

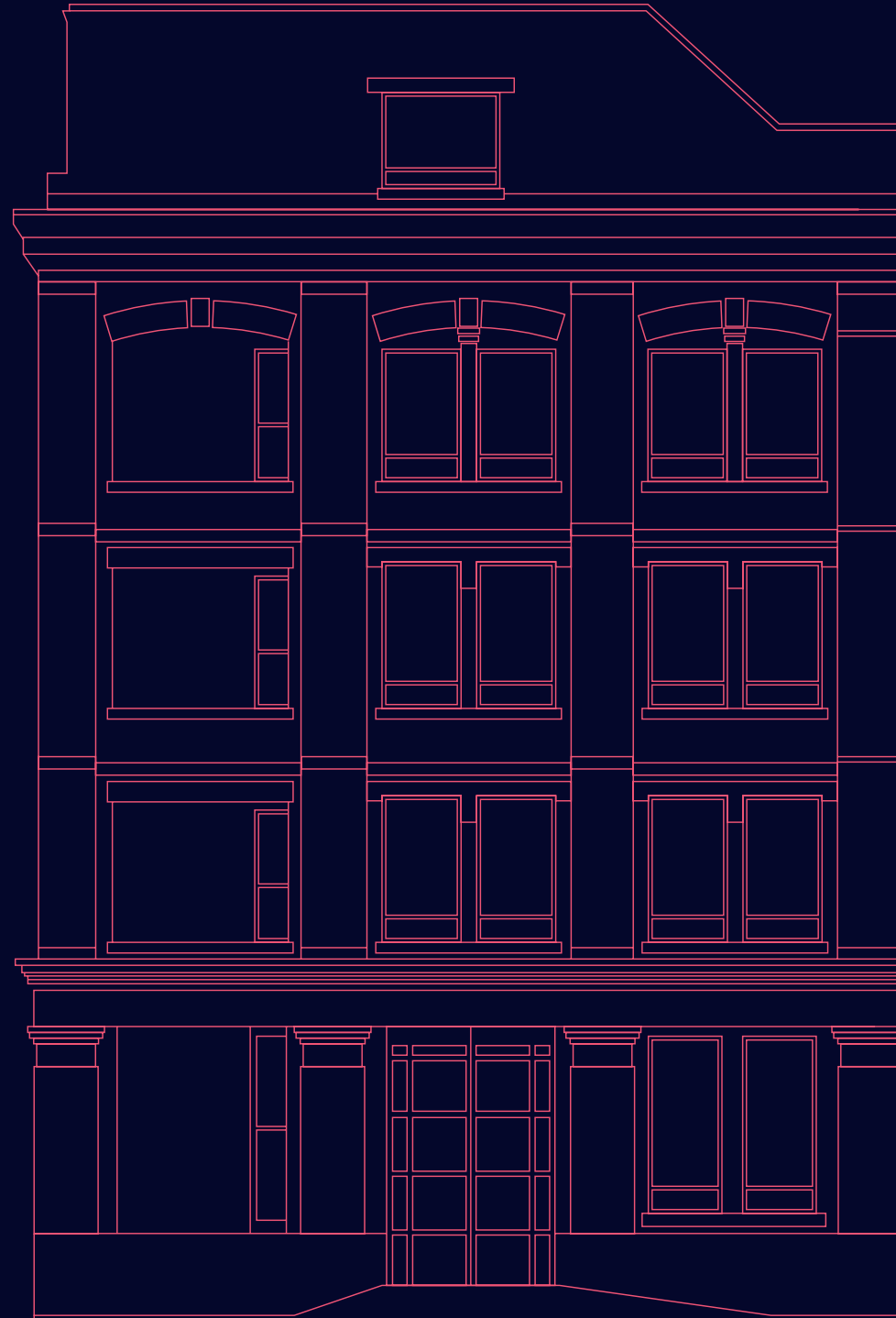
9MR

Smart & Sustainable Fully Fitted Workspace

1,652–3,595 Sq Ft over ground & first floor
with excellent end-of-trip facilities

9 Marshalsea Road, SE1

AVAILABLE NOW



9MR

9 Marshalsea Road offers two floors of sustainably refurbished, fully fitted workspace between 1,652–3,595 Sq Ft in the heart of Borough.

9MR is an attractive Victorian warehouse conversion providing a best-in-class working environment.



SKA Accredited
Fit-Out & Furniture
Targeting Gold



Active Score Rating
Targeting Gold



Fully Electric Building
& 100% Renewable



Sustainably Designed
& Refurbished



First Floor EPC Rating A
Ground Floor EPC Rating B

Store
Property.

Owned & Managed



SKA - The environmental assessment tool for sustainable fit-outs.

<https://skarating.org>

Active Score - ActiveScore is the world's leading system for certifying Active Travel.

<https://activetravelscore.com>



Stylish & Efficient



Fully Fitted
Plug & Play



Collaboration &
Break Out Areas



Hyperoptic Fibre



New Demised WC's



Bike Racks & Showers



Pet Friendly



Managed Option Available



Towel Service



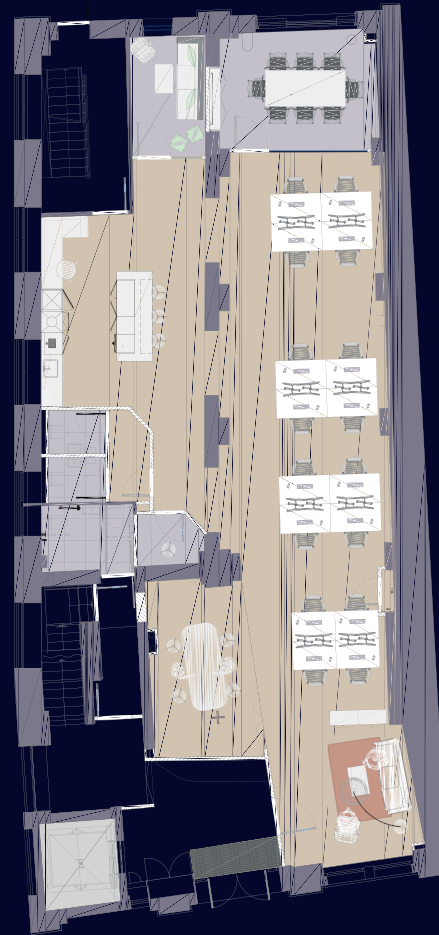
Schedule of Availability

1,652–3,595 Sq Ft over ground & first floors with excellent end-of-trip facilities

Floor	Sq Ft	Sq M
First	1,943	181
Ground	1,652	153
Total	3,595	334

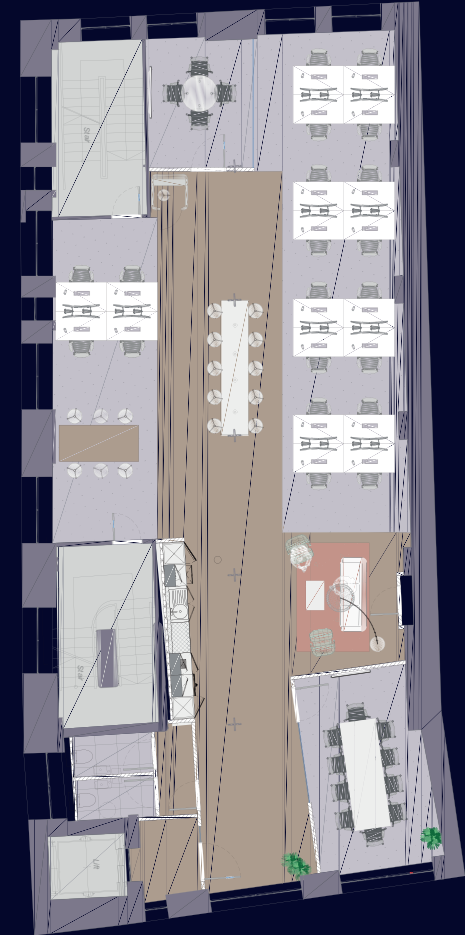
Net internal areas

Ground 1,652 Sq Ft



Workstations	16	Breakout Area	1
8 Person Meeting Room	1	Collaboration Area	1
Small Meeting Room	1	Kitchen	1
Quiet Room	1	Touchdown Area	1

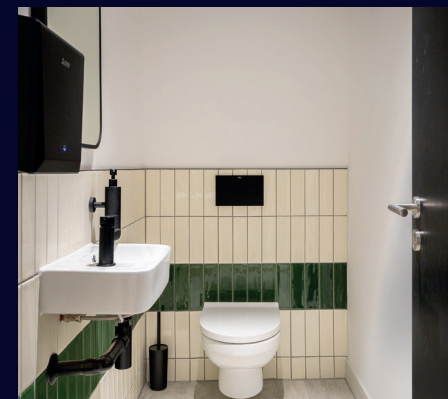
First 1,943 Sq Ft



Workstations	20	Collaboration Area	1
10 Person Meeting Room	1	Kitchen	1
4 Person Meeting Room	1	Touchdown Area	1
Breakout Area	1	Phone Pod	1

Floor plans not to scale. For identification purposes only.

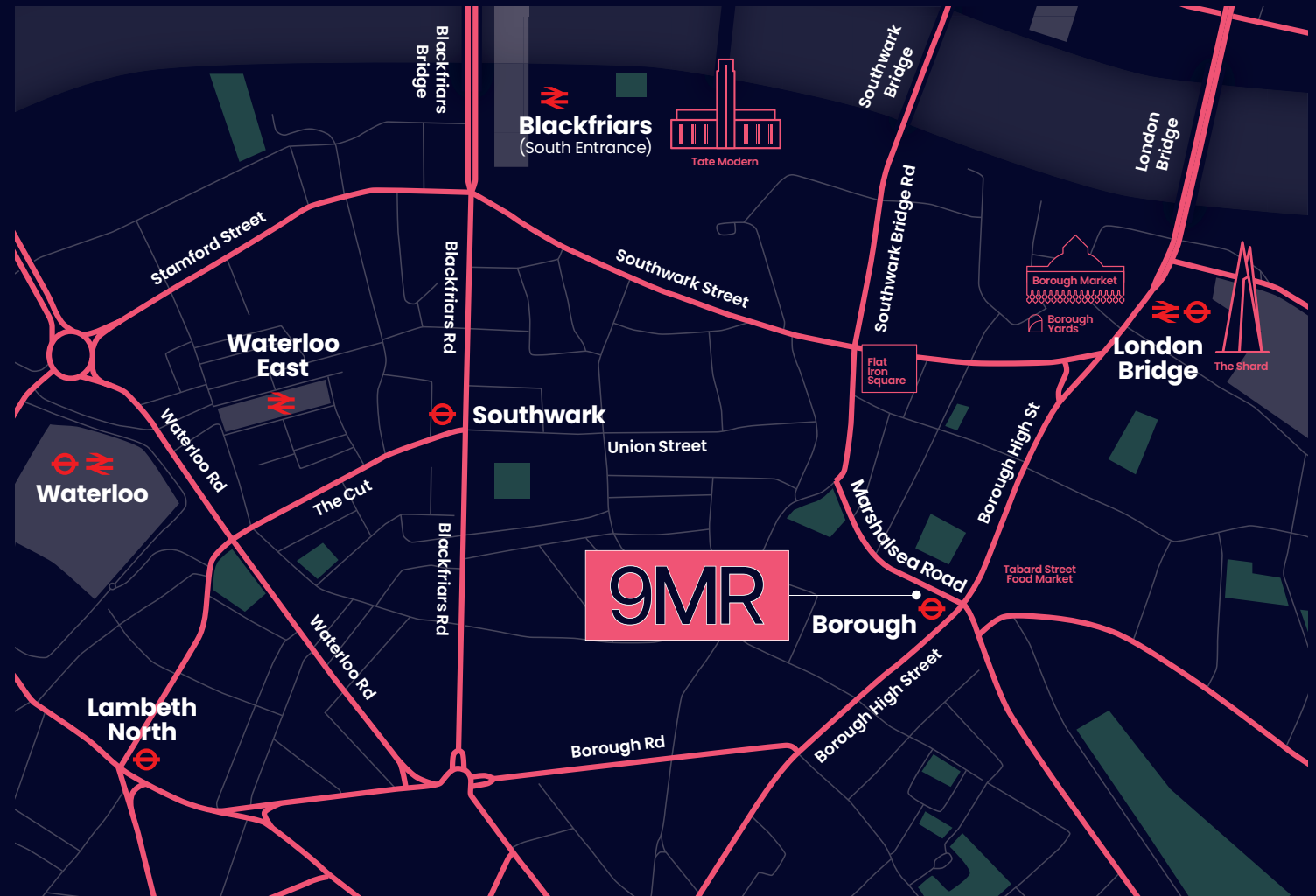
Lower Ground End-of-Trip Facilities



Showers	3	Bike Store Cradle Racks	5
WC	1	Bike Sheffield Stands	4
Folding Bike Lockers	6	Bike Maintenance Station	
Lockers	16	Towel Service	

9 Marshalsea Road is prominently located on the southern side of Marshalsea Road, just to the west of the junction with Borough High Street and is less than 75m from Borough Underground station (Northern line) and within 5 minutes' walk of the famous Borough Market.

A vibrant & dynamic location



Viewing and further information

Terms on application

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Owned & Managed by

Store Property.

storeproperty.co.uk

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