

Three

DORSET RISE



Central London's quiet over-achiever

Office spaces from 4,546 - 11,518 sq ft

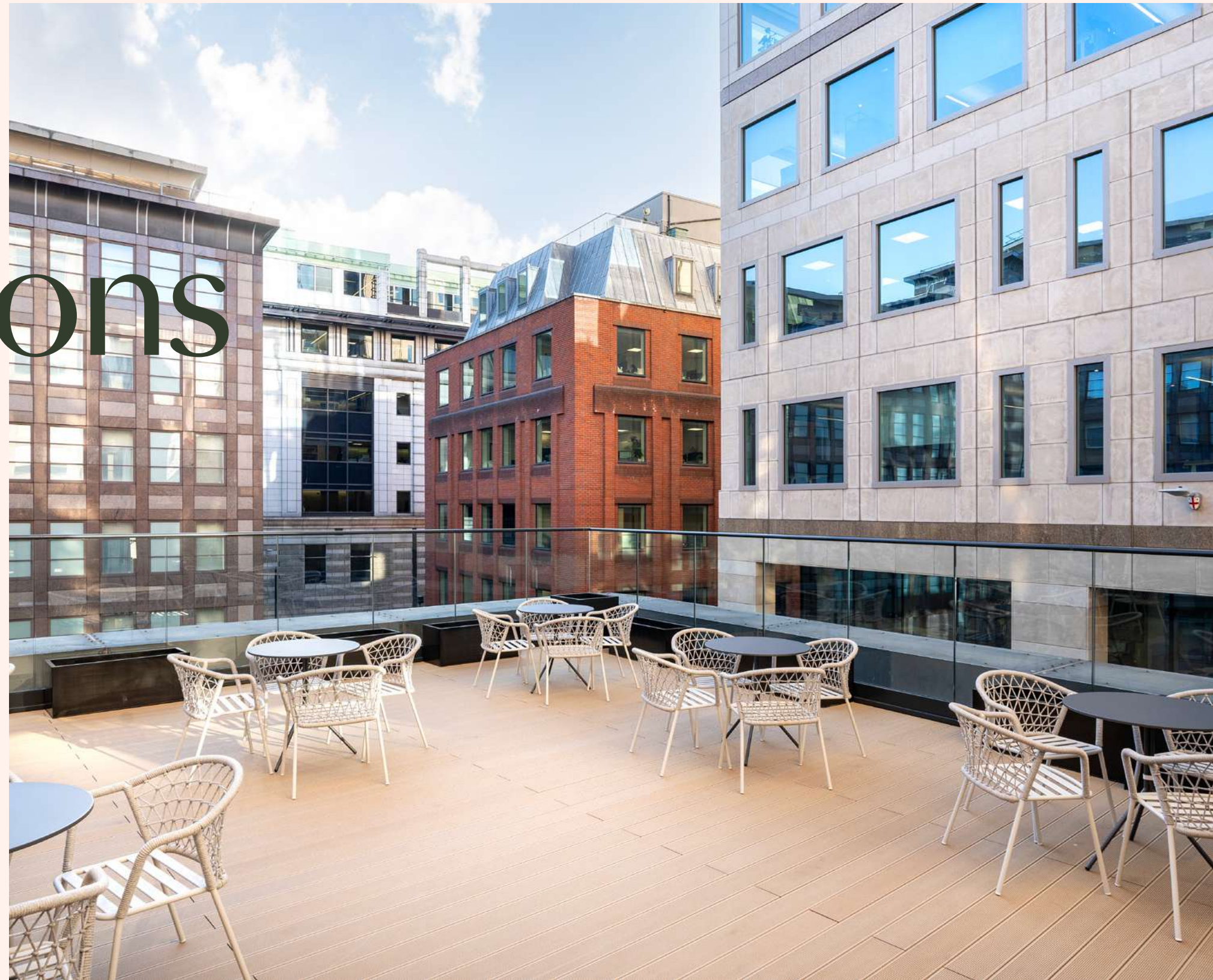
Supersede expectations

Three Dorset Rise's central location and amazing views.

Oval has meticulously refurbished the building to create elegant, modern and comfortable workspace.

Every detail has been thoughtfully designed.

Terrace

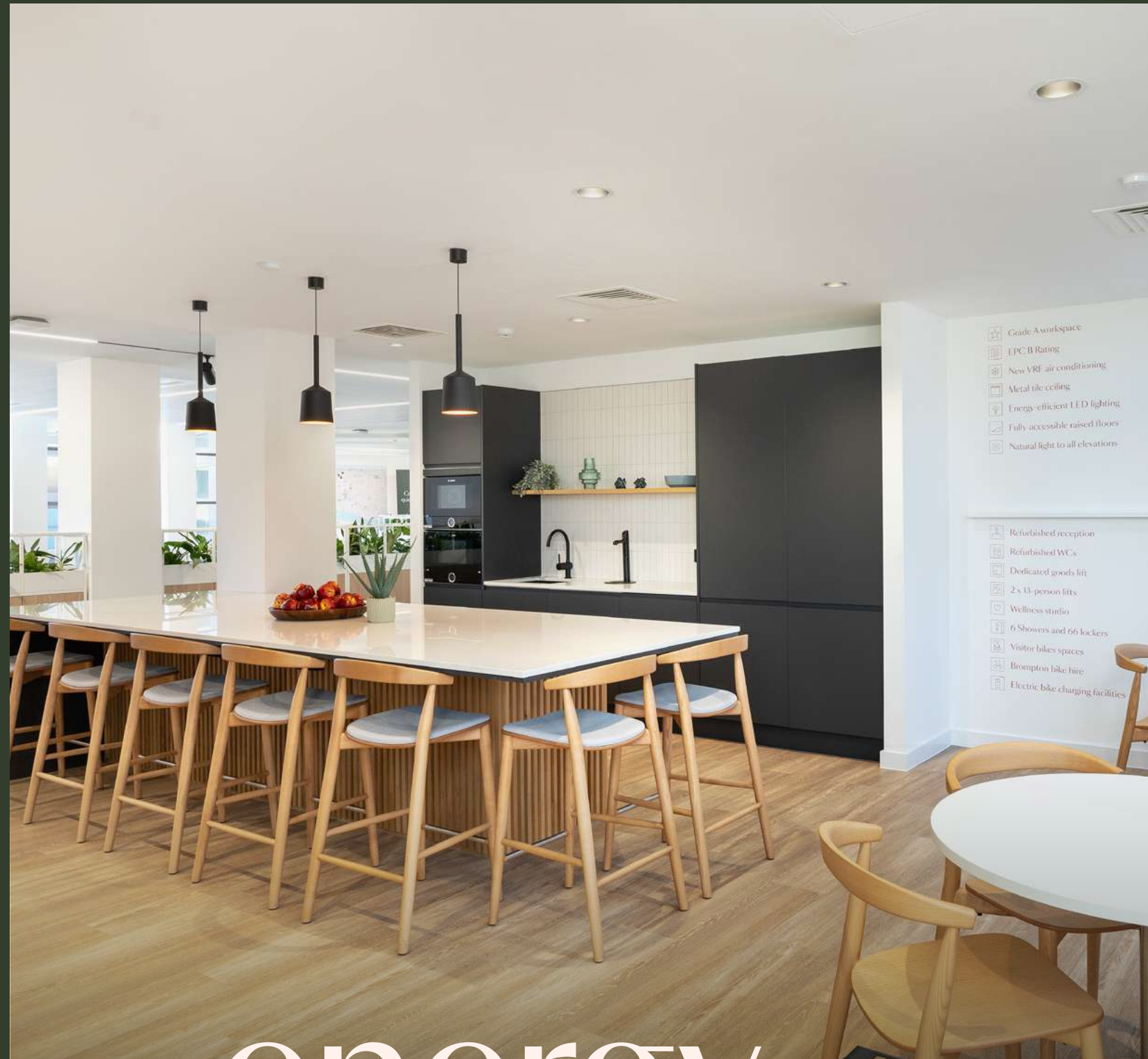


A fresh

Rejuvenated. Refreshed.

Three Dorset Rise has been refurbished with comfort in mind. We've taken a fresh approach, combining exceptional materials and fine detailing to create immaculate interiors.

Our aim is to foster collaborative and innovative space for our occupiers. The relaxing yet inviting reception is a gateway to our Grade A, environmentally friendly workspace.



Fully fitted plug and play offices available

energy



A fresh arrival

We've spent time working on the things you don't expect to set Three Dorset Rise above the rest.

A focus on light, textiles and natural colours to create a relaxed but professional space as you enter the building.

A calm space to arrive, a vibrant space to work and strong environment to meet clients and colleagues alike.



Sixth floor

Under offer

Fifth floor

Under offer

Third floor

CAT A+ / Space coming - April 2024

4,546 sq ft

Second floor

Let

First floor

Let
Communal Roof Terrace and Lounge

The Garden Suite

CAT A+ / Available April 2024

6,972 sq ft

Total

11,518 sq ft

The Garden Suite

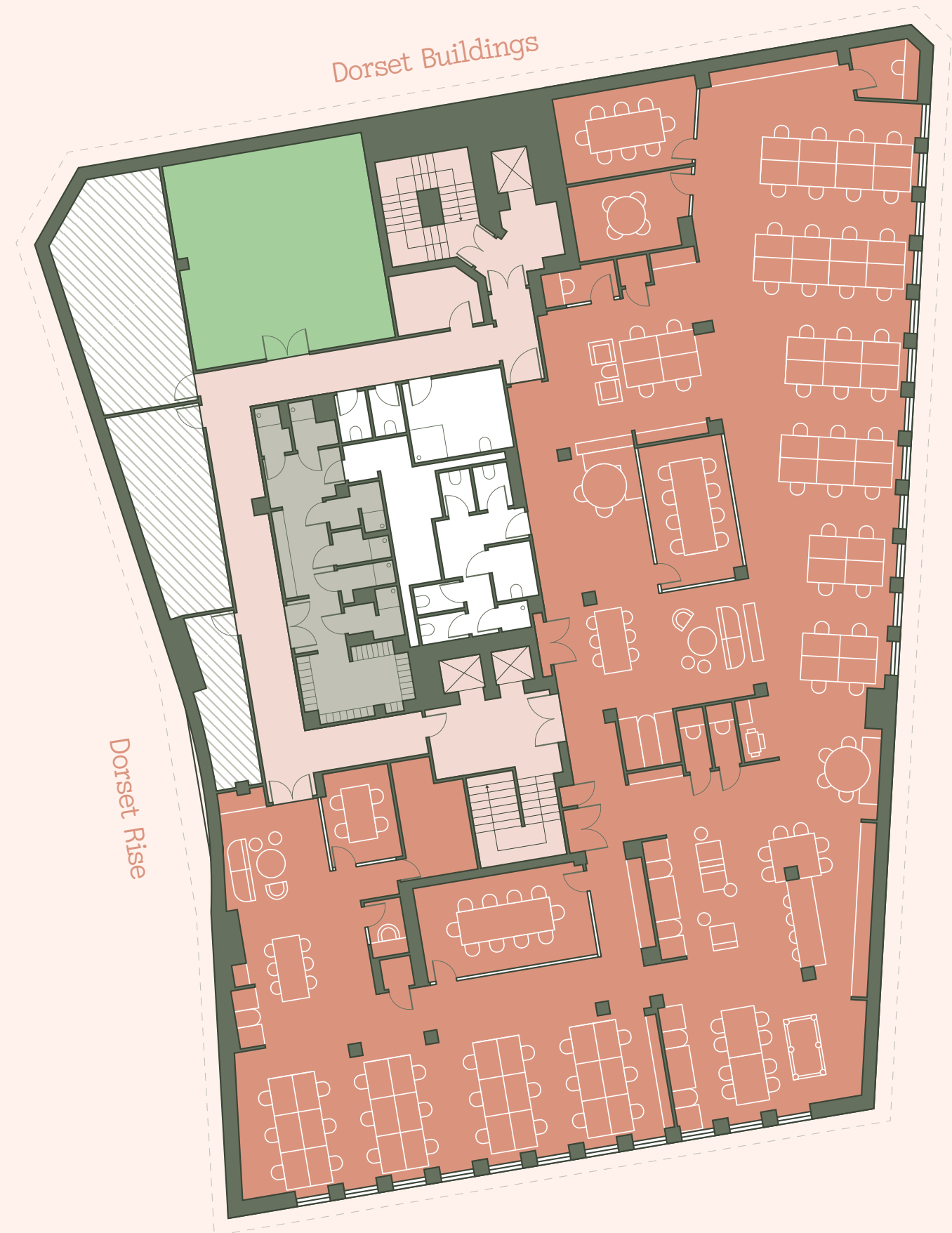
(Space coming - Q2 2024)

CAT A+

6,972 sq ft

66 Desks / 5 Meeting Rooms / 5 Booths

- Office Space
- Communal Areas
- Toilets
- Wellness Room
- Refurbished Shower / Locker Area
- Service Areas





Dorset Buildings

First floor (let)

Communal Terraces	1,970 sq ft
Business Lounge	750 sq ft

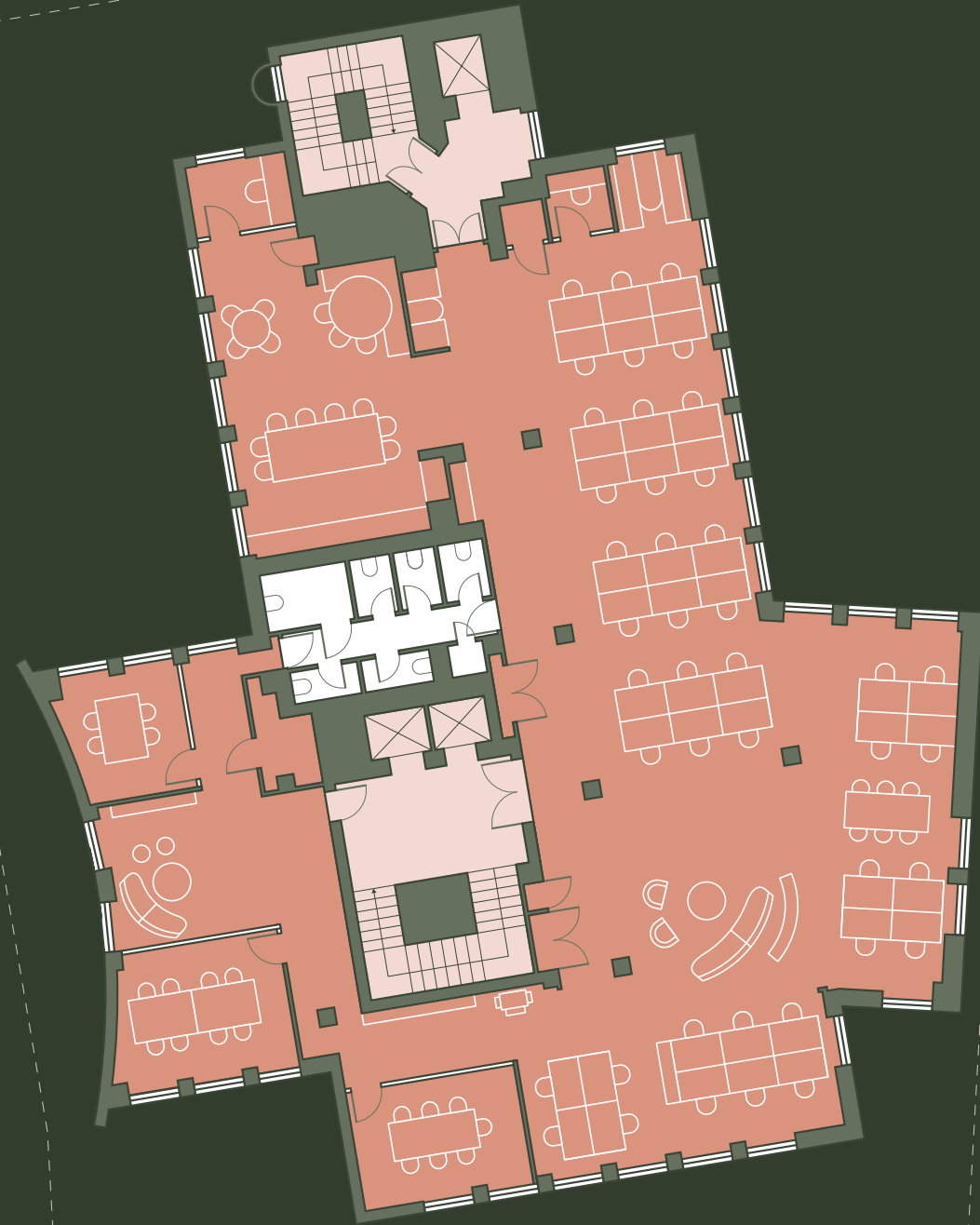
-  Office Space (Let)
-  Communal Areas
-  Communal Terraces
-  Business Lounge
-  Toilets

Dorset Rise



Dorset Buildings

Dorset Rise



Third floor

(Space coming - Q2 2024)

CAT A+

4,546 sq ft

42 Desks / 3 Meeting Rooms / 2 Booths

- Office Space
- Communal Areas
- Toilets

Fifth floor

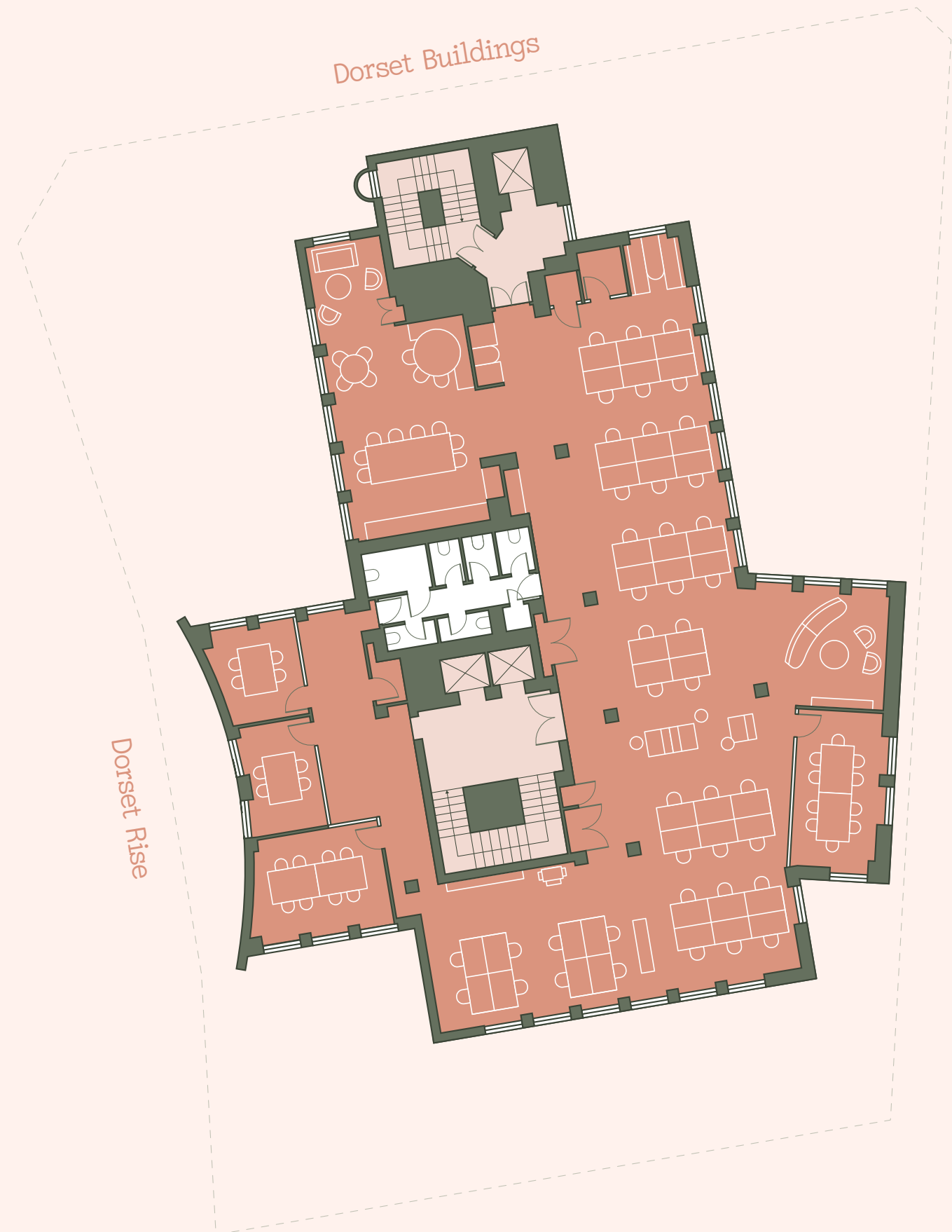
(Under offer)

CAT A+

4,543 sq ft

42 Desks / 4 Meeting rooms

- Office Space
- Communal Areas
- Toilets





Dorset Buildings

Sixth floor

(Under offer)

CAT A+

4,538 sq ft

34 Desks / 7 Meeting rooms

- Office Space
- Communal Areas
- Toilets




Dorset Rise

Specification

-  Terrace / Business Lounge
-  Grade A workspace
-  New VRF air conditioning
-  Metal tile ceiling
-  Energy-efficient LED lighting
-  Fully-accessible raised floors
-  Natural light to all elevations

-  Refurbished reception
-  Refurbished WCs
-  EPC B Rating
-  Dedicated goods lift
-  2 x 13-person lifts
-  Wellness studio

End of journey facilities

-  6 Showers and 66 lockers
-  Cycle store (81 bike spaces)
-  Bike repair station
-  Visitor bikes spaces
-  Electric bike charging facilities







Midtown

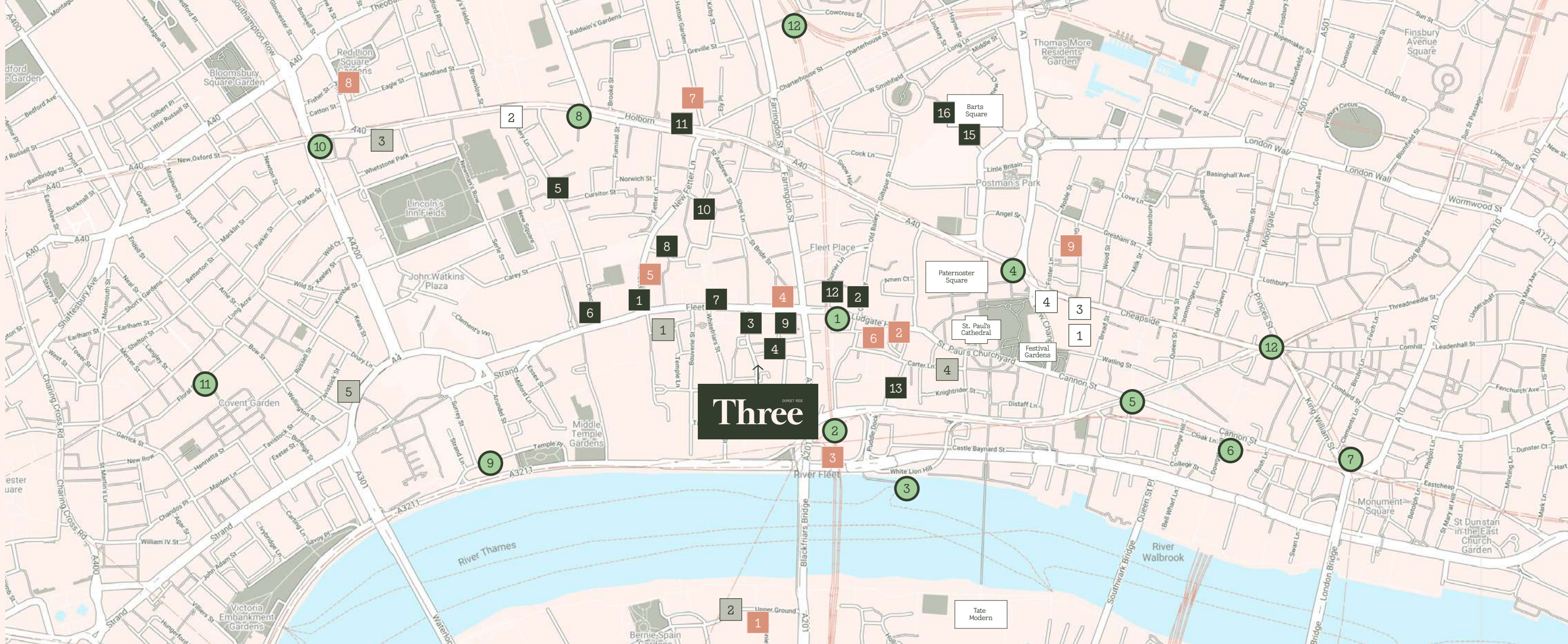
connected



In Midtown, connections abound. The building offers connectivity that can unlock a world of opportunity for you and for your business.

Whether you're entertaining clients or grabbing a quiet bite, the perfect option awaits. Or transport connections, with Blackfriars on the doorstep and City Thameslink, St Paul's and Chancery Lane just minutes away.

Commuters made easy, client visits made seamless. Your business, connected.



■ Food & Beverage

- 1. Clifford's Restaurant
- 2. Paternoster Chop House
- 3. CORD
- 4. Humble Grape
- 5. The Pregnant Man
- 6. Gaucho
- 7. Ye Olde Cheshire Cheese
- 8. Natural Kitchen

- 9. City of London Distillery
- 10. The Refinery
- 11. Bounce
- 12. Obica
- 13. The Shaws Booksellers
- 14. Stem and Glory
- 15. Half Cup
- 16. Eatwell Plant Café

■ Hotels

- 1. Apex Temple Court Hotel
- 2. Sea Containers
- 3. Rosewood London
- 4. Leonardo Royal - St Paul's
- 5. The Waldorf Hilton

□ Retail

- 1. Oliver Bonas
- 2. Amazon Fresh (coming Soon)
- 3. Hackett London
- 4. Zara

■ Health

- 1. 1Rebel
- 2. Proathlon
- 3. Digme Fitness
- 4. CIRQ
- 5. Fitness First Fetter Lane
- 6. Anytime Fitness
- 7. Gymbox
- 8. Boom Cycle
- 9. Barry's Bootcamp

● Stations

- 1. City Thameslink
- 2. Blackfriars
- 3. Blackfriars Pier
- 4. St. Paul's
- 5. Mansion House
- 6. Cannon Street
- 7. Monument
- 8. Chancery Lane
- 9. Temple Station
- 10. Holborn
- 11. Covent Garden
- 12. Farringdon



Tube Stations (walk)

Blackfriars	3 min
Temple	9 min
St. Paul's	11 min
Chancery Lane	13 min
Farringdon	14 min



Overground Stations (walk)

City Thameslink	3 min
Blackfriars	4 min
Farringdon	12 min
Chancery Lane	13 min
Waterloo	19 min
Charing Cross	21 min
London Bridge	23 min



Crossrail

Liverpool Street	14 min
Canary Wharf	21 min
Abbey Wood	28 min
Forest Gate	30 min
Heathrow	45 min



Thames Clipper

Bankside Pier	4 min
London Bridge City Pier	6 min
Millbank Pier	17 min
Tower Pier	17 min
Canary Wharf Pier	18 min
St George Wharf Pier	24 min



Airports

London City	38 min
Gatwick	45 min
Heathrow	45 min
Stansted	1hr 9 min

All times are taken from Google Maps. Tube and Overground are walking times from Three Dorset Rise. Thames Clipper times are taken from Blackfriars Pier. Crossrail and Airports times are calculated using public transport from Three Dorset Rise.

St Paul's Cathedral



Three Dorset Rise

Fleet Street



Farringdon Street



Blackfriars



Smithfields





Festival Gardens

The Shaws Booksellers



Farringdon Street



Paternoster Square



Boom Cycle

Barts Square



Lift

your

expectations

But don't take our word for it.
Drop by and take a look for yourself.

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