

Three

DORSET RISE



Central London's quiet over-achiever

Office spaces from 4,538 - 20,599 sq ft

Supersede expectations

Some things don't need to be shouted about. Like Three Dorset Rise's central location and amazing views.

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

Understated but discerning.

Terrace



CGI for indicative purposes

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 create enthusiasm and momentum in both our occupiers and their staff.

The Result? A relaxed and inviting reception as well as Grade A workspace with an EPC B Rating.

CGI for indicative purposes



Fully fitted plug and play offices available

Energy



CGI for indicative purposes

The space brought to life

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.



CGI for indicative purposes

Sixth floor	CAT A+	4,538 sq ft
Fifth floor	CAT A+ / Space coming - Q1 2024	4,543 sq ft
Third floor	CAT A+ / Space coming - Q1 2024	4,546 sq ft
Second floor	Office space now let Business Lounge / Roof Terrace	
First floor	Office space now let	
The Garden Suite	CAT A+ / Space coming - Q1 2024	6,972 sq ft
Total		20,599 sq ft

The Garden Suite

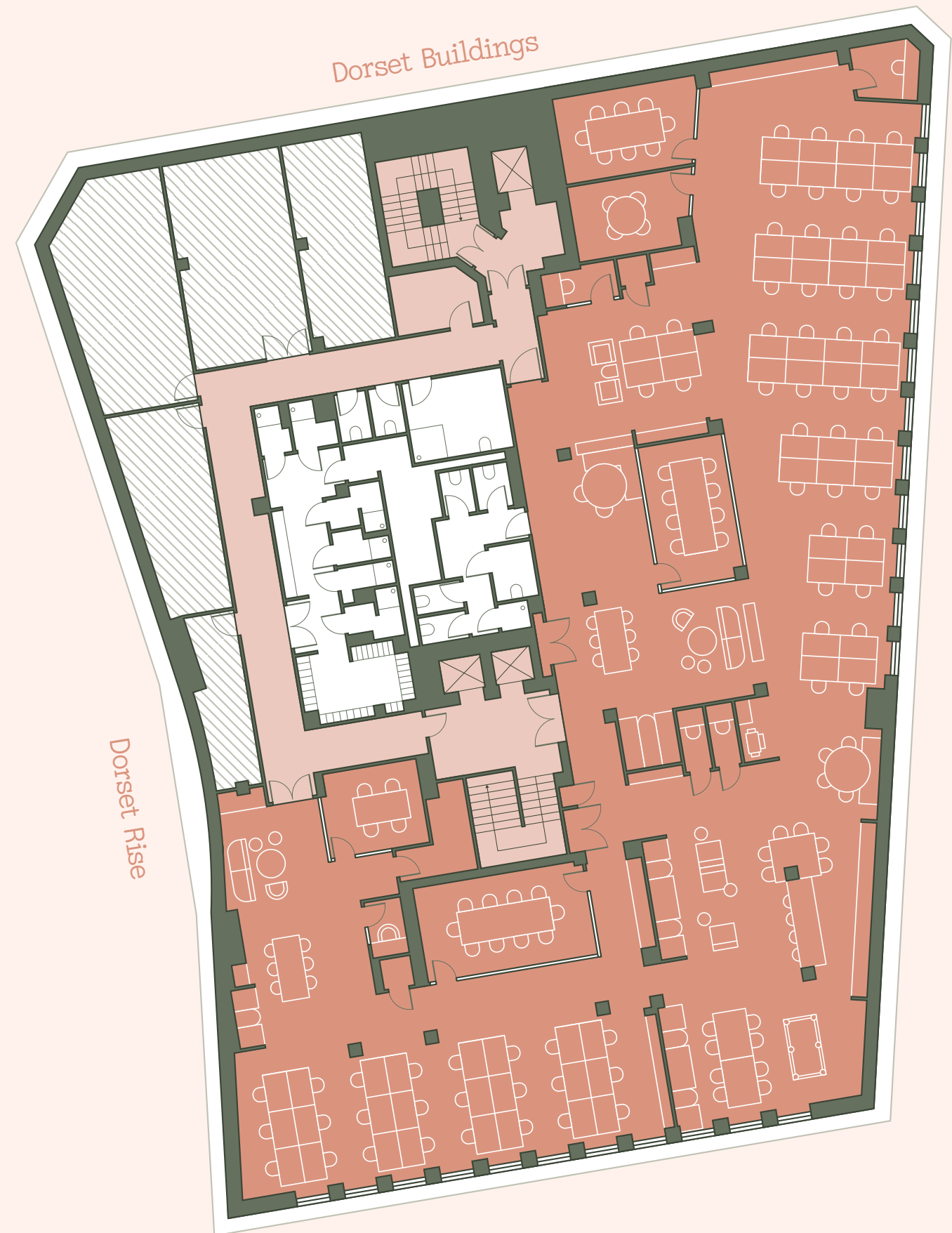
(Space coming - Q1 2024)

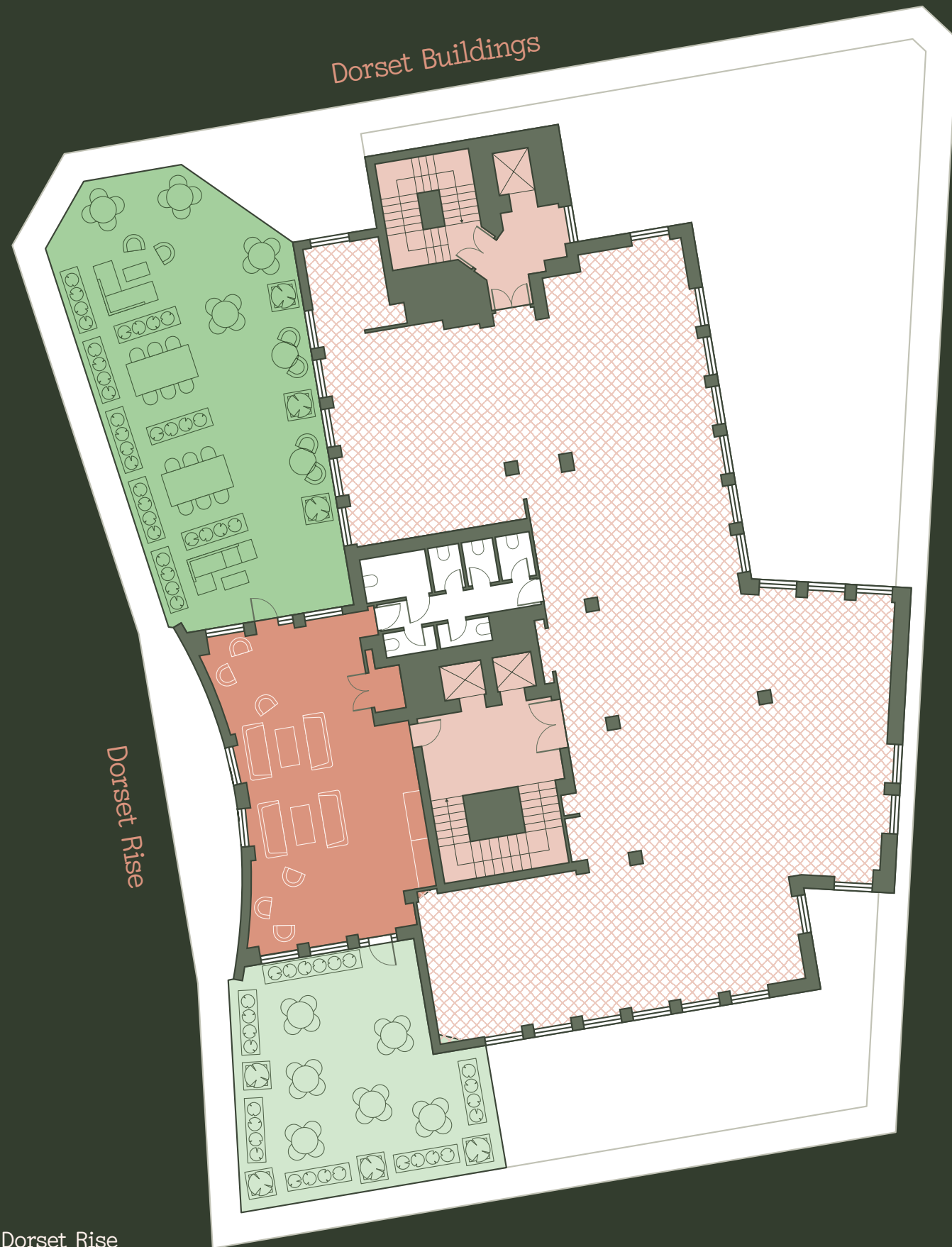
CAT A+

6,972 sq ft

66 Desks / 4 Meeting rooms / 6 Phone booths

- Office Space
- Communal Areas
- Service Areas





First floor (let)

Communal Terrace 1	1,270 sq ft
Communal Terrace 2	700 sq ft
Business Lounge	750 sq ft

-  Office Space (Let)
-  Communal Areas
-  Communal Terrace 1
-  Communal Terrace 2
-  Business Lounge
-  Toilets



Dorset Buildings

Dorset Rise



Third floor

(Space coming - Q1 2024)

CAT A+

4,546 sq ft

42 Desks / 4 Meeting rooms

- Office Space
- Communal Areas
- Toilets

Fifth floor

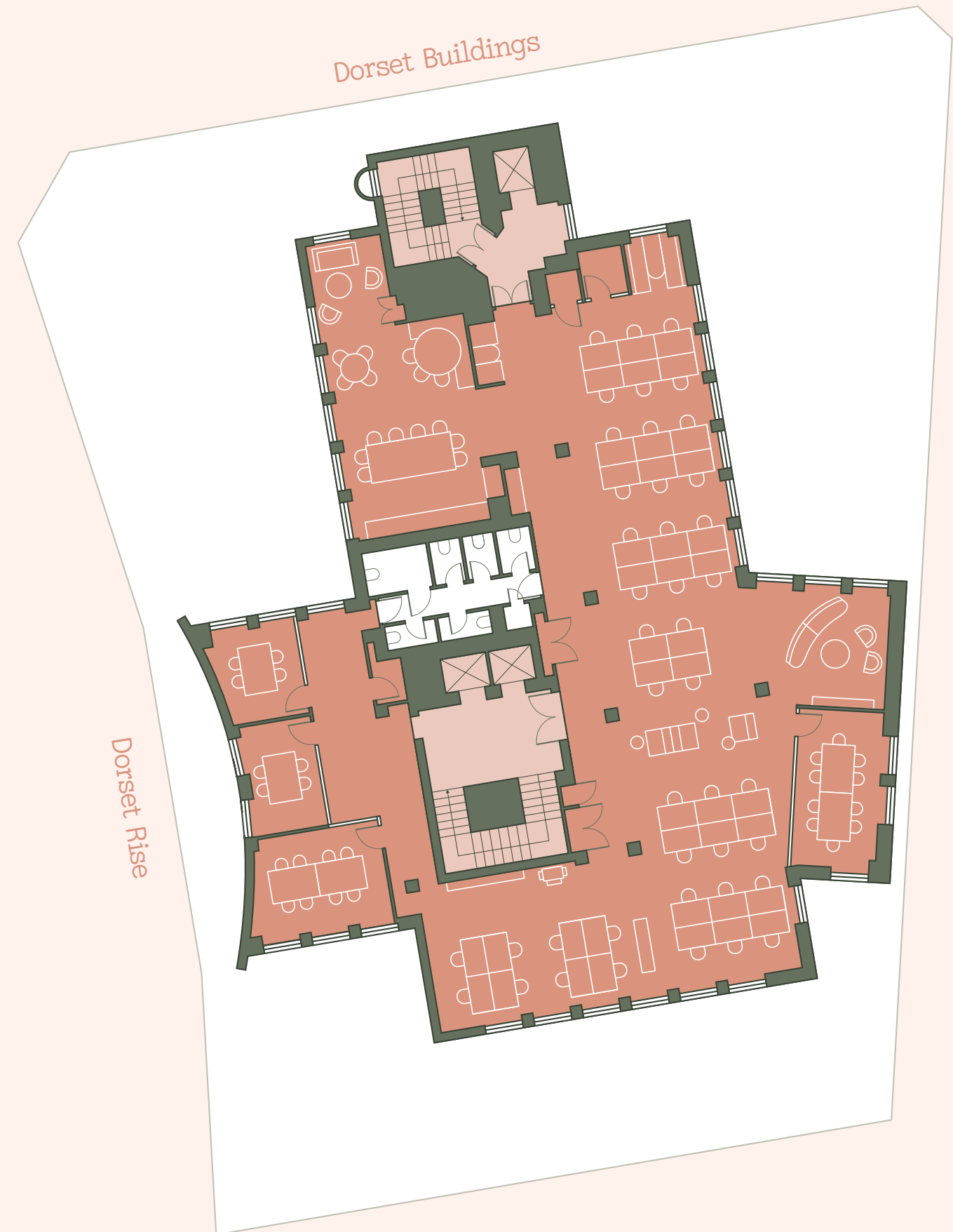
(Space coming - Q1 2024)

CAT A+

4,543 sq ft

42 Desks / 4 Meeting rooms

- Office Space
- Communal Areas
- Toilets





Dorset Buildings

Sixth floor

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 (80 bike spaces)
-  Bike repair station
-  Visitor bikes spaces
-  Brompton bike hire
-  Electric bike charging facilities



CGI for indicative purposes

Midtown

connected



In Midtown, connections abound.

Business connections that can unlock a world of opportunity for you and for your business over coffee or lunch. 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 quicker. 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

■ Hotels

- 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

■ Retail

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

■ Health

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

○ Stations

- 1. 1Rebel
- 2. Proathlon
- 3. Digma 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



Tube Stations (walk)

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



Overground Stations (walk)

City Thameslink	3 min
Blackfriars	4 min
Farringdon	12 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	47 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	42 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

One Bartholomew Close



Three Dorset Rise

Lift

your

expectations

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

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