16 & 17 HATFIELDS

South Bank / SE1

17 Hatfields / 5,322 – 32,958 sq ft
16 Hatfields / 4,360 – 8,773 sq ft

REIMAGINED SPACE

16 & 17 Hatfields are a listed Edwardian former printing works, set within a vibrant South Bank location.

The two buildings offer a range of accommodation from 4,360 sq ft in No.16 up to the entirety of No.17 which comprises 32,958 sq ft.

CAT A OR FULLY FITTED OPTIONS AVAILABLE

REFURBISHED EDWARDIAN FORMER PRINTING WORKS



17 Hatfields 3rd floor



Façade onto Hatfields



17 Hatfields 3rd floor

OPEN PLAN

The refurbished floors offer flexible and bright workspaces, promoting occupier well-being and promoting productivity.

SPACE THAT WORKS

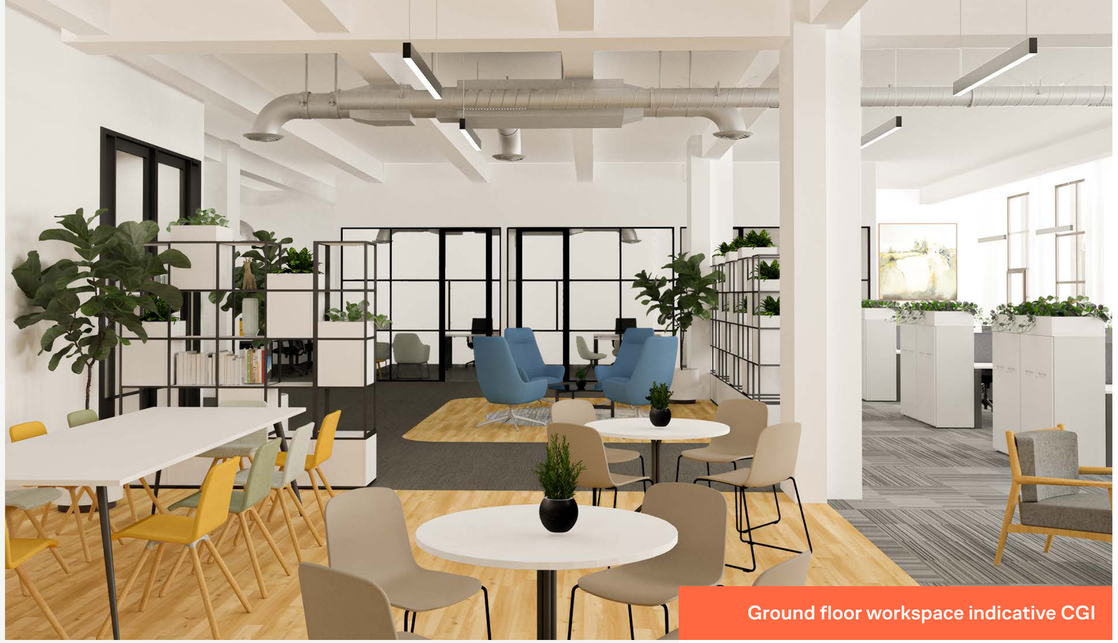
16 & 17 Hatfields offers occupiers flexibility in how the space can be taken to suit individual business needs.

Available on a floor by floor basis, the floors can be taken either in CAT A condition or fully fitted – as demonstrated in the images on this page.

CAT A

OR

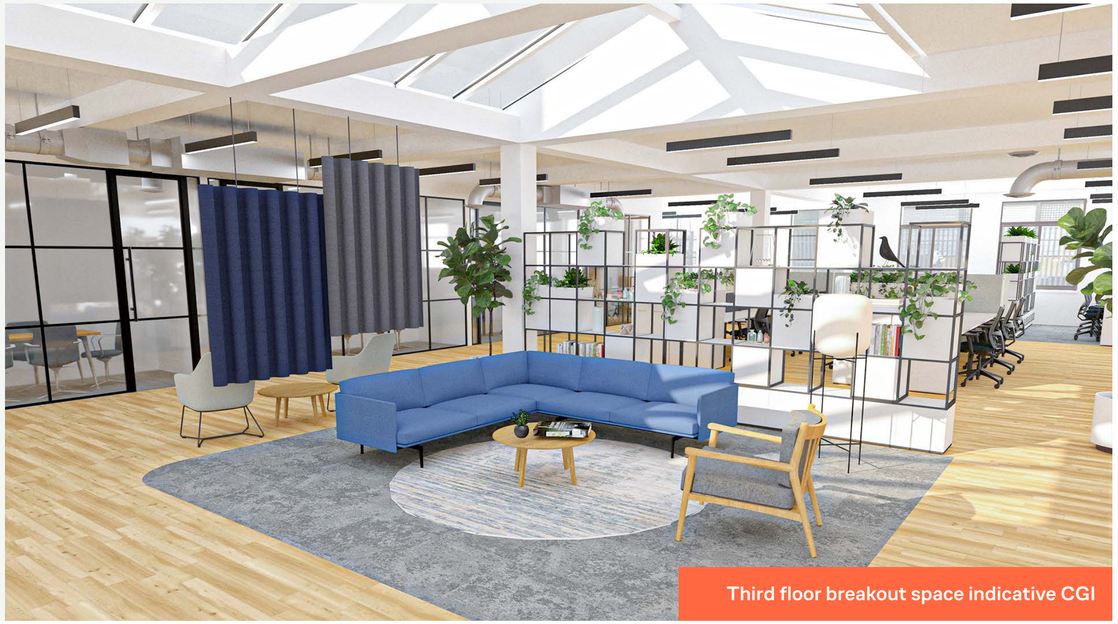
FULLY FITTED



Ground floor workspace indicative CGI



Ground floor indicative reception CGI



Third floor breakout space indicative CGI

SPECIFICATION

Considered design and specification details throughout provide a space meeting the needs of contemporary occupiers.



16 Hatfields 3rd floor

EXPOSED CONCRETE FINISHES

NEW LED LIGHTING

2 X PASSENGER LIFTS IN BOTH BUILDINGS

NEW BIKE AND SHOWER FACILITIES

EPC B

RAISED FLOORS

EXCELLENT FLOOR TO CEILING HEIGHTS

EXCELLENT NATURAL LIGHT

FIVE MINUTES WALK TO BLACKFRIARS STATION

PRIME SOUTH BANK LOCATION



16 Hatfields 3rd floor

17 HATFIELDS FLOOR PLANS

Floor	Sq Ft	Sq M
Third	7,142	663.5
Second	6,787	630.5
First	7,050	655.0
Ground	6,657	618.5
Lower Ground	5,322	494.4
Total	**32,958**	**3,061.4**

17 HATFIELDS GROUND FLOOR SPACE PLAN

6,657 sq ft (618.5 sq m)



Open plan workstation	42
Private office	2
10 person meeting room	1
Agile working seats	8
Collaboration areas	3
Kitchenette & breakout space	1
Reception	1

17 HATFIELDS THIRD FLOOR SPACE PLAN

7,142 sq ft (663.5 sq m)



Open plan workstation	42
Private office	2
10 person meeting room	1
Agile working seats	8
Collaboration areas	3
Kitchenette & breakout space	1
Reception	1

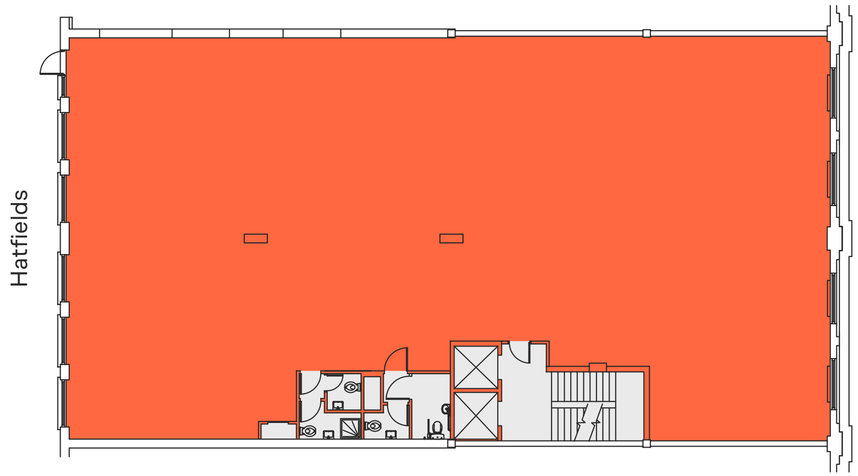
Floor plans not to scale.
For indicative purposes only

16 HATFIELDS FLOOR PLANS

Floor	Sq Ft	Sq M
Third	4,360	405.1
Second	4,413	410.0
Total	**8,773**	**815.1**

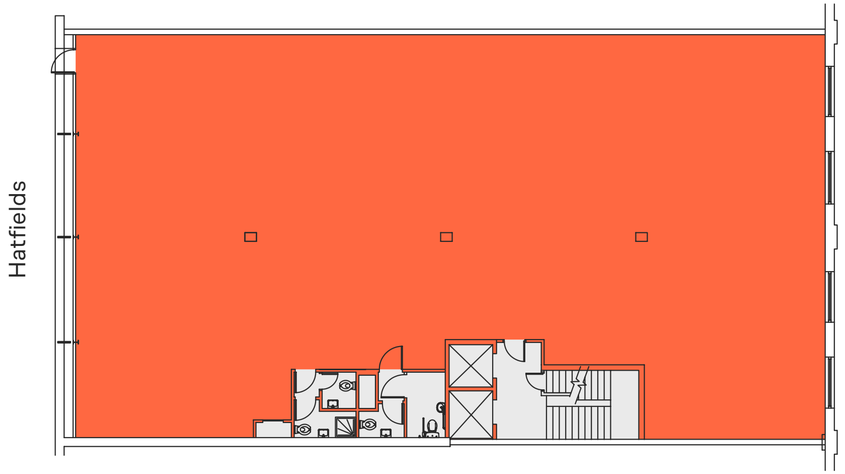
16 HATFIELDS SECOND FLOOR PLAN

4,413 sq ft (410.0 sq m)



16 HATFIELDS THIRD FLOOR PLAN

4,360 sq ft (405.1 sq m)



Office Core

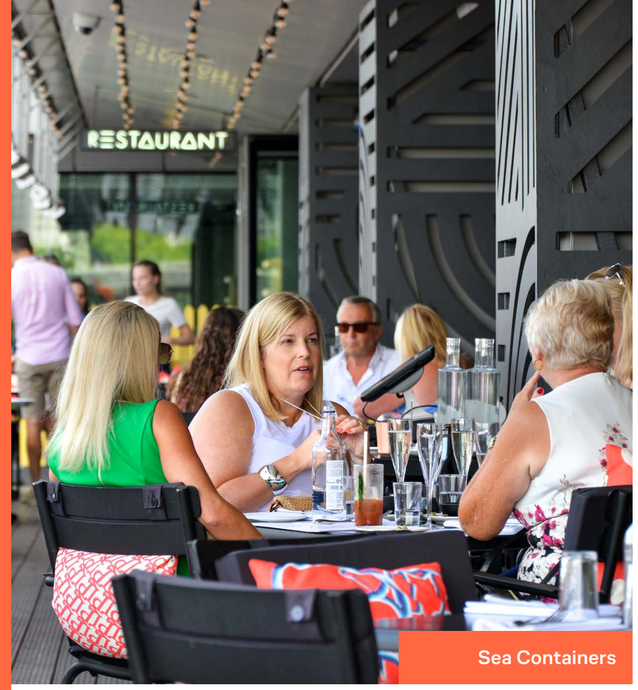
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Floor plans not to scale.
For indicative purposes only

EXPLORE THE NEIGHBOURHOOD

16 & 17 Hatfields are situated at the heart of London's fashionable South Bank.

Occupiers have access to an excellent and diverse mix of cafés, bars, restaurants and street food favourites. Celebrated destinations include Borough Market, Borough Yards and Flat Iron Square – for those looking for a cultural fix, Tate Modern, Shakespeare's Globe and the South Bank Centre are all close by.



Sea Containers

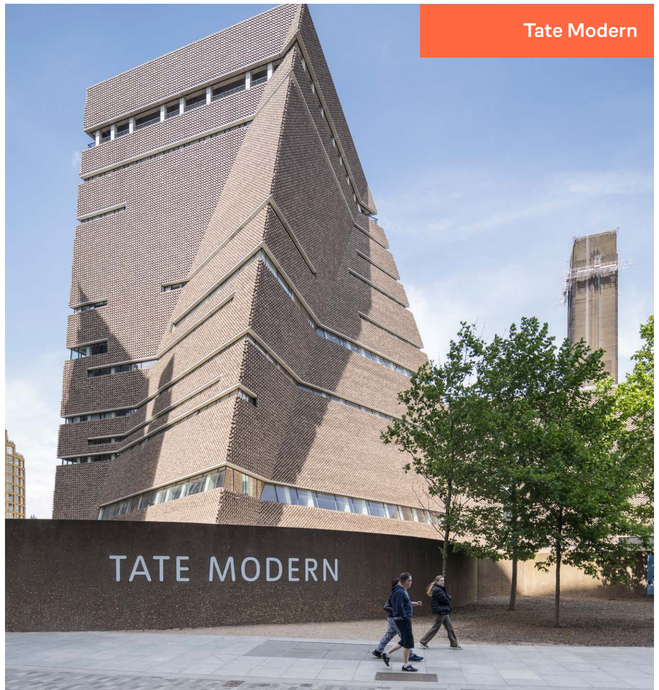


Southbank Centre

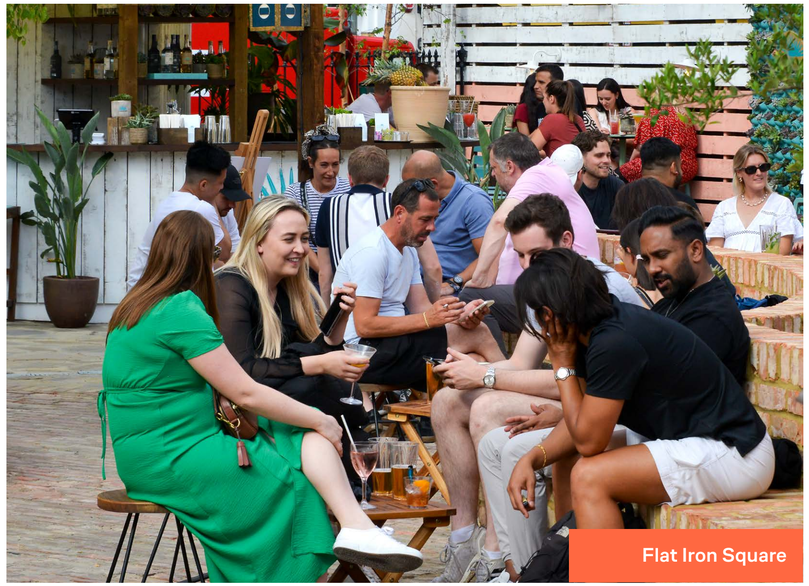

Old Union Yard Arches



Borough Market



Tate Modern


Flat Iron Square

HERE, THERE & EVERYWHERE

The building's location offers excellent access to the London and wider national transport network.

Blackfriars mainline station is a five minute walk away with London Bridge and Waterloo mainline station within easy reach. Southwark underground station is also within a three minute walk.

KEY STATION WALK TIMES (from the building in mins)

03	05	07	15
Southwark	Blackfriars	Waterloo	London Bridge

Travel times source: tfl.gov.uk



Borough Yards

AMENITIES

BARS, PUBS & RESTAURANTS

1 Bala Baya
2 Bar Elba
3 Bao Borough
4 BaoziInn
5 Bread Street Kitchen
6 Beer Hawk
7 Caravan
8 Casa Do Frango
9 Fountain & Ink
10 Hawksmoor
11 Honest Burgers
12 Mc & Sons.
13 Oseyo
14 O'ver
15 Padella
16 Roast
17 Seabird
18 Tas
19 The Anchor & Hope
20 The Breakfast Club
21 The Charlotte
22 The Table
23 Tonkotsu
24 Wright Brothers

HOTELS

25 Citizen M
26 Hilton
27 Ibis
28 Novotel
29 Premier Inn
30 Sea Containers
31 Shangri-La
32 The Hoxton

COFFEE

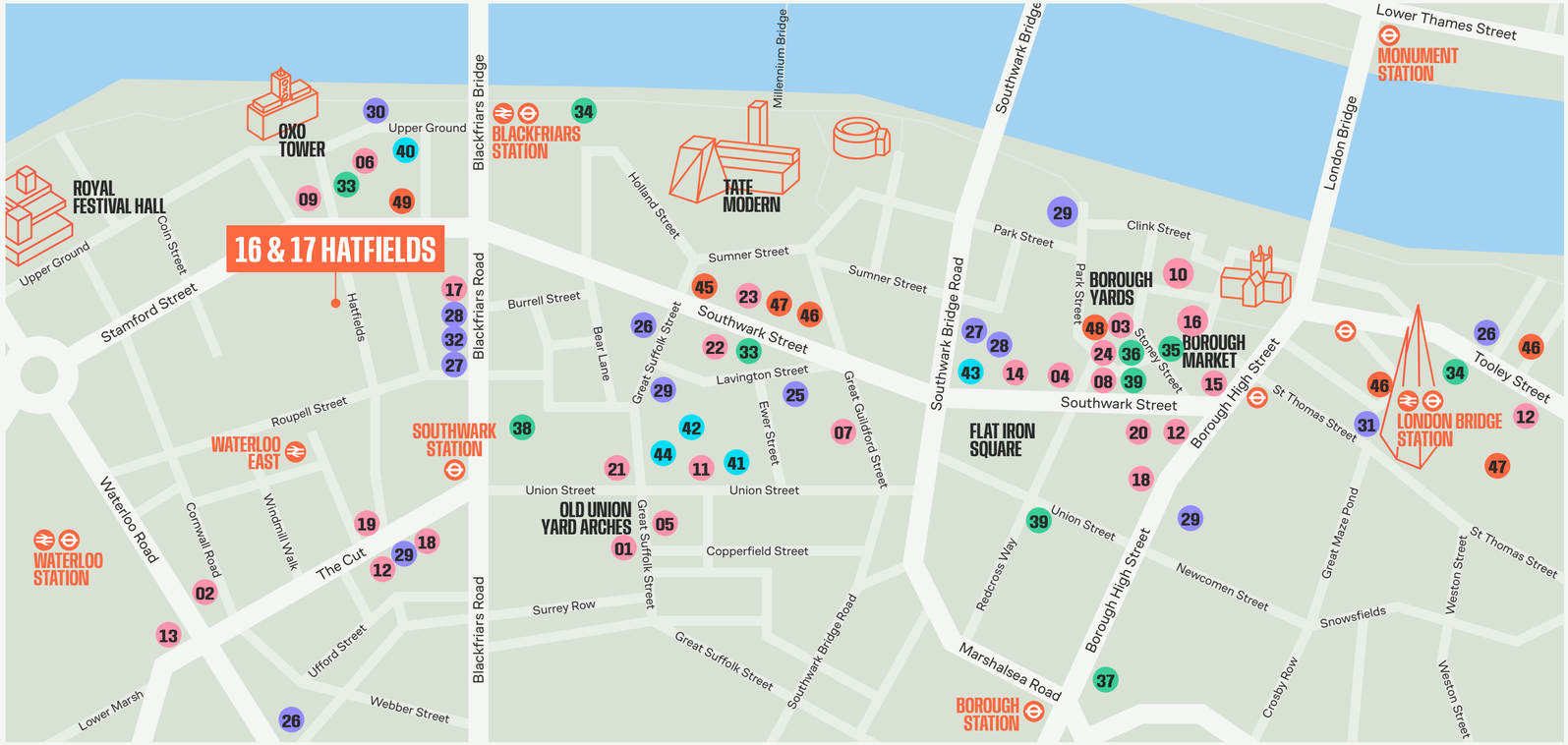
33 Black Sheep Coffee
34 FCB Coffee
35 Flat Cap Coffee
36 Monmouth
37 Mouse Tail Coffee Stories
38 Origin
39 The Gentlemen Baristas

GYMS

40 1Rebel
41 CrossFit
42 Fitness4Less
43 F45
44 The Ring Boxing Club

RETAIL

45 Amazon Fresh
46 M&S Simply Food
47 Oliver Bonas
48 Paul Smith
49 Waitrose



WANT TO KNOW MORE?

VIEWINGS

Please contact
the sole letting agent.

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Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2024.

Designed by Cre8te – 020 3468 5760 – cre8te.london

