

TAN + HIDE

50,000 SQ FT PRE-LET OPPORTUNITY

47 TANNER STREET / LONDON / SE1

TAN + HIDE

TAN & HIDE IS AN EXCITING NEW 50,000 SQ FT GRADE A OFFICE BUILDING IN BERMONDSEY. THE FORMER HIDE TANNING WAREHOUSE HAS SPENT ITS WHOLE LIFE IN MANUFACTURING AND IS NOW BEING REDESIGNED BY SPPARC STUDIO TO CREATE ONE OF THE MOST AUTHENTIC AND CREATIVE WORK SPACES IN LONDON.

FLOORS FEATURING STRIKING ORIGINAL FEATURES WILL OFFER BRILLIANTLY INNOVATIVE WORK ENVIRONMENTS FOR MODERN OCCUPIERS SEEKING THE VERY BEST.

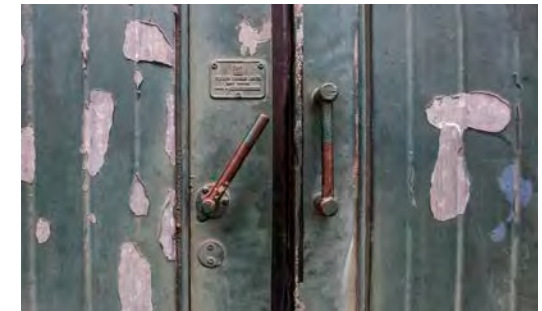
INDEPENDENT RESTAURANTS, BARS, AND CAFÉS ALL MIXED WITH 21st CENTURY CONNECTIONS FROM THE NEW LONDON BRIDGE STATION ARE ALL ON THE TAN & HIDE DOORSTEP.

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INDUSTRY & INNOVATION

The original Tan & Hide site on what was then Five Foot Lane was home to a tanning warehouse which was at the centre of the lucrative hide manufacturing industry in the 19th century. The capital's rapid industrial expansion created a range of highly skilled satellite industries that ringed the old City of London.

The nearby Leather Hide and Wool Exchange traded the valuable products with the rest of Europe and beyond. The building has been home to a number of trades since then and more recently a prime location for TV and film productions. Elements of the property's rich industrial heritage are being retained and skillfully reflected in the new Tan & Hide building.







THE RECESSED RECEPTION
COURTYARD WILL CREATE
A UNIQUE AMBIENCE AND
SENSE OF ARRIVAL



(DEMISED AND COMMUNAL)
ROOF TERRACES WITH
PANORAMIC VIEWS OVER THE
SHARD AND TOWER BRIDGE

SE1

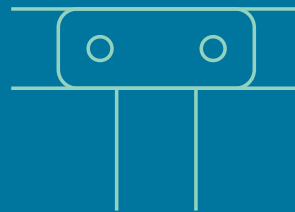
THE AREA DISTILLS THE
VERY BEST OF LONDON IN
ONE INTENSE AND
BRILLIANT DISTRICT



SURROUNDED BY THE VERY
BEST COFFEE SHOPS AND
RESTAURANTS MINUTES
WALK AWAY



FLOORS WILL OFFER LIGHT,
SPACIOUS AND FLEXIBLE
WORK SPACES WITH REAL
CHARACTER



AREAS OF THE BUILDING WILL
RETAIN CHARACTERFUL
FEATURES FROM THE
ORIGINAL WAREHOUSE



THE NEW LONDON BRIDGE RAIL
HUB OFFERS 21ST CENTURY
TRANSPORT FACILITIES ON
THE DOORSTEP



DEDICATED CYCLE PARKING,
SHOWERS AND CHANGING
FACILITIES ON THE
BASEMENT FLOOR

LIGHT & SPACE

TAN+HIDE



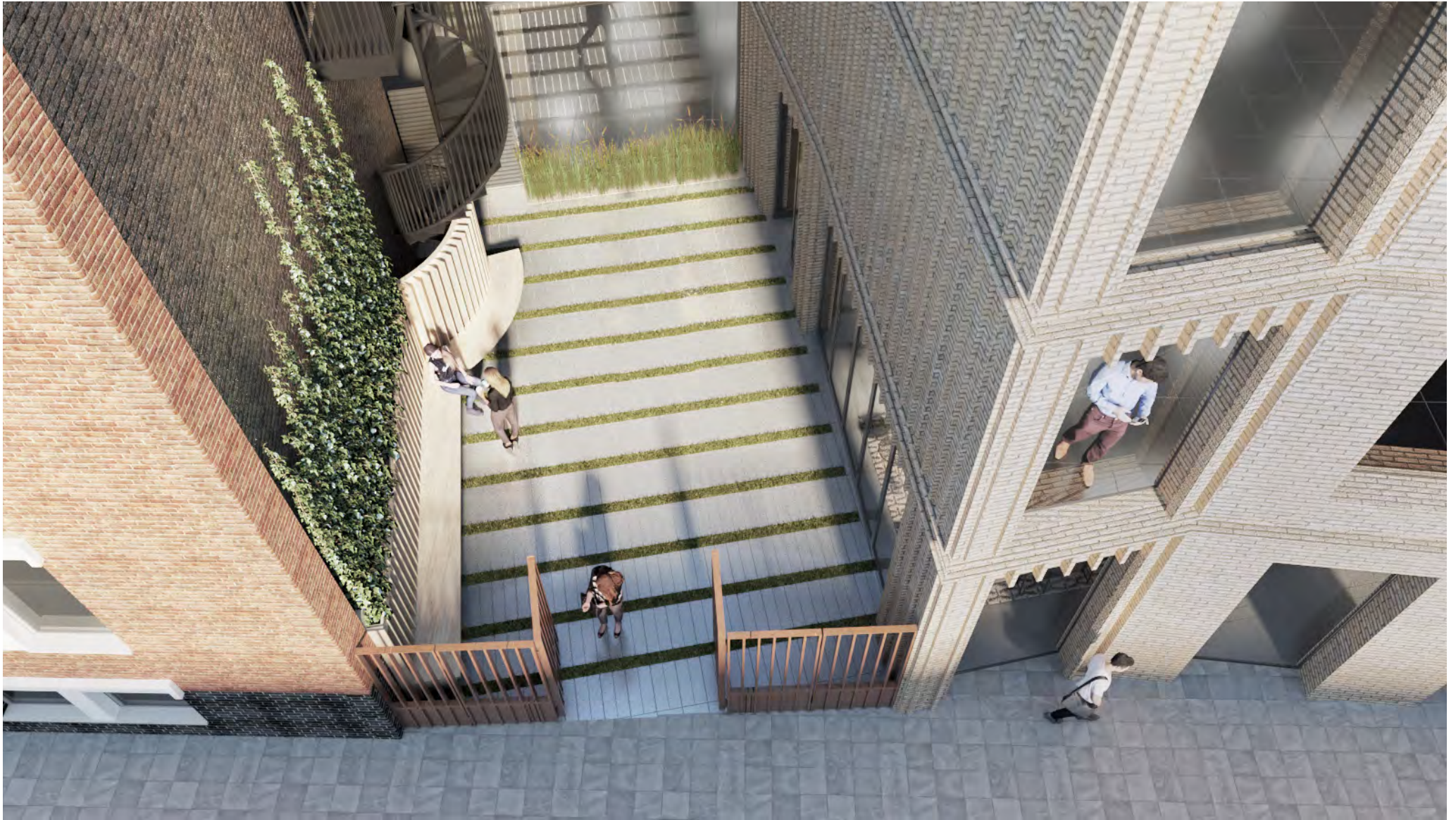
ARRIVE & GREET

TAN+HIDE



ARRIVE & GREET

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ARRIVE & GREET

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ARRIVE & GREET

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THE ROUGH & THE SMOOTH

TAN+HIDE



THE ROUGH & THE SMOOTH

TAN+HIDE



THE ROUGH & THE SMOOTH

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THE ROUGH & THE SMOOTH

TAN+HIDE



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THE LOCATION

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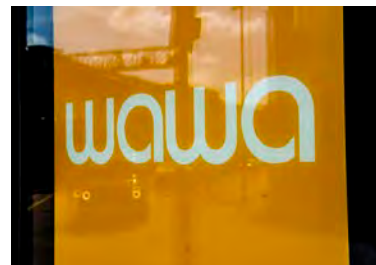


SEEK & DISCOVER

TAN+HIDE

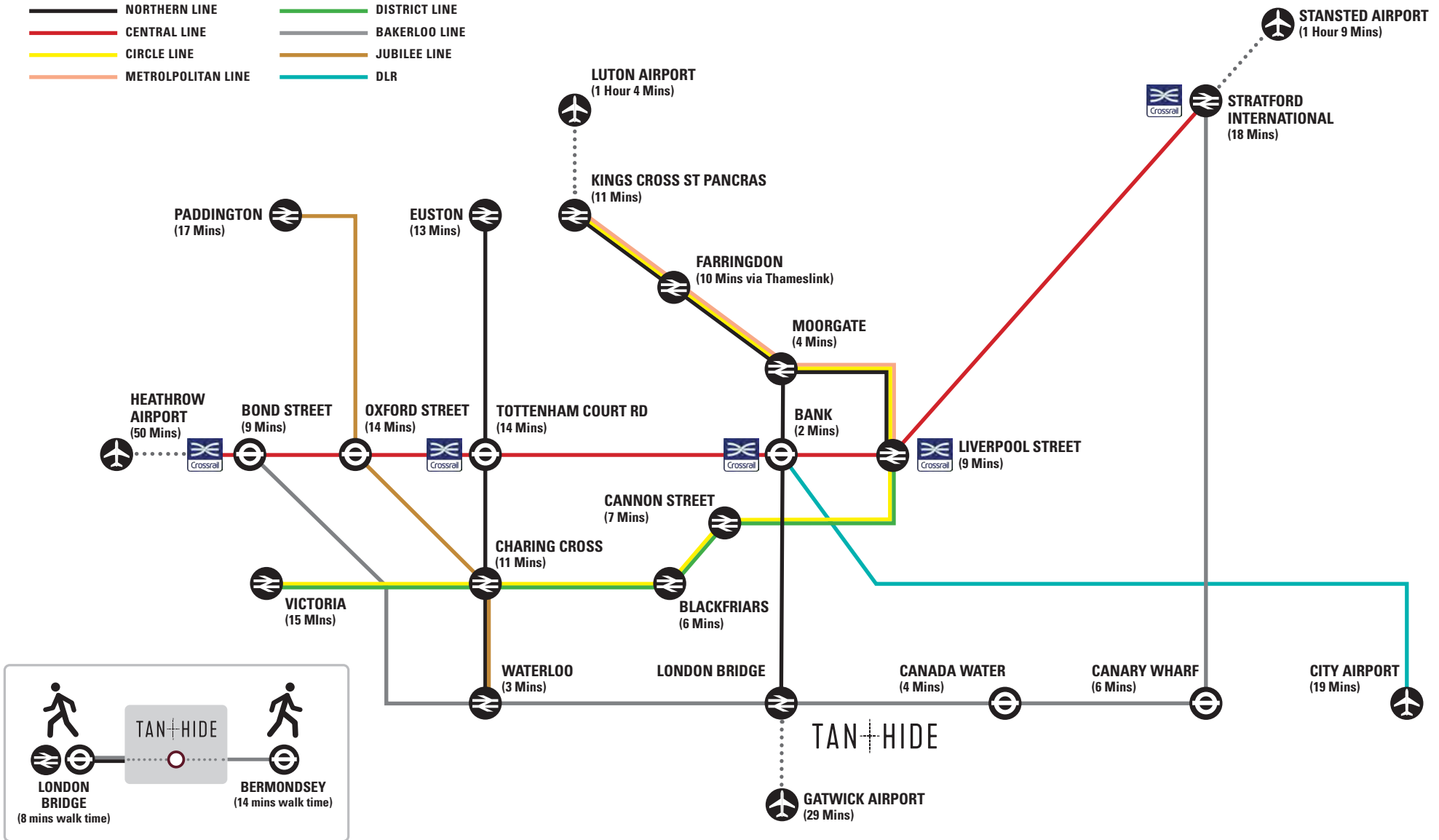


EAT & DRINK



HOP ON & HOP OFF

- NORTHERN LINE
- CENTRAL LINE
- CIRCLE LINE
- METROPOLITAN LINE
- DISTRICT LINE
- BAKERLOO LINE
- JUBILEE LINE
- DLR



QUICK & EASY

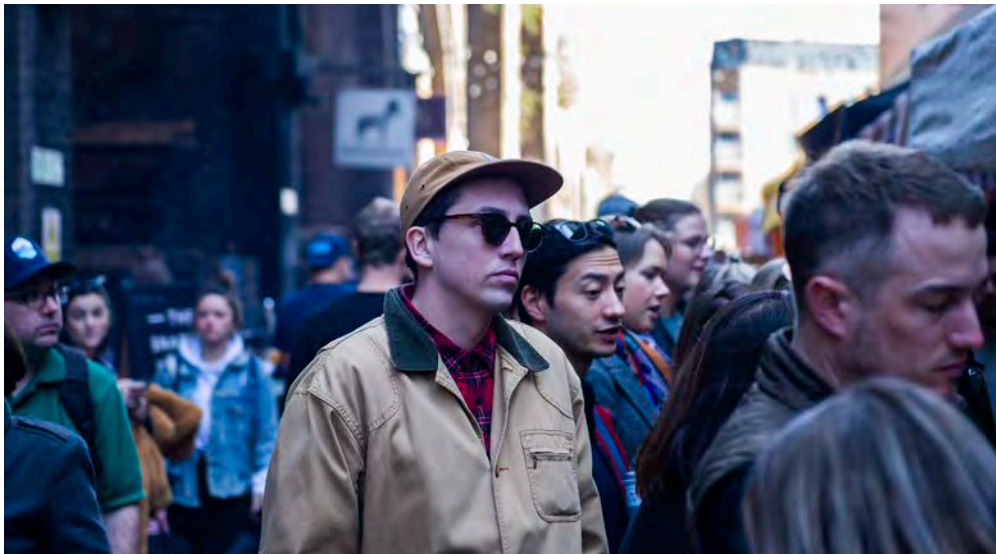
TAN+HIDE



LONDON BRIDGE STATION

BRIGHT & BREEZY





MALBY STREET FOOD MARKET



BERMONDSEY HIGH STREET

BESPOKE & LOCAL



BERMONDSEY STREET

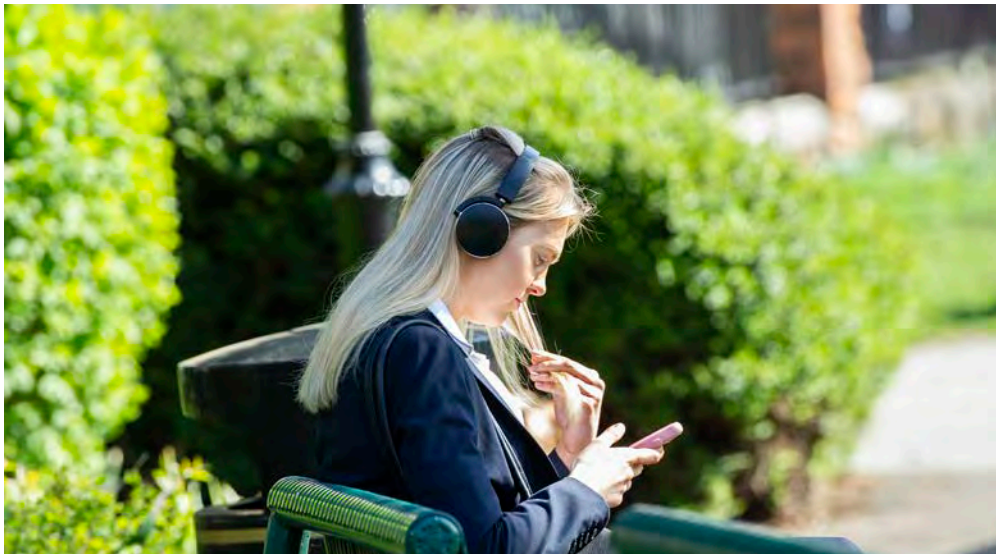
PICKS & NIBBLES



MALBY STREET FOOD MARKET

COOL & SMART

TAN+HIDE



BERMONDSEY STREET

TAN + HIDE

THE FLOORS

47 TANNER STREET / LONDON / SE1

SIZE & FIT

6TH FLOOR	5,125 SQ FT / 476 SQ M
5TH FLOOR	5,175 SQ FT / 480 SQ M
4TH FLOOR	6,858 SQ FT / 637 SQ M
3TH FLOOR	7,849 SQ FT / 729 SQ M
2ND FLOOR	8,527 SQ FT / 792 SQ M
1ST FLOOR	8,485 SQ FT / 788 SQ M
GROUND FLOOR	6,946 SQ FT / 645 SQ M
BASEMENT	CYCLE STORAGE & CHANGING
TOTAL	48,965 SQ FT / 4,548 SQ M



GROUND FLOOR 6,946 SQ FT / 645 SQ M

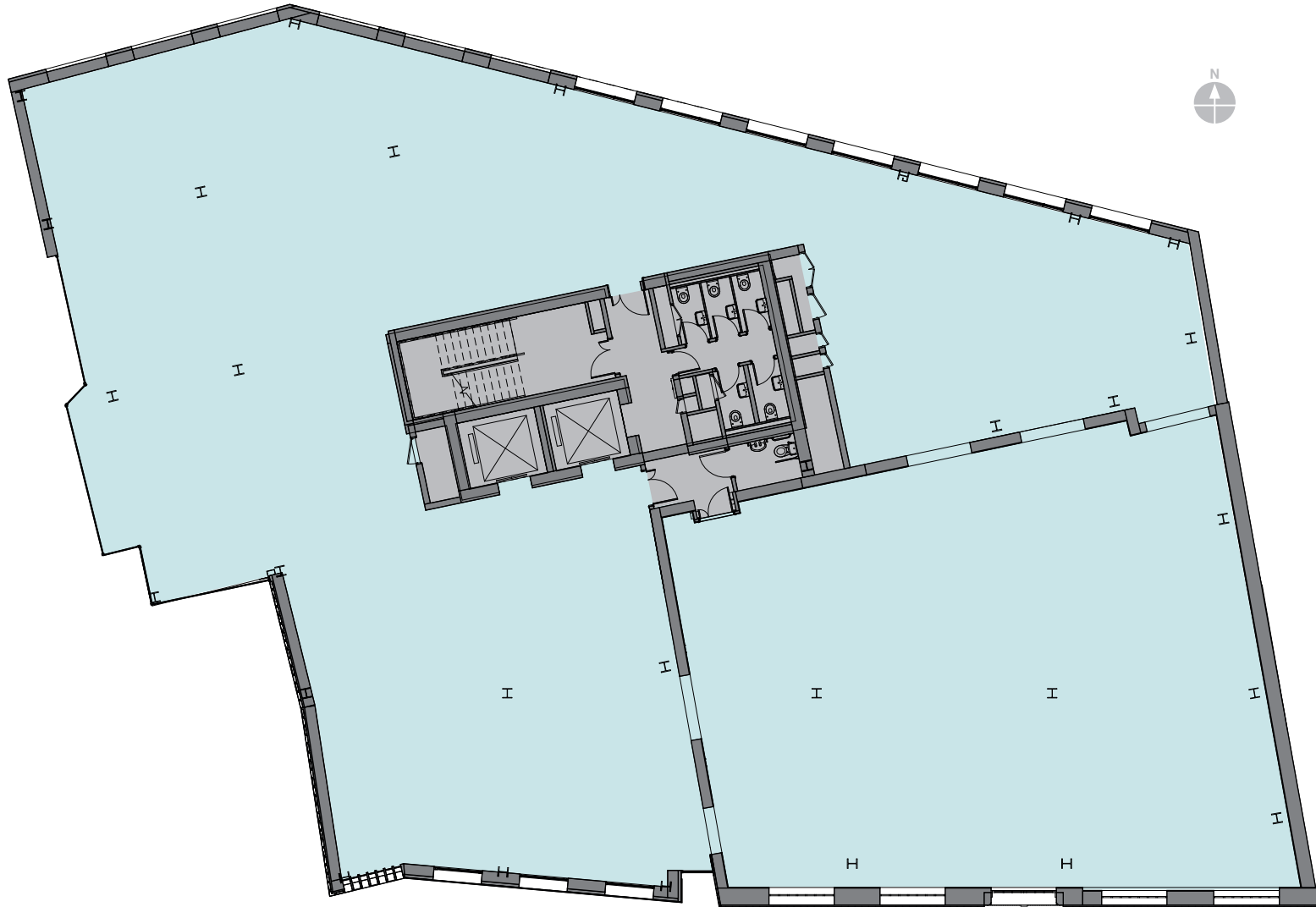


- OFFICE
- COURTYARD
- RECEPTION HALL

TANNER STREET

FIRST FLOOR 8,485 SQ FT / 788 SQ M

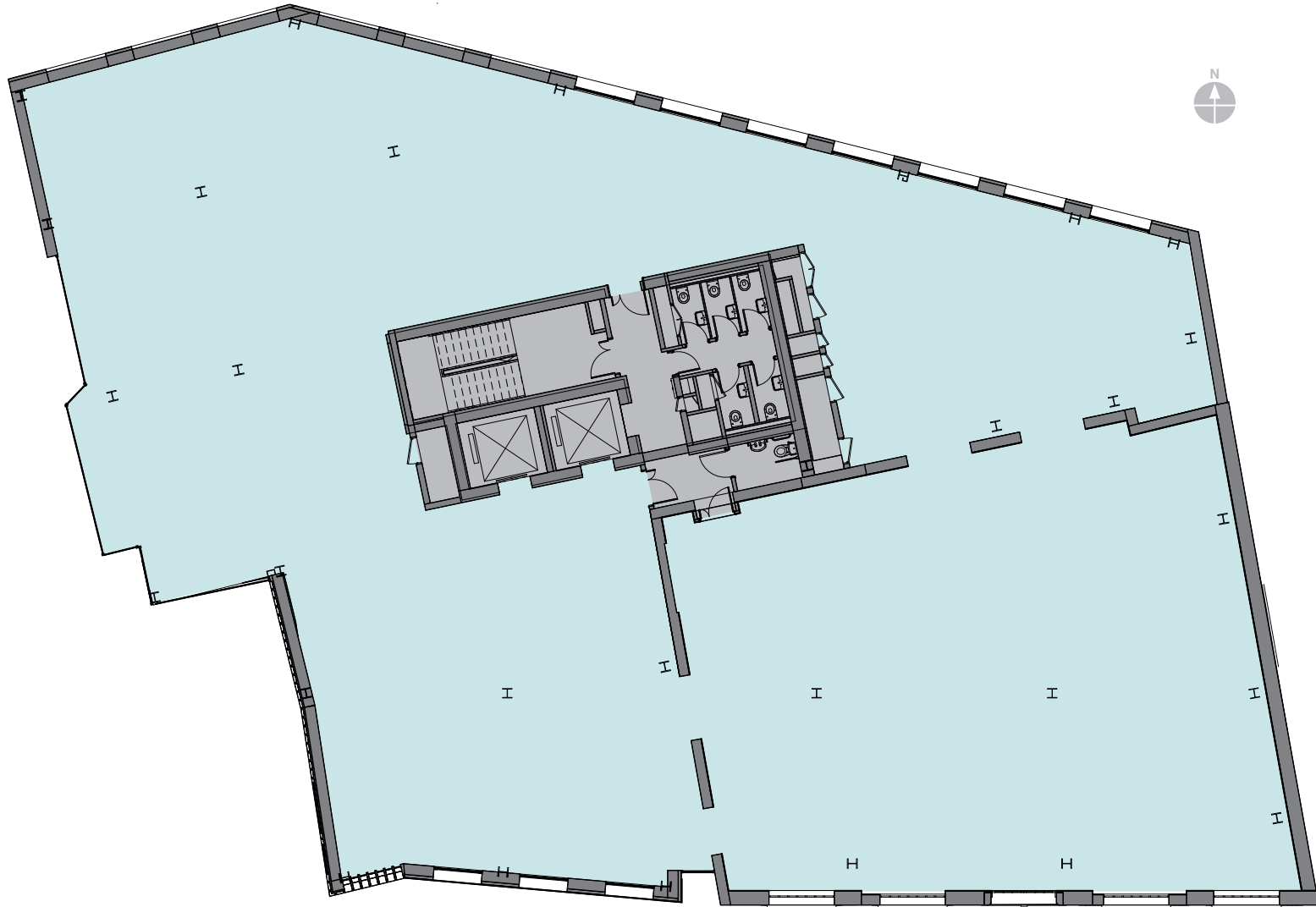
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TANNER STREET

SECOND FLOOR 8,527 SQ FT / 792 SQ M

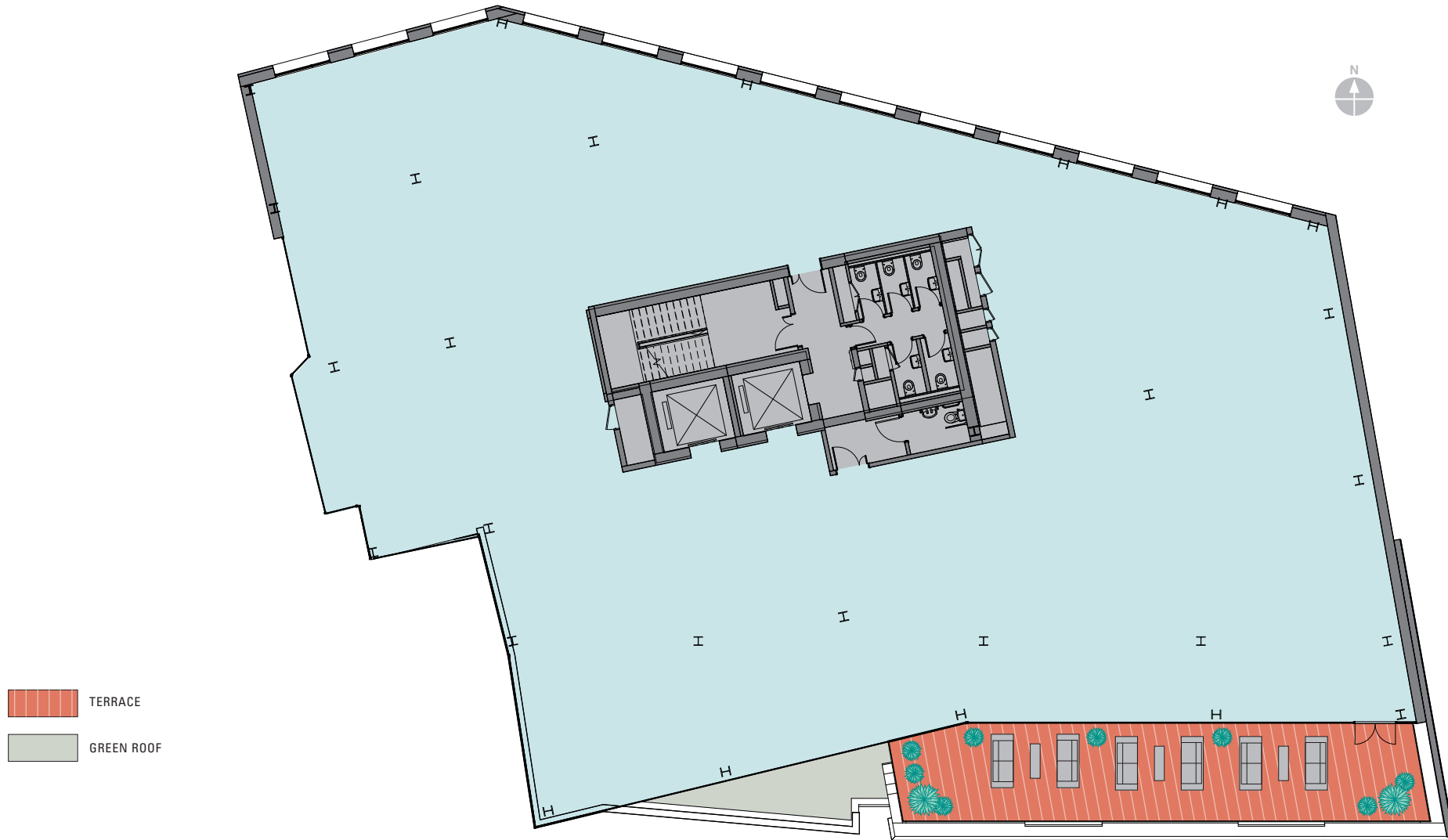
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TANNER STREET

THIRD FLOOR 7,849 SQ FT / 729 SQ M

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TANNER STREET

FOURTH FLOOR 6,858 SQ FT / 637 SQ M

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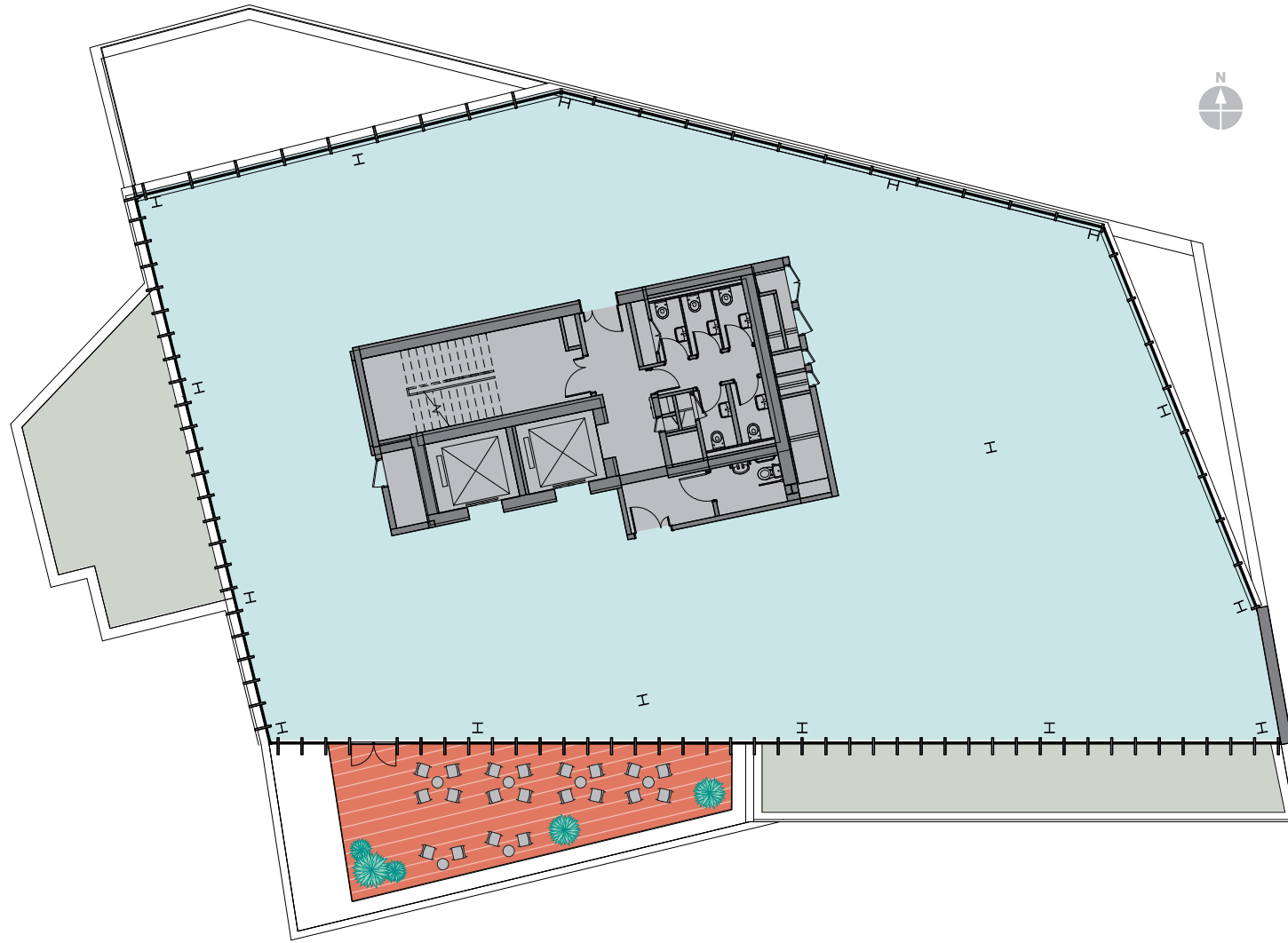




-  TERRACE
-  GREEN ROOF
-  BROWN ROOF

TANNER STREET

FIFTH FLOOR 5,175 SQ FT / 480 SQ M

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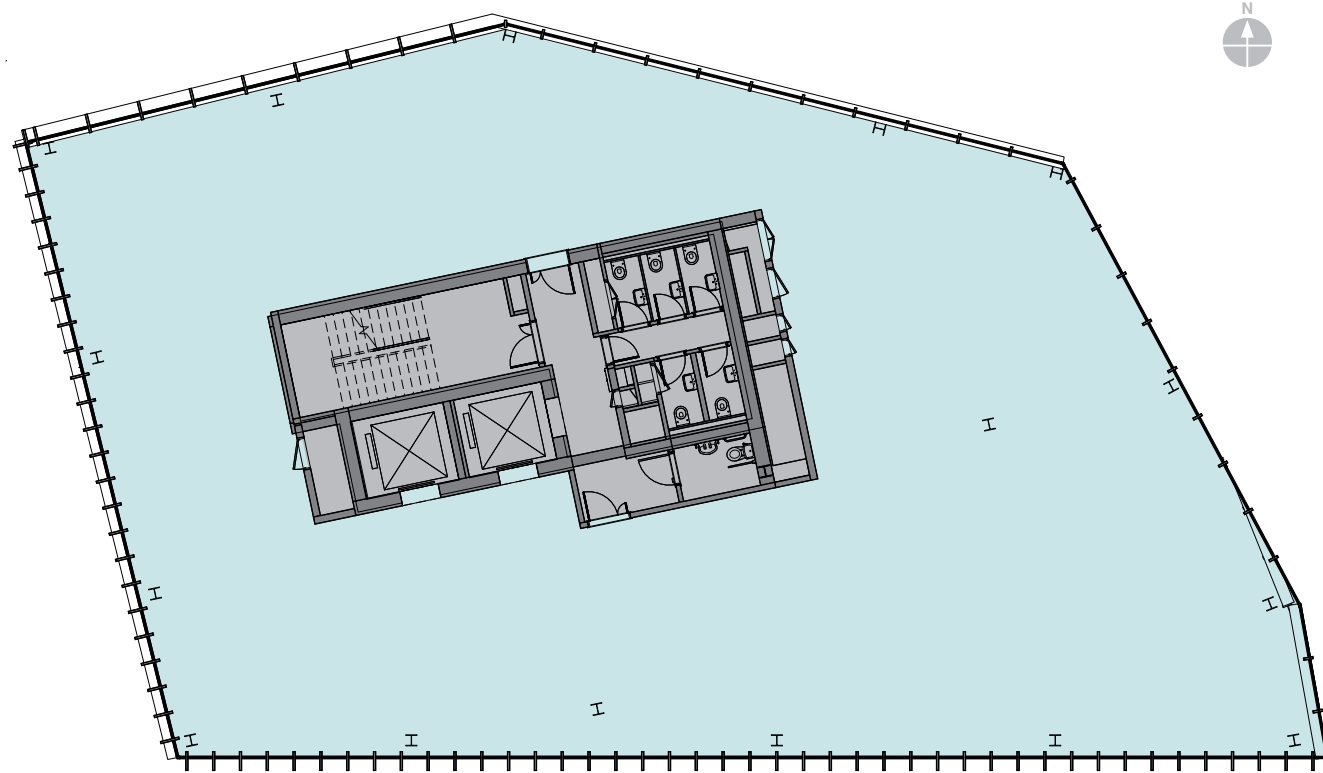


-  TERRACE
-  GREEN ROOF

TANNER STREET

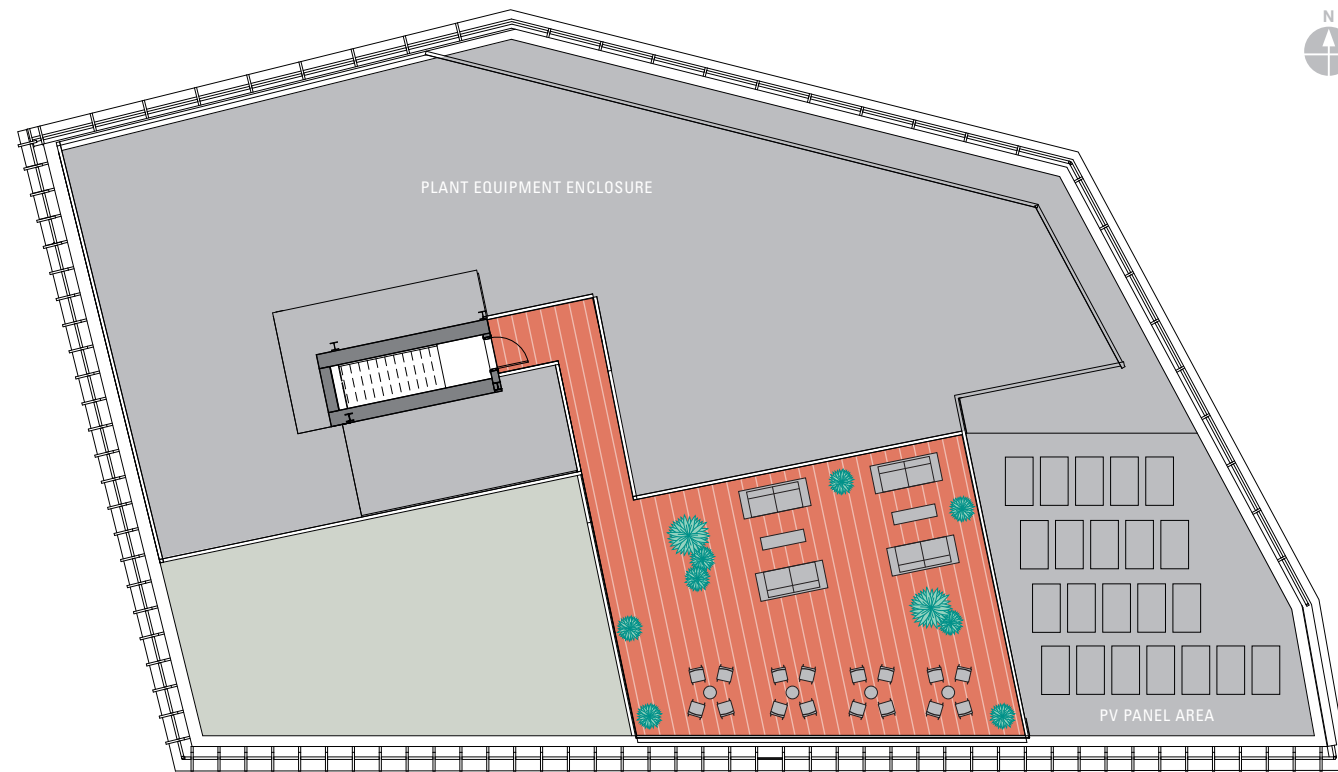
SIXTH FLOOR 5,125 SQ FT / 476 SQ M



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TANNER STREET

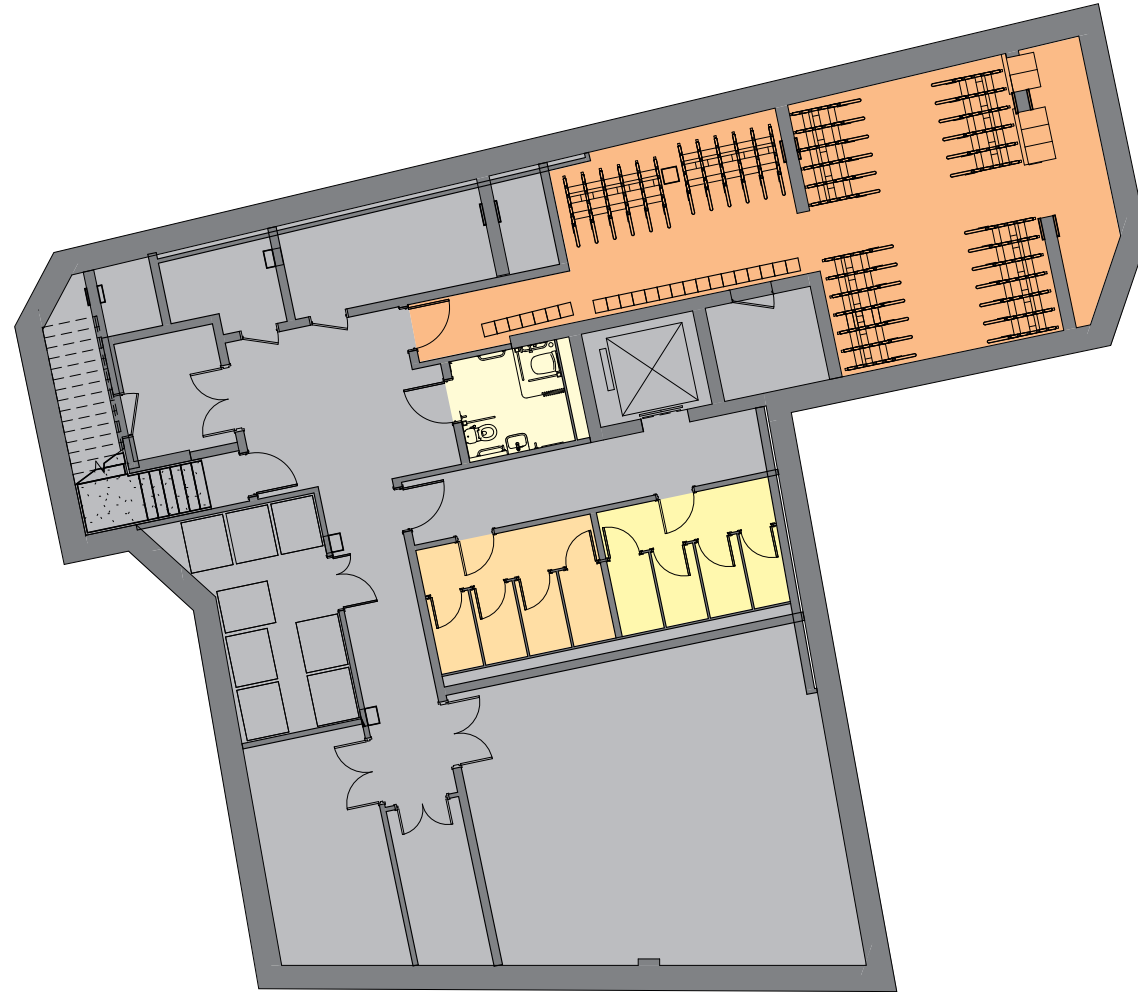
ROOF TERRACE







-  TERRACE
-  GREEN ROOF

BASEMENT 3,472 SQ FT / 322 SQ M

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-  CYCLE PARKING AND LOCKERS
-  MALE SHOWERS
-  FEMALE SHOWERS
-  DDA SHOWER

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THE SPECIFICATION

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FACTS & FIGURES



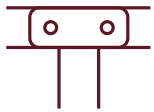
SPACE AVAILABLE

Lettable area over ground floor and six upper storeys totalling 49,181 sq ft / 4,569 sq m net lettable area.



FLOOR TO SOFFIT HEIGHT

Typically 3.30m.



RAISED FLOOR DEPTH

100mm void.



OCCUPATIONAL DENSITY

Designed to 1 person for every 8 square metres.



EXPOSED SERVICES

All on floor services are exposed with a VRF system providing heating and cooling.



VERTICAL TRANSPORTATION

Two passenger lifts plus goods lift from basement to ground which can be used for cyclists.



GREEN & OPEN SPACES

Terraces on third, fourth and fifth floors, plus communal roof terrace.



VENTILATION

14l/s/person at one person for every 8 square metres.



CHANGING AND SHOWERS

Changing with shower cubicles – three male, three female and one disabled access. 23 lockers.

BREEAM

Targeting “Excellent”

CYCLE PARKING

Space for 80 cycles and 10 folding cycles.

EPC RATING

Targeting ‘B’ rating.

THE COURTYARD

Ground floor courtyard open during office hours.

AGENTS

DEVELOPED AND OWNED BY



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