

**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 a man in a suit smiling while working on a white architectural model. He is holding a small rectangular block. In the foreground, there are several other white architectural models of various building shapes on a table. The background is slightly blurred, showing another person's hands working on a model.

**Makers,
Creators &
Innovators**



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**



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[Great Suffolk Street]





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[Toulmin Street]





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Digital illustration is indicative only



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THE VISION

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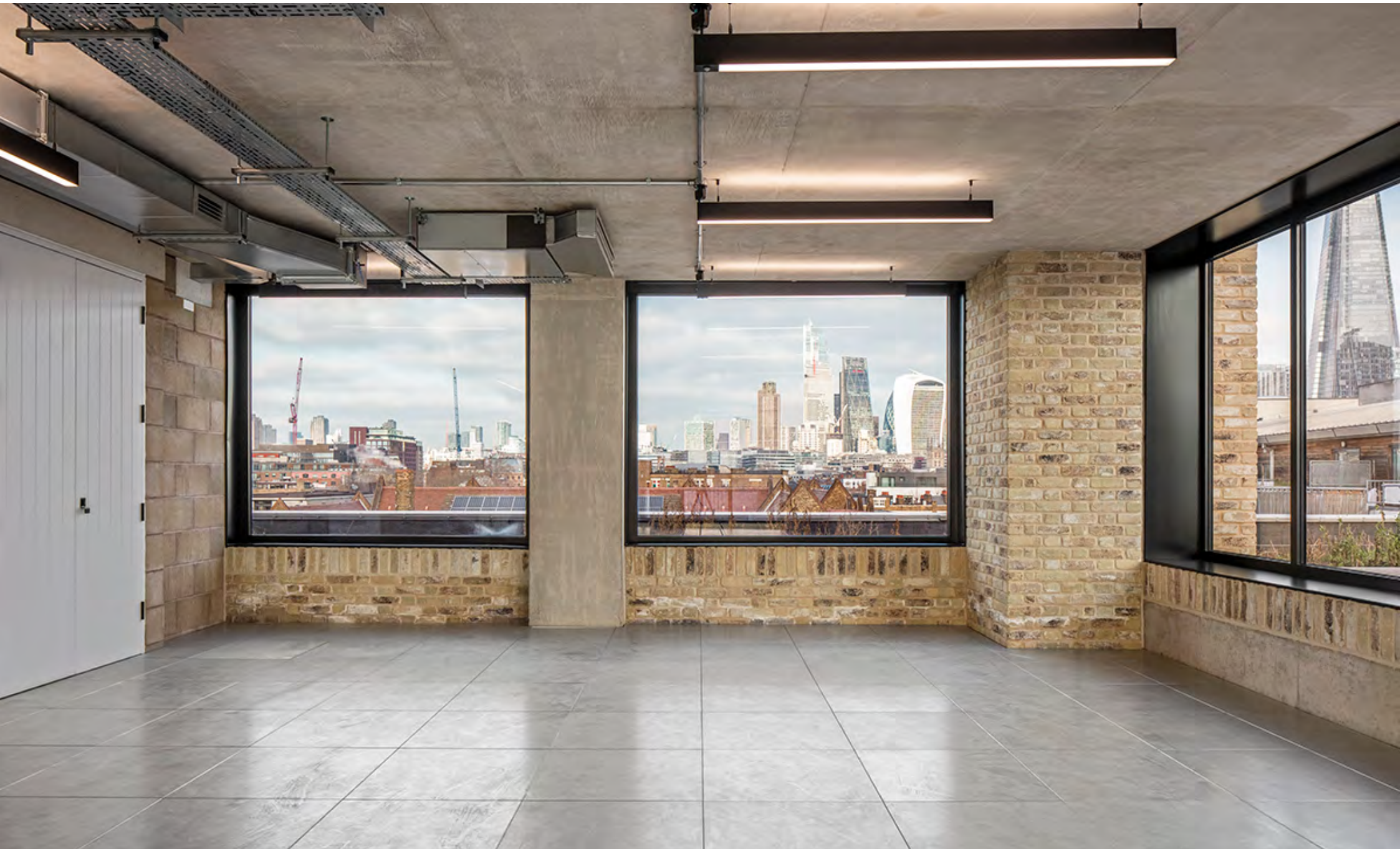


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JOHN BUCK
MANHATTAN
AN ISLAND IN FOCUS



THE VISION

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THE AREA

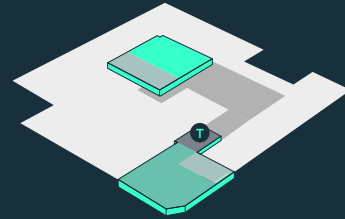
CONTACT





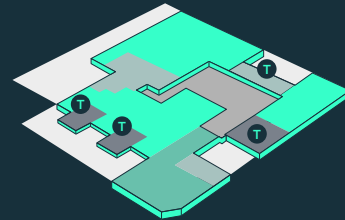
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ENGINEERING BUILDING
1,178 sq ft



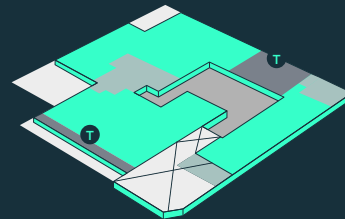
4

ENGINEERING BUILDING LET
THE WORKS
2,925 sq ft



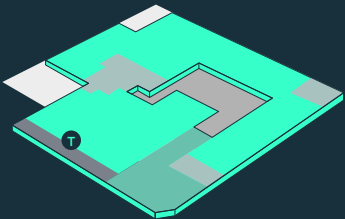
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ENGINEERING BUILDING LET
THE WORKS
3,994 sq ft



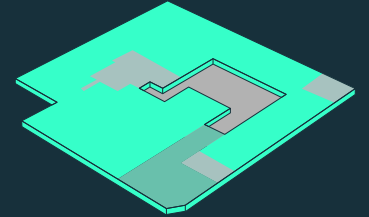
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ENGINEERING BUILDING LET
THE WORKS LET



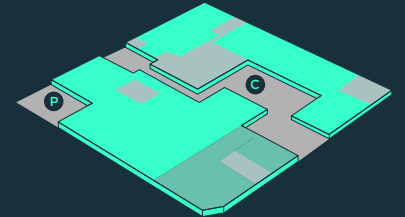
1

ENGINEERING BUILDING
8,413 sq ft

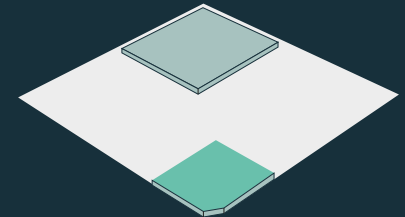


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ENGINEERING BUILDING LET
THE WORKS LET

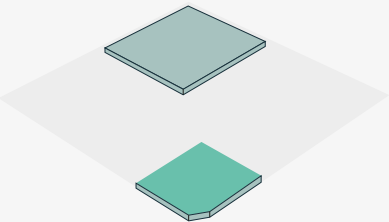
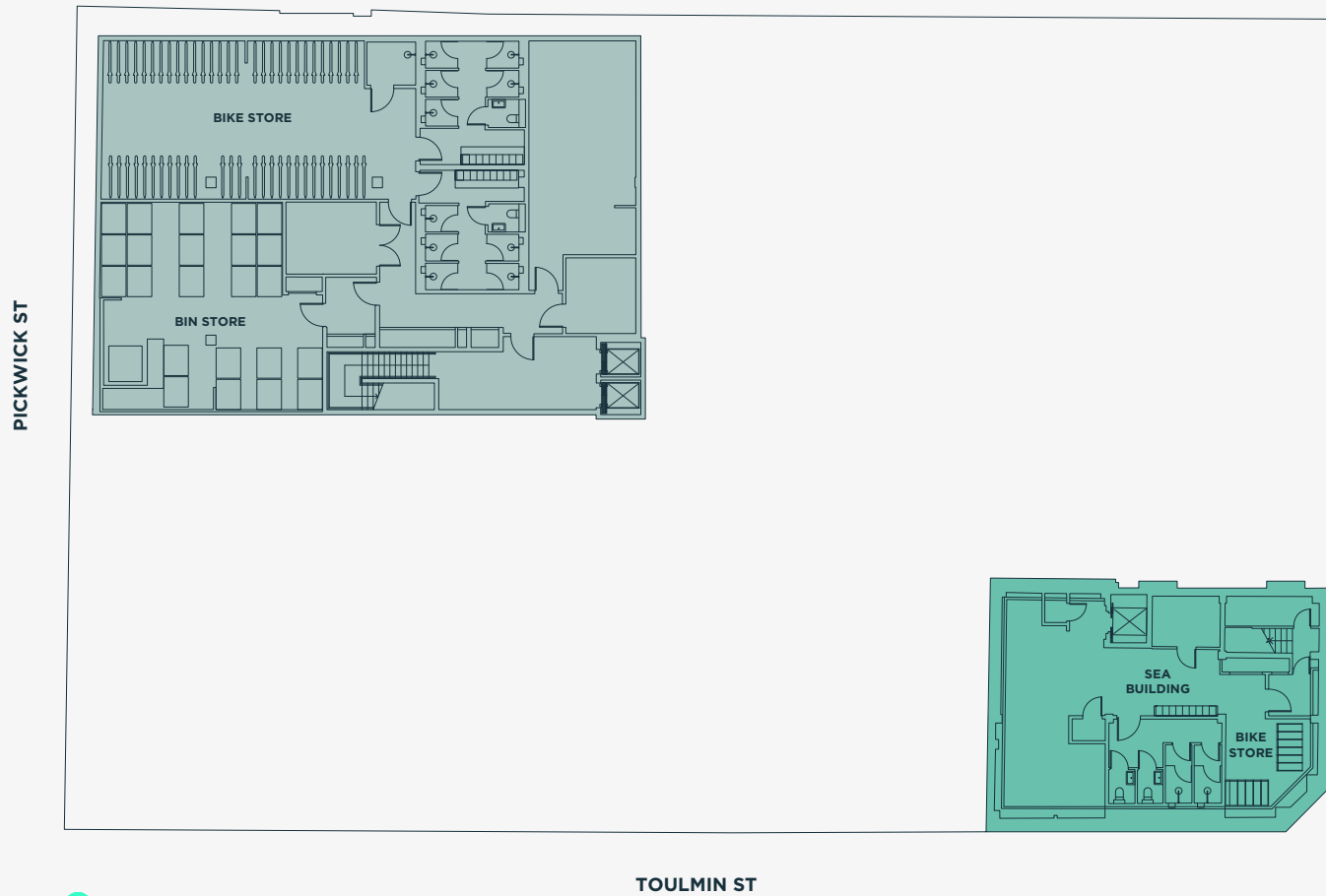


B



TOTAL OFFICE
57,316 sq ft

TOTAL TERRACE
2,970 sq ft



- Available Office Space
- Core

GREAT SUFFOLK ST

TOULMIN ST

PICKWICK ST

5

4

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B



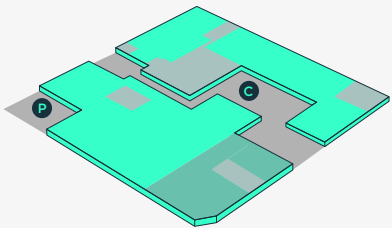
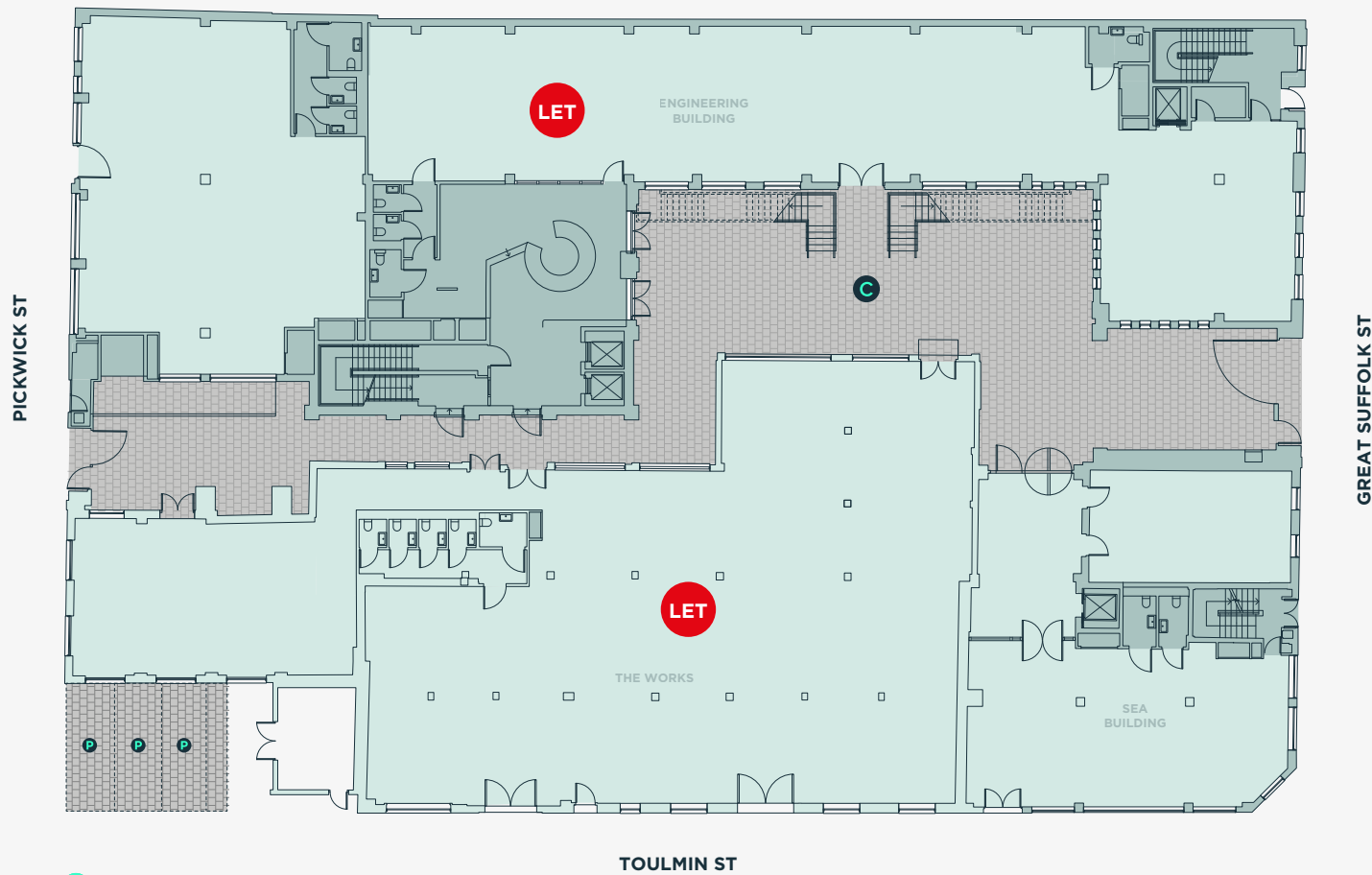


ENGINEERING BUILDING

LET

THE WORKS

LET



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

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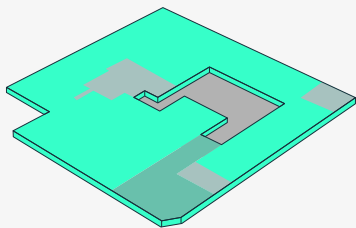
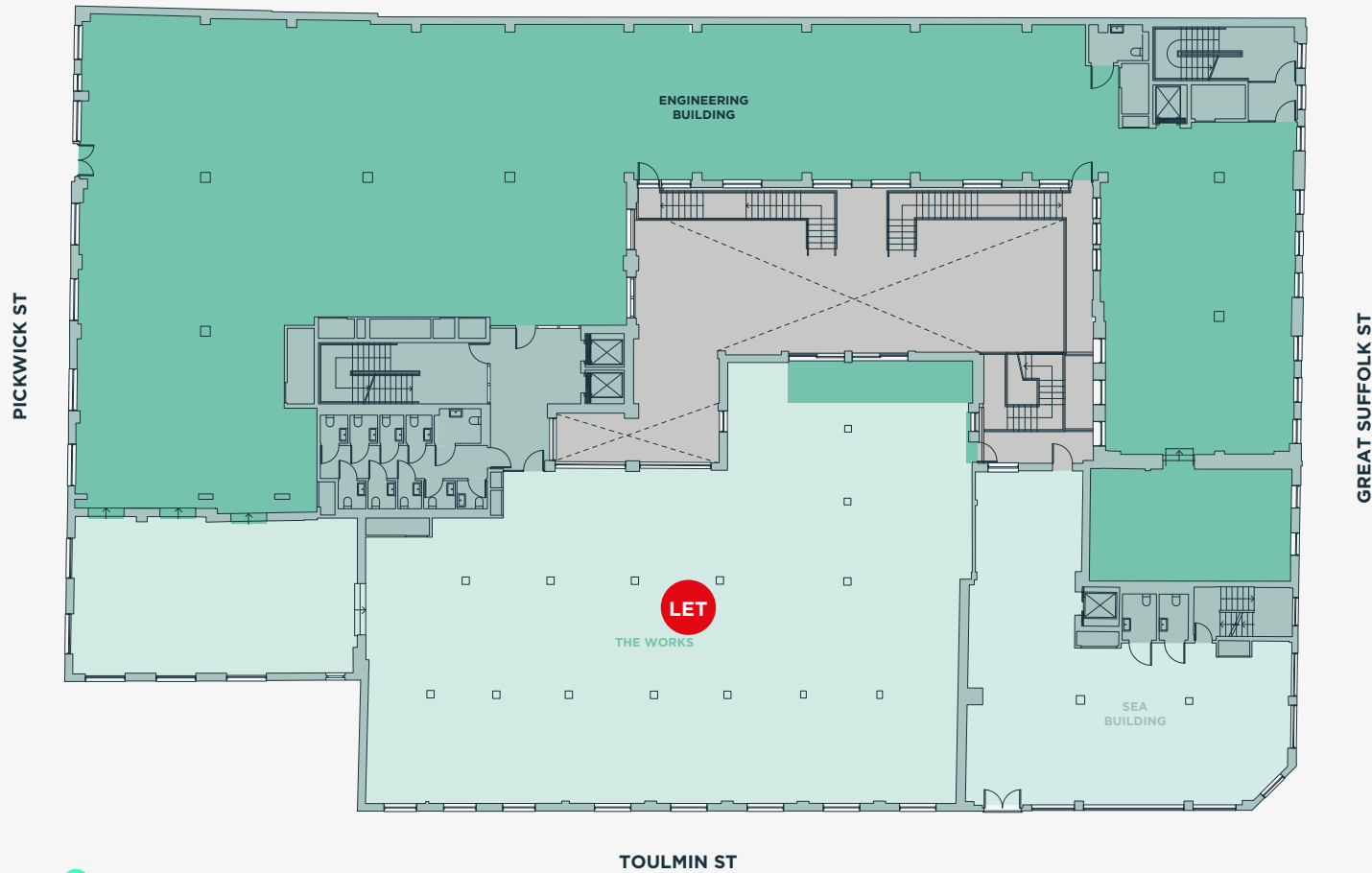
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ENGINEERING BUILDING
8,413 sq ft



- Available Office Space
- Let/Under Offer
- Core

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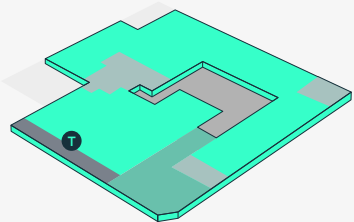
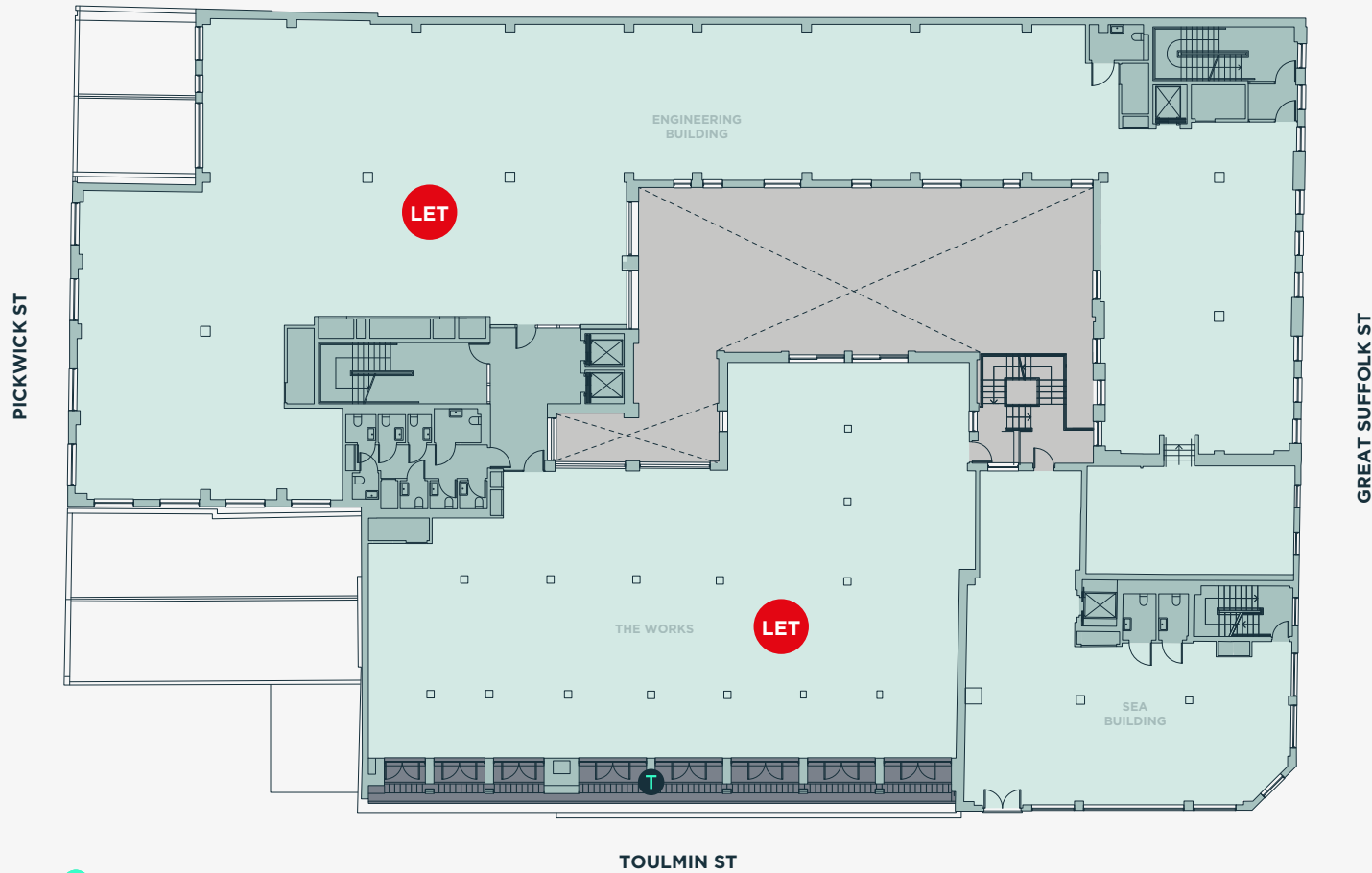


ENGINEERING BUILDING

LET

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LET



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

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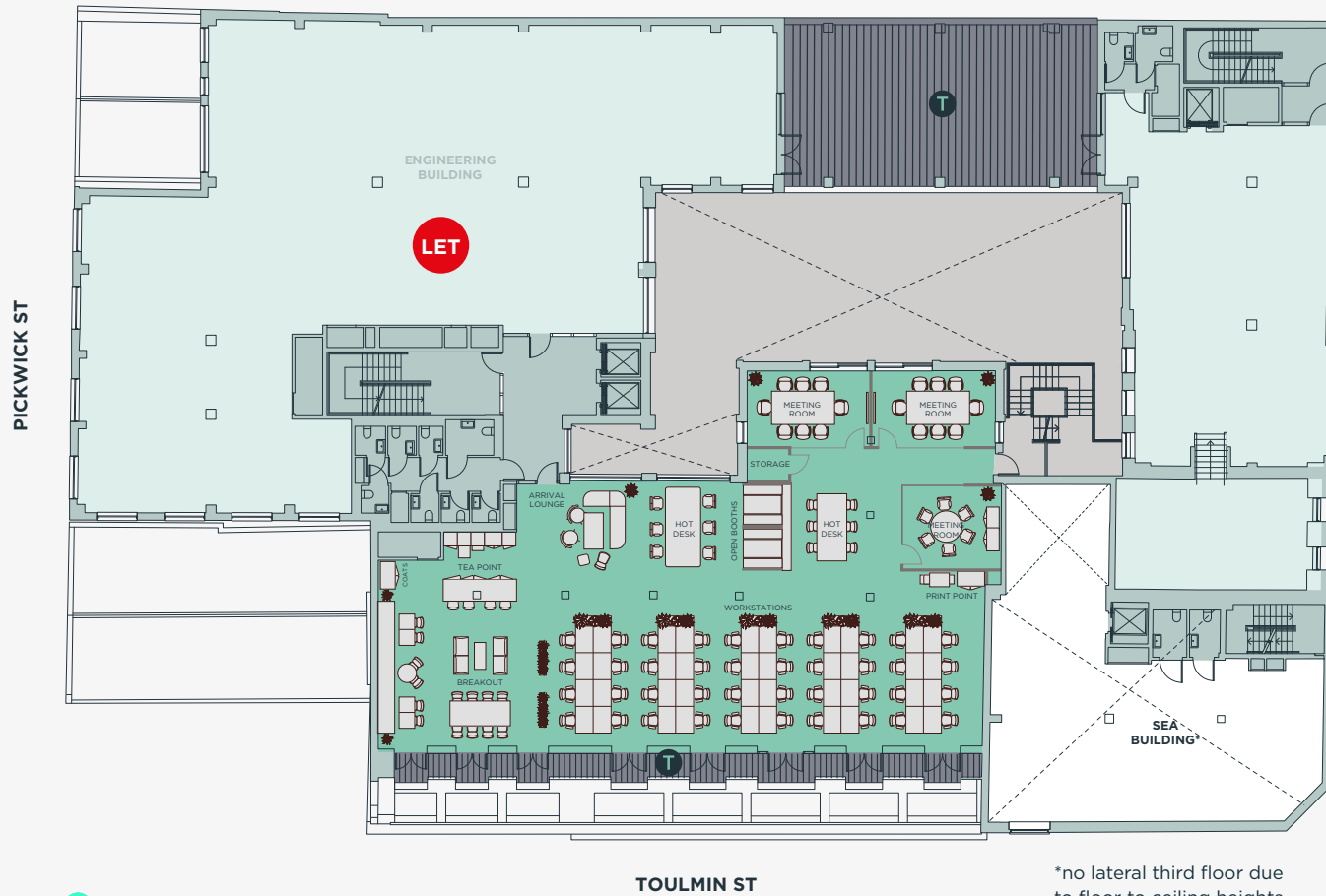
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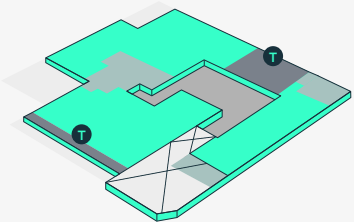


PICKWICK ST

GREAT SUFFOLK ST

TOULMIN ST

*no lateral third floor due to floor to ceiling heights



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

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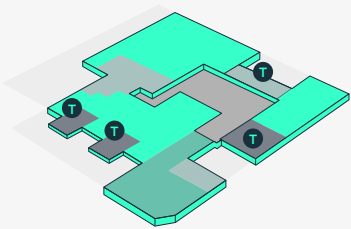
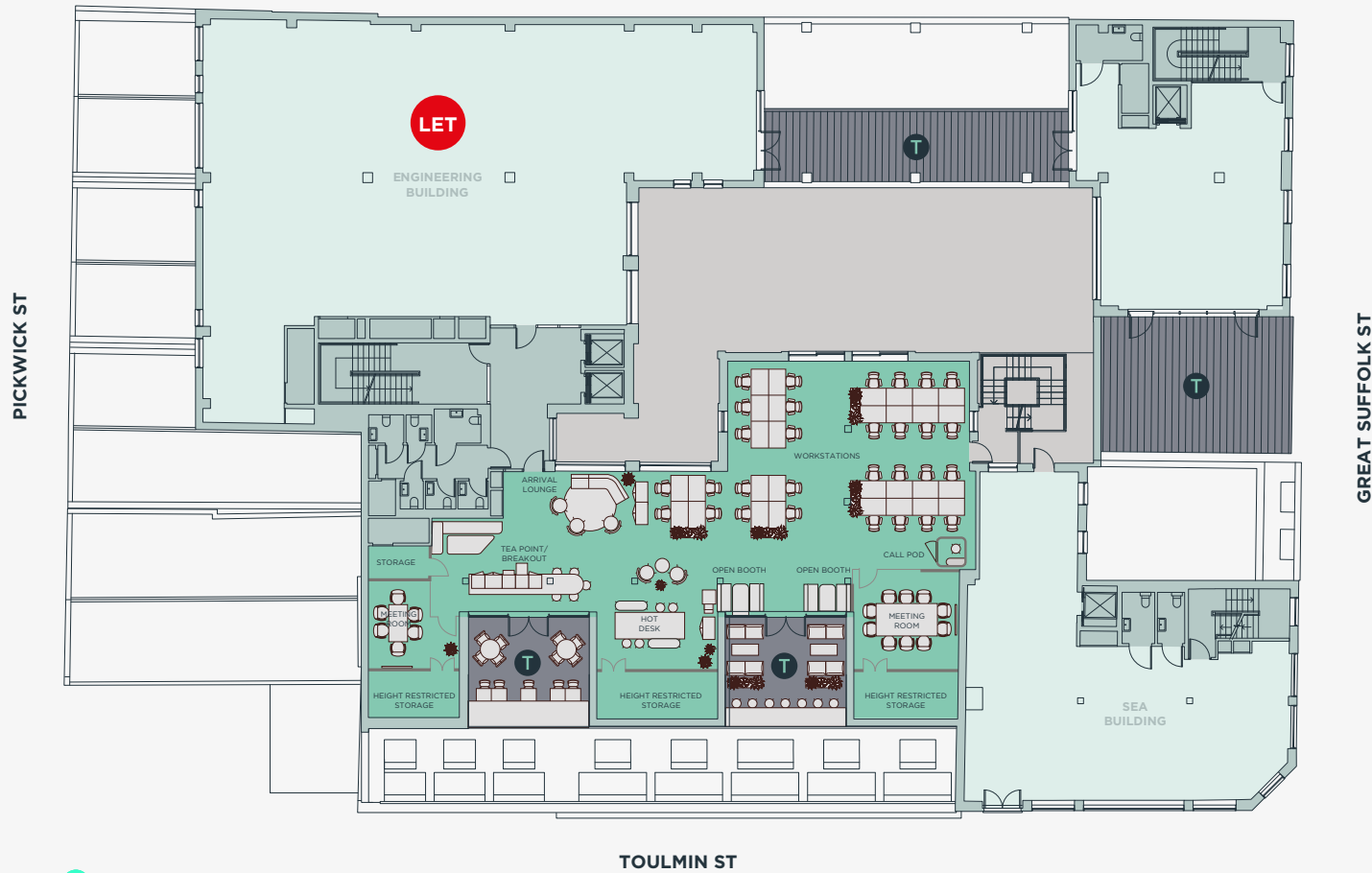
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ENGINEERING BUILDING
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2,925 sq ft



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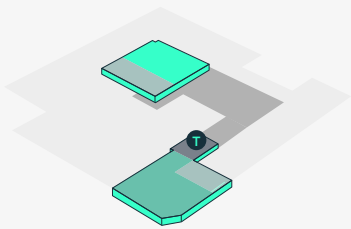
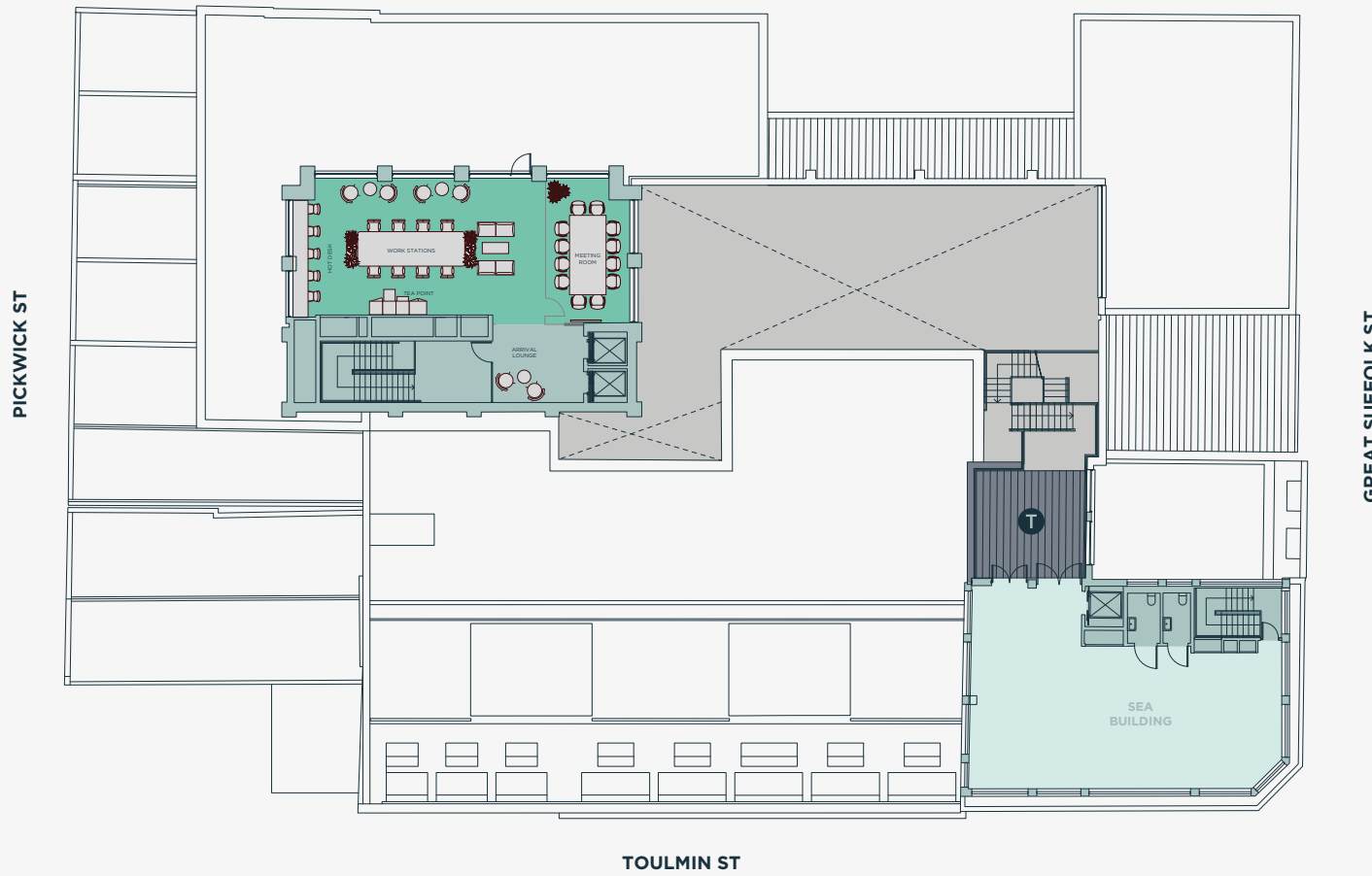
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ENGINEERING BUILDING
1,178 sq ft



- Available Office Space
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5

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B





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/m²

Upper floors: 2.5 + 1 kN/m²

Plant space: 3.0 kN/m²

OCCUPATIONAL DENSITIES

Building services: 1:8m² NIA

WCs: 1:8m² NIA

Lifts & Access: 1:8m² NIA

Escape: 1:6m² 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/m²

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/m²

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



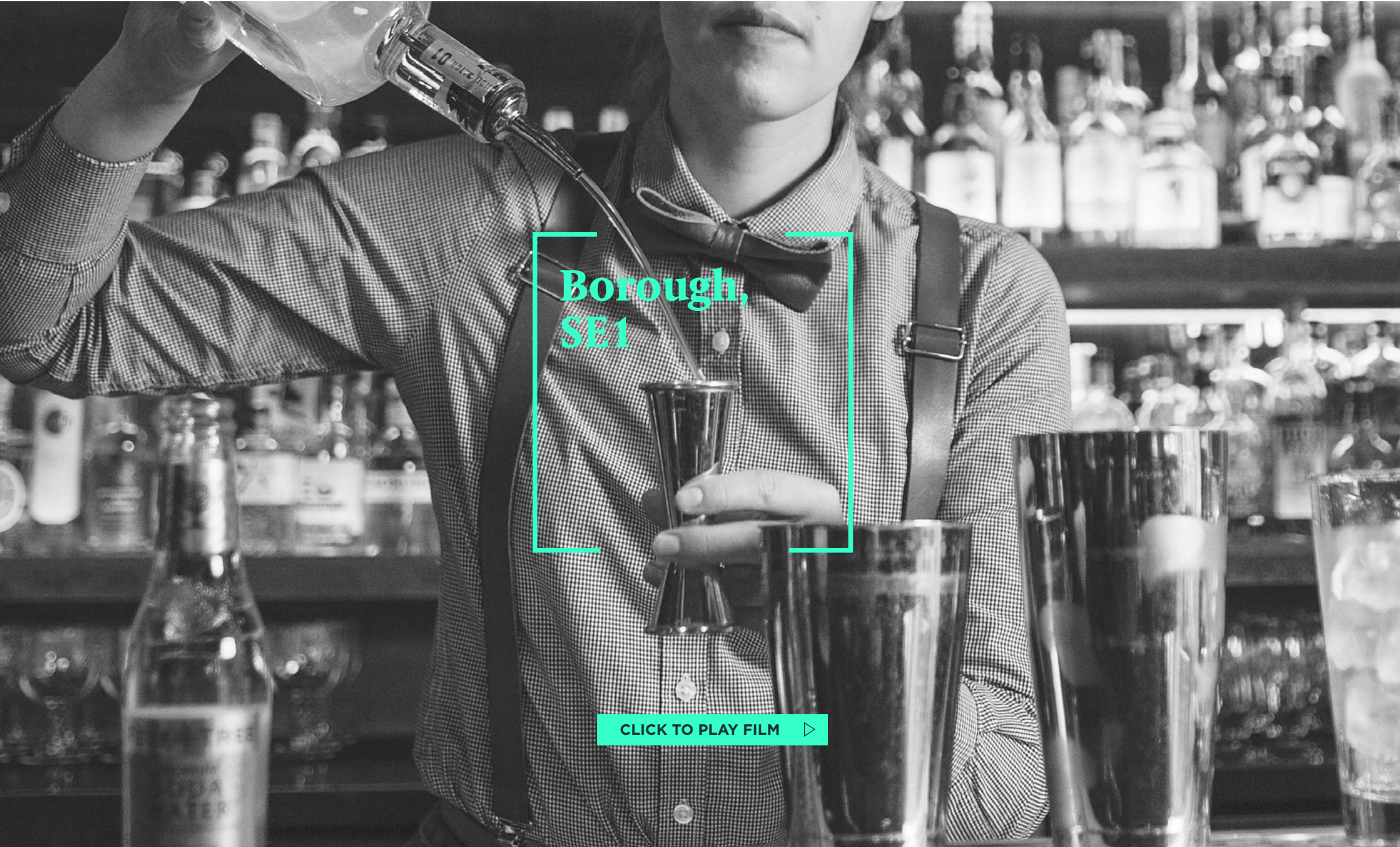


THE VISION

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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





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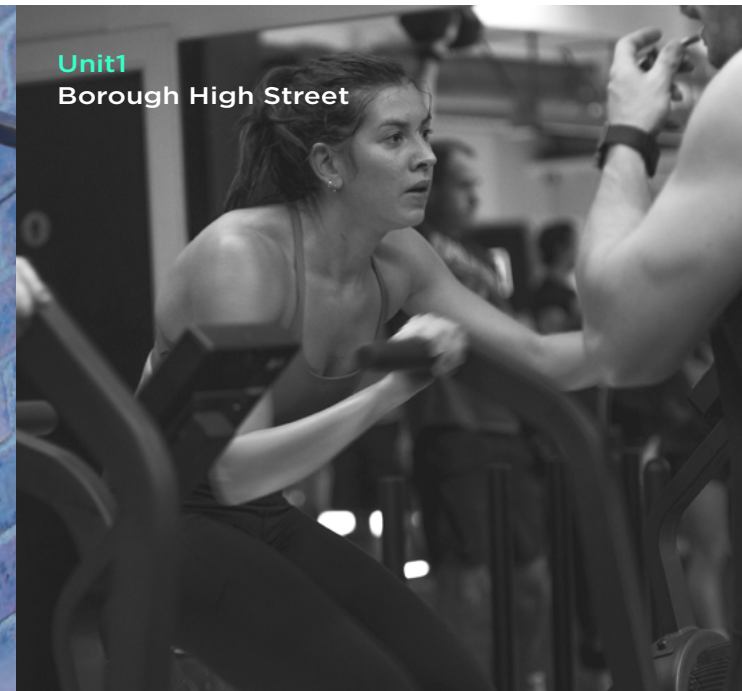
CONTACT



Mc & Sons
Union Street



Time for Terry's
Great Suffolk Street



Unit1
Borough High Street



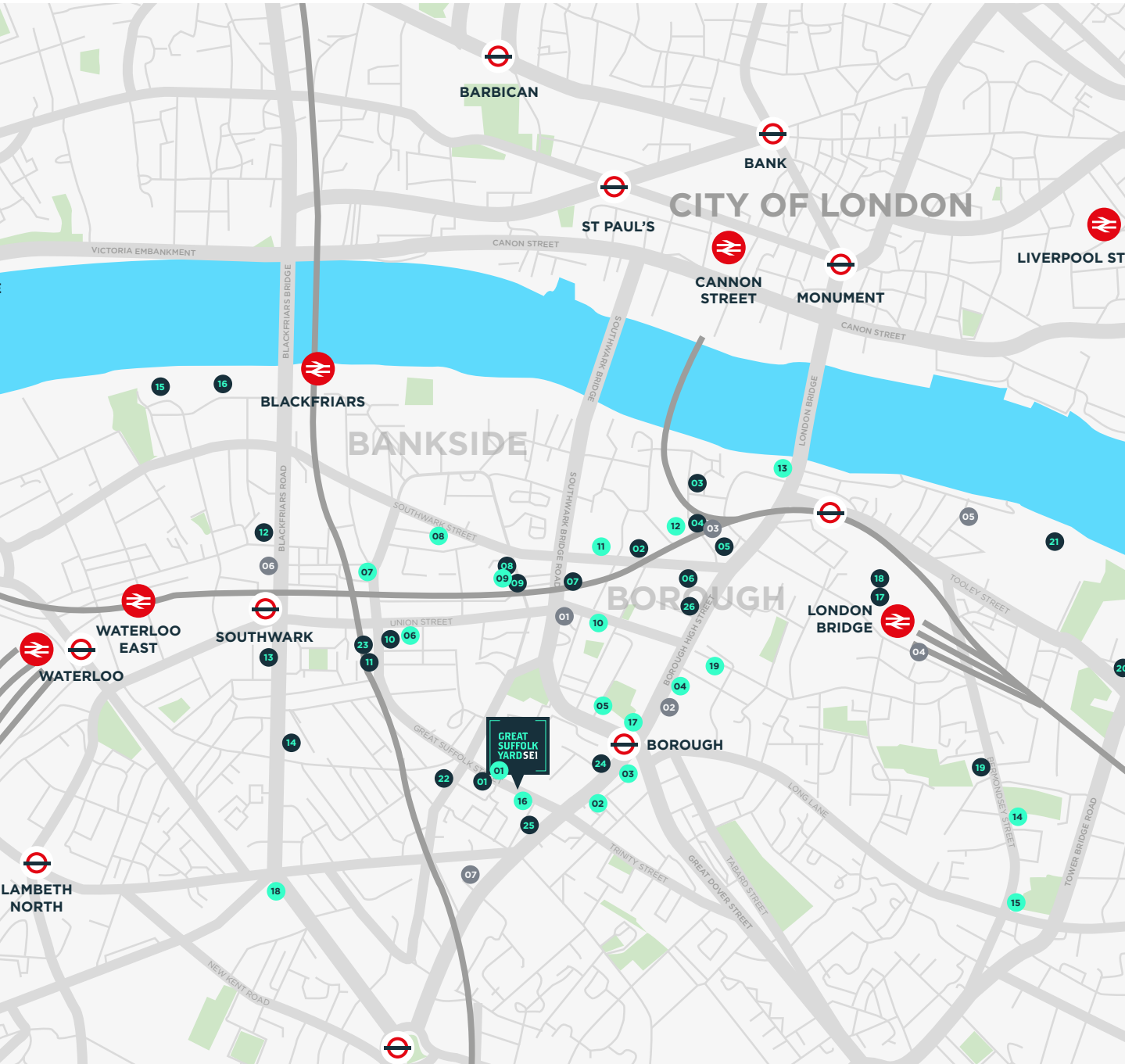
Mercato Metropolitano
Newington Causeway



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

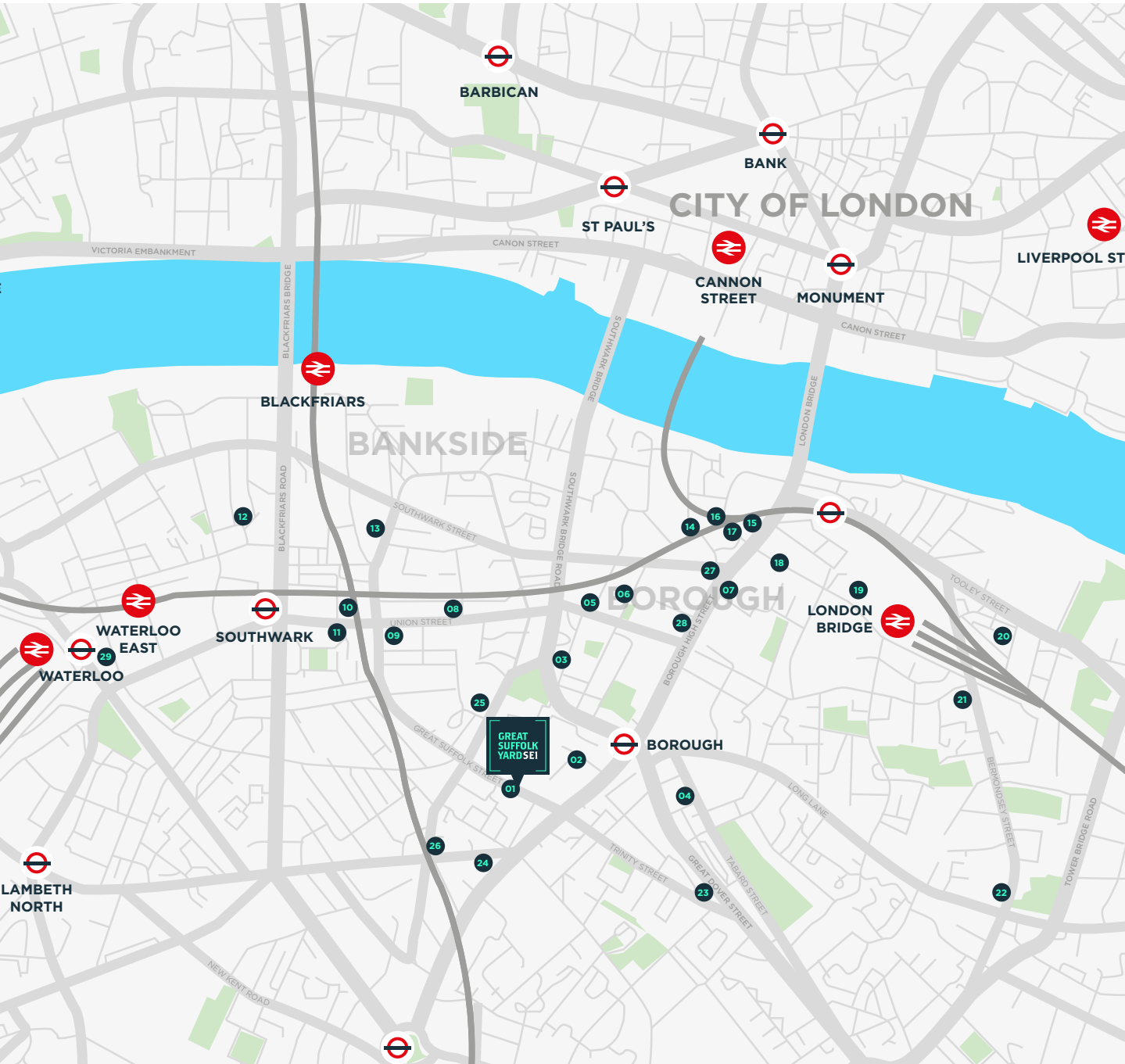
STREET FOOD MARKETS

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

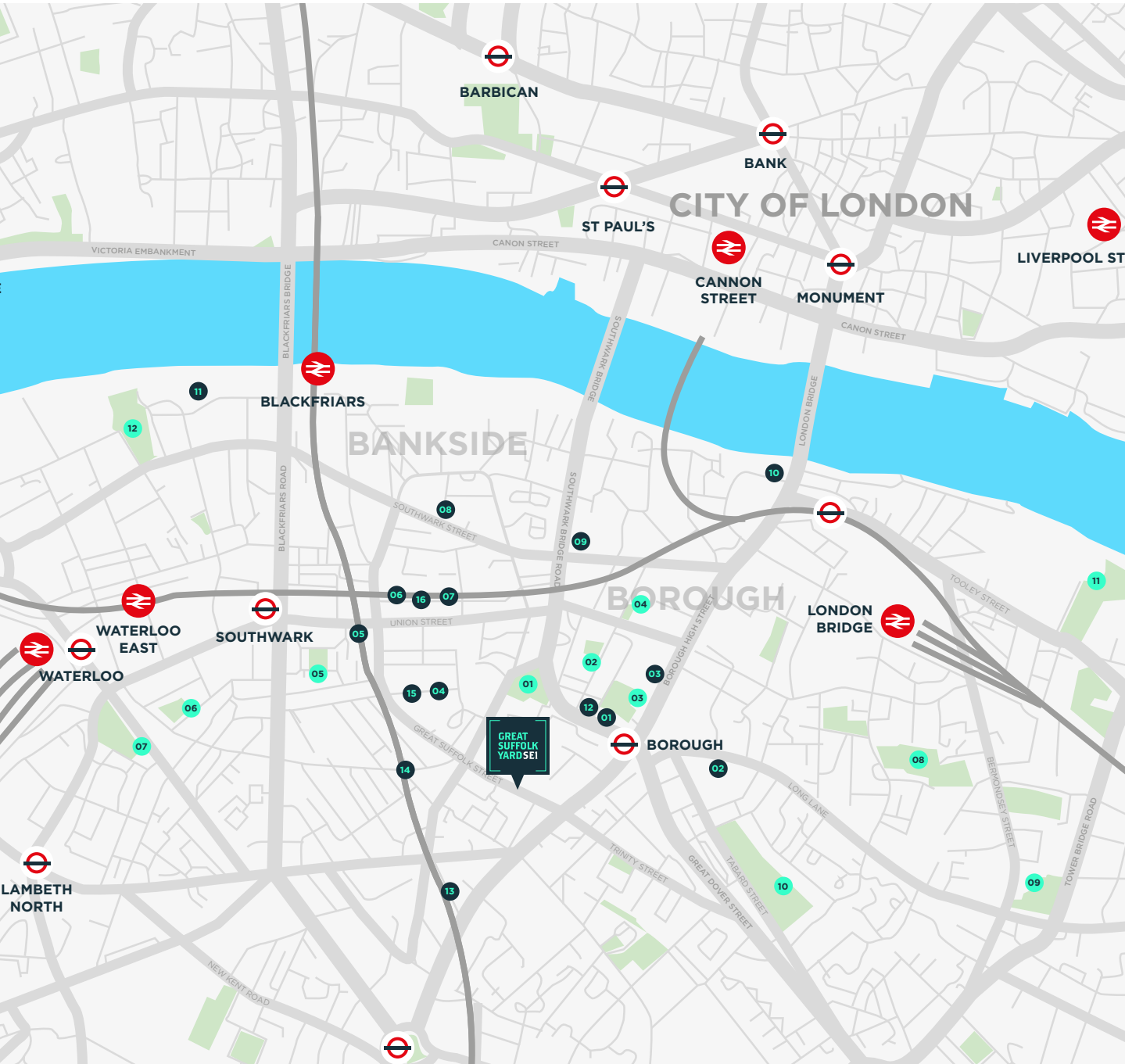


SHOW ME SELECTED:



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:



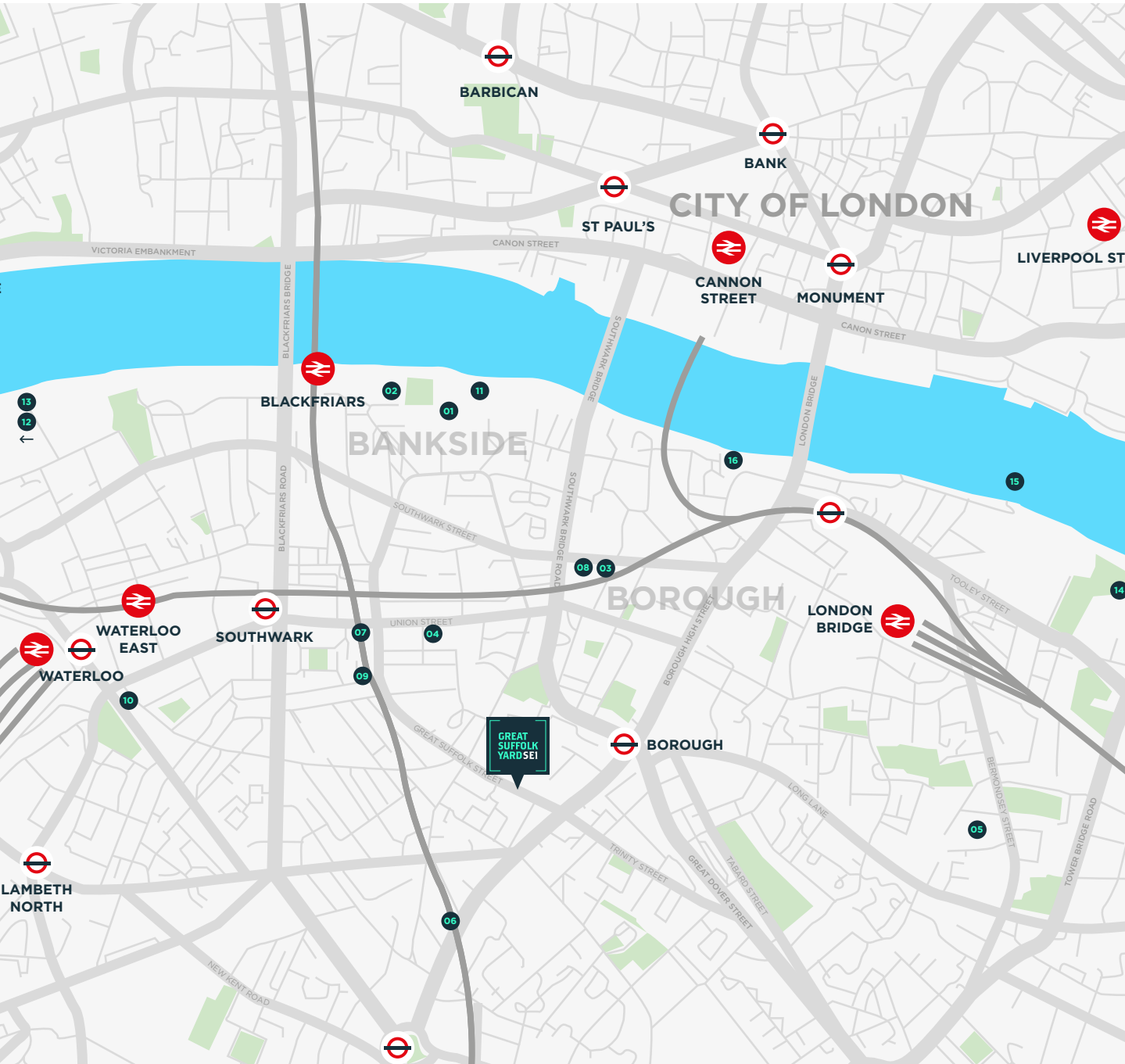
HEALTH & WELLBEING

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

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

Attractions

15. HMS Belfast
16. Golden Hinde



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.



acxiom.

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



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The best
connections
south of
the river



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



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