THE RISBOROUGH | SE1





WORK YOUR WAY AT THE RISBOROUGH

17-21 Risborough Street, London, SE1 0HG

Feel inspired in this brand new stylish and sustainable workspace, created with people and the planet at the forefront of mind.

Located in the heart of London's famous South Bank, The Risborough offers approx. 14,500 sq ft of flexible office space set across seven floors of between 1,023 - 2,325 sq ft. Fully fitted and furnished floors are ready for immediate occupation with open plan floors allowing bespoke occupier fit out.

The Risborough is all about enhancing everyday lives, inspiring people to feel healthier and happier. Because we believe when you feel great, you do great.



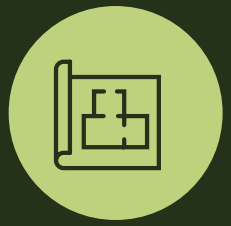
5 MAJOR TRANSPORT HUBS NEARBY



PRIVATE ROOF TERRACE ON 6TH FLOOR



FULLY FITTED & FURNISHED FLOORS AVAILABLE



COLUMN FREE FLOOR PLATES



PASSENGER LIFT



SECURE CYCLE STORAGE FOR 42 BIKES



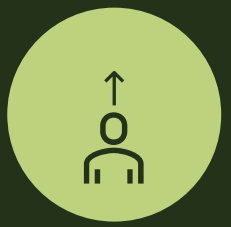
SHOWERS



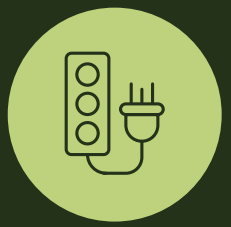
OPENABLE WINDOWS



AIR CONDITIONING



OUTSTANDING FLOOR TO CEILING HEIGHTS OF 3.2M



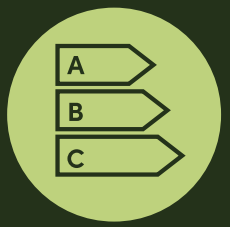
RAISED FLOORS, PRE-INSTALLED POWER & DATA



TARGET BREEAM 'EXCELLENT'



TARGET WIREDSCORE PLATINUM



TARGET EPC 'A RATING'



Sixth floor	1,793 sq ft	166.6 sq m	LET
Fifth floor	2,317 sq ft	215.3 sq m	LET
Fourth floor	2,323 sq ft	215.8 sq m	LET
Third floor	2,323 sq ft	215.8 sq m	Fully fitted
Second floor	2,323 sq ft	215.8 sq m	Fully fitted
First floor	2,312 sq ft	214.8 sq m	Fully fitted
Ground floor	1,019 sq ft	94.7 sq m	Cat A
Total	**14,411 sq ft**	**1,338.8 sq m**	



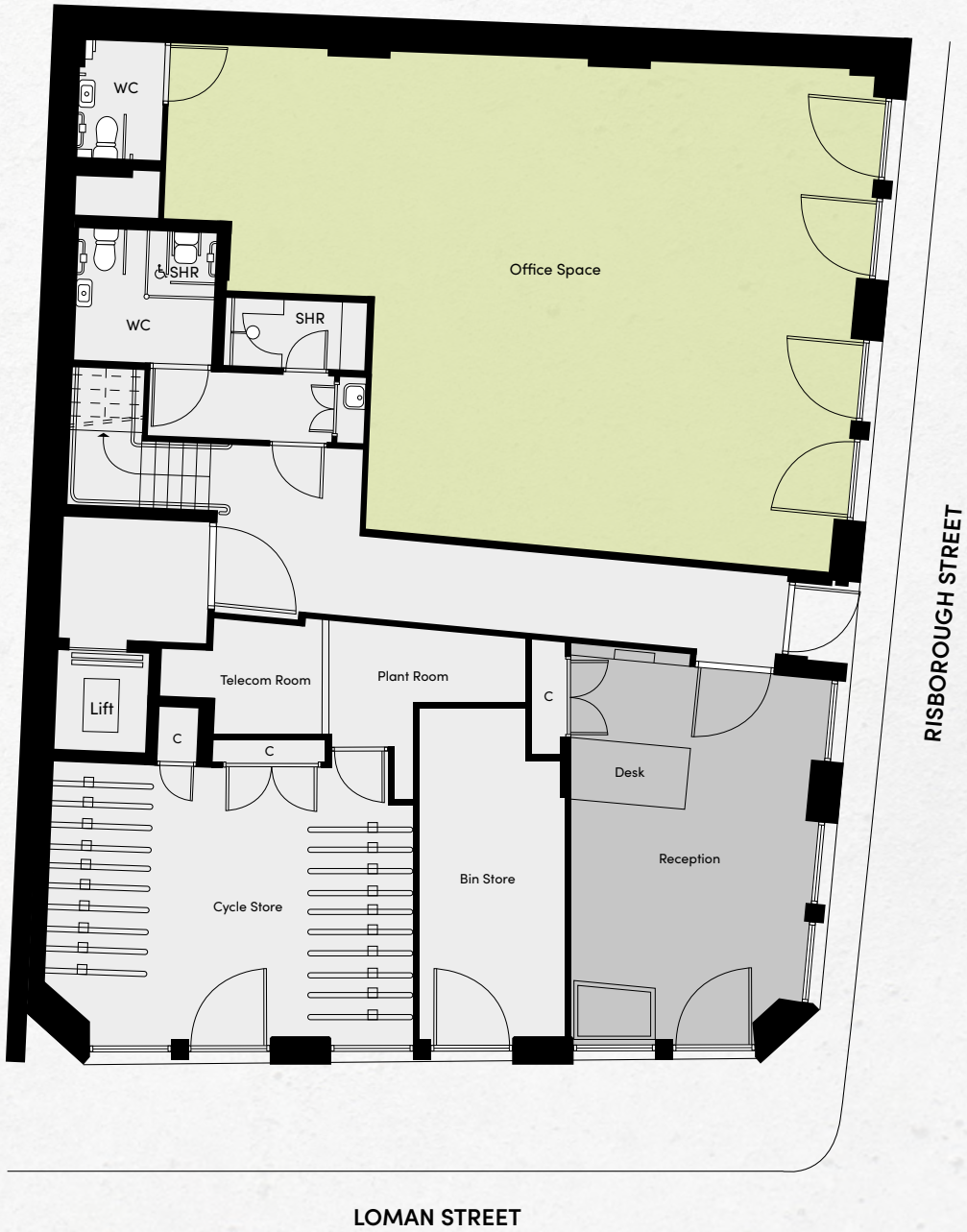
Reception





G

1,019 sq ft
94.7 sq m





First floor break-out


SnackFully


An industrial, light and
playful space to get creative
and do your best work



First floor collab space

Simple spaces, designed to work around you



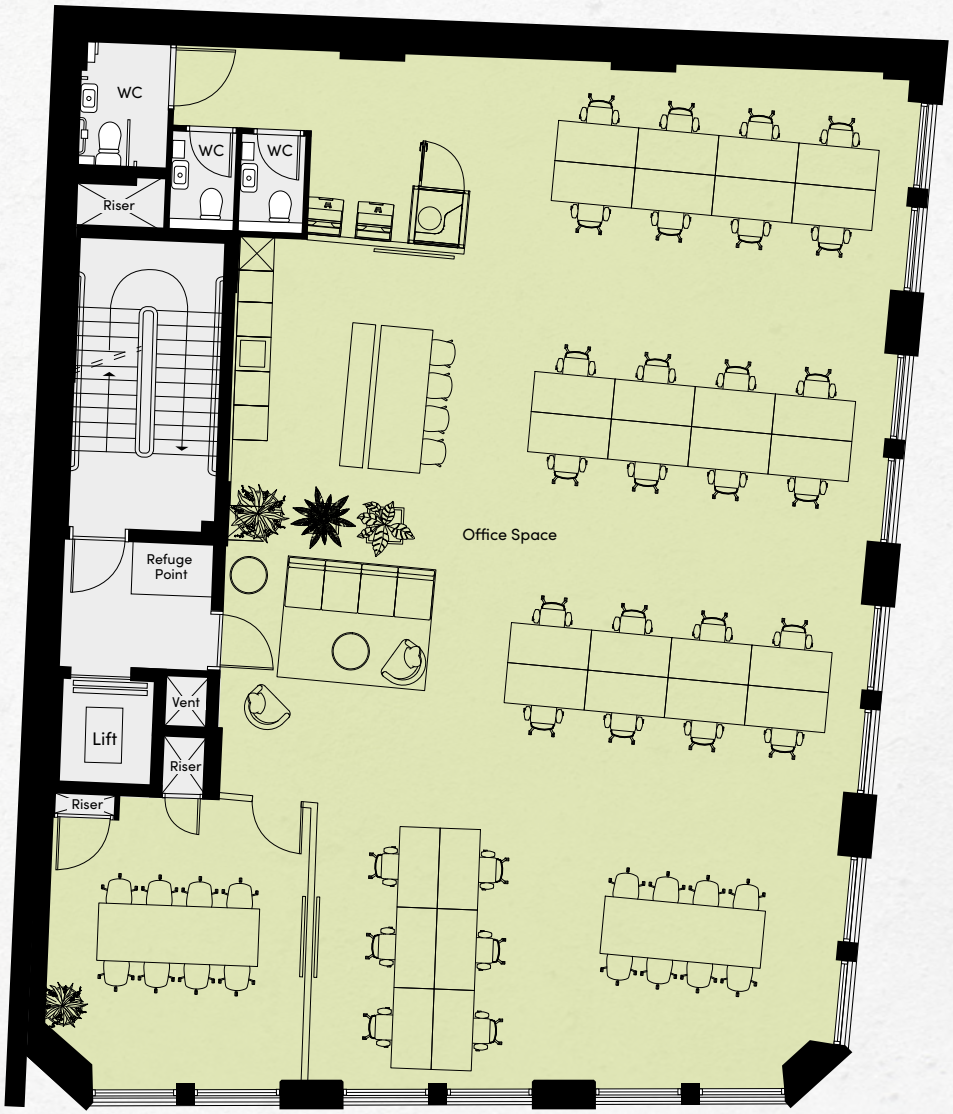
First floor meeting room

1

2,312 sq ft
214.8 sq m

Fully fitted and furnished floor with:

- 30 Desks
- 1 X 8 person meeting room
- 1 X 8 person hot desk area
- Reception area
- Kitchen/Break-out area
- Phone booth
- 3 Private W/C's



N

OFFICE

CORE

2-3

2,323 sq ft
215.8 sq m

Fully fitted and furnished floors with:

- 30 Desks
- 3 X 8 person meeting room
- 2 X 8 person hot desk area
- Reception area
- Kitchen/Break-out area
- Phone booth
- 3 Private W/C's



N

OFFICE

CORE

4

2,323 sq ft
215.8 sq m



N

OFFICE

CORE

5

2,317 sq ft
215.3 sq m



N

OFFICE
CORE

6

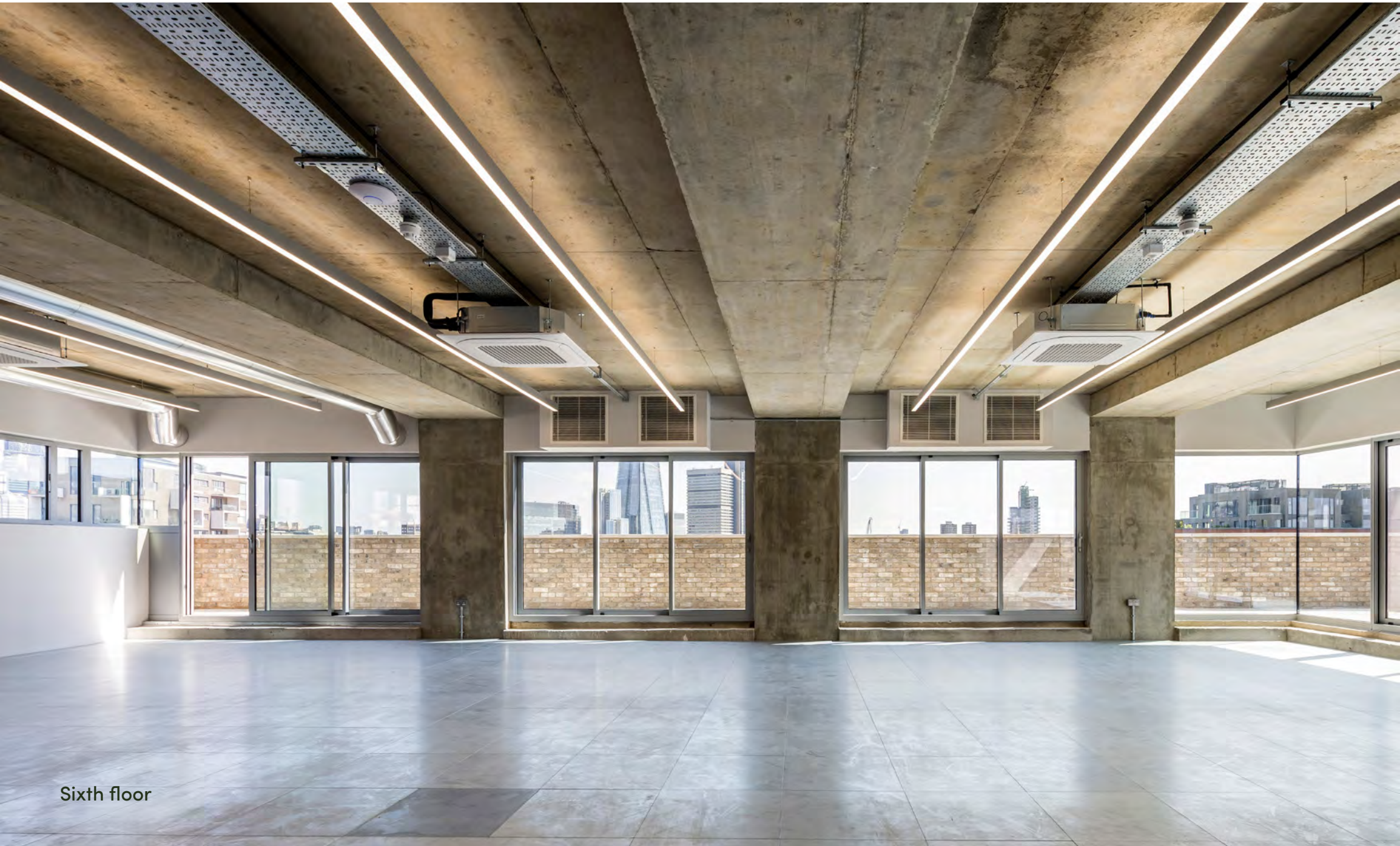
1,793 sq ft
166.6 sq m
(OFFICE)

323 sq ft
30 sq m
(TERRACE)



N

OFFICE
TERRACE
CORE



Sixth floor



View from Sixth floor



Sixth floor terrace



TECHNICAL SPECIFICATION

FINISHED CEILING HEIGHTS

Excluding down stand beams

Ground floor: 3.26m

Floors 1 to 6: 3.24m

RAISED FLOORS

From structural slab to top of raised access

Floors Ground to 05: 150mm

Floor 6: 200mm

LOADINGS

Ground floor = 5kN/sqm

Upper floors = 3.5kN/sqm

Roof = 5kN/sqm for the M&E area, 0.6kN/sqm for the green roof area and specific loadings provided for the generator

OCCUPATIONAL DENSITIES

Building services: 1:8m^2 NIA

WCs: 1:7m^2 NIA

Escape: 1:6m^2 NIA

VERTICAL TRANSPORTATION

One 8 person passenger lift accessing all floors

HEATING & COOLING

VRF system and fresh air ventilation, typically ceiling mounted fan coil units. Internal design temperature based on 23 C+2 summer and 21 C+2 winter

VENTILATION

Heat Recovery Ventilation Units - Air flow rate: Up to 400 L/s

Cassette Indoor Units for Offices & Meeting Room - Air flow rate: 233 L/s

8 l/s per person (NIA)

SMALL POWER

Allowance of 25W/m^2

LIGHTING

Linear office lights providing uplighting and downlighting

Operated via switch or motion sensors

Offices: 400 Lux with 0.8 uniformity on a typical task plane

Circulation areas, inc. lift lobbies: 100-150 Lux

Reception Areas: 250 Lux, 300 Lux on the reception desk

Boardroom/Meeting Rooms: 00 Lux (uniformity 0.8)

Comms Room: 300-400 Lux

WCs: 150 Lux

Teapoint/Breakout Space: 250 Lux

Emergency and escape lighting: 0.5 Lux open plan (anti-panic). 1.0 Lux along the centre line of permanently unobstructed escape routes.

Maximum energy use as per BCO guidelines: 10 W/m^2

CYCLE FACILITIES

42 cycle spaces

SUSTAINABILITY

Target BREEAM New Construction "Excellent"

Target EPC A Rating

Target Wired Score Platinum

AMENITY

Paved 6th floor terrace

Wildflower green roof

Openable windows to all floors with Juliette balconies on floors 1 to 5

TENANT PLANT

Space available for tenant plant at roof level, subject to availability



AREA

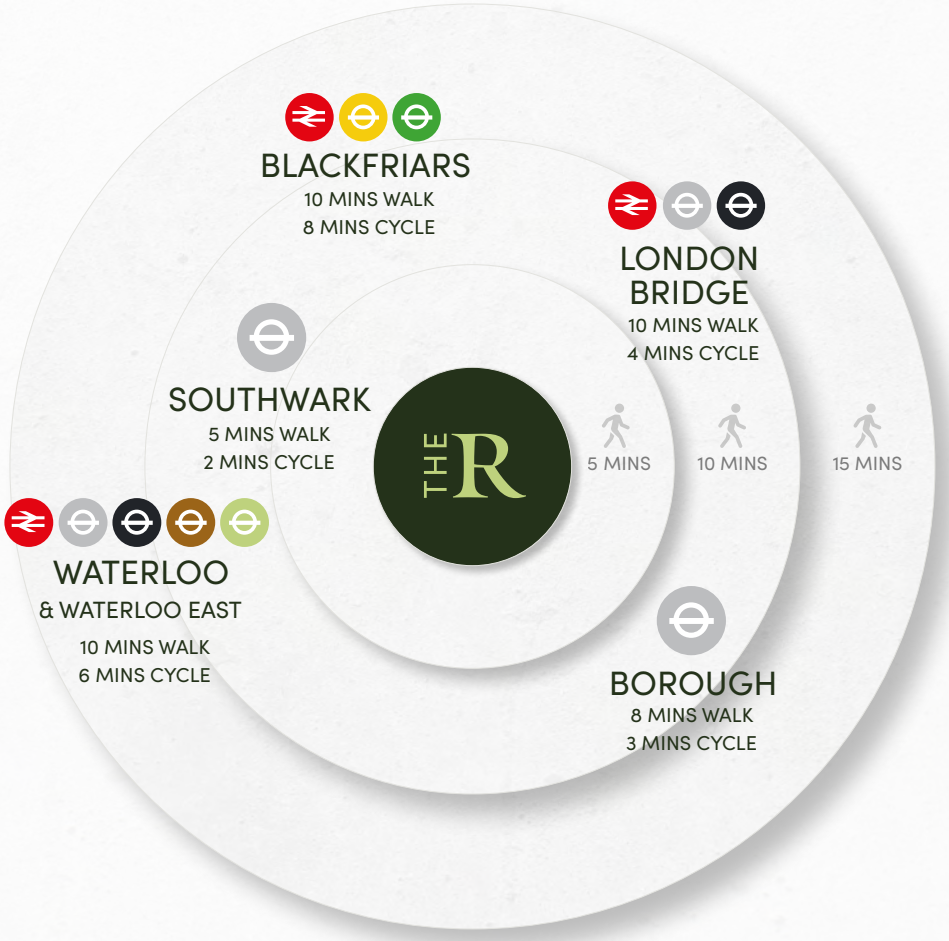
SOUTHWARK BANKSIDE & BOROUGH

PERFECTLY PLACED FOR GOING PLACES





Getting to and from work has never been easier. With five major transport connections within a sixteen-minute walk, The Risborough is ideally located for travel across London and is easily accessible from the South East and South West.





TRAVEL TIMES FROM LOCAL STATIONS

Southwark

Waterloo
4 mins

London Bridge
10 mins

Bermondsey
12 mins

Canada Water
14 mins

Westminster
15 mins

Canary Wharf
17 mins

Green Park
18 mins

Bond Street
19 mins

North Greenwich
19 mins

Stratford
31 mins

Borough

London Bridge
3 mins

Waterloo
18 mins

Embankment
21 mins

Charing Cross
21 mins

Leicester Square
22 mins

Tottenham Ct Rd
21 mins

Euston
23 mins

London Bridge

Bank
5 mins

Moorgate
5 mins

Monument
6 mins

Liverpool Street
8 mins

Old Street
11 mins

Canary Wharf
15 mins

Angel
12 mins

Kings Cross
17 mins

East Croydon
25 mins

Gatwick Airport
45 mins

London Waterloo

Oxford Circus
12 mins

Green Park
13 mins

Tottenham Ct Rd
14 mins

Bond Street
16 mins

London Victoria
16 mins

Clapham Junction
20 mins

Blackfriars

Farringdon
8 mins

Kings Cross
17 mins

East Croydon
27 mins

Luton Airport
45 mins

Gatwick Airport
40 mins

Cambridge
1h 21 mins

Travel times taken from TfL.gov.uk


LOWER MARSH MARKET

SE1
A NEIGHBOURHOOD REJUVENATED


THE SOUTH BANK

This part of London really does have it all. World-class restaurants, bars and street food markets sit alongside theatres, boutiques and art houses. All surrounded by green spaces for the perfect balance.



BOROUGH YARDS

FOOD & DRINK

The home of London's thriving food and drink scene, you'll be spoilt for choice for breakfast, lunch or dinner.



MC & SONS

Sit back and relax in this traditional Irish pub, which is just round the corner from The Risborough. Serving up Thai cuisine alongside an eclectic beer selection, it's the ideal place to get together after a busy day in the office.

2 mins walk from The Risborough



THE HOXTON

One of London's hottest new locations, The Hoxton is home to a rooftop restaurant and casual brunch spot, making it the perfect pit stop no matter what time of day. Enjoy panoramic views of London over a bite to eat or sample some killer cocktails at ground level; the choice is yours.

8 mins walk from The Risborough



BOROUGH MARKET

Serving up sensational food and drink since 1756, Borough Market is a world-renowned culinary hotspot in the heart of London. While it's been here for centuries, the offering never gets old; people from all over the world visit to sample the street food, which puts sustainable production and social connection at the forefront of mind.

11 mins walk from The Risborough



BOROUGH YARDS

A vibrant new London destination to shop, eat, work and play. Located right next to the famous culinary delights of Borough Market, this medieval street is packed with places to go and things to do including an Everyman Cinema, plenty of dining options, and designer boutiques.

11 mins walk from The Risborough



FLAT IRON SQUARE

OXO TOWER



LOWER MARSH MARKET



THE GENTLEMEN BARISTAS





AL FRESCO AT THE SOUTHBANK



BFI SOUTHBANK

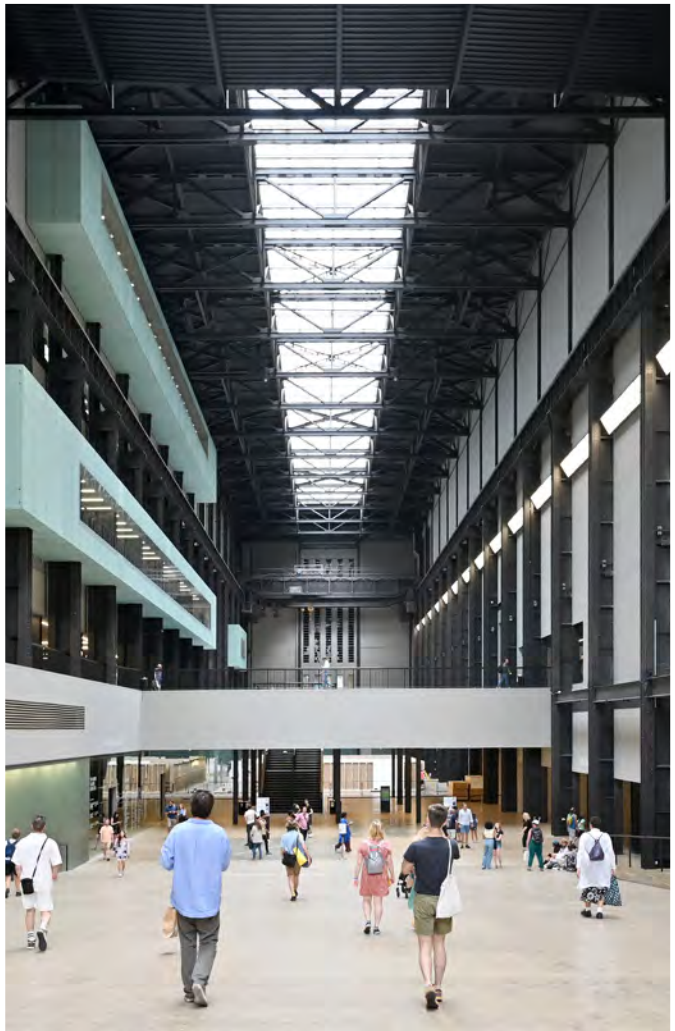


EVERYMAN CINEMA





TATE MODERN





CULTURE

For cultural connoisseurs looking to get the most out of the city, there's no better place than Southwark. The area has more museums and galleries than any other part of London. Take in a play at Shakespeare's Globe or the Young Vic, appreciate art at Tate Modern and the OXO Gallery, or take a stroll to Southbank to explore The National Theatre, BFI and the Hayward Gallery.

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