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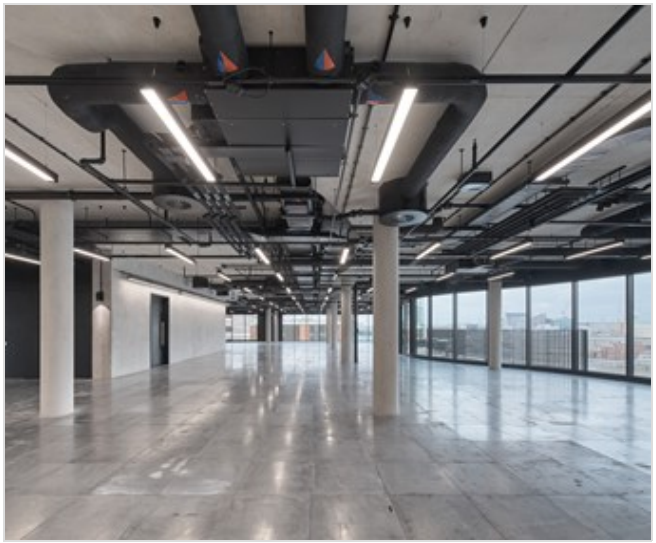
TIDE
8 Emerson Street
London SE1 9EA

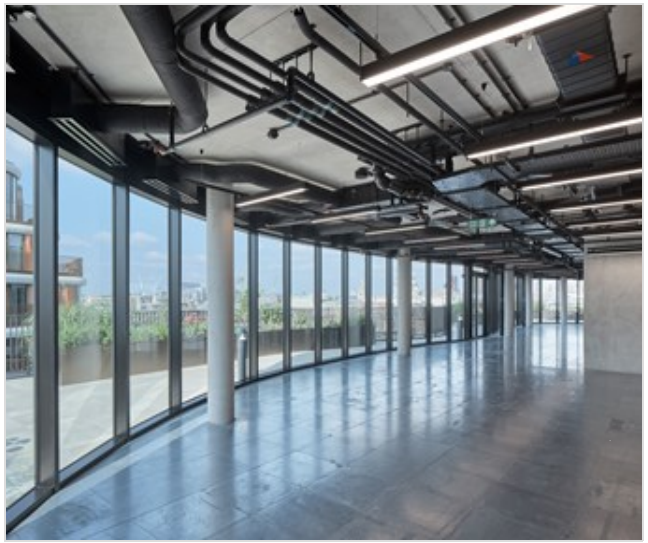
OFFICES TO RENT

11,668 - 39,594 SQ FT

usp.london
020 3757 7777







TIDE, 8 Emerson Street, London, SE1 9EA

Description

A brand new workplace on the banks of the Thames

Designed by Squire & Partners, TIDE offers 145,000 sq ft of sustainably built and operated workspace, situated at the corner of Emerson Street and Park Street in the heart of London's buzzing Bankside.

With typical floor plates of 14,000 sq ft and over 13,000 sq ft private terraces and shared roof gardens.

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TIDE, 8 Emerson Street, London, SE1
9EA

Accommodation

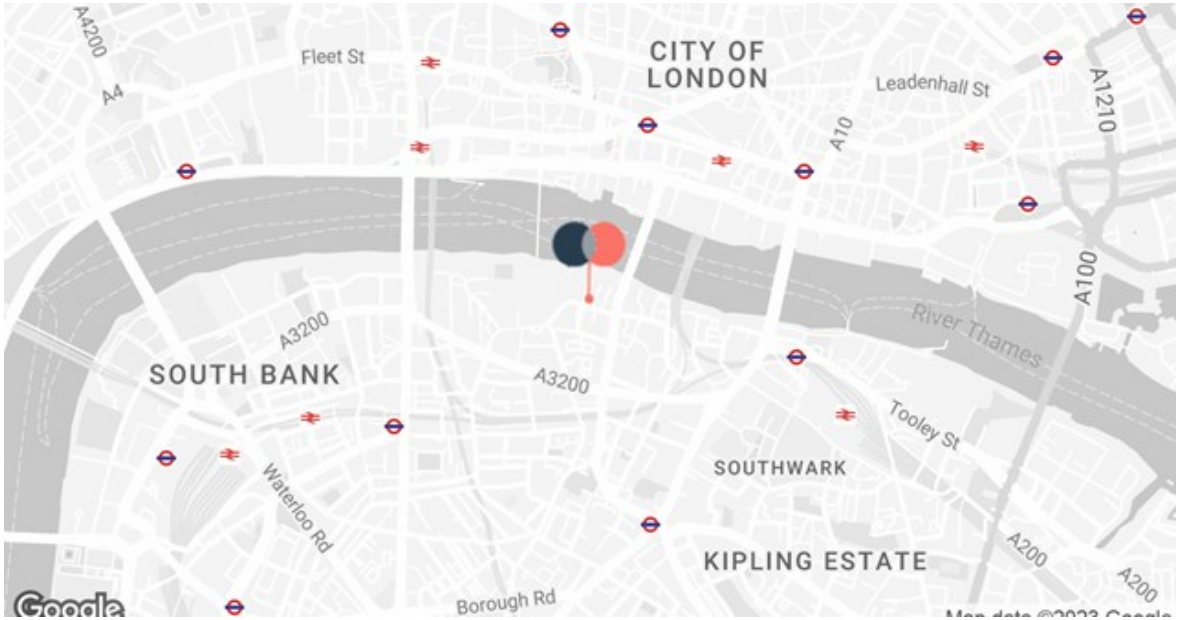
Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
9th Floor	Available	11,668		£107.50	
8th Floor	Under Offer	13,650		POA	
6th Floor	Under Offer	14,004		POA	
5th Floor	Available	13,944		POA	
4th Floor	Available	13,982		£85.00	
TOTAL		67,248			

Amenities

Located in the heart of Bankside	13,000 sq ft of private terraces and shared roof gardens
Designed by Square & Partners	Net Zero Carbon in construction and operation
14,000 sq ft floor plates	Openable windows
284 cycle space	28 showers







Location

Bankside is the home of London's thriving food and drink scene. Gastro highlights include: Borough Market, Flat Iron Square and Borough Yards – all just a few minutes walk away.

Further Information

A new lease is available directly from the landlord.

Rent

£85 - £107.50 per sq ft

Rates

TBC

Service Charge

£12.87 per sq ft

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 05/06/2025