

The background features a repeating pattern of large, overlapping triangles. Some triangles are filled with a solid light green color, while others are filled with a pattern of thin, horizontal light green lines. The overall effect is a modern, geometric, and textured design.

THE  
**HARLEQUIN**  
BUILDING

SE1

# AN EXCITING NEW CHAPTER IN AN ICONIC OFFICE BUILDING

Following a comprehensive and design-led refurbishment, two floors are now available, together with a new communal roof terrace and end of trip facilities. The 5th floor offers a best-in-class fully fitted space.

- 5th floor | 6,666 sq ft
- 2nd floor | 7,302 sq ft



The Harlequin offers a newly remodelled and reimagined arrival experience through its design and welcoming reception.

## The Harlequin Building



Reception entrance

# A RE-IMAGINED ARRIVAL EXPERIENCE

Material Colour Palette:



Reception Lounge

# DESIGNED WITH YOU IN MIND

With the needs of the occupier at the forefront of the design, the Harlequin offers a wide range of brand new end of trip facilities and a new communal rooftop terrace providing exceptional views of Bankside and the scenic area around Southwark Street.



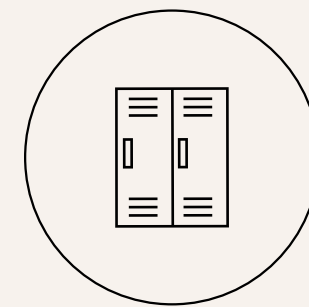
Rooftop terrace



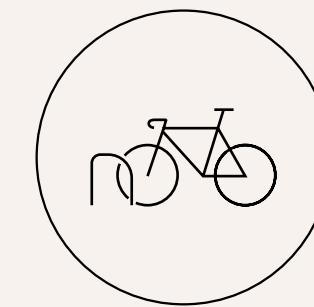
Locker room and Showers



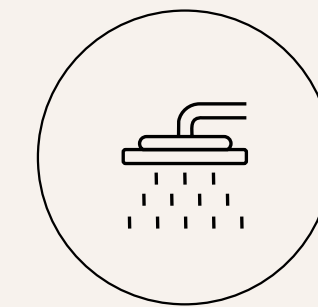
Remodelled Reception



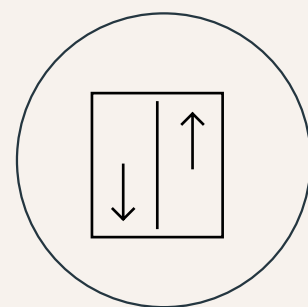
New lockers



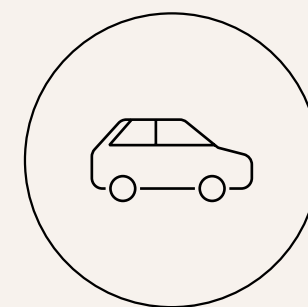
Cycle parking



5 x new showers inc.  
1 x DDA access



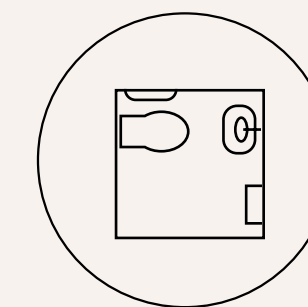
2 x Lifts



4 x Car parking spaces  
inc. 2 disabled



Live, landscaped roof terrace inc. LED lighting and power supply connection

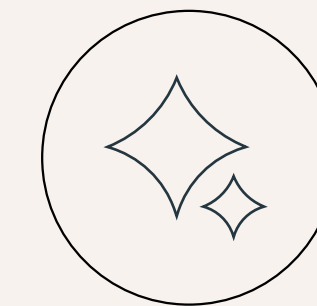


5 x Superloos per floor

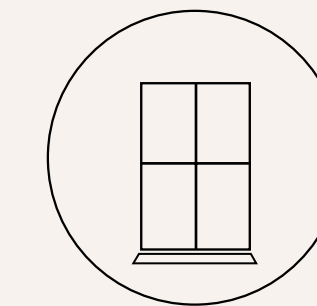


# A SPACE THAT WORKS

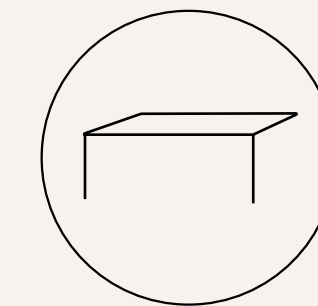
With a superb CAT A refurbishment, the 2nd and 5th floors offer efficiency and flexibility, ensuring a productive, comfortable workspace.



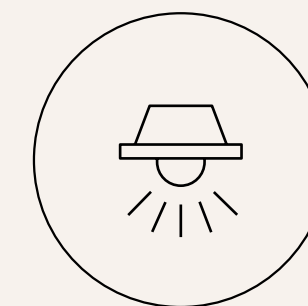
Newly refurbished



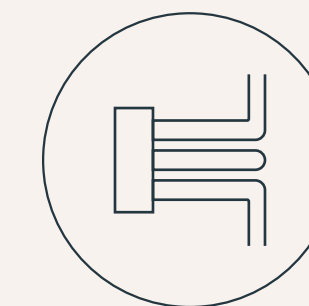
Excellent natural light



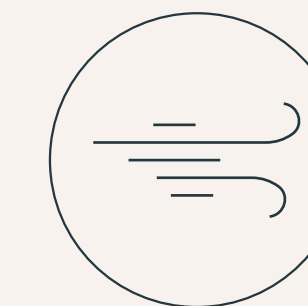
Full access raised floor



LED lighting



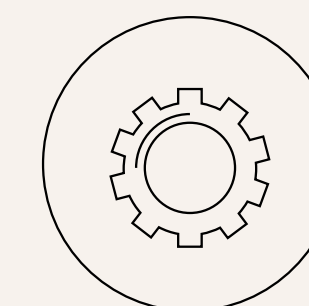
Exposed services



New hybrid VRF air conditioning system



EPC C



New M&E



2nd Floor - CAT A



2nd Floor - CAT A



5th Floor - CAT B

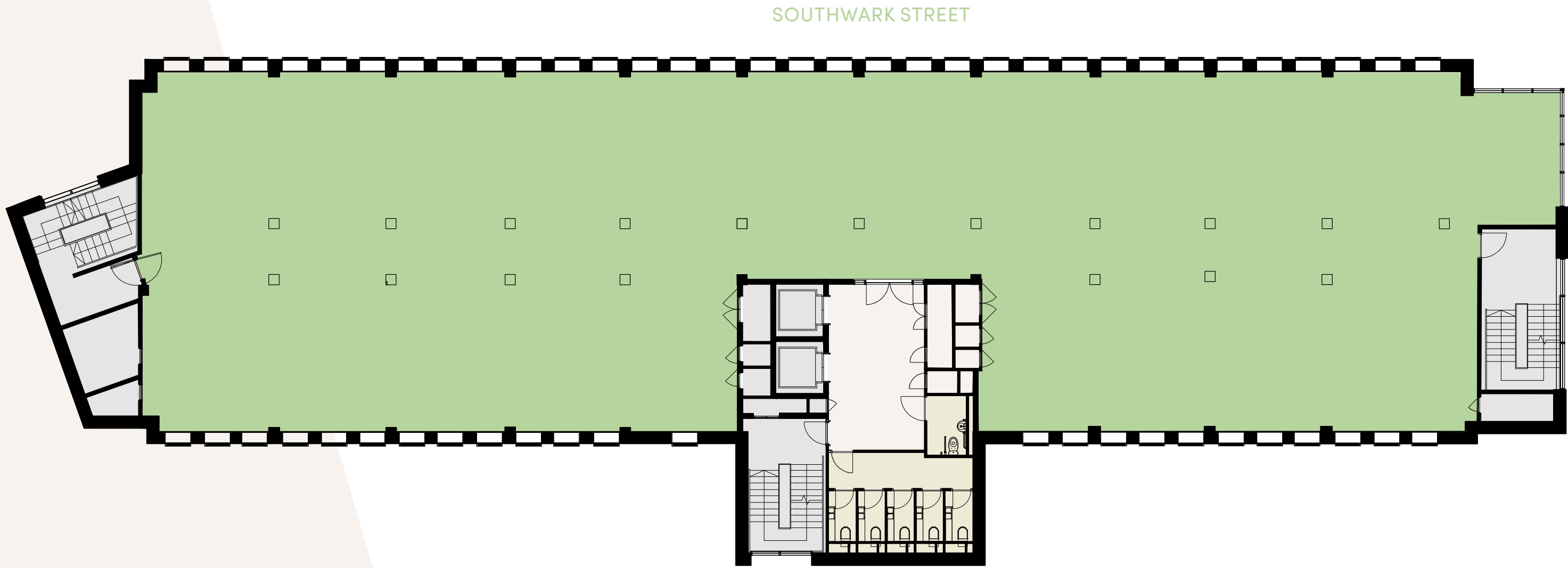


5th Floor - CAT B

# THE DETAILS



**2ND FLOOR**  
7,302 SQ FT | 678.4 SQ M



- Key
- Office
  - Meeting room
  - Lobby
  - Core
  - WC

**5TH FLOOR**  
6,666 SQ FT | 619.3 SQ M

- Permanent Desk Spaces - 64
- Hot Desk Spaces - 24
- Flexible Meeting Spaces - 48
- Private Meeting Spaces - 50
- Private Phone Booth Spaces - 2
- Kitchen Area Capacity -18
- Waiting Area - 10



Floor plans are subject to final measurement.  
Not drawn to scale but for indicative purposes only.

# RIGHT IN THE HEART OF BUSTLING SOUTHBANK

## A CAFFEINE HIT

1. Black Sheep Coffee
2. Gail's Bakery Neo Bankside
3. Coco Di Mama
4. Lantana London Bridge
5. Saint Nine Coffee

## OR SOMETHING STRONGER...

1. Tap & Bottle
2. The White Hart Southwark
3. The Boot & Flagger
4. The Distillery Bar
5. The Refinery

## TIME TO TRAIN

1. Fitness4Less Southwark
2. The Fitting Rooms PT Gym
3. CrossFit Central London
4. PureGym London Waterloo
5. 3Tribes:Hot Yoga

## A BITE TO EAT

1. Itsu Southwark
2. The Table Café
3. Sea Containers
4. Seabird
5. Caravan London Bridge
6. Flat Iron Square
7. Tonkotsu Bankside
8. Bread Street Kitchen & Bar
9. Bala Baya Restaurant Bankside
10. Padella

## A FUN ACTIVITY OR TWO

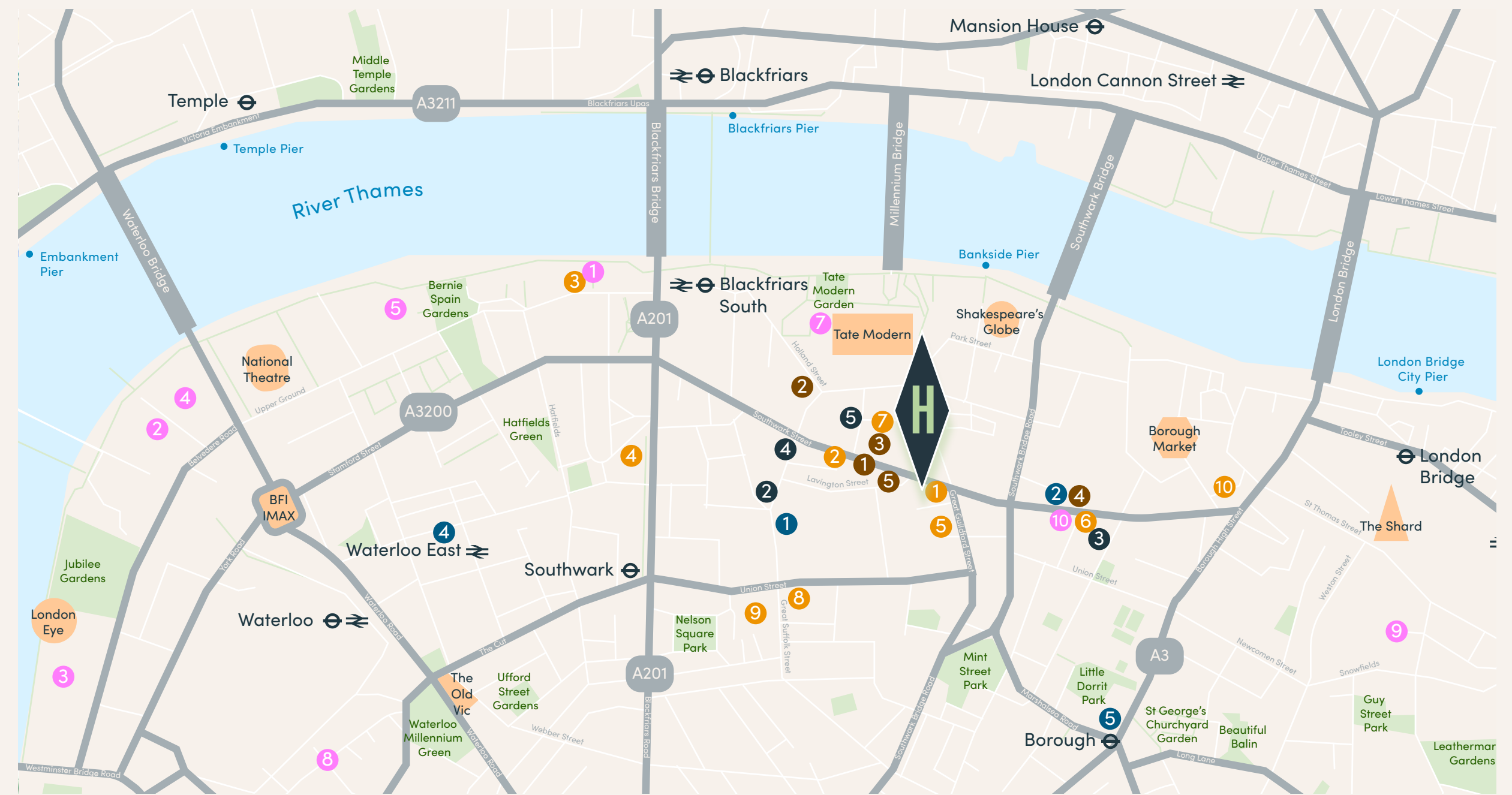
1. Curzon at Sea Containers
2. Southbank Centre
3. SEA Life London
4. Hayward Gallery
5. Gabriel's Wharf
6. OXO Tower Wharf
7. Bankside Gallery
8. Lower Marsh
9. Mercato Metropolitano
10. Menier Chocolate Factory



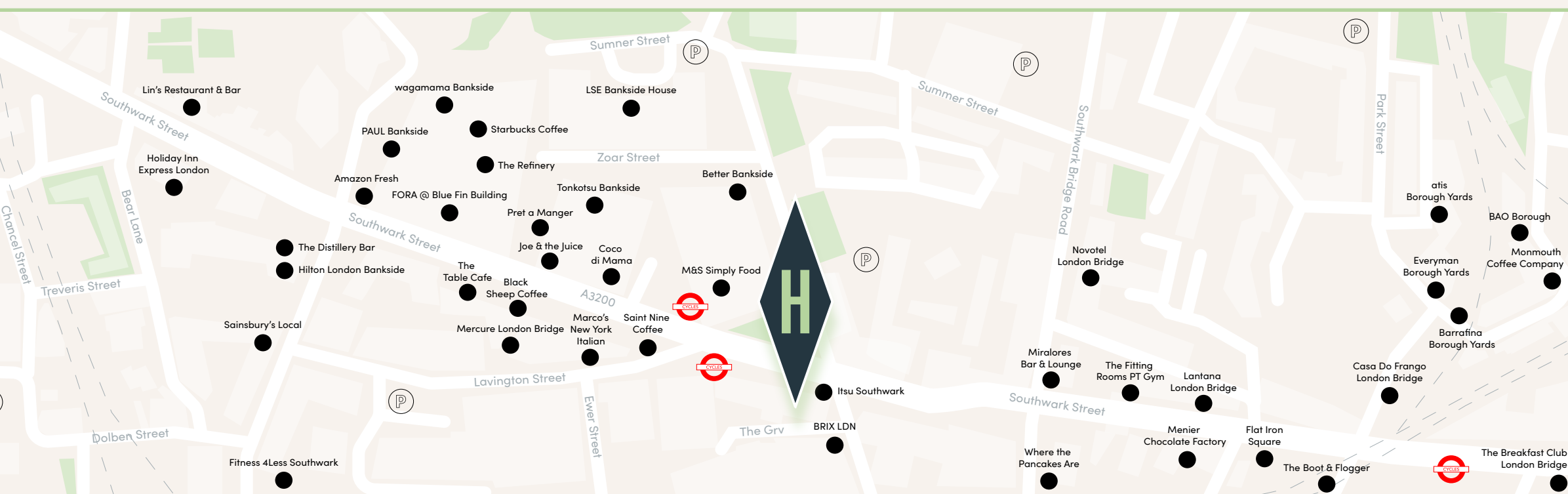
- London Bridge 7 mins walk
- Bankside Pier 7 mins walk
- Borough 8 mins walk
- Southwark 9 mins walk
- Blackfriars 9 mins walk
- Waterloo 10 mins walk
- Waterloo East 14 mins walk



- Liverpool Street 16 mins journey
- Fenchurch Street 16 mins journey
- Victoria 18 mins journey
- King's Cross 21 mins journey
- Charing Cross 21 mins journey
- Paddington 23 mins journey
- Heathrow Airport 51 mins journey



## 7 STATIONS WITHIN A 14 MINUTE WALK





# THE BEST OF BANKSIDE



The Harlequin Building is located in the very desirable area of Bankside that manages to be both established and individual in its appeal. Only a short walk from London Bridge and Waterloo, this area of the South Bank offers up an eclectic mix of culture, restaurants, bars, hotels and galleries, all within a few minutes of the river.

# GET IN TOUCH

## Business Rates:

### 2nd Floor

Year	Business Rates Liability	Cost per sq ft
2023/24	£188,860	£25.86
2024/25	£200,930	£27.52

### 5th Floor

Year	Business Rates Liability	Cost per sq ft
2023/24	-	-
2024/25	£166,311	£24.95

## Service Charge:

£14.76 psf

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