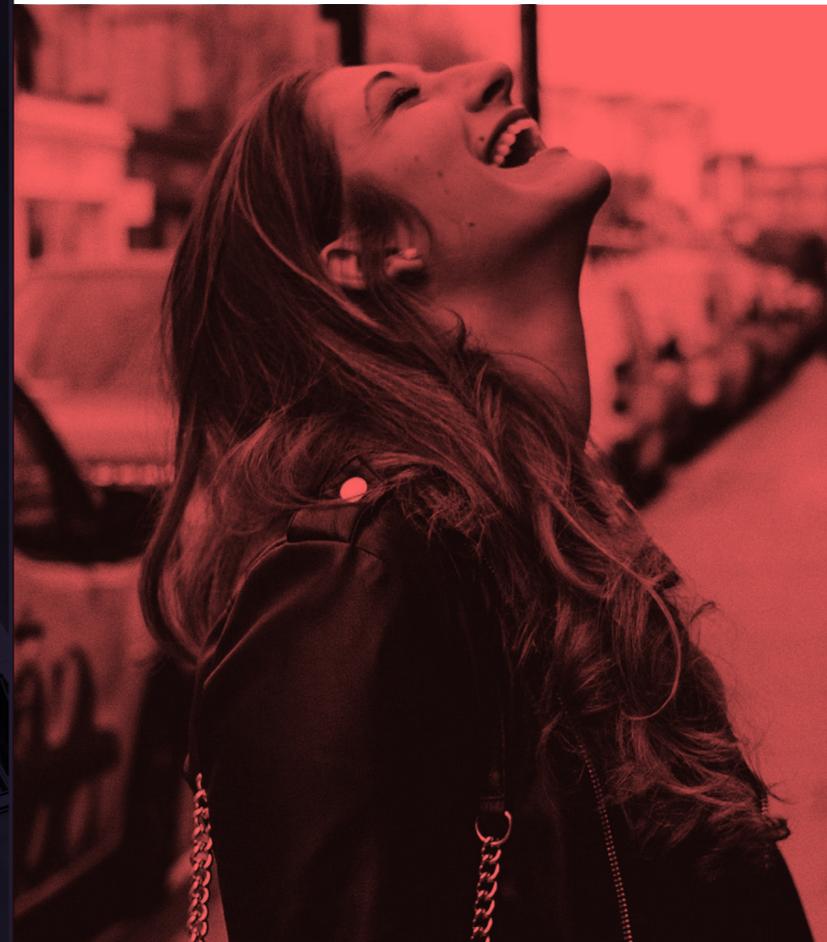
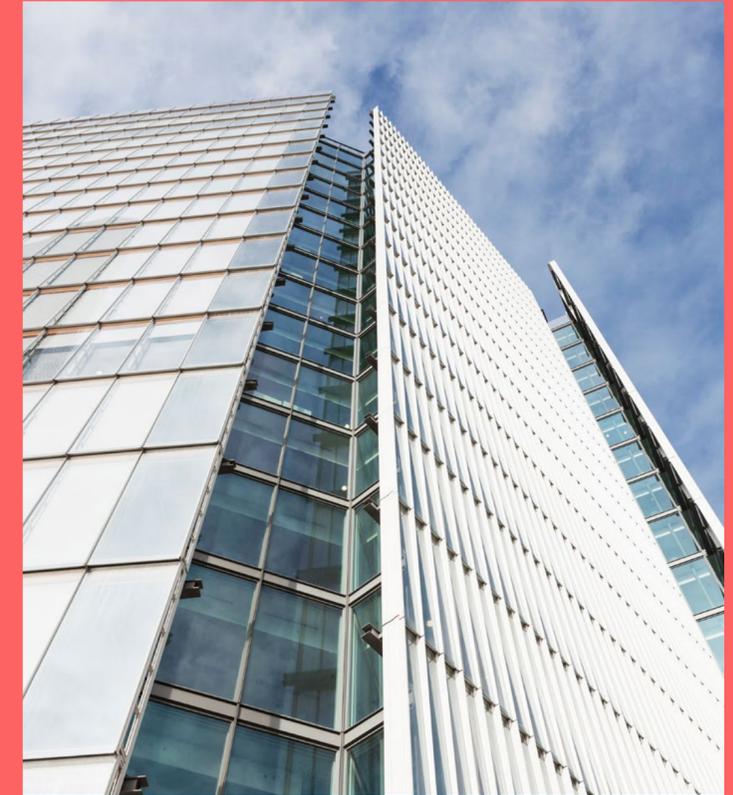


The
NEWS
Building

3 | LONDON
BRIDGE
ST / SE1



**15,575
SQ FT
4TH FLOOR
OFFICE**

External facade



ICONIC SHARD QUARTER

Overview

The News Building is an iconic building with views over the City skyline, positioned adjacent to London Bridge Station.

The available space comprises 15,575 sq ft of flexible part-fitted office accommodation on the part 4th floor.

Tenant reception



Level 4 views



ELEVATED POINT OF VIEW

Level 17 views



12 dedicated cycle spaces



BREEAM rating 'Excellent'



EPC B



8 x 21 person passenger lifts



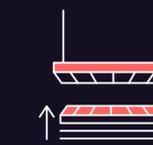
17th floor event space with spectacular views (by separate arrangement)



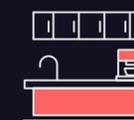
Existing fit-out in situ



4 Pipe fan coil air conditioning



Metal tiled suspended ceiling & fully accessible raised floor



Onfloor kitchen



Winter garden



Dedicated tenant showers



Excellent natural light

Level 17 event space



Coffee station

Amenities

The building features all of the amenities expected of a first-class workspace, along with excellent environmental credentials. On the 17th floor is a bookable event space with stunning panoramic views and a new coffee station has opened in the main reception.

A loyalty card scheme is available to tenants offering exclusive offers and discounts at many nearby retailers.

Indicative fit-out CGI



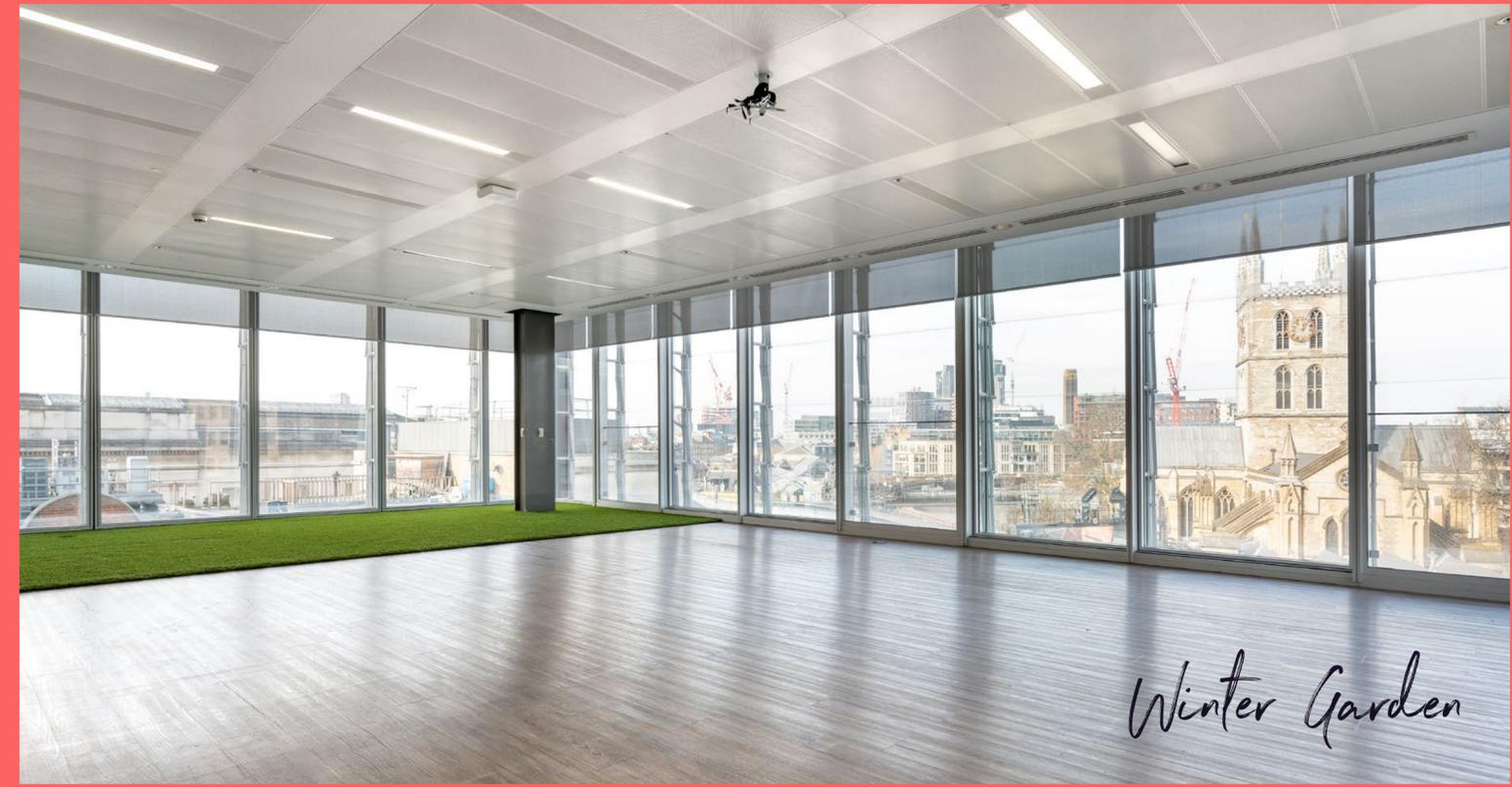


Workspace

FLEXIBLE FLOORPLATE

The Space

The part 4th floor has an existing fit-out suitable for a range of occupiers. It features open plan workspace along with a reception area and meeting rooms. The space is further enhanced with a Winter Garden, onfloor kitchen and showers.



Winter Garden



Onfloor Kitchen

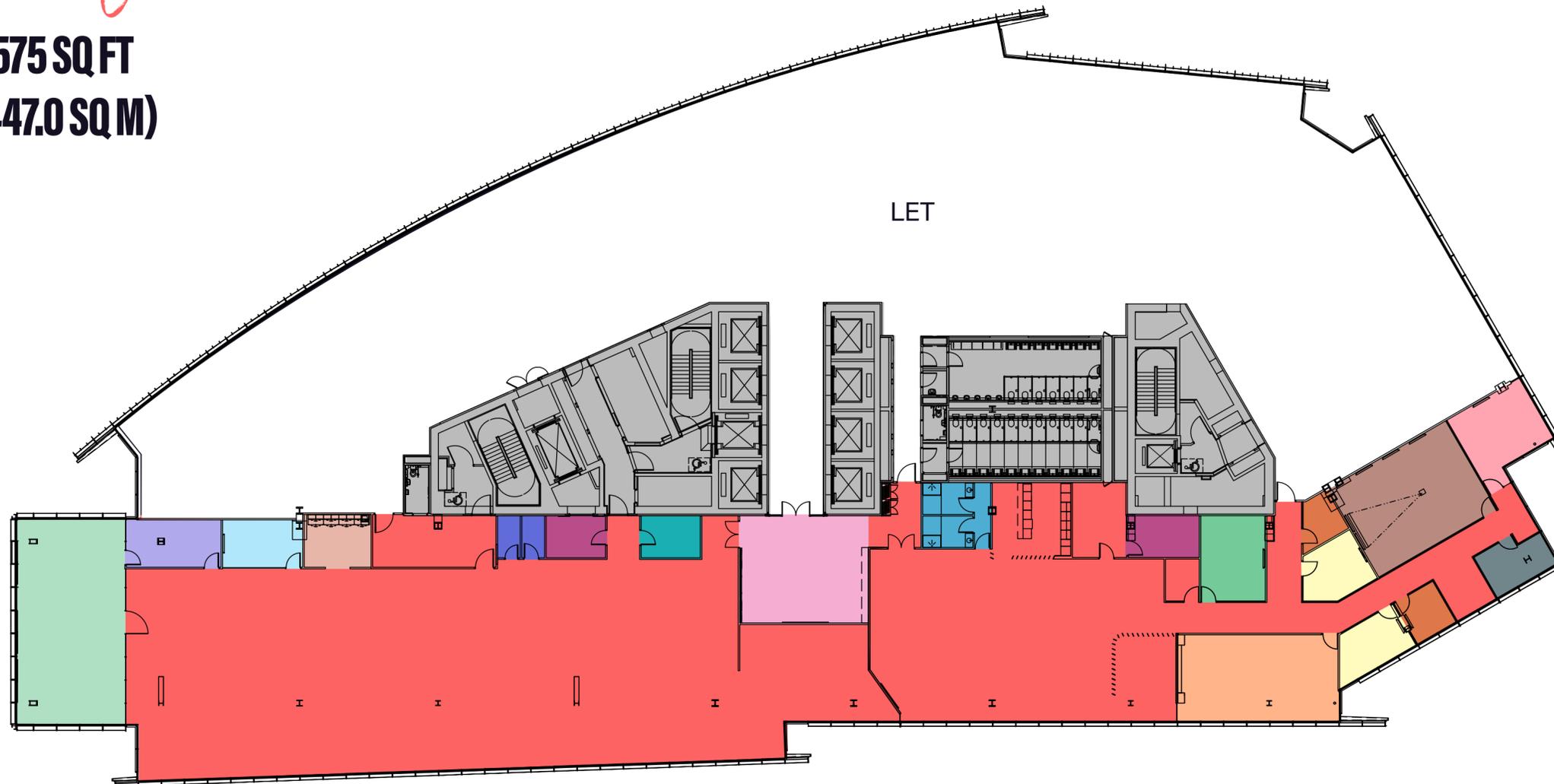


Views over London Bridge

EXISTING FIT OUT

4th floor

15,575 SQ FT
(1,447.0 SQ M)



London Bridge Street

OCCUPANCY

- | | | | |
|-----------------------|------------------------|-------------------------------------|--------------|
| Reception | 4 person meeting room | 20 person boardroom | Printer room |
| Winter Garden | 6 person meeting room | Large boardroom / presentation room | Server room |
| Executive office | 8 person meeting room | Phone room | Storage |
| 2 person meeting room | 10 person meeting room | Tea Point | Showers |

The space



For indicative purposes only. Not to scale.

PROPOSED FIT OUT

4th floor

15,575 SQ FT
(1,447.0 SQ M)

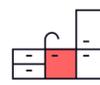


160 desks

An open floor offering a variety of fit-out options and configurations, accommodating densities of up to 180 desks.

London Bridge Street

160 DESKS

-  160 workstations
-  9 breakout areas
-  12 hotdesks
-  2 kitchens



For indicative purposes only. Not to scale.



Borough Market

Bermondsey Street



Local area

The surrounding area features a host of exciting amenities, all on the doorstep. The culture on the South Bank, artisan food in Borough Market, and places to meet in the City.

Borough Market is a moments walk away, sitting alongside Southwark Cathedral which leads the way to the landmarks along the South Bank.

VIBRANT DESTINATION



Flat iron square

Borough Yards





Bars & Restaurants

- 1 London Grind
- 2 Padella
- 3 Roast
- 4 Fish!
- 5 The Ivy
- 6 The Coal Shed
- 7 Aqua Shard
- 8 Oblix
- 9 Brindisa
- 10 Elliot's
- 11 Bar 31
- 12 Wright's

Hotels

- 1 Shangri-La hotel
- 2 The Tower Hotel
- 3 CitizenM
- 4 London Bridge Hotel
- 5 Novotel
- 6 Hilton
- 7 Hoxton Hotel
- 8 The Dixon
- 9 Lalit
- 10 Native Bankside
- 11 Ibis Styles
- 12 Urban Stay

Fitness

- 1 Fitness First
- 2 Nuffield Health
- 3 Third Space
- 4 No.1 Fitness
- 5 Gymbox
- 6 The Secret Boxing Gym
- 7 The Fitting Rooms
- 8 The Bridge
- 9 The Hidden Gym
- 10 PureGym
- 11 King's Sport
- 12 Buzz Gym

Culture

- 1 Southwark Cathedral
- 2 Borough Market
- 3 Tate Modern
- 4 The Globe Theatre
- 5 Tower of London
- 6 Bridge Theatre
- 7 Greenwood Theatre
- 8 Golden Hinde
- 9 Borough Yards
- 10 The Monument
- 11 Liberty of Southwark
- 12 Fashion & Textile Museum

<1
MINUTE WALK

London Bridge

7
MINUTE WALK

Bank

7
MINUTES

Liverpool Street

9
MINUTE WALK

Waterloo

12
MINUTES

Canary Wharf

38
MINUTES

Gatwick Airport

EXCEPTIONAL CONNECTIONS

Connectivity

The News Building is well connected, positioned above London Bridge station. The building is a short walk from the City and has easy access to transport links across London.

Journey times taken from the building. Source: TfL.



FURTHER INFORMATION



THE NEWS BUILDING.CO.UK

Viewings

Strictly through joint agents:



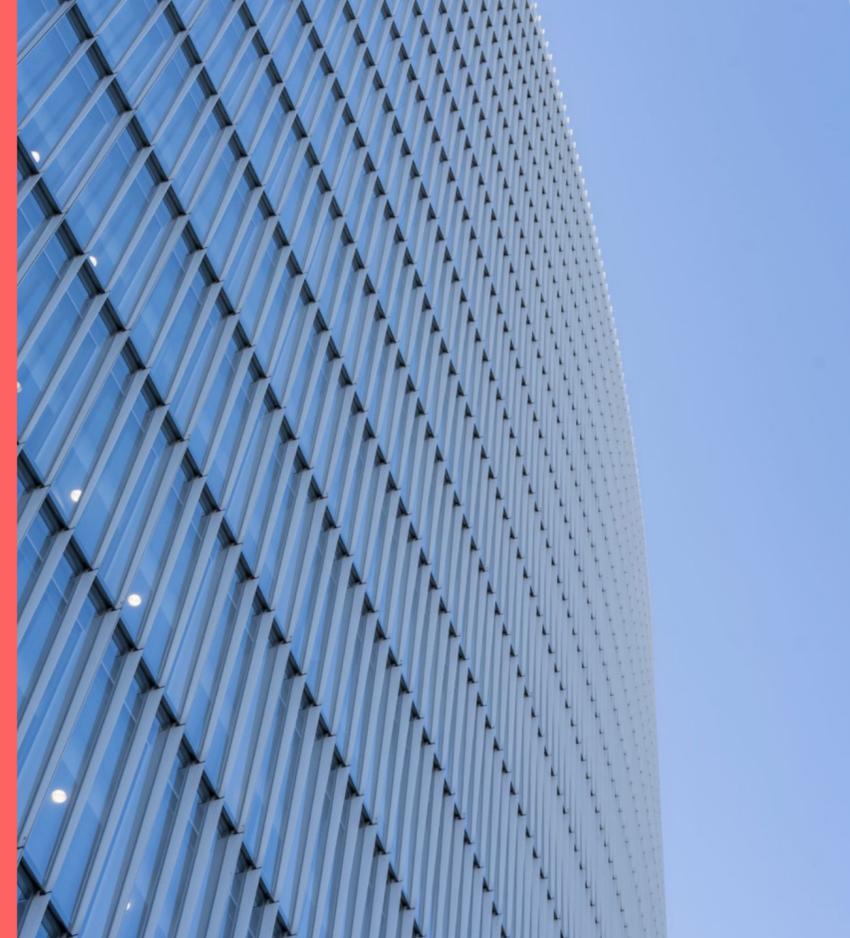
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