

3,523—8,580 SQ FT OFFICES TO LET

# TWO LONDON BRIDGE

LONDON SE1

# Exceptional office space on The River Thames, adjacent to Borough Market.



SPACIOUS AND INVITING BUILDING ENTRANCE



Stunning River Thames and City views



Fully fitted offices ready for work



Excellent City connectivity and transport links

Two London Bridge offers 3,523 – 8,580 sq ft of fully fitted workspace arranged over the 1st and 2nd floors, on separate leases, expiring 31st January 2030.

Both floors are located on the northern side of the building, benefiting from stunning river and City views, as well as the unmatched food and drink amenities available at Borough Market and More London.





1ST FLOOR — OFFICE



1ST FLOOR — BREAKOUT AREA

A highly specified workplace boasting excellent facilities.

At Two London Bridge, occupiers benefit from extensive end-of-trip facilities, as well as dedicated areas for collaboration, meetings, and quiet reflection, supporting focus, flexibility, and wellbeing throughout the working day.



Fully fitted office floors



Full height central atrium



Reception concierge



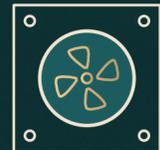
Showers and Bicycle storage



Fantastic natural daylight



EPC B



Air conditioning



24 hr access



High speed fibre



Passenger lift



2ND FLOOR — OFFICE

# Designed for collaboration.

FLOOR	CONDITION	SQ FT
2nd	Fully fitted	5,057
1st	Fully fitted	3,523
<b>TOTAL</b>		<b>8,580</b>

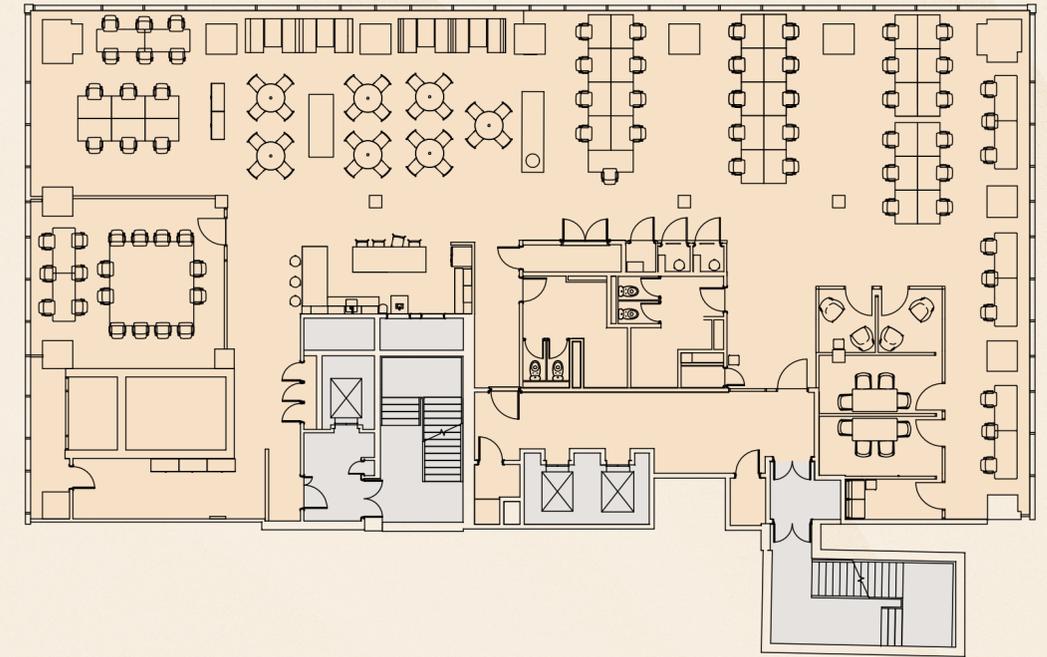


1ST FLOOR — OFFICE

## 1st Floor

5,057 Sq Ft / 470 Sq M

Workstations	37
12 person boardroom	01
4 person meeting rooms	02
2 person meeting rooms	02
Call pods	03
Wellness room	01
Kitchenette / breakout area	01

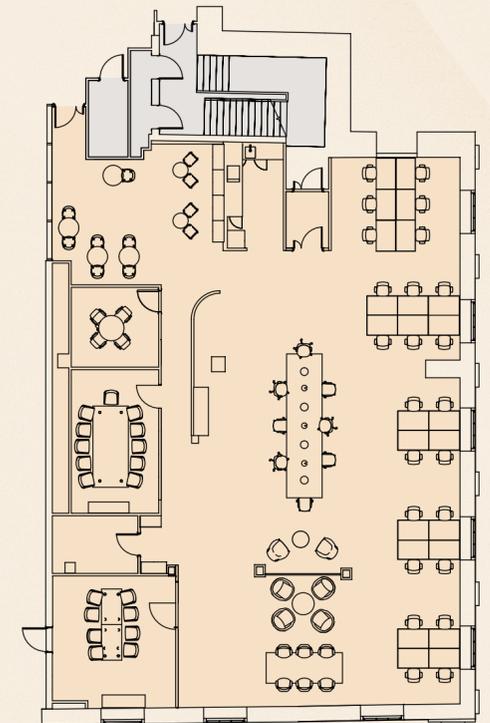


River Thames

## 2nd Floor

3,523 Sq Ft / 327 Sq M

Workstations	34
4 person meeting room	01
8 person meeting room	01
Collaboration area	01
Informal meeting area	01
Kitchenette / breakout area	01



River Thames

- Office
- Core

For indicative purposes only, not to scale.

# A dynamic and vibrant location.

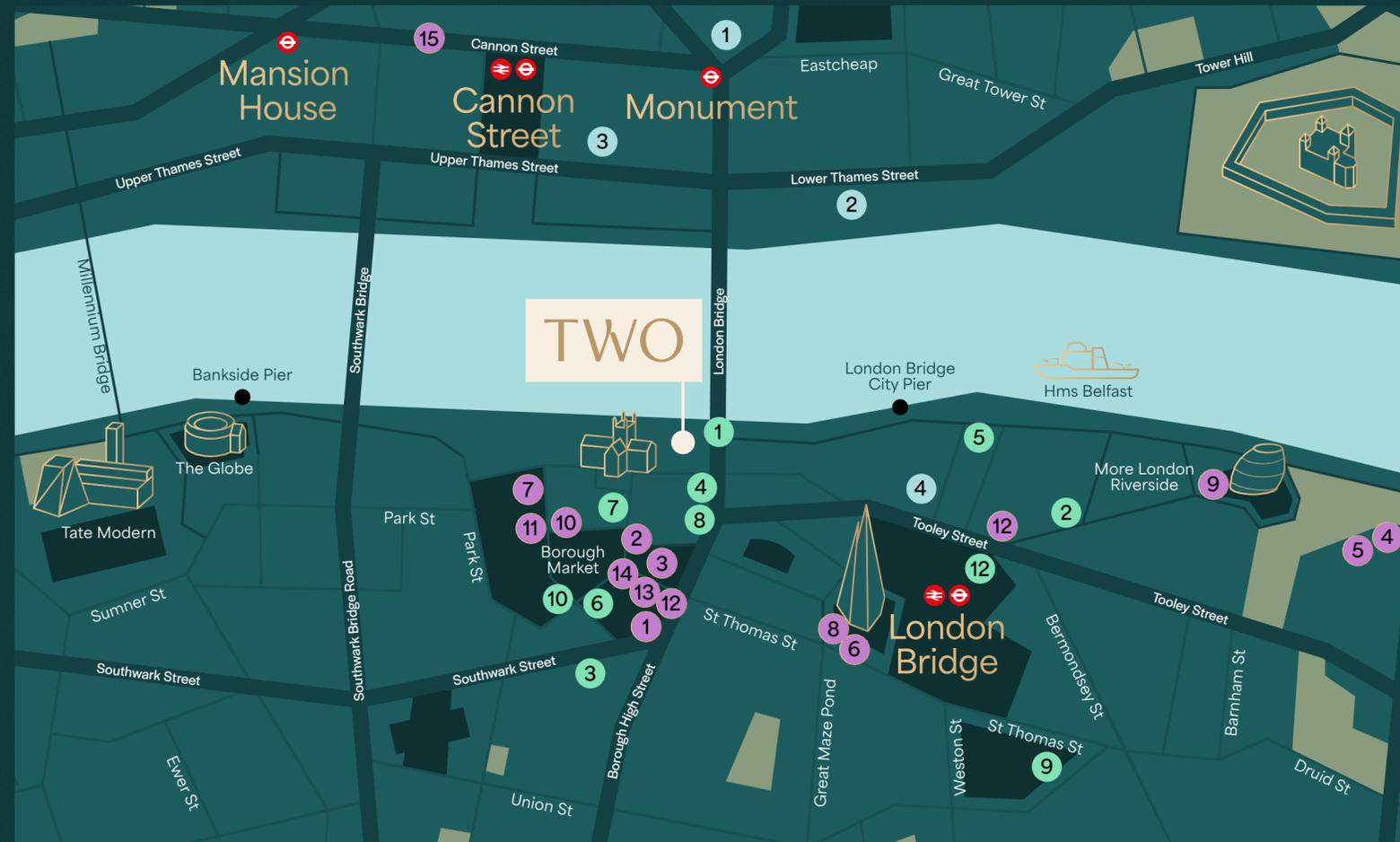
Perfectly positioned on London Bridge, the building benefits from exceptional connectivity, just a 2-minute walk from London Bridge Station, with immediate access to Borough Market and More London, with the City accessible across the river.

	London Bridge	2 min
	Waterloo	5 min
	Liverpool	7 min
	Bank	7 min



## Contact

For further information or to arrange a viewing, please contact the sole letting agents:



### 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
13. Berenjok
14. OMA
15. Agora
16. Caravan

### BARS / CAFES

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

### FITNESS

1. Pure Gym
2. The Gym Group
3. Buzz Gym
4. Fitness First

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. March 2026.