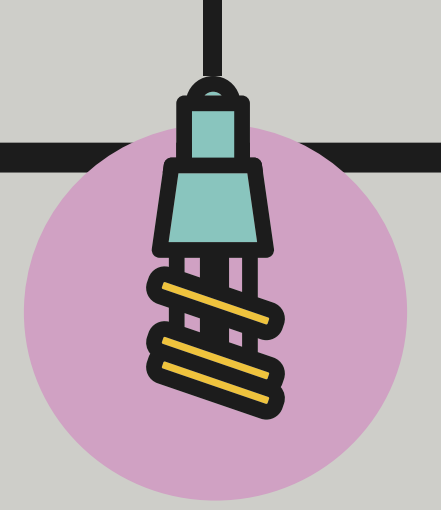
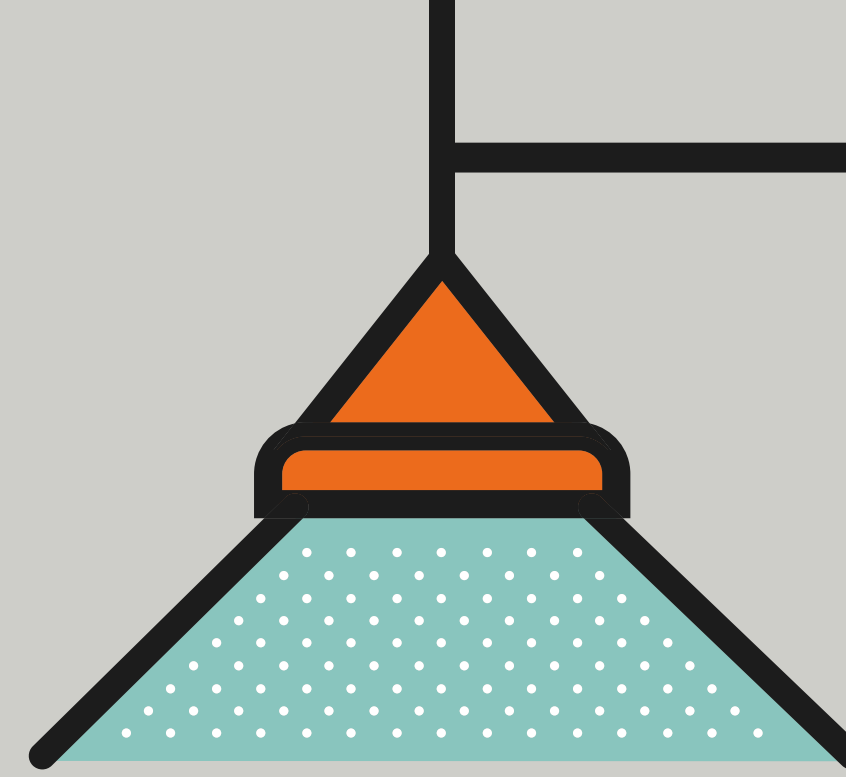
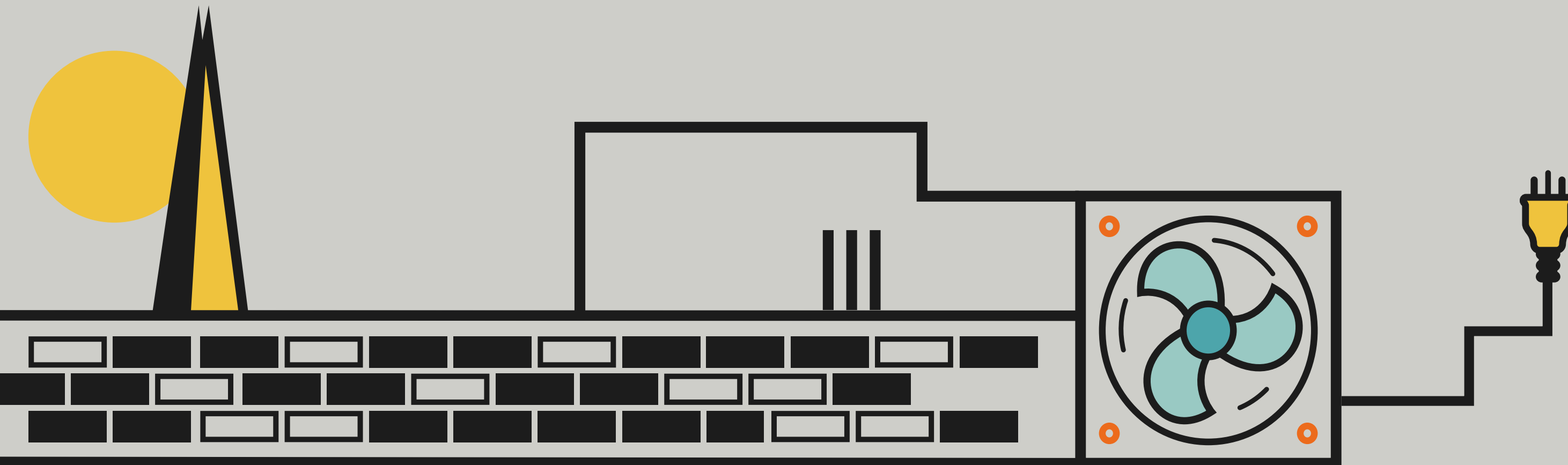


STUNNING NEW OFFICES IN SOUTHWARK  
AVAILABLE NOW



# SOUTHWARKS



14-21 Rushworth Street  
London SE1

**BUILDING  
EXTERNAL**



**BUILDING  
RECEPTION**



**AVAILABILITY**  
OFFICE FLOORS FROM  
2,612 SQ FT TO 23,065 SQ FT

FROM

**2,612** SQ FT

**243** SQ M

TO

**12,376** SQ FT

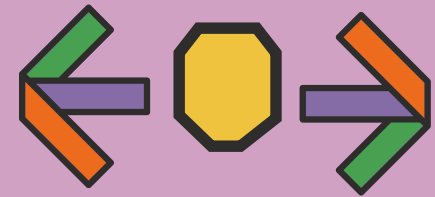
**1,150** SQ M

**SCHEDULE  
OF AREAS**

	SQ M	SQ FT
<b>COMMUNAL ROOF TERRACE</b>	<b>111</b>	<b>1,195</b>
SECOND WHOLE FLOOR	1,150	12,376
SECOND NORTH	523	5,630
SECOND SOUTH	609	6,560
GROUND & LOWER GROUND DUPLEX*	c.697	c.7,500
GROUND SOUTH	429	4,618
LOWER GROUND SOUTH	321	3,460
LOWER GROUND NORTH	243	2,612
<b>TOTAL OFFICE</b>	<b>2,143</b>	<b>23,066</b>

\*subject to internal staircase installation

# SUMMARY SPECIFICATION



Occupation density:  
1:8m<sup>2</sup>



Communal roof terrace



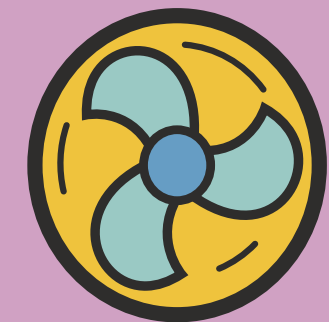
Connectivity: Wired  
Score Gold achieved



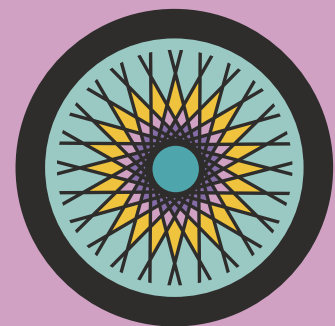
1st Platinum Smart Building  
Certification in the UK



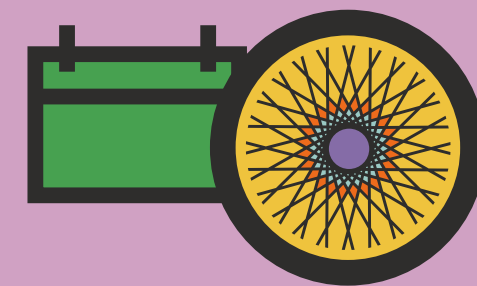
BREEAM  
'Excellent'



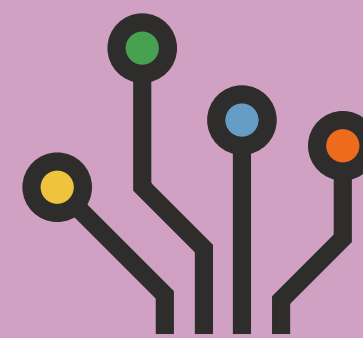
4 pipe fan coil HVAC and  
openable windows throughout



Cycle Score Designed to achieve  
Platinum: 105 cycle spaces and cycle  
repair station



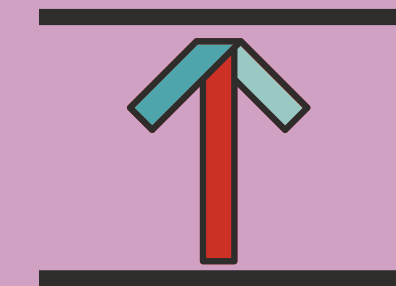
Pool bike scheme



Smart technology: Collects real  
time data optimising building  
environment and operation



Feature staircase and  
4 no passenger lifts



Exposed services:  
Floor height 3.2m floor to soffit

# LOCATION

**HEALTH & FITNESS**

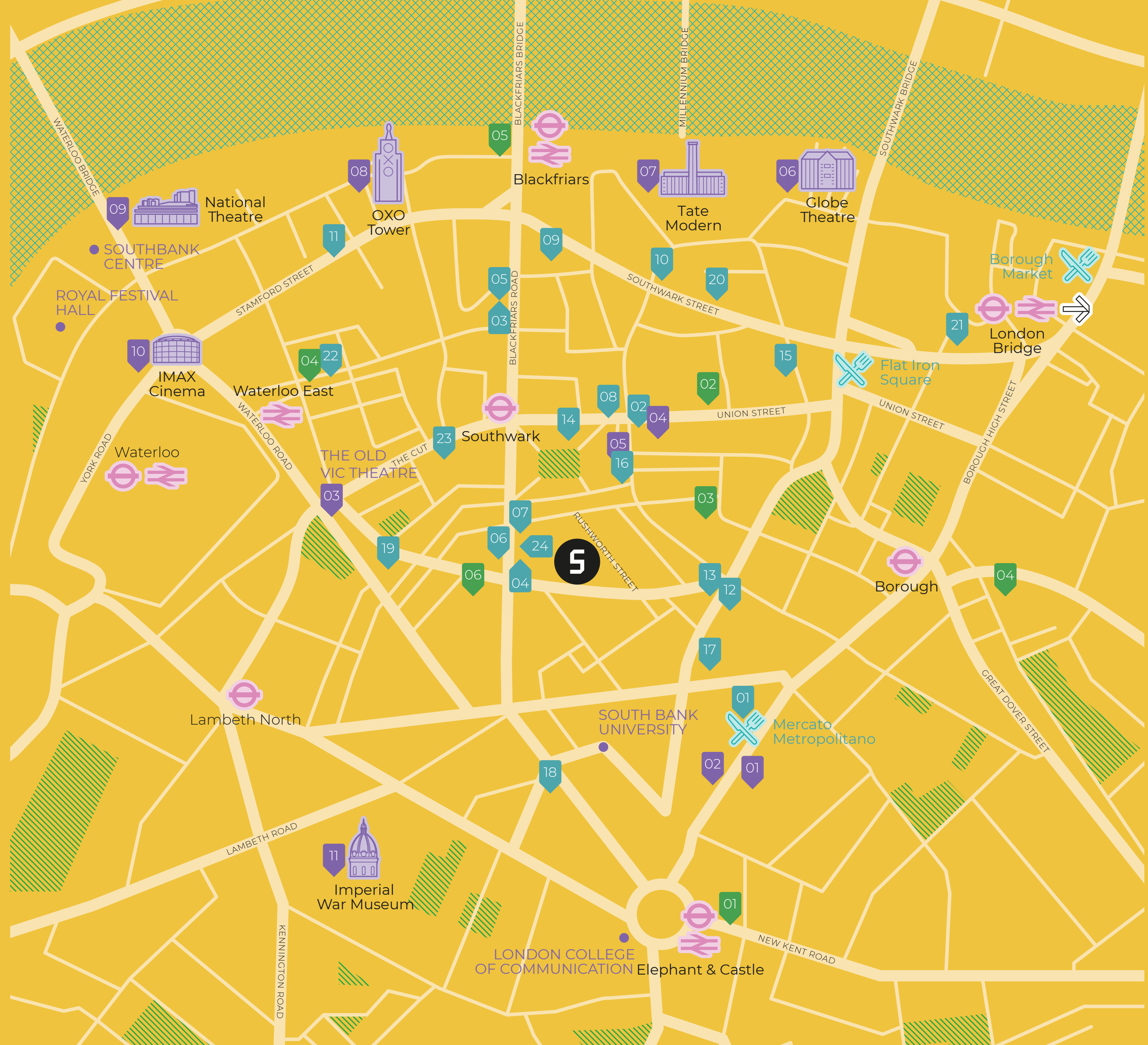
- 01 Gymbox
- 02 Crossfit
- 03 Energie Fitness
- 04 Pure Gym
- 05 1Rebel
- 06 The Gym

**CULTURE**

- 01 Southwark Playhouse
- 02 Ministry Of Sound
- 03 The Old Vic
- 04 Jerwood Space
- 05 Cervantes Theatre
- 06 Globe Theatre
- 07 Tate Modern
- 08 Oxo Tower
- 09 National Theatre
- 10 Imax Cinema
- 11 Imperial War Museum

**CULTURE**

- 01 Raclette
- 02 Bread Street Kitchen & Bar
- 03 Seabird
- 04 Laughing Gravy
- 05 The Hoxton
- 06 The Crown
- 07 Pret A Manger
- 08 The Union Jack
- 09 Sama Bankside
- 10 Amazon Fresh
- 11 Fountain & Ink
- 12 Terry's Cafe
- 13 Chimichurris
- 14 Lord Nelson
- 15 Caravan
- 16 Bala Baya
- 17 Duke Of York
- 18 Art Café London
- 19 The Stage Door
- 20 Marks And Spencer Food
- 21 Casa De Frango
- 22 The Kings Arms
- 23 Flat Iron Waterloo
- 24 Sainsbury's



# THE AREA



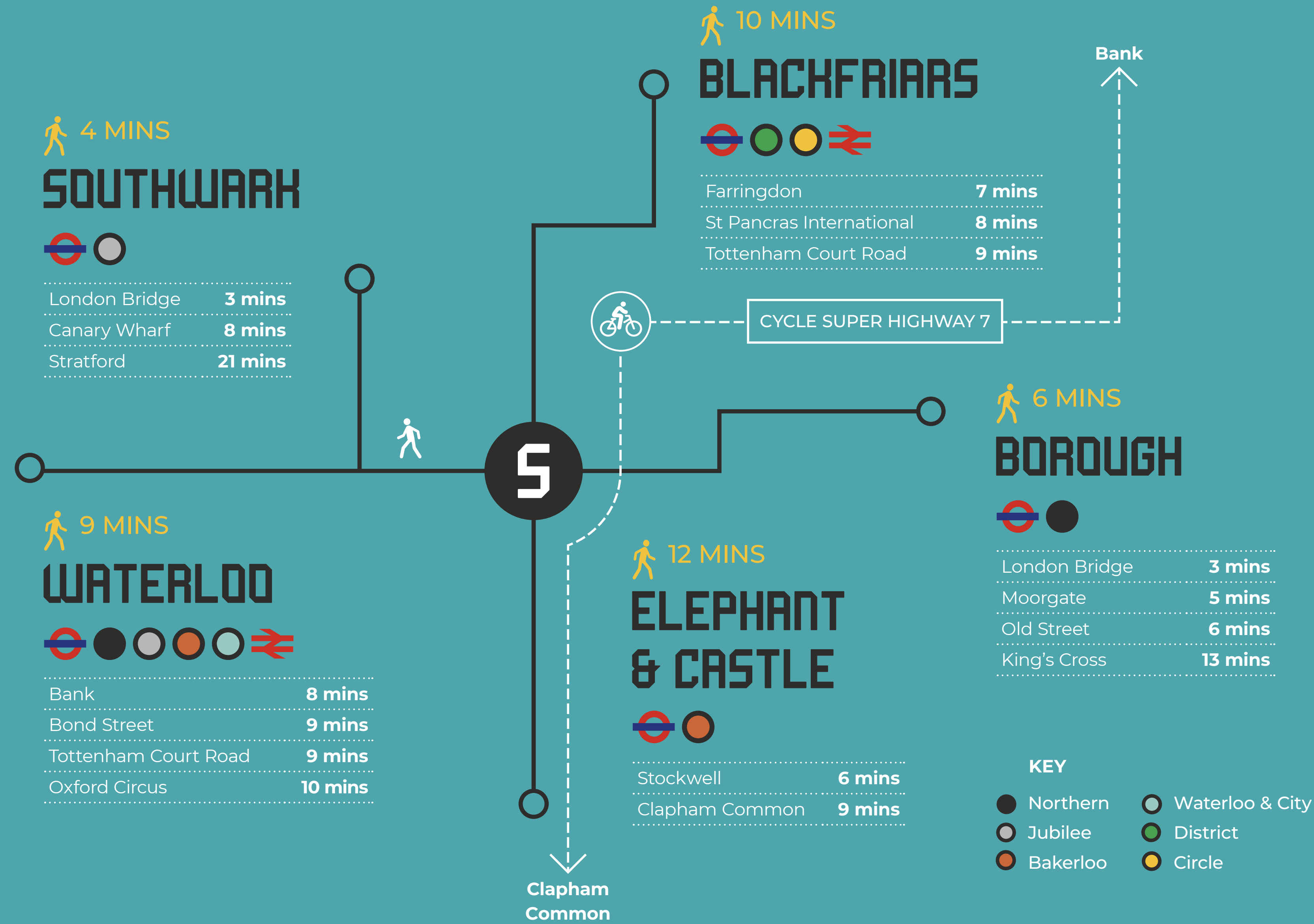
Shakespeare's Globe



Mercato Metropolitano



Tate Modern



**COMMUNAL  
ROOF TERRACE**

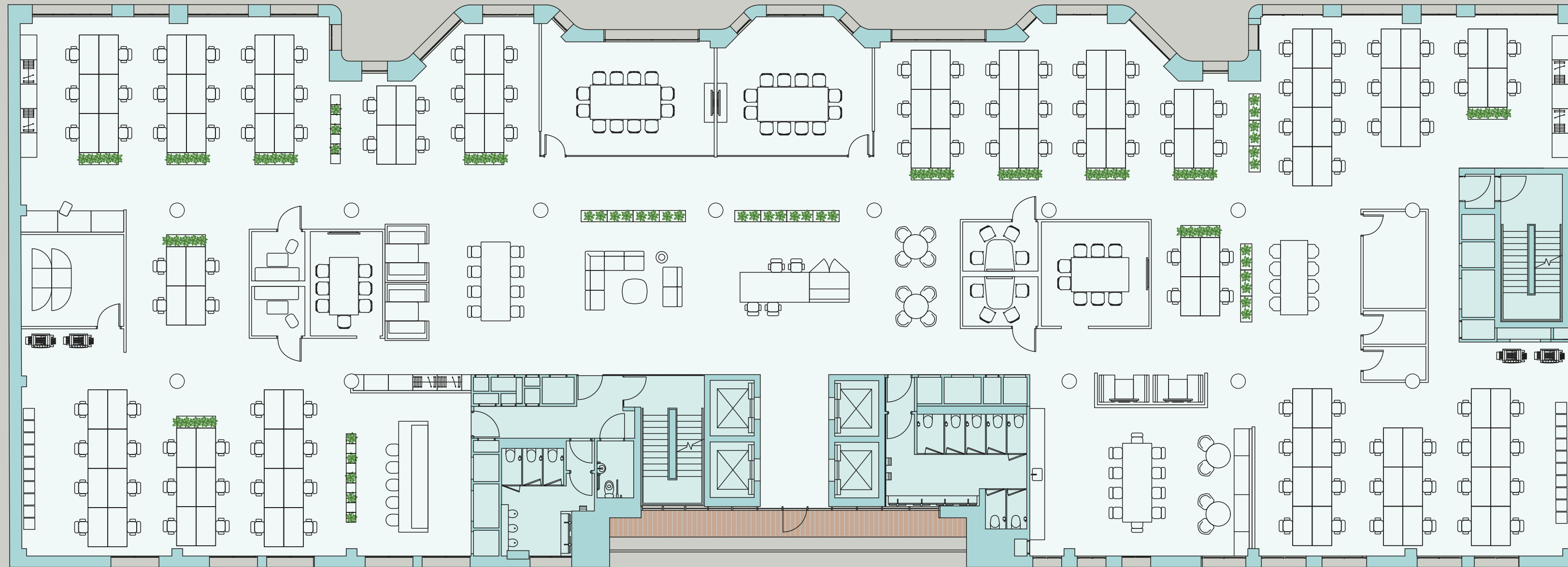


FULLY FITTED  
SECOND FLOOR



# SECOND FLOOR SPACEPLAN - 120 DESK LAYOUT

RUSHWORTH STREET



12,376 SQ FT

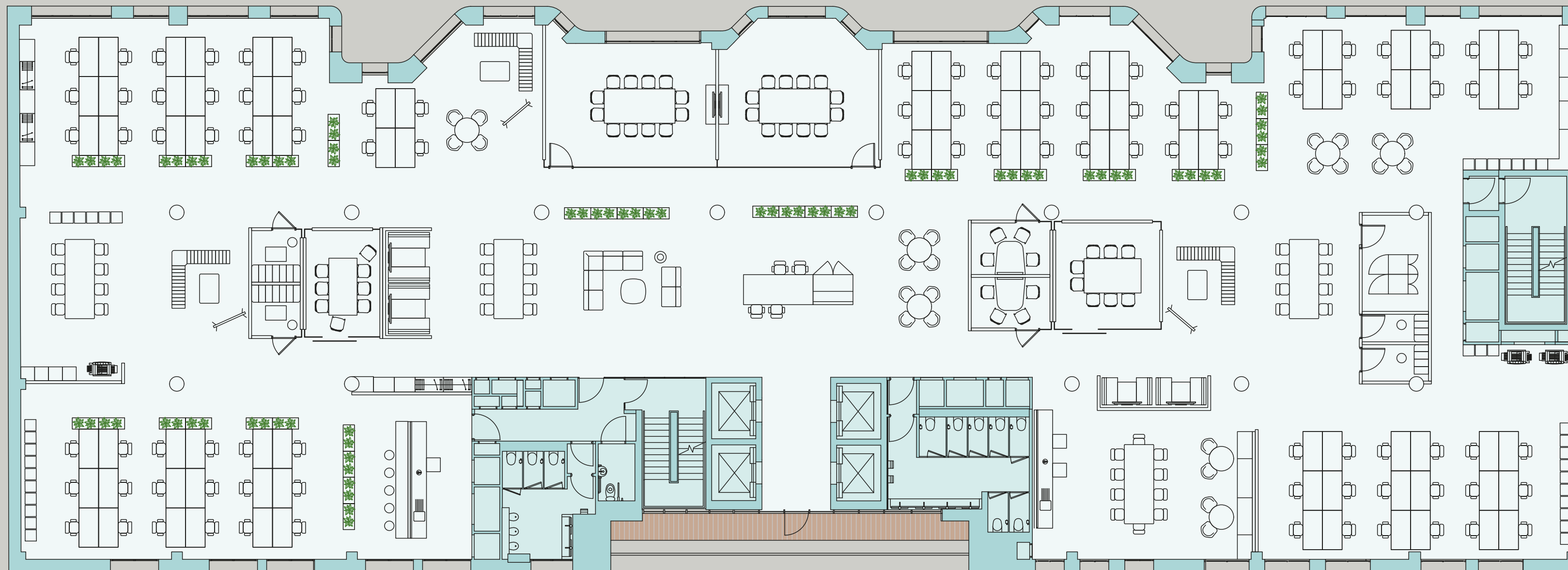
- |                            |                           |
|----------------------------|---------------------------|
| 120 OPEN PLAN WORKSTATIONS | 1 LOUNGE / ARRIVAL AREA   |
| 2 12 PERSON MEETING ROOM   | 2 TOUCHDOWN TABLES        |
| 2 8 PERSON MEETING ROOM    | 2 TEA POINTS              |
| 2 6 PERSON MEETING BOOTHS  | 2 INFORMAL MEETING TABLES |
| 2 4 PERSON MEETING BOOTHS  | 2 PRINT AREA              |
| 4 ZOOM PODS                | 1 COMMS ROOM              |



Plans indicative only. Not to scale

# SECOND FLOOR SPACEPLAN - 92 DESK LAYOUT

RUSHWORTH STREET



12,376 SQ FT

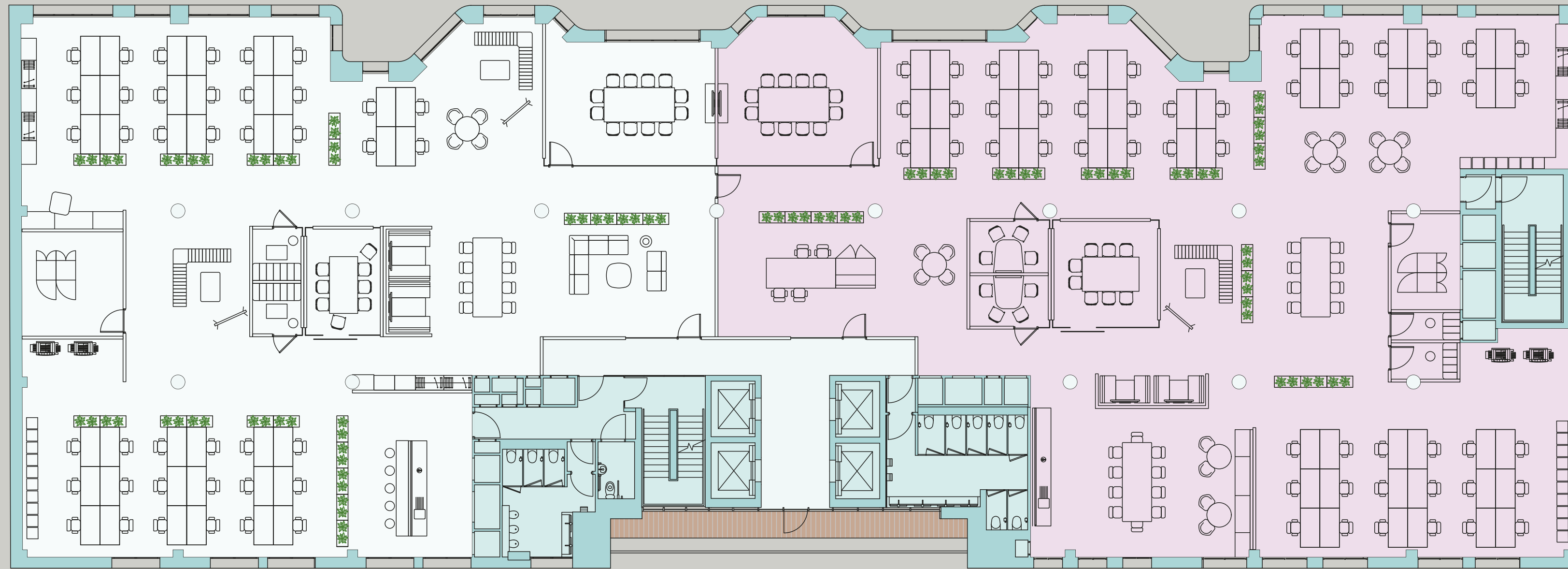
- |    |                        |   |                         |   |                         |
|----|------------------------|---|-------------------------|---|-------------------------|
| 92 | OPEN PLAN WORKSTATIONS | 2 | 6 PERSON MEETING BOOTHS | 4 | INFORMAL MEETING TABLES |
| 2  | 12 PERSON MEETING ROOM | 2 | 4 PERSON MEETING BOOTHS | 1 | LOUNGE AREA             |
| 2  | 8 PERSON MEETING ROOM  | 1 | TOUCHDOWN TABLE         | 2 | PRINT AREA              |
| 2  | 4 PERSON MEETING ROOM  | 3 | COLLABORATION AREAS     | 1 | COMMS ROOM              |
| 4  | ZOOM PODS              |   |                         |   |                         |



Plans indicative only. Not to scale

# SECOND FLOOR SPLIT SPACEPLAN

RUSHWORTH STREET



## NORTH 5,630 SQ FT

- |    |                         |   |                         |
|----|-------------------------|---|-------------------------|
| 40 | OPEN PLAN WORKSTATIONS  | 1 | TOUCHDOWN TABLE         |
| 1  | 12 PERSON MEETING ROOM  | 3 | COLLABORATION AREAS     |
| 1  | 8 PERSON MEETING ROOM   | 1 | INFORMAL MEETING TABLES |
| 2  | 6 PERSON MEETING BOOTHS | 1 | PRINT AREA              |
| 2  | ZOOM PODS               | 1 | COMMS ROOM              |

## SOUTH 6,560 SQ FT

- |    |                         |   |                         |
|----|-------------------------|---|-------------------------|
| 52 | OPEN PLAN WORKSTATIONS  | 1 | TOUCHDOWN TABLE         |
| 1  | 12 PERSON MEETING ROOM  | 1 | COLLABORATION AREAS     |
| 1  | 8 PERSON MEETING ROOM   | 3 | INFORMAL MEETING TABLES |
| 2  | 4 PERSON MEETING ROOM   | 1 | LOUNGE AREA             |
| 2  | 4 PERSON MEETING BOOTHS | 1 | PRINT AREA              |
| 2  | ZOOM PODS               | 1 | COMMS ROOM              |



Plans indicative only. Not to scale

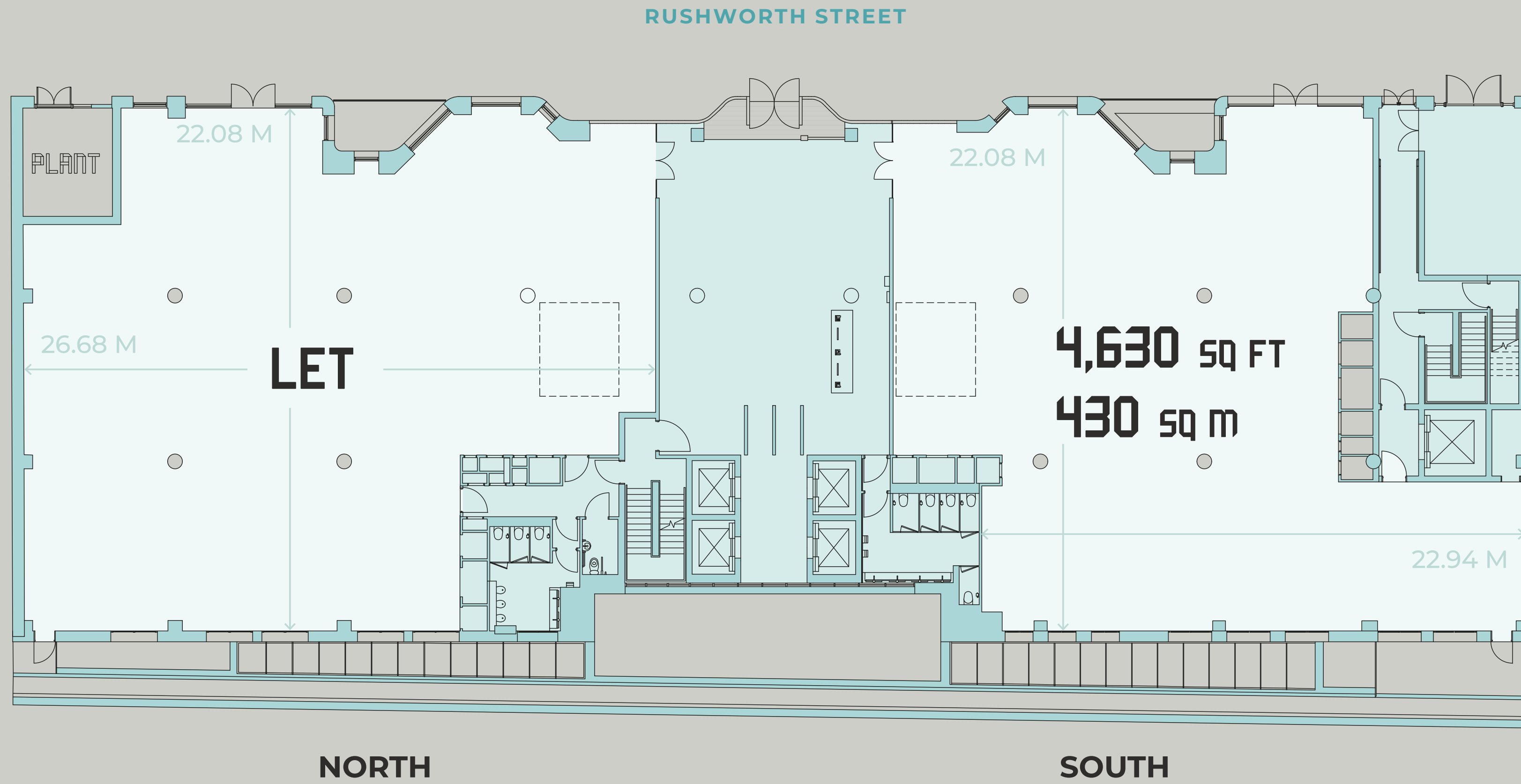
FULLY FITTED  
SECOND FLOOR



**GROUND FLOOR**



**GROUND  
FLOOR**

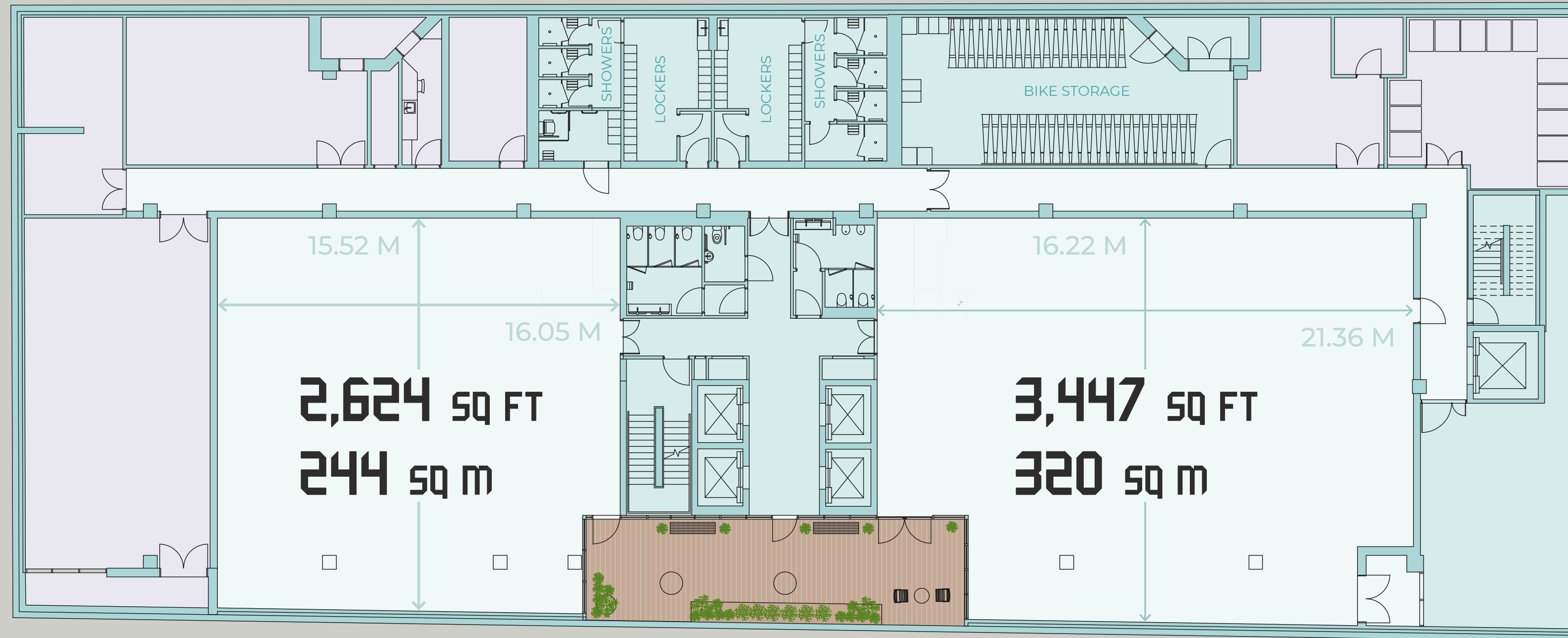


**LOWER GROUND FLOOR**



**LOWER GROUND FLOOR**

**RUSHWORTH STREET**



**2,624 SQ FT**  
**244 SQ M**

**3,447 SQ FT**  
**320 SQ M**

**NORTH**

**TERRACE**

**SOUTH**

**667 SQ FT 62 SQ M**



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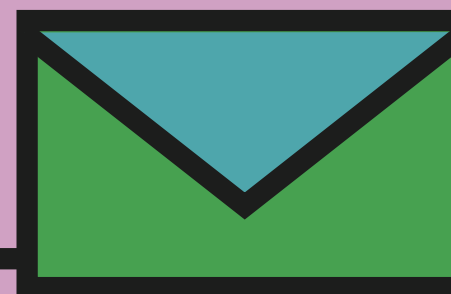
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