



CONRAN  
BUILDING

SHAD  
THAMES

Become a custodian of quality and take space in a home that has made British design history.

15,988 sq ft of high quality, fully restored and highly sustainable, Thameside office space in London's newest listed building. Built by Sterling-prize winner Hopkins for David Mellor CBE, re-imagined by Sir Terence Conran, now updated and restored to design-led, contemporary office space by Squire & Partners.

# BETTER BY

15,988 SQ FT

6 FLOORS WITH THAMESIDE VIEWS

EXCEPTIONAL VIEWS OF TOWER BRIDGE, THE SHARD AND BEYOND

HIGHLY SUSTAINABLE, DESIGN-LED OFFICE SPACE

FULLY FITTED FLOORS, READY TO MOVE IN

DESIGN AND LAYOUT OPTIONS AVAILABLE FOR CAT A FLOORS

MANAGED OFFICE SOLUTION PROVIDED BY [KITT](#)





Sir Michael Hopkins

## HERITAGE WITHOUT QUESTION

Designed by Sir Michael Hopkins, built for David Mellor, re-imagined by Sir Terence Conran, now updated and restored to high quality contemporary office space by Squire & Partners.



Sir Terence Conran at home in the Conran Building

HOPKINS. MELLOR. CONRAN. SQUIRE.



David Mellor CBE at work in his studio

22 Shad Thames was designed by Sir Michael and Patty Hopkins and built in 1991 following a unique collaboration with designer David Mellor. Many non-structural elements were either hand made or hand finished by David Mellor, 'complementing the carefully crafted design, emphasising the separation of form and function.'

- Historic England

'The building is consciously made up of few elements and the aim was to refine their details as much as possible and express the construction of each component as fully as possible.'

- John Pringle

Michael Squire







CGI FOR INDICATIVE PURPOSES ONLY

Fifth floor

First floor



CGI FOR INDICATIVE PURPOSES ONLY



CGI FOR INDICATIVE PURPOSES ONLY

Second floor

## A PERFECTLY-DESIGNED HABITAT ACROSS SIX STUNNING STOREYS

Designed by Sir Michael and Patty Hopkins, 22 Shad Thames was constructed in 1991 as part of a unique collaboration with renowned designer David Mellor MBE.

Many of its non-structural features were personally hand-crafted or hand-finished by Mellor, enriching the meticulously designed space and underscoring the nuanced interplay between form and function.



CGI FOR INDICATIVE PURPOSES ONLY

Fifth floor roof terrace

Fourth & fifth floors



CGI FOR INDICATIVE PURPOSES ONLY

# SCHEDULE OF AREAS

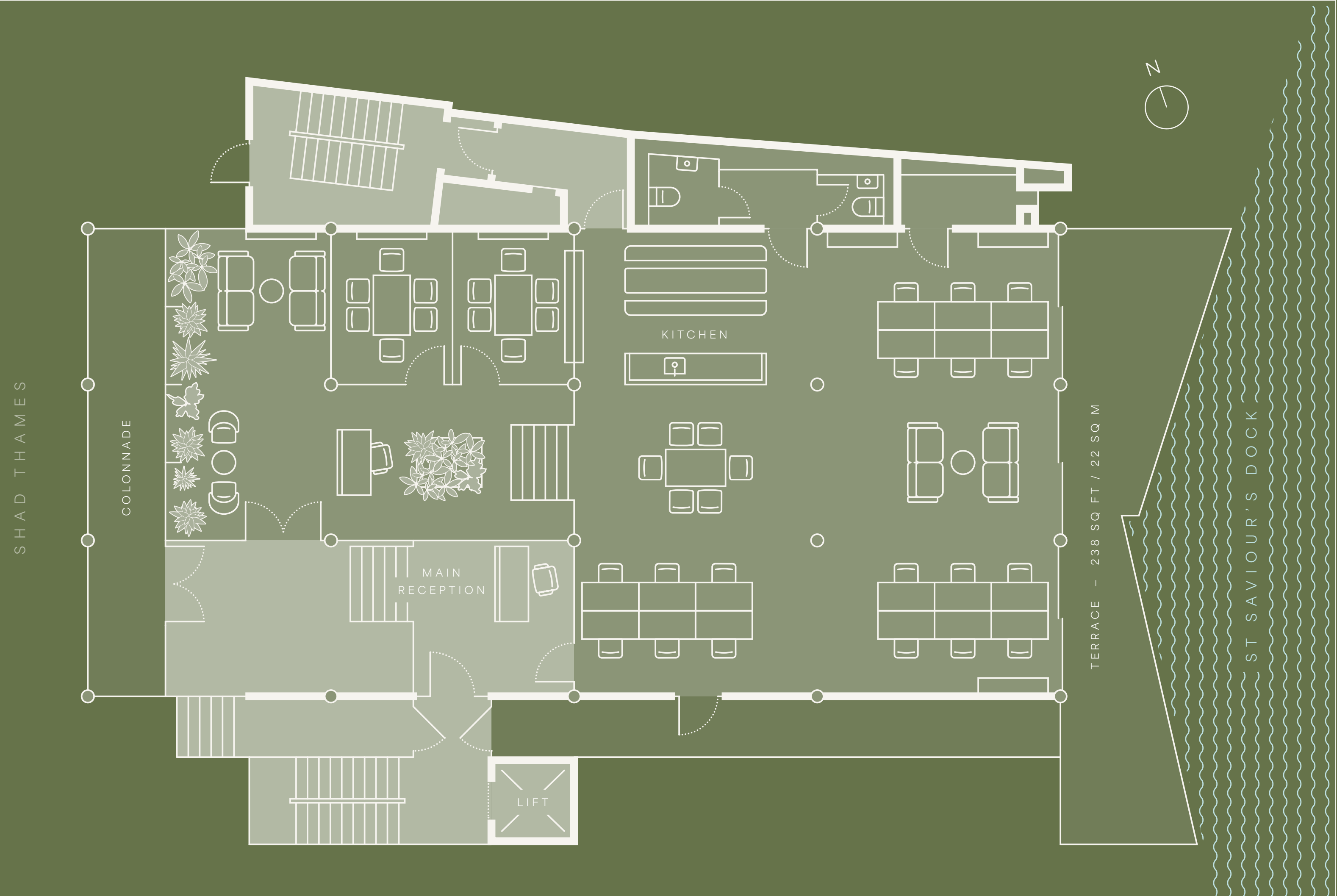
# FLOOR PLAN – THE MELLOR

CAT A+, FULLY FITTED WITH FURNITURE AND READY TO MOVE IN

FLOOR	SQ FT	SQ M	
DUPLICATE	FIVE	1,891	175
	FOUR	2,926	271
THREE	2,926	271	
TWO	2,926	271	
ONE	2,926	271	
<b>GROUND</b>	<b>2,258</b>	<b>209</b>	
<b>TOTAL</b>	<b>15,988</b>	<b>1,485</b>	

## SUMMARY SPECIFICATION

- Fully refurbished
- Full air conditioning (Daikin) and mechanical ventilation
- Natural ventilation capable via floor to ceiling sliding windows
- 1 passenger lift
- Fully fitted space
- Fibre enabled
- EPC Rating "B"
- Fully electric heating and cooling system
- High efficiency LED lighting throughout
- Concierge reception
- New WCs on every floor
- Seamless end of journey facilities – external ramp to basement cycle storage and shower rooms, straight into lift
- 5 showers (1 accessible)
- 24 lockers
- 20 cycle storage spaces
- 4 e-bike charging points
- Complimentary towel service
- Thameside terrace



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

# SCHEDULE OF AREAS

# FLOOR PLAN – THE SQUIRES

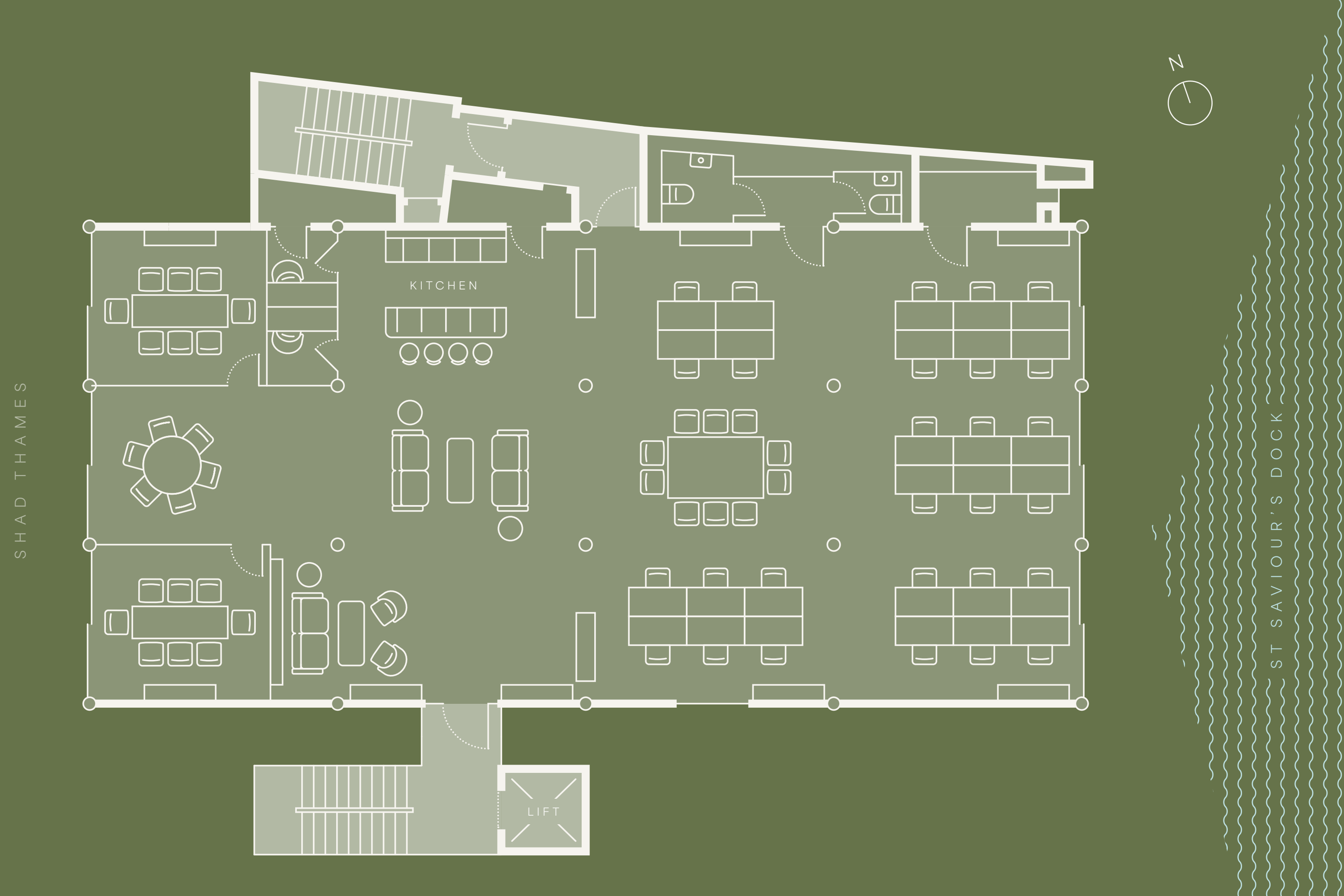
FLOOR	SQ FT	SQ M	
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TYPICAL OF FIRST, SECOND & THIRD FLOORS

FIRST FLOOR  
CAT A+, FULLY FITTED WITH FURNITURE & READY TO MOVE IN

SECOND FLOOR  
CAT A WITH TURNKEY DESIGN & LAYOUT OPTIONS AVAILABLE

THIRD FLOOR  
CAT A WITH DESIGN & LAYOUT OPTIONS AVAILABLE



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- High efficiency LED lighting throughout
- Concierge reception
- New WCs on every floor
- Seamless end of journey facilities – external ramp to basement cycle storage and shower rooms, straight into lift
- 5 showers (1 accessible)
- 24 lockers
- 20 cycle storage spaces
- 4 e-bike charging points
- Complimentary towel service
- Floor-to-ceiling sliding windows

FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY



# SCHEDULE OF AREAS

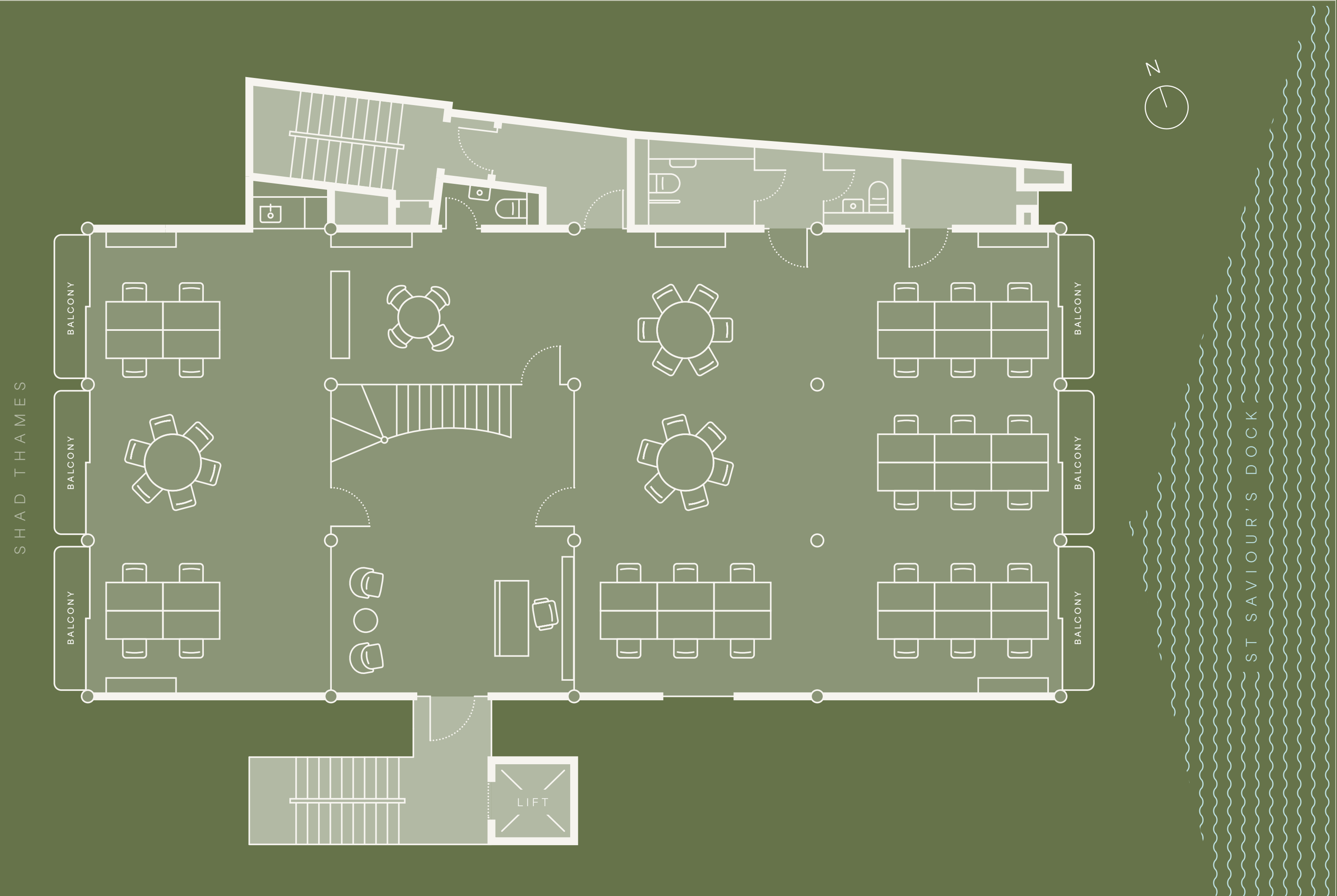
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- Natural ventilation capable via floor to ceiling sliding windows
- 1 passenger lift
- Fully fitted space
- Fibre enabled
- EPC Rating "B"
- Fully electric heating and cooling system
- High efficiency LED lighting throughout
- Concierge reception
- New WCs on every floor
- Seamless end of journey facilities – external ramp to basement cycle storage and shower rooms, straight into lift
- 5 showers (1 accessible)
- 24 lockers
- 20 cycle storage spaces
- 4 e-bike charging points
- Complimentary towel service
- Floor-to-ceiling sliding windows, with Juliet balconies



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

# SCHEDULE OF AREAS

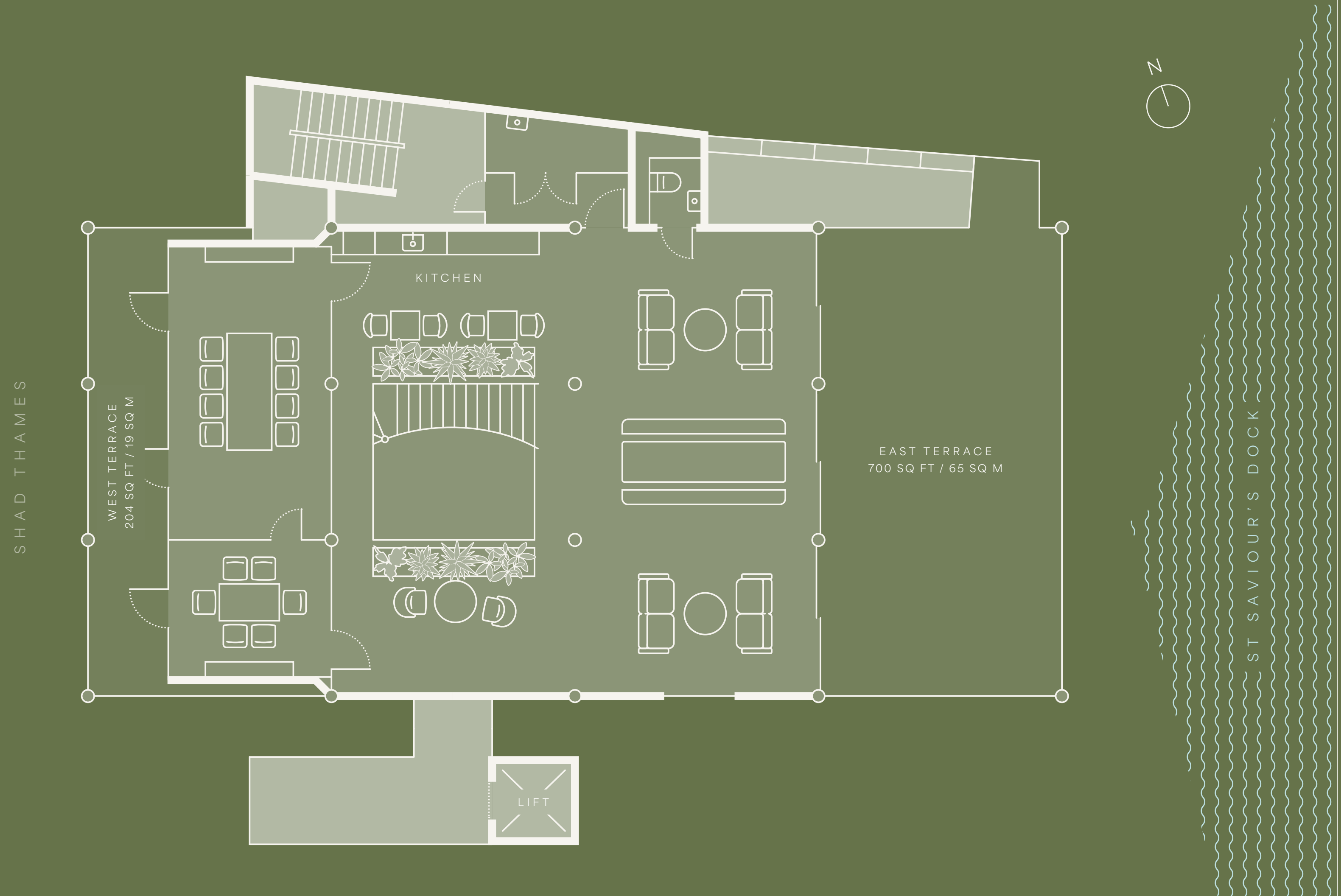
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- High efficiency LED lighting throughout
- Concierge reception
- New WCs on every floor
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- 5 showers (1 accessible)
- 24 lockers
- 20 cycle storage spaces
- 4 e-bike charging points
- Complimentary towel service
- East and west-facing terraces



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

SHAD THAMES.  
UNIQUE STREETS  
RICH WITH HISTORY..



ON THE DOORSTEP  
OF A LONDON ICON

Nestled alongside St Saviour's Dock, Shad Thames is a unique location with its cobble streets and Victorian warehouses lining the riverside. Formerly a bustling tea trade centre, it now hosts trendy eateries, boutique shops, and chic apartments, all set against the iconic Tower Bridge backdrop.

WEALTH OF AMENITIES  
A SHORT WALK AWAY

Restaurants	41
Cafés	10
Pubs & Bars	35
Gyms	6
Arts & Culture	19

# GET IN TOUCH



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Architect:



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