

4,086 - 10,366 SQ FT
FULLY FITTED WAREHOUSE SPACE

BUTLERS WHARF BUILDING



36 SHAD THAMES
LONDON SE1





A RIVERSIDE ICON



1ST WEST BREAKOUT AND OPEN PLAN - INDICATIVE CGI

THOUGHTFULLY REDEFINED

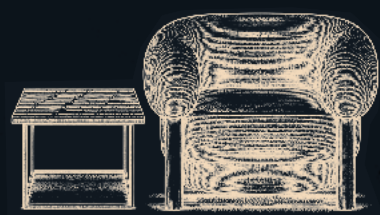
A historic Grade II listed warehouse, Butler's Wharf occupies a landmark position on the south bank of the River Thames, offering exceptional views of Tower Bridge and the City skyline.

The first floor office accommodation is undergoing a complete refurbishment, providing 4,086 – 10,366 sq ft of flexible, fully fitted workspace. The spaces are available separately or together with the latter providing your own self-contained entrance.

Brand new end-of-trip facilities have been thoughtfully created to support today's modern workforce, whether you're an active commuter or a lunch-time runner.



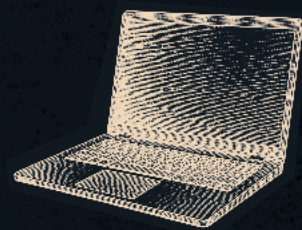
THE FINER DETAILS



FULLY FITTED
OFFICE SPACE



EXCEPTIONAL VIEWS OVER THE
RIVER THAMES AND TOWER BRIDGE



PRE-INSTALLED FIBRE
BY ELEVATE



EXPOSED BRICK WALLS AND
EXPOSED CONCRETE COLUMNS



NEW CYCLE STORE,
SHOWERS & DRYING ROOM



NEW VRV
AIR CONDITIONING



OPENABLE
WINDOWS



DDA
COMPLIANT



1ST WEST BOARDROOM - INDICATIVE CGI



The reception, end-of-journey facilities and fully fitted office floor have been designed around the needs of today's occupiers.

Retained architectural features are complemented by a contemporary fit-out, creating flexible, characterful workspace with generous breakout and collaboration areas that support wellbeing, productivity and the modern working day.



WORKING - OPEN PLAN & FULLY FITTED
THE SPACE



1ST WEST WELCOME AND BREAKOUT - INDICATIVE CGI

ACCOMMODATION

FLOOR	SQ FT	SQ M
1st West	4,086	380
1st East	6,280	583
TOTAL	10,366	963

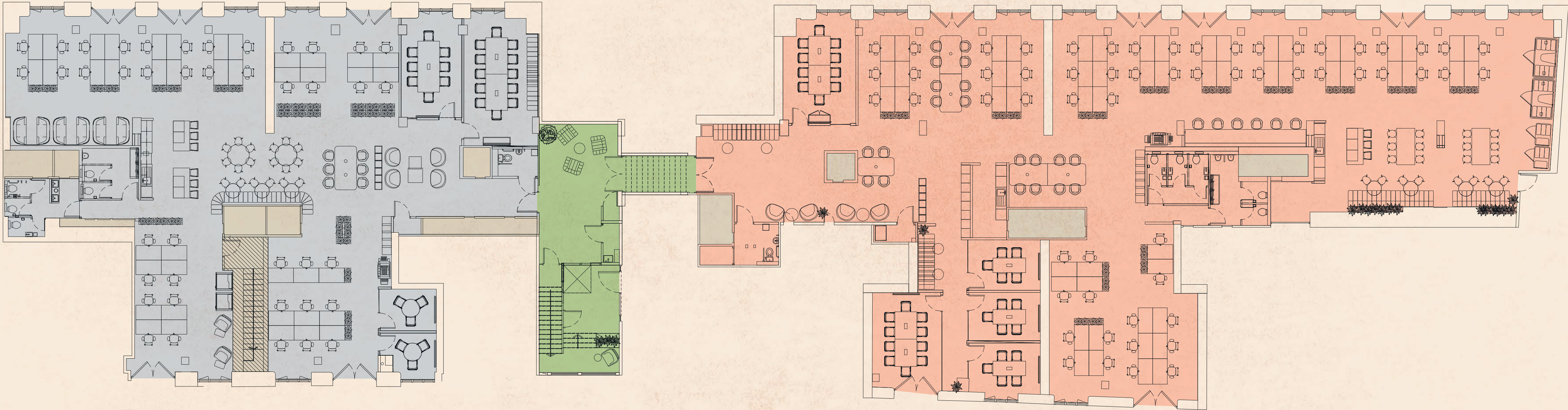
- West Office
- East Office
- Entrance
- Core



Floor plan not to scale.
For indicative purposes only.



River Thames



Shad Thames

1ST WEST 4,086 SQ FT / 380 SQ M

Open plan workstations	41	4 person booths	03
Agile working	06	Phone booths	02
12-16 person boardroom	01	Kitchen (seating 30 people)	01
8 person meeting room	01	Welcome area	01
3 person meeting room	02	Comms room	01

1ST EAST 6,280 SQ FT / 583 SQ M

Open plan workstations	58	Phone booths	02
Agile working	26	Meeting room teapoint	01
10 person meeting room	02	Kitchen (seating 31 people)	01
5 person meeting room	03	Comms room	01
4 person pods	02		

THE PICK
OF THE CROP



Butlers Wharf Streetscape

Tower Bridge Collective



WATCHHOUSE COFFEE
TOWER BRIDGE COLLECTIVE
CHOP HOUSE & TAVERN
LEGARE
COCO GRILL & LOUNGE
THE DEAN SWIFT
LE PONT DE LA TOUR
STICKY MANGO
BLUE DUCK CAFÉ

THE IVY TOWER BRIDGE
TWRUBA
ANCHOR TAP
THE COAL SHED
BRIDGE THEATRE
THE REAL GREEK
ROSAS THAI
THE LALIT HOTEL
RESTAURANT STORY

LOCAL AREA

Thames Path / Le Pont De La Tour



Legare



The celebrated local area offers an eclectic mix of restaurants & bars, art galleries, markets, cafés, museums and green spaces, with the Thames Path and Bridge Theatre also close by.

A short walk away, occupiers have access to the diverse amenity offering of More London, London Bridge and Borough Market.

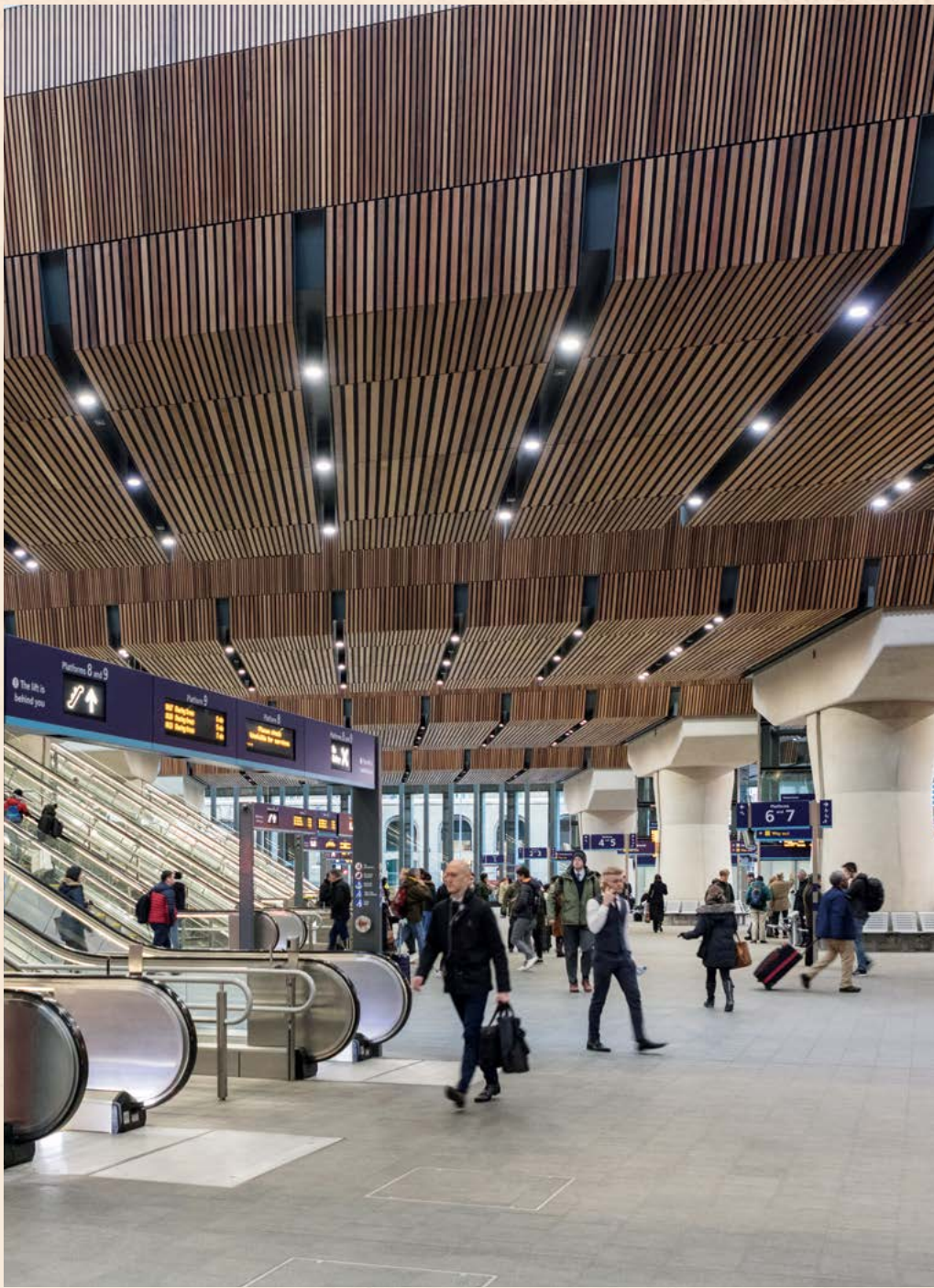




SHAD THAMES & BEYOND

Butler’s Wharf benefits from excellent transport connections, with London Bridge Station providing direct mainline and Underground services across the capital and beyond.

Tower Hill, Tower Gateway, Monument and Bank are all within walking distance. River services are also available from nearby Tower Pier and London Bridge City Pier.



London Bridge Station

KEY STATION WALK TIMES (FROM THE BUILDING)

LONDON BRIDGE

9 MINS WALK

TOWER GATEWAY

13 MINS WALK

TOWER HILL

13 MINS WALK

BANK

21 MINS WALK

AMENITIES

01. Chop House & Tavern

02. Luna Wine Bar

03. Le Pont de la Tour

04. Sticky Mango

05. Coco Grill & Lounge

06. Tower Bridge Collective
07. WatchHouse Coffee

08. Legare

09. Anchor Tap

10. The Dean Swift

11. The Ivy Tower Bridge

12. The Coal Shed
13. The Lalit Hotel

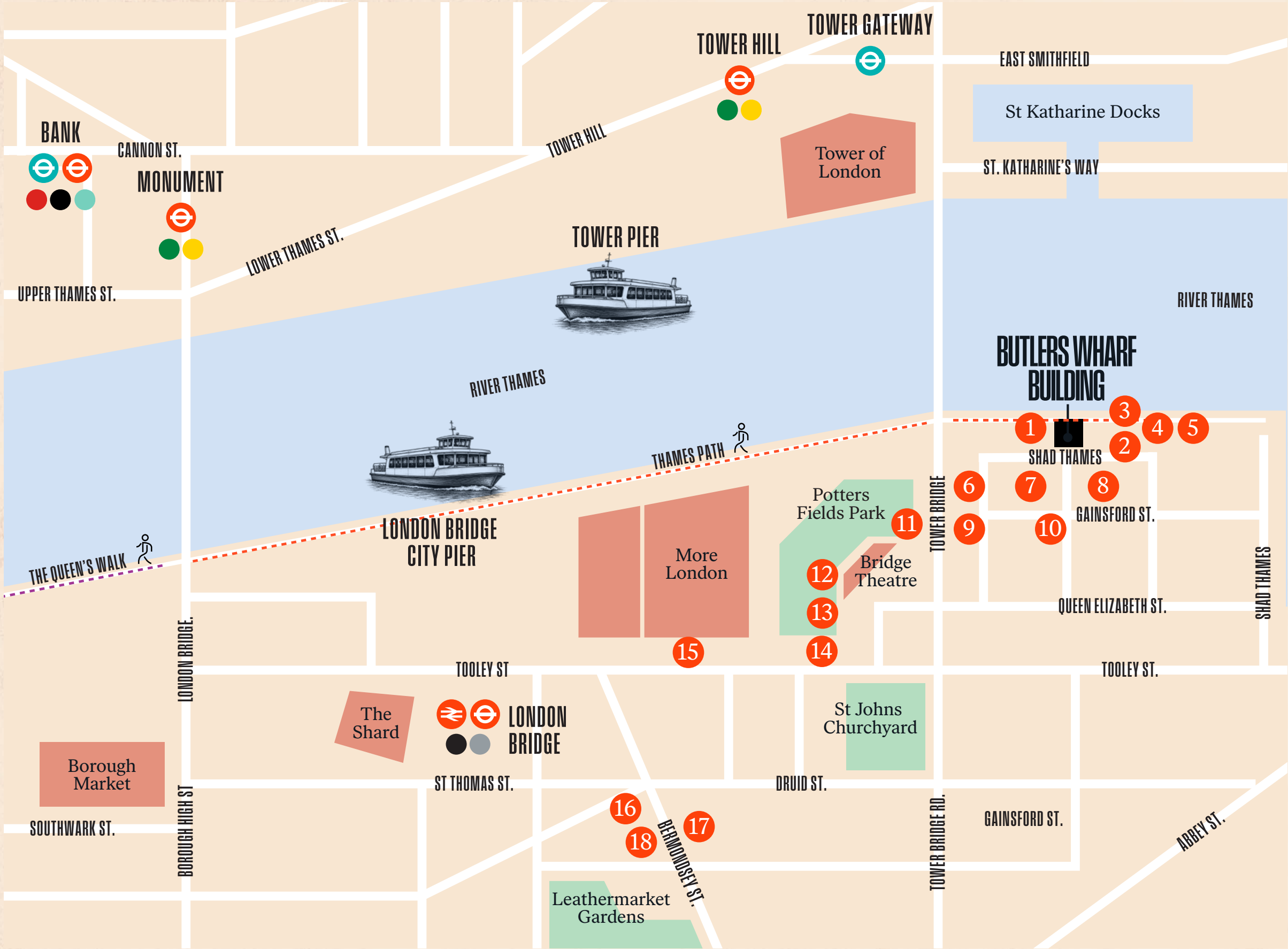
14. Restaurant Story

15. TwoRuba

16. Fleurie

17. The Garrison

18. José



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VIEWING

Strictly through
sole letting agents.

TERMS

Upon application.

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