

USP.

The Clove Building
4 Maguire Street
London SE1 2NQ

The Clove Building

5,119 - 19,448 SQ FT

usp.london

020 3757 7777





Description

Fully Fitted Warehouse Style Offices To Let

A 1930s warehouse that saw action as a gun emplacement during the Blitz, The Clove Building was originally converted by Sir Terence Conran and architects Allies and Morrison into award-winning office accommodation.

In keeping with its utilitarian origins and crisp modernist design, The Clove Building offers a winning blend of flexibility, light and space.

The 3rd floor units can be combine to provide the whole floor of approximately 10,010 sq ft.



The Clove Building, 4 Maguire Street, London, SE1 2NQ



The Clove Building, 4 Maguire
Street, London, SE1 2NQ

Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
5th Floor	Available	7,678		POA	
Part 3rd Floor East	Available	5,119		£59.50	
Part 2nd Floor	Under Offer	4,799		£59.50	Fully Fitted

Amenities

Warehouse style	Fully fitted and furnished
Air-conditioning	Double height reception
Commissionaire	100+ bike racks
Showers and lockers	Private Gym
Lift x 2	





Location

Just a short walk from London Bridge, Bermondsey and Tower Hill, The Clove Building is nestled in the heart of Butler's Wharf, next to the River Thames. Teeming with independent shops, galleries, bars and restaurants for every occasion, it's a sought-after neighbourhood with a bustling, village feel and a prime SE1 location.

A short walk from the recently redeveloped main concourse of London Bridge station, the route to The Clove Building takes you through More London and along the bank of The River Thames into Shad Thames and the heart of Butler's Wharf.

The Clove Building, 4 Maguire
Street, London, SE1 2NQ

Further Information

New lease available direct from the landlord.

Rent

£59.50 per sq ft

Service Charge

£10.43 psf

Rates

£17.20 per sq ft

Olivia Stapleton

USP London

07562 624652

olivia@usp.london

Luke Austerberry

USP London

07921 406291

luke@usp.london

Simon Smith

USP London

077368 80316

simon@usp.london

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 12/08/2026

