



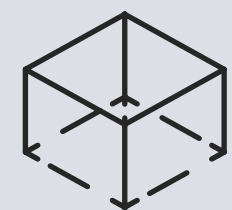
REGIS HOUSE

45 KING WILLIAM STREET, EC4

A LANDMARK

Prominently located to the north of London Bridge and at the south end of King William Street, Regis House sits on an island site. The building provides a highly prominent frontage onto King William Street and featuring a double height entrance and reception.

The building which offers up to 7,371 – 71,593 sq ft of office accommodation over 1st to 8th floors is currently undergoing a comprehensive refurbishment programme, with the first floors available from September 2025.



New Extensive CAT A
refurbishment



Within Six Minutes
Walk to Four Stations

REGIS HOUSE
45 KING WILLIAM STREET

01
THE BUILDING

RARE
ISLAND
SITE



CITY BUILDING

BLUE SKY

The carefully considered refurbishment works to the available floors, reception, end-of-trip facilities and new communal roof terrace ensure the building provides a welcoming and inspiring environment for both occupiers and visitors alike.

REGIS HOUSE
45 KING WILLIAM STREET

02
THE BUILDING



NEW ARRIVAL EXPERIENCE
INDICATIVE CGI

03
THE BUILDING



REGIS HOUSE
45 KING WILLIAM STREET

REIMAGINED



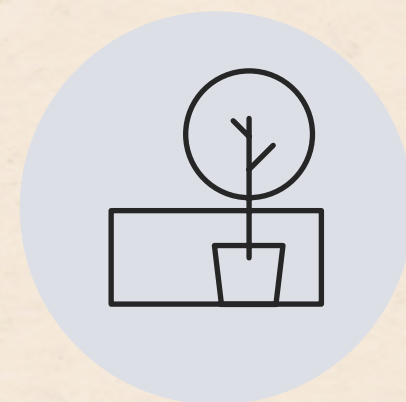
Reimagined
Arrival
Experience



Coffee Bar
in Reception



High Quality
End-of-Trip
Facilities



Expansive Private
(5th & 6th Floors) &
Communal Terrace

REGIS HOUSE
45 KING WILLIAM STREET

The redesign reception provides an impressive arrival experience. The welcoming space features a new first-class business lounge and coffee bar area.

At lower ground level, new end-of-trip facilities ensure a fresh start to the day.

Left Coffee bar & reception
Below End of journey facilities



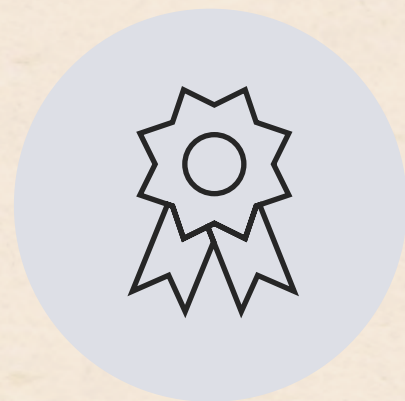
AND FUTURE PROOFED



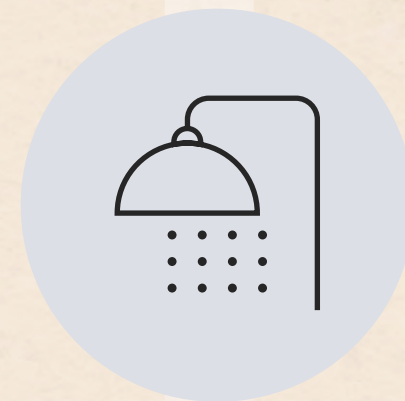
LOOKING AFTER PEOPLE



Fully Electric
Building



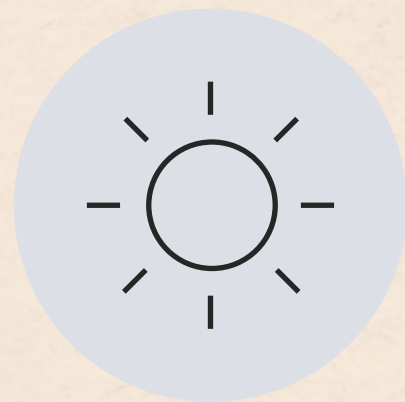
EPC B



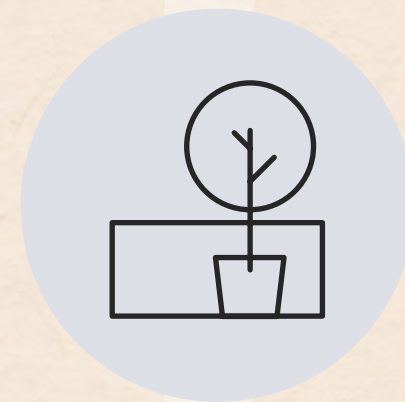
9 x Showers
96 x Lockers
97 x Bike spaces



First-Class
Business Lounge



Excellent
Natural Light



New Communal
Roof Terrace (STP)

REGIS HOUSE
45 KING WILLIAM STREET



06
THE BUILDING

The large refurbished CAT A floors offer a bright and flexible work environment, with windows on all four sides, flooding the space with natural light.

The building offers occupiers plenty of space to step away from their desk. Beyond the ground floor business lounge, Regis House boasts private terraces on the 5th and 6th floors, as well a new communal roof terrace. With outstanding views across the City and South Bank, it's also the perfect place for entertaining clients.

Above View to The City from roof terrace

AND PLANET

TAKE IN



Above & right Communal roof terrace

The new communal roof terrace is an outstanding environment for tenants and entertaining clients. Featuring landscaped spaces with soft seated areas and an outdoor kitchen / bar area for internal and client events.

RIVER
THAMES
VIEWS TO
SOUTH
BANK



OUTDOOR
KITCHEN &
BAR AREA

CAT A REFURBISHED FLOOR
INDICATIVE CGI

08
THE BUILDING

REGIS HOUSE
45 KING WILLIAM STREET

FLOORS
FLOODED
WITH
NATURAL
LIGHT

FITTED 5TH FLOOR
INDICATIVE CGI

09
THE BUILDING

REGIS HOUSE
45 KING WILLIAM STREET



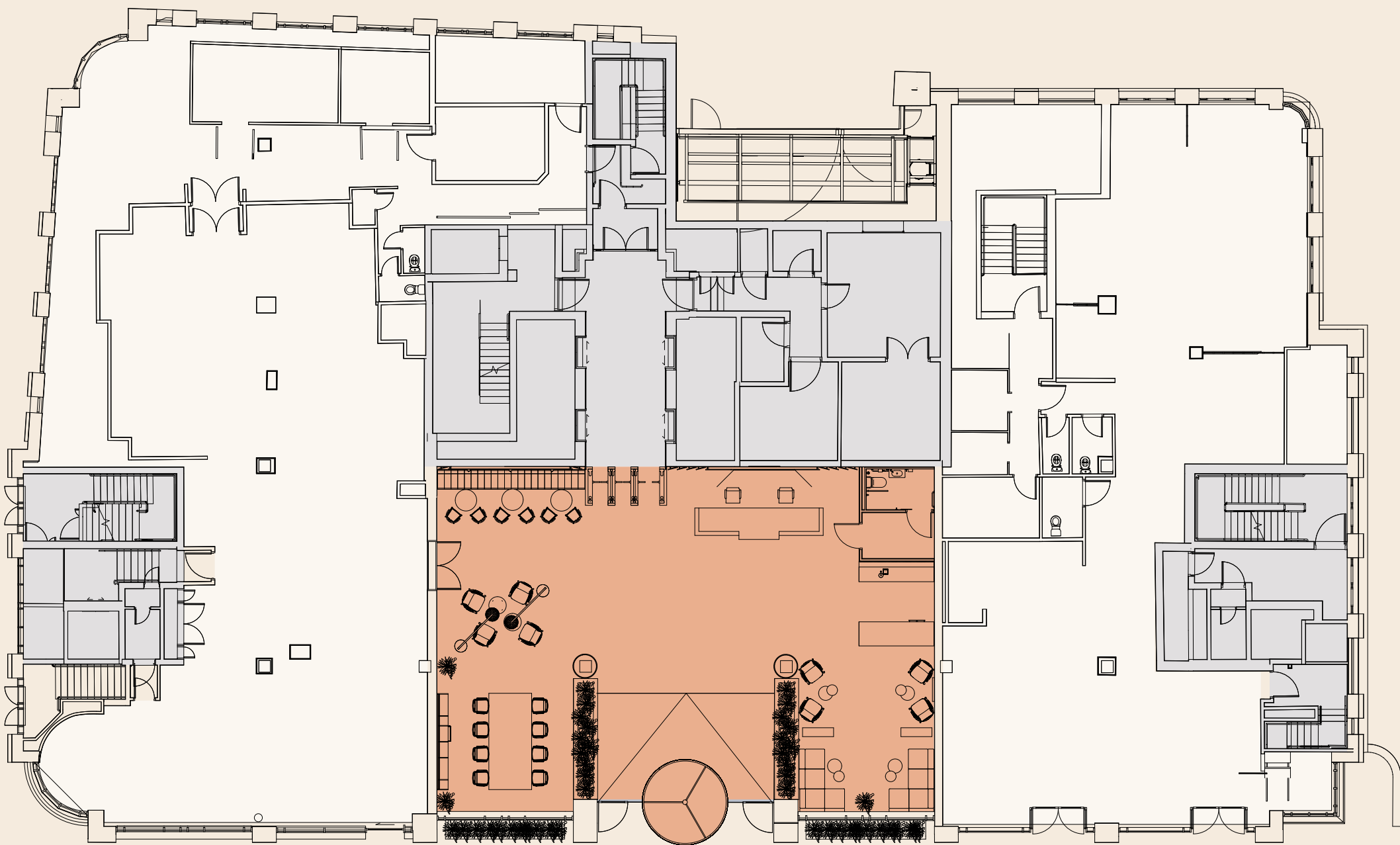
SCHEDULE OF AREAS

Floor	Sq Ft	Sq M	Terrace	Completion
9th			Communal	
8th	7,371	684.8		Q1-2026
7th	9,078	843.4		Oct-2025
6th	9,847	914.8	Private	Sep-2025
5th	10,550	980.1	Private	Sep-2025
4th	11,943	1,109.5		Q1-2026
3rd	11,963	1,111.4		Q1-2026
1st	10,841	1,007.2		Sep-2025
Total	71,593	6,651.2		

FLOOR PLANS

GROUND

RECEPTION



King William Street

- Reception
- Core

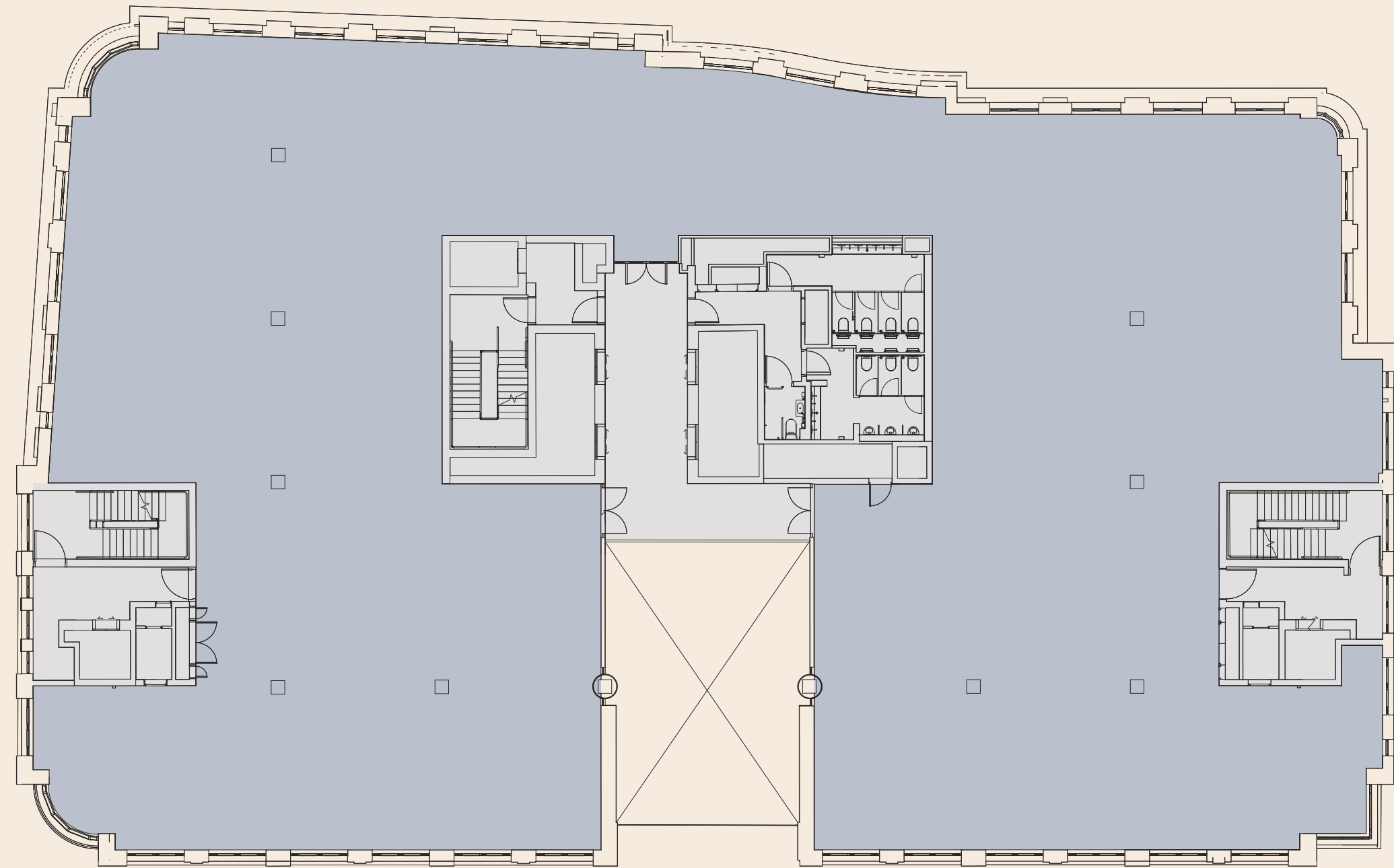
Plans not to scale.
For indicative purposes only.



FLOOR PLANS

1ST

10,841 SQ FT / 1,007.2 SQ M



King William Street

3RD

11,963 SQ FT / 1,111.4 SQ M



King William Street



FLOOR PLANS

4TH

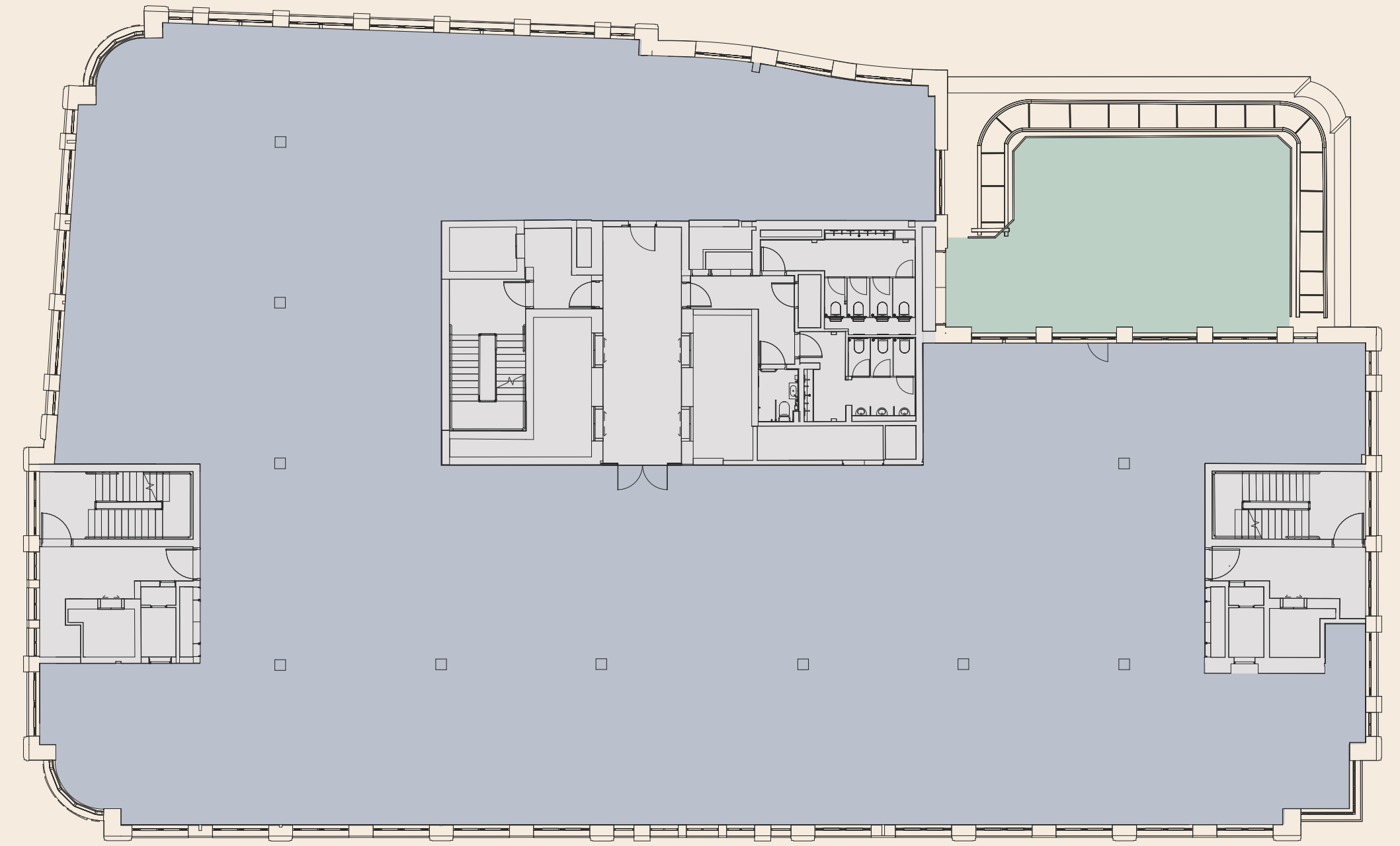
11,943 SQ FT / 1,109.5 SQ M



King William Street

5TH

10,550 SQ FT / 980.1 SQ M



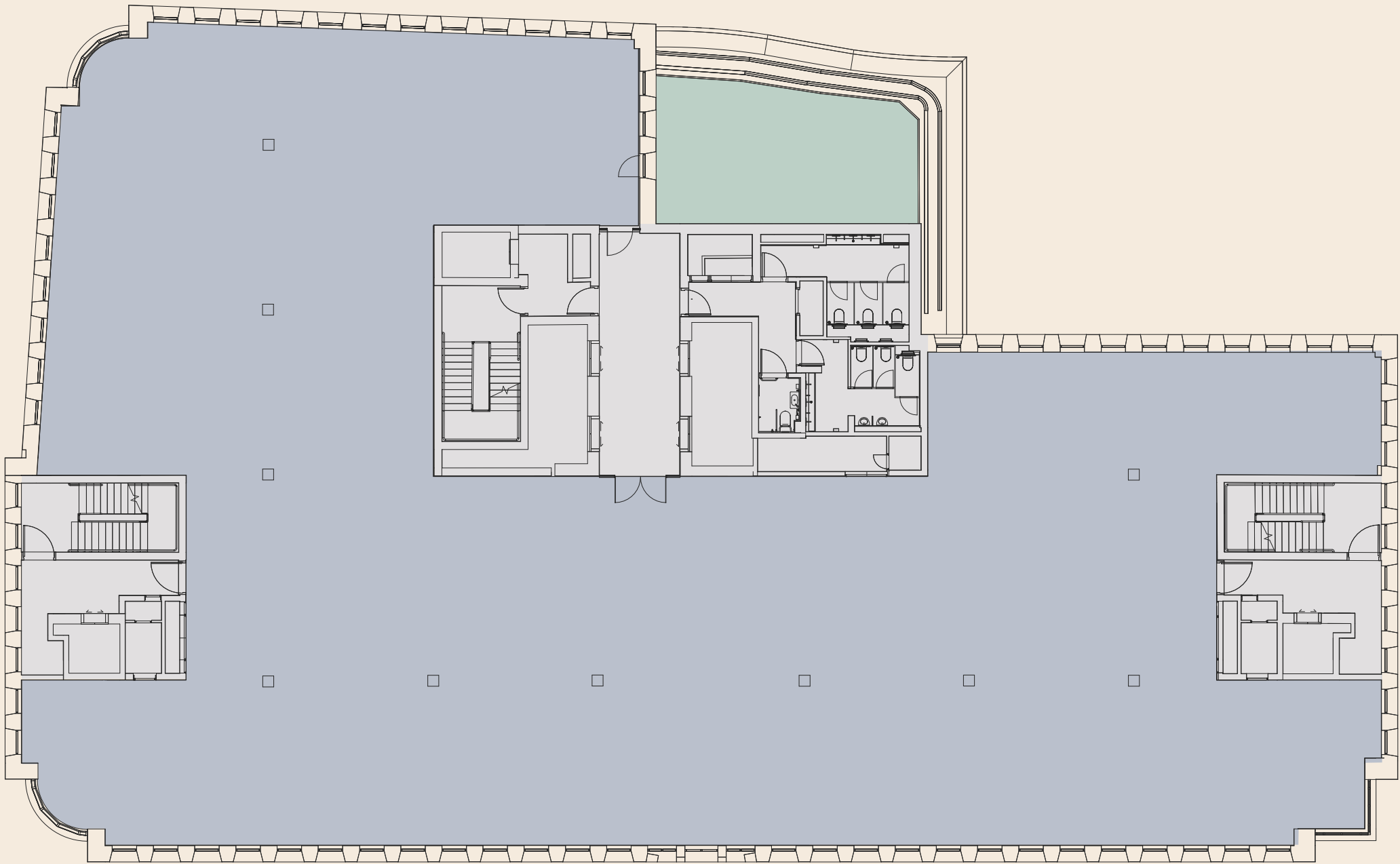
King William Street



FLOOR PLANS

6TH

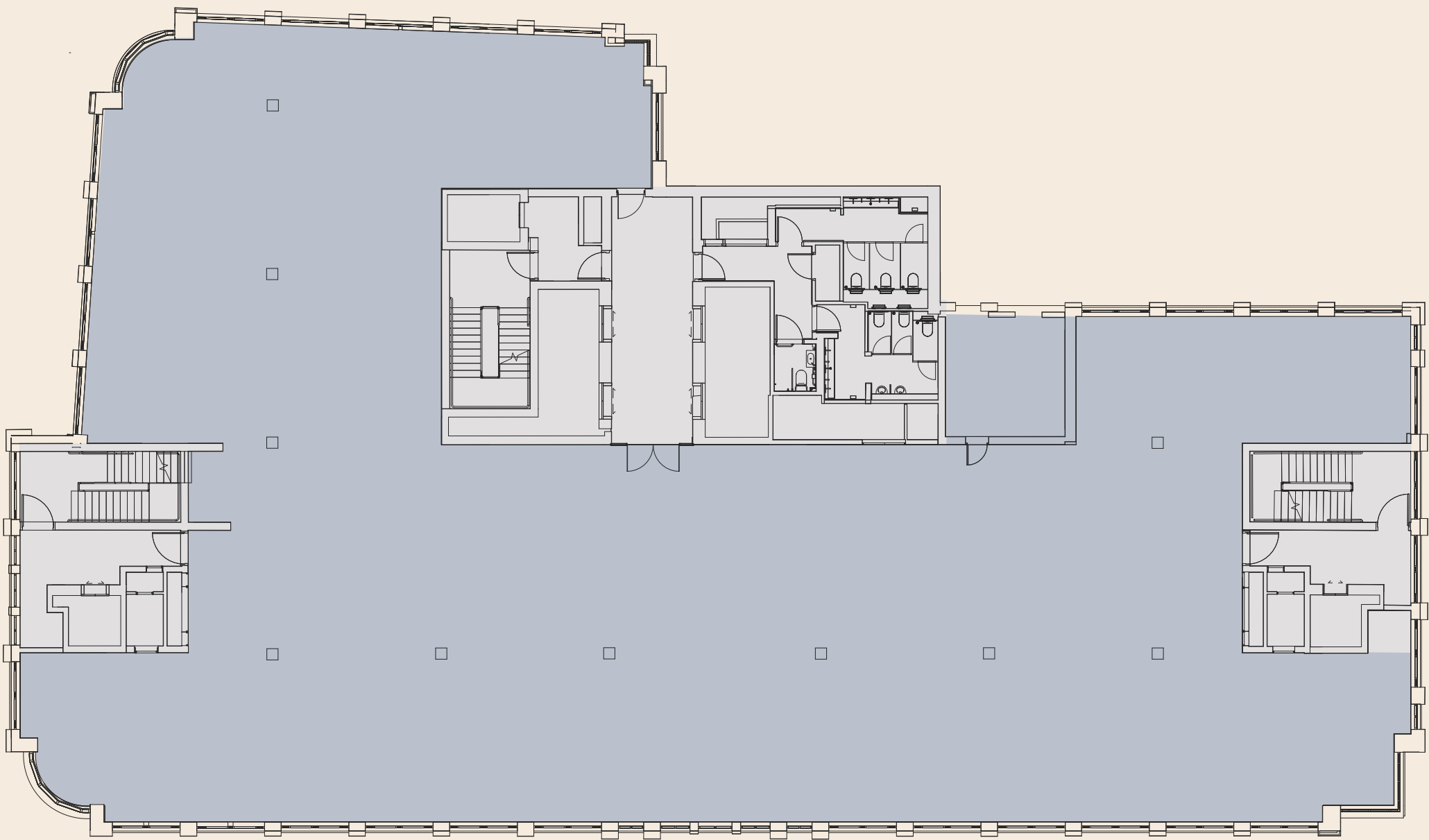
9,847 SQ FT / 914.8 SQ M



King William Street

7TH

9,078 SQ FT / 843.4 SQ M



King William Street

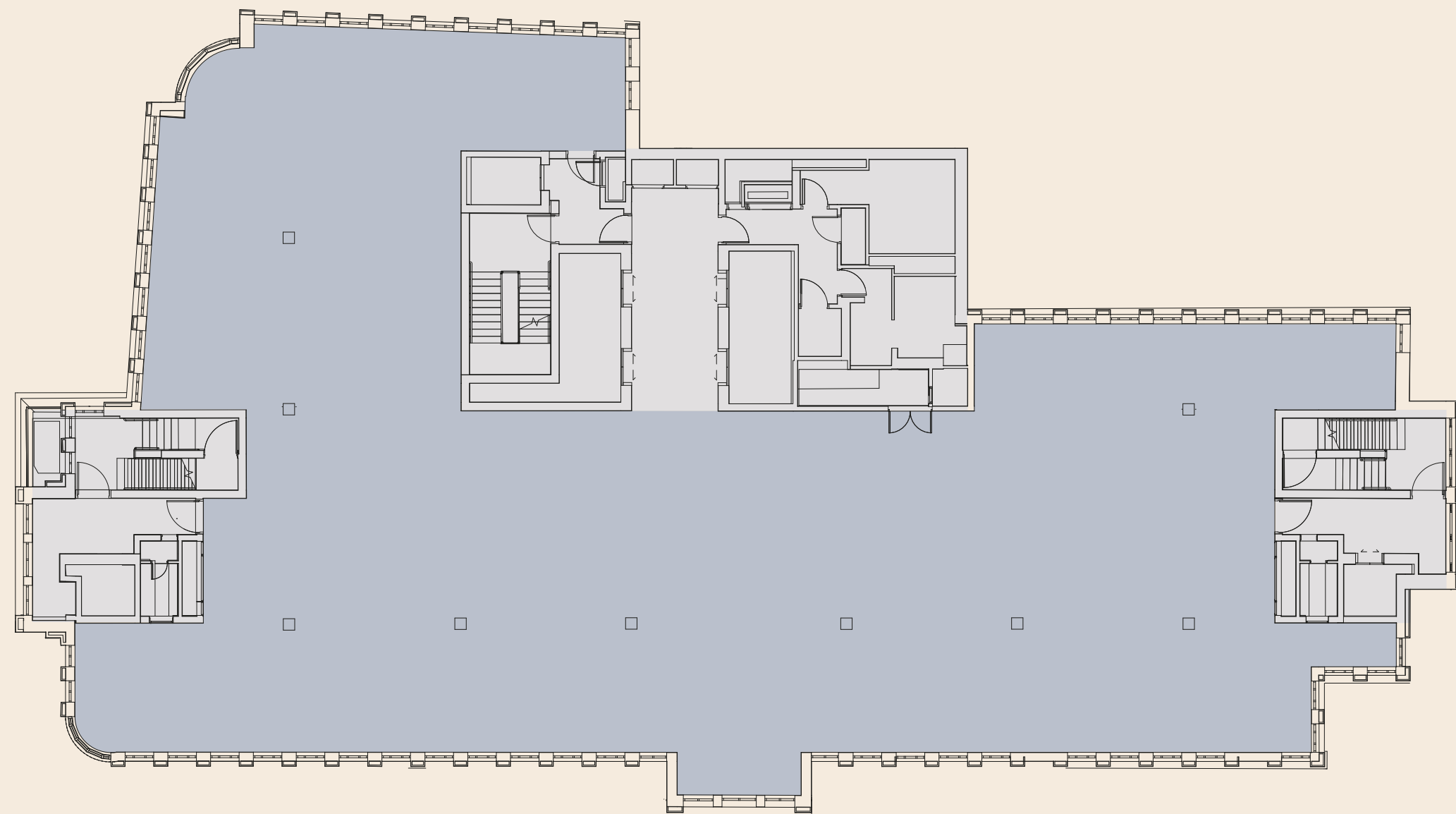


FLOOR PLANS

14
FLOOR PLANS

8TH

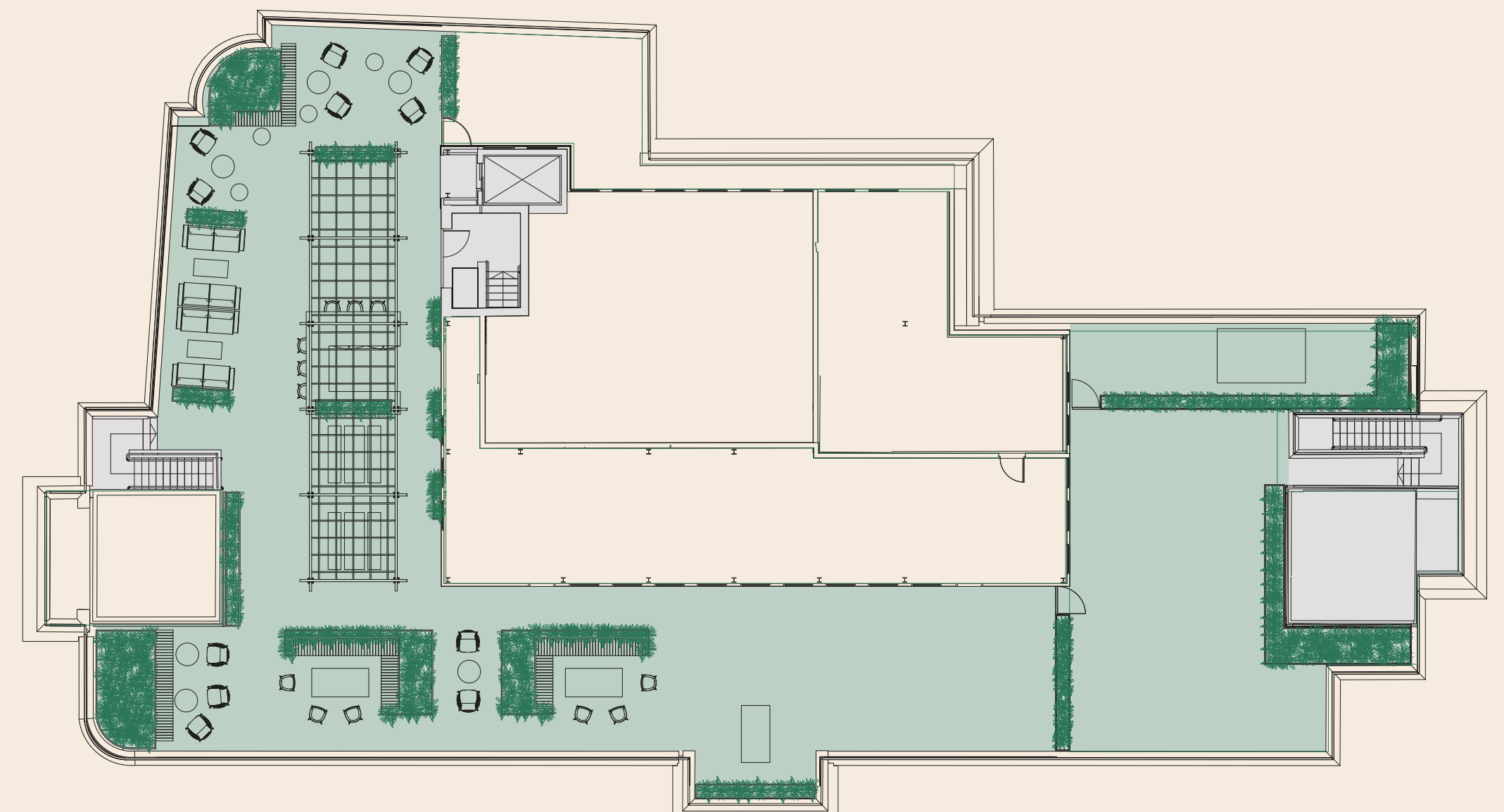
9,847 SQ FT / 914.8 SQ M



King William Street

9TH

COMMUNAL TERRACE



King William Street

REGIS HOUSE
45 KING WILLIAM STREET

● Office
● Core

● Terrace

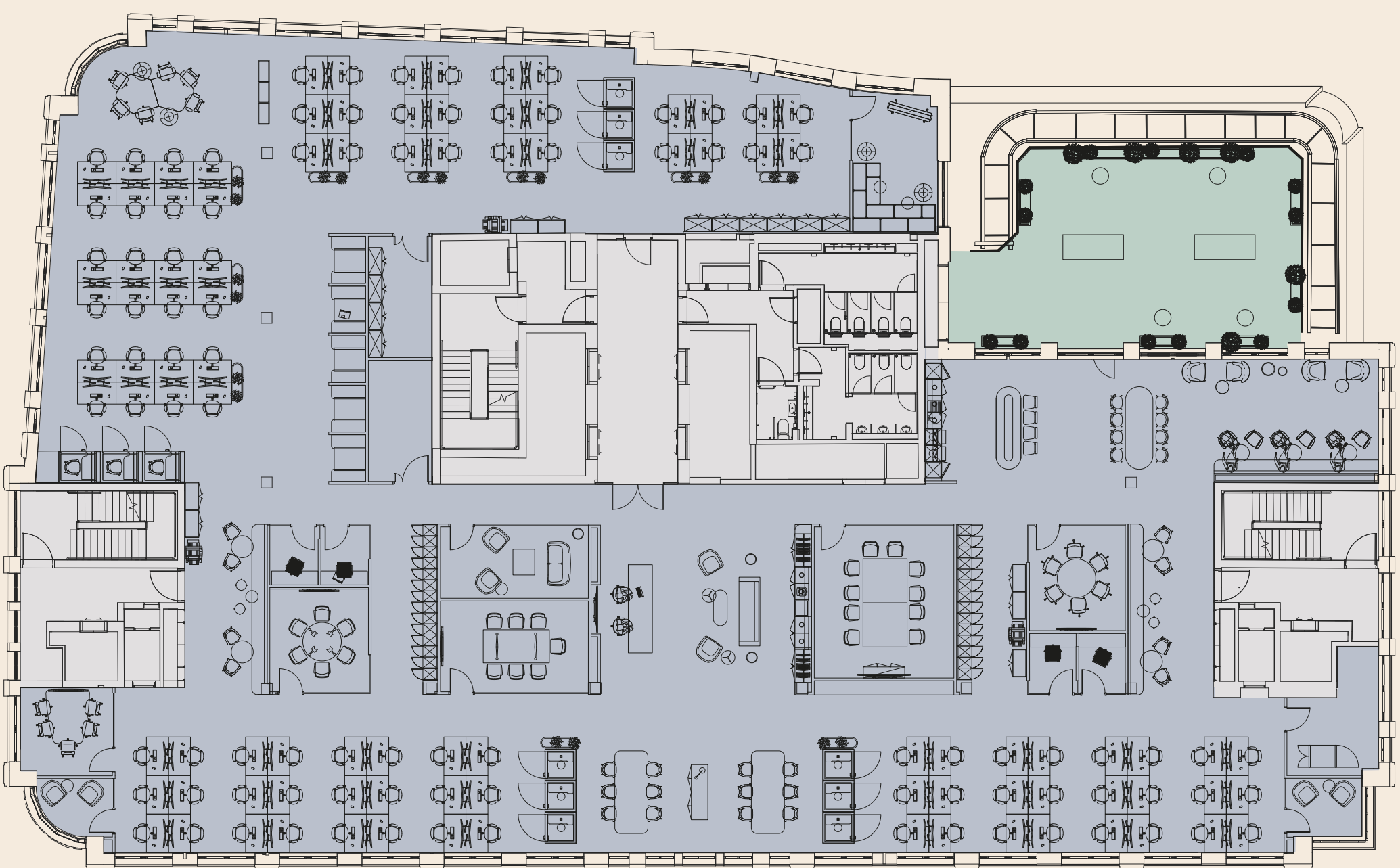
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SPACE PLANS

5TH FLOOR

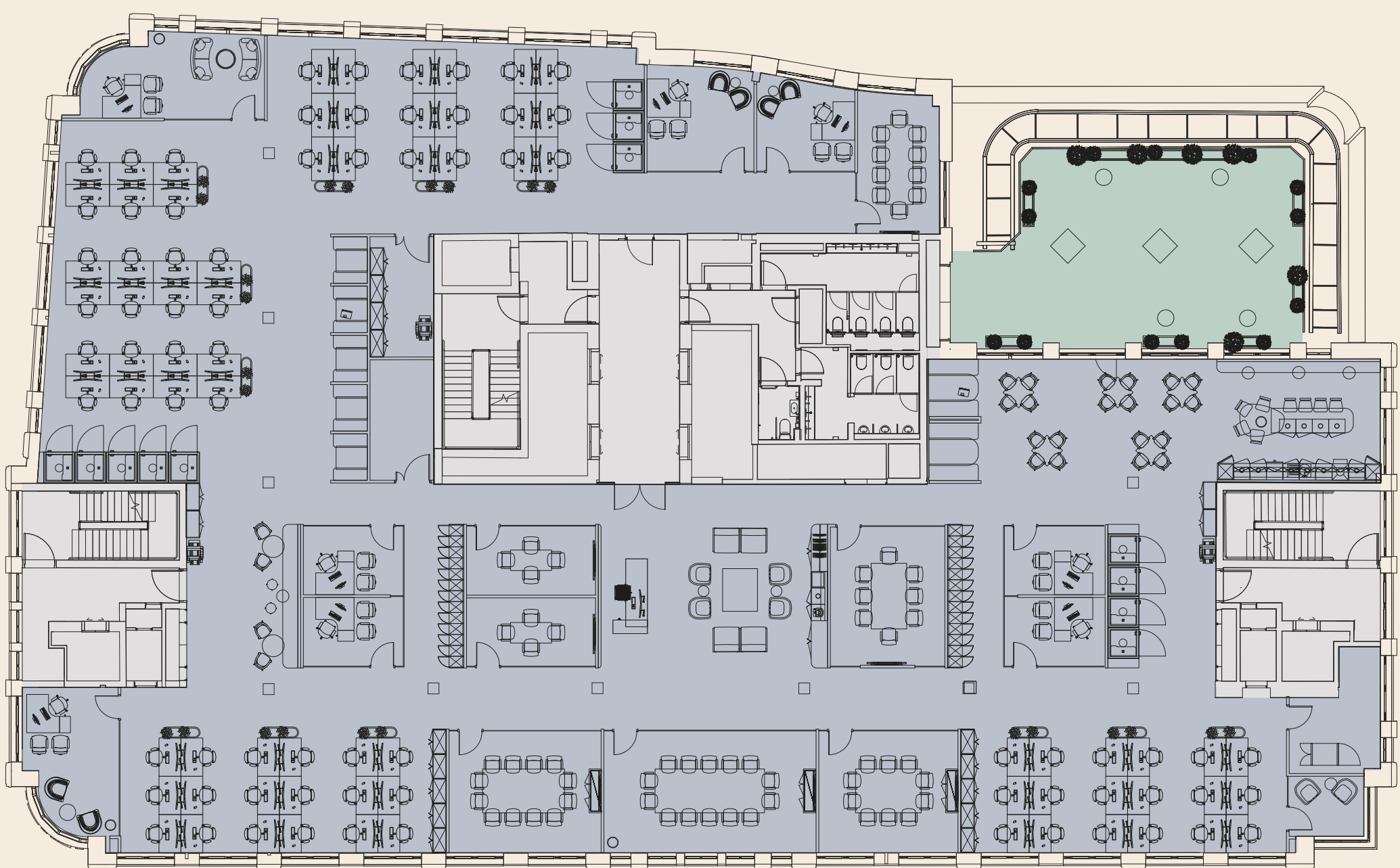
OPTION 1



Open plan desk	98	10+ person brainstorming room	01	Agile working area	05
8 person meeting room	01	1 to 1 meeting room	02	Breakout area	01
5/6 person meeting room	01	1 person quiet room	04	Arrival lounge with coffee bar	01
3/4 person huddle room	03	Phone booths	12		

5TH FLOOR

OPTION 2



Open plan desk	76	4 person huddle room	02	Phone booths	12
14 person boardroom	01	2-4 person open meeting rooms	07	Agile working area	01
10/12 person meeting room	03	1 to 1 meeting room	01	Breakout area	01
8 person meeting room	01	1 person office	07	Reception	01

- Office
- End-of-trip facilities

Terrace

Plans not to scale.
For indicative purposes only.



MATTERS

16
THE LOCATION

Regis House's position on King William Street means occupiers have access to the best amenities in the City and on the South Bank.

REGIS HOUSE
45 KING WILLIAM STREET



OF TASTE

THE BEST

Leadenhall Market, The Royal Exchange, Bloomberg Arcade are all a short walk away, as well as numerous, cafés, restaurants and bars, including The Wolseley under a minutes walk away. Step across the River Thames, and Borough Market has an envied mix of street food, celebrated Michelin star favourites and independent establishments.

Monument, Cannon Street, Bank and London Bridge stations are all under a six minute walk away, providing excellent transport connections.



BOROUGH MARKET

REGIS HOUSE
45 KING WILLIAM STREET

LEADENHALL MARKET



AGORA – BOROUGH MARKET



THE ROYAL EXCHANGE



VINOTECA – BLOOMBERG ARCADE



OF BOTH WORLDS

ALL WITHIN



LOCAL AMENITIES

- | | |
|------------------------|--------------------------|
| 1. Leadenhall Market | 15. The Ned |
| 2. 14 Hills | 16. Bloomberg Arcade |
| 3. Blank Street Coffee | 17. Brigadiers |
| 4. Eastcheap Records | 18. Bao |
| 5. Blacklock | 19. Lina Stores |
| 6. Vagabond | 20. One New Change |
| 7. The Wolseley City | 21. Ivy Asia |
| 8. Farmer J | 22. Street Pizza |
| 9. The Oyster Shed | 23. Bread Street Kitchen |
| 10. Rosslyn | 24. Borough Yards |
| 11. Joe & the Juice | 25. Everyman Cinema |
| 12. The Royal Exchange | 26. OMA |
| 13. The Engel | 27. Agora |
| 14. Burger & Lobster | 28. Berenjak |

KEY WALK TIMES (from building)

Station	Service	Mins
Monument		0
Bank		3
Cannon Street		4
London Bridge		6
Fenchurch Street		8
Liverpool Street		12

REGIS HOUSE
45 KING WILLIAM STREET

EASY REACH

regishouse.london

TERMS

Upon application.

VIEWINGS

Strictly through the sole lettings agents.

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artie.taylor@savills.com

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