

**23,000 SQ FT OF
FITTED & FLEXIBLE OFFICE SPACE**



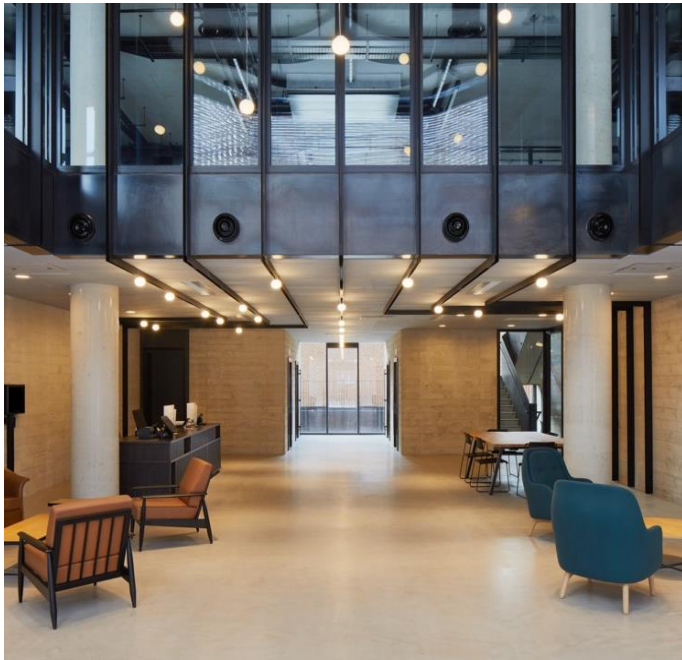
Southworks

14-21 Rushworth Street
London SE1

FLEX LEASING



Your **flexible,** **smart** workspace



Southworks, located at Rushworth Street Southwark, is a modern business hub designed by Spparc. This central location is within walking distance of multiple transport links, making it a connectivity hotspot.

Achieving BREEAM Outstanding and Wired Score Gold, the building sets a new standard in sustainability and smart technology. Features like real-time data collection, and a naturally lit staircase create an optimal work environment. An intuitive app enhances accessibility, while amenities like a private terrace and cycle spaces cater to urban lifestyles. Southworks is the smart, sustainable choice for businesses in central London.

The Flex Leasing Model



FULLY FITTED

Our offices are delivered fully furnished so they are ready for your business day one



FULLY MANAGED

Our team takes care of all the day to day challenges of running the office, so you can focus on your business



ALL-INCLUSIVE PRICE

The price you see is the price you pay. A single monthly bill covers everything from rent and rates, to cleaning and coffee



FLEXIBLE CONTRACT

We offer simple contracts with on shorter lease lengths than our traditional competitors, giving you the flexibility you need

A comprehensive range **of amenities**



**3.2 METRE
CEILING HEIGHTS**



**KITCHEN &
BREAKOUT SPACE**



**COMMUNAL
ROOF TERRACE**



**BUILDING
CONCIERGE**



**SECURE CYCLE
STORAGE**



**HOT DESK
AREA**



**4 PASSENGER
LIFTS**



**WIRED
SCORE GOLD**



**BREEAM
OUTSTANDING**



**PRIVATE
MEETING ROOMS**



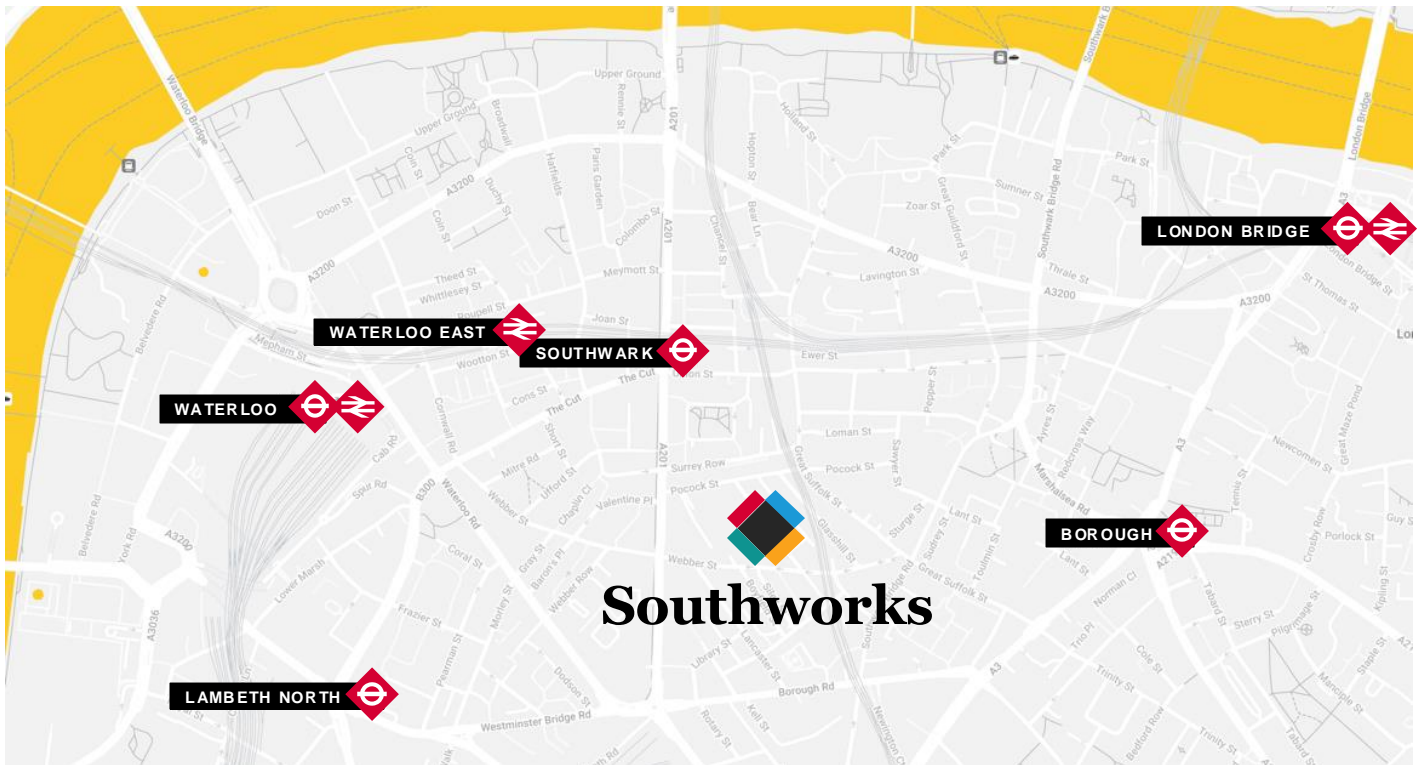
**SHOWERS &
CHANGING ROOMS**







**PRIVATE
CALL BOOTHS**

Southwark





An ideal location



Station Walk Times

SOUTHWARK  7 minute walk	WATERLOO  10 minute walk
BOROUGH  10 minute walk	LONDON BRIDGE  20 minute walk

Local Highlights

 LAUGHING GRAVY Come for the dessert menu alone and you won't be disappointed.	 SEABIRD Rooftop bar located in The Hoxton Hotel.
 GAIL'S Tried and true, and on your way from Waterloo.	 MINISTRY OF SOUND One of London's most iconic live music venues

Furnished and fully functioning



Efficient and modern floor space



6,072 SQ FT



4,618 SQ FT



12,411 SQ FT

FLOOR	SQ FT	MONTHLY COST (£PSF)
Lower Ground	6,072	£66,500 (£131.50)
Ground	4,618	£61,573 (£160)
Second - Single Unit	12,411	£165,500 (£160)
Second - Suite 1	5,630	£77,400 (£165)
Second - Suite 2	6,560	£90,200 (£165)

Contact

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