49 Southwark Bridge Road, SE1
49sbr.com

# 49 SBR

Newly Refurbished Fully Furnished
Office Space in the Heart of the South Bank.
1,558 - 15,123 Sq Ft

*Introducing* 49SBR.
Fully furnished office space with *new* communal business lounge and roof terrace with stunning views over the City.

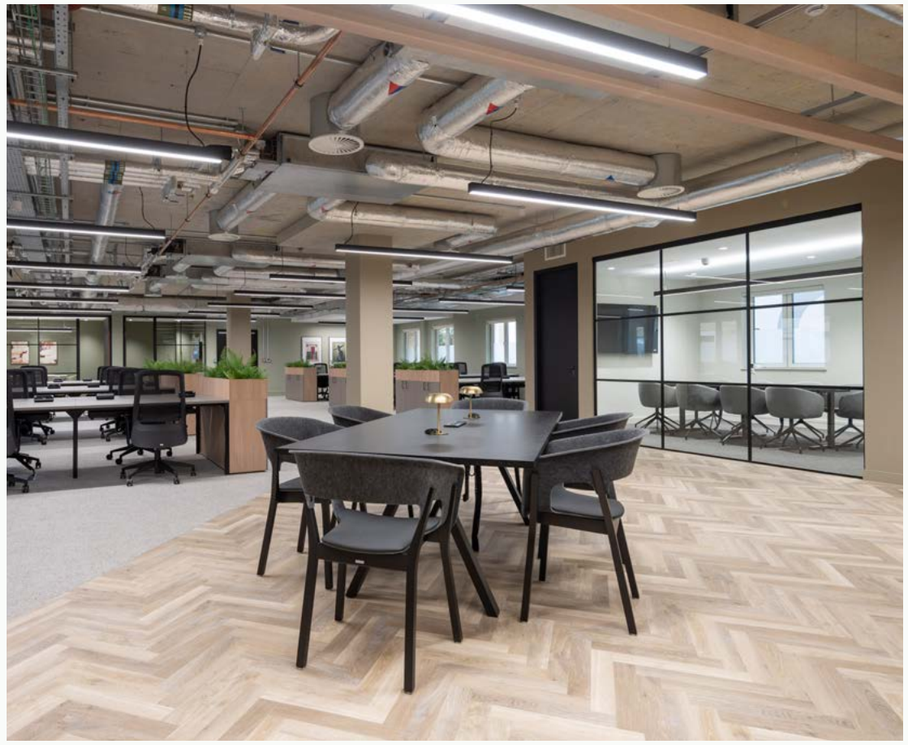
## 49 Southwark Bridge Road

combines *contemporary*, fully fitted workspaces with the energy of London's South Bank. Recently *refurbished* interiors provide an inviting setting for businesses to work, collaborate and connect.

Newly refurbished reception with on-site concierge.

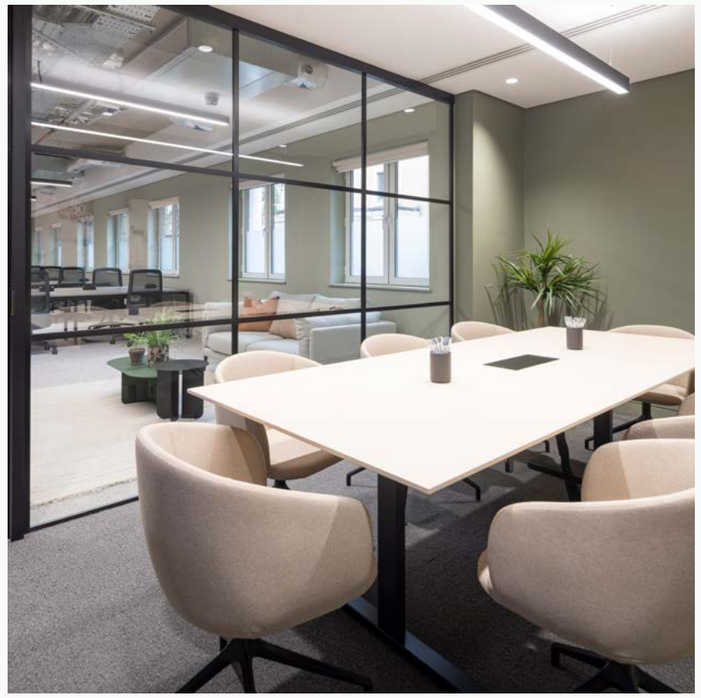




## 1,558 - 15,123 sq ft

Fully fitted workspace ready to go.





# Above the *bustle* of the South Bank

The Nest offers a welcoming space to meet, unwind and enjoy a change of scenery. A setting for informal catch-ups, socialising and time away from the desk.

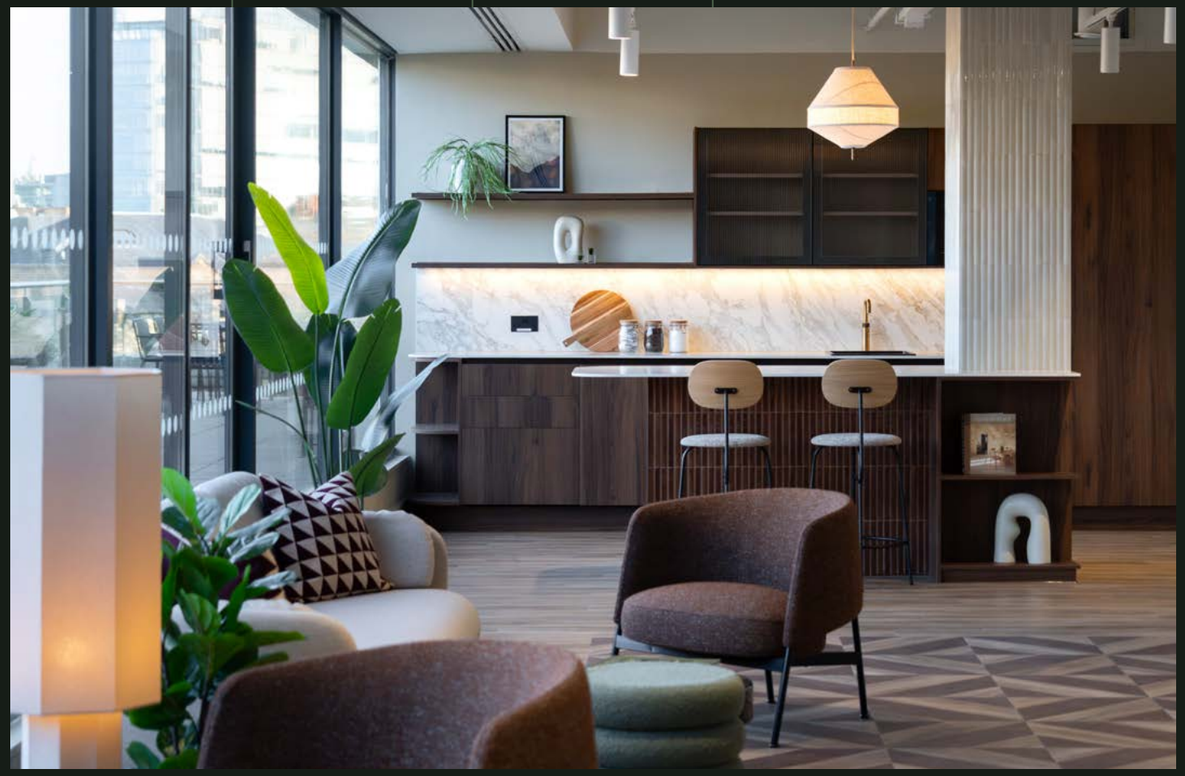
- Bookable for private events
- Breakout spaces
- Kitchenette
- Coffee machine
- Expansive communal terrace



## THE_NEST

A PLACE
ABOVE THE NOISE

A rooftop destination with views across London's skyline.



# The Building

| Floor | Status | Area (sq ft) |
|---|---|---|
| 5th | Available | 1,558 |
| 4th | Available | 4,521 |
| 3rd | Available | 4,556 |
| 2nd | Under Offer | - |
| 1st | Available | 4,488 |
| Ground | Let | - |
| **Total** | | **15,123** |





Manned reception

Showers and cycle parking

Two passenger lifts

Mechanical air conditioning

Parking available

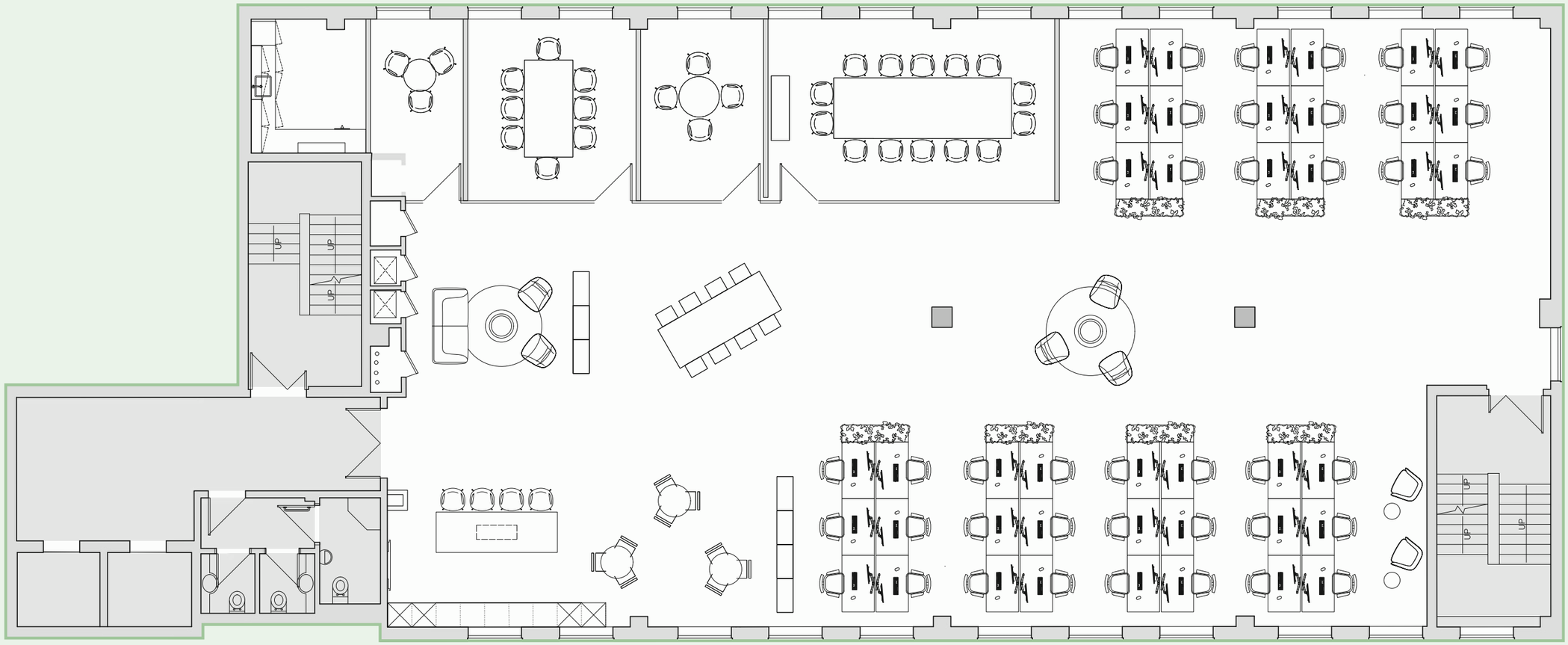
EPC B

Tenant lounge & terrace

Exposed services

## at a *Glance.*

# First Floor - 4,488 sq ft

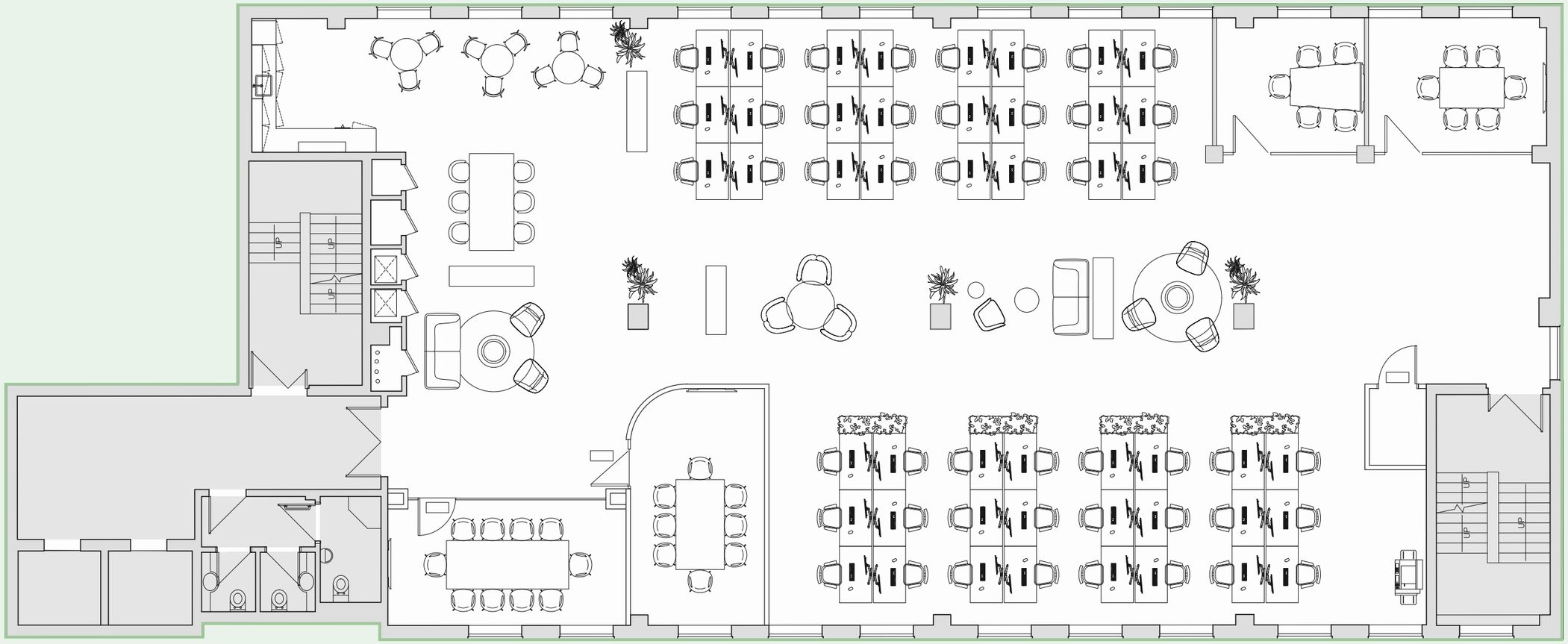



Fully fitted office accommodation with dedicated meeting spaces, workstations and informal breakout areas.

- 42 Desks
- Kitchenette
- 4 Meeting rooms
- Breakout spaces
- Fully managed packages available

01

# Third Floor - 4,556 sq ft

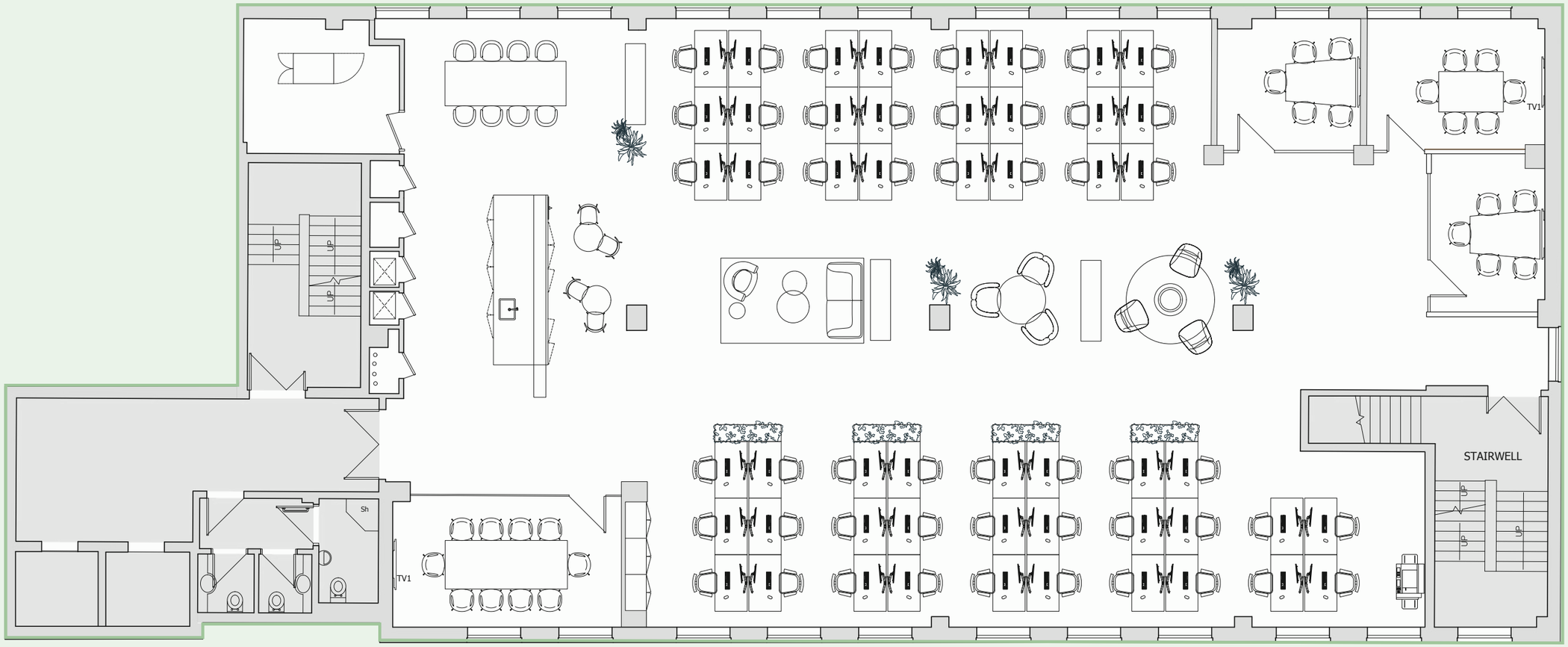



A combination of open-plan workstations, meeting rooms and collaborative spaces.

- 48 Desks
- Kitchenette
- 4 Meeting rooms
- Breakout spaces
- Fully managed packages available

03

# Fourth Floor - 4,521 sq ft

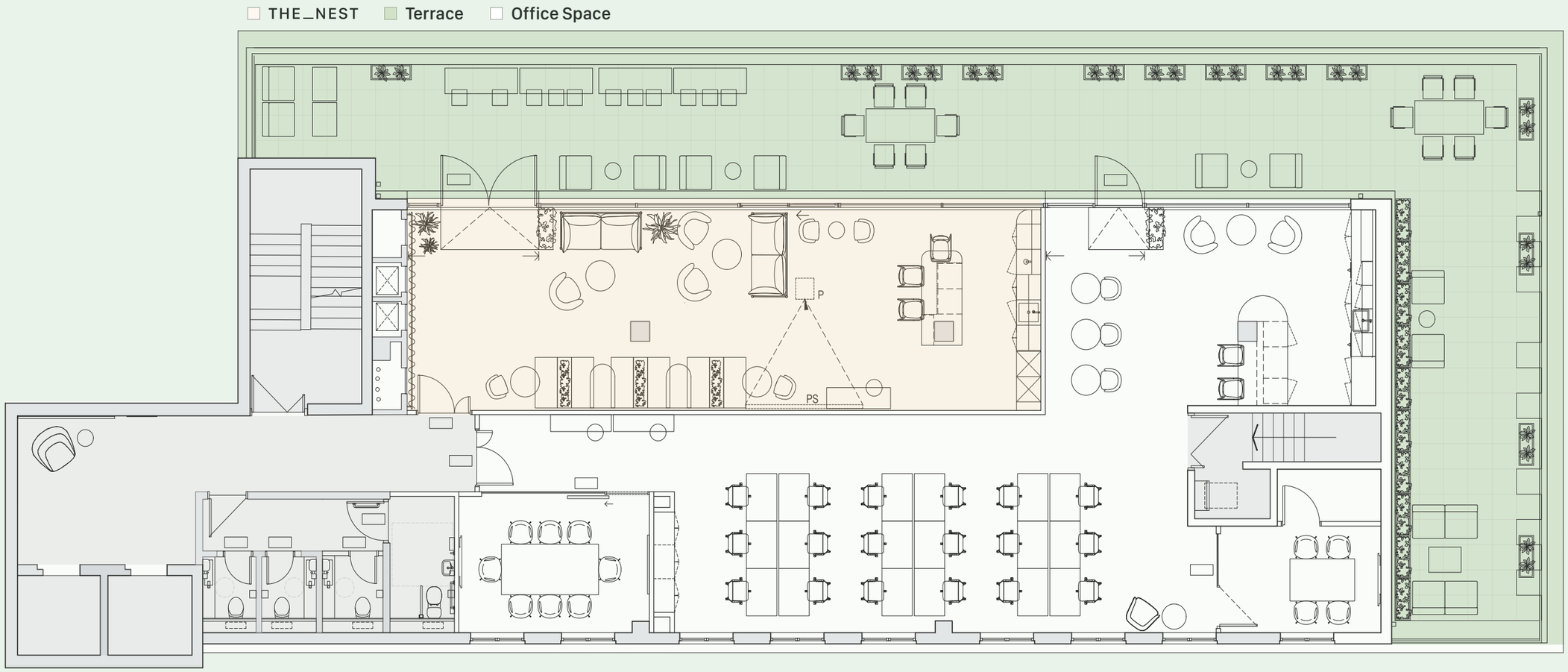



Move-in-ready workspace complete with dedicated meeting rooms, desk areas, and relaxed breakout spaces.

- 52 Desks
- Kitchenette
- 4 Meeting rooms
- Breakout spaces
- Fully managed packages available

04

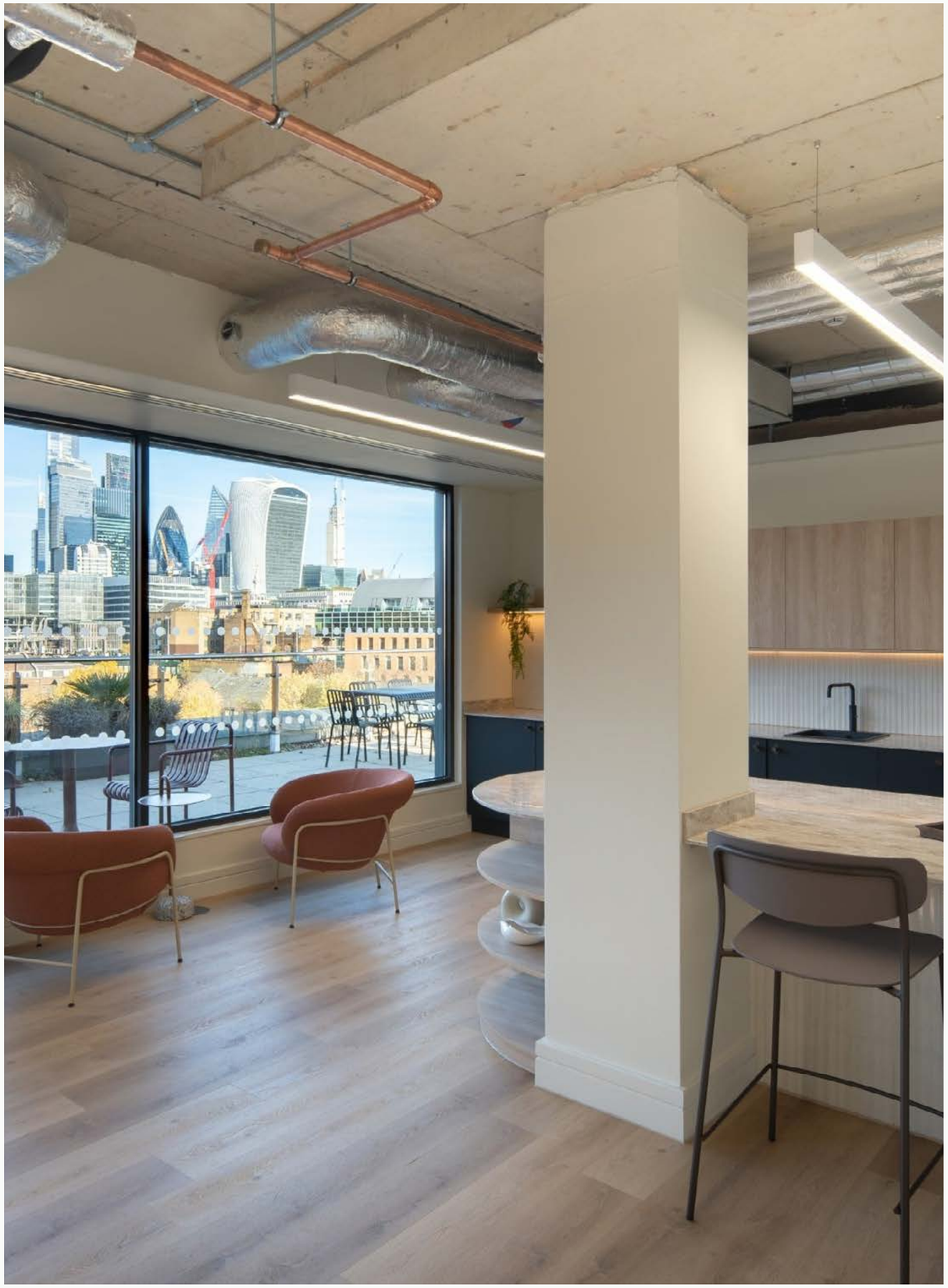
# Fifth Floor - 1,558 sq ft




A fitted office layout incorporating dedicated workstations, meeting areas and breakout space.

- 18 Desks
- Kitchenette
- 2 Meeting rooms
- Private roof terrace
- Fully managed packages available

05









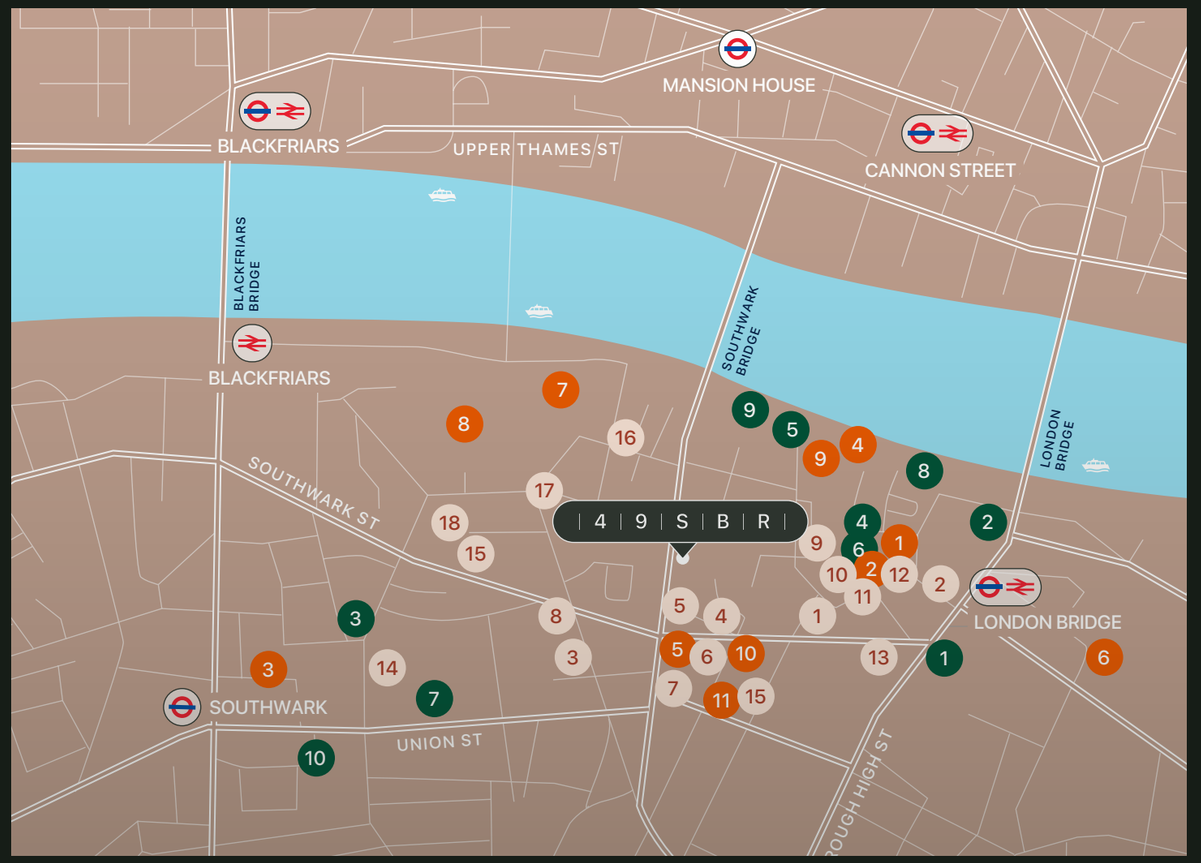
Located in the vibrant cultural hub of South Bank, key spots like the Tate Modern, Southbank Centre, and Borough Market are all within a 5-minute Lime ride.

Borough Market, 6 minutes walk










## Food

1. Casa Do Frango
2. Padella
3. Caravan
4. O'ver Borough
5. Lantana
6. PYRO
7. Bar Douro
8. Itsu
9. Brother Marcus
10. Barrafina
11. El Pastor
12. OMA
13. The Breakfast Club
14. Bread St Kitchen
15. Joe & The Juice
16. Crosby & Hope
17. Uncommon
18. The Salad Project

## Drink

1. George
2. The Barrow Boy
3. The White Hart
4. The Rake
5. Anchor Bankside
6. Monmouth Coffee
7. Mc & Sons Borough
8. Pulse Bar
9. Founders Arms
10. Lord Nelson

## Attractions

1. Borough Market
2. The Everyman
3. Immersive Gamebox
4. Fitness First
5. The Bridge Gym
6. The Shard
7. Shakespeare's Globe
8. Tate Modern
9. The Clink Prison Museum
10. Southwark Quarter
11. Flat Iron Square

## Stations

London Bridge: 6 min walk
Borough: 9 min walk
Cannon Street: 12 min walk
Southwark: 12 min walk
Bank / Monument: 15 min walk
Blackfriars: 17 min walk
Elephant & Castle: 20 min walk
Lambeth North: 20 min walk
Waterloo: 20 min walk
City Thameslink: 22 min walk
Fenchurch Street: 25 min walk
Charing Cross: 30 min walk
Liverpool Street: 30 min walk
Westminster: 34 min walk
Bermondsey: 35 min walk

# Minutes Away *from* London's Cultural Hub

# A Limes *throw* Away

Key locations by Lime bike (minutes)



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**Tate Modern:** 2-3 mins

**London Bridge Station:** 3-4 mins

**Blackfriars Station:** 5-6 mins

**Liverpool Street Station:** 7-9 mins

**Covent Garden:** 9-11 mins

**Borough Market:** 2-3 mins

**Southwark Station:** 3-4 mins

**Waterloo Station:** 5-6 mins

**Westminster Station:** 8-10 mins

**Soho:** 12-14 mins

Stations on foot (minutes)

| | |
|---|---|
| **London Bridge Station** | 6 mins |
| **Borough Station** | 9 mins |
| **Southwark Station** | 12 mins |
| **Cannon Street Station** | 12 mins |
| **Bank/Monument Station** | 15 mins |
| **Blackfriars Station** | 17 mins |
| **Lambeth North Station** | 20 mins |
| **Elephant & Castle Station** | 20 mins |
| **Waterloo Station** | 20 mins |
| **City Thameslink Station** | 22 mins |
| **Fenchurch Street Station** | 25 mins |
| **Liverpool Street Station** | 30 mins |
| **Charing Cross Station** | 30 mins |
| **Westminster Station** | 34 mins |
| **Bermondsey Station** | 35 mins |

Source: tfl.gov.uk

# Elevate *your* Workspace

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ZINC

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