



**MORE
LONDON**

RIVERSIDE SE1

3MORE.LONDON



7,000 - 45,846 SQ FT
FULLY FITTED AND CAT A
SPACE AVAILABLE TO LET

3

MORE LONDON IS A LANDMARK BUILDING WHICH COMPRISES APPROXIMATELY 325,000 SQ FT OF GRADE A OFFICE ACCOMMODATION OVER 10 STOREYS

The available space is on the 3rd and 5th floors. We can offer a combination of refurbished CAT A and fully fitted/ Plug & Play space.

SPECIFICATION

Air conditioning



Raised access flooring



River views



Cafe on the ground floor



24 hour access and security



Undercroft taxi drop-off area



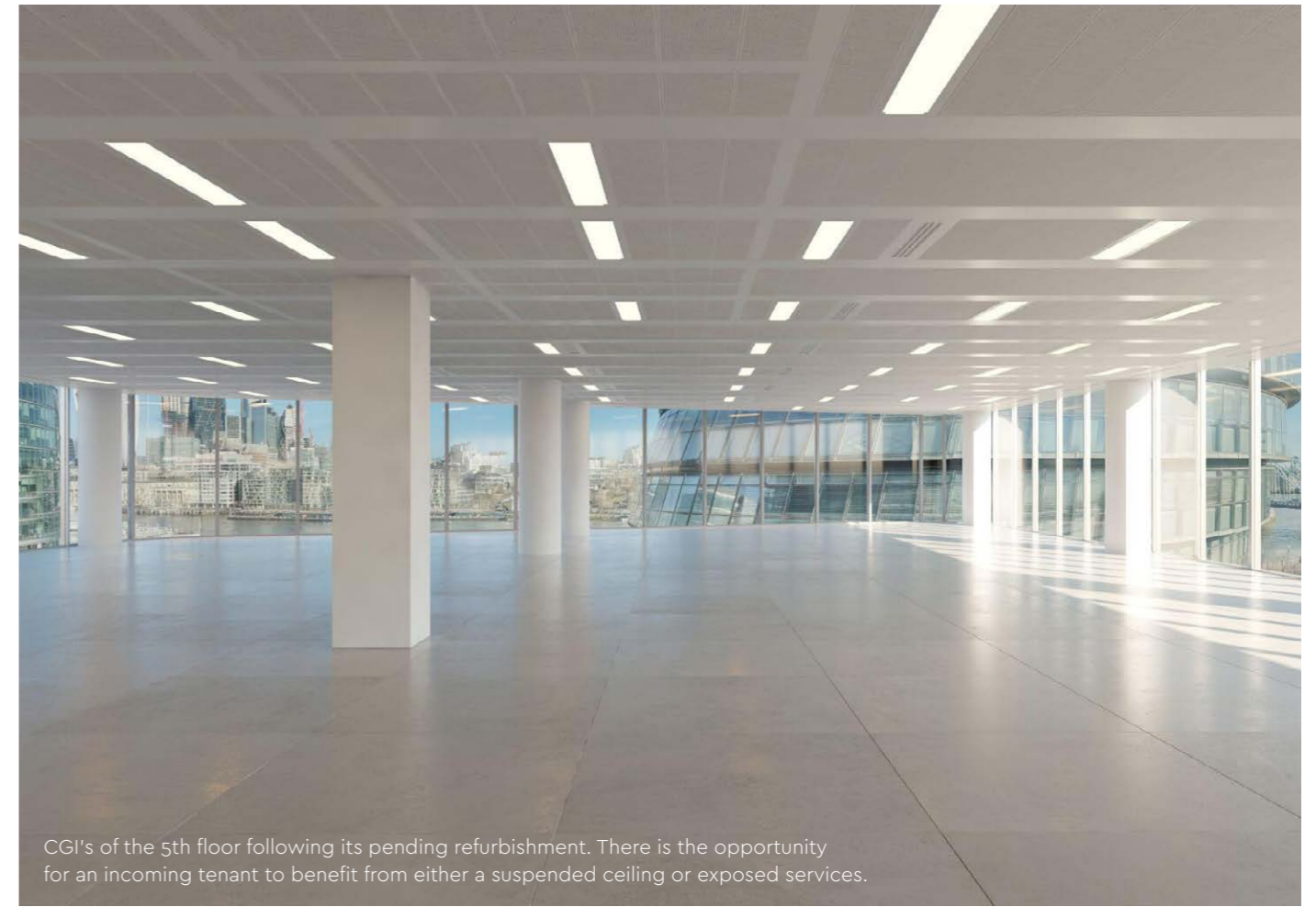
Bicycle storage and showers



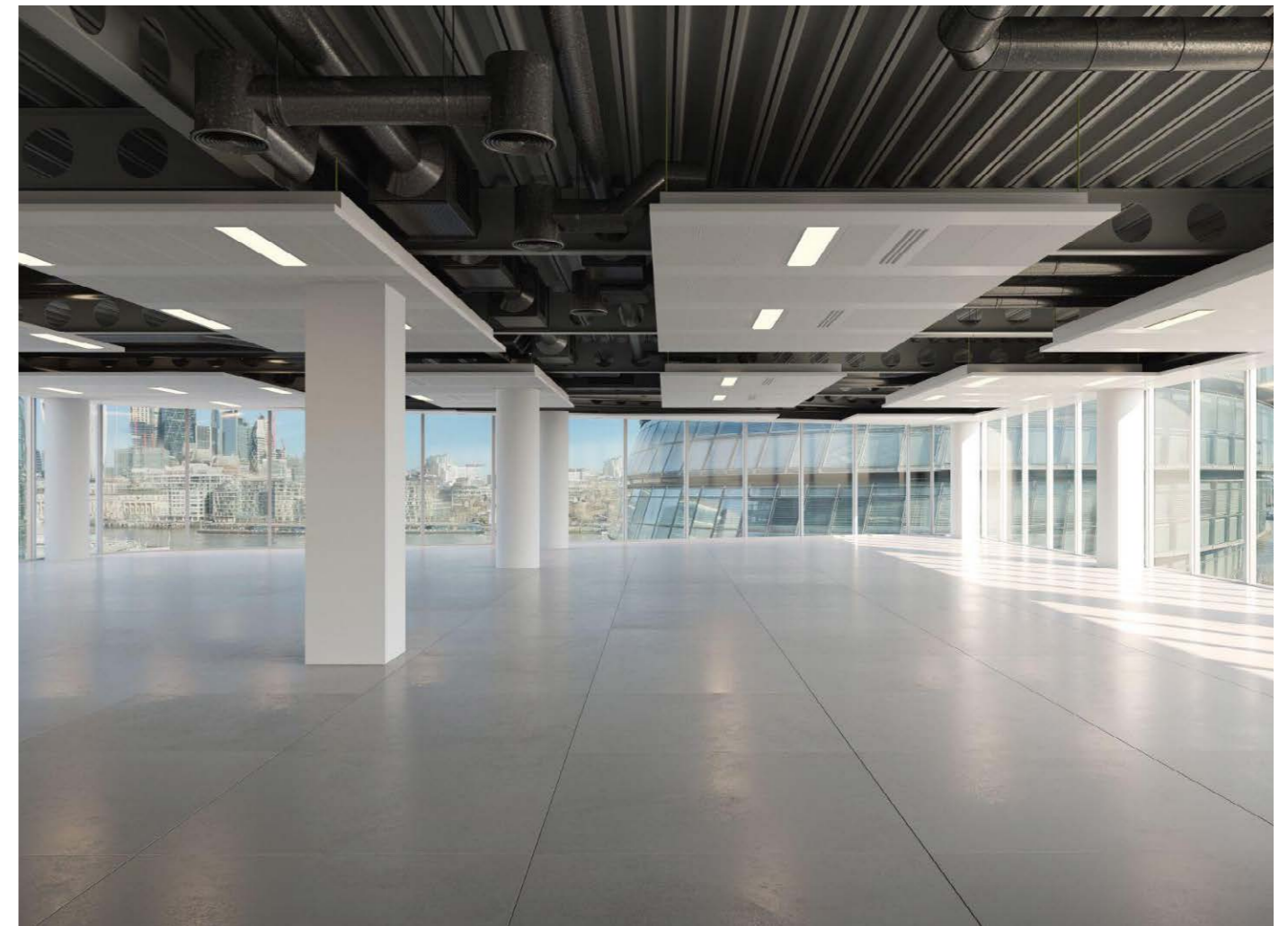
8 x passenger lifts and 2 x goods lifts



Car parking



CGI's of the 5th floor following its pending refurbishment. There is the opportunity for an incoming tenant to benefit from either a suspended ceiling or exposed services.



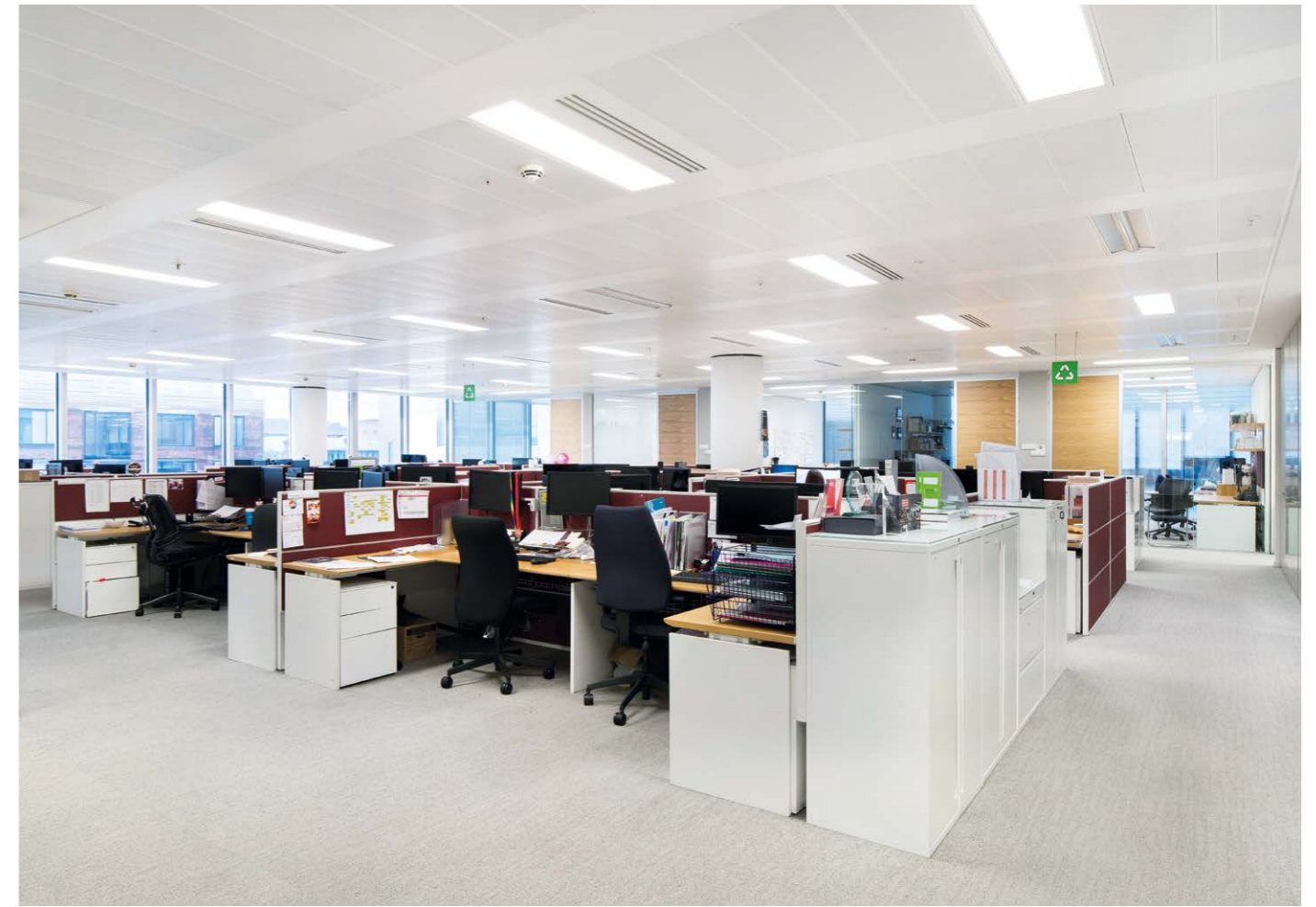
3

MORE LONDON OFFERS 6,500 – 69,848 SQ FT OF FULLY FITTED OR CAT A OFFICE SPACE WITHIN A LANDMARK RIVERSIDE BUILDING.

ACCOMMODATION

FLOOR	SQ_FT	SQ_M
Fifth*	9,500 - 34,664	883 - 3,220
Third*	7,000 - 11,182	650 - 1,038
TOTAL	45,846	4,259

* Would consider splitting the accommodation.

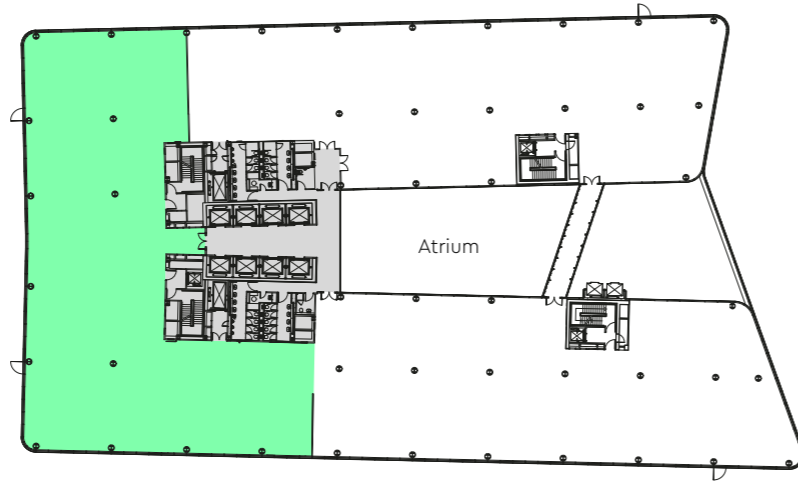


EXISTING LAYOUT PLANS

■ Lettable Space □ Let ■ Under Offer

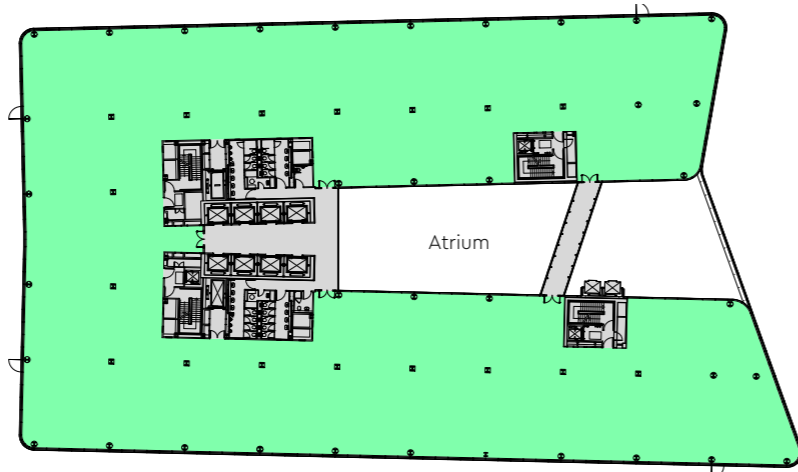
PART THIRD FLOOR SOUTH EXISTING CAT A LAYOUT

11,182 sq ft / 1,039 sq m



FIFTH FLOOR EXISTING CAT A LAYOUT

34,664 sq ft / 3,220 sq m

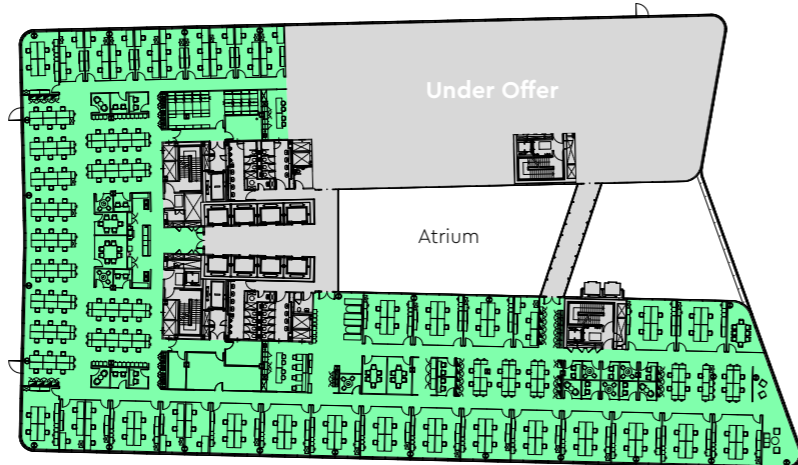


FIFTH FLOOR EXISTING LAYOUT

34,664 sq ft / 3,220 sq m

Open plan desks	126
3 person office	24
4 person office	26
2 person meeting rooms	22
3 person meeting rooms	10
6 person meeting rooms	5
8 person meeting rooms	3
Kitchens	2

Occupancy total 176



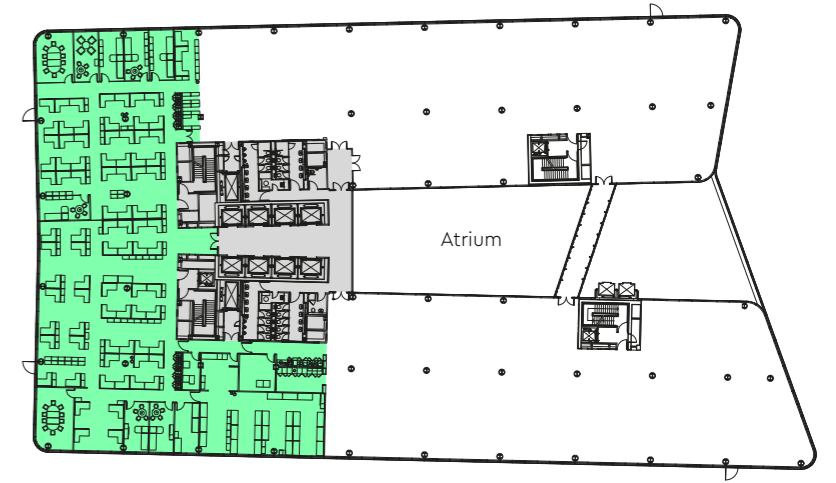
INDICATIVE SPACE PLANS

PART THIRD FLOOR SOUTH FITTED OPEN PLAN LAYOUT

11,182 sq ft / 1,039 sq m

Open plan desks	108
1 person office	4
2 person office	2
3 person office	1
4 person meeting room	1
10 person meeting room	2
Kitchen	1

Occupancy total 142

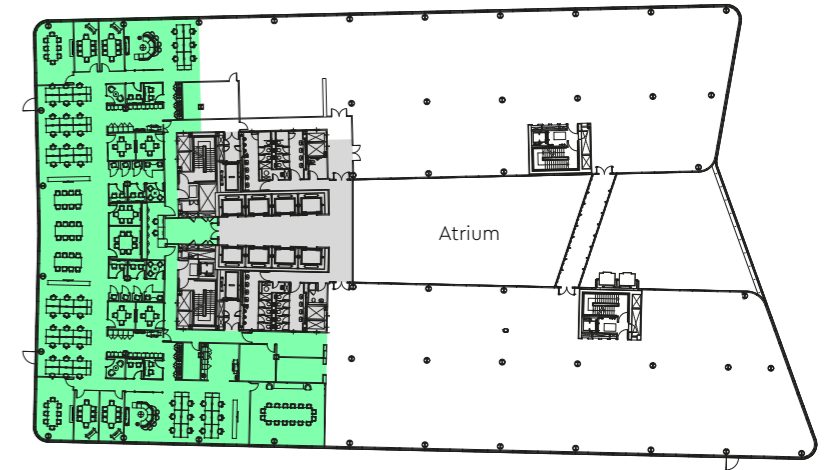


PART THIRD FLOOR SOUTH MEDIA LAYOUT

11,182 sq ft / 1,039 sq m

Open plan desks	51
Hotdesks	16
2 person meeting rooms	2
3 person meeting rooms	2
4 person meeting rooms	4
6 person meeting rooms	1
8 person meeting rooms	7
16 person meeting rooms	1
Kitchen	1

Occupancy total 66

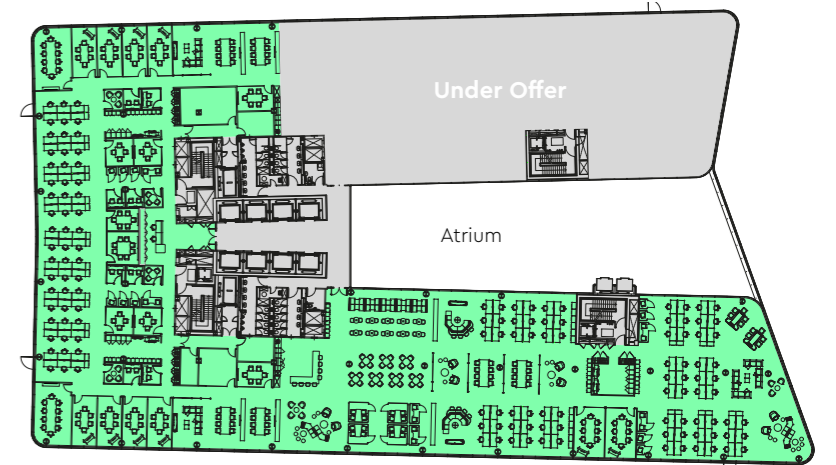


FIFTH FLOOR MEDIA LAYOUT

34,664 sq ft / 3,220 sq m

Open plan desks	193
4 person meeting rooms	4
6 person meeting rooms	11
8 person meeting rooms	5
10 person meeting rooms	2
Kitchens	2

Occupancy total 193

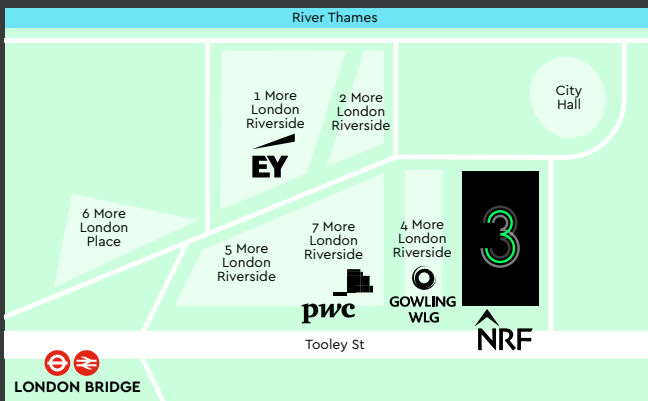
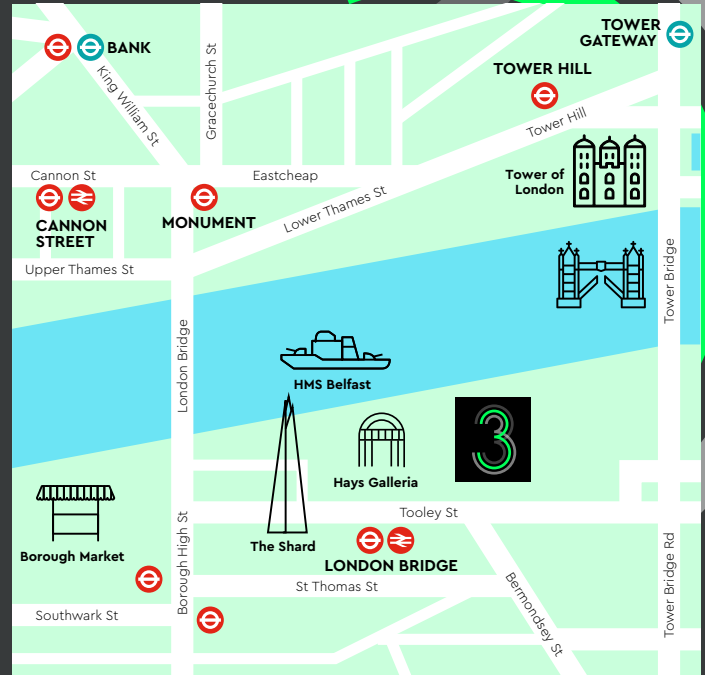


⌚ Plan not to scale, for indicative purposes only.

A PLETHORA OF LOCAL AMENITIES ON YOUR DOORSTEP

The building is set amongst an array of restaurant, bar and retail amenities including Borough Market, Hay's Galleria, Vinegar Yard and the new London Bridge retail arcade.

The building is within a two minute walk of London Bridge station, providing links to mainline train services as well as the Jubilee and Northern underground lines.



<p>02 min walk</p> <p>LONDON BRIDGE</p>	<p>10 min walk</p> <p>MONUMENT</p>	<p>12 min walk</p> <p>CANNON STREET</p>	<p>13 min walk</p> <p>BANK</p>
---	--	---	--

3MORE.LONDON

VIEWINGS

Strictly through sole letting agents.

TERMS

Upon application.

Ben Thompson

0207 152 5234
0782 773 5583
ben.thompson@cushwake.com

Jonathan Huckstep

0203 296 2006
0777 152 7348
jonathan.huckstep@cushwake.com

Ed Arrowsmith

0207 152 5964
0773 686 9320
ed.arrowsmith@cushwake.com

CUSHMAN & WAKEFIELD

020 3296 2000
cushmanwakefield.co.uk