

2,098 – 11,035 SQ FT  
FULLY FITTED OR CAT A SPACE AVAILABLE

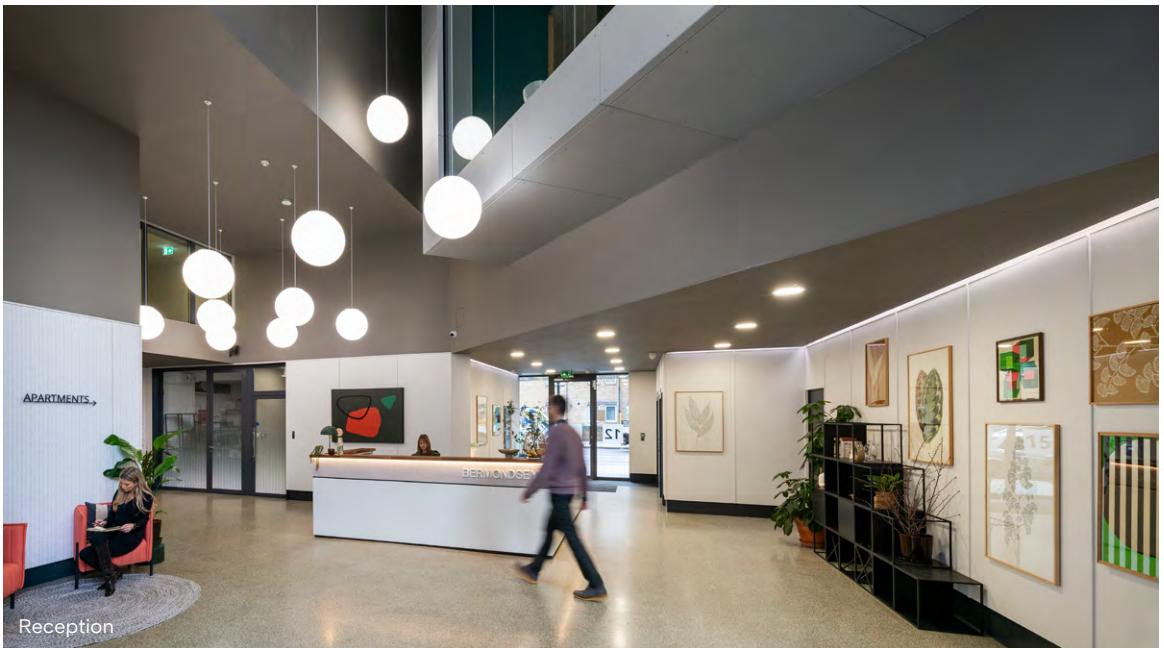
# BERMONDSEY SQ.

LONDON SE1

# In the SQ.

The reception and floors have been extensively refurbished to a high specification, with the office space providing a mix of both fully fitted and CAT A spaces.

2,098 sq ft - 11,035 sq ft currently available, with the part 2nd South and part 3rd North floors delivered as fully fitted space, whilst the part 2nd North and part 3rd South floors are offered in a CAT A condition with plans to fit out.



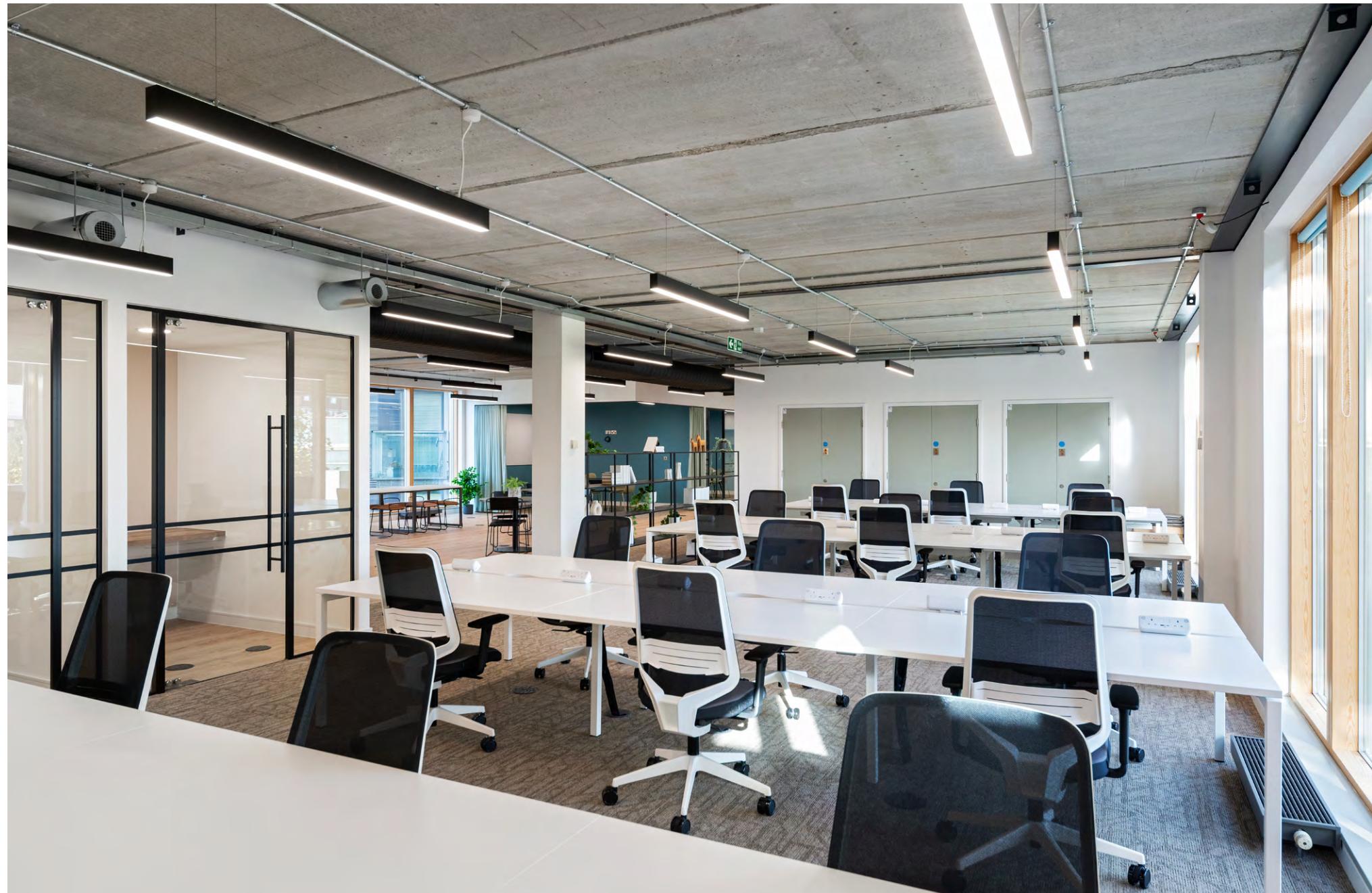
Reception



3rd floor North breakout space



3rd floor North welcome area



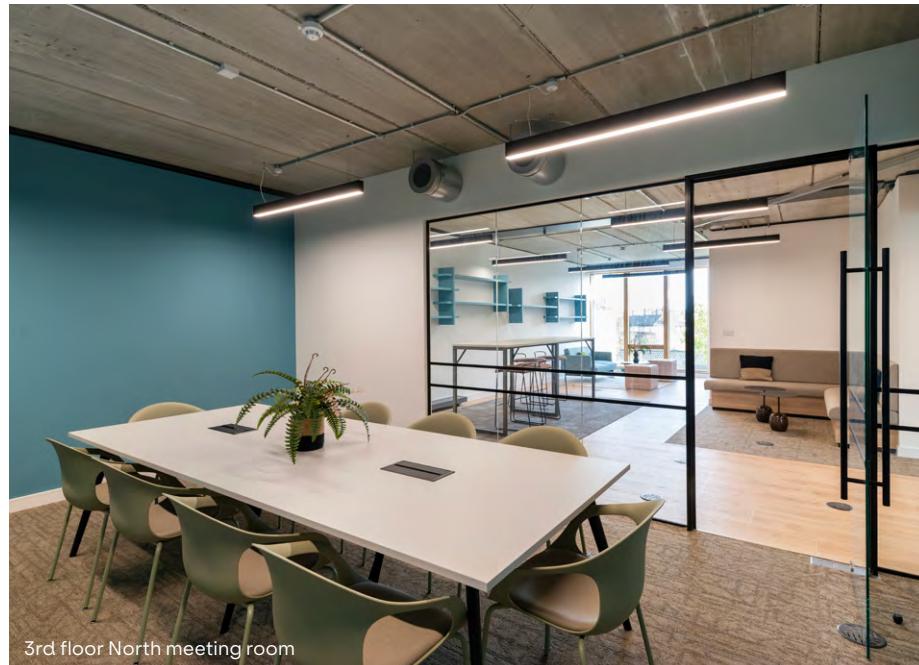
3rd floor North workstations

# Space SQ.<sup>2</sup>

The mix of fully fitted and CAT A workspace offers occupiers choice and flexibility.

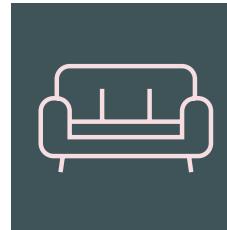
The fully fitted 2nd floor South and 3rd floor North are perfect for those who want to hit the ground running. The bright and open plan workplace is complemented by ample breakout areas and an on floor kitchenette.

The CAT A 3rd floor South and 2nd floor North provide the perfect environment for businesses that require a blank canvas. Alternatively designs have been worked up to fully fit the floorplate if this is the preferred option to match your requirement.

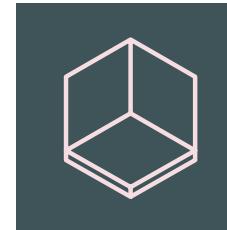


Floor	Office	Status	sq ft	sq m
4th		CAT A	—	U/O
3rd	South	CAT A (Option for fully fitted)	2,098	195
	North	Fully fitted	3,042	283
2nd	South	Fully fitted	3,239	301
	North	CAT A (Option for fully fitted)	2,656	247
TOTAL			11,035	1,026

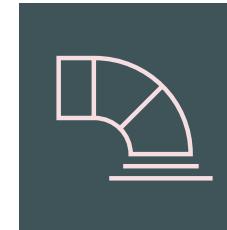
## Summary specification



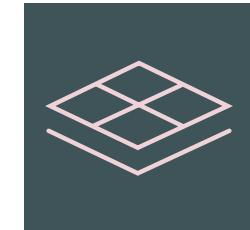
Fully fitted 2nd South & 3rd North



CAT A 2nd North & 3rd South



Air conditioning



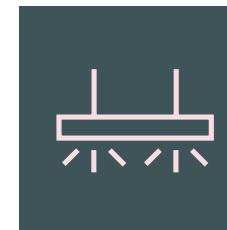
Accessible raised floors



Newly refurbished



Commissionaire



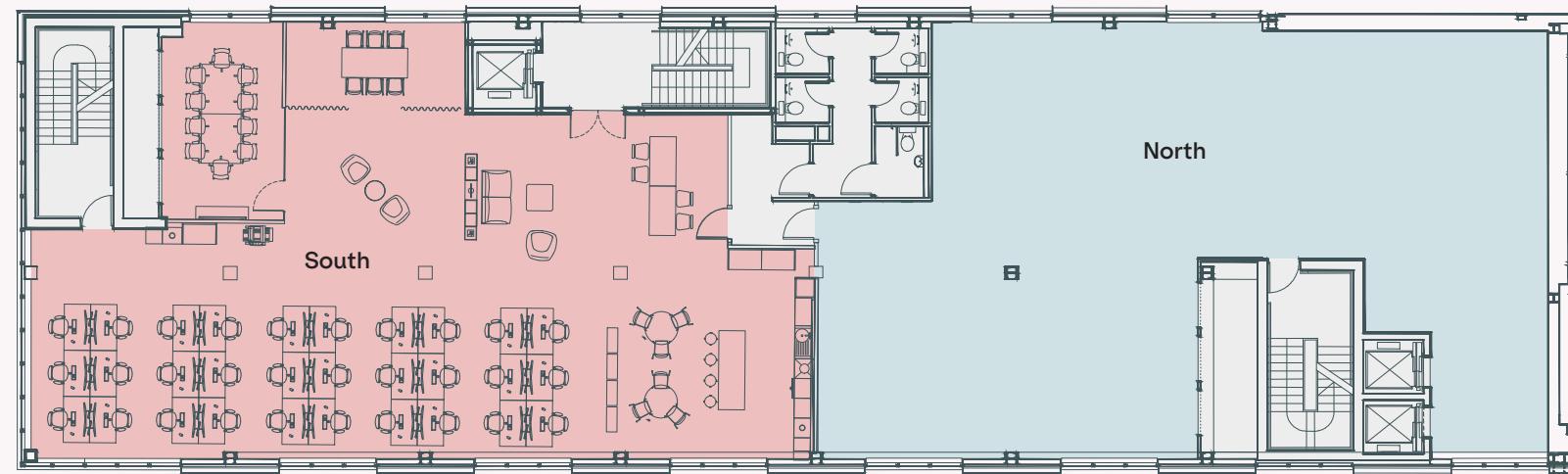
Suspended LED lighting



Shower facilities and bike racks

## 2nd floor

Core

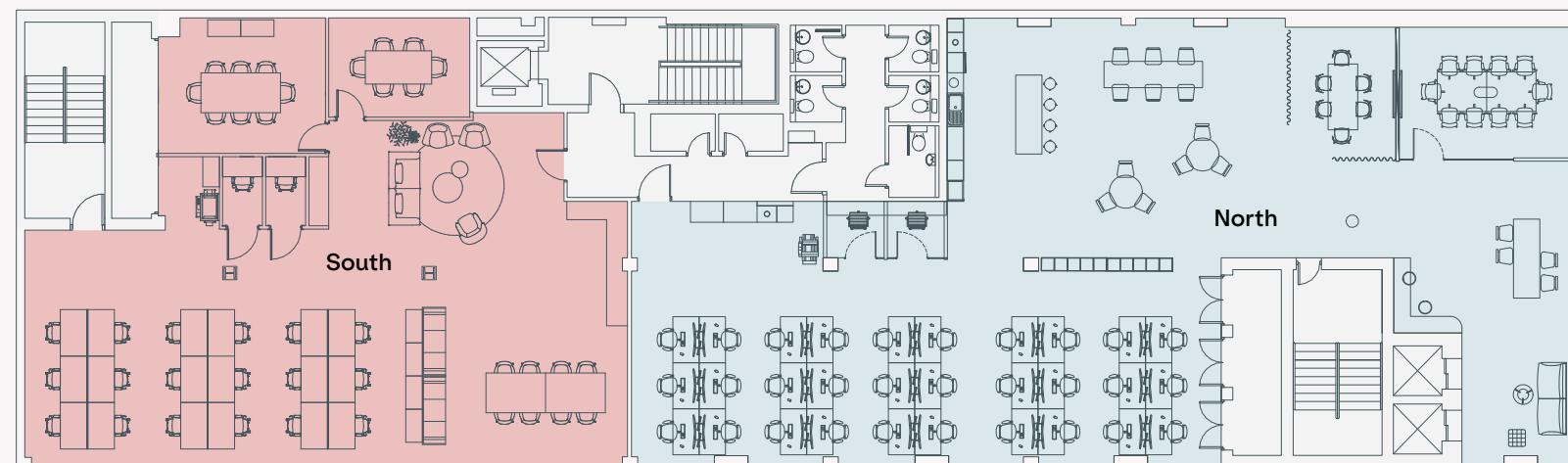


## South

Desks	30
Meeting rooms	02
Kitchenette	01
Collaboration zone	01

## 3rd floor

Core



## South

Desks	18
Meeting rooms	02
Kitchenette	01
Phone booths	02

## North

Desks	30
Meeting rooms	02
Kitchenette	01
Phone booths	02

Not to scale.  
 For indicative purposes only.





3rd floor North kitchen and breakout



View across Bermondsey Square, to the offices

# On the SQ.

Located at the southern end of Bermondsey Street, Bermondsey Sq. is a mixed use scheme situated around a landscaped public realm.

Bermondsey Sq. is home to one of London's largest antique markets, as well as a good mix of onsite amenities including Hej Coffee, The Bermondsey Square Hotel and Lokma Turkish Bar & Grill.



BERMONDSEY SQ.



Bermondsey Street



Bermondsey Antiques Market



Lokma Turkish Bar & Grill

# SQ. mile

One of the South Bank's most vibrant and colourful destinations, Bermondsey Street – offers occupiers a rich mix of local amenities.

Bustling restaurant hotspots, independent cafés, late night bars and boutique shops – whatever the mood and whatever the time of day – the choice is never ending.



# Beyond the SQ.

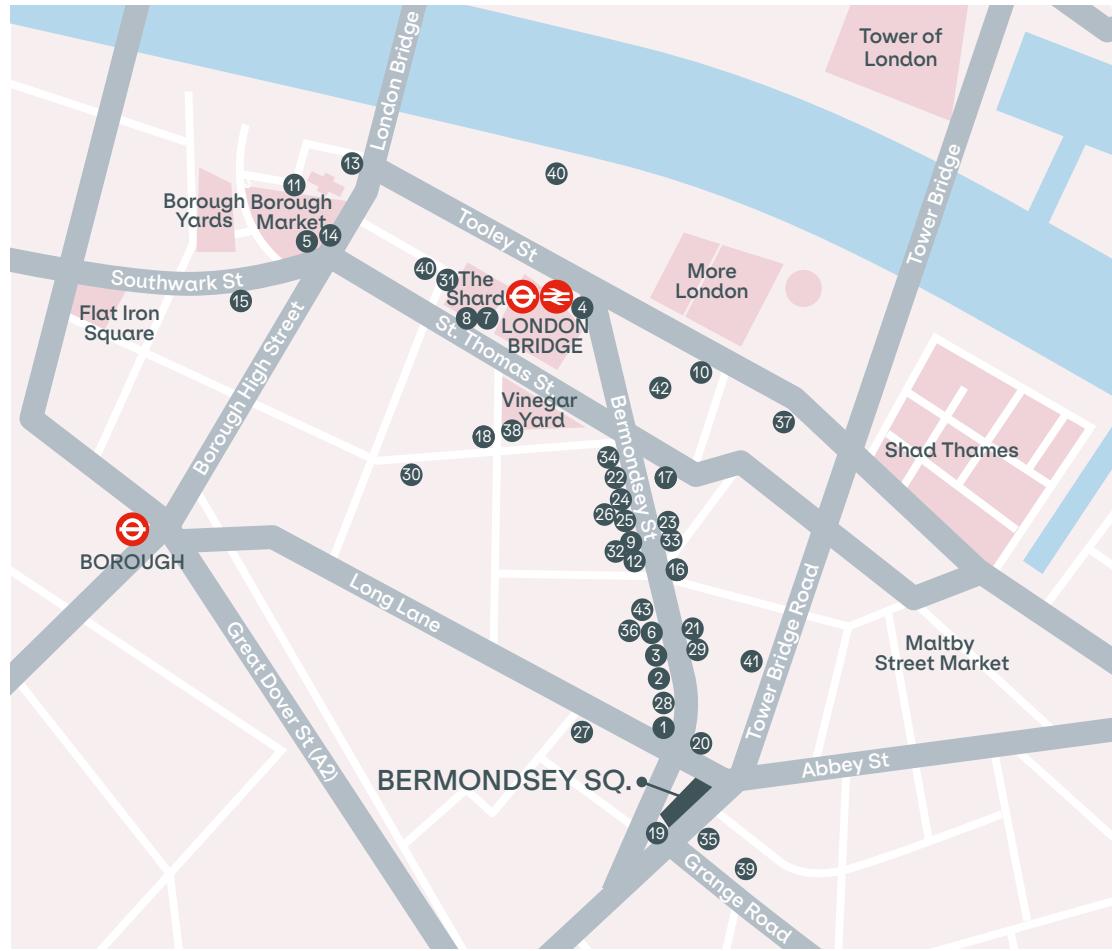
London Bridge Station is just a nine minute walk away from Bermondsey Sq. – providing access to mainline and underground services.

Move across the City with ease with Northern and Jubilee underground lines and access to Thameslink and national rail services for travel further afield. The station has recently undergone a major refurbishment and also provides 80,000 sq ft of new retail and leisure facilities.

## Connectivity

London Bridge			9 mins walk	
Borough			13 mins walk	
Bank			1 mins	
Waterloo			3 mins	
Moorgate			4 mins	
Bond Street			8 mins	

Journey times by foot are from building entrance. Journey times by tube are from London Bridge Station. Source: TFL



## Amenities

### Restaurants

1. Flour & Grape
2. Pizzaro
3. Baccalà
4. Pizza Pilgrims
5. Brindisa
6. Café Murano
7. Hutong
8. Oblix
9. Franco Manca
10. Santa Remedio
11. Hawksmoor
12. José
13. London Grind
14. Padella
15. Breakfast Club
16. Casse-Croûte
17. Kin + Duem
18. Trivet

### Coffee / Delis

19. Hej coffee
20. WatchHouse
21. Fuckoffee
22. Chapter 72
23. FelFel
24. Comptoir
25. B Street Deli
26. Eatalia
27. Fine Foods
28. Gail's

### Bars & Pubs

29. The Last Talisman
30. The Rose
31. Aqua Shard
32. Woolpack
33. The Garrison
34. Bermondsey Bar & Kitchen
35. Bermondsey Arts Club
36. White Cube Gallery
37. Third Space
38. Vinegar Yard
39. F45 Training
40. Fitness First
41. Bermondsey Boxing Club
42. The Hidden Gym
43. Milo & the Bull

# Further information

## Viewings

Strictly through the joint-sole letting agents.

## Terms

Upon application.



**Luke Austerberry**

07921 406 291

[luke@usp.london](mailto:luke@usp.london)

**Matthew Causer**

07990 975 969

[matthew@usp.london](mailto:matthew@usp.london)



**Jack Rose**

07590 814 753

[jack.rose@rx.london](mailto:jack.rose@rx.london)

**Jack Moates**

07494 232 394

[jack.moates@rx.london](mailto:jack.moates@rx.london)

# Oval

**[bermondseysquare.london](http://bermondseysquare.london)**

Subject to contract. USP and RX London 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, RX London, 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. February 2025.

Designed & Produced by Cre8te – 020 3468 5760 – [cre8te.london](http://cre8te.london)