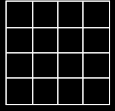


# 160 BOROUGH HIGH STREET

LONDON SE1

FULLY FITTED AND MANAGED OFFICE IN THE HEART OF SOUTHWARK

6,578 SQ FT OFFICE FOR UP TO 70-100 DESKS



## OVERVIEW

### THE BUILDING

- LOCATION
- OFFICES
- SPECIFICATION
- FLOOR PLANS

### LOCAL AREA

- AREA GUIDE
- AMENITIES
- OCCUPIERS
- CONNECTIONS

### CONTACT

## OVERVIEW

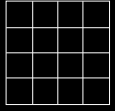
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Prominently positioned on Borough High Street and surrounded by a peaceful landscaped park and gardens. The property has been extensively refurbished to contemporary plug and play offices at exceptional value, in a prime central London location.

Located in one of London's most vibrant and popular districts, the Southbank is a culture hub steeped in history and heritage. The property sits close to Borough Market, Bankside, London Bridge Quarter and so much more.

A DISTINGUISHED HQ BUILDING,  
PROVIDING INSPIRING DESIGN  
LED WORKPLACES





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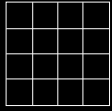
## THE OFFERING

- Self contained offices
- Capacity for 70-100 desks
- Prominent Borough High Street frontage
- Over 4m high entrance hall
- Ready to move in immediately
- Bright efficient design led
- Short form lease/license
- Pre installed fibre and furniture

CAREFULLY DESIGNED  
TO OPTIMISE PRODUCTIVITY



Computer generated image of Ground Floor Entrance



## OVERVIEW

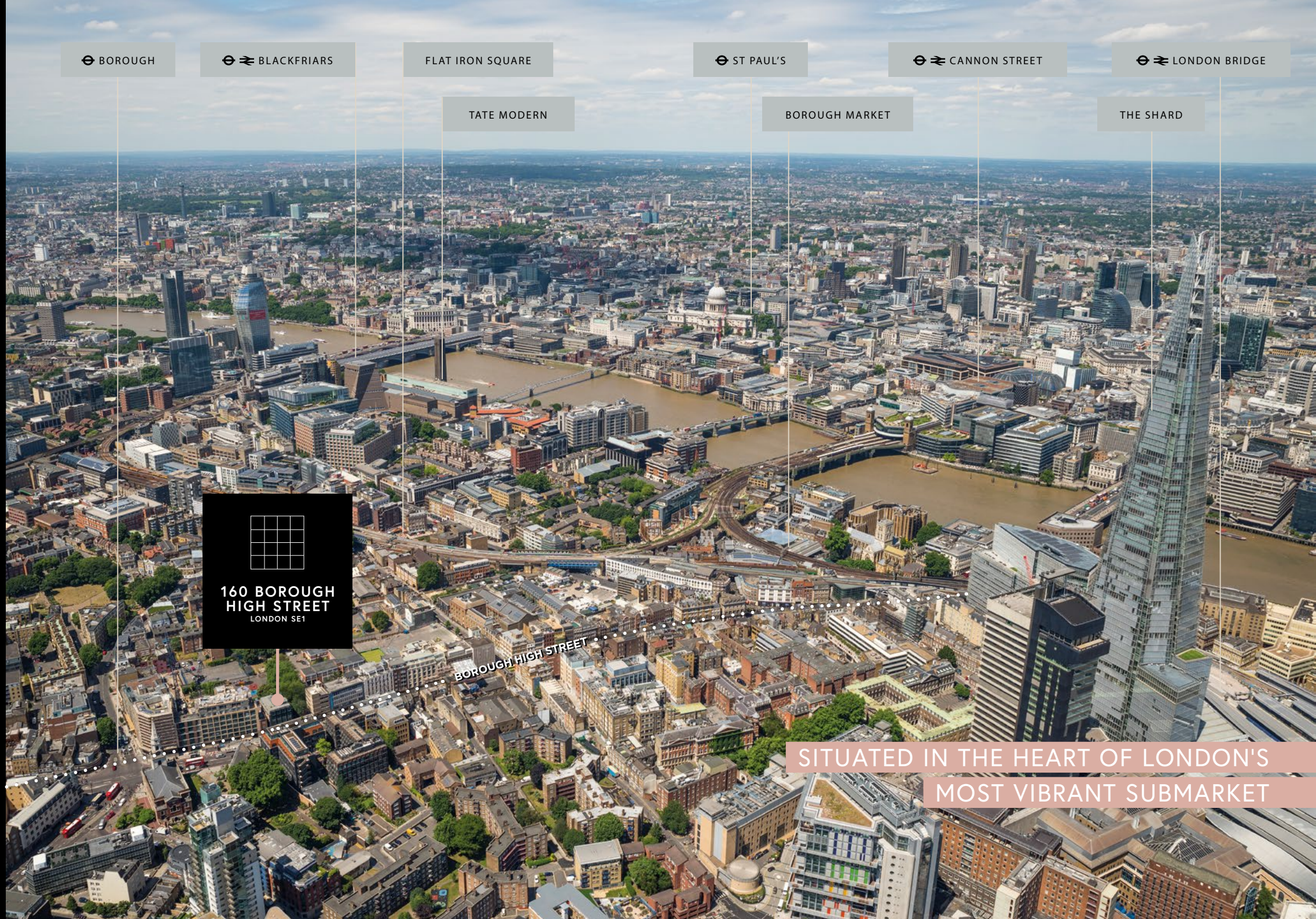
### THE BUILDING

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### CONTACT



🚶 BOROUGH

🚶 BLACKFRIARS

FLAT IRON SQUARE

🚶 ST PAUL'S

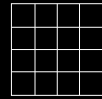
🚶 CANNON STREET

🚶 LONDON BRIDGE

TATE MODERN

BOROUGH MARKET

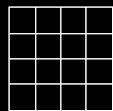
THE SHARD



160 BOROUGH  
HIGH STREET  
LONDON SE1

BOROUGH HIGH STREET

SITUATED IN THE HEART OF LONDON'S  
MOST VIBRANT SUBMARKET



## OVERVIEW

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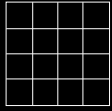
- AREA GUIDE
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## CONTACT



OFFERING FULLY FURNISHED  
PLUG AND PLAY OFFICE SPACE

Computer generated image of Ground Floor Offices



## OVERVIEW

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### CONTACT

## AVAILABLE FULLY FITTED



LED lighting



Exposed air conditioning



Openable windows



Kitchen



Self Contained Entrance



Bike store



24/7 access and security



EPC Rating: B



Meeting rooms



Phone/zoom booths



Breakout space



Coffee Bar



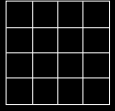
Showers and lockers



Fully furnished



100mb - 1GB fibre line installed



## OVERVIEW

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### LOCAL AREA

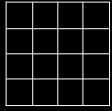
- AREA GUIDE
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### CONTACT

WITH ZOOM ROOMS, PHONE BOOTHS  
AND 5 MEETING ROOMS WITH  
CAPACITY FOR 4-14 PEOPLE



Computer generated image of Meeting Room



## OVERVIEW

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## LOWER GROUND FLOOR COLLABORATION

Computer generated image of Lower Ground Floor collaboration space

## OR FULLY MANAGED



All inclusive pricing



Fully managed



Fast complimentary  
Wi-Fi



Daily cleaning and  
waste management



Video conferencing  
solutions



Food & beverages



Statutory health &  
safety compliance



Fully maintained



Flexible agreements



Handyman service for  
your space

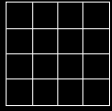


Dedicated helpline



IT support





## OVERVIEW

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




### CONTACT

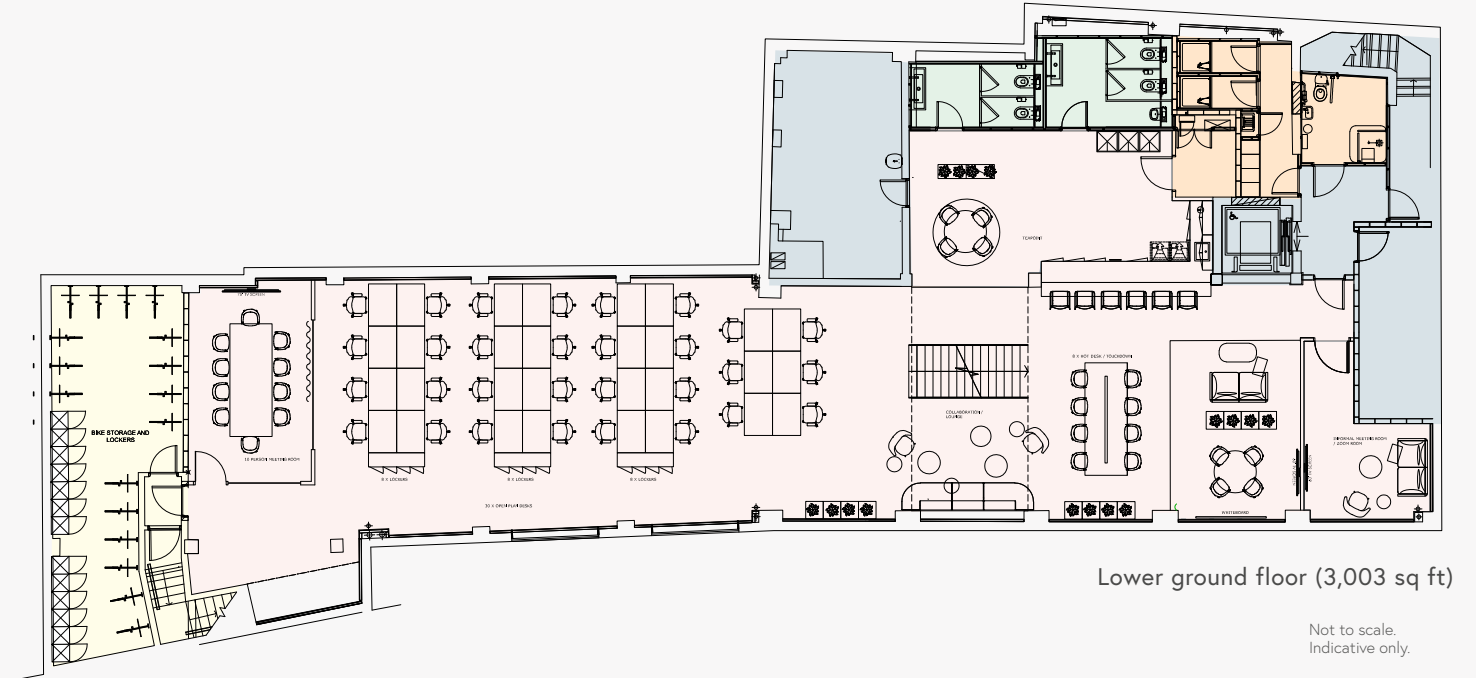
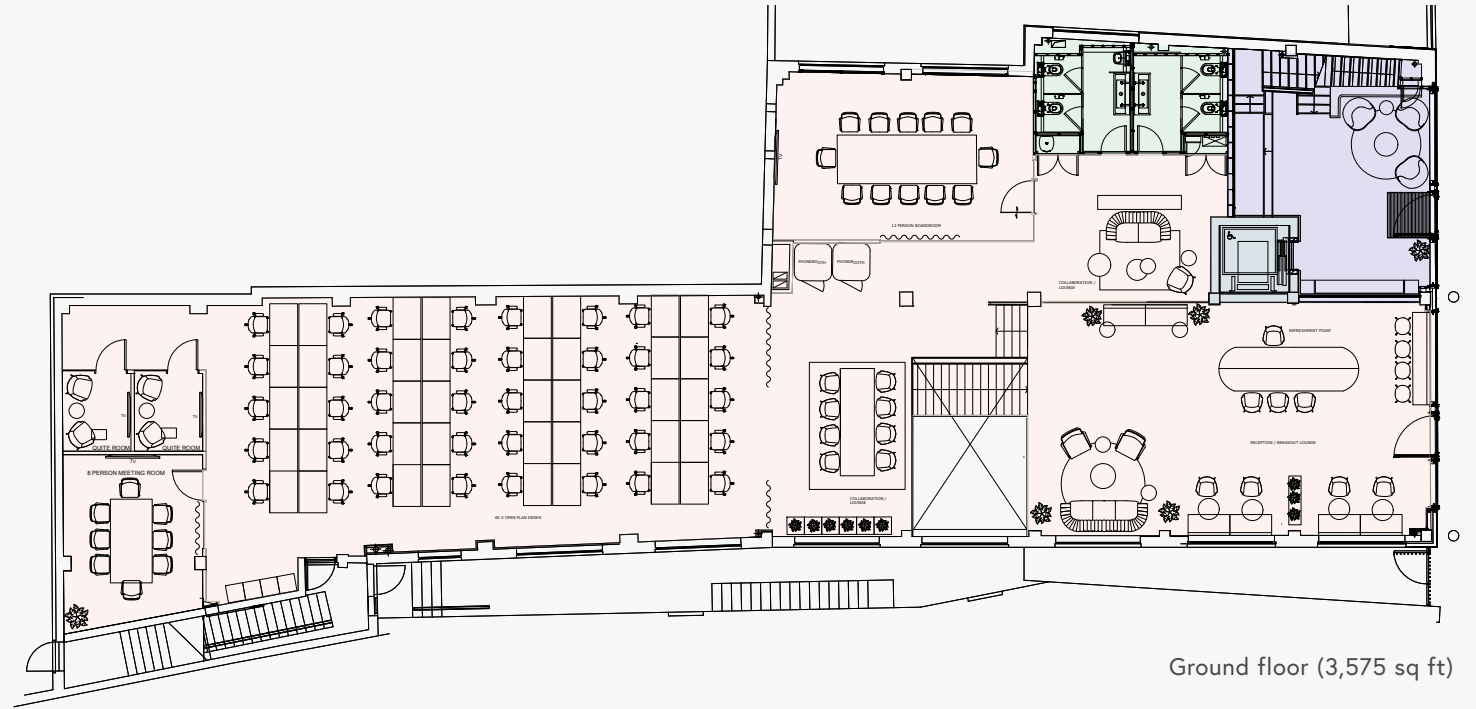
## GROUND & LOWER GROUND FLOOR PLAN

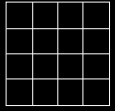
6,538 sq ft (613 sq m) of fully furnished and flexible office space.

Whats Included:

- Up to 70-100 desks
- 16 Hot Desks
- 5 meeting rooms
- 2 focus rooms
- 2 phone booths
- Kitchen
- Breakout
- Soft seating
- Coffee bar and lounge

-  Reception
-  Offices
-  Demised WCs
-  Showers
-  Bike Store
-  Plant and Core





## OVERVIEW

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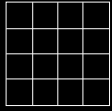
### CONTACT

# LONDON'S MOST DRAMATIC RIVERSIDE DISTRICT

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160 Borough High Street is located a thriving, vibrant destination that embodies central London at its best. A go-to for food and drink, vibrant culture some of London's best theatres. Everything on your doorstep to entertain and indulge employees and clients alike.





## OVERVIEW

### THE BUILDING

- LOCATION
- OFFICES
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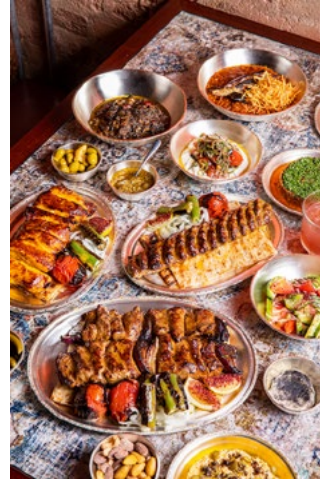
### LOCAL AREA

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### CONTACT

## FOOD

Centred around the famous Borough Market, this area of London has become synonymous as a destination for foodies and tourists. Choose from over 500 eateries within one mile of Borough Townhouse, from Oblix or Hutong, high up in the Shard, to a host of street food at markets like Flat Iron Square and Vinegar Yard on the ground.



Aqua Shard



Borough Market

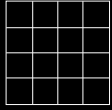


Borough Market

Casa do Frango



Padella



## OVERVIEW

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### CONTACT

## & DRINK

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.

The Vinegar Yard



Flat Iron Square



The Rose & Crown



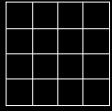
The Colombian Coffee Company

The Gentleman Baristas



Udderbelly Festival





## OVERVIEW

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## ART & CULTURE

A great mix of art and culture can be found in the area with a dynamic and exciting scene that runs through and shapes this unique London quarter. A host of independent theatres and galleries sit alongside world-renowned venues from the Tate Modern to the White Cube Gallery, The London Bridge Theatre to Shakespeare's Globe, Borough Townhouse is surrounded by London's most celebrated artistic hubs.



Tate Modern



Southbank Centre

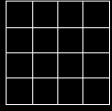
Bridge Theatre



Everyman Borough Yards



Shakespeare's Globe



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## OPEN GREEN SPACE

London is known for its beautiful parks and SE1 is also one of London's greenest boroughs, with 130 parks and open spaces. Just around the corner is the Red Cross Gardens, a picturesque 19th-century garden features a pond, a garden, grassy areas and a rose arbour. Other green pockets include the Mint Street Park, The Crossbone Gardens, All Hallow's Churchyard, Tabard Gardens, and Tanner Street Park, where you can play for free on the tennis courts that Roger Federer and Serena Williams have been spotted on in the past.

Southwark Park



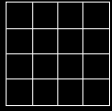
Mint Street Park



Red Cross Gardens



Tanner Street Park



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### COFFEE SHOPS

- 1 Roasting Plant Coffee
- 2 Three Wheels Coffee
- 3 Monmouth Coffee
- 4 Crol and Co
- 5 Saint Nine Coffee
- 6 Birds Hill Coffee
- 7 The Gentleman Baristas
- 8 Black Sheep Coffee
- 9 Cutters Yard
- 10 Mouse Tail Coffee

### RESTAURANTS

- |                        |                    |
|------------------------|--------------------|
| 1 Casa do Frango       | 11 Hawksmoor       |
| 2 Padella              | 12 Mallow          |
| 3 Boro Bistro          | 13 Caravan         |
| 4 Lupins               | 14 Bar Douro       |
| 5 The Breakfast Club   | 15 Seabird         |
| 6 Tas                  | 16 The Table Cafe  |
| 7 Maestri della Pasta  | 17 Champor-Champor |
| 8 Aqua Shard           | 18 Bala Baya       |
| 9 Bread Street Kitchen | 19 Gaucho          |
| 10 Lantana             |                    |

### STREET FOOD MARKETS

- 1 Flat Iron Square
- 2 Borough Market
- 3 Tabard Street
- 4 Vinegar Yard
- 5 Blackfriars Road

### PUBS & BARS

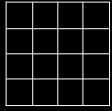
- 1 Katzenjammers
- 2 The Miller
- 3 The Whisky Exchange
- 4 St Christopher's Inn Pub
- 5 MC & Sons
- 6 The Boot & Flogger
- 7 Bunch of Grapes
- 8 The Rake
- 9 Anchor Bankside
- 10 The Distillery Bar

### HEALTH & WELLBEING

- 1 King's Sport Gym
- 2 PureGym
- 3 Fitness First
- 4 F45 Training
- 5 The Ring Boxing Club
- 6 Carpe Diem Jiu-Jitsu
- 7 CrossFit
- 8 The Secret Boxing Gym
- 9 Flying Fantastic
- 10 Tokei Martial Arts

### ART & CULTURE

- 1 The Young Vic
- 2 Fashion and Textile Museum
- 3 White Cube Gallery
- 4 Union Theatre
- 5 The Old Vic
- 6 Everyman Borough Yards
- 7 BFI IMAX
- 8 Southbank Centre
- 9 The Art Yard Gallery
- 10 The Golden Hinde



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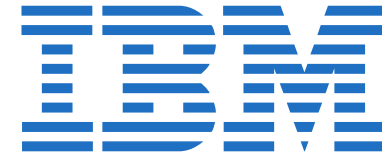
### CONTACT

## IN GREAT COMPANY

Once an area renowned for its industry, a new wave of companies with champion creativity, independent thinking and innovation have moved South of the river.

Occupiers with headquarter buildings in the area include News Corporation, WPP, Omnicom, IBM, BuzzFeed, Zoopla, Shell and many more.

**Omnicom**Group



**TIFFANY & Co.**

Joseph<sup>®</sup>  
**Joseph**



**ZOOPLA**



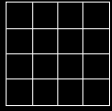
**BuzzFeed**

*News Corp*



**RACING POST**





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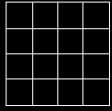
## FROM DOOR TO DOOR

160 Borough High Street is fantastically connected, with an abundance of stations, cycle paths and Thames Riverboat nearby. Access to London Bridge station, both underground and train lines is a mere 2 minute walk, swiftly connecting you to the city, west end and three international airports withing a 6 minute journey and three international airports in less than an hour.



London Bridge rail station





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## CONTACT



LONDON BRIDGE

1 BANK  
🚶 🚗 🚝 🚞

6 CANARY WHARF  
🚶 🚞

9 BOND STREET  
🚶 🚗 🚞

9 LIVERPOOL STREET  
🚶 🚗 🚝 🚞

10 KING'S CROSS  
🚶 🚗 🚞



160 BOROUGH HIGH STREET

6 BOROUGH MARKET

6 LONDON BRIDGE  
🚶 🚗 🚞

10 THE SHARD

13 SHAKESPEARE'S GLOBE

15 THE CITY OF LONDON



BANKSIDE PIER

6 EMBANKMENT

9 TOWER

11 WESTMINSTER

19 CANARY WHARF

29 GREENWICH



160 BOROUGH HIGH STREET

8 THE CITY OF LONDON

9 WATERLOO  
🚶 🚗 🚝 🚞 🚟

12 SOUTHWARK PARK

14 COVENT GARDEN

24 HYDE PARK



LONDON BRIDGE

24 CITY AIRPORT  
✈️ 🚞

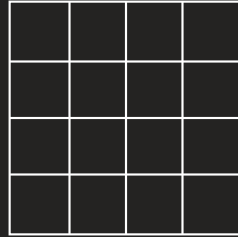
41 GATWICK

46 HEATHROW  
✈️

75 STANSTED

77 LUTON

1 MINUTES TRAVEL TIME



/situu\

RUBIX

DAN BROWN

DAN@SITUU.CO.UK

M: +44(0)7710 249297

HARRY RADCLIFFE MRICS

HARRY@RUBIX.LONDON

M: +44(0)7796 217 354

HOLLY POLLOCK

HOLLY@SITUU.CO.UK

M: +44(0)7946 609706

JAIMIE FERREIRA

JAIMIE@RUBIX.LONDON

M: +44(0)7841 522239