

MATTER
BERMONDSEY
SE1

INTRO
BUILDING
AREA
CONTACT



Digital illustration is indicative only

THE PLACE WHERE IDEAS EMERGE

Best in class office space in Crimscott Street, Bermondsey. A self-contained unit of 21,259 sq ft, or suites from 6,495 sq ft.

Set over lower ground, ground and first floors, this building has been meticulously designed to promote productivity, foster creativity and enable both people and business to thrive.

Completion due May 2022.

VISIT WEBSITE



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A SPACE THAT ENABLES

A modern, beautifully
considered workspace
to enable you to thrive

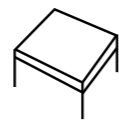
Three floors of flexible and bespoke
self-contained workspace, offering a
total occupancy of up to 368 people
across three floors.



New lease terms



Units from
6,495 sq ft to
21,259 sq ft



Raised access
flooring
throughout



Heating and
cooling



LED Lighting



Communal
bike storage
and showers



Excellent
natural light



Superb
ceiling height
throughout

Designed and finished to the highest standard, Matter Bermondsey celebrates the industrial heritage the area is renowned for: high ceilings, crittall windows, feature arches and a statement steel staircase. An inspiring place to make great things happen

Ground Floor Pantry



VIEW 360°



Lower Ground Floor



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SCHEDULE OF AREAS

1st Floor

NIA 8,711 sqft / 809 sqm

Ground Floor

NIA 6,053 sqft / 562 sqm

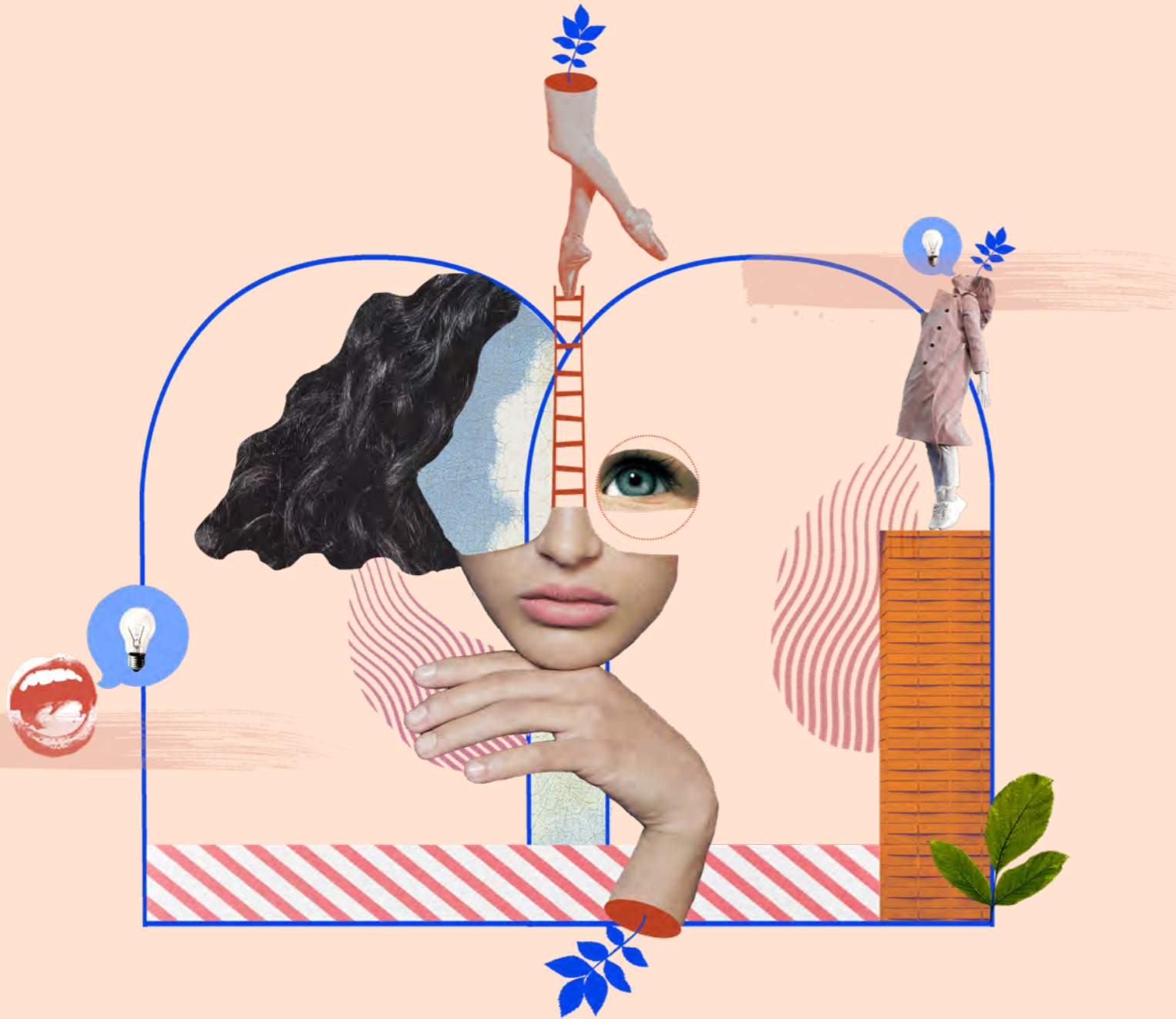
Office 1 1,042 sqft / 97 sqm

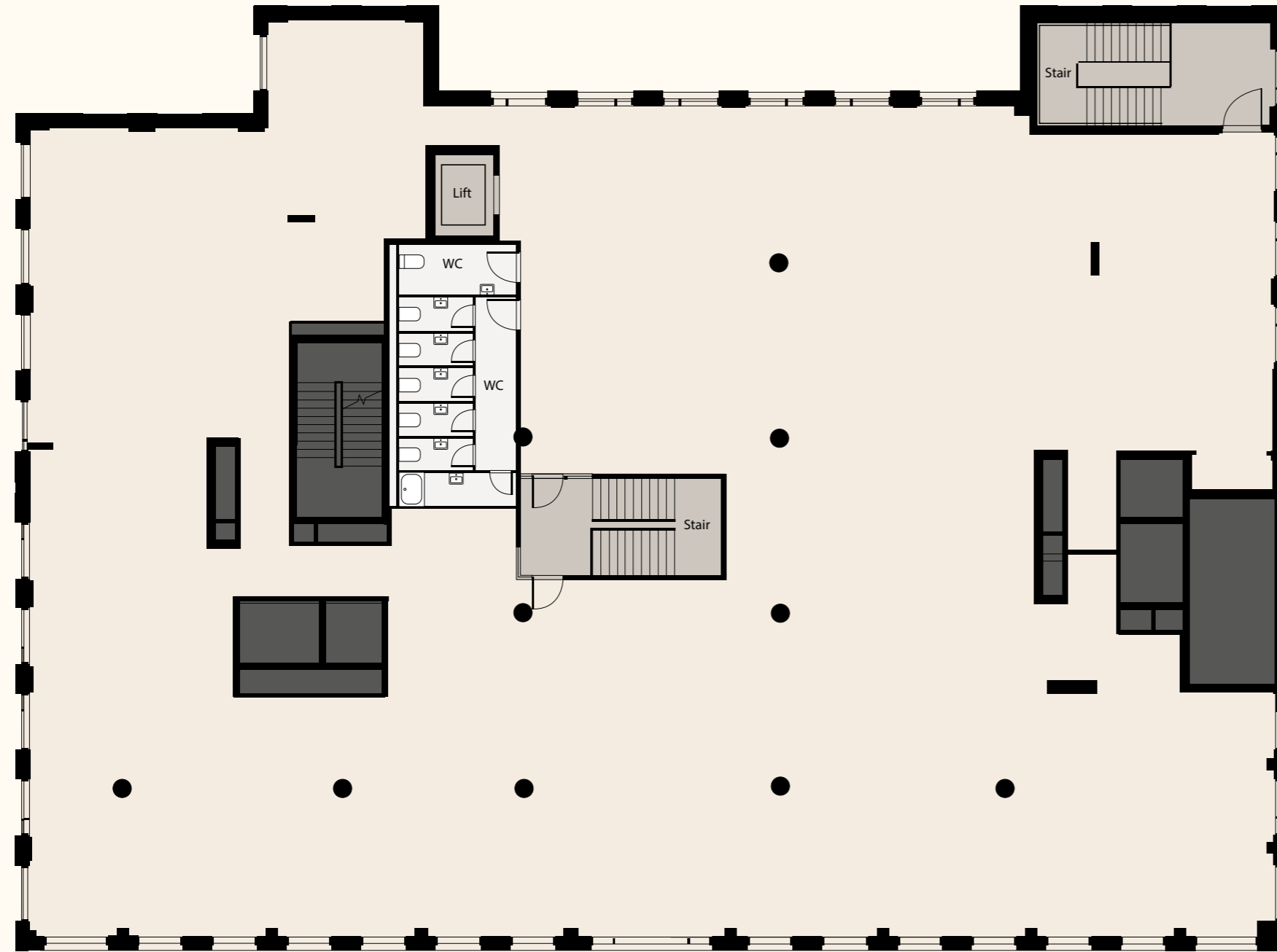
Office 2 3,054 sqft / 284 sqm

Lower Ground Floor

NIA 6,495 sqft / 603 sqm

Total NIA 21,259 sqft / 1,974 sqm



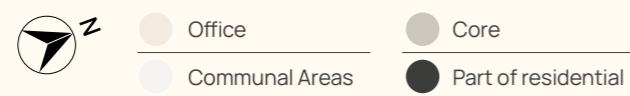


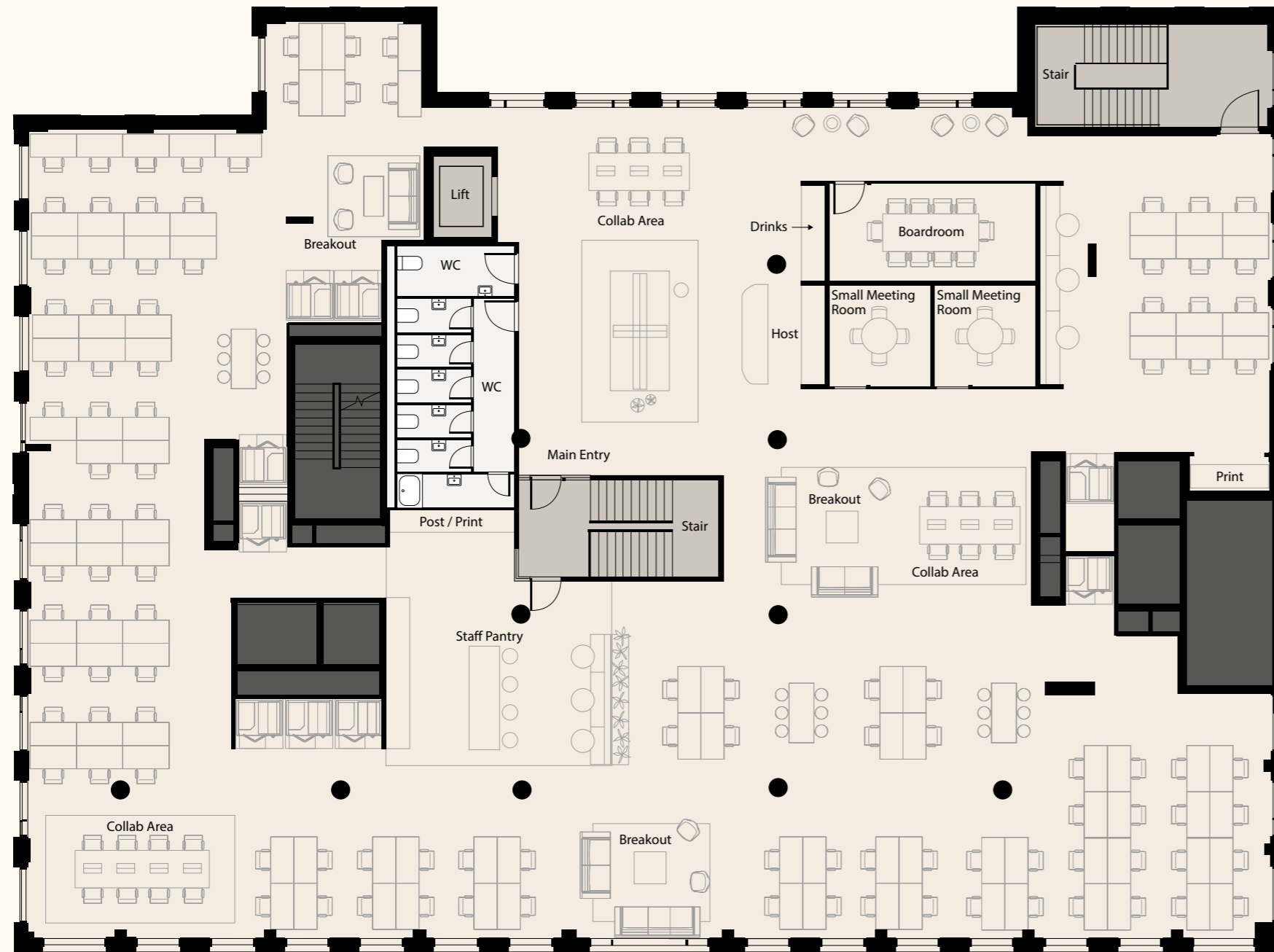
Crimscott Street

FIRST FLOOR

CAT A Layout

NIA
8,711 sqft / 809 sqm





FIRST FLOOR

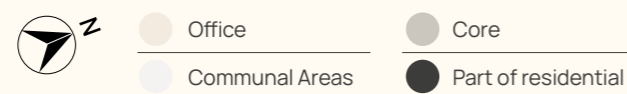
Indicative Layout

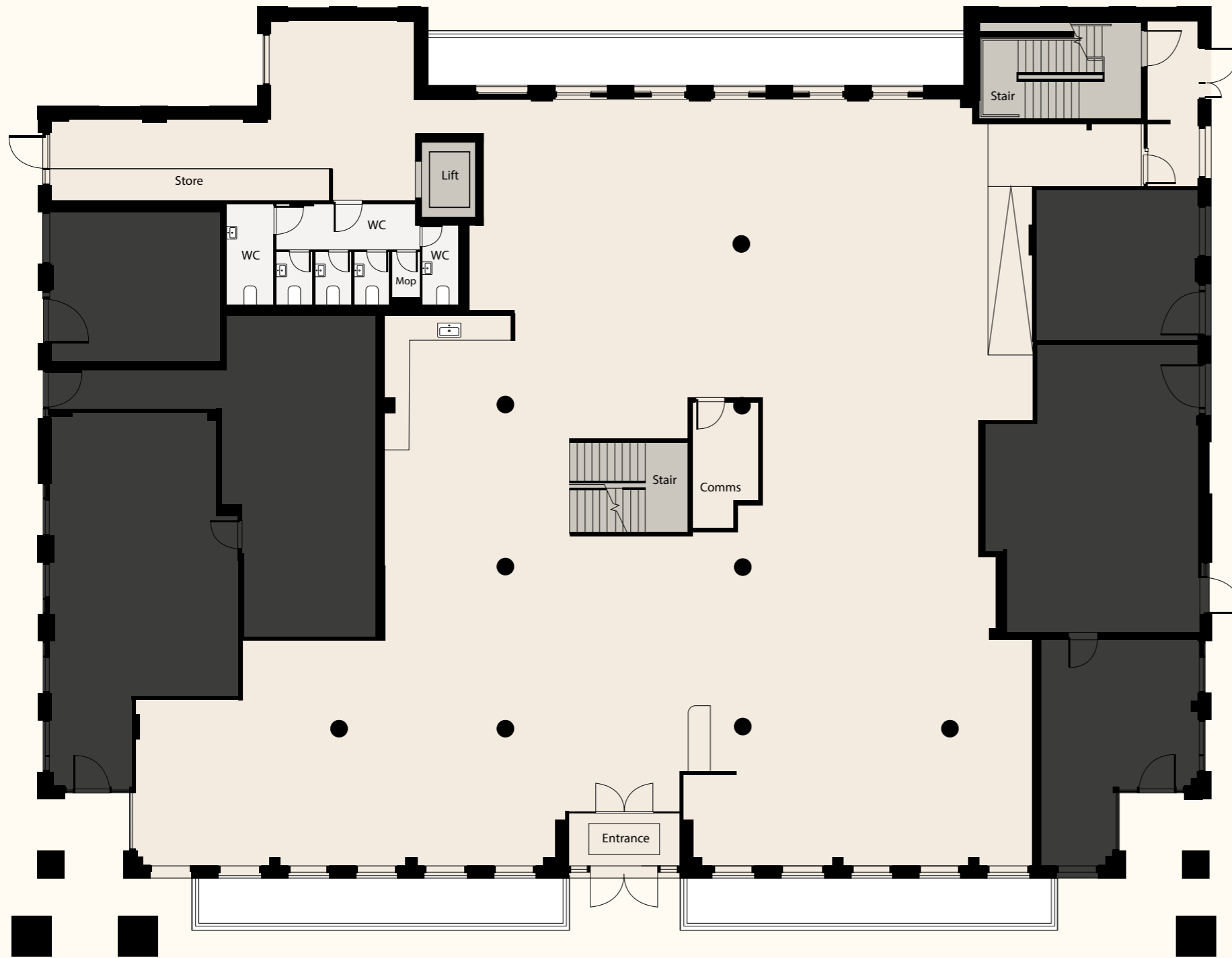
NIA
8,711 sqft / 809 sqm

Desk Count as Pictured
108

Max Desk Count
178

Crimscott Street



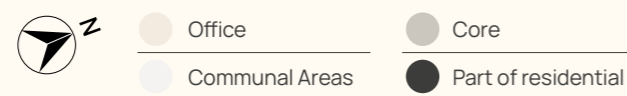


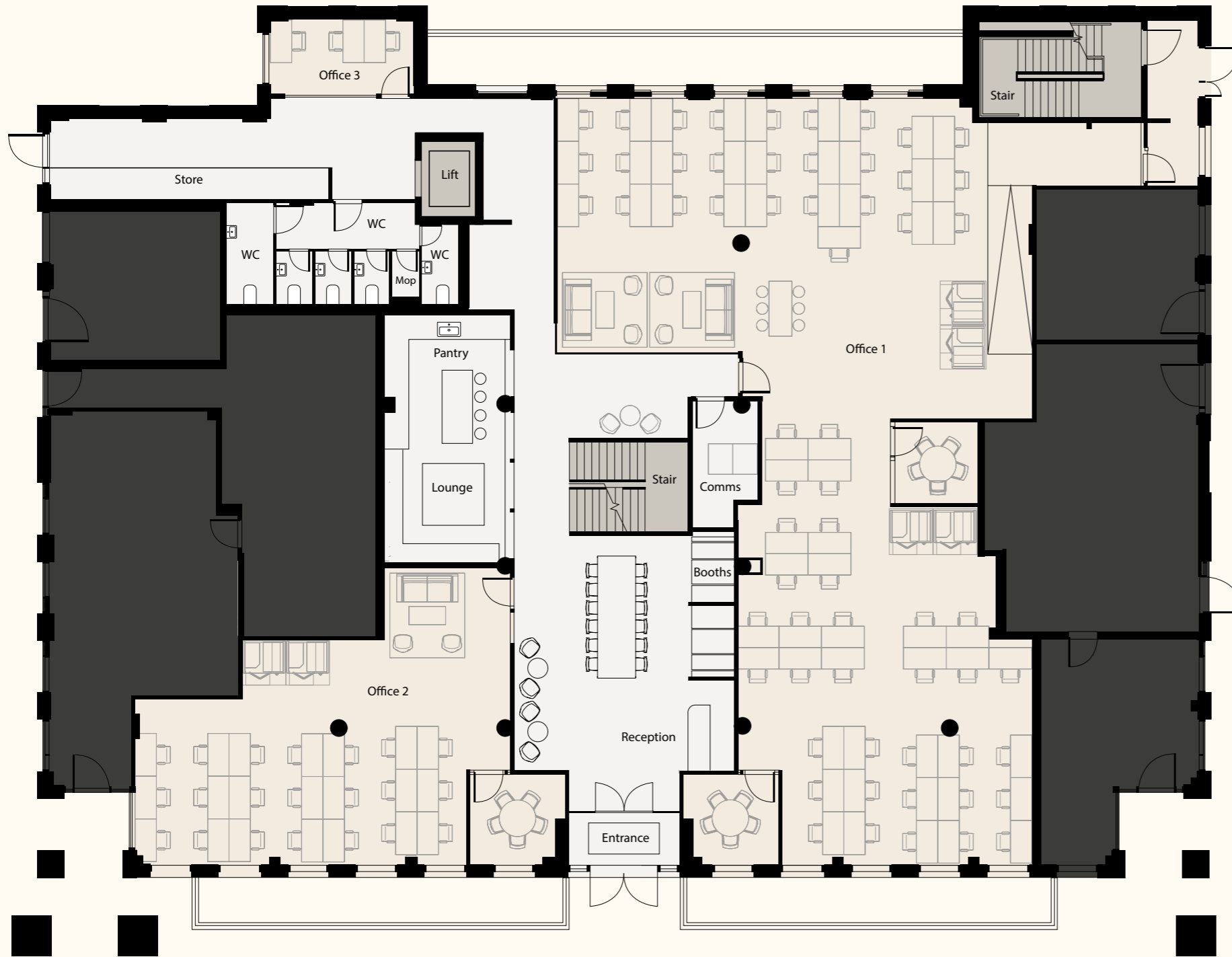
GROUND FLOOR

CAT A Layout

NIA
6,053 sqft / 562 sqm

Crimscott Street





Crimscott Street

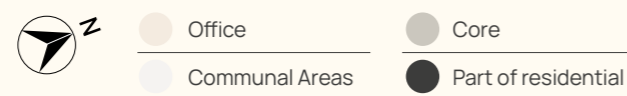
GROUND FLOOR

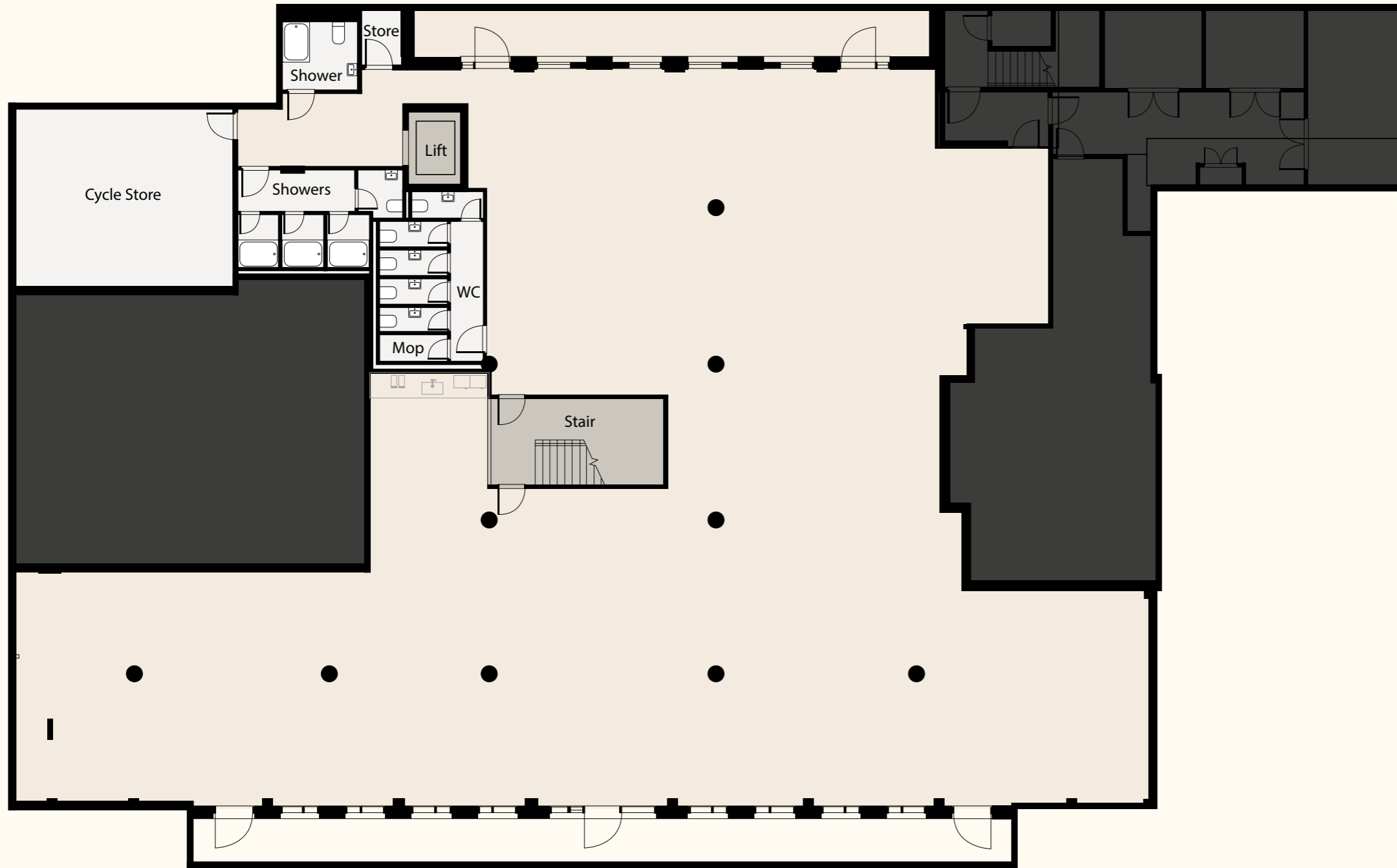
Indicative Layout

Office 1
1,042 sqft / 97 sqm
21 desks

Office 2
3,054 sqft / 284 sqm
62 desks

Communal Break Out
1,371 sqft / 127 sqm



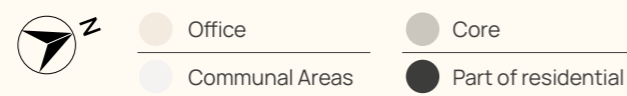


LOWER GROUND FLOOR

CAT A Layout

NIA
6,495 sqft / 603 sqm

Crimscott Street





First Floor Meeting Room



THE DETAIL

FINISHED CEILING HEIGHTS

LGF

3.07m with bulkhead
3.67m to exposed soffit

Ground Floor

2.6m with bulkhead
3.2m to exposed soffit

First Floor

2.325m with bulkhead
2.925m to exposed soffit

RAISED FLOORS

Loadings 8kN/m² (UDL)

Occupational Densities

Building services 1:6

WCs 1:10

Lift & Access 1:6

Escape 1:6

VERTICAL TRANSPORTATION/LIFT

One 13 person passenger lift

HEATING AND COOLING

150w/m²

VENTILATION

10l/s/pp

SMALL POWER

25w/m²

LIGHTING

8w/m²

CYCLE FACILITIES

1:10 staff

100 spaces

SHOWERS

1:100 staff

Up to 5 showers

CONNECTIVITY

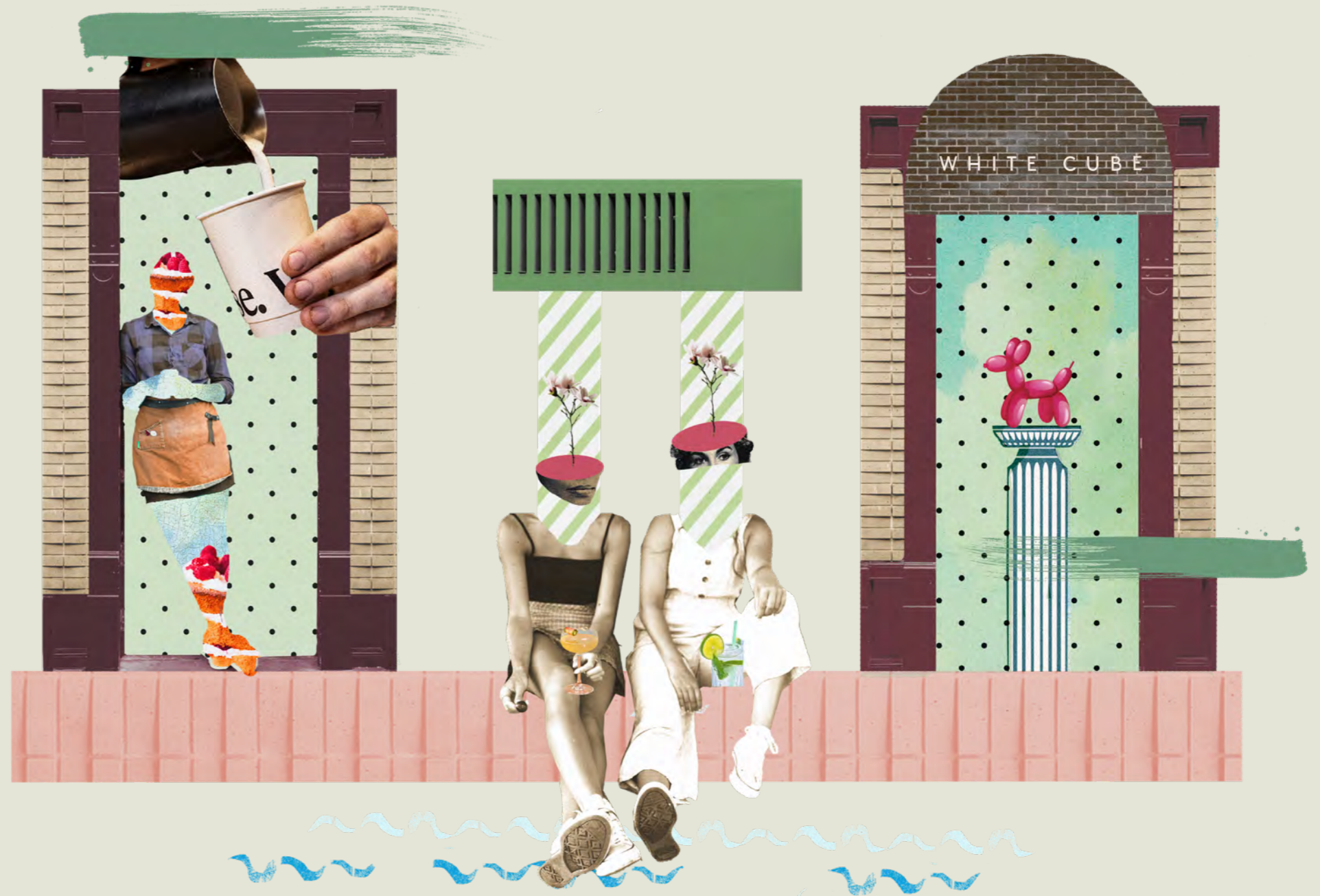
Fibre enabled

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DISCOVER BERMONDSEY SE1

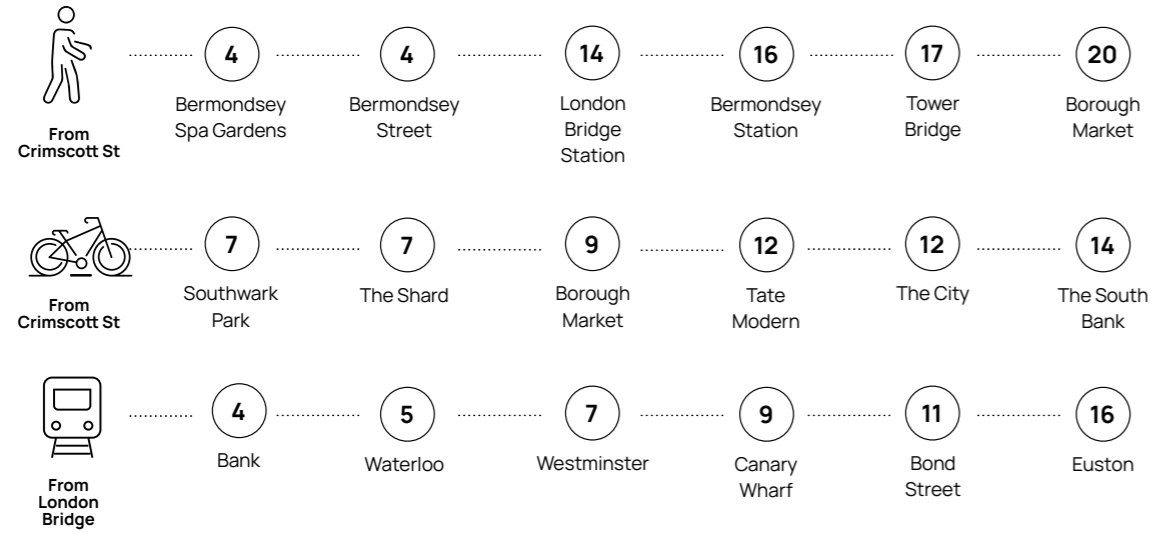
A thriving, creative part of London with outstanding connections

Rich in history and genuine London character, Bermondsey has an authentic urban village vibe. The area's distinctive railway arches have evolved into some of the best cafés, bars and restaurants south of the river, making this a destination for foodies. Its galleries, museums and abundance of green space make this one of London's most well-rounded places. All just a short walk or cycle to the River Thames and London Bridge.



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Matter Bermondsey is perfectly placed to walk, cycle or use public transport to work.



All times in minutes, taken from CityMapper

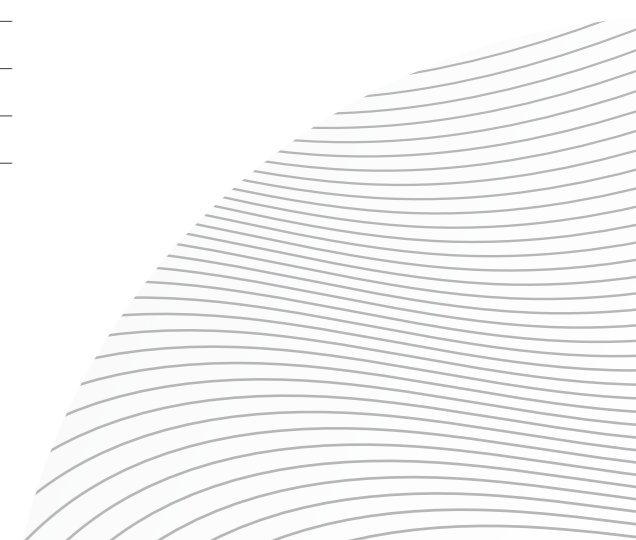


Grab a coffee

Bermondsey is one of the best places in London to enjoy your perfect blend. With a number of independent artisans on Bermondsey Street alone, there are plenty of places to lighten up the weekday grind.

LOCAL FAVOURITES

- Fuckcoffe, 167 Bermondsey St
- The Watch House, 199 Bermondsey St
- Chapter 72, 72 Bermondsey St
- Hej Coffee, 1 Bermondsey Square
- Monmouth Coffee, St James's Rd
- Gentleman's Baristas at Vinegar Yard



Lunch or Dinner

Bermondsey's eclectic food scene is famous across London for its choice and variety. Grab some home made pasta at Flour and Grape or enjoy an early dinner in its brick-lined space. A host of regular star traders and rotating guest-spots can be found at legendary street food haunt Maltby Street Market or Vinegar Yard.



LOCAL FAVOURITES

- Flour & Grape, 214 Bermondsey St

- José, 194 Bermondsey St

- Maltby Street Market, Ropewalk

- Iro Sushi, Tower Bridge Rd

- Roca Café, 188 Grange Rd

- Comptoir Gourmand, 96 Bermondsey St

- B Street Deli, 88 Bermondsey St

- Caphe House, 114 Bermondsey St



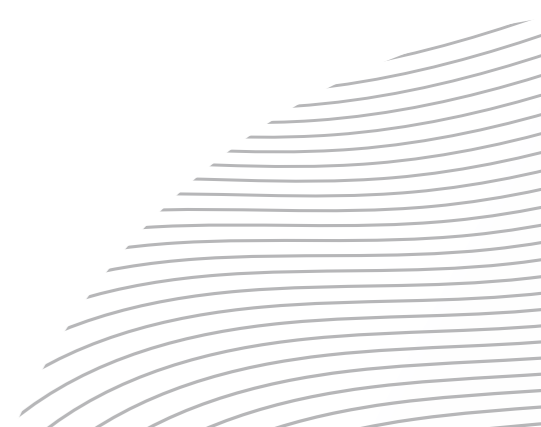
Drinks after work

From authentic, London pubs with a modern twist, to fabulous neighbourhood gin and cocktail bars, Bermondsey has plenty of places sit and watch the world go by. For lovers of craft beer, the Bermondsey beer mile is home to several microbreweries within a mile and half radius.



LOCAL FAVOURITES

- Bermondsey Bar & Kitchen, 40 Bermondsey St
- The Woolpack, 98 Bermondsey St
- The Garrison, 99 Bermondsey St
- Nine Lives, 8 Holyrood St
- Little Bird Gin Bar, Maltby St Market
- Bermondsey Art club, Tower Bridge Road
- Le Chevalier wine bar, Tower Bridge Road
- Vinegar Yard, St Thomas St





For your wellbeing

For a breath of fresh air or some space to clear your head, you'll want to make for the peaceful Bermondsey Spa Gardens or Tanner Street Park where you'll find five tennis courts, all free to play. For the more adventurous, Arch Climbing is a crazy room full of walls you can climb and there is a host of gyms in the area.

LOCAL FAVOURITES

Bermondsey Spa Gardens

Tanner Street Park

Arch Climbing, Tower Bridge Business

Pure Gym, 100 Drummond Rd

Fitness First, 8-18 London Bridge St

Muscle Bull Gym, 66 Gedling Place

Cross Fit, 183-187 Southwark Park Rd



Shopping & Amenities

There are plenty of options for picking up staples on the way home. If you want to take home a little piece of that quirky and loveable Bermondsey vibe, you'd best head to Bermondsey 167, a treasure trove of fashion, homewares and collectibles.

LOCAL FAVOURITES

Bermondsey Corner, 142 Bermondsey St,

Bermondsey 167, 167 Bermondsey St

Borough Market, 8 Southwark St



Take in some culture

For lovers of culture, there is plenty to discover here. From The White Cube, one of London's premier art galleries to the Fashion & Textile Museum, with an ultra-cool rotating exhibits celebrating different fashion styles, periods and designers. For classic, arthouse and indie films, Kino cinema is a 52-seat independent cinema.

LOCAL FAVOURITES

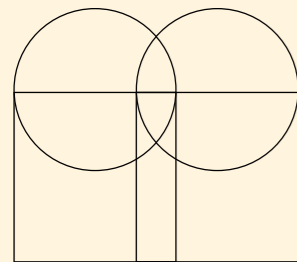
White Cube Gallery, 144-152,
Bermondsey St

Fashion & Textile Museum, 83
Bermondsey St

Kino Cinema, 10 Bermondsey Square



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STEYN
GROUP

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