



CITY OF LONDON

ADELAIDE HOUSE

LONDON BRIDGE

An Art Deco landmark, with
a spectacular Thames-side
roof terrace & a private
riverside garden

Incredible riverside presence

ADELAIDE
HOUSE

London Bridge Station



St Paul's



Cannon Street



Bank



Monument





Your
Building

Developed in 1925, the
City's first skyscraper was
named after Queen Adelaide



View from London Bridge

An architectural beauty, respectfully re-invented

A grade two listed symbol of the Art Deco movement in the 'Roaring Twenties'. When completed in 1925, it was the City's tallest office block, at 43 metres.

1940



Adelaide House

Ahead of its time...



Women skipping on the rooftop garden in 1932

...with a modern outlook



Indicative view of the communal roof terrace

Panoramic views from Tower Bridge to the Tate

Its commanding riverside position offers some of the most impressive views in London.



1930

Rooftop garden



Indicative view of the communal roof terrace

A space to bloom & grow



The well-tended garden on the rooftop in 1930

Riverside Garden

A tranquil riverside garden provides a beautiful space to unwind with the relaxing atmosphere of an enclosed Thames-side oasis.

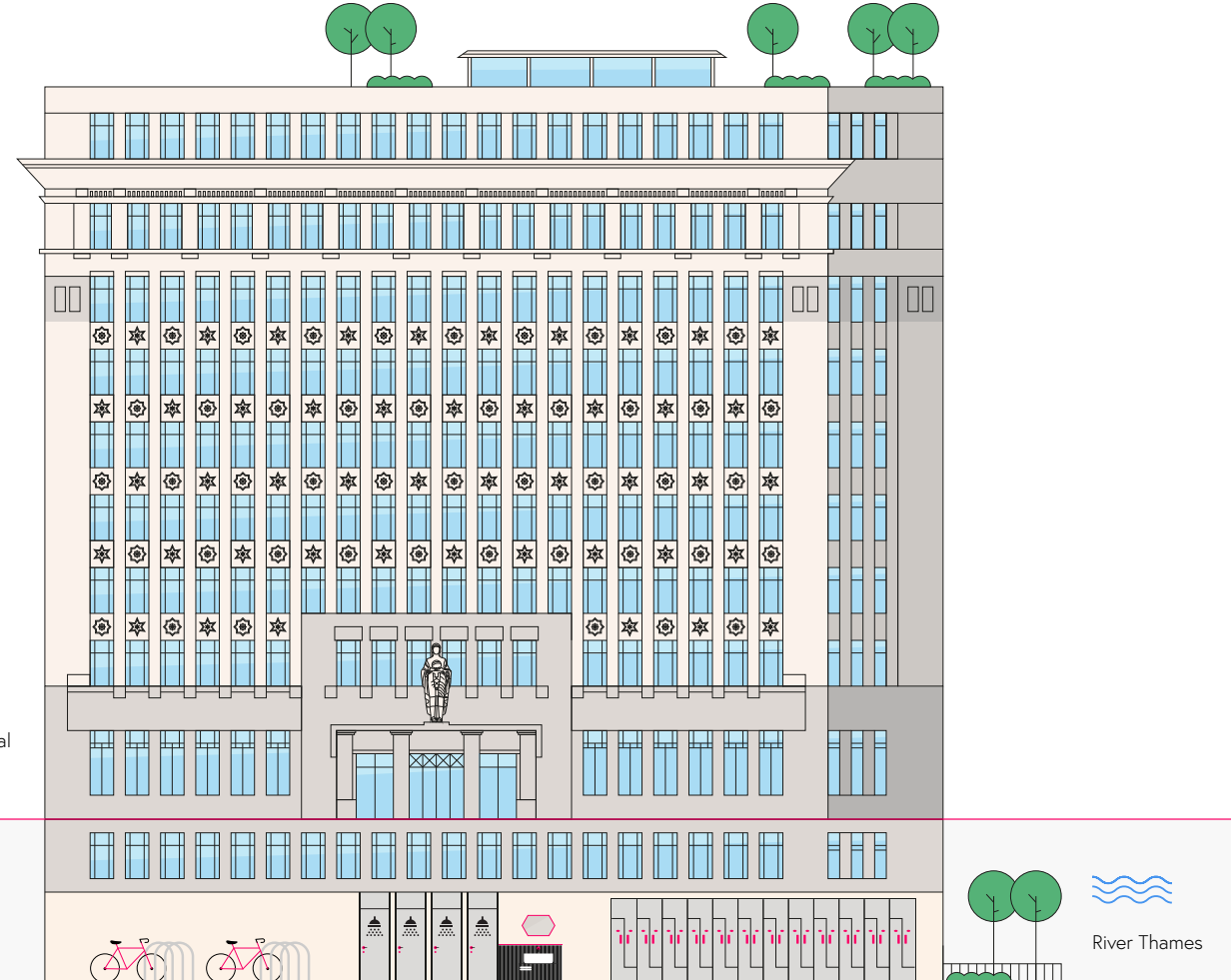


Indicative view of the riverside garden

Schedule of Areas

LEVEL	USE	AREA (SQ FT)
9	Terrace	4,526
	Pavilion	1,045
8	LET	
7	LET	
6	LET	
5	Office	13,083
4	Office	13,005
3	Office	13,167
2	Office	13,225
1	Office	13,403
BRIDGE	Office	7,959
	Business Lounge	2,549
	Reception	764
RIVER	Office	13,284
GARDEN	Private Garden	2,083
TOTAL OFFICE		87,126

AREA (SQ FT)
All areas are approximate.



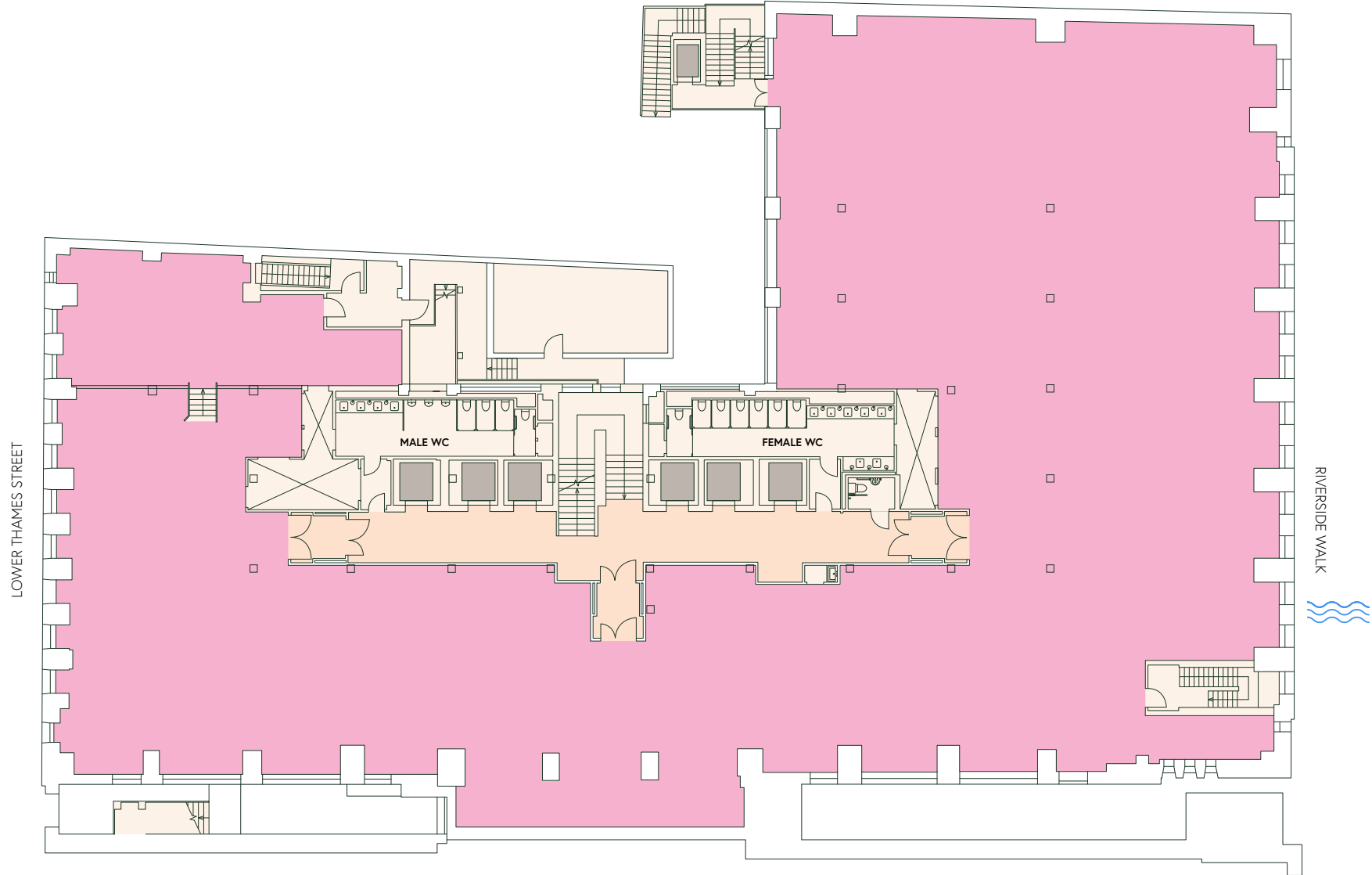


River Level

Office

13,284 SQ FT

1,234 SQ M



- Office
- Core
- Lobby

*All areas are approximate.



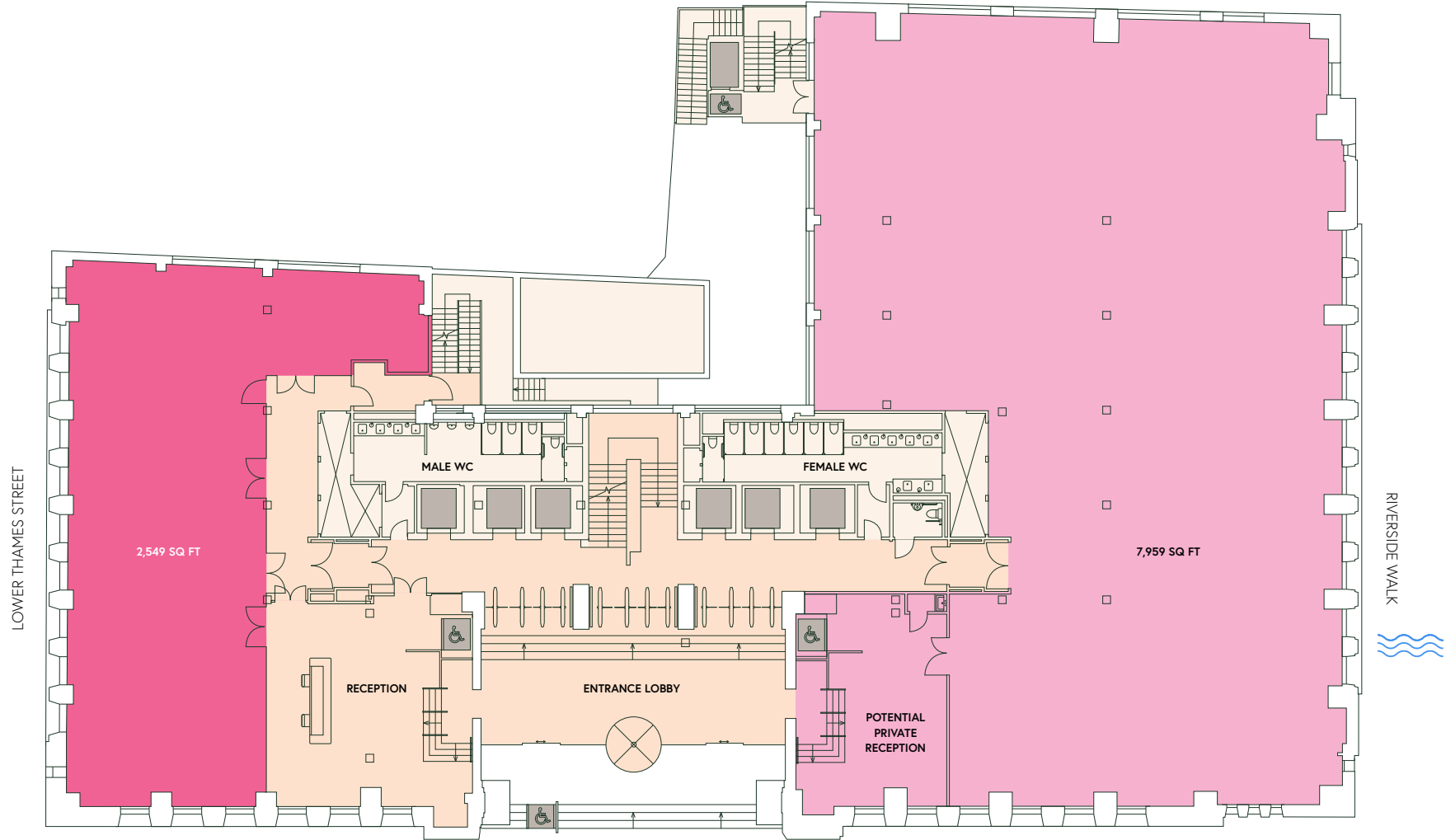
Bridge Level

Business Lounge

2,549 SQ FT
237 SQ M

Office

7,959 SQ FT
739 SQ M



- Office
- Business Lounge
- Core
- Lobby

*All areas are approximate.



Indicative view of the entrance lobby



Indicative view of the reception



Indicative view of the business lounge



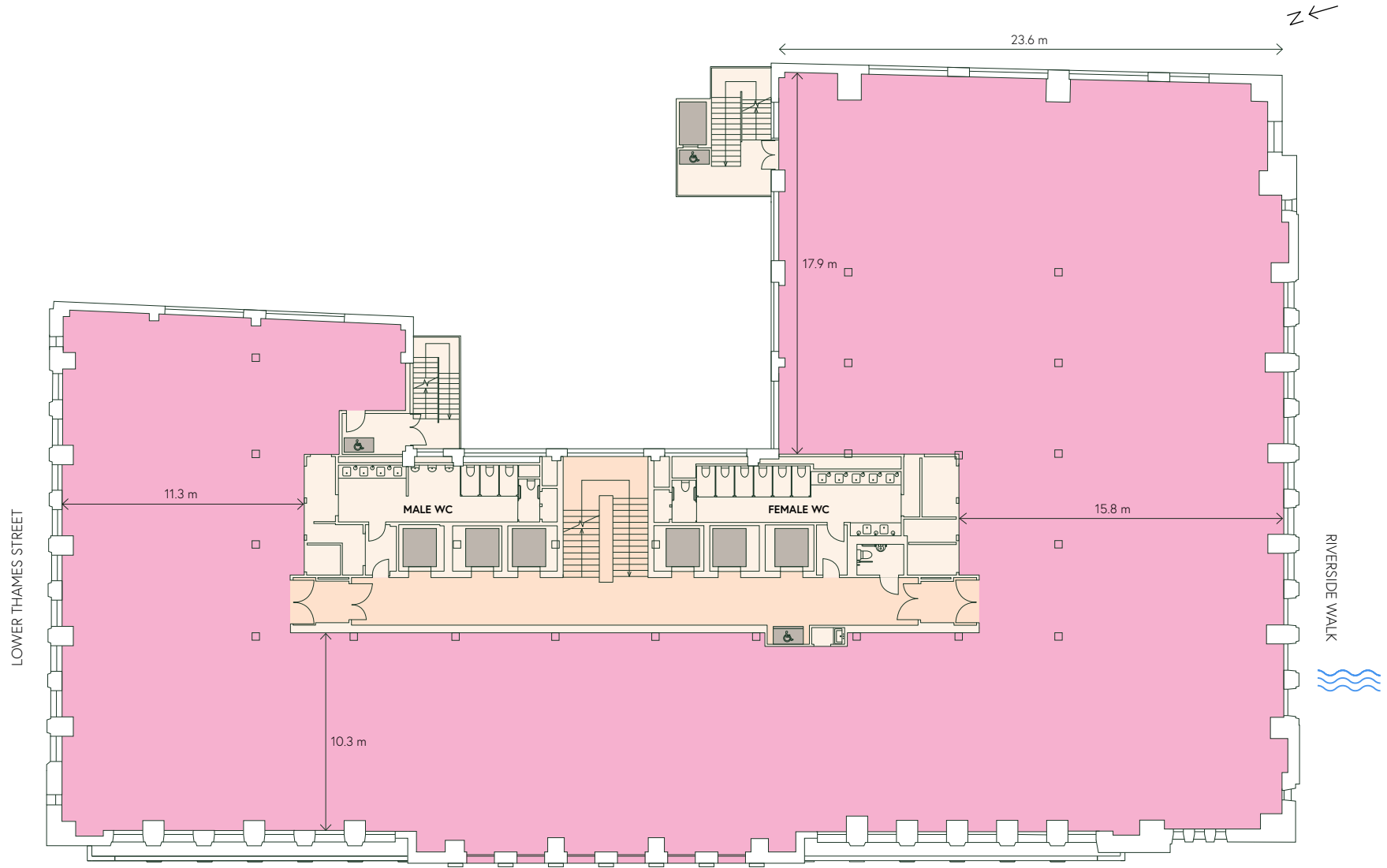
Indicative view of the private reception

Level 1

Office

13,403 SQ FT

1,245 SQ M



- Office
- Core
- Lobby

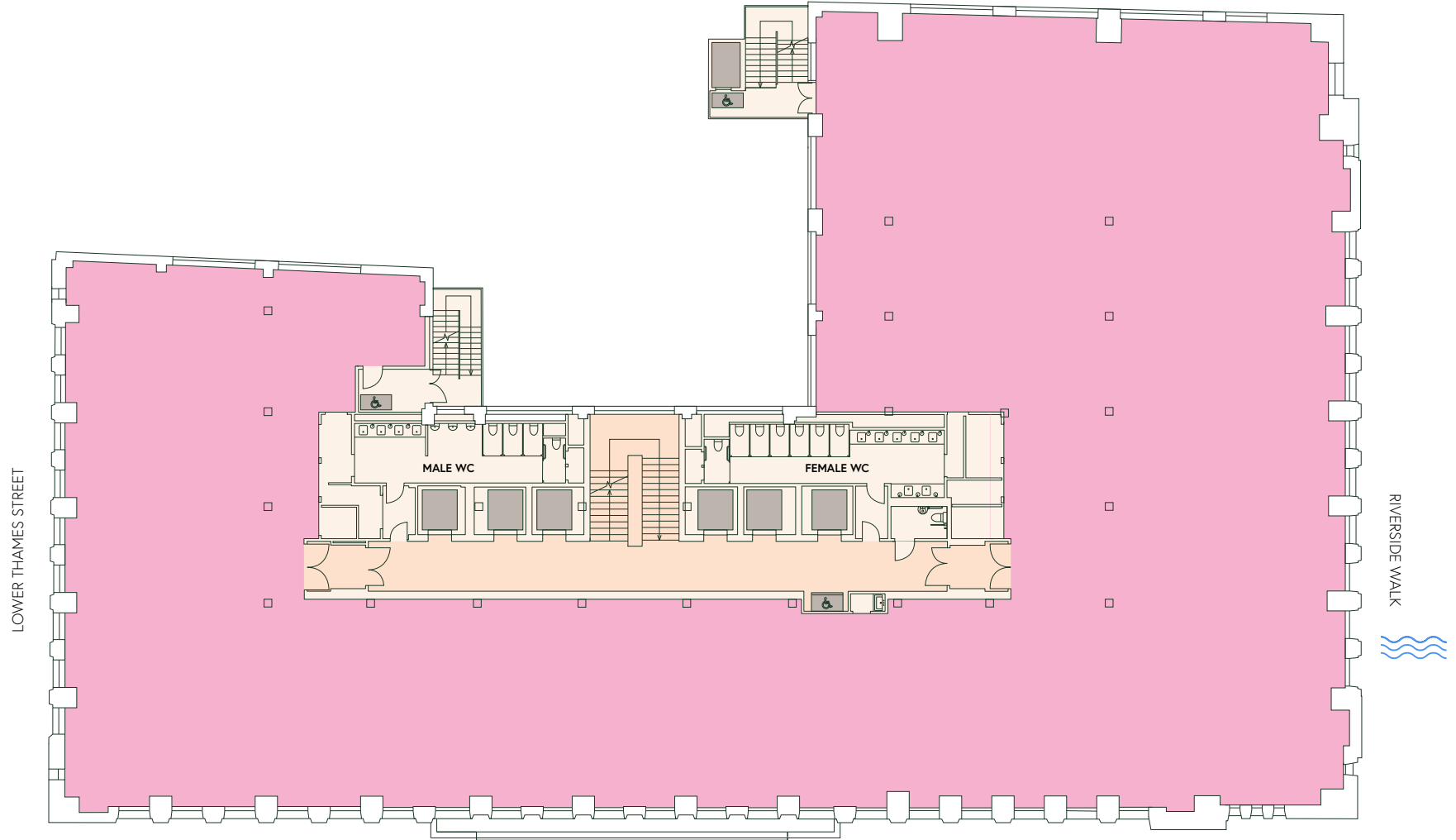
*All areas are approximate.

Level 2

Office

13,225 SQ FT

1,228 SQ M



- Office
- Core
- Lobby

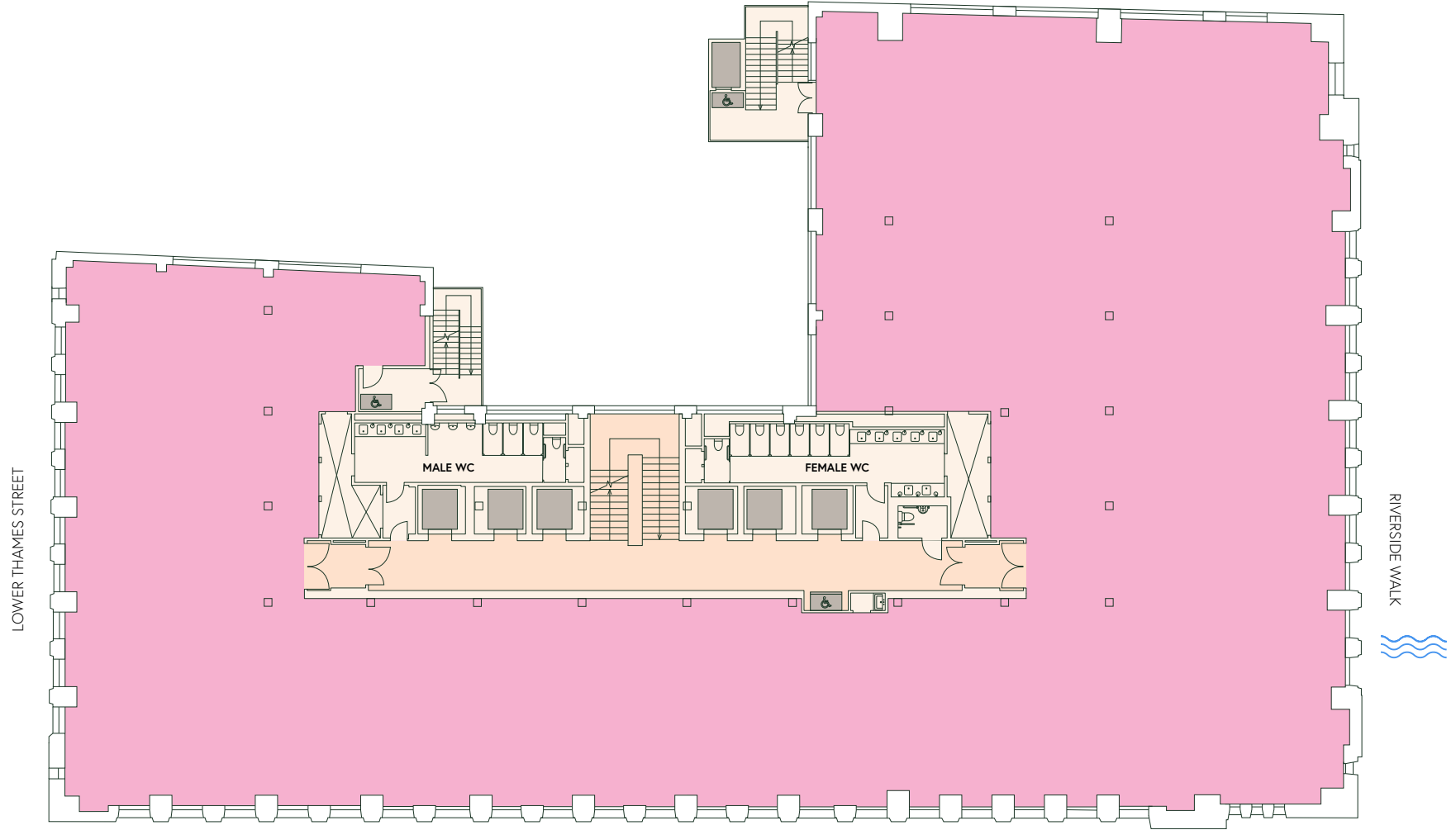
*All areas are approximate.

Level 3

Office

13,167 SQ FT

1,223 SQ M



- Office
- Core
- Lobby

*All areas are approximate.



Indicative view of a typical floor

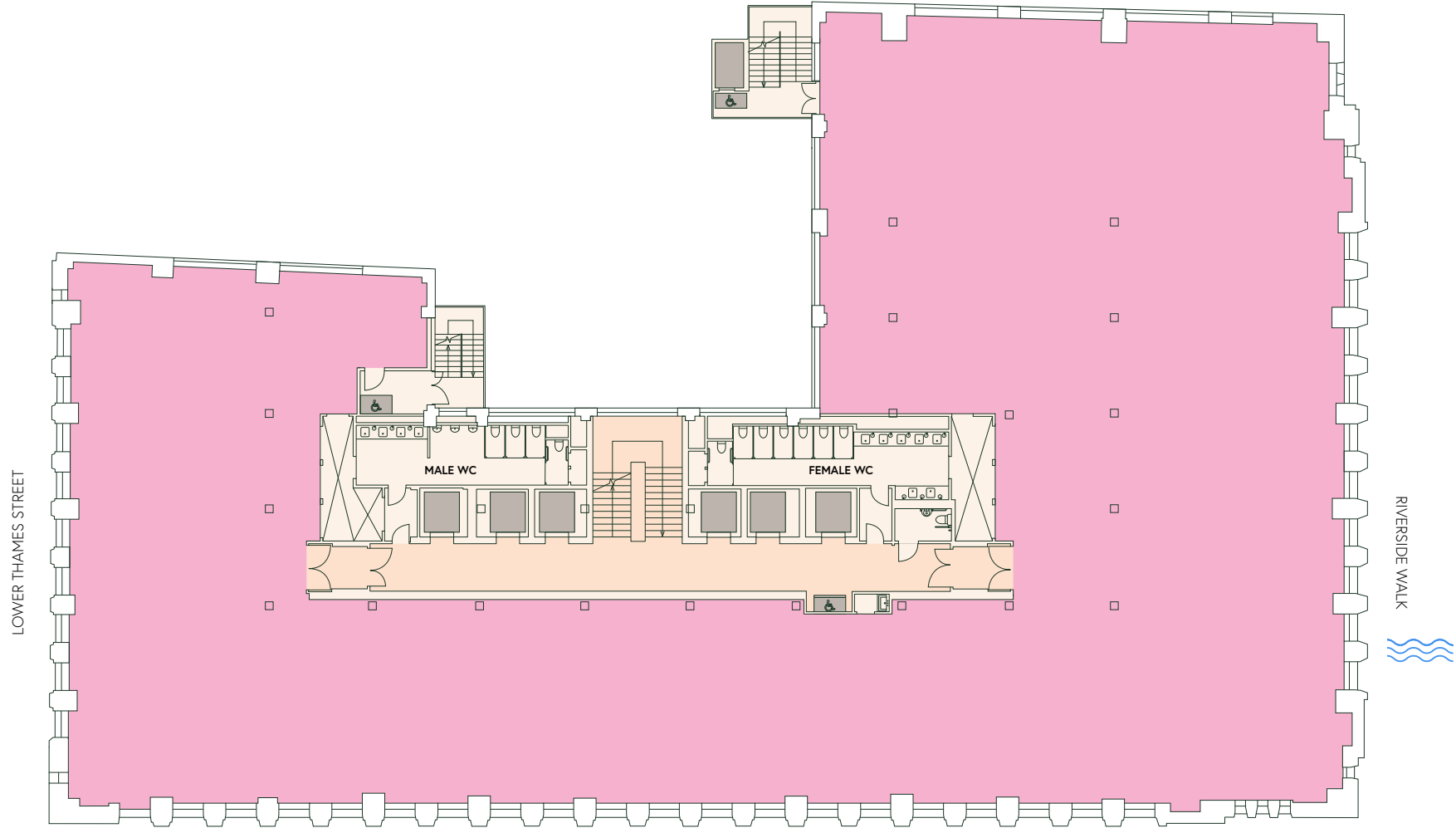


Level 4

Office

13,005 SQ FT

1,208 SQ M



- Office
- Core
- Lobby

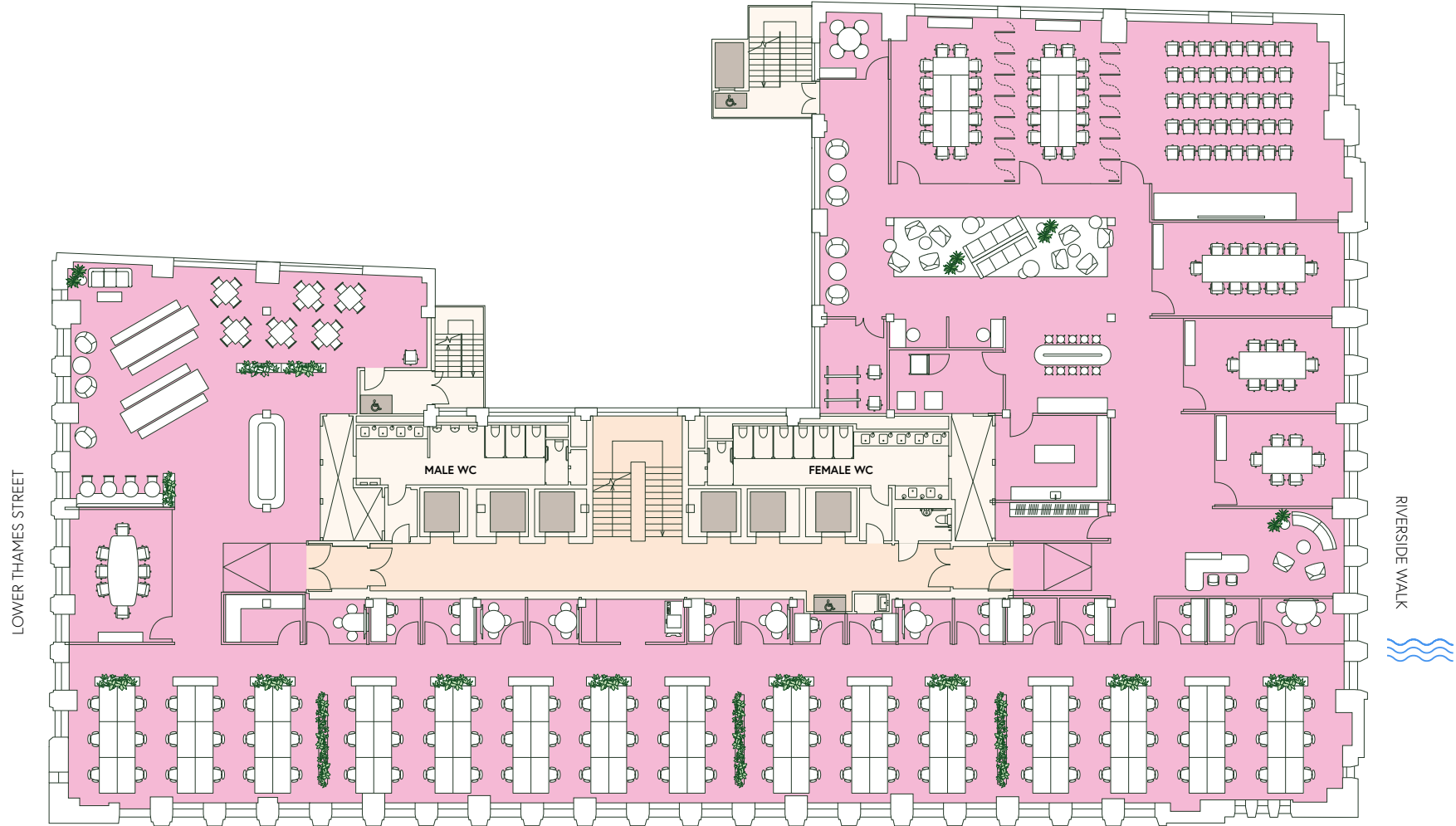
*All areas are approximate.



CORPORATE FIT-OUT

Level 4

Workspace		
	No.	Seats
Open Plan Workstations	-	90
Offices / Quiet rooms	10	18
Internal Meeting Rooms	7	28
Workspace Total	-	136
Social Area Seats	1	52
Client Spaces		
	No.	Seats
4 Seat Meeting Room	1	4
6 Seat Meeting Room	1	6
8 Seat Meeting Room	1	8
12 Seat Meeting Room	1	12
14 Seat Multi Function Room	2	28
40 Seat Multi Function Room	1	40
Client Spaces Total	7	87
Overall Total	-	275
Occupancy Density	-	1:9



- Office
- Core
- Lobby

*All areas are approximate.

RIVERSIDE WALK



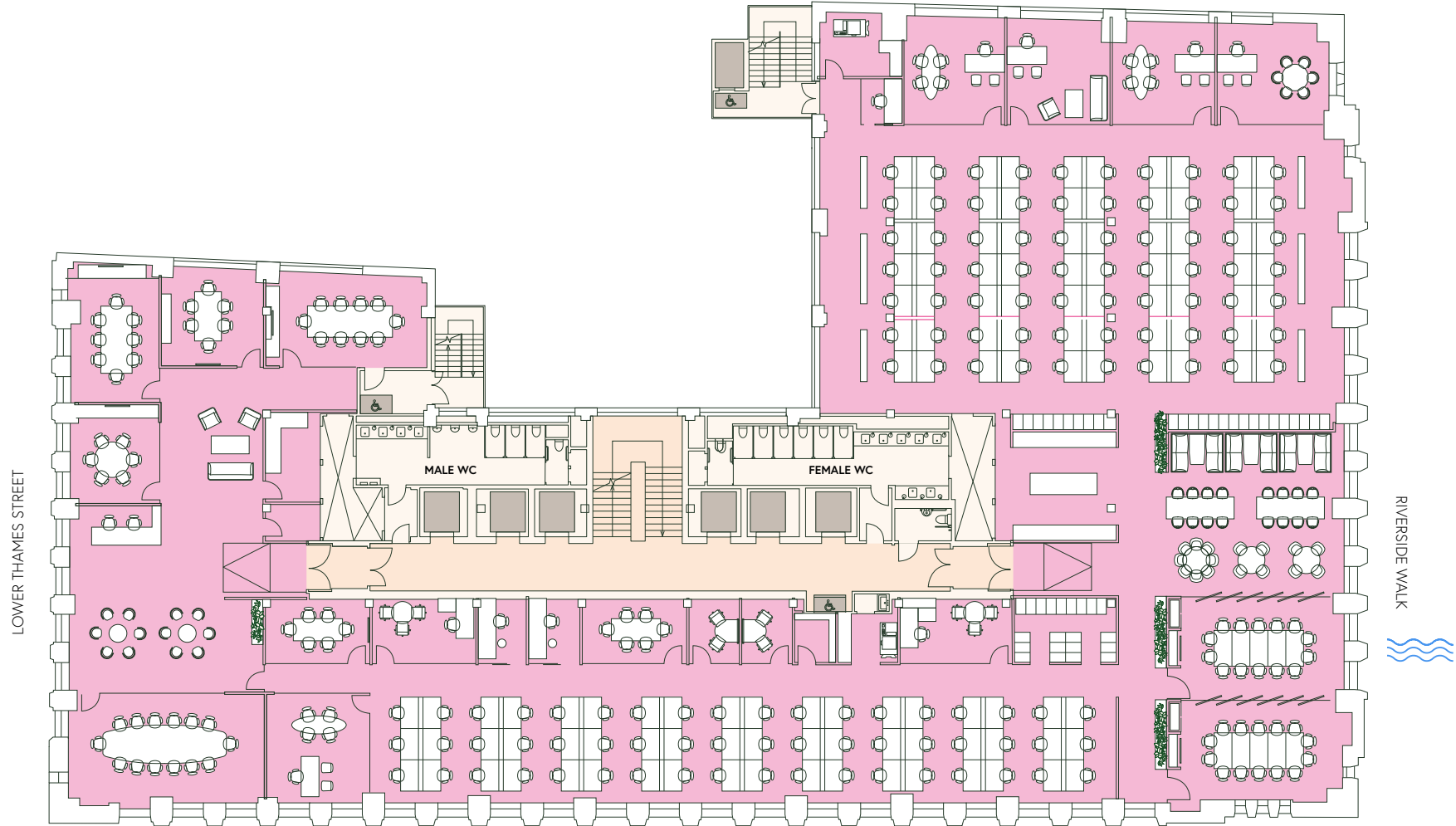
Indicative view of a corporate fit-out



FINANCIAL FIT-OUT

Level 4

Workspace	No.	Seats
Open Plan Workstations	-	124
Offices	-	7
Quiet Rooms	3	5
Internal Meeting Rooms	6	44
Workspace Total	-	180
Social Area Seats	-	40
Client Spaces	No.	Seats
6 Seater Meeting Room	2	12
8 Seater Meeting Room	1	8
10 Seater Meeting Room	1	10
14 Seater Meeting Room	1	14
Client Spaces Total	-	30
Overall Total	-	250
Occupancy Density	-	1:7



- Office
- Core
- Lobby

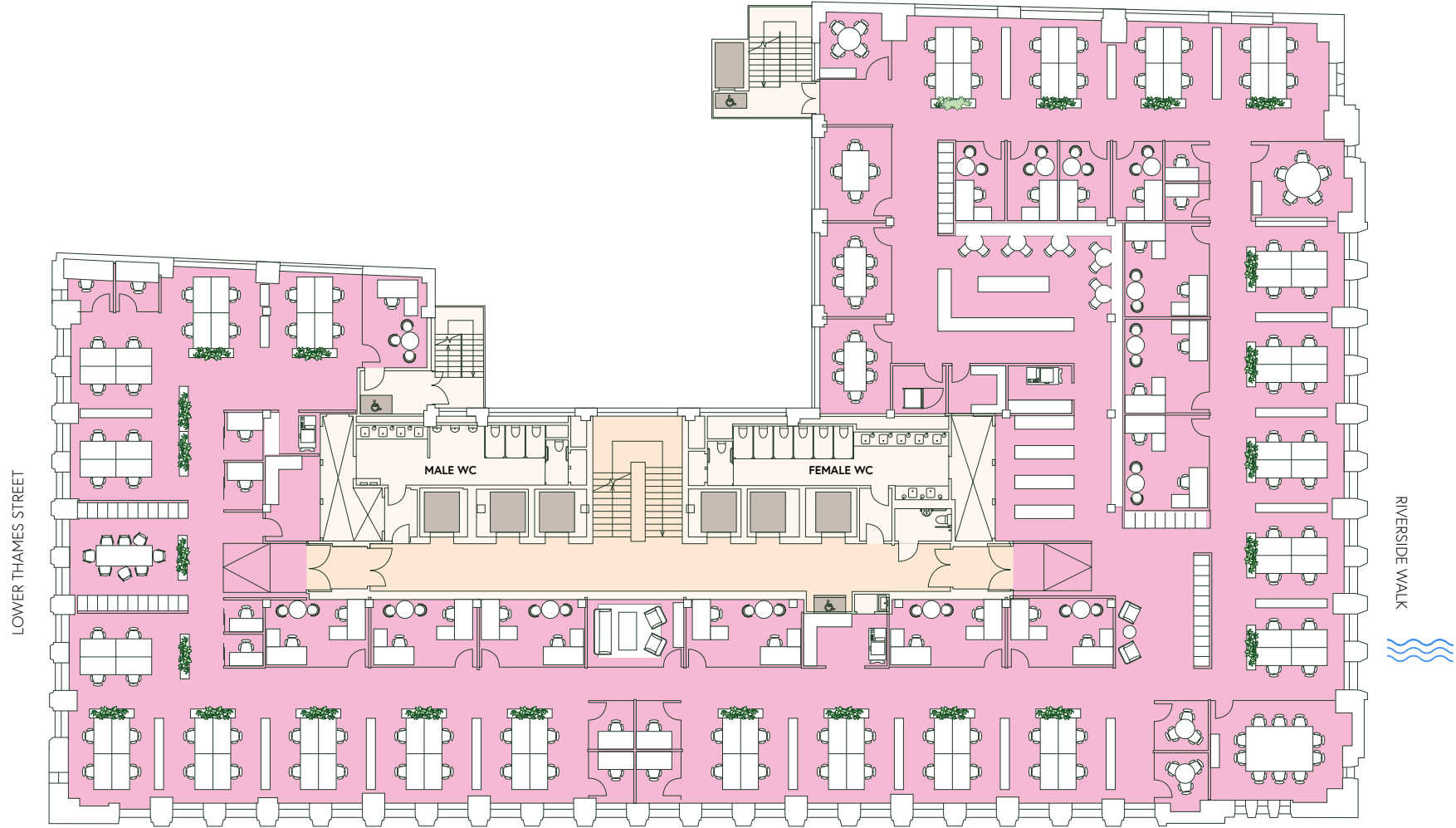
*All areas are approximate.



HYBRID FIT-OUT

Level 4

Workspace	No.	Seats
Double Offices	9	18
Single Offices	5	5
Open Plan Workstations	-	92
Open Collaboration	-	8
Internal Meeting Rooms	9	45
Quiet Rooms	12	12
Social Areas	1	20
Workspace Total	-	200
Occupancy Density	-	1:6



- Office
- Core
- Lobby

*All areas are approximate.

RIVERSIDE WALK



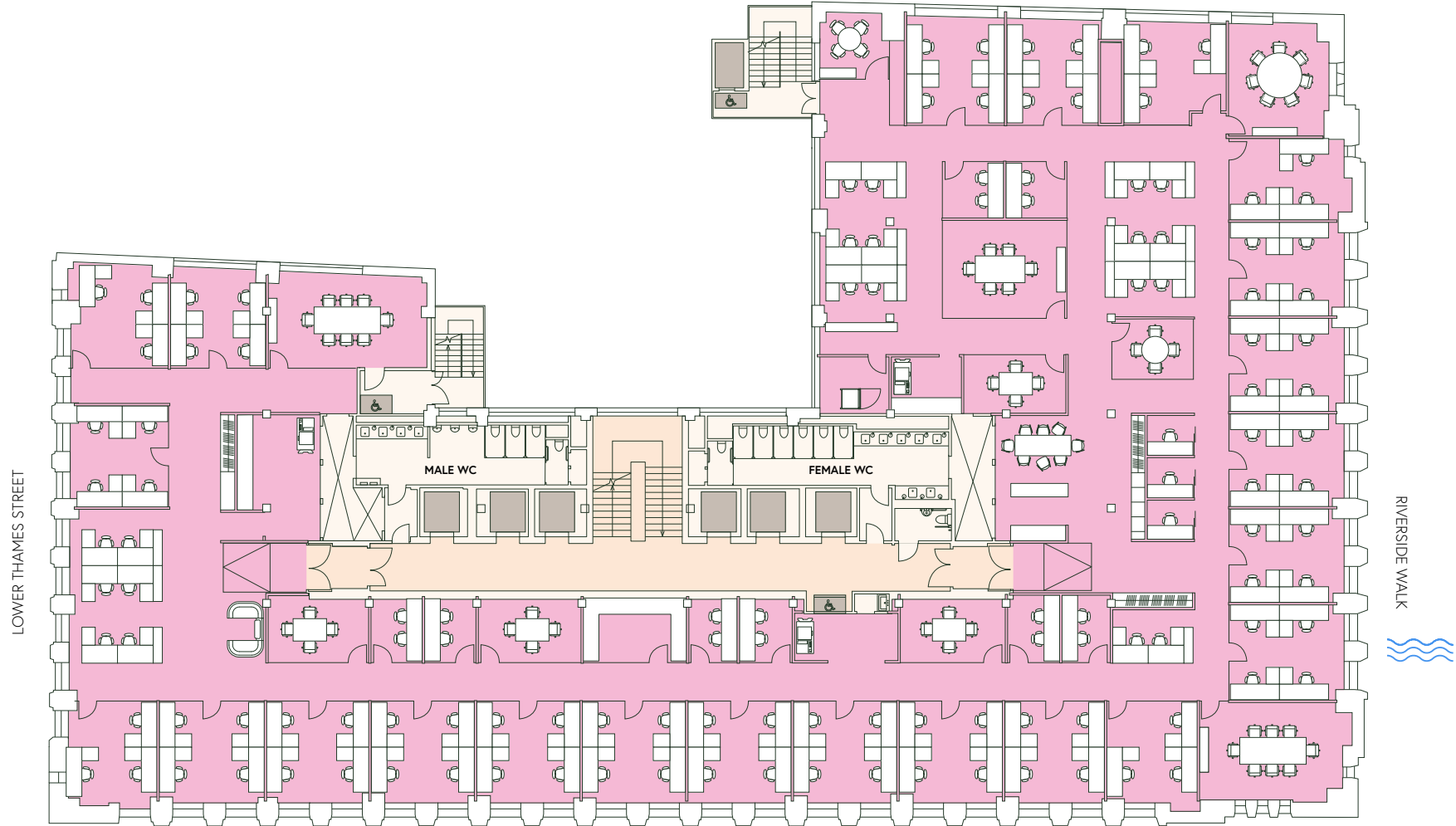
Indicative view of a hybrid fit-out



LEGAL FIT-OUT

Level 4

Workspace	No.	Seats
Quadruple Offices	18	72
Triple Offices	5	15
Open Plan Workstations	-	20
Quiet Rooms	11	19
Internal Meeting Rooms	10	52
Workspace Total	-	178
Occupancy Density	-	1:7



- Office
- Core
- Lobby

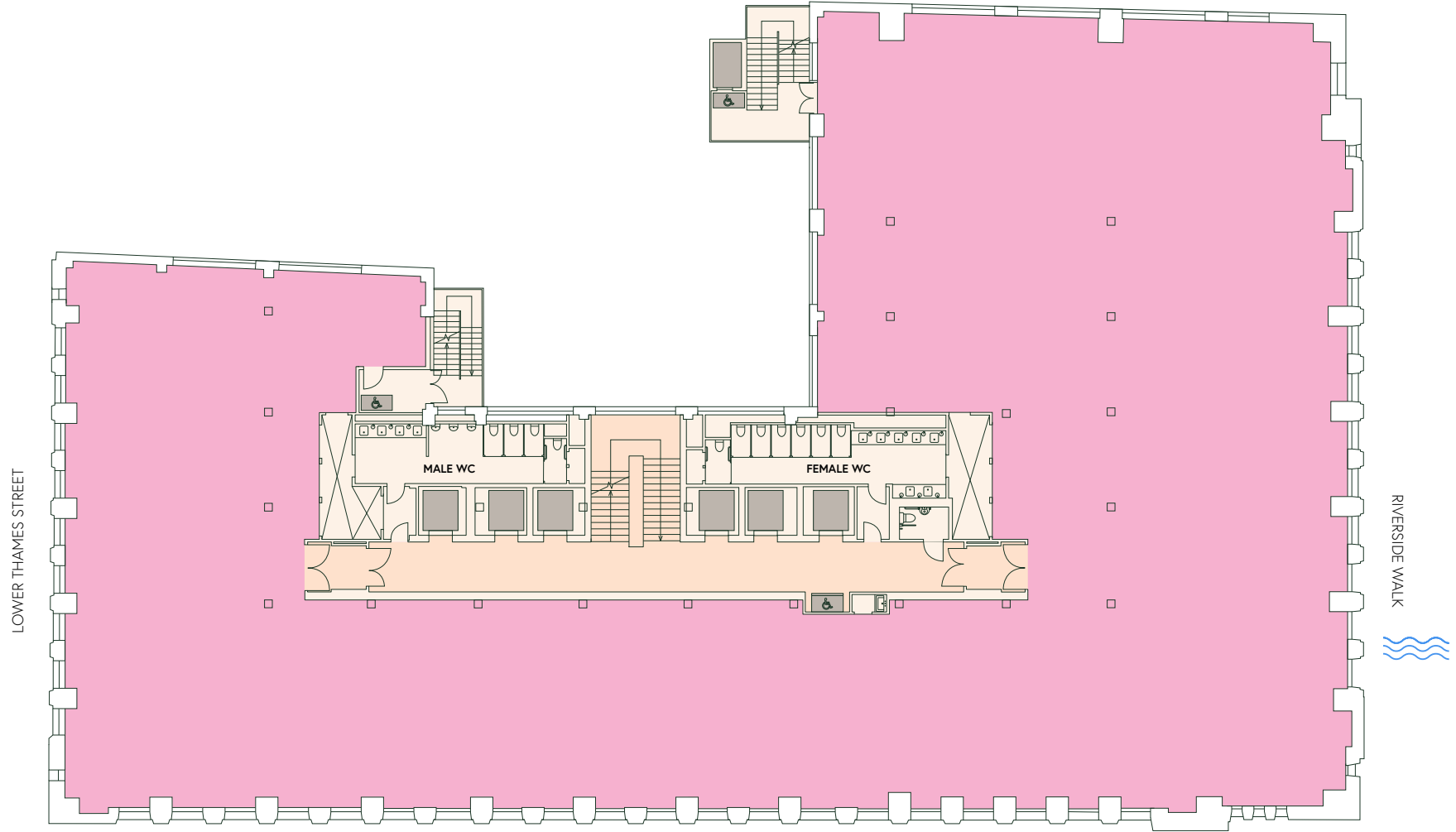
*All areas are approximate.

Level 5

Office

13,083 SQ FT

1,215 SQ M



- Office
- Core
- Lobby

*All areas are approximate.

Level 9

Roof Terrace

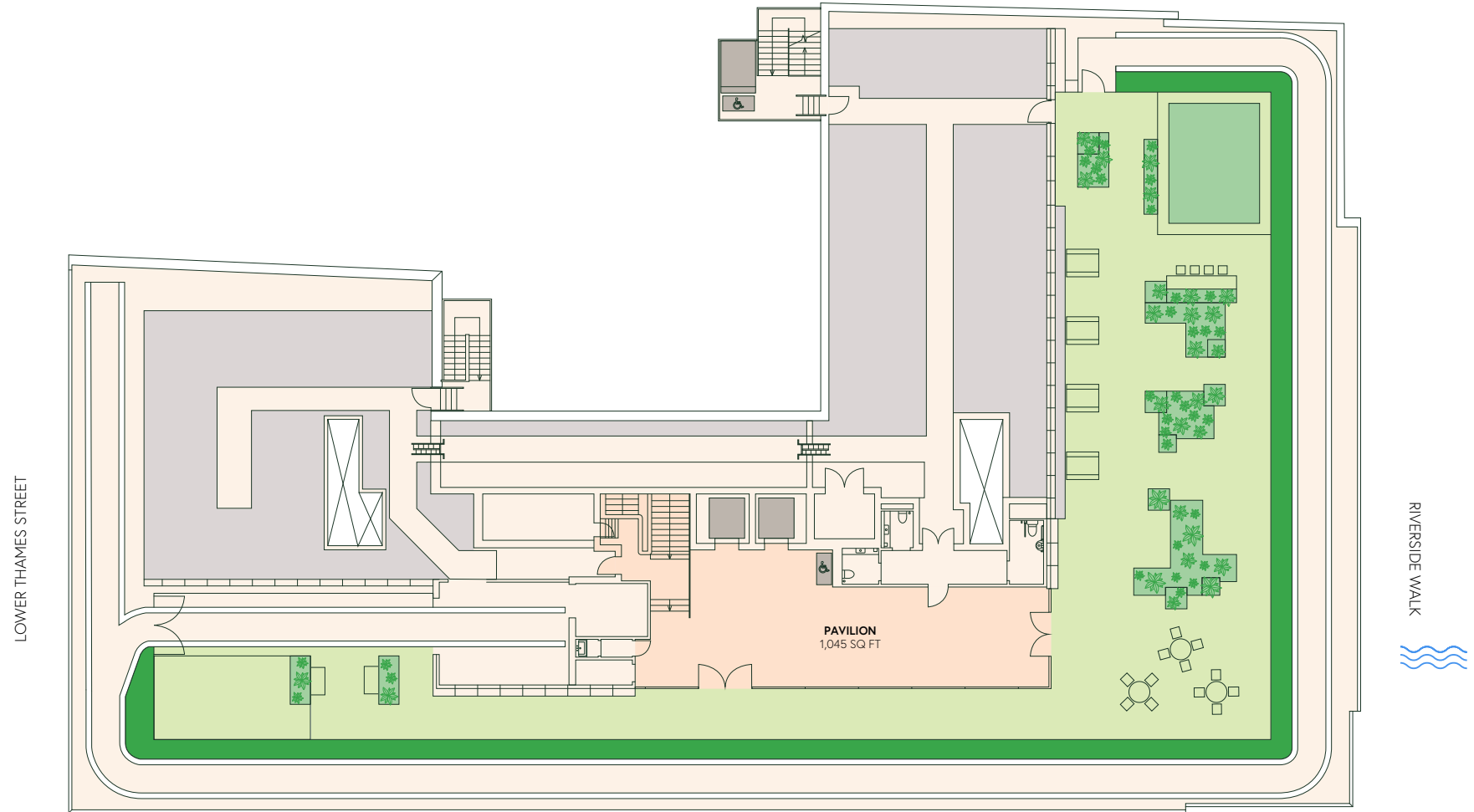
4,526 SQ FT
420 SQ M

Pavilion

1,045 SQ FT
97 SQ M

- Core
- Pavilion
- River Garden
- Plant

*All areas are approximate.



RIVERSIDE WALK





An indicative view of the communal rooftop pavilion and terrace



Indicative view of the communal roof terrace

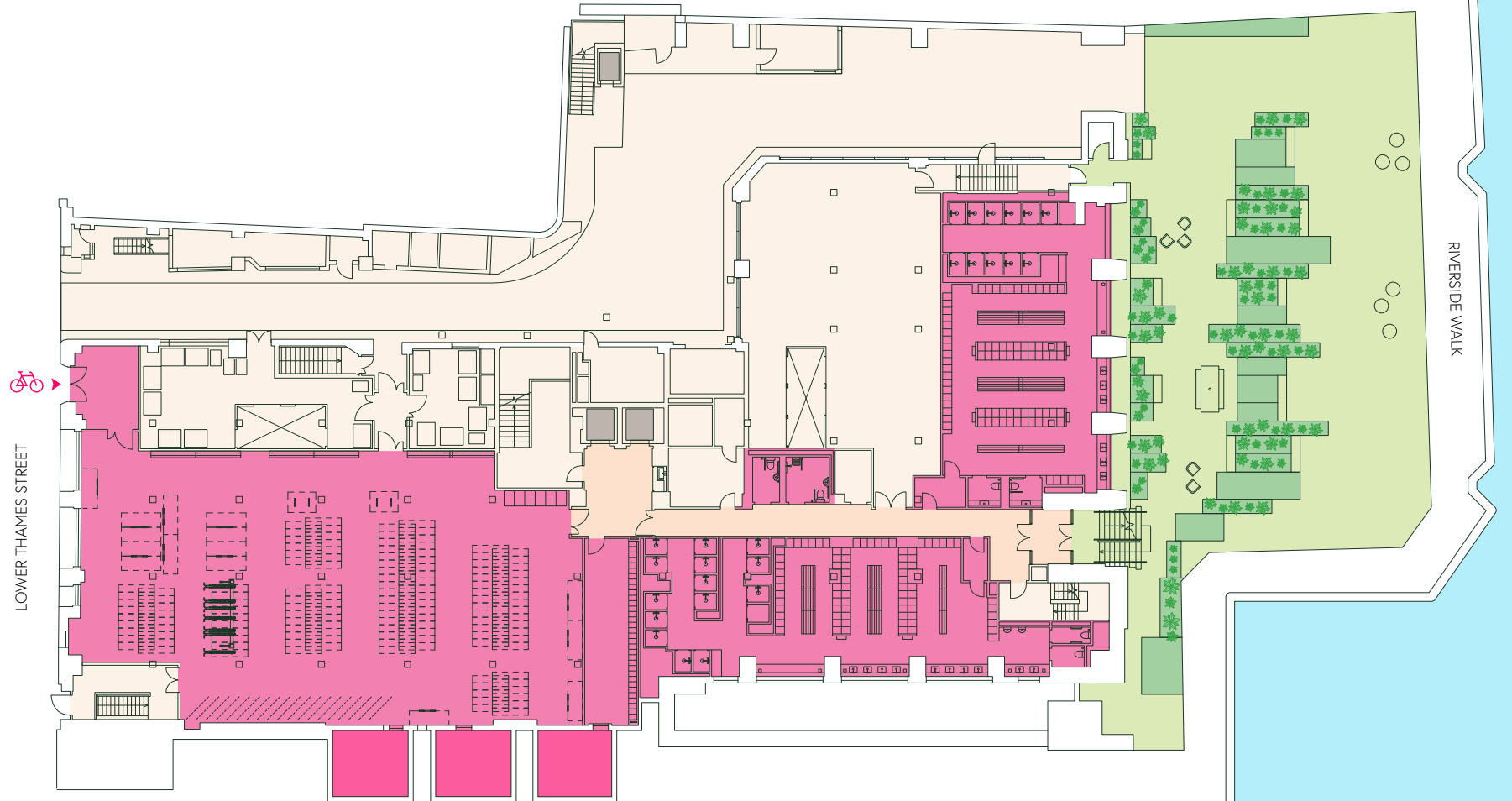
Garden Level

End of trip
 2,083 SQ FT
 194 SQ M

End of Trip	NO.
Showers	29
Lockers	330
Cycle Spaces	330
Internal Meeting Rooms x 6	44
Cycle Repair Hub	1

- End of Trip
- Storage
- Core
- Lobby
- Riverside Garden

*All areas are approximate.

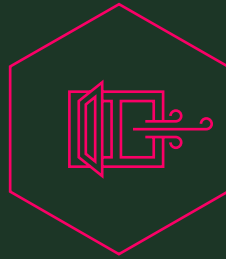




An indicative view of the changing facilities



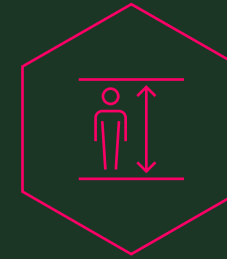
Major rebuild with all new services



New openable windows

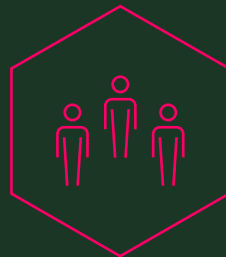


New level 9 communal terrace overlooking the river & river level garden

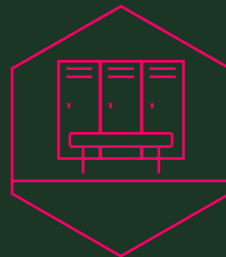


Floor-to-ceiling services height 2.38m – 3.28m with slab to slab height of 2.85m – 3.78m

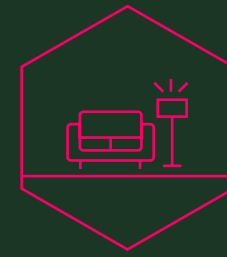
Building Highlights



Occupational density of 1:8 sq m



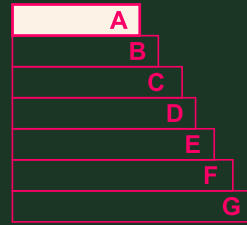
29 Showers, 330 lockers & 330 cycle spaces



Ground floor business lounge



Targeting
BREEAM Excellent



Targeting
EPC Rating A

ESG



WiredScore
PLATINUM

Targeting WiredScore
Platinum



Cycle repair hub

Forever Green



18-hole putting course in 1930



Your Building App

Direct communication portal with building management

Book space for meetings & functions

View availability of showers & lockers

Post room notifications

Local traffic & public transport information

Access local dry-cleaning & car hire

Contactless entry

Monitor noise levels, temperature, humidity & lighting

Send & receive event invitations

Weather updates



Your
Area

Nestled between
London Bridge & the City,
boasting spectacular amenities
& seamless connections

Exceptional connections

Adelaide House sits just minutes away from both Bank & London Bridge with easy access to the Elizabeth Line, Underground, Overground and National Rail.

Walking Times from Adelaide House

London Bridge
5 Minute Walk   

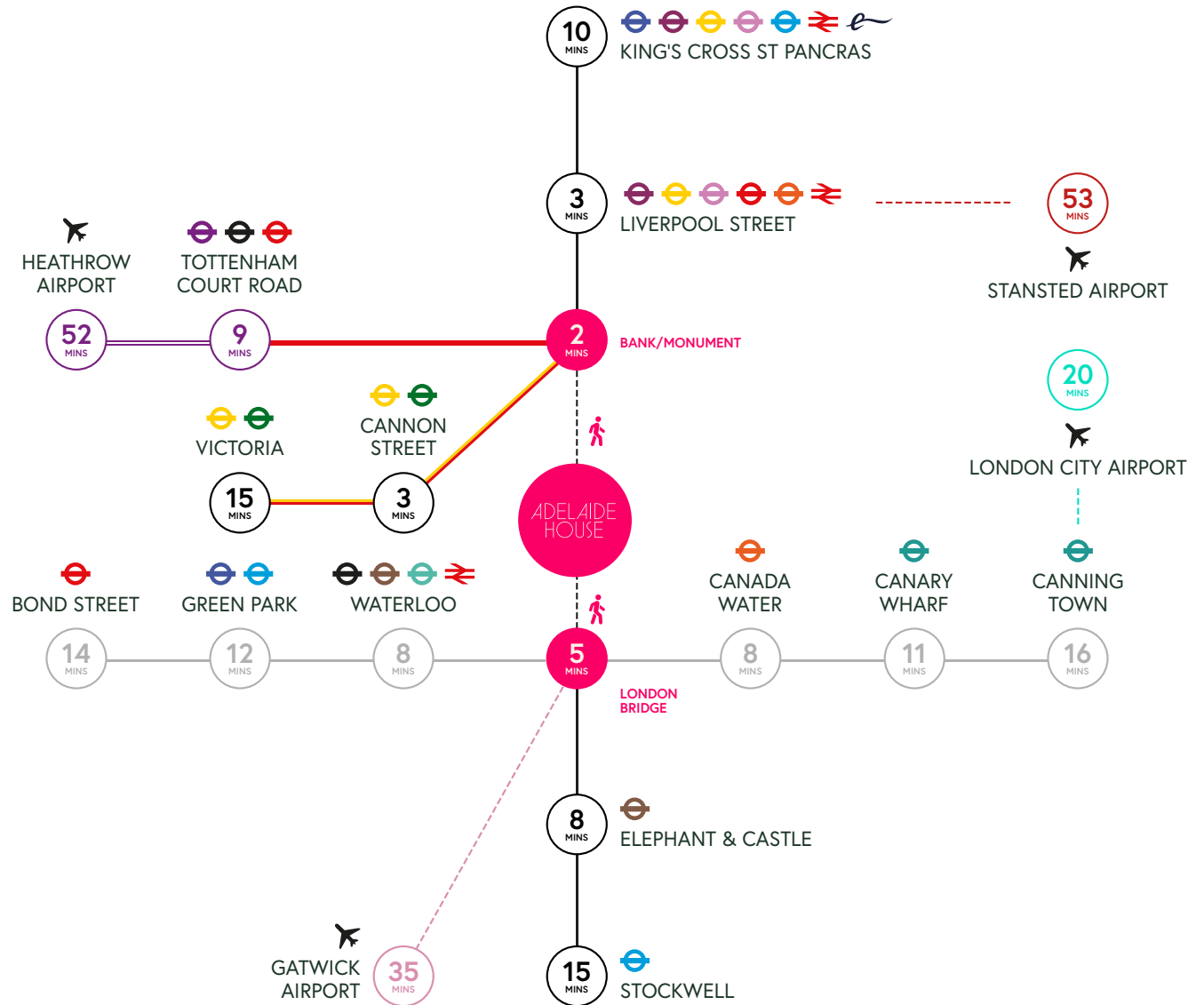
Cannon Street
4 Minute Walk   

Monument/Bank
2 Minute Walk   

Underground & Mainline Services

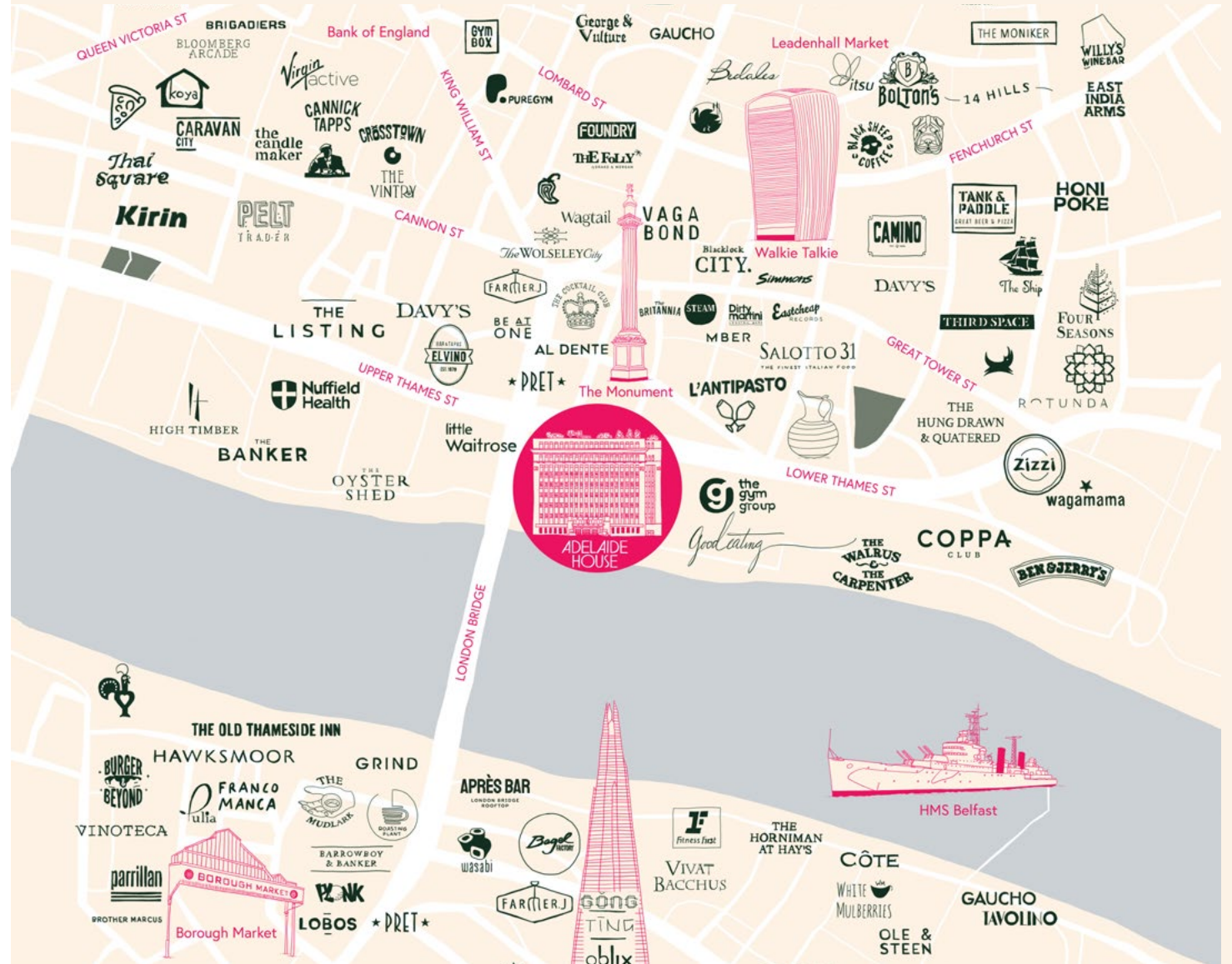
 Circle	 Bakerloo	 National Rail
 Hammersmith & City	 Waterloo & City	 Thameslink
 Metropolitan	 Overground	 Stansted Express
 District	 Northern	
 Central	 Jubilee	
 Victoria	 DLR	
 Piccadilly	 Elizabeth Line	

All times direct from **London Bridge** or **Bank/Monument** stations sourced from transport for london and Google Maps.



- 36 Bars
- 56 Restaurants
- 11 Gyms
- 6 Green spaces
- 3 Transport hubs
- 1 Monument
- 2 Sky bars
- 2 Iconic food markets

All within a 5 minute walk



36 Bars



The Banker

The Wolseley



Farmer J



Coppa Club

All within a 5 minute walk





Professional Team

Architect [Scott Brownrigg](#)

Project Managers [Avison Young](#)

Environmental Consultant [Atelier Ten](#)

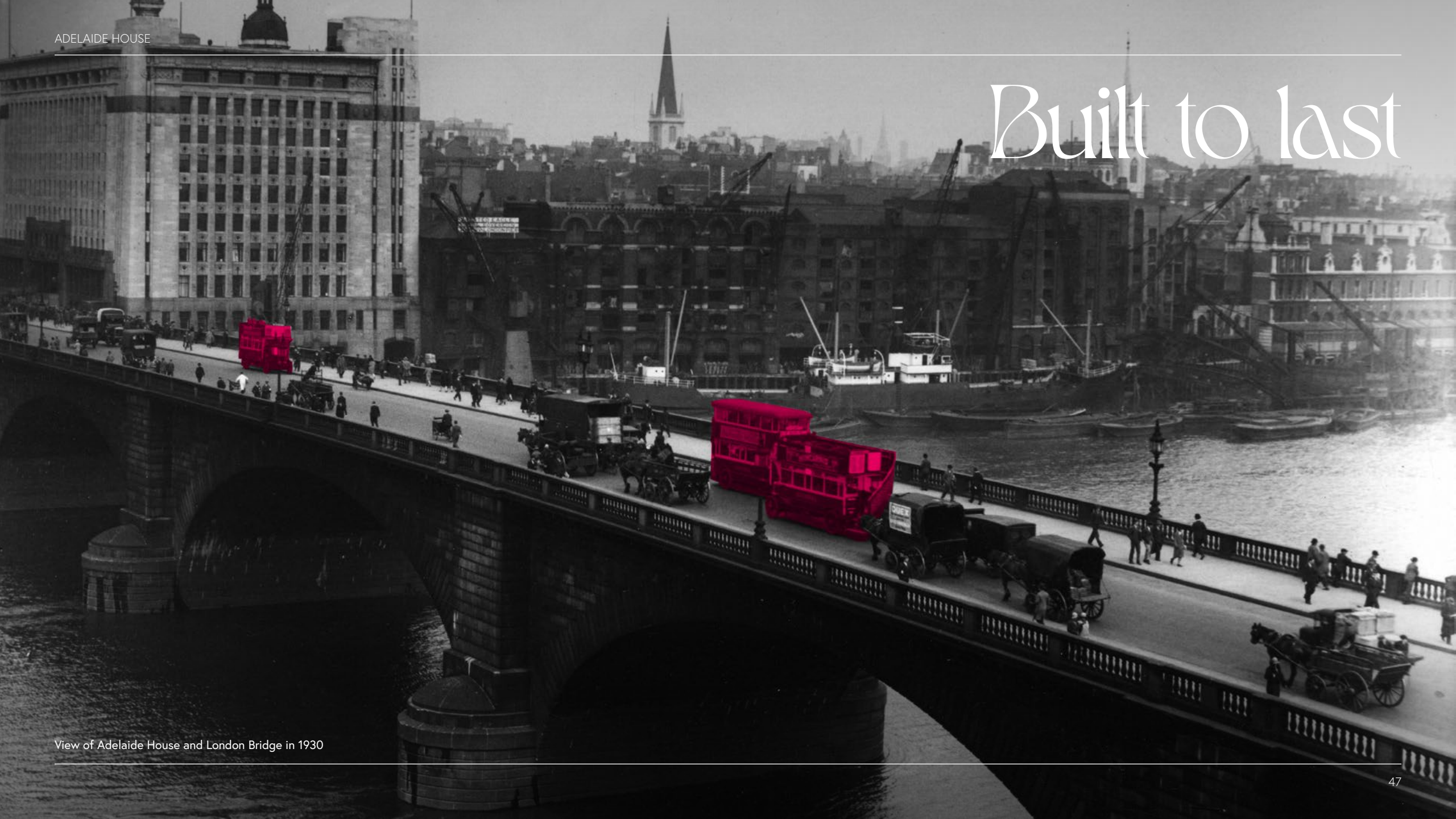
Construction Consultants [Gardiner & Theobald](#)

Legal [Eversheds](#)

M&E Consultant [Atelier Ten](#)

Developer [St Martins](#)

Built to last



View of Adelaide House and London Bridge in 1930

Get In Touch

Enquiries



Tim Plumbe

tim.plumbe@cushwake.com
+44 (0)7768 146 280

Tom Fayers

tom.fayers@cushwake.com
+44 (0)7973 821 247

Holly Hamer

holly.hamer@cushwake.com
+44 (0)7471 725 112



Simon Crotty

simon.crotty@jll.com
+44 (0)7826 947 267

Jason Collier

jason.collier@jll.com
+44 (0)7525 159 861

Honor Dunning

honor.dunning@jll.com
+44 (0)7999 139 511

AdelaideHouse.London

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