8,601 SQ FT SELF-CONTAINED GROUND & LOWER GROUND
PREMISES FOR SALE / TO LET

22

MAGDALEN STREET

LONDON BRIDGE, SE1

Exceptional space, just a 2-minute walk from London Bridge Station.



Exterior



Reception

Fully fitted, self-contained office space

Suitable for other Class E uses including, therapy, medical, training, health & fitness

(subject to necessary permissions)

23 Magdalen Street is adjacent to London Bridge Station, nestled between Bermondsey Street and More London.

The building has recently been refurbished throughout, offering high quality, fully fitted office space ready for immediate occupation.
The ground, lower ground and basement levels provide 8,601 sq ft of space.

A premium workplace.

23 Magdalen Street currently provides newly refurbished office accommodation. The premises could also be suitable for alternative uses.

There are two impressive boardrooms on the ground floor, with the lower ground floor offering large open plan workspace, as well as private offices and a generous kitchen breakout area.



Ground floor boardroom

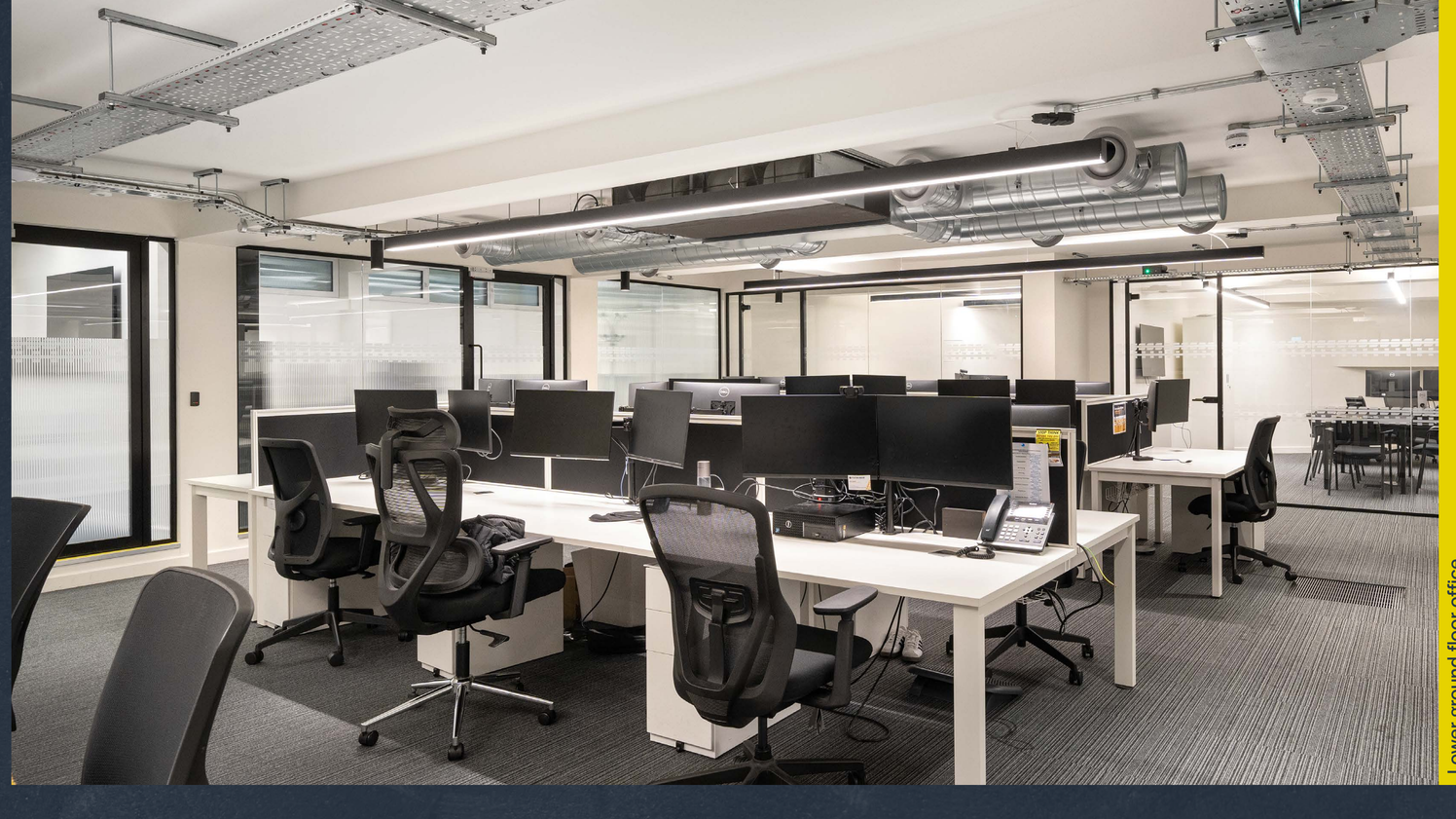
Summary specification

- Newly refurbished
- Self contained with two entrances
- EPC A rating
- New air conditioning
- New WCS & shower
- Passenger lift
- New LED lighting
- DDA compliant

Dynamic space for efficient work.



Private office / meeting room



Lower ground floor office



Lower ground floor kitchen



Ground floor meeting room

Thoughtfully designed.

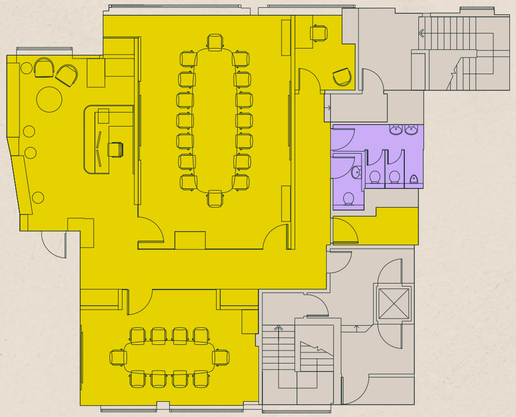
A lift connects the ground and lower ground floors, with the basement level offering ancillary or storage space.

Accommodation

Floor		Sq Ft (NIA)	Sq M (NIA)
Ground	Fully Fitted	1,695	157.5
Lower Ground	Fully Fitted	5,903	548.4
Basement	Ancillary / storage	1,003	93.2
Total		8,601	799.1

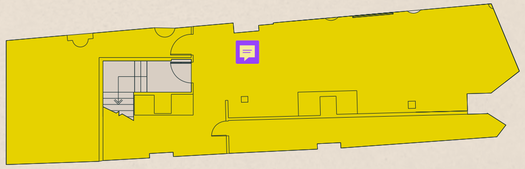
Ground Floor – 1,695 Sq Ft / 157.5 Sq M

Reception	01
Private office	01
16 person boardroom	01
10 person boardroom	01
Teapoint	01



Magdalen Street

Basement – 1,003 Sq Ft / 93.2 Sq M



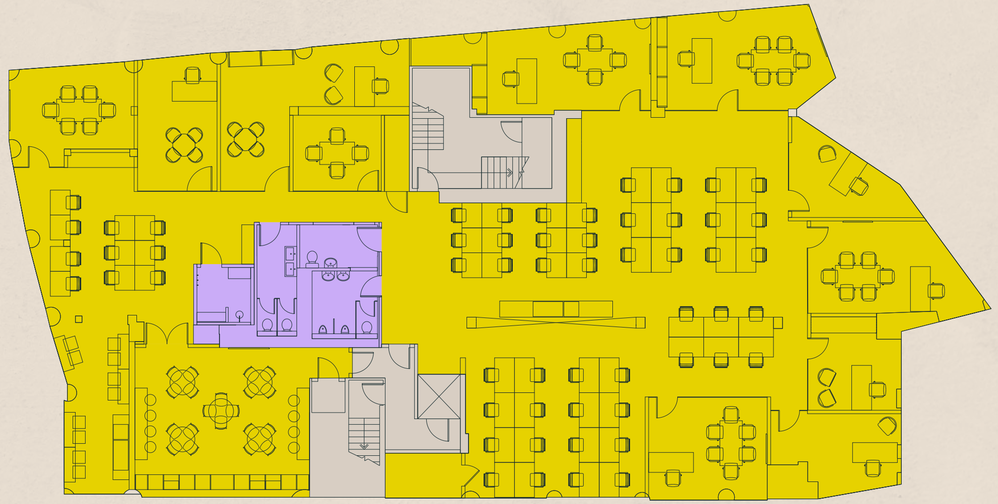
Lower Ground Floor – 5,903 Sq Ft / 548.4 Sq M

Workstations	56
Private offices / meeting rooms	09
6 person meeting room	01
4 person meeting room	01
Kitchen / breakout area	01
Agile working area	01

Office

Core

WCs



Floor plans not to scale. For indicative purposes only.

LOCATION

On your doorstep.

An abundance of amenities within the immediate vicinity.

The building is located just off the stylish Bermondsey Street, and nearby More London, Hay's Galleria and the eclectic Borough Market.

Travel connections are excellent with London Bridge approximately two minutes walk away – providing Northern Line and National Rail services.









Bars / Cafés

1. Pret
2. Nine Lives
3. Ole & Steen
4. Leon
5. Côte Brasserie
6. Grind
7. The Raven
8. The Horniman
9. Chapter 72
10. Crol & Co
11. The Market Porter
12. The Wheatsheaf

Restaurants

13. Flat Iron
14. Santo Remedio
15. The Coal Shed
16. The Ivy
17. Gunpowder
18. Tavolino
19. Gaucho
20. Hutong
21. Aqua Shard
22. Padella
23. Berenjak
24. Oma

Connectivity

2 mins — London Bridge

6 mins — Bank

8 mins — Waterloo

10 mins — Canary Wharf

Further Information

Available to let or for sale on long leasehold basis.

Rupert Cowling
07736 880 317
rupert@usp.london

Philip Martin
07811 103 045
philip@usp.london

USP.

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025.

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