

USP.

The Forge
105 Sumner Street
London SE1 9HZ

OFFICES TO RENT

2,831 - 64,018 SQ FT

theforgebankside.com

usp.london

020 3757 7777



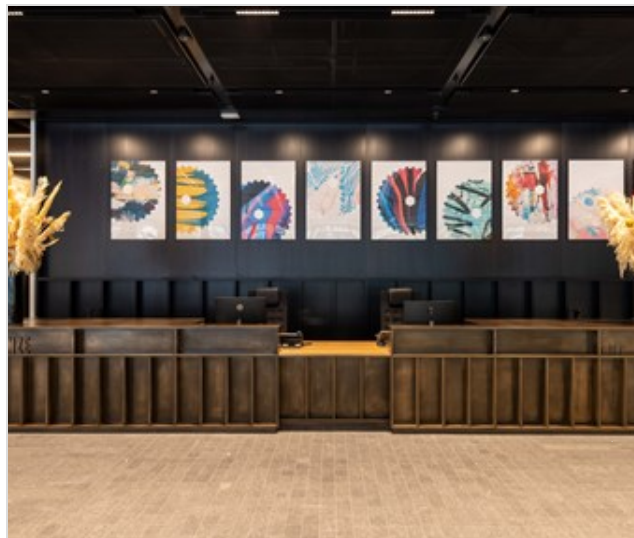
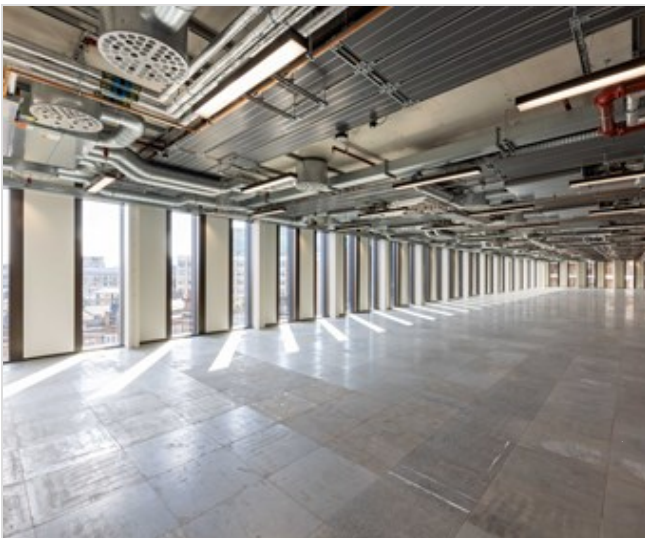


Description

Best In Class Offices In Net Zero Carbon Development

The Bronze building at The Forge offers 91,078 sq ft of Grade A office space in the cultural hub of Bankside. Inspired by its industrial past and built for the future it is Landsec's first net zero carbon development. The Bronze makes up one part of the The Forge scheme, which features two boutique office buildings surrounding a public courtyard, this vibrant new space, is ready for you to put your stamp on it.

Located south of the River Thames in the vibrant Southwark/Bankside market. A place of world class food and traditional markets. The building is conveniently located for London Bridge, Blackfriars, Cannon Street and Waterloo mainline and underground stations.



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Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
8th	Available	6,452		POA	
7th	Under Offer	3,855		POA	
6th	Available	9,343		POA	
5th	Available	9,343		POA	
2nd	Available	14,229		POA	
1st	Available	14,224		POA	
Mezzanine	Available	2,831		POA	
Ground	Under Offer	3,741		POA	
TOTAL		64,018			

Amenities

Net Zero Carbon development

EPC A

Designed to 1 - 8 sq m

Suspended LED lighting

2.75m floor to ceiling height

17 showers

BREEAM EXCELLENT

NABERS UK 5 star target

Four pipe fan coil a/c exposed services

Raised floor

230 cycle spaces & lockers

Terraces Bronze (4th + 5th), Phosphor (6th + 8th)





Location

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Further Information

A new lease is available direct from the landlord.

Rent

Mid £60's - mid £80's psf

Service Charge

£15.90 per sq ft (includes
estates charge)

Rates

£25 psf est

EPC

A

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Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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