



# HARLING HOUSE

47-51 Great Suffolk Street,  
London, SE1 0BS

Exciting fully fitted  
leisure opportunity  
in Southwark



# THE HISTORIC BANKSIDE

47-51 Great Suffolk Street is located in the Southwark area of central London, within the historic Bankside district, South of the River Thames. The surrounding area developed outside the jurisdiction of the medieval City of London, allowing trade, warehousing and entertainment uses to flourish from the early modern period onward. Great Suffolk Street itself evolved from earlier rural routes known as “Dirty Lane” and “Gravel Lane,” before becoming an important commercial street during the 19th century as Southwark industrialised and warehouses and workshops were constructed to serve river trade and nearby markets.

Harling House was built in the early 20th century as a warehouse reflecting the area’s continued role in storage and distribution. Like many buildings in Bankside, it has since been refurbished and adapted for modern office and hospitality uses as part of the wider late 20th and 21st century regeneration of the South Bank and Borough area.



# LOCATION

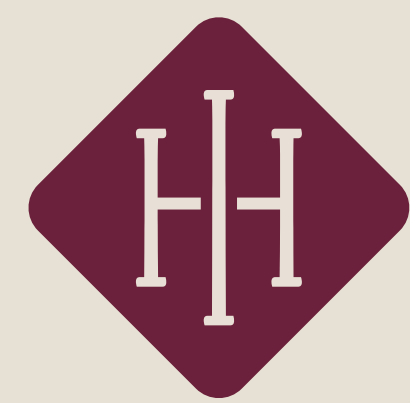
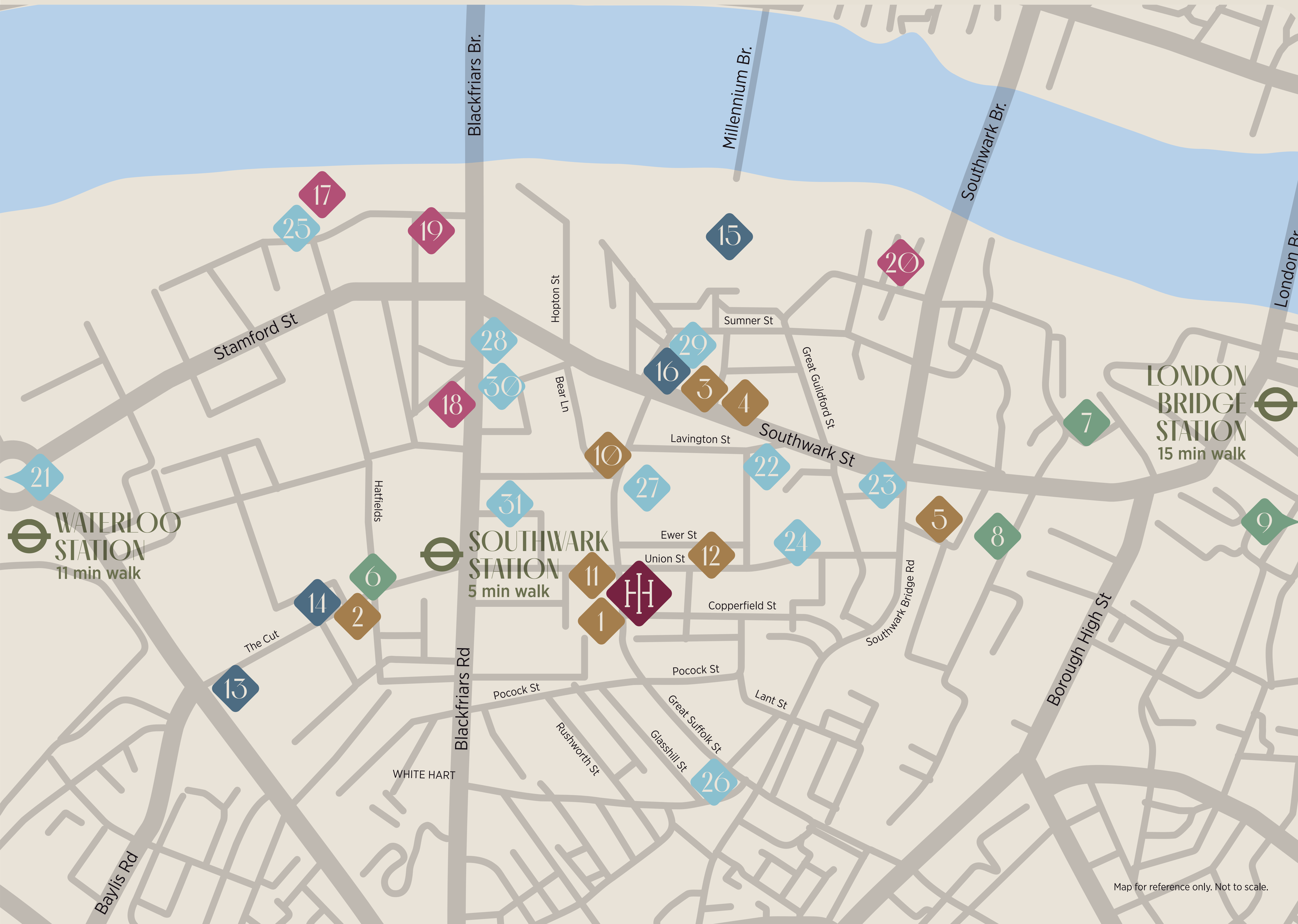
Harling House offers a prominent 74,000 sq ft of office and leisure opportunity in the heart of Southbank, perfectly positioned at the junction of Great Suffolk Street and Union Street. Situated on the primary pedestrian thoroughfare between Southwark Station and the Tate Modern, which draws five million annual visitors, the area benefits from a large volume of professionals and tourists alike.

The Cut and Borough Market. With Southwark Underground just two minutes away and Waterloo, London Bridge, and Blackfriars stations all within a 10 minute walk, this opportunity provides a rare, versatile space for leisure operators to capture Southwark's thriving seven-day economy.

The immediate vicinity is a high-density office hub, anchored by the 500,000 sq ft Blue Fin Building, with nearby office occupiers including Salesforce, Informa, SAP, and TfL. The area is an established F&B destination, including The Hoxton, Flat Iron, and the vibrant amenities of

This opportunity offers 11,000 sq ft of space over two floors, with four-metre ceiling heights, a late-night license and HVAC and M&E infrastructure already in situ. Harling House provides a rare, versatile space for leisure operators to capture Southwark's thriving seven-day economy. This fully fitted space is available as a whole or as a split.





HARLING HOUSE

RESTAURANTS

- |                  |                        |
|------------------|------------------------|
| 1. Bala Baya     | 4. Tonkotsu            |
| 2. Flat Iron     | 5. Spring Street Pizza |
| 3. Salad Project |                        |

PUBS, BARS & CLUBS

- |                        |                       |
|------------------------|-----------------------|
| 6. Anchor & Hope       | 10. White Hart        |
| 7. Bar Daskal          | 11. The Union Jack    |
| 8. The Boots & Flogger | 12. Mc & Sons Borough |
| 9. Electric Shuffle    |                       |

THEATRES & ENTERTAINMENT

- |                 |                 |
|-----------------|-----------------|
| 13. The Old Vic | 14. Tate Modern |
| 15. Young Vic   | 16. Blue Fin    |

HOTELS

- |                    |  |
|--------------------|--|
| 17. Sea Containers | 19. Bankside Hotel, Autograph Collection |
| 18. The Hoxton     | 20. Native Bankside                      |

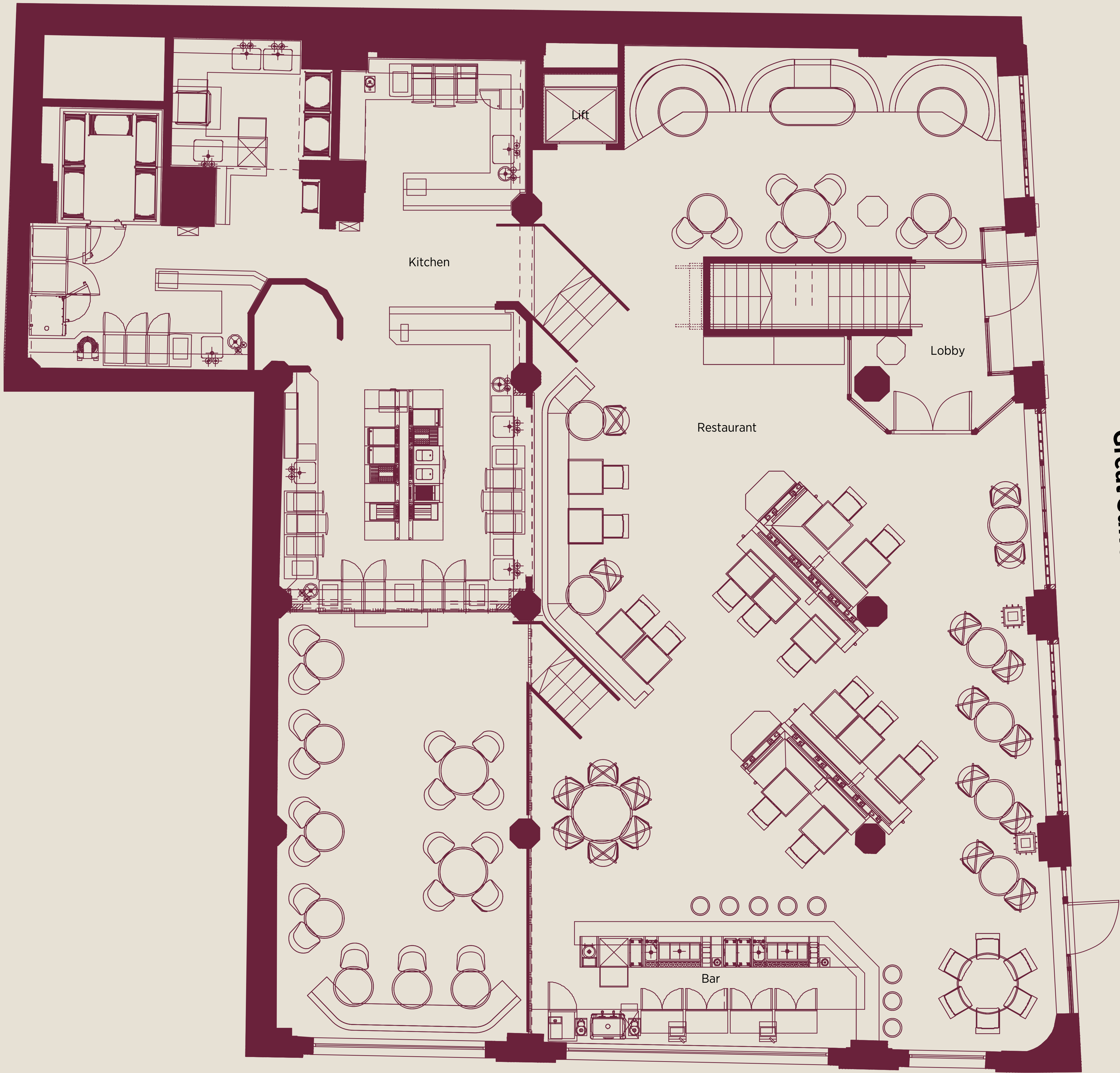
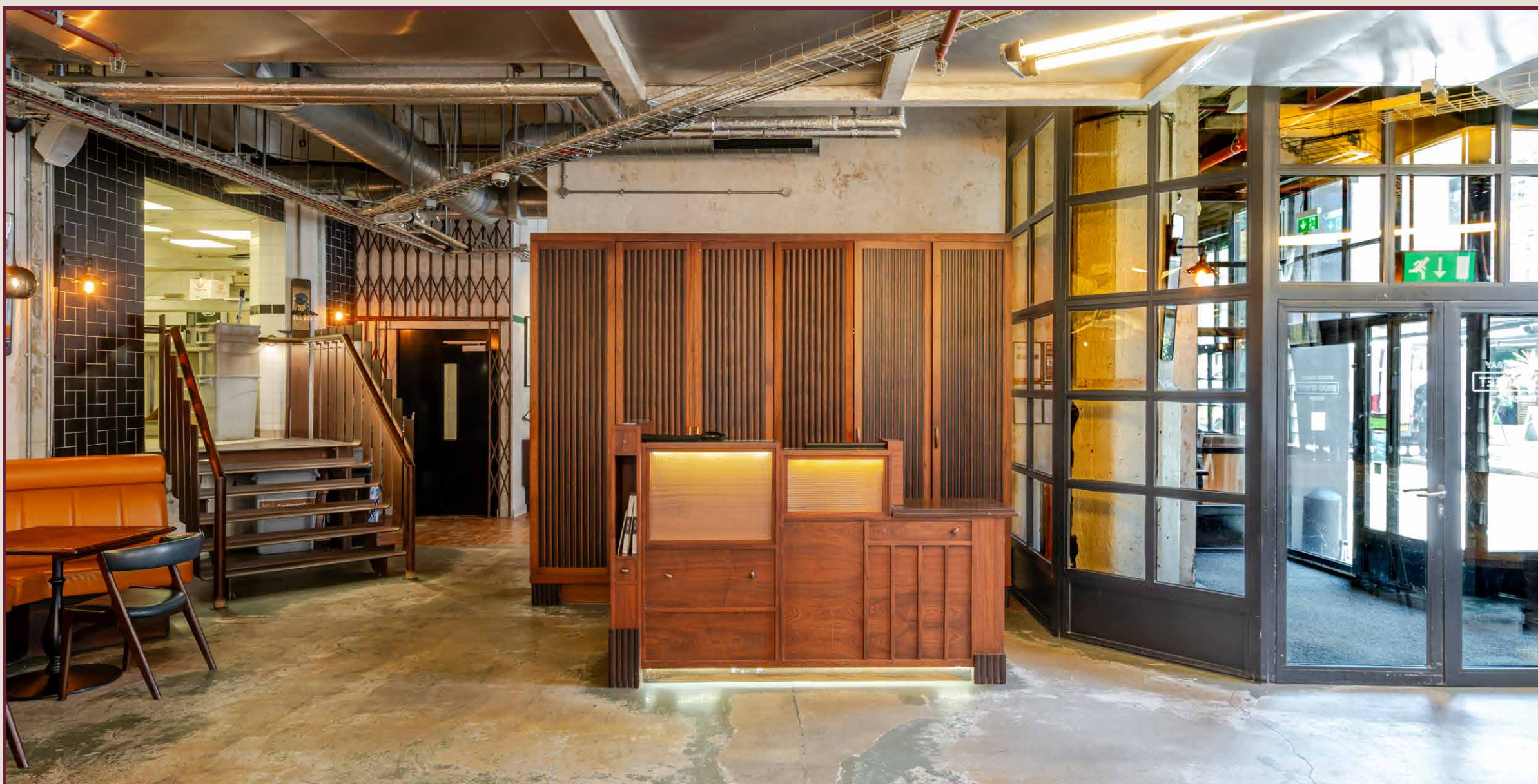
BUSINESSES

- |                   |                     |
|-------------------|---------------------|
| 21. IBM           | 27. BP              |
| 22. Azerion UK    | 28. Boodle Hatfield |
| 23. TP Bennet     | 29. Time Inc.       |
| 24. Joseph Joseph | 30. Informa         |
| 25. Puma UK       | 31. TfL             |
| 26. Vodafone      |                     |

Map for reference only. Not to scale.



# GROUND FLOOR 3,100 SQ FT



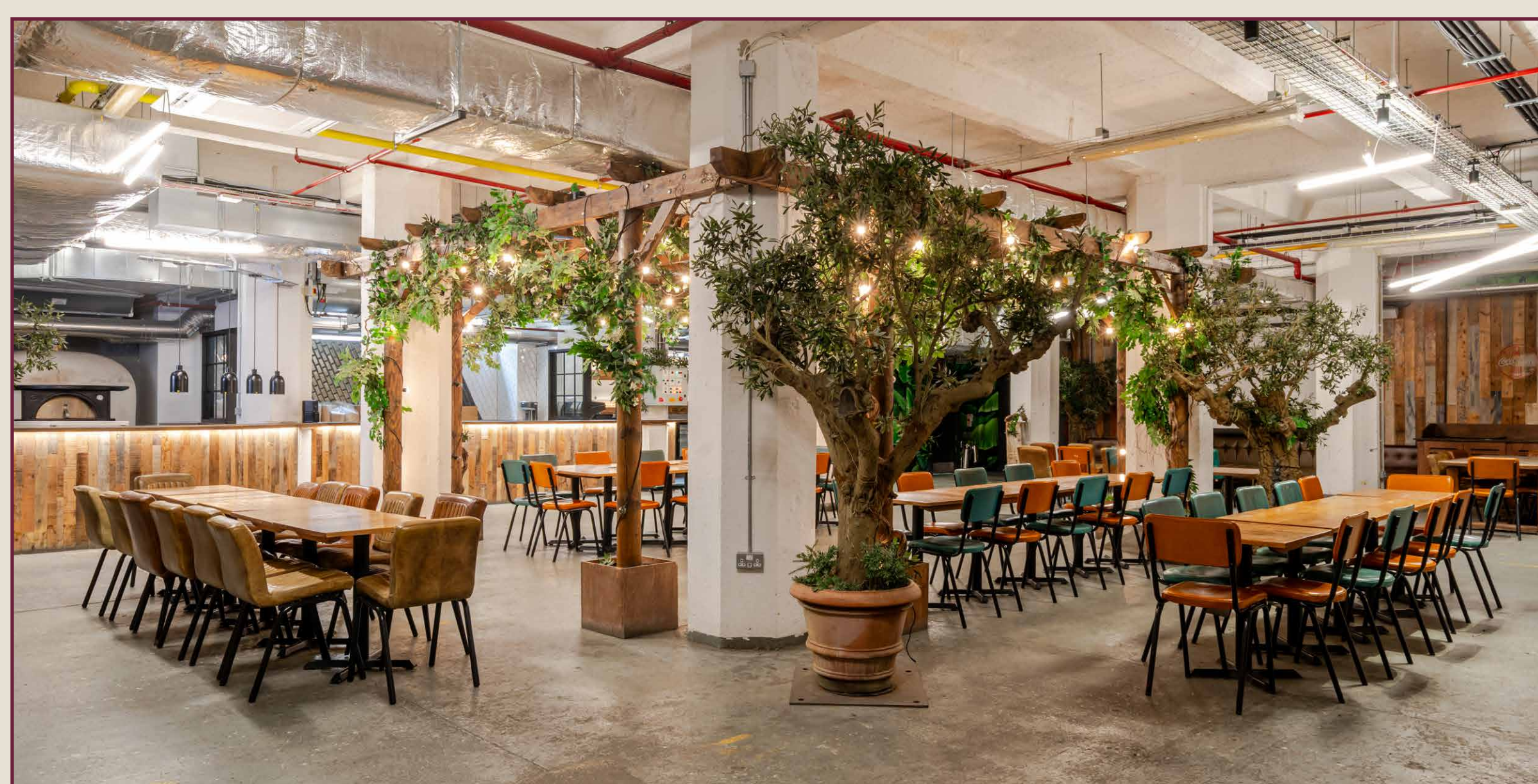
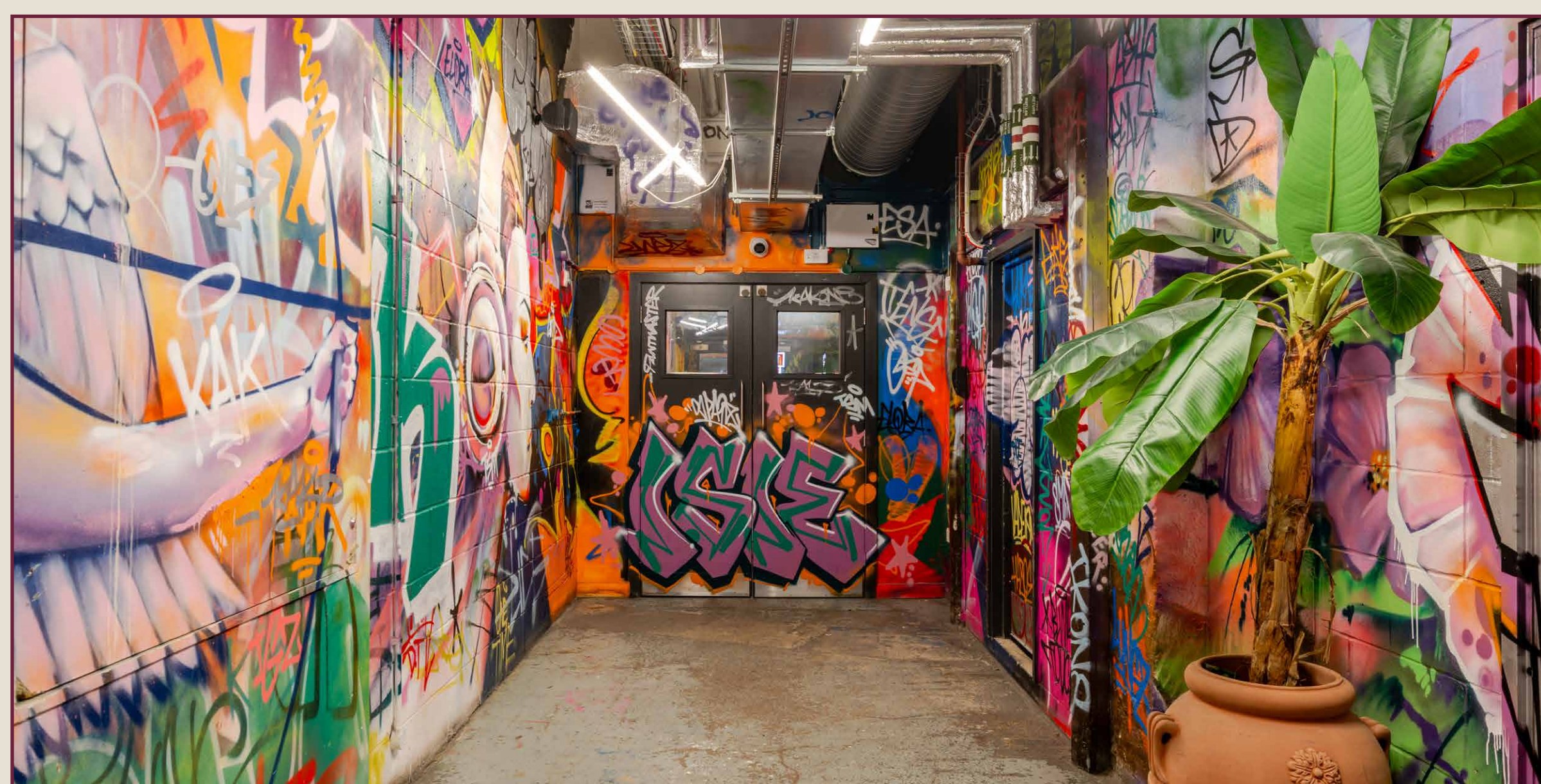
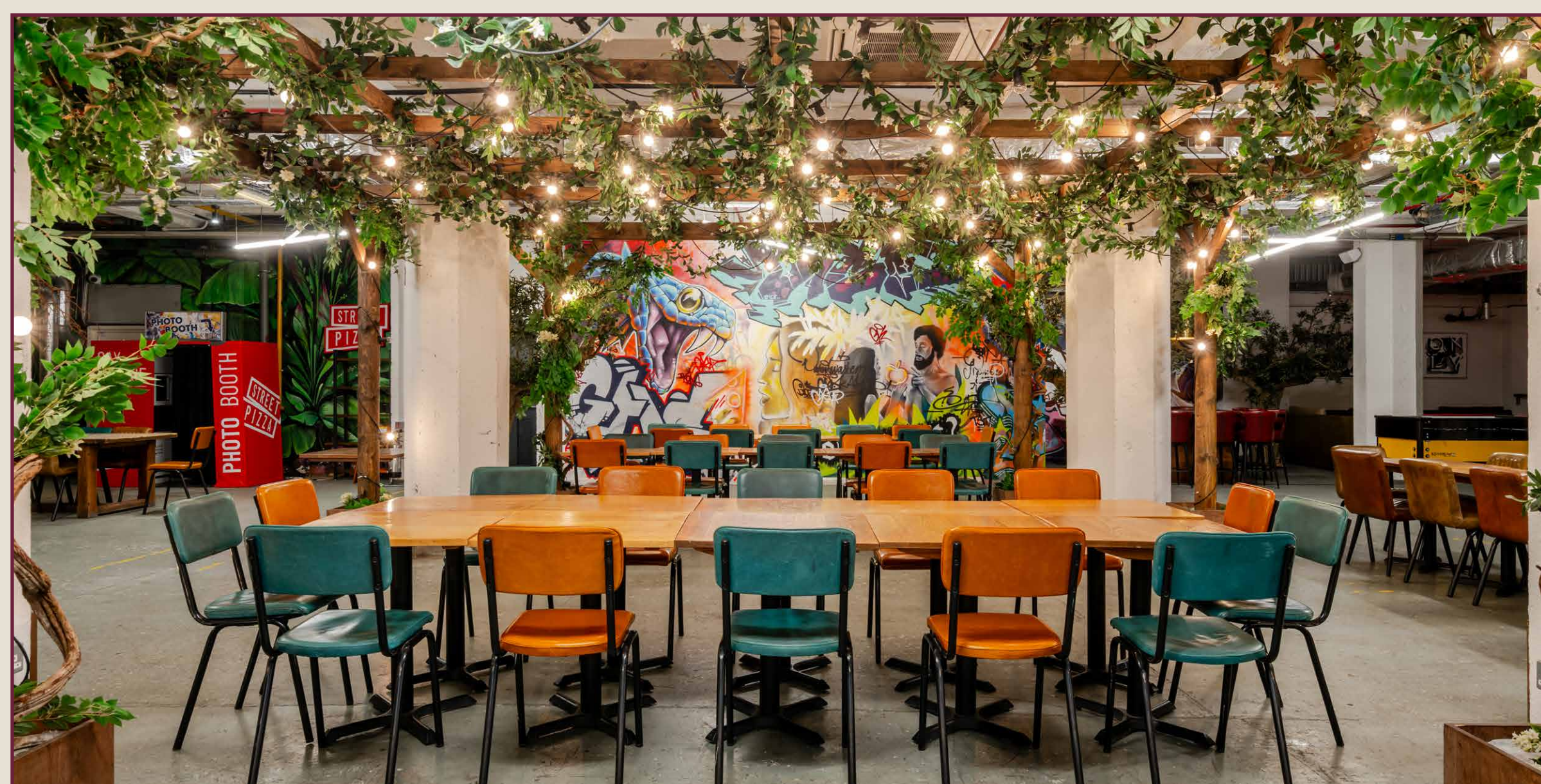
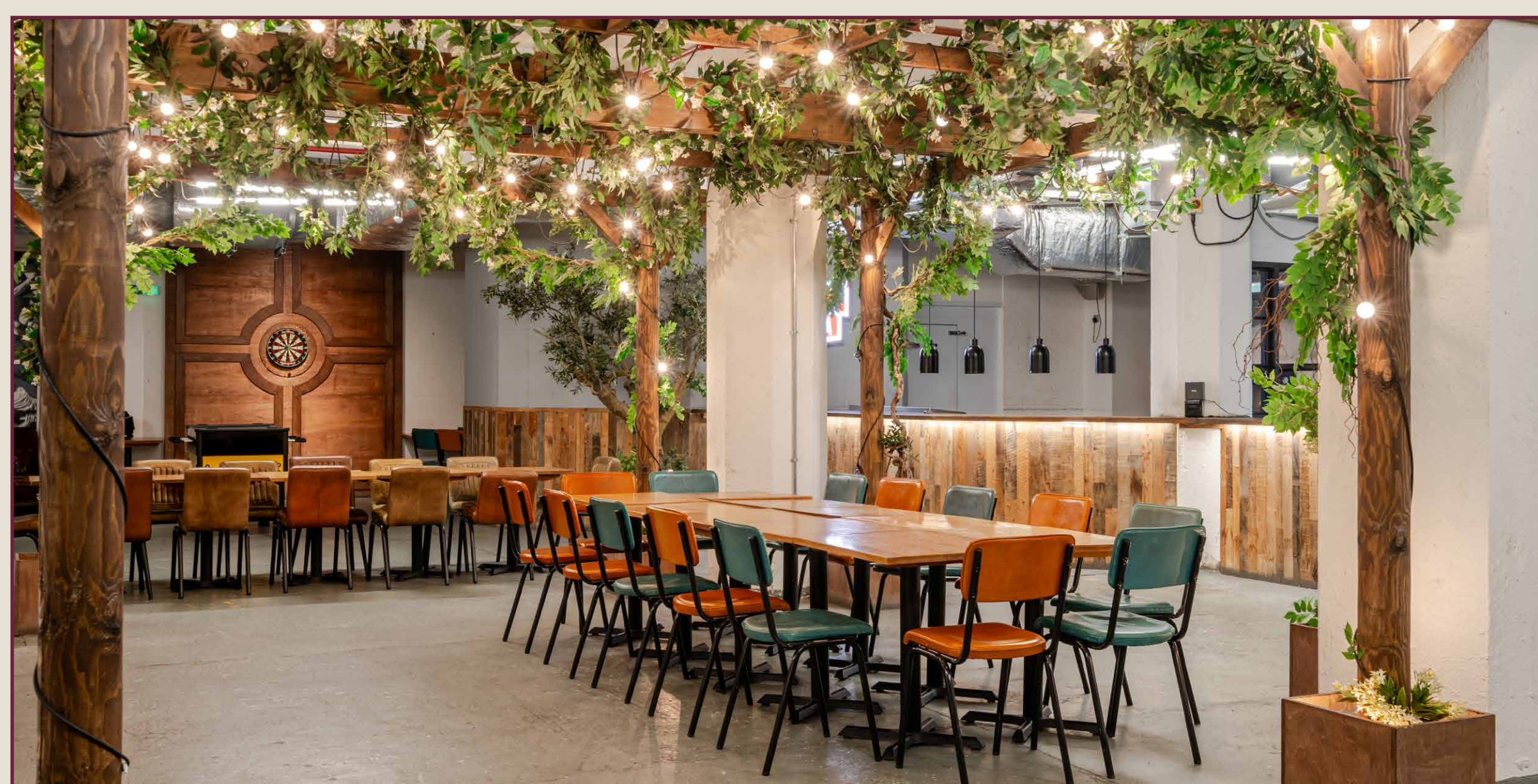
Great Suffolk Street

Union Street

Drawn for illustration and identification purposes only. Not to scale.



# BASEMENT 8,647 SQ FT



Great Suffolk Street

Union Street

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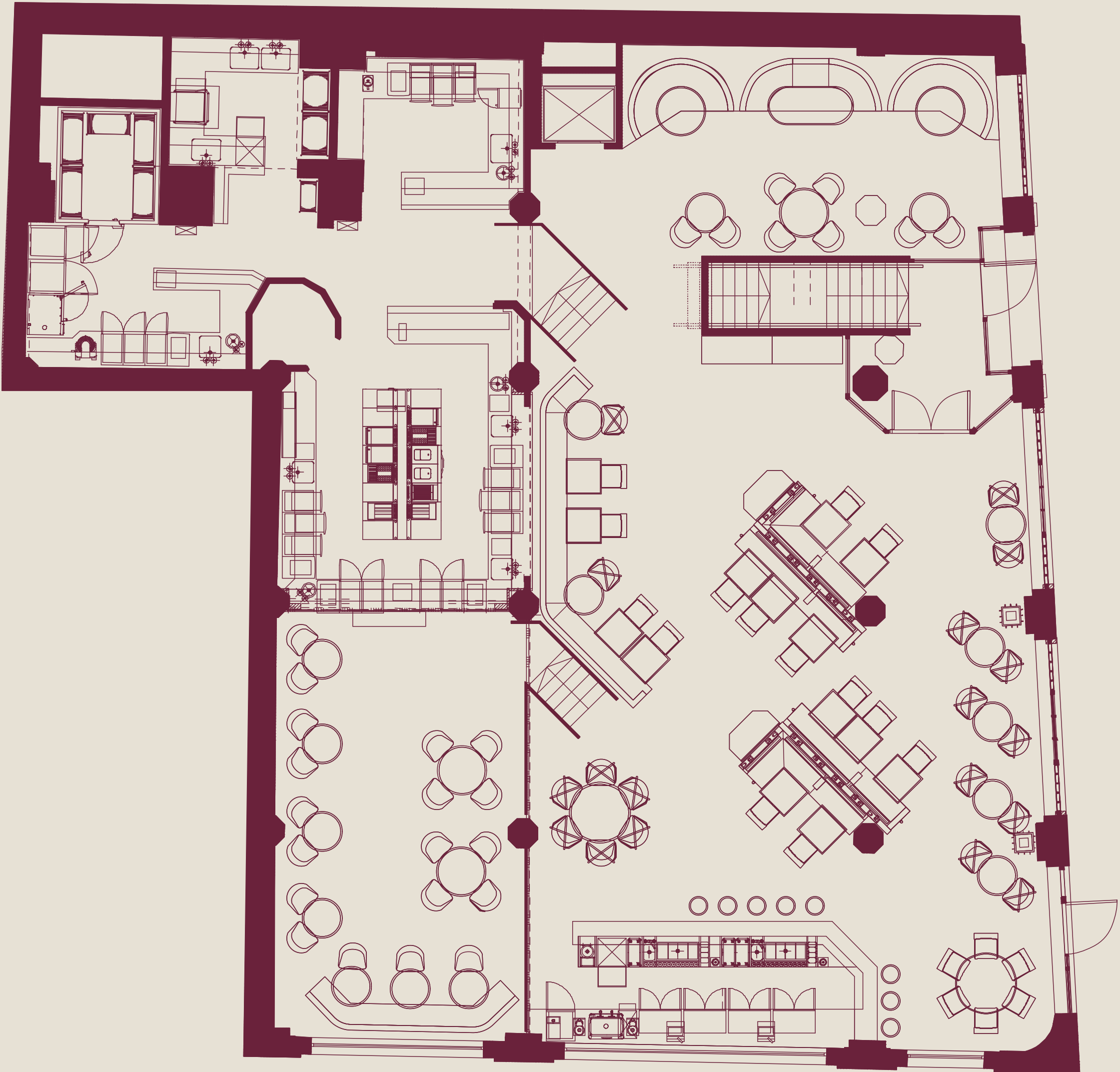


AVAILABLE AS A WHOLE OR SPLIT FLOOR-BY-FLOOR UNITS

GROUND FLOOR 3,100 SQ FT

BASEMENT 8,647 SQ FT

COMBINED TOTAL 11,747 SQ FT



Ground Floor



Basement

**Tenure**  
The unit is available to let by way of a new effectively full repairing and insuring lease direct from the landlord for a term to be agreed. The lease will be contracted outside of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 part II (as amended).

**Handover**  
The unit will be handed over in a fully fitted condition.

**Licencing Hours**  
Ground Floor  
Monday – Saturday: 07:00 – 00:30  
Basement  
Monday – Wednesday: 07:00 – 00:30  
Wednesday – Saturday: 09:00 – 02:30

**Service Charge & Insurance**  
The Service Charge is £5,934 per annum.

**Rates**  
The rates payable for the unit from 1 April 2026 are as follows: Rateable Value £252,500

**Rates Payable**  
£140,137

**Rent**  
On Application.

**EPCs**  
Available upon request.



# ARRANGE A VIEWING

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