

2,098 – 10,631 SQ FT  
FULLY FITTED OR CAT A SPACE AVAILABLE

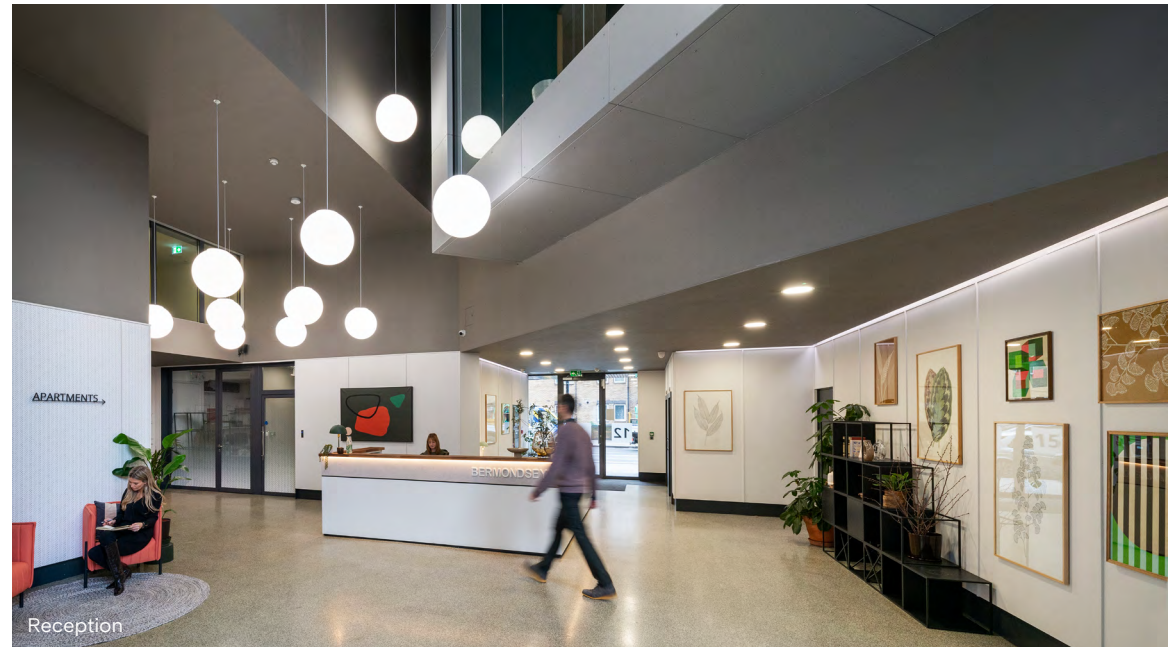
# BERMONDSEY SQ.

LONDON SE1

# In the SQ.

The reception and floors have been extensively refurbished to a high specification, with the office space providing a mix of both fully fitted and CAT A spaces.

2,098 sq ft - 10,631 sq ft currently available, with the part 3rd floor North delivered as fully fitted space, whilst the part 3rd South and whole 4th floors are offered in a CAT A condition with plans to fit out.



Reception



CAT A 4th floor



3rd floor North lobby



# Space SQ.<sup>2</sup>

The mix of fully fitted and CAT A workspace offers occupiers choice and flexibility.

The fully fitted 3rd floor North is perfect for those who want to hit the ground running. The bright and open plan workplace is complemented by ample breakout areas and an on floor kitchenette.

The CAT A 3rd floor South and whole 4th floor provide the perfect environment for businesses that require a blank canvas. Alternatively designs have been worked up to fully fit the floorplate if this is the preferred option to match your requirement.



## Summary specification



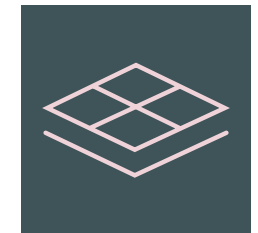
3rd floor North fully fitted



3rd South & 4th floors CAT A



Air cooling



Accessible raised floors



Newly refurbished



Commissionaire



Suspended LED lighting



Shower facilities and bike racks







# Accommodation

The part 3rd floor North is offered fully fitted – with the part 3rd floor South and whole 4th floor being offered in a CAT A condition (Option to fit out).

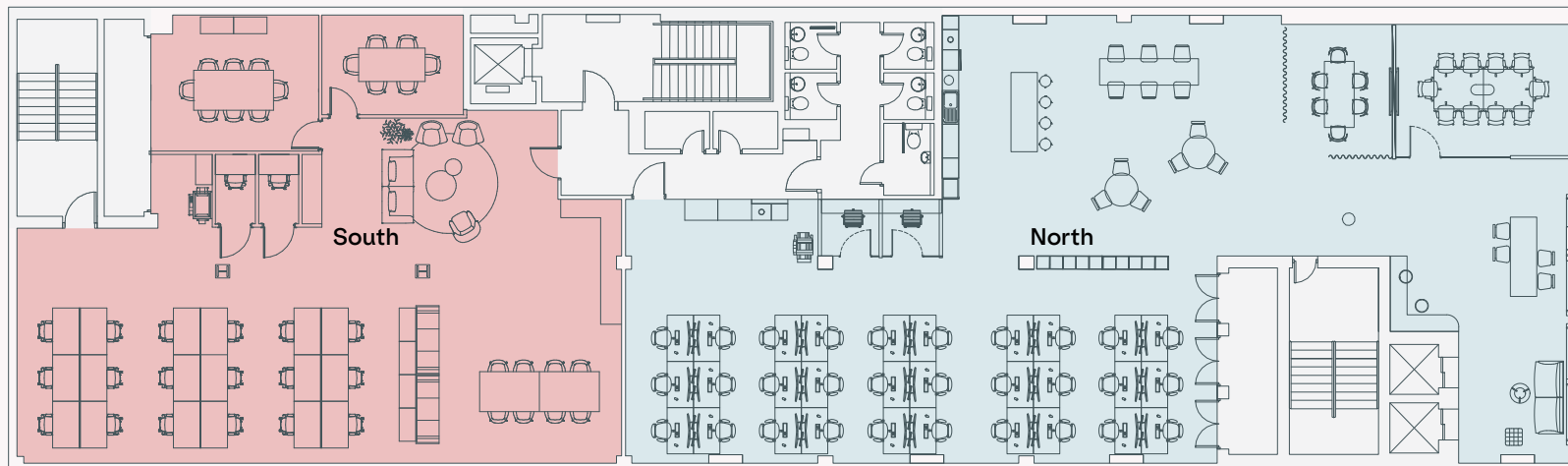
Floor	Office	Status	sq ft	sq m
4th		CAT A (Option for fully fitted)	5,425	504
3rd	South	CAT A (Option for fully fitted)	2,098	195
	North	Fully fitted	3,108	289
<b>TOTAL</b>			<b>10,631</b>	<b>988</b>



## 3rd floor

● Core

- South (indicative fit-out) – 2,098 sq ft / 195 sq m
- North (fully fitted) – 3,108 sq ft / 289 sq m



### South

Desks	18
Meeting rooms	02
Kitchenette	01
Phone booths	02

### North

Desks	30
Meeting rooms	02
Kitchenette	01
Phone booths	02

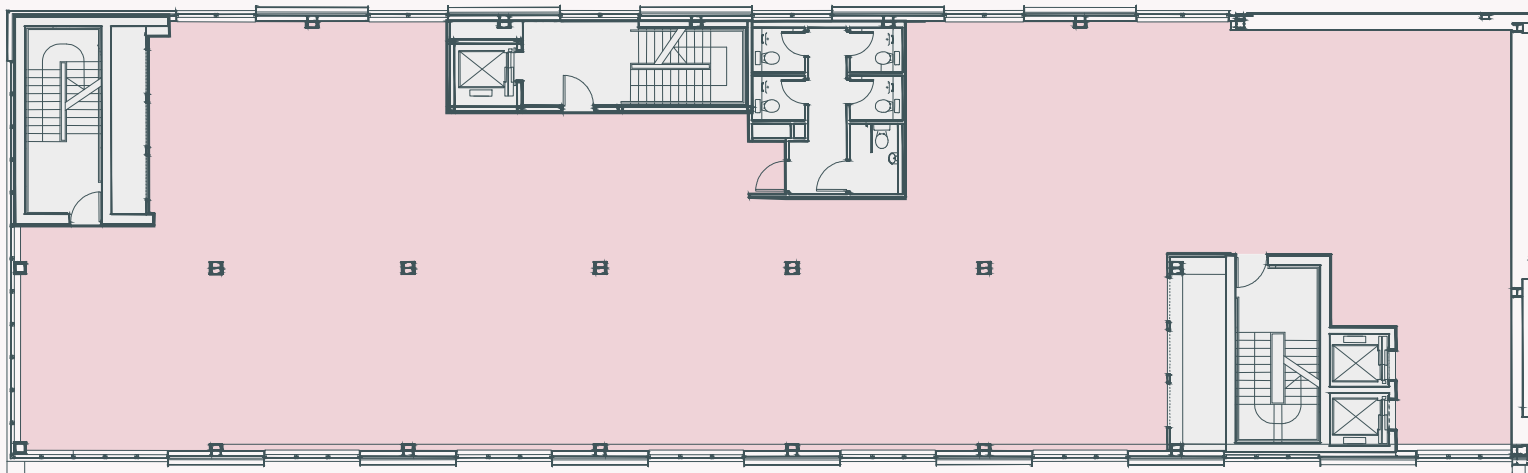
Not to scale.  
For indicative purposes only.



## 4th floor – CAT A condition

Office 5,425 sq ft / 504 sq m

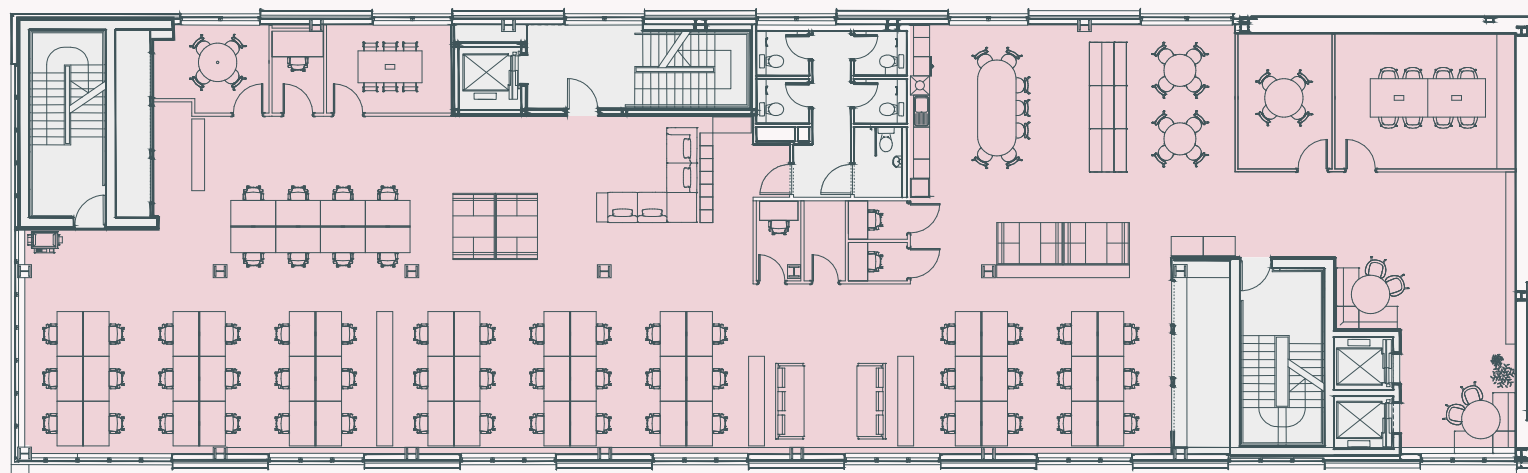
● Office ● Core



## 4th floor – indicative space plan

Office 5,425 sq ft / 504 sq m

● Office ● Core



Desks	56
Meeting rooms	04
Kitchen	01
Phone booths	04

Not to scale.  
For indicative purposes only.







View across Bermondsey Square, to the offices

# On the SQ.

Located at the southern end of Bermondsey Street, Bermondsey Sq. is a mixed use scheme situated around a landscaped public realm.

Bermondsey Sq. is home to one of London's largest antique markets, as well as a good mix of onsite amenities including Hej Coffee, The Bermondsey Square Hotel and Lokma Turkish Bar & Grill.



# SQ. mile

One of the South Bank's most vibrant and colourful destinations, Bermondsey Street – offers occupiers a rich mix of local amenities.

Bustling restaurant hotspots, independent cafés, late night bars and boutique shops – whatever the mood and whatever the time of day – the choice is never ending.



The Garrison



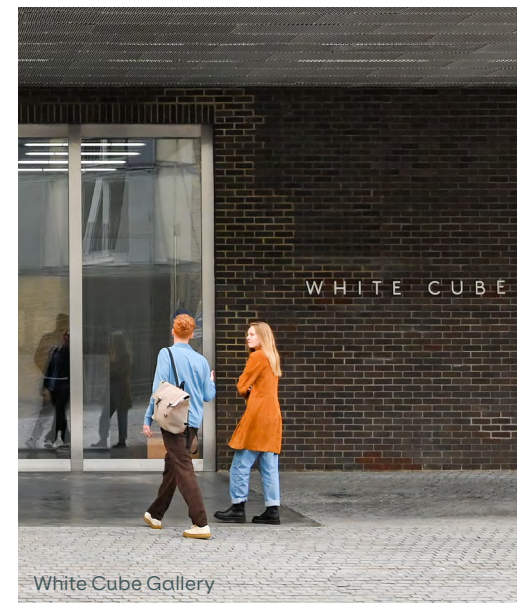
Bermondsey Antiques Market



Fuckoffee



Vinegar Yard



White Cube Gallery

# Beyond the SQ.

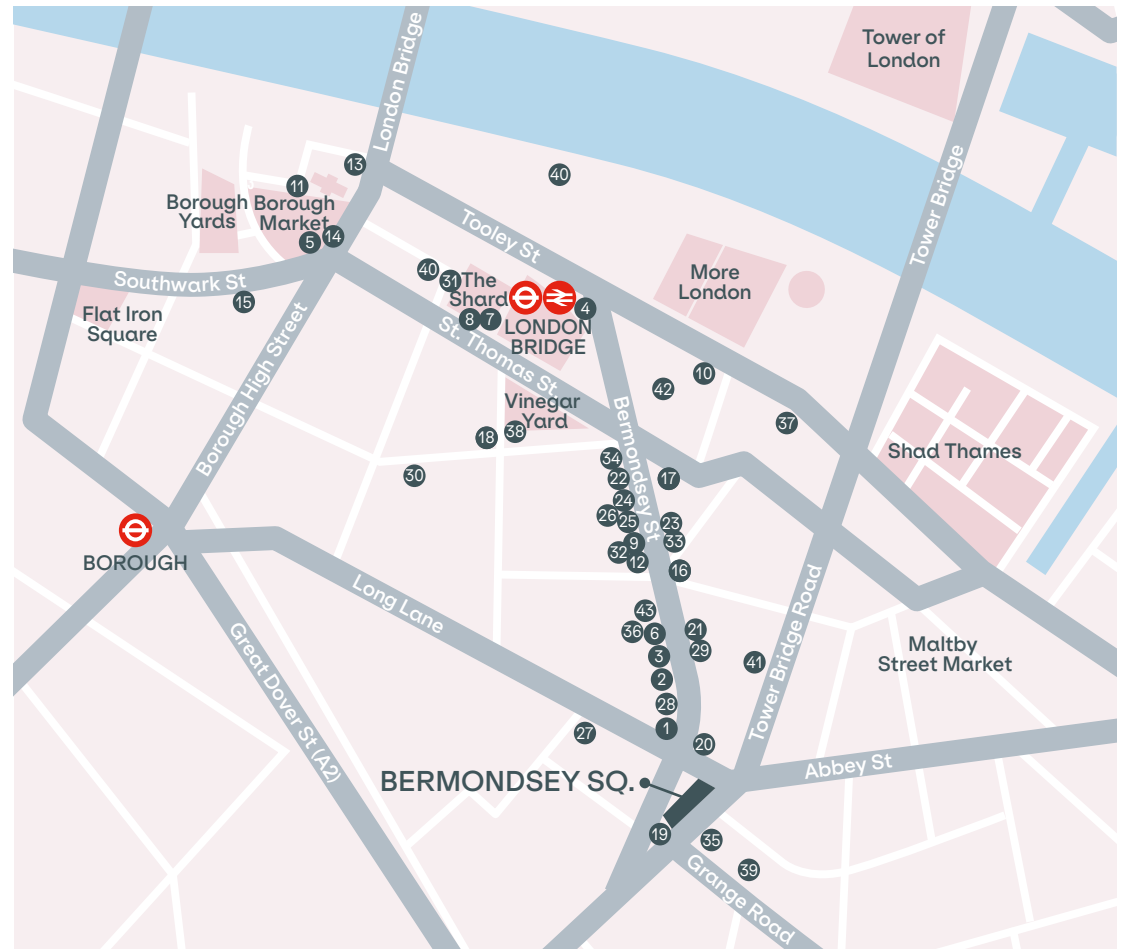
London Bridge Station is just a nine minute walk away from Bermondsey Sq. – providing access to mainline and underground services.

Move across the City with ease with Northern and Jubilee underground lines and access to Thameslink and national rail services for travel further afield. The station has recently undergone a major refurbishment and also provides 80,000 sq ft of new retail and leisure facilities.

## Connectivity

London Bridge			9 mins walk	
Borough			13 mins walk	
Bank			1 mins	
Waterloo			3 mins	
Moorgate			4 mins	
Bond Street			8 mins	

Journey times by foot are from building entrance. Journey times by tube are from London Bridge Station. Source: TFL



## Amenities

### Restaurants

1. Flour & Grape
2. Pizzaro
3. Baccalà
4. Pizza Pilgrims
5. Brindisa
6. Café Murano
7. Hutong
8. Oblix
9. Franco Manca

10. Santa Remedio
11. Hawksmoor
12. José
13. London Grind
14. Padella
15. Breakfast Club
16. Casse-Croûte
17. Kin + Duem
18. Trivet

### Coffee / Delis

19. Hej coffee
20. WatchHouse
21. Fuckoffee
22. Chapter 72
23. FelFel
24. Comptoir
25. B Street Deli
26. Eatalia
27. Fine Foods
28. Gail's

### Bars & Pubs

29. The Last Talisman
30. The Rose
31. Aqua Shard
32. Woolpack
33. The Garrison
34. Bermondsey Bar & Kitchen
35. Bermondsey Arts Club

### Gyms / Leisure

36. White Cube Gallery
37. Third Space
38. Vinegar Yard
39. F45 Training
40. Fitness First
41. Bermondsey Boxing Club
42. The Hidden Gym
43. Milo & the Bull

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# Further information

## Viewings

Strictly through the joint-sole letting agents.

## Terms

Upon application.

**USP.**

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**Oval**

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