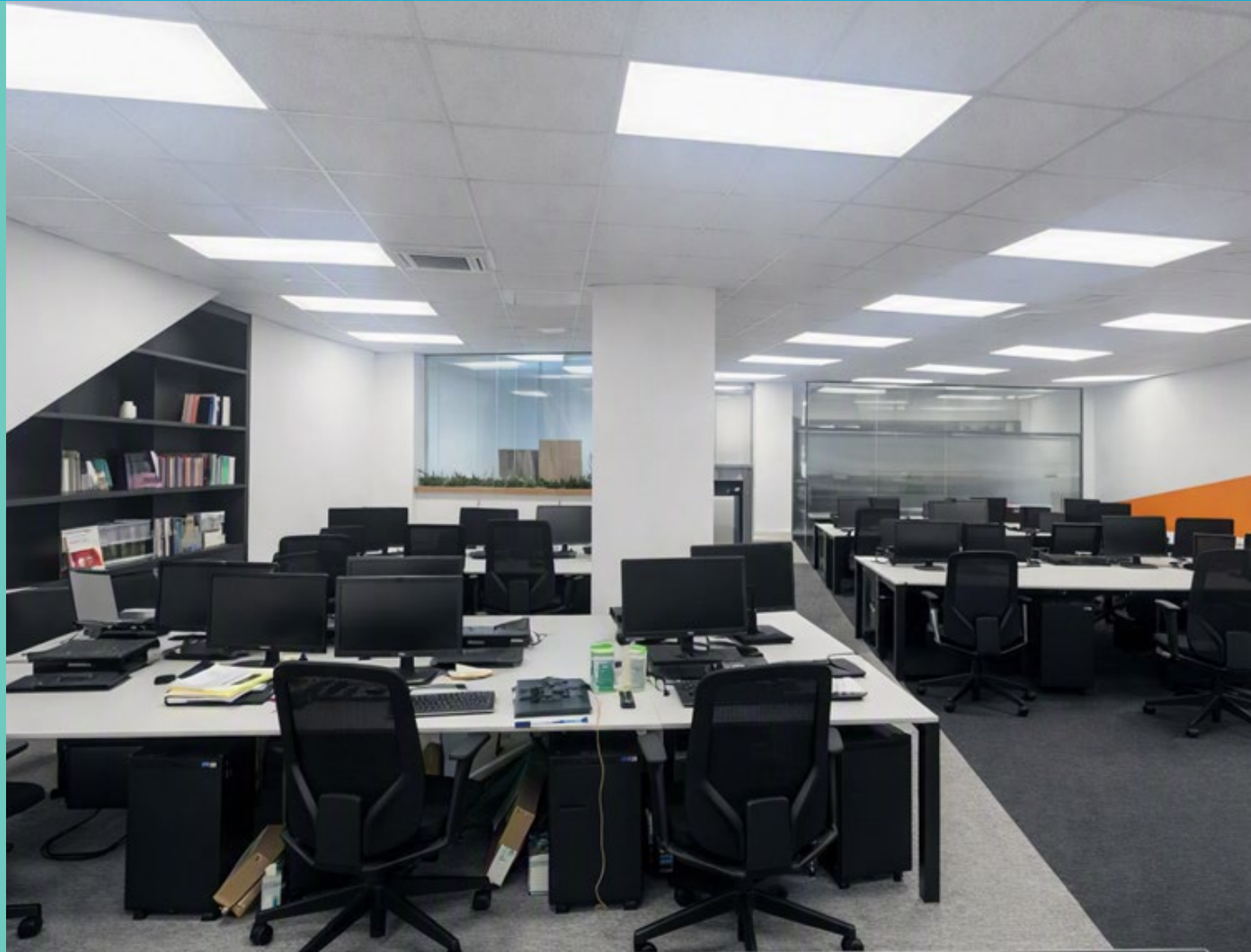


CLUTTONS

59 Tanner Street,
London, SE1 3PL

Plug and play,
London HQ in the
heart of Bermondsey.



September 2026

The accommodation

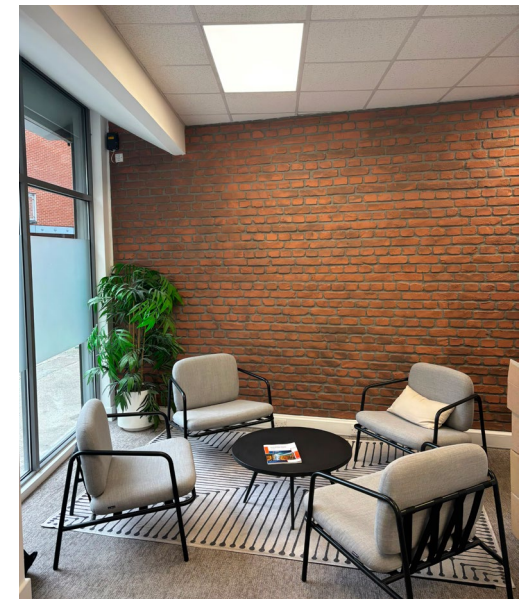
Forming the entire ground floor, the office is fitted to a high standard providing an attractive blend of open plan, breakout and meeting room space.

The premises are offered with the fit-out and furniture in situ and therefore can be readily occupied with minimum expenditure.

The accommodation is entirely self-contained and benefits from a high specification as follows:

- Self-contained office on the ground floor with direct access from street level
- Dedicated reception area featuring an authentic exposed brick wall
- 45 dedicated desks equipped with integrated docking stations.
- One private CEO office and a secure, dedicated comms room
- One large, fully equipped meeting room
- Fully air conditioned throughout
- Modern LED lighting
- Two male WCs, two female WCs and accessible shower room
- Premium fully fitted kitchen featuring an 8-person meeting table
- Two distinct breakout areas, including two, four-person bench seating configurations and an eight-person high table
- Secure cycle racks and showers.

The approximate net internal area is:
Ground Floor: 2,900 sq ft (269 sq m)



Location

Tanner Street is located just off Bermondsey Street, one of the most desirable locations along the Southbank. The property is less than a 10-minute walk from London Bridge station, providing access to both the Northern and Jubilee underground lines, as well as various National Rail services.

Other nearby amenities include Vinegar Yard and Maltby Street, one of London's most popular street food markets.

Journey times to London Bridge Station

	Bank Northern line 1 min
	Waterloo Jubilee line 3 mins
	Canary Wharf Jubilee line 7 mins
	Green Park Jubilee line 7 mins
	Farringdon Thameslink, Elizabeth line 10 mins
	King's Cross St Pancras Northern line 11 mins



Amenities

Restaurant & bars

Constancia
Casse-Crouete
Electric Shuffle
José
Trivet
Bar Tozino
Flour & Grape
Locanda del Melo
Pique-Nique
Bermondsey Larder
Franco Manca
Nine Lives
The Last Talisman
The Bermondsey Yard

Hotels

Hilton London Tower Bridge
Shangri-La Hotel at The Shard
The Dixon, Tower Bridge
The Lalit London
London Bridge Hotel

Cafés

WatchHouse Bermondsey
Café Murano
Sharman Coffee Shop
Long Lane Café
Canela Espresso Bar

Gyms

Third Space Tower Bridge
The Circle Gym & Spa

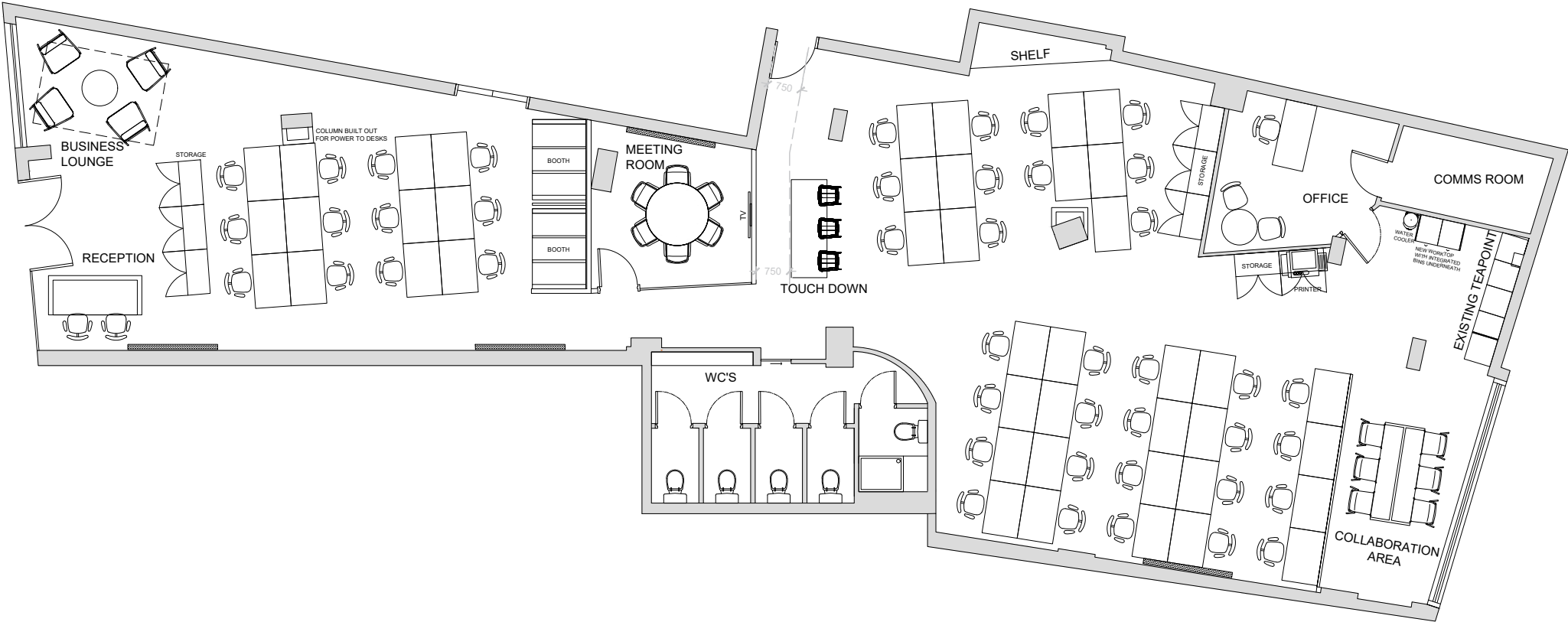
Markets

Borough Market
Maltby Street Market
Vinegar Yard

Green spaces & culture

Leathermarket Gardens
Tanner Street Park & Tennis Courts
White Cube Gallery

Floorplan



CLUTTONS

Terms

Rent: £57.50 per sq ft

Business Rates: £17.58 per sq ft

Service Charge: £3.62 per sq ft

Total: £78.70 per sq ft

The premises are available by way of a new lease direct from the landlord on flexible terms.

EPC

B: 44

Total estimated cost PCM (excl VAT)

£19,019.16.

VAT

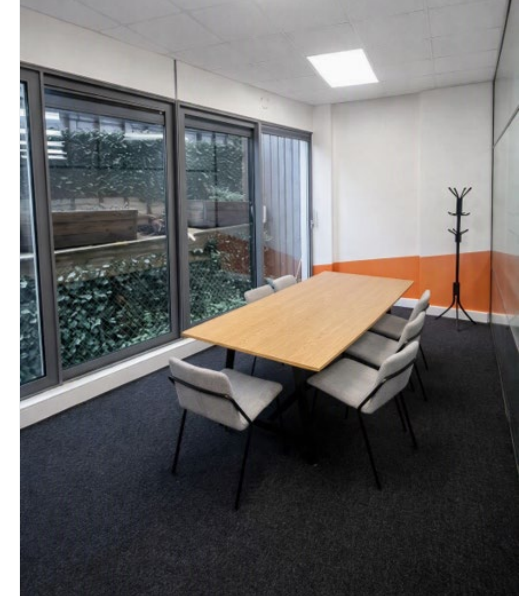
The property is elected for VAT which is therefore payable on rent and service charge.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by arrangement through sole agents, Cluttons LLP.



Cluttons LLP

Yarnwicke
119-121 Cannon Street
London
EC4N 5AT

T: 020 7408 1010
cluttons.com

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07860 178 641

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