



NO. 1  
LONDON  
BRIDGE



LONDON SE1



# WORKSPACE IN A LANDMARK, RIVERSIDE SETTING

No. 1 London Bridge proudly sits along the south bank of the Thames, comprising contemporary, riverside office space adjacent to London Bridge Station.

The final remaining floor offers 10,524 sq ft of bright and open plan workspace with river views. The 3rd floor of the east wing is delivered fully fitted with high quality furnishings, ready for immediate occupation.

# CONTEMPORARY AND SPACIOUS

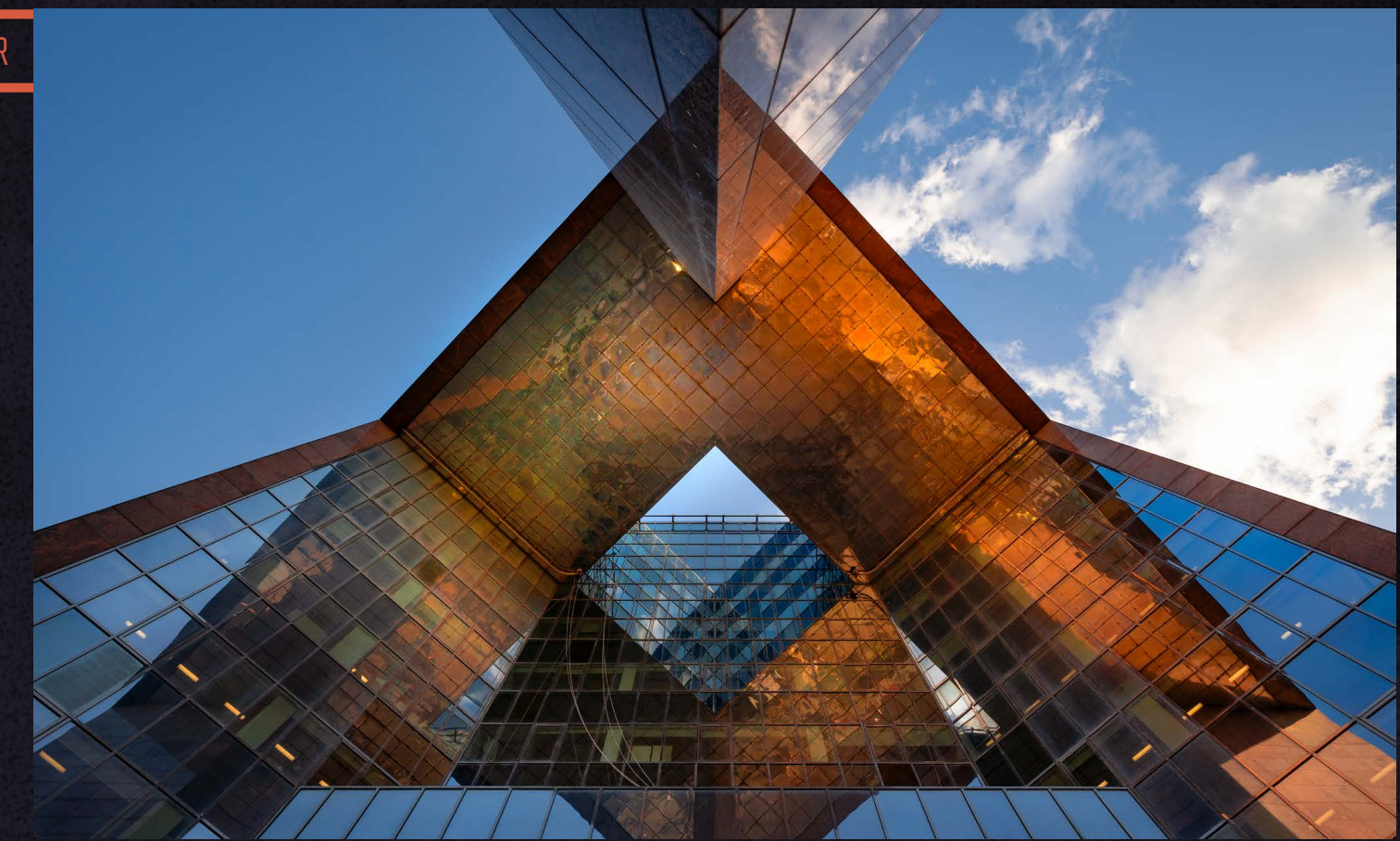


RIVER &  
CITY VIEWS

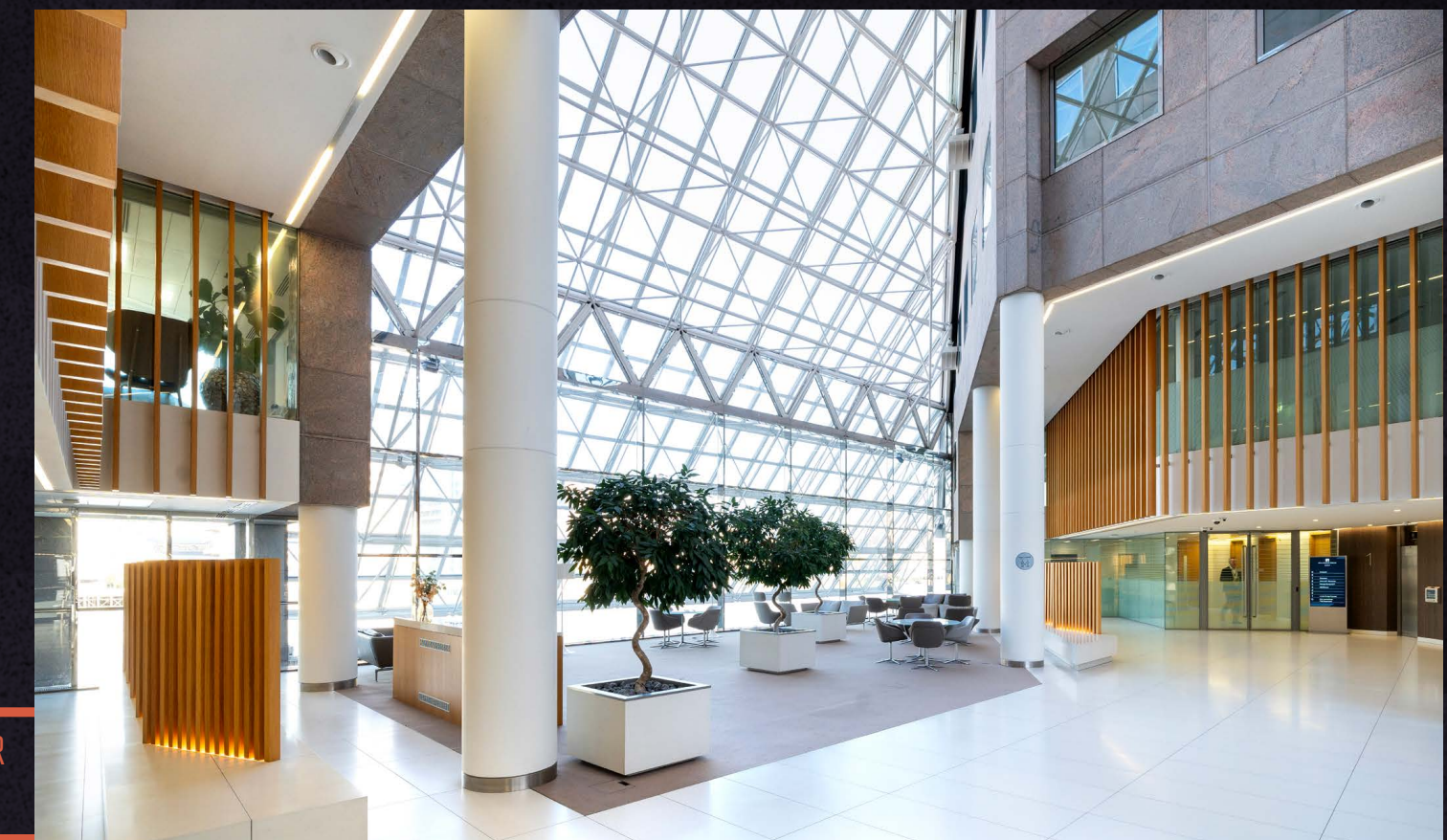


CONCIERGE &  
OCCUPIER LOUNGE

EXTERIOR



OCCUPIER  
LOUNGE



LONDON  
BRIDGE  
RECEPTION

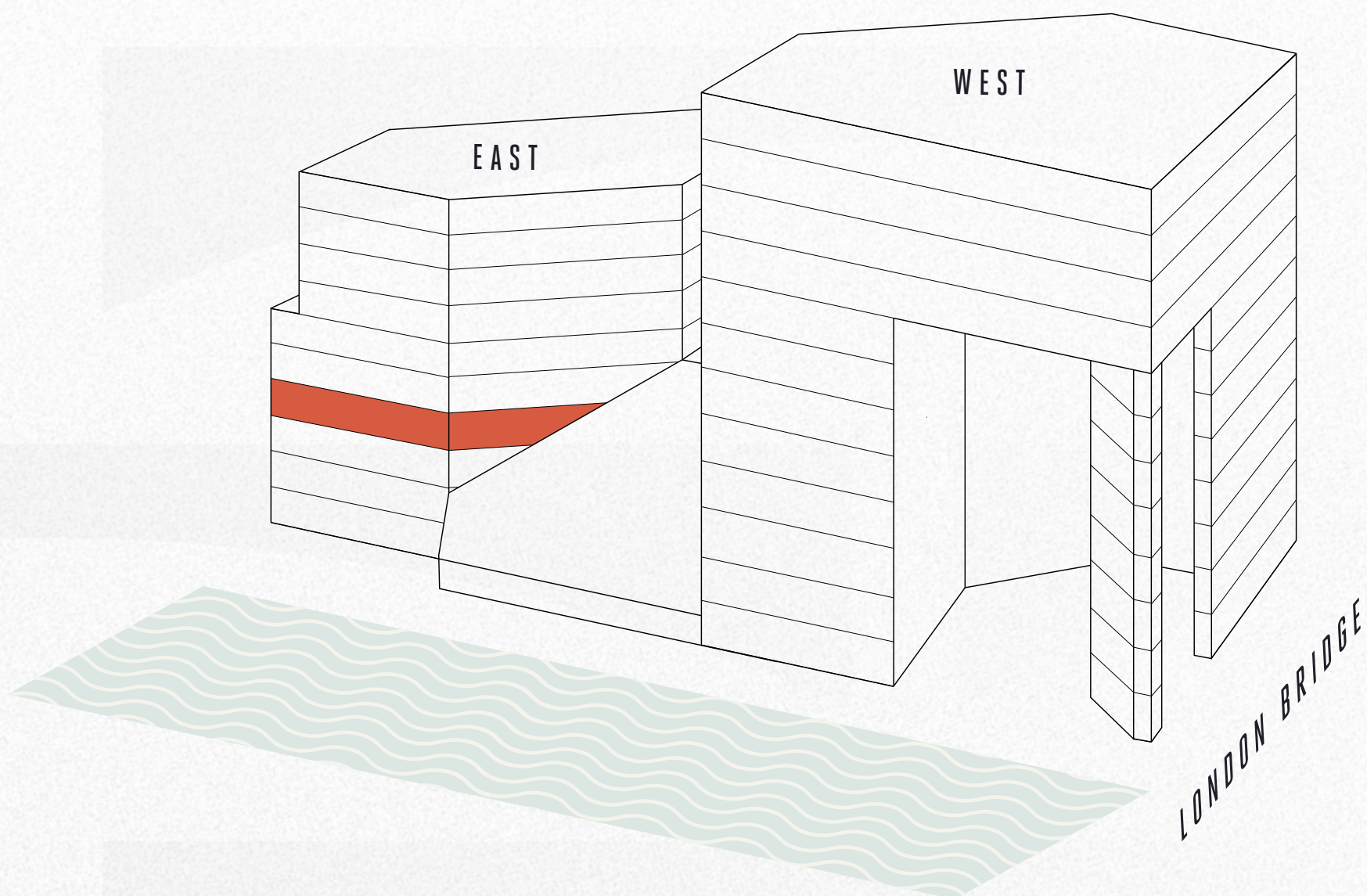
The building has two entrances, one on London Bridge and another off Tooley Street, offering a convenient shortcut for those coming from London Bridge Station.

No. 1 London Bridge features a bright and light filled first floor occupier lounge, providing everything a business needs from informal meeting areas to additional breakout spaces with stunning river views.

# BRIGHT & OPEN OFFICE SPACE

## ACCOMMODATION

Floor	Condition	Sq Ft	Sq M
8th East	Fully fitted		LET
3rd East	Fully fitted	10,524	977.7
2nd East	Cat A		UNDER OFFER
<b>Total</b>		<b>10,524</b>	<b>977.7</b>



## 3RD FLOOR - EAST

10,524 SQ FT



Workstations	74	Phone booth	03
12 person boardroom	01	Kitchen	01
10 person meeting rooms	01	Breakout areas	02
6 person meeting rooms	03	Welcome lounge	01

Office Core WCS Reception Lounge

Floor plans for indicative purposes only



# COLLABORATIVE BREAKOUT SPACES





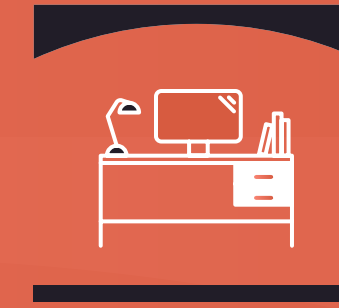
## SPECIFICATION



Landmark  
riverside building



Large, manned  
reception



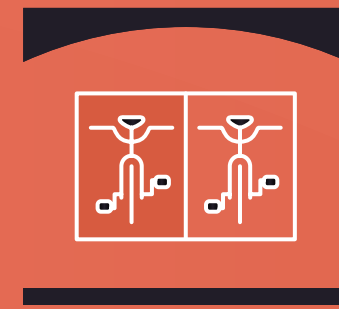
High quality  
fitted workspace



Waterside  
views



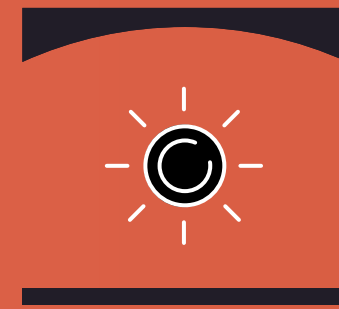
Full height  
central atrium



Bicycle  
storage



Shower  
facilities



Excellent  
natural light



24 hour  
access



Estate-wide  
security



Raised  
floors



3 x destination  
controlled  
passenger lifts



### BOROUGH MARKET

A short stroll across the road leads you to London's oldest food markets, with a top quality selection of food on offer in a vibrant setting.



200M FROM  
BOROUGH MARKET

### MORE LONDON

A destination for entertainment, food and culture, with programmed events for the community to enjoy.



### HAY'S GALLERIA

Offering artisanal coffee spots and contemporary dining experiences in a beautiful, architecturally striking setting.



3 MINUTES WALK  
TO HAY'S GALLERIA

### BERMONDSEY STREET

A historic street offers an exciting array of shops, bars and restaurants for you to explore.



# LONDON BRIDGE CAMPUS

No. 1 London Bridge forms part of a 24 acre campus under single ownership stretching between London Bridge and Tower Bridge. The diverse occupier community benefits from a year round events program, additional security and inherent opportunities for growth.

Fantastic on and off-site amenities offer tenants a variety of choice and convenience, along with outstanding River and City views, with easy access to London Bridge station and the London Bridge City Pier for Uber Boat.



VIEW OF  
HAY'S  
GALLERIA



## OCCUPIERS

Aēsop®

SWAN PARTNERS

terra firma

Jacobs

HOWARD KENNEDY

H|M Hilson Moran  
part of the Tyréns Group

Kobalt

Jägermeister

pwc

CLA

PRS  
for MUSIC

LOMBARD ODIER  
LOMBARD ODIER DARIER HENTSCH

abpi

lightspeed

EY

IDX

axs

southeastern

NORTON ROSE FULBRIGHT

CCP

EASTALPHA

AVON

# SEAMLESS CONNECTIVITY

Just steps away from London Bridge station, the whole city is at your fingertips.

London Bridge station provides Underground and National Rail services, offering connections near and far, with easy access to the other key London hubs including Waterloo and King's Cross St Pancras.

## JOURNEY TIMES FROM LONDON BRIDGE

Source: TfL.

02 Mins 	02 Mins 	06 Mins 	09 Mins 
<b>WATERLOO</b> 	<b>BANK</b> 	<b>CANARY WHARF</b> 	<b>BOND STREET</b> 
09 Mins 	09 Mins 	11 Mins 	18 Mins 
<b>FARRINGTON</b> 	<b>CHARING CROSS</b> 	<b>KINGS CROSS</b> 	<b>STRATFORD</b> 

### BARS / CAFÉS ○

1. Grind
2. Ole & Steen
3. Flat Iron Square
4. Roasting Plant
5. White Mulberries
6. The Market Porter

7. Salt Yard
8. Boro Bistro
9. Vinegar Yard
10. Monmouth
11. Gentlemen Baristas
12. Nine Lives

### RESTAURANTS ●

1. Padella
2. Roast
3. Fish!
4. The Ivy
5. The Coal Shed
6. Aqua Shard

7. Flat Iron
8. Hutong
9. Gaucho
10. Arabica
11. Hawksmoor
12. Comptoir

### FITNESS ●

1. Pure Gym
2. The Gym Group
3. Buzz Gym
4. Fitness First
5. Gymbox
6. Third Space

### HOTELS ●

1. Shangri-La
2. London Bridge Hotel
3. Hilton
4. Native Bankside
5. Novotel
6. CitizenM





## FURTHER INFORMATION

### TERMS

Leases available to December 2029.

### VIEWINGS

Strictly through the sole letting agents:



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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2026.

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