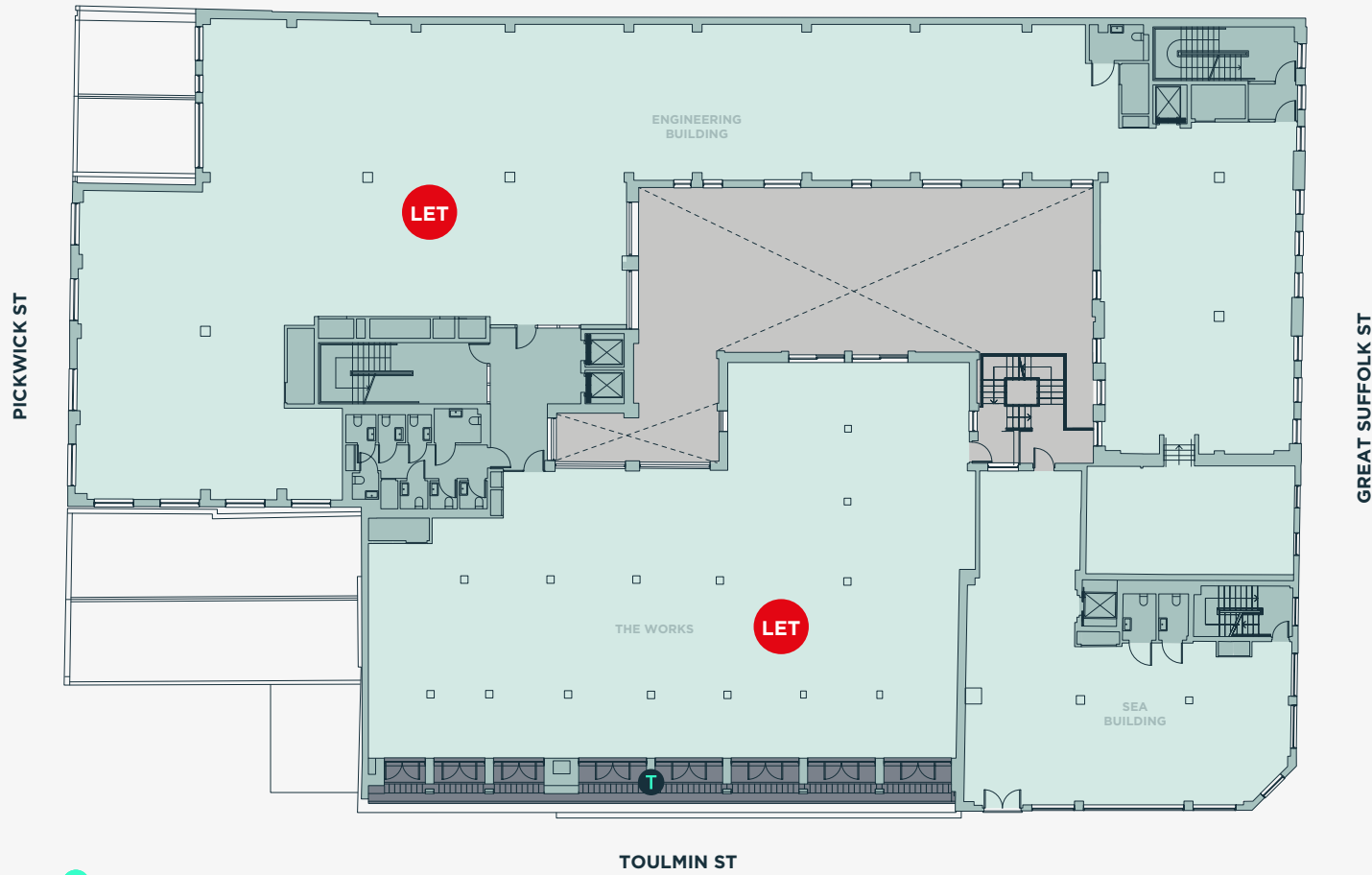


ENGINEERING BUILDING

LET

THE WORKS

LET



- Available Office Space
- Let/Under Offer
- Core
- T Terrace

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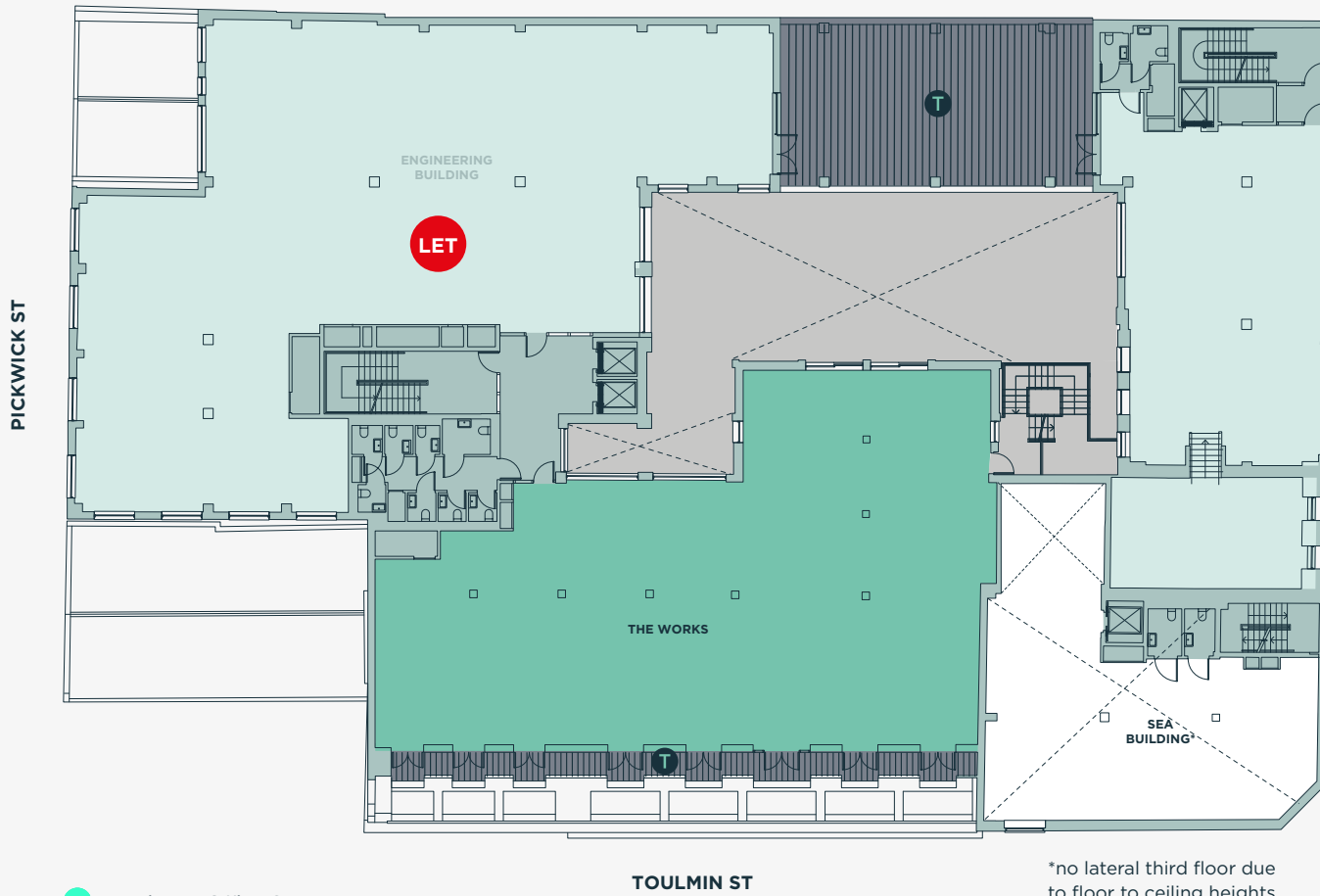
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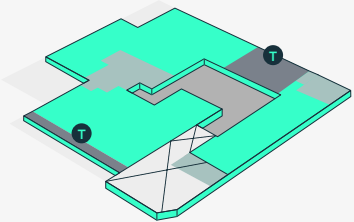


ENGINEERING BUILDING  
LET

THE WORKS  
3,994 sq ft



\*no lateral third floor due to floor to ceiling heights



- Available Office Space
- Let/Under Offer
- Core
- T Terrace

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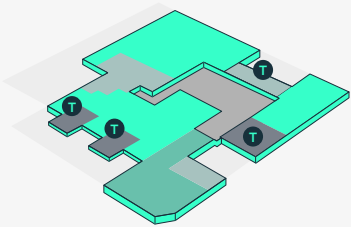
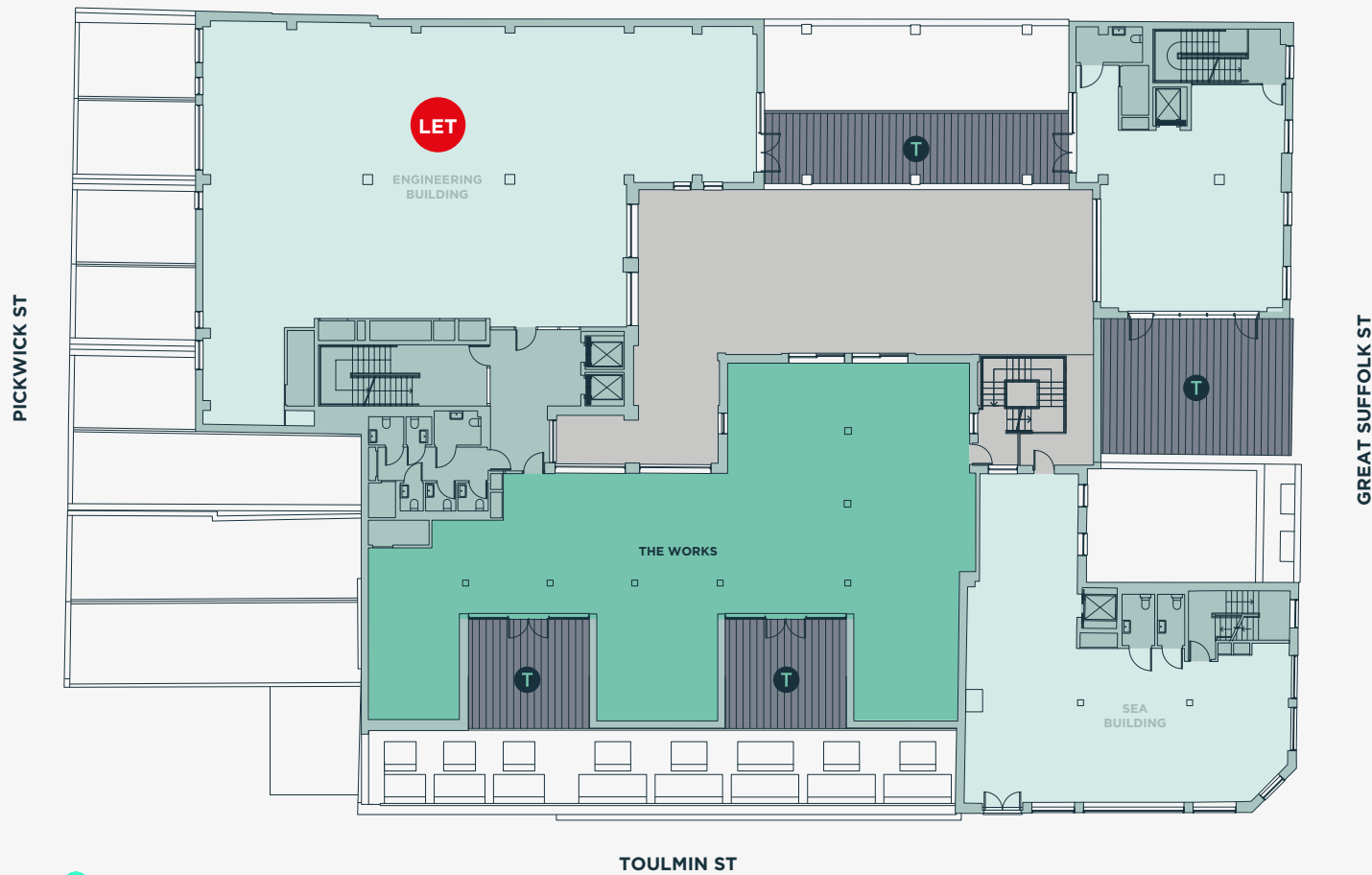
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ENGINEERING BUILDING  
LET

THE WORKS  
2,925 sq ft



- Available Office Space
- Let/Under Offer
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- T Terrace

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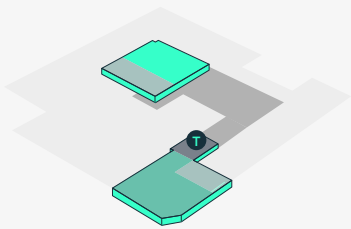
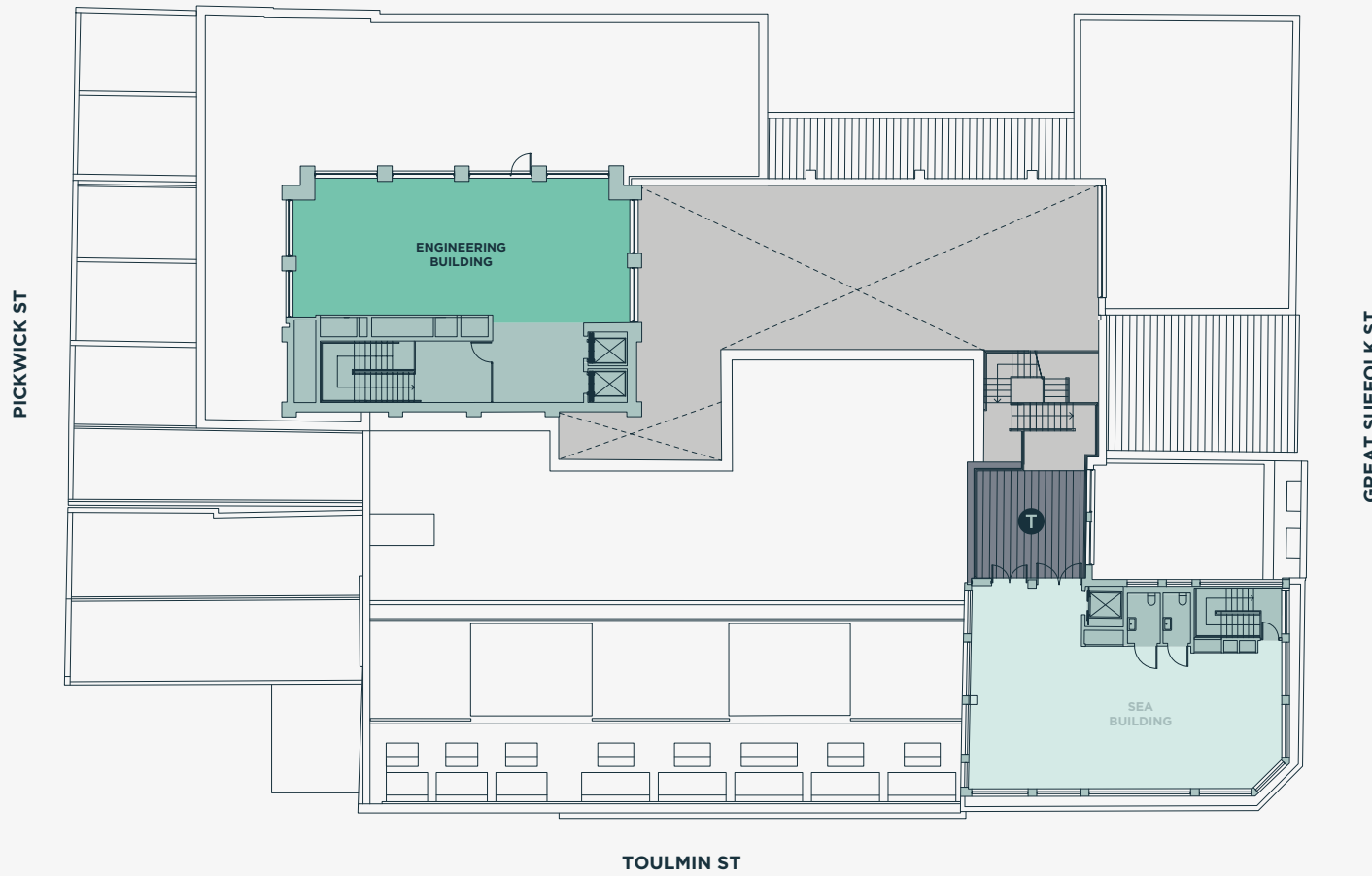
G

B





ENGINEERING BUILDING  
1,178 sq ft



- Available Office Space
- Let/Under Offer
- Core
- T Terrace

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# Technical Specification

## FINISHED CEILING HEIGHTS

Engineering Building (Typical Floor)

2.95m (to exposed soffit)

The Works Building (Typical Floor)

2.85m (to exposed soffit)

The Sea Building (Typical Floor)

2.95m – 3.7m (to exposed soffit)

The Ground Floor

3.8m – 4.3m (to exposed soffit)

## RAISED FLOORS

100mm overall

## LOADINGS

Ground floor: 5.0 kN/m<sup>2</sup>

Upper floors: 2.5 + 1 kN/m<sup>2</sup>

Plant space: 3.0 kN/m<sup>2</sup>

## OCCUPATIONAL DENSITIES

Building services: 1:8m<sup>2</sup> NIA

WCs: 1:8m<sup>2</sup> NIA

Lifts & Access: 1:8m<sup>2</sup> NIA

Escape: 1:6m<sup>2</sup> NIA

## VERTICAL TRANSPORTATION

Three new 8 person passenger lifts accessing the Engineering & Works Buildings

One new 8 person passenger lift accessing the Sea Building

One new service platform lift accessed from Pickwick Street for cycle & refuse access to the basement floor level

## HEATING & COOLING

VRF system and fresh air ventilation typically via ceiling mounted fan coil units. Internal design temperature based on 23 C+2 summer and 21 C+2 winter

Low level perimeter VRF fan coil units with high level ventilation only in reduced floor to ceiling height zones

## VENTILATION

14 l/s per person (NIA)

## SMALL POWER

Allowance of 25W/m<sup>2</sup>

## LIGHTING

Office lighting to achieve 400 lux

Direct/indirect LED luminaires giving diffused light levels and complying with the design intent of CIBSE LG7

Maximum energy use as per BCO guidelines: 10 W/m<sup>2</sup>

Presence detection and daylight dimming control

## CYCLE FACILITIES

110 secure cycle spaces (double stacked) plus ground floor external cycle spaces

11 showers plus 3 associated WCs at basement changing

## SUSTAINABILITY

BREEAM New Build “Excellent”

BREEAM Refurbishment “Very Good”

EPC A Rating

## AMENITY

Cobbled (brick paver) courtyard at ground floor

Tiling on balconies and terraces at 2nd, 3rd, 4th and 5th floor with metal balustrades and/or parapet balustrades

Bio diverse green roofs on multiple roofs

## TENANT PLANT

Space available for tenant plant at basement and roof, subject to availability





THE VISION

THE BUILDING

THE AREA

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**Borough,  
SE1**

CLICK TO PLAY FILM





**Borough, SE1 is a thriving, vibrant destination that embodies central London at its best. A go-to for food and drink and some of London’s best theatres and galleries. Everything on the doorstep to entertain and indulge employees and clients alike.**

Centred around the famous Borough Market, this area of London has become synonymous as a destination for foodies and tourists. Choose from 496 eateries within one mile of Great Suffolk Yard, from Gordon Ramsey’s Union Street café to a host of street food at markets Flat Iron Square and Mercato Metropolitano.

With a long history and heritage in brewing, you’re never more than a brisk walk away from wonderful pubs dating back to medieval times, as well as several unpretentious, independent coffee shops committed to serving the perfect coffee such as The Gentlemen Baristas.

A great mix of art and culture can be found in the area. A host of independent theatres and galleries alongside world-renowned venues Tate Modern, Shakespeare’s Globe and the Southbank Centre, making this one of London’s most celebrated artistic hubs.

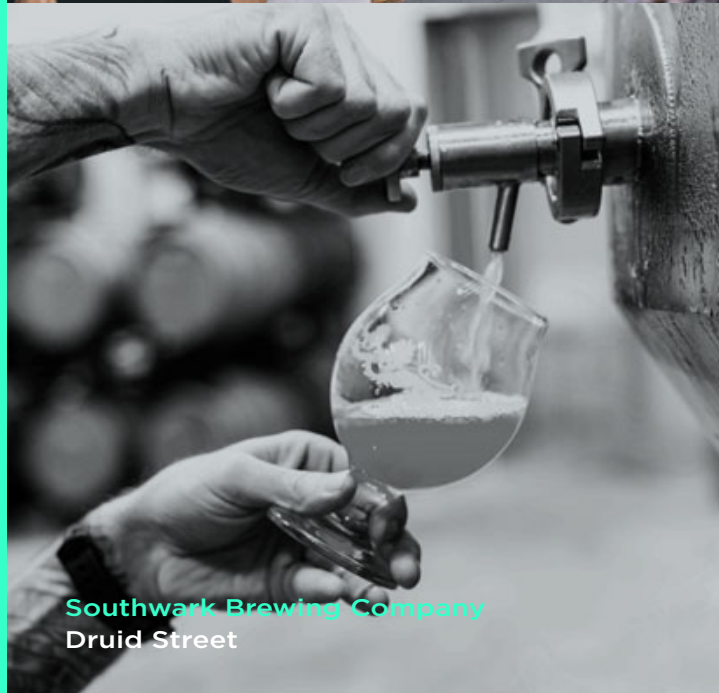
SE1 is also one of London’s greenest boroughs, with 130 parks and open spaces. It’s riverside location acts as the perfect escape from the hustle and bustle of city life.



**Borough Market**  
Southwark Street



**Maestri della Pasta**  
Borough High Street



**Southwark Brewing Company**  
Druid Street



**The Libertine**  
Great Suffolk Street





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**Nip Nip Cycle Shop**  
Great Suffolk Street



**Tate Modern**  
Bankside



**Native**  
Southwark Street



**Flat Iron Square**  
Southwark Street



**Bedales**  
Borough Market



**Flying Fantastic**  
Union Street





THE VISION

THE BUILDING

THE AREA

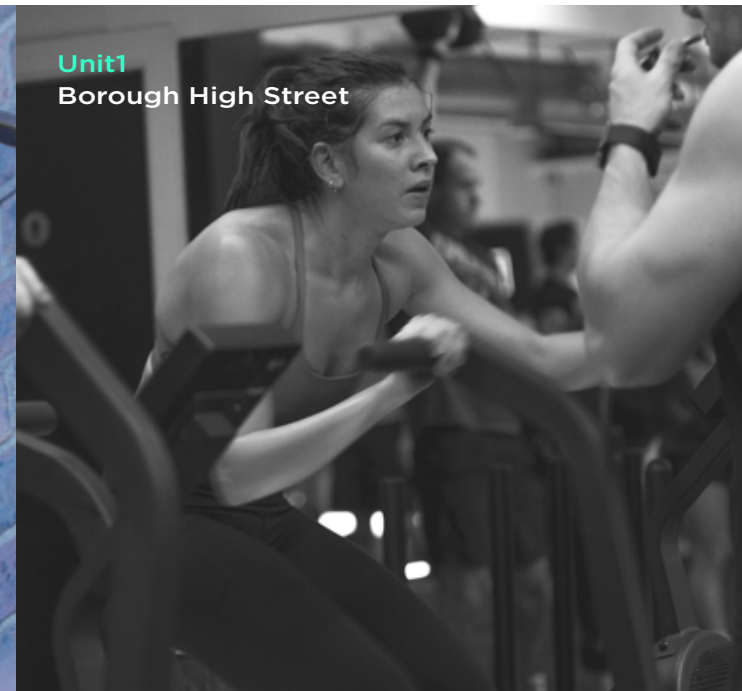
CONTACT



Mc & Sons  
Union Street



Time for Terry's  
Great Suffolk Street



Unit1  
Borough High Street



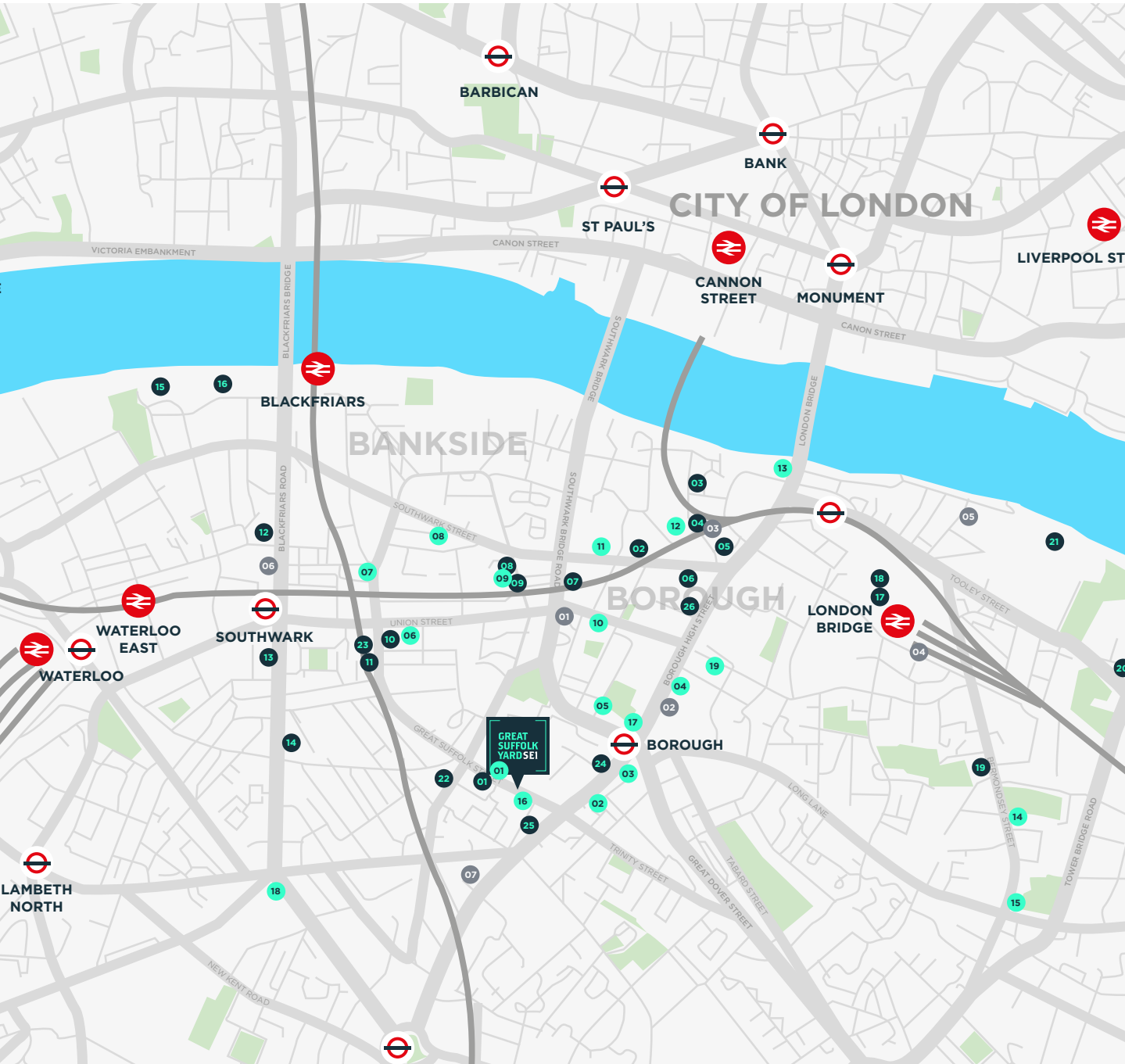
Mercato Metropolitano  
Newington Causeway



Padella  
Southwark Street



The Gentlemen Baristas  
Union Street



SHOW ME SELECTED:



RESTAURANTS

1. Time for Terry's
2. Native
3. Hawksmoor Borough
4. Roast
5. Padella
6. Breakfast Club
7. Bar Duoro
8. Hixter Bankside
9. Caravan
10. Union Street Café
11. Balabaya
12. Seabird @Hoxton Hotel
13. Baltic
14. Laughing Gravy
15. OXO Tower
16. Sea Containers
17. Aqua @The Shard
18. Hutong @The Shard
19. Jose
20. Restaurant Story
21. Goucho
22. Chimichurris
23. Macellaio
24. Maestri della Pasta
25. MNM Café
26. Tas

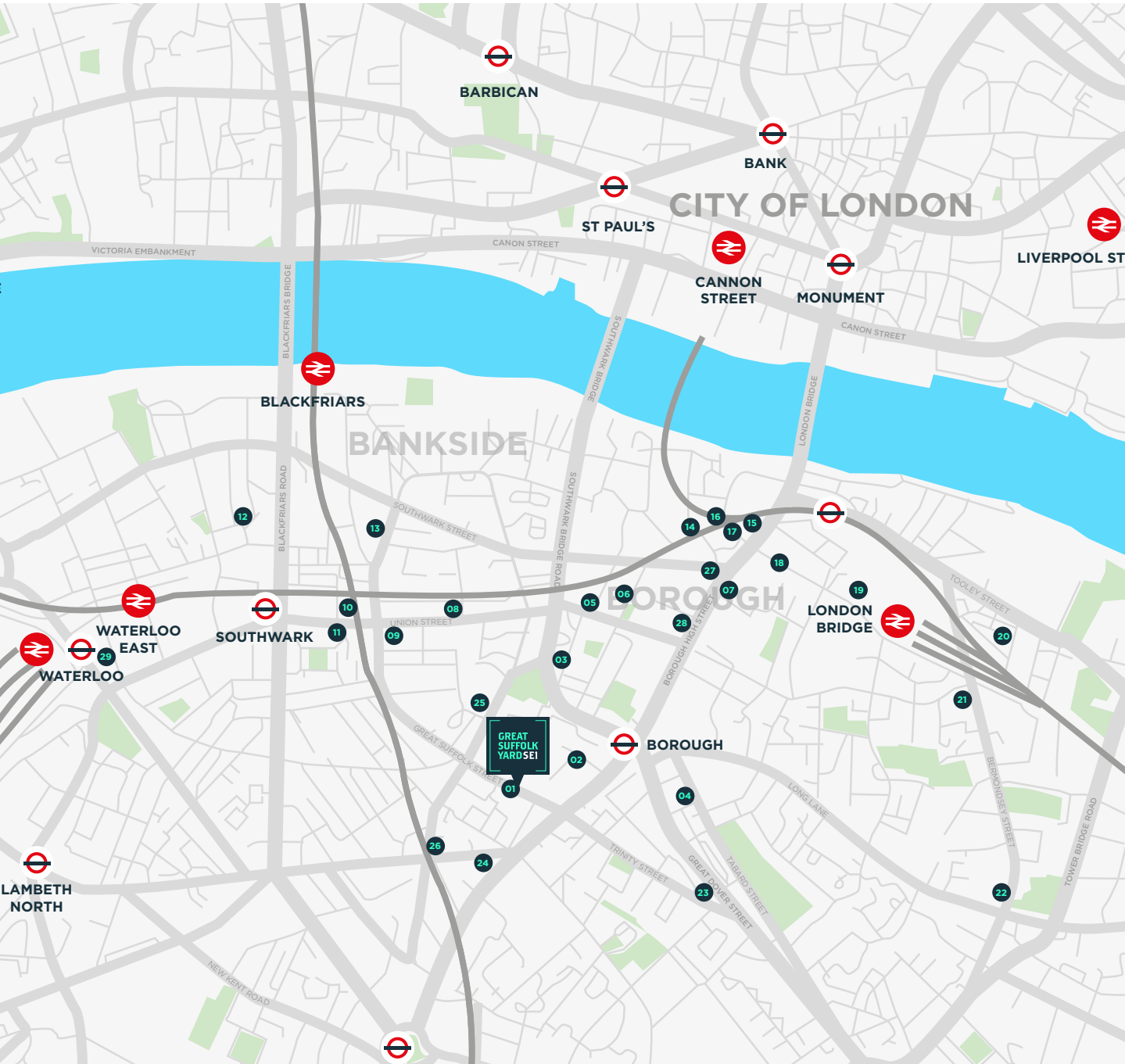
STREET FOOD MARKETS

1. Flat Iron Yard
2. Tabard Street
3. Borough Market
4. Vinegar Yard
5. Kerb London Bridge
6. Blackfriars Road
7. Mercato Metropolitano

COFFEE SHOPS

1. Mustard
2. Flavours of Naples
3. Starbucks
4. Mousetail
5. Birds Hill coffee
6. Embassy Coffee House
7. Cutters Yard
8. Black Sheep Coffee
9. Caravan
10. The Gentleman Baristas
11. Lantana
12. Monmouth Coffee
13. London Grind
14. Fuckoffee
15. Watch House coffee
16. The Fruit Tree
17. Caffe Latino
18. 80 StoneCafé
19. Crol & Co

- Restaurants
- Street Food Markets
- Coffee Shops

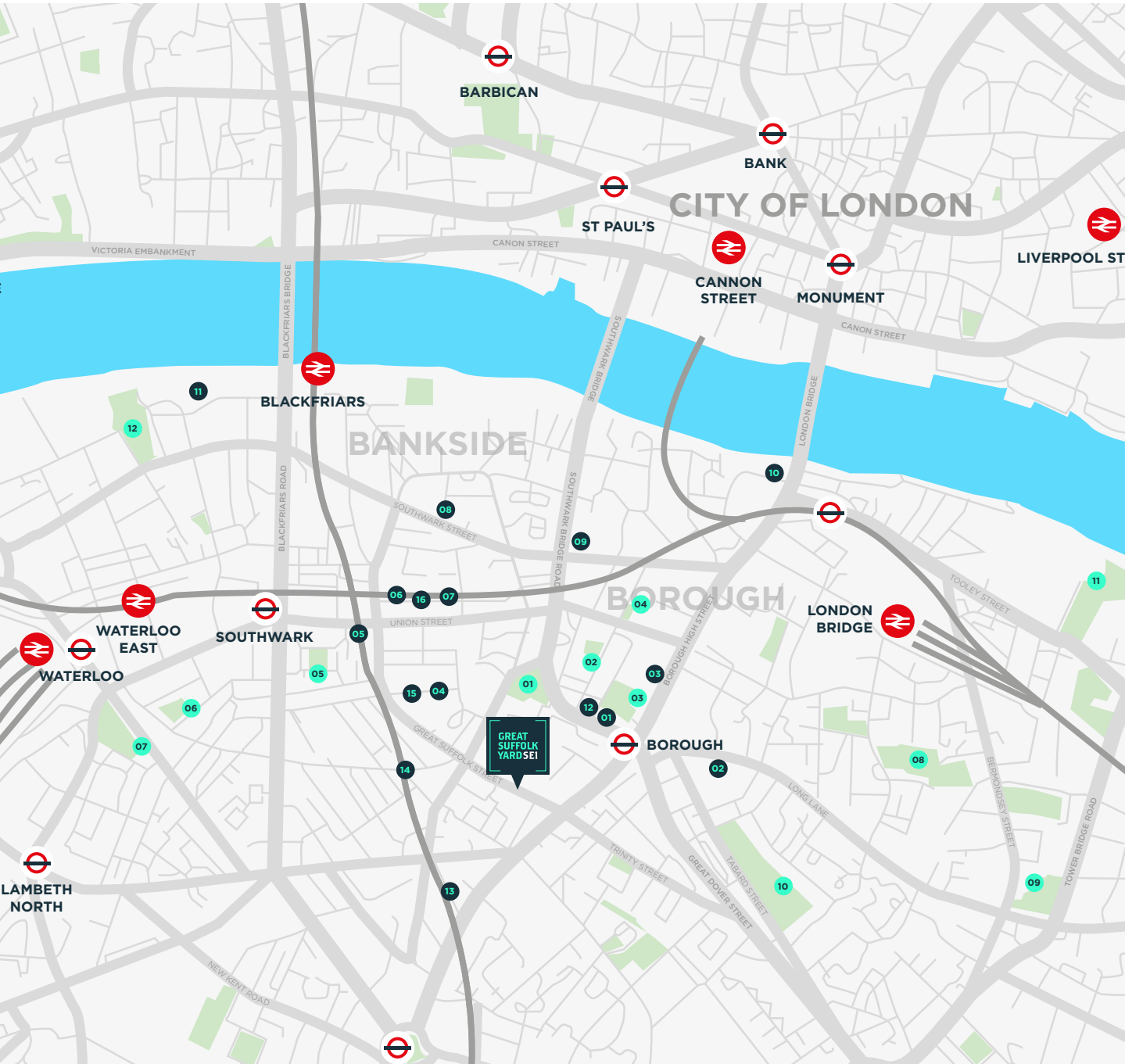


SHOW ME SELECTED:



PUBS & BARS

- |                        |                            |
|------------------------|----------------------------|
| 1. The Libertine       | 16. Bedales                |
| 2. Gladstone Arms      | 17. Rabot 1745             |
| 3. Lord Clyde          | 18. Bunch of Grapes        |
| 4. The Royal Oak       | 19. Atrium Bar, Aqua Shard |
| 5. Tap & Bottle        | 20. Nine Lives             |
| 6. The Boot & Flogger  | 21. Tanner And Co          |
| 7. George              | 22. The Flour and Grape    |
| 8. Mc & Sons           | 23. The Roebuck            |
| 9. The Olive Grove     | 24. The Ministry           |
| 10. The Charlotte      | 25. Great Guns Social      |
| 11. Lord Nelson        | 26. Duke of York           |
| 12. The Rose & Crown   | 27. The Bridge Tap         |
| 13. The Distillery Bar | 28. The Whisky Exchange    |
| 14. The Market Porter  | 29. Bar Elba               |
| 15. The Globe          |                            |



SHOW ME SELECTED:



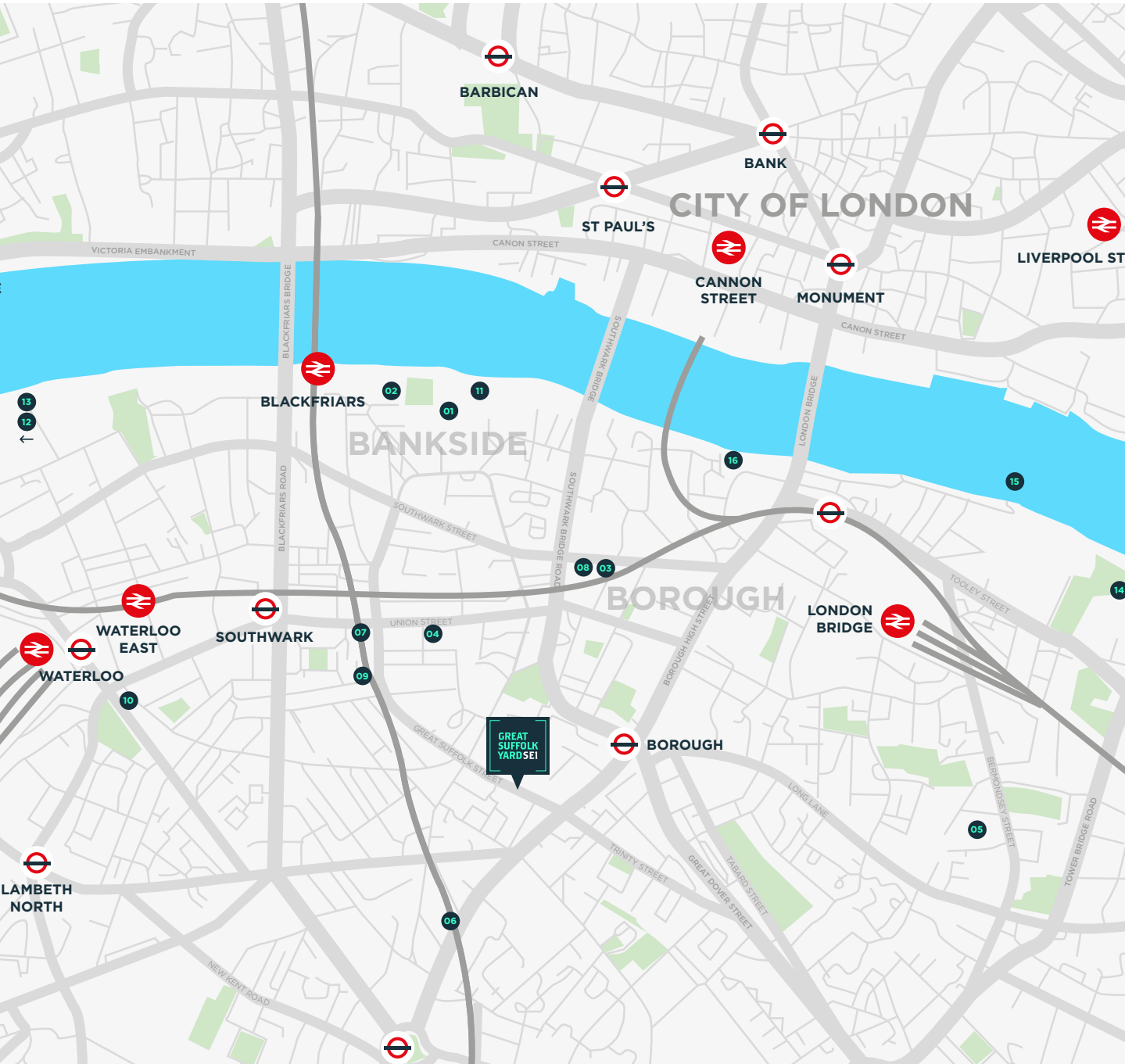
HEALTH & WELLBEING

1. 3Tribes Hot Yoga
2. PureGym
3. Unit1 Gym
4. Energie Fitness
5. Flying Fantastic
6. The Ring Boxing Club
7. CrossFit
8. Complete Pilates
9. F45 Training
10. The Secret Boxing Gym
11. Agua spa
12. Carpe Diem Jiu-Jitsu
13. Ministry of Sound Fitness
14. Crossfit Blackfriars
15. Train Fitness
16. Studio 68 Dance School

Parks

1. Mint Street Park
2. Red Cross Garden
3. Little Dorrit Park
4. Crossbones Garden
5. Nelson Square Park
6. Uffors Street Rec
7. Waterloo Millenium Green
8. Leathermarket Gardens
9. Bermondsey Square
10. Tabard Gardens
11. Potters Field Park
12. Bernie Spain Gardens

- Health & Wellbeing
- Parks



SHOW ME SELECTED:



ART & CULTURE

Galleries

1. Tate Modern
2. Bankside Gallery
3. Menier Gallery
4. Jerwood Space
5. White Cube Gallery

Attractions

15. HMS Belfast
16. Golden Hinde

Theatres & Cinemas

6. Southwark Playhouse
7. Union Theatre
8. The Bunker
9. The Africa Centre
10. The Old Vic
11. Shakespeare's Globe
12. National Theatre
13. BFI Southbank
14. Bridge Theatre



Once an area renowned for its industry, a new wave of companies who champion creativity, independent thinking and innovation have moved south of the river.



axiom.

Ogilvy

Allies and Morrison

Omnicom

BuzzFeed

pwc

Cheil

REN  
CLEAN SKINCARE

HSBC

Joseph Joseph



SQUARE ENIX

LEON.  
NATURALLY FAST FOOD

TDO

lonely planet



mediaocean

TIFFANY & Co.

MEDIACOM

tp bennett

News UK

vodafone

RACING POST

Zoopla

Ofcom



THE VISION

THE BUILDING

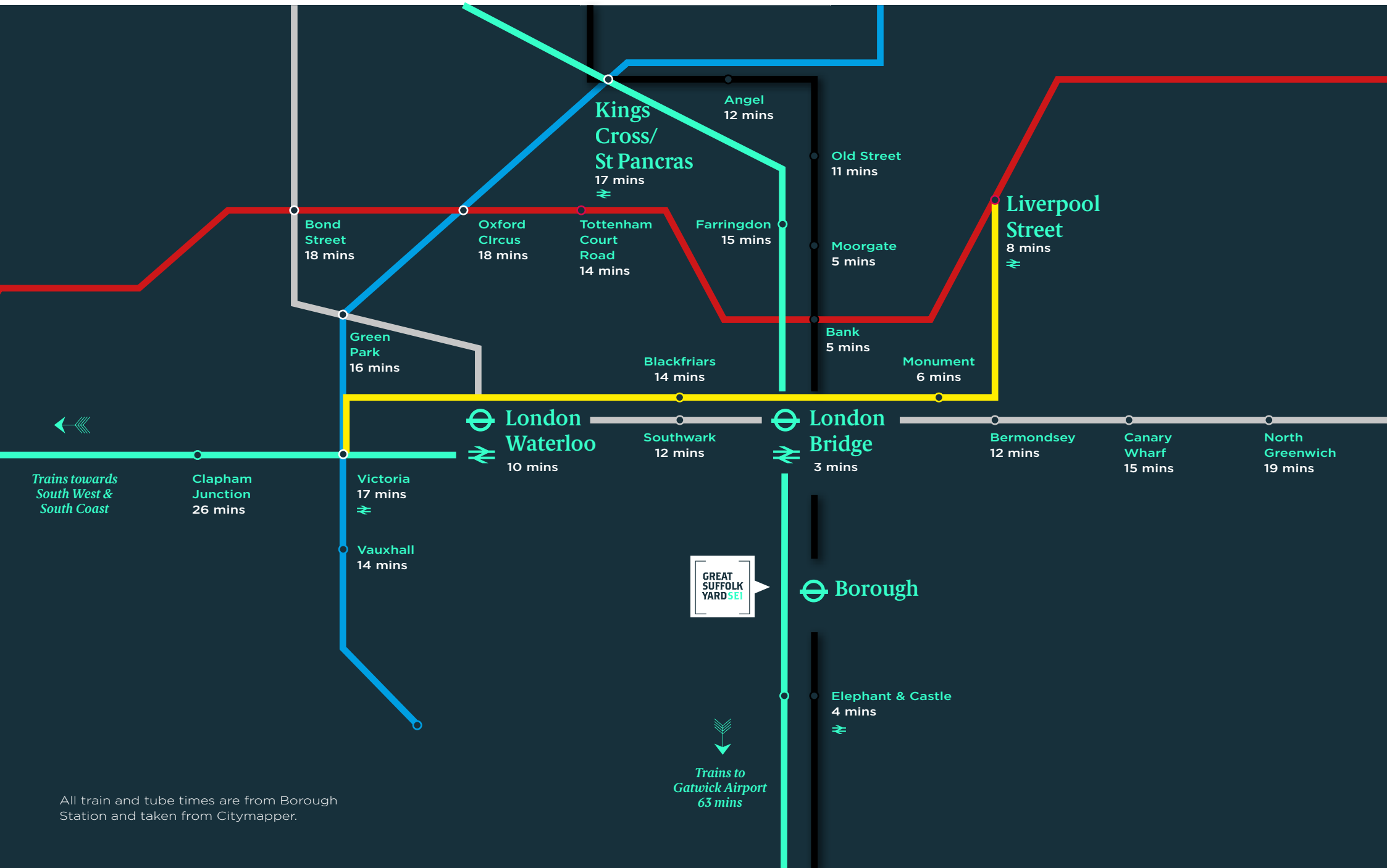
THE AREA

CONTACT



The best  
connections  
south of  
the river





Trains towards South West & South Coast

Clapham Junction 26 mins

Victoria 17 mins

Vauxhall 14 mins

Bond Street 18 mins

Green Park 16 mins

London Waterloo 10 mins

Oxford Circus 18 mins

Kings Cross/ St Pancras 17 mins

Tottenham Court Road 14 mins

Blackfriars 14 mins

Southwark 12 mins

London Bridge 3 mins

Angel 12 mins

GREAT SUFFOLK YARD SE1

Borough

Elephant & Castle 4 mins

Trains to Gatwick Airport 63 mins

Farringdon 15 mins

Old Street 11 mins

Moorgate 5 mins

Bank 5 mins

Monument 6 mins

Bermondsey 12 mins

Canary Wharf 15 mins

Liverpool Street 8 mins

North Greenwich 19 mins

All train and tube times are from Borough Station and taken from Citymapper.



Great Suffolk Yard is enviably located. Within a short walk of Borough and three of London's major transport hubs, boasting underground and overground services right across London, the South East and South West.



### On foot

**Borough Underground**  
4 mins walk

**London Bridge**  
10 mins walk

**Southwark**  
10 mins walk

**Elephant & Castle**  
10 mins walk

**London Waterloo**  
15 mins walk

**Blackfriars**  
19 mins walk



VIA  
**London Bridge**

**Bank**  
5 mins

**Moorgate**  
5 mins

**Monument**  
6 mins

**Liverpool Street**  
8 mins

**Old Street**  
11 mins

**Canary Wharf**  
15 mins

**Angel**  
12 mins

**Kings Cross**  
17 mins

**East Croydon**  
25 mins

**Gatwick Airport**  
45 mins



VIA  
**London Waterloo**

**Oxford Circus**  
12 mins

**Green Park**  
13 mins

**Tottenham Court Rd**  
14 mins

**Bond Street**  
16 mins

**London Victoria**  
16 mins

**Clapham Junction**  
20 mins



VIA  
**Blackfriars**

**Farringdon**  
13 mins

**Kings Cross**  
17 mins



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Another quality development by TLS.  
[www.tailoredlivingsolutions.com](http://www.tailoredlivingsolutions.com)



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[www.greatsuffolkyard.com](http://www.greatsuffolkyard.com)

127-131 Great Suffolk Street, London, SE1 1PP

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