2,098 – 11,035 SQ FT
FULLY FITTED OR CAT A SPACE AVAILABLE

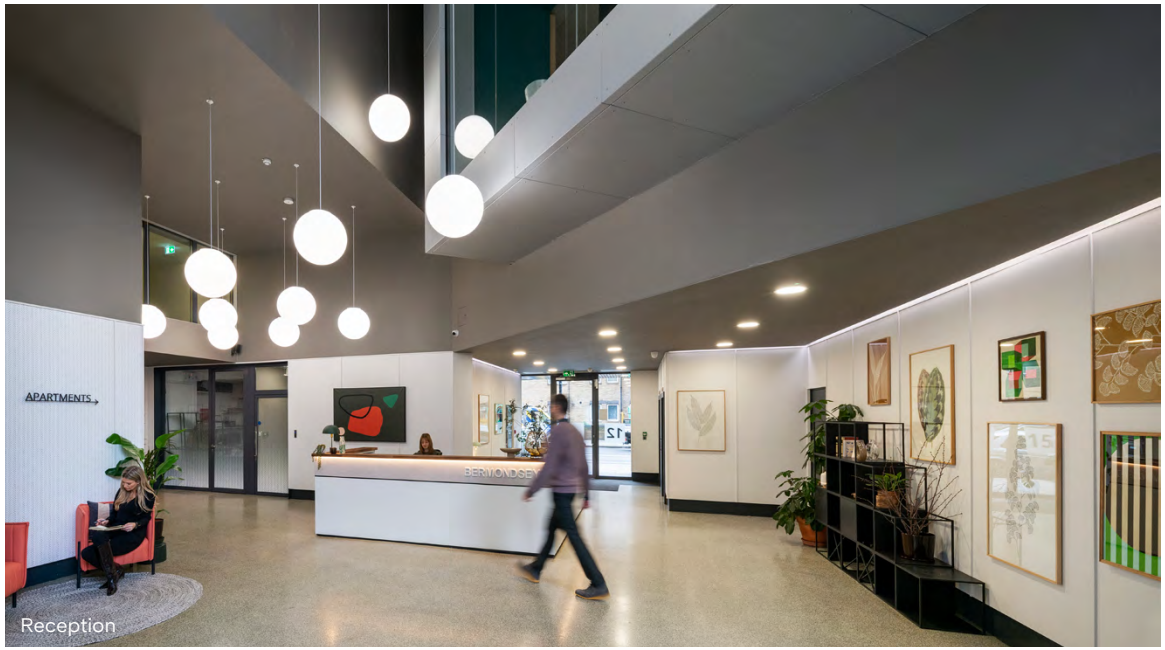
BERMONDSEY SQ.

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 - 11,035 sq ft currently available, with the part 2nd South and part 3rd North floors delivered as fully fitted space, whilst the part 2nd North and part 3rd South floors are offered in a CAT A condition with plans to fit out.



Reception


3rd floor North breakout space


3rd floor North welcome area



3rd floor North workstations

Space SQ.[2]

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

The fully fitted 2nd floor South and 3rd floor North are 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 2nd floor North 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.



3rd floor North meeting room

Floor	Office	Status	sq ft	sq m
3rd	South	CAT A (Option for fully fitted)	2,098	195
	North	Fully fitted	3,042	283
2nd	South	Fully fitted	3,239	301
	North	CAT A (Option for fully fitted)	2,656	247
TOTAL			**11,035**	**1,026**

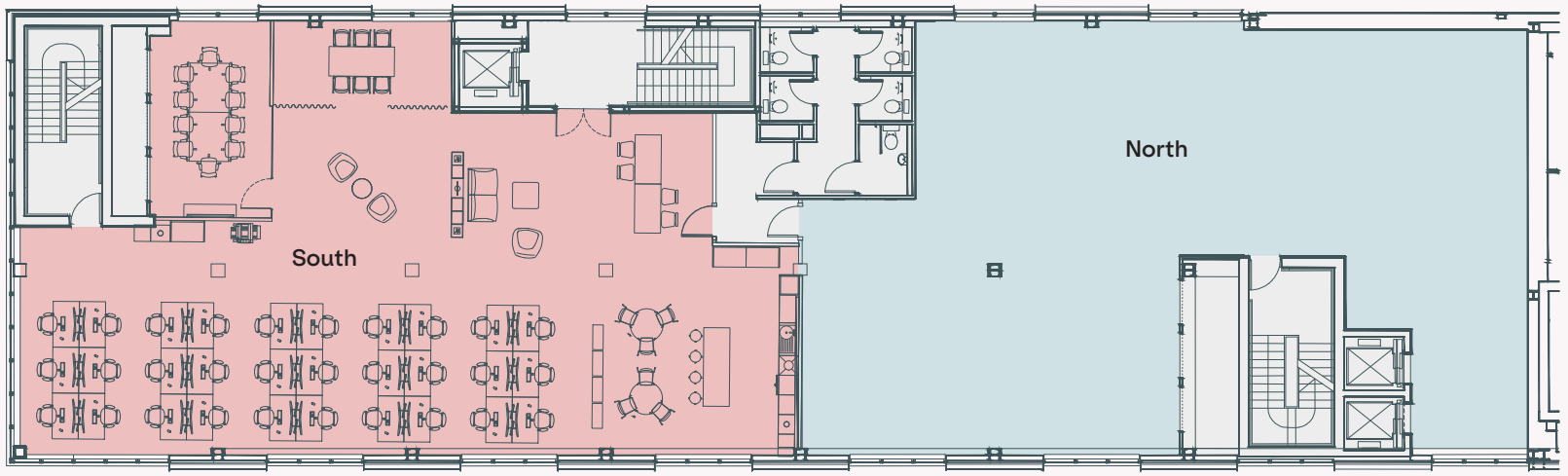
Summary specification

- Fully fitted 2nd South & 3rd North
- CAT A 2nd North & 3rd South
- Air conditioning
- Accessible raised floors
- Newly refurbished
- Commissionaire
- Suspended LED lighting
- Shower facilities and bike racks

2nd floor

Core

South (fully fitted) 3,239 sq ft / 301 sq m
North (CAT A) 2,656 sq ft / 247 sq m

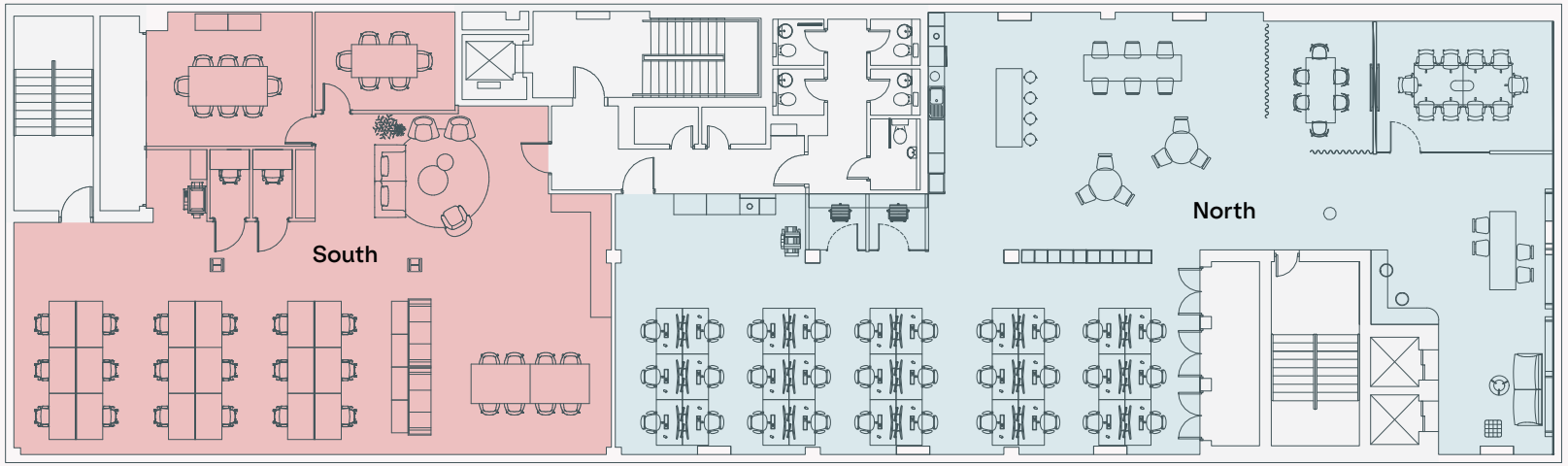


South	
Desks	30
Meeting rooms	02
Kitchenette	01
Collaboration zone	01

3rd floor

Core

South (indicative fit-out) – 2,098 sq ft / 195 sq m
North (fully fitted) – 3,042 sq ft / 283 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.



3rd floor North kitchen and breakout



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.


Bermondsey Street


Bermondsey Antiques Market






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.

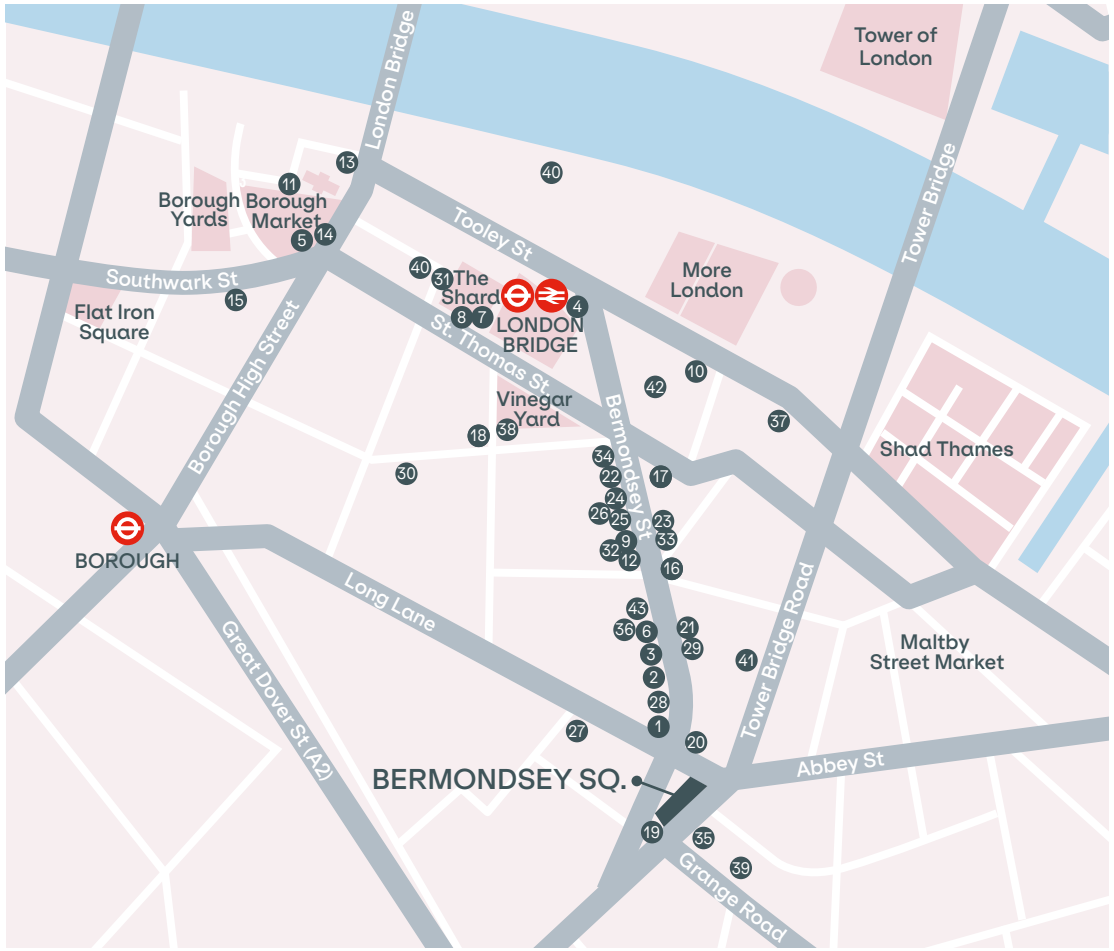
London Bridge Station is just a nine minute walk away from Bermondsey Sq. – providing access to mainline and underground services.

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

Further information

Viewings
Strictly through the joint-sole letting agents.

Terms
Upon application.

Luke Austerberry
07921 406 291
luke@usp.london

Matthew Causer
07990 975 969
matthew@usp.london

Jack Rose
07590 814 753
jack.rose@rx.london

Jack Moates
07494 232 394
jack.moates@rx.london

bermondseysquare.london

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