

CLOVE

MADE IN SE1

4 MAGUIRE STREET

1,900-12,000 SQ.FT AVAILABLE FULLY FITTED OR MANAGED

EXTERIOR

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THE CLOVE

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TWO 5,000 SQ.FT OFFICES

1,900 SQ.FT SELF CONTAINED OFFICE

FULLY FITTED OR MANAGED

1 MIN TO RIVER FRONT

OCCUPIER GYM

120 BIKE SPACES

SHOWERS & TOWEL SERVICE

AWARD WINNING ARCHITECTURE

CONCIERGE SERVICE

10 MIN WALK FROM LONDON BRIDGE

EXTERIOR

AVAILABILITY SUMMARY

PART 2ND FLOOR (EAST)
4,799 SQ.FT

PART 3RD FLOOR (EAST)
5,411 SQ.FT

CLOVE STUDIO
1,861 SQ.FT

TOTAL **12,071 SQ.FT**



The Clove Building stands at the heart of bustling Butler's Wharf, just moments from London Bridge. Its architecture is defined by clean, confident lines and a refined mix of materials, brick, concrete, and steel, brought together with elegant precision. The result is a bold yet timeless building with rich texture and depth in every detail.

Originally a 1930s warehouse that served as a gun emplacement during the Blitz, The Clove Building was later transformed by Sir Terence Conran and architects Allies and Morrison into award-winning office space.

Honouring its utilitarian roots and clean modernist design, the building now offers an stunning combination of flexibility, natural light, and open space.

MANAGED LEASE WHAT’S INCLUDED

Within a managed lease, the landlord looks after you, your team and your space.

All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables to maintenance and compliance.



KEY SERVICES	ESSENTIAL	CORE	PREMIUM
RENT, S/C, RATES	☒	☒	☒
FITOUT, FURNITURE, DRESSING	☒	☒	☒
IT INFRASTRUCTURE	☒	☒	☒
CLEANING	☒	☒	☒
FACILITIES MANAGEMENT	☒	☒	☒
REPAIR & MAINTENANCE	☒	☒	☒
HEALTH & SAFETY	☒	☒	☒
F&B CONSUMABLES		☒	☒
COMMUNITY MANAGER		☒	☒
ENHANCED CATERING			☒
FRESH PLANTS			☒
DEEP CLEANING			☒
ENHANCED IT			☒



AVAILABLE SPACES

CLLOVE

2ND FLOOR EAST

2ND FLOOR EAST

4,799 SQ.FT

1:10 OCCUPANCY EXISTING LAYOUT

- 46 Workstations
- 1x 8 Person Meeting Rooms
- 1x 6 Person Meeting Rooms
- 1x 4 Person Meeting Rooms
- 2 Informal Meeting Rooms
- 3 Breakout Work Areas
- Reception Desk
- Waiting Area
- Lockers
- Balcony
- Fitted Kitchen Area











AVAILABLE SPACES

CLOVE

3RD FLOOR EAST

3RD FLOOR EAST

5,411 SQ.FT

1:8 OCCUPANCY PROPOSED LAYOUT

- 60 Workstations
- 2x 8 Person Meeting Room
- 1x 5 Person Meeting Room
- 1x 4 Person Meeting Room
- 6 Informal / Breakout Work Areas
- Fitted Kitchen Area
- Lockers
- Balcony



*Indicative layout



INDICATIVE FITOUT PHOTOGRAPHY - 3RD FLOOR WEST





AVAILABLE SPACES

CLOVE

CLOVE STUDIO©

CLOVE STUDIO

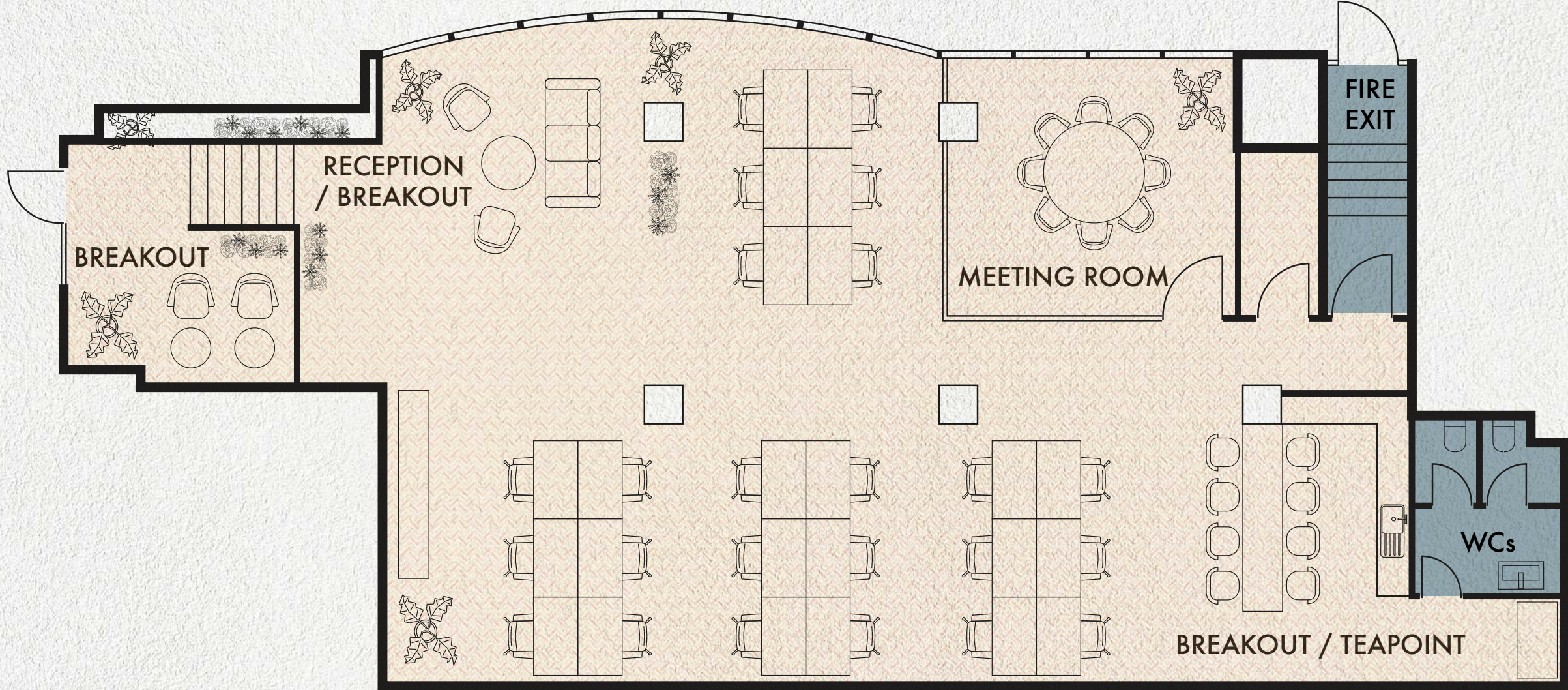
1,861 SQ.FT

1:8 OCCUPANCY PROPOSED LAYOUT

- 24 Workstations
- 3 Breakout/Soft Seating Areas
- 1x 8 Person Meeting Room
- Fitted Kitchen Area
- Self contained unit



EXTERNAL OF CLOVE STUDIO



*Indicative layouts

CLOVE

MADE FOR WELLBEING

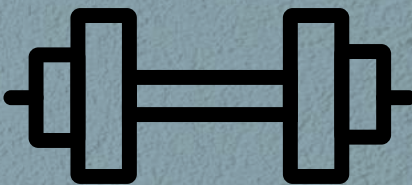
AMENITIES MADE FOR MODERN WORKING

Once a 1930s warehouse, The Clove Building has been transformed into a modern, sustainability focused workspace where wellbeing comes first. With standout amenities throughout, it's designed to support the way people work today.

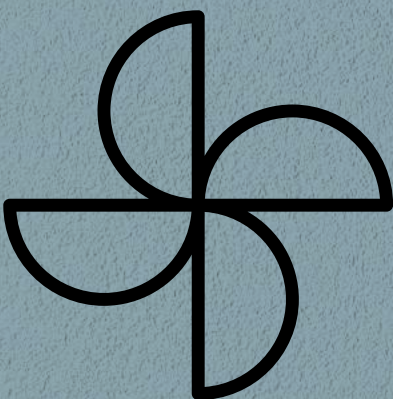
- Repurposed building
- EPC Rating | B
- Excellent natural light
- Dual aspect with central atrium
- Openable windows throughout
- 100% renewable electricity for Landlord services
- High quality end of journey facilities
- Extensive biophilia with over two hundred plants throughout the building



CONCIERGE SERVICE



OCCUPIER GYM



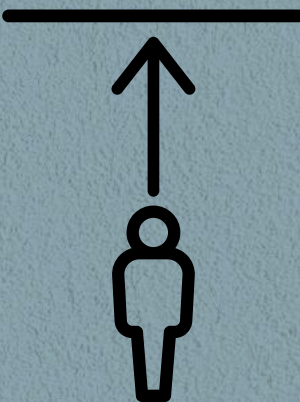
AIR CONDITIONING



100+ BIKE SPACES



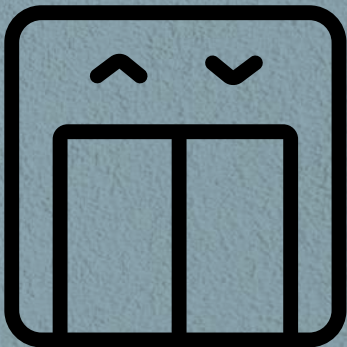
SHOWERS, LOCKERS & TOWEL SERVICE



DOUBLE-HEIGHT RECEPTION



CAR PARKING AVAILABLE



TWO 10-PERSON PASSENGER LIFTS

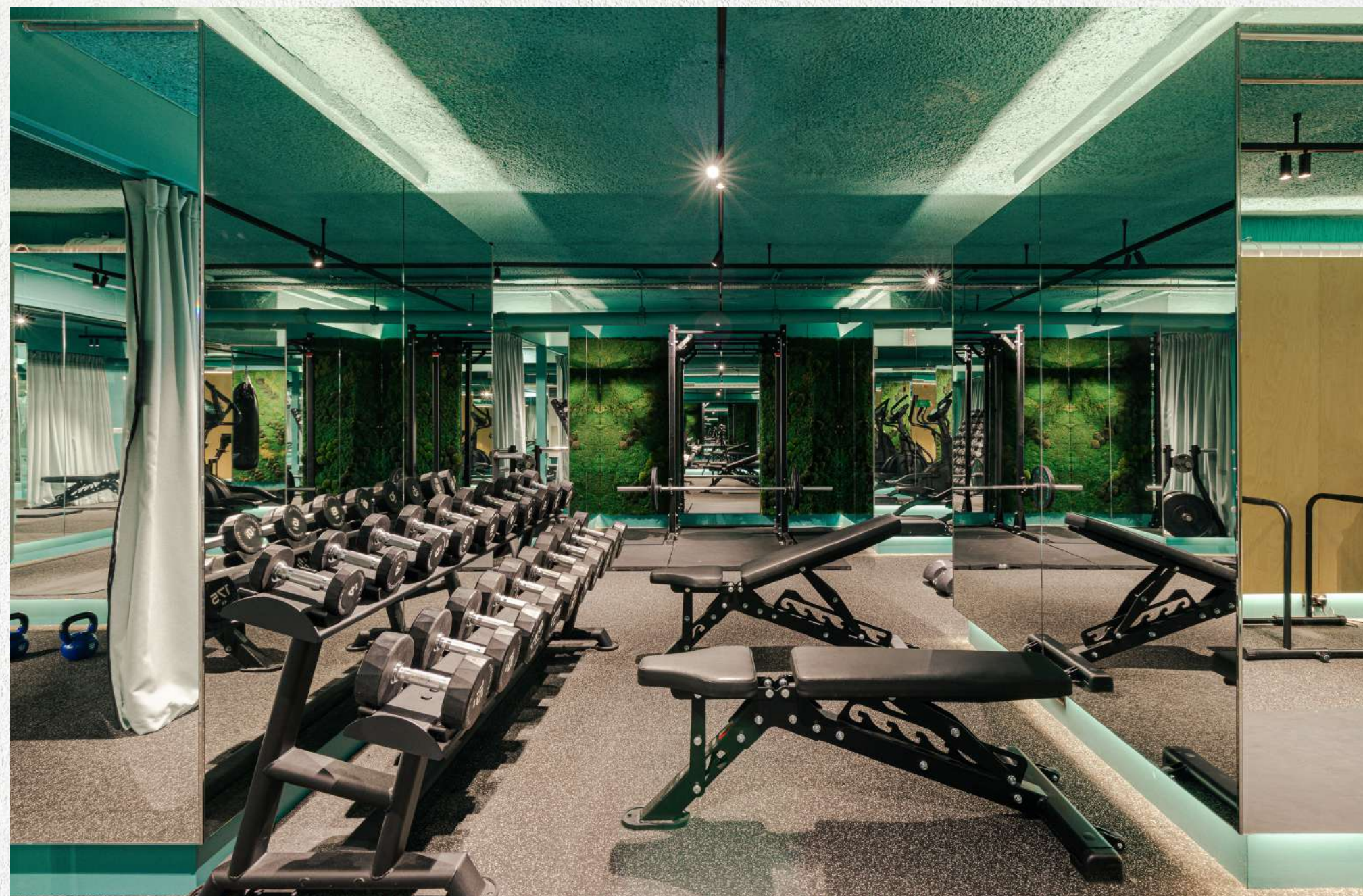






BUILT TO THRIVE

The Clove Building features high-quality end-of-trip facilities, with a strong focus on health and wellbeing. At the heart of these amenities is a fully equipped on site gym, offering a convenient space for occupiers to stay active throughout the day. Complementing the gym are secure bike racks, shower and changing facilities with towel service, making it easy to integrate fitness and sustainable commuting into the daily routine.



LOCATION & LIFESTYLE

CLOWVE

MADE TO FLOW

A RIVER COMMUNITY

Located just a short walk from London Bridge, Bermondsey, and Tower Hill, The Clove Building sits in the heart of Butler's Wharf, right by the River Thames. Surrounded by independent shops, galleries, bars, and restaurants, this vibrant SE1 neighbourhood offers a lively, village-like atmosphere in one of London's most sought-after riverside locations.





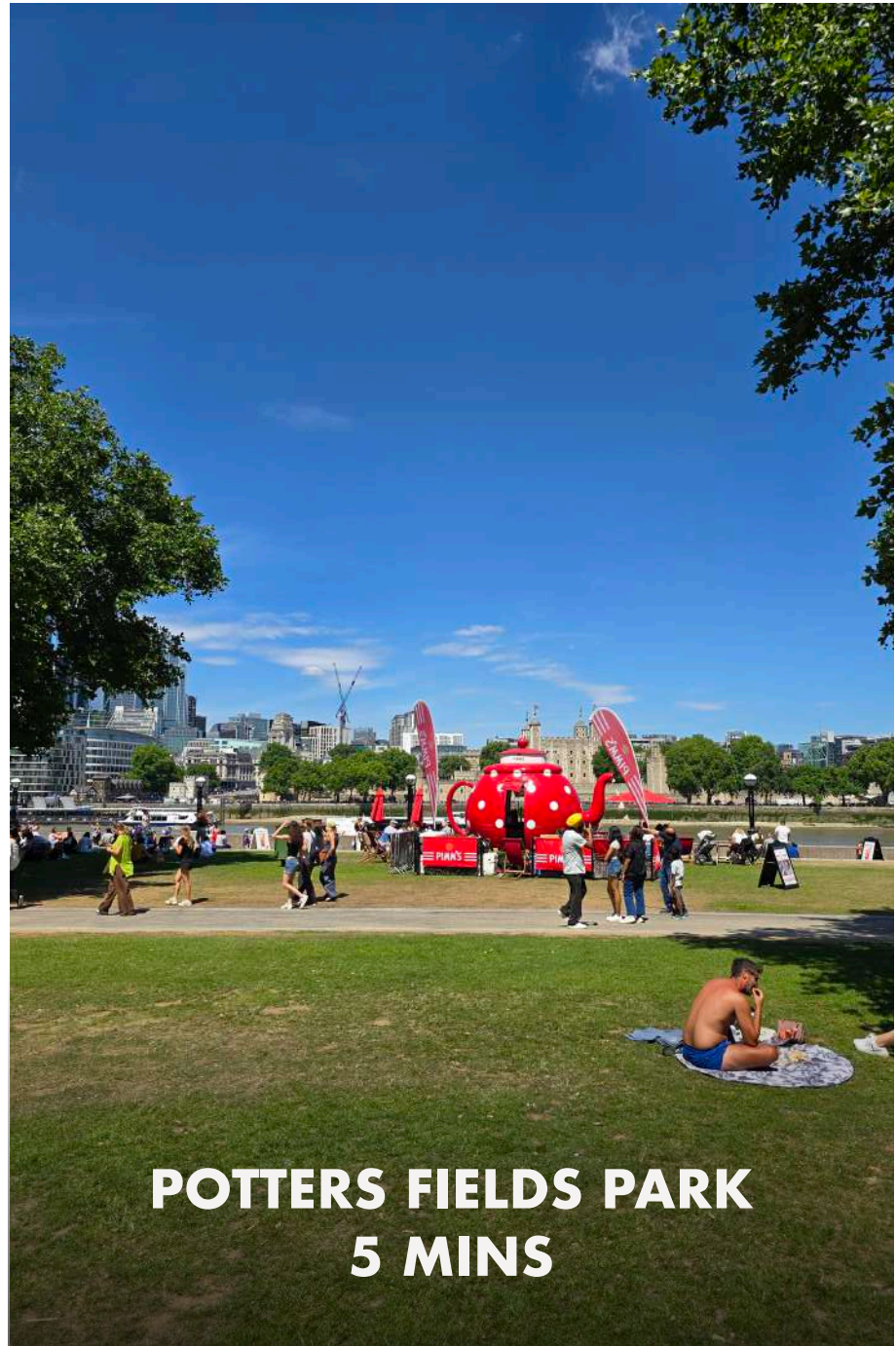
SHAD THAMES
1 MIN



BUTLER'S WHARF
1 MIN



TOWER BRIDGE COLLECTIVE
4 MINS



POTTERS FIELDS PARK
5 MINS



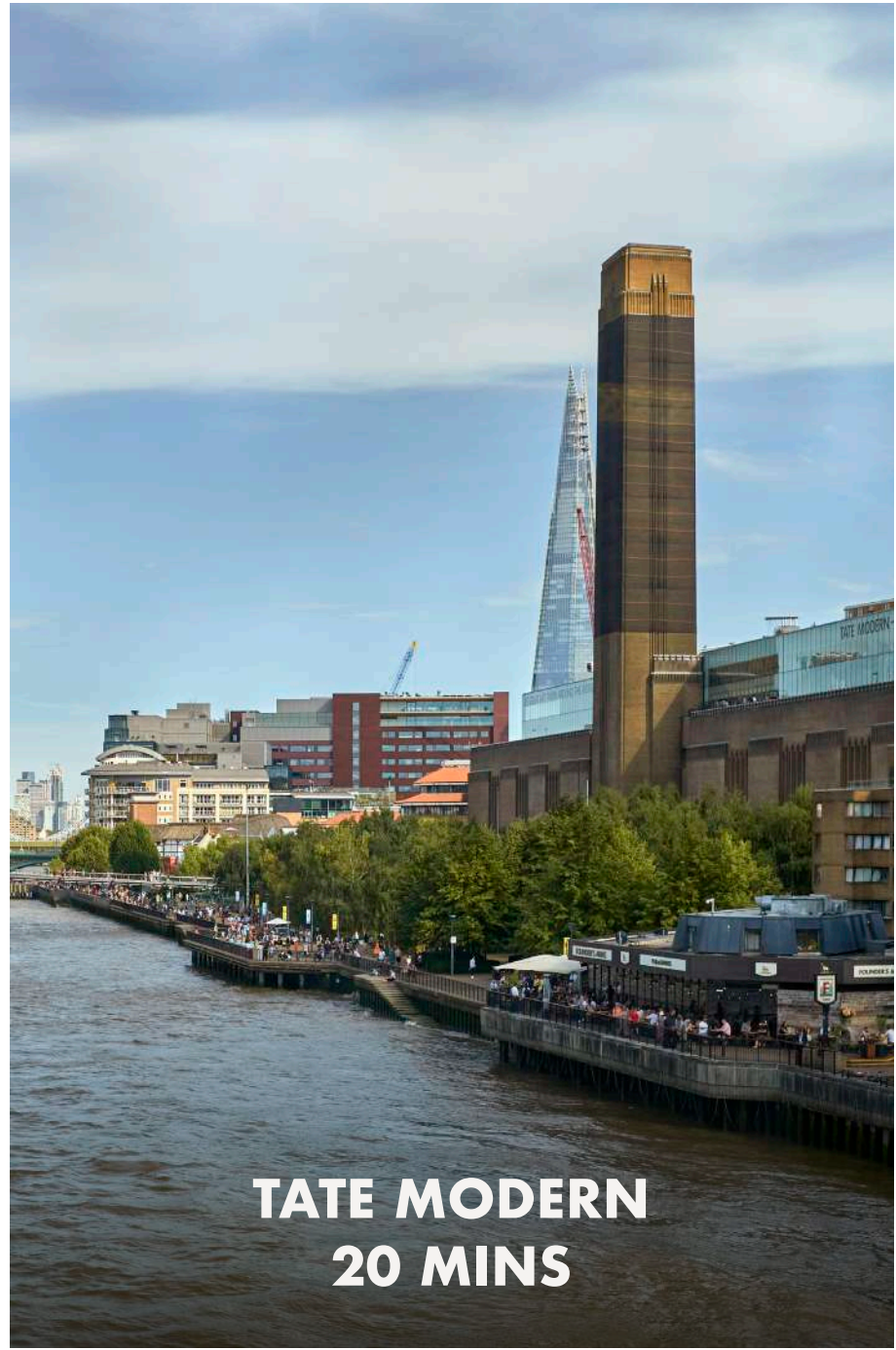
BERMONDSEY STREET
10 MINS



ST KATHARINE DOCKS
13 MINS



BOROUGH MARKET
15 MINS



TATE MODERN
20 MINS

UP STREAM DOWN STREAM

Just minutes from the outstanding mega hub concourse of London Bridge station, the route to The Clove Building winds through More London and follows the River Thames into Shad Thames, leading you into the heart of Butler’s Wharf.

BY FOOT



London Bridge	10 mins
Bermondsey St.	10 mins
Tower Hill	14 mins
Borough Market	15 mins
Tate Modern	20 mins

BY BIKE



London Bridge	3 mins
Cannon Street	8 mins
Liverpool Street	11 mins
Charing Cross	18 mins
King’s Cross	23 mins

BY TUBE (VIA LONDON BRIDGE)

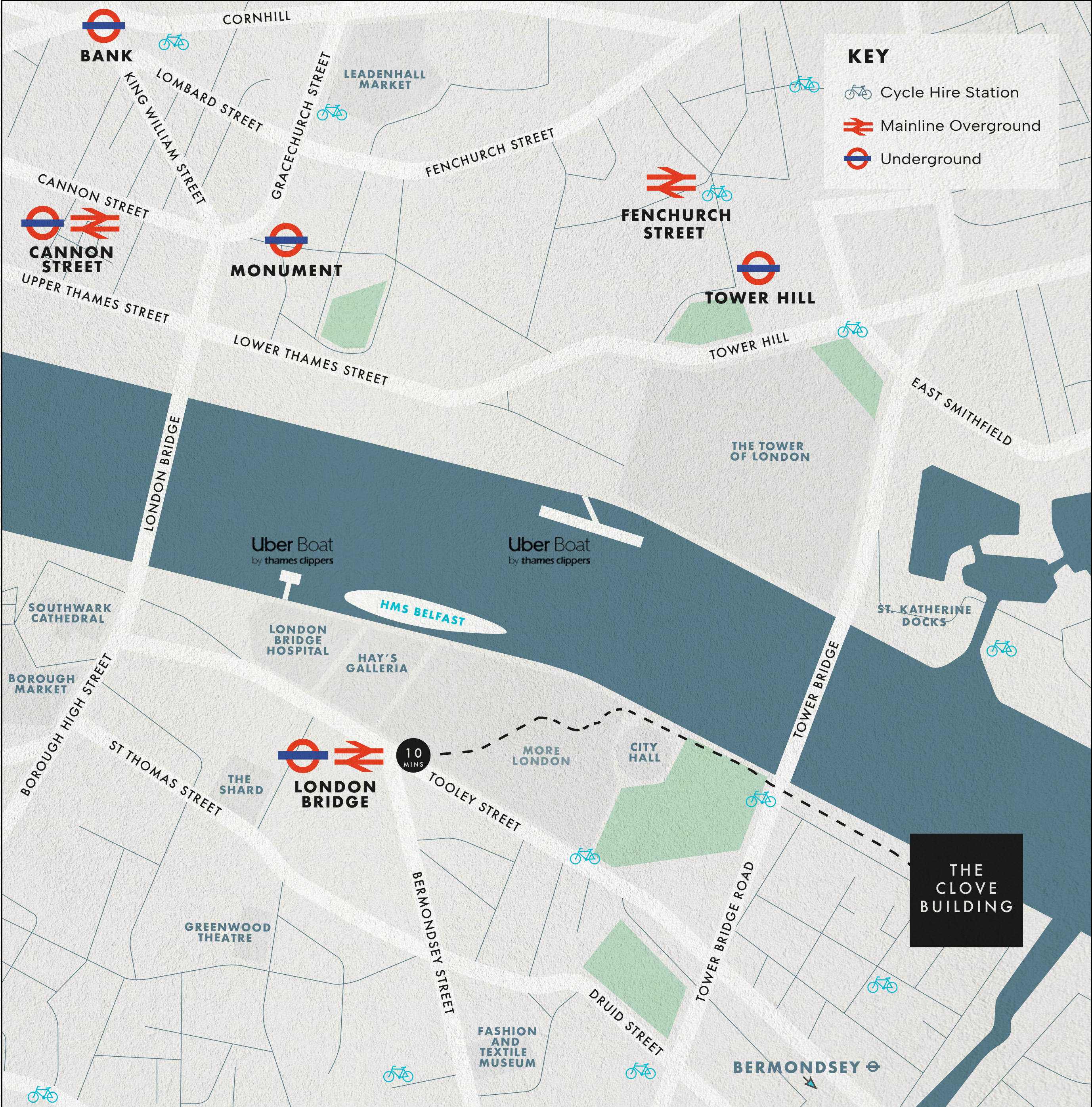


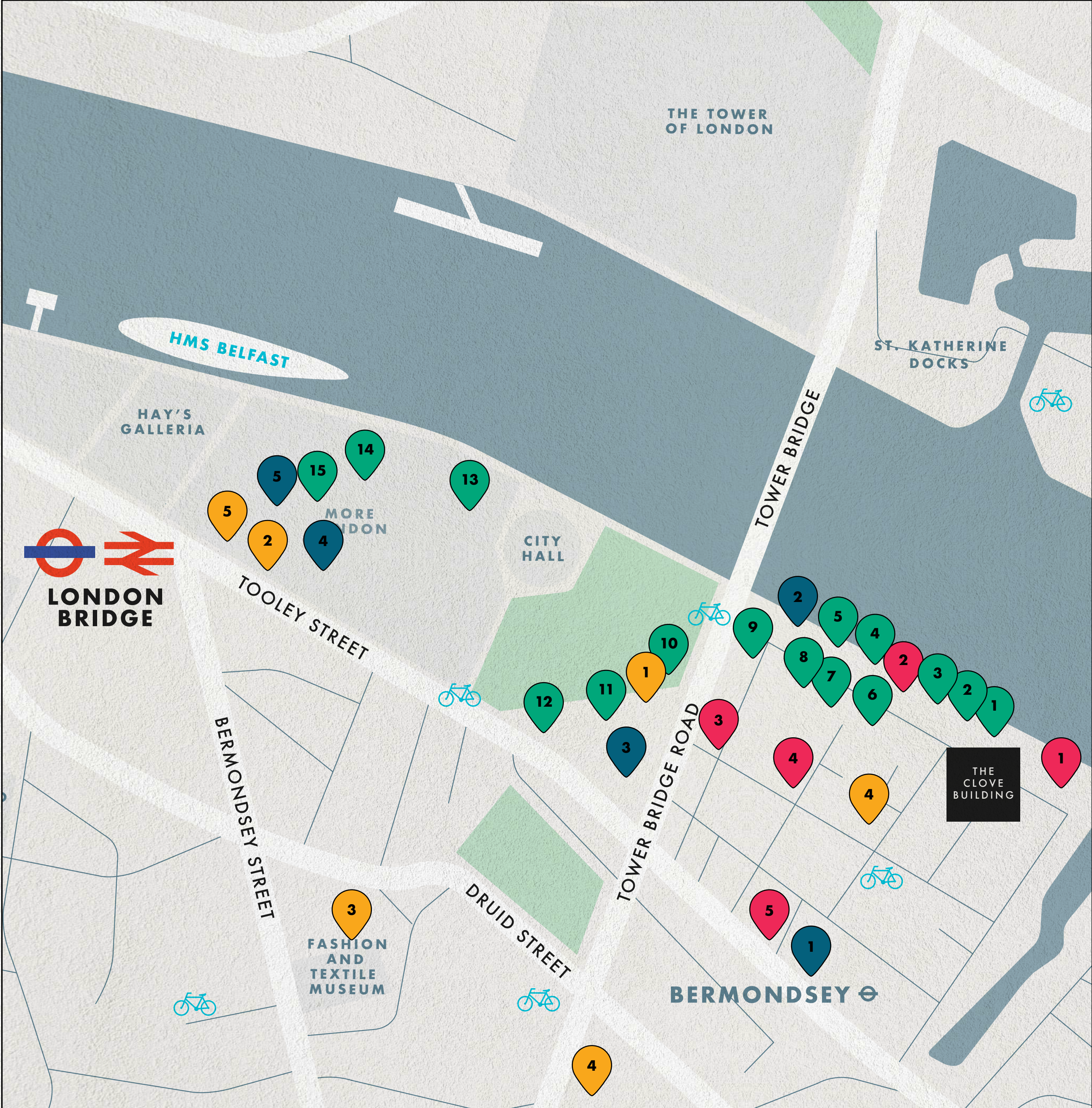
Northern Line	
Bank	2 mins
Old Street	4 mins
King’s Cross	10 mins
Jubilee Line	
Waterloo	2 min
Canary Wharf	6 min
Green Park	7 min

BY TRAIN (VIA LONDON BRIDGE)



Blackfriars	8 mins
Farringdon	12 mins
St Pancras	14 mins
Gatwick Airport	28 mins
Luton Airport	45 mins





LOCAL HAUNTS

CAFÉS & RESTAURANTS

1. Coco
2. All Bar One
3. Sticky Mango
4. Le Pont de la Tour
5. Butler's Wharf Chop House
6. Legre
7. Pizza Express
8. WatchHouse
9. Tower Bridge Collective
10. The Real Greek
11. The Ivy Brasserie
12. Vapiano
13. The Glasshouse Terrace Grill
14. Five Guys
15. Gaucho

PUBS & BARS

1. Browns
2. Luna Wine Bar
3. The Anchor Tap
4. The Dean Swift
5. The Kings Arms

CAFÉS & RESTAURANTS

1. Bridge Theatre
2. Unicorn Theatre
3. Fashion and Textile Museum
4. Ugly Duck
5. Exchange Theatre

SHOPPING

1. St John Bakery
2. Heavy Petal Florist
3. Sainsbury's Local
4. Tesco
5. M&S Food

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