



NO. 1
LONDON
BRIDGE



LONDON SE1



WORKSPACE IN A LANDMARK, RIVERSIDE SETTING

No. 1 London Bridge proudly sits along the south bank of the Thames, comprising contemporary, riverside office space adjacent to London Bridge Station.

The building currently offers from 6,417 – 26,796 sq ft of bright and open plan workspace with river views. The 3rd and 8th floors of the east wing are delivered fully fitted with high quality furnishings, with the 2nd floor offered in Cat A condition.

CONTEMPORARY AND SPACIOUS

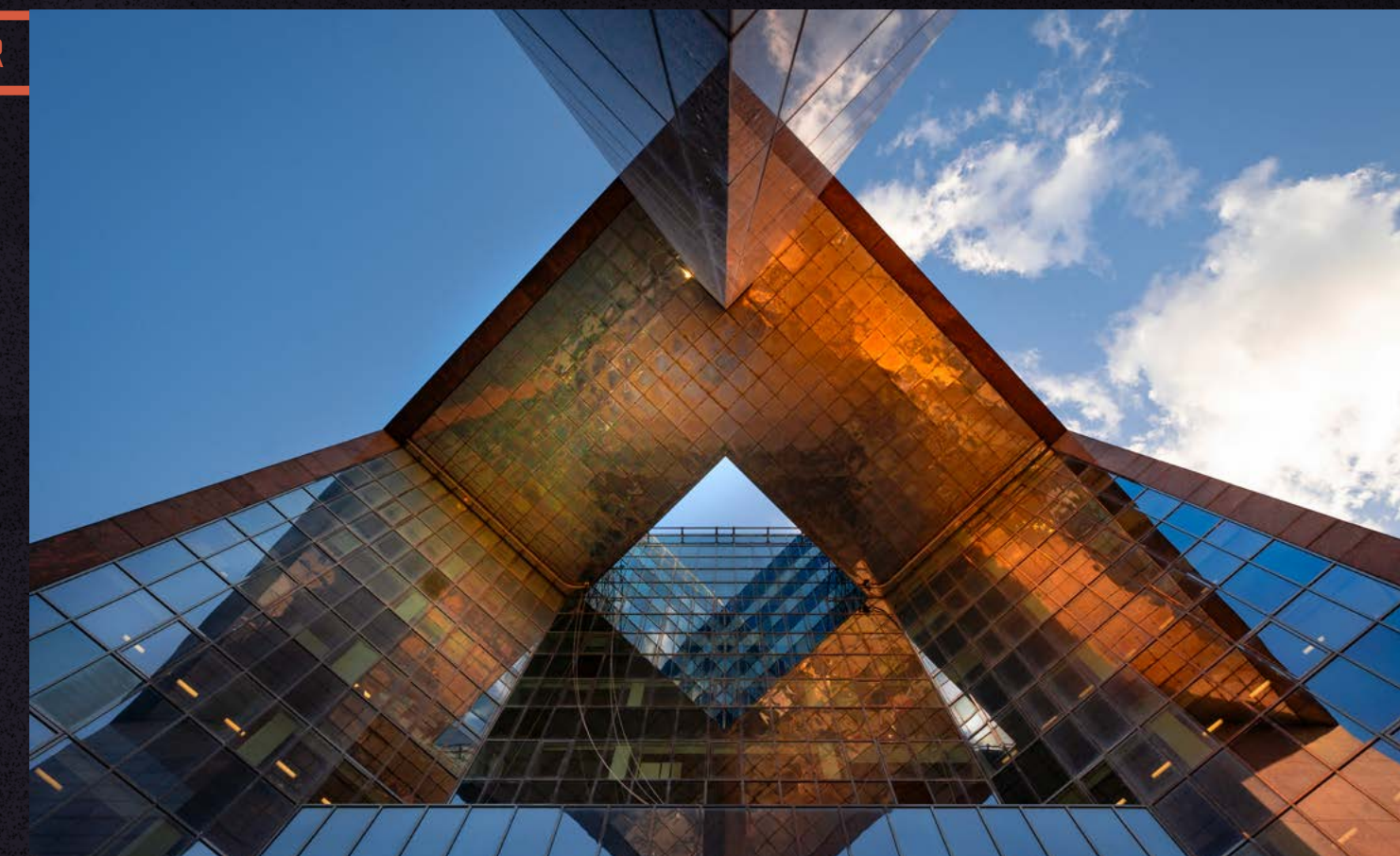


RIVER &
CITY VIEWS



CONCIERGE &
OCCUPIER LOUNGE

EXTERIOR



OCCUPIER
LOUNGE



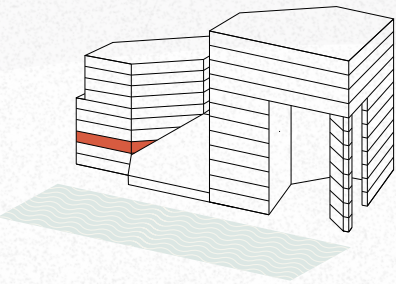
LONDON
BRIDGE
RECEPTION



The building has two entrances, one on London Bridge and another off Tooley Street, offering a convenient shortcut for those coming from London Bridge Station.

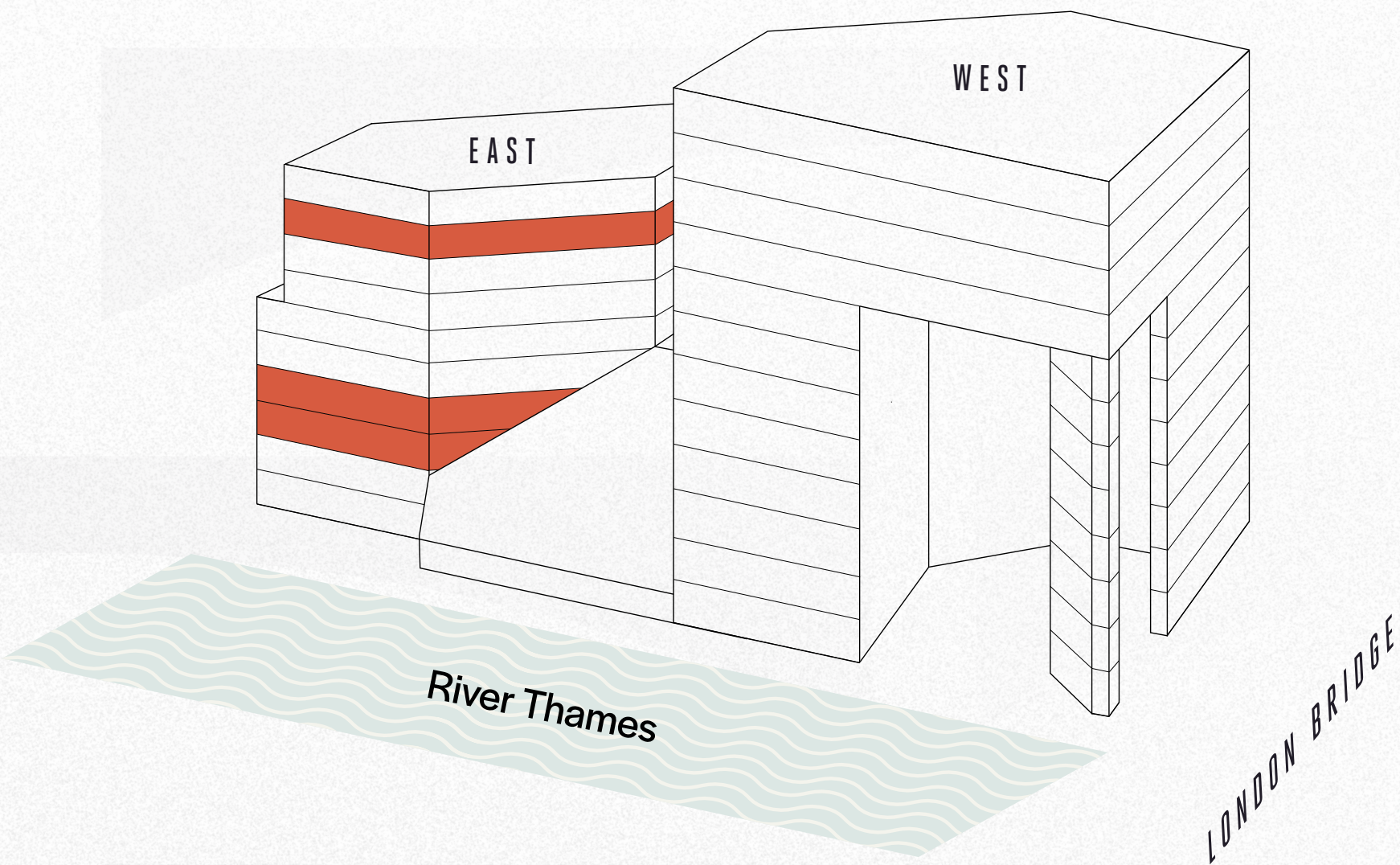
No. 1 London Bridge features a bright and light filled first floor occupier lounge, providing everything a business needs from informal meeting areas to additional breakout spaces with stunning river views.

BRIGHT & OPEN EFFICIENT FLOOR PLATE



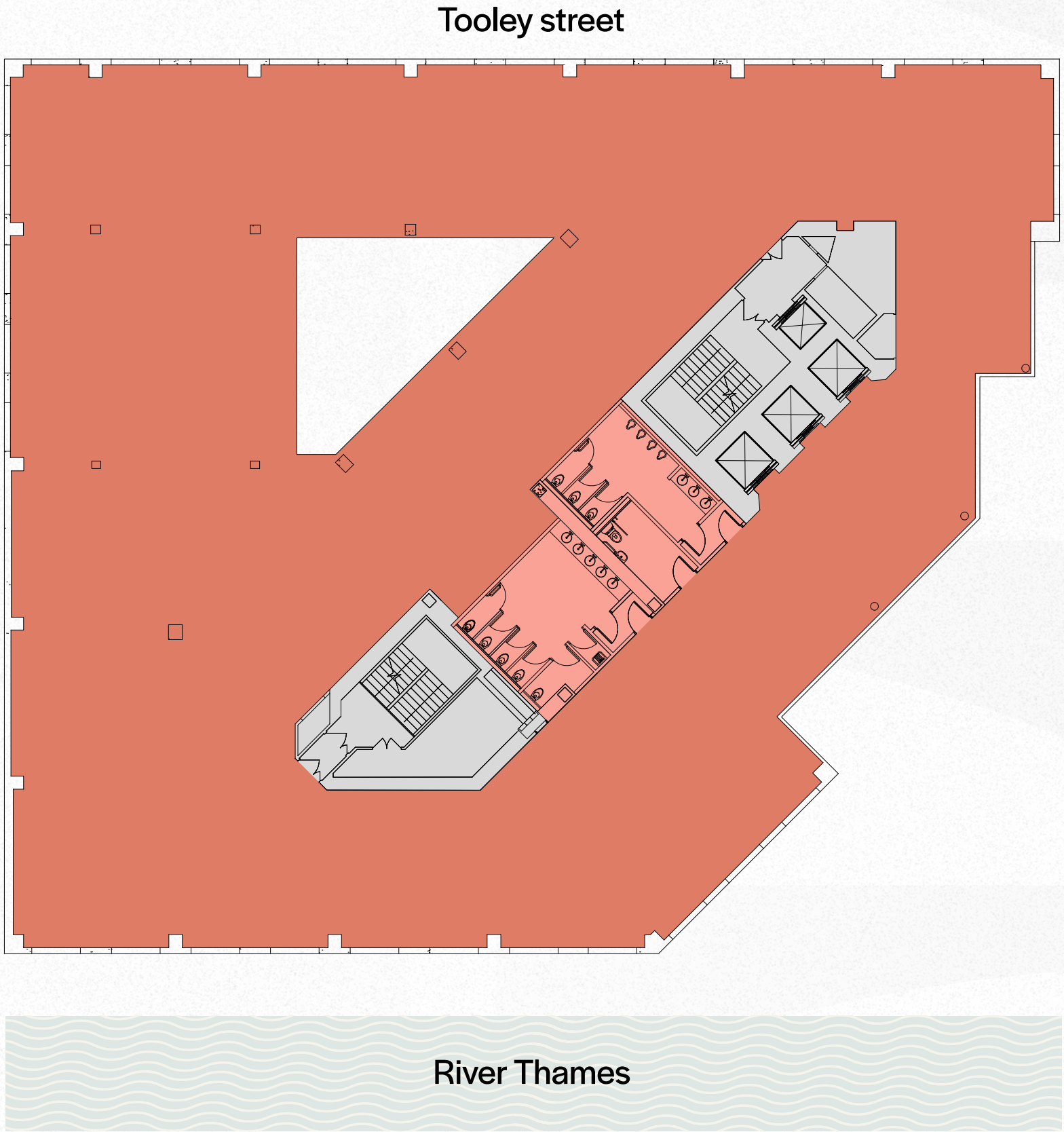
ACCOMMODATION

Floor	Condition	Sq Ft	Sq M
8th East	Fully fitted	6,417	596.2
3rd East	Fully fitted	10,524	977.7
2nd East	Cat A	9,855	915.6
Total		26,796	2,489.4



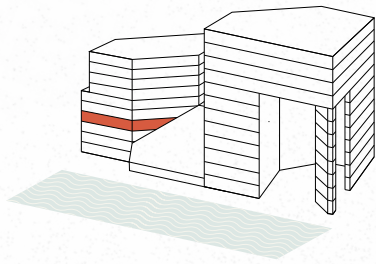
2ND FLOOR - EAST

9,855 SQ FT



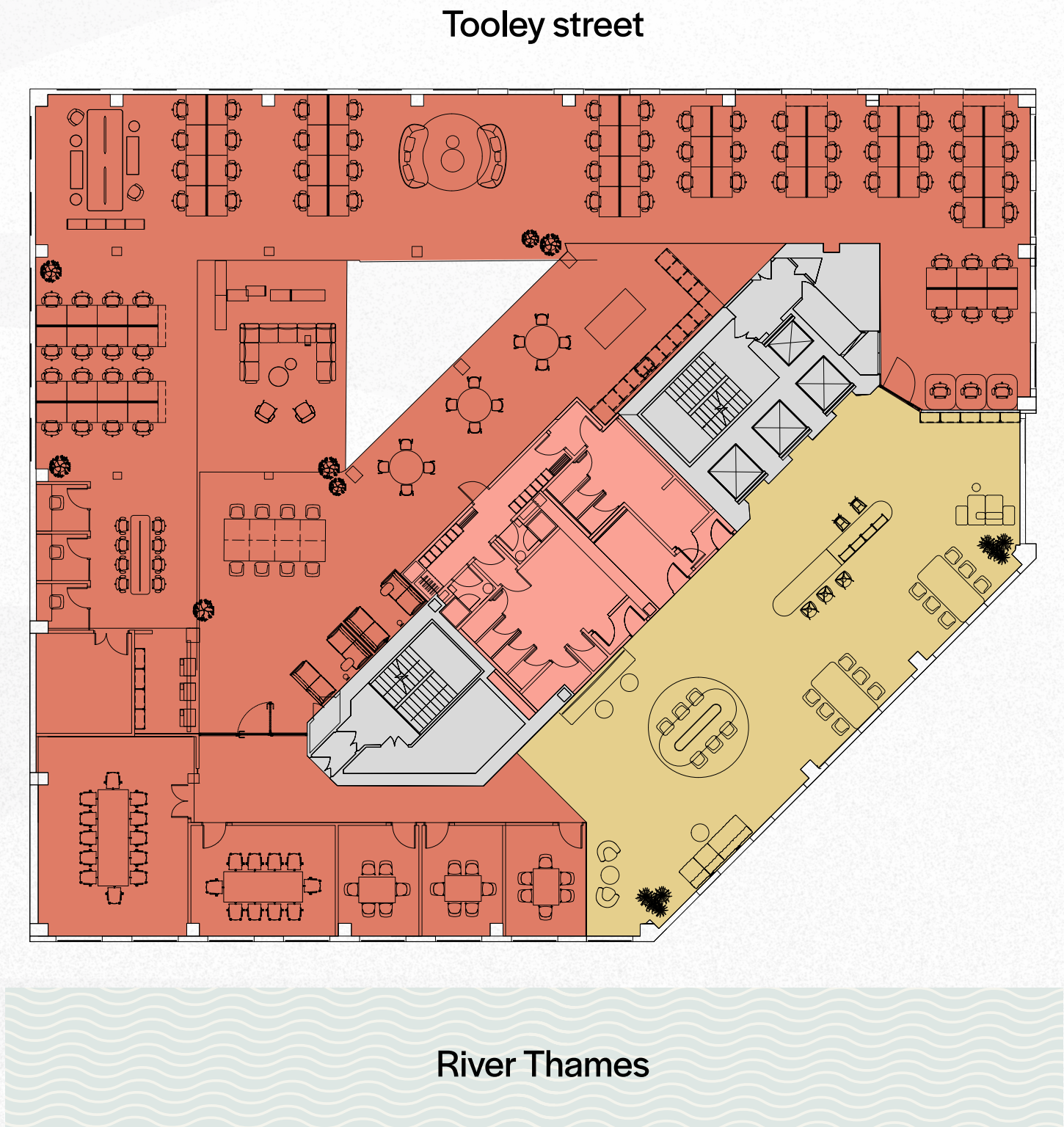
Office Core WCS

Floor plans for indicative purposes only

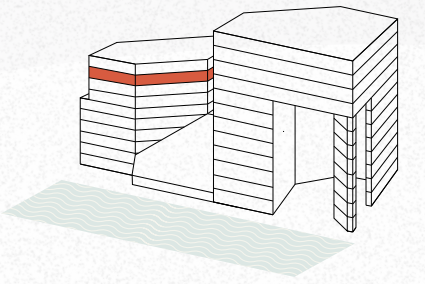


3RD FLOOR – EAST

10,524 SQ FT

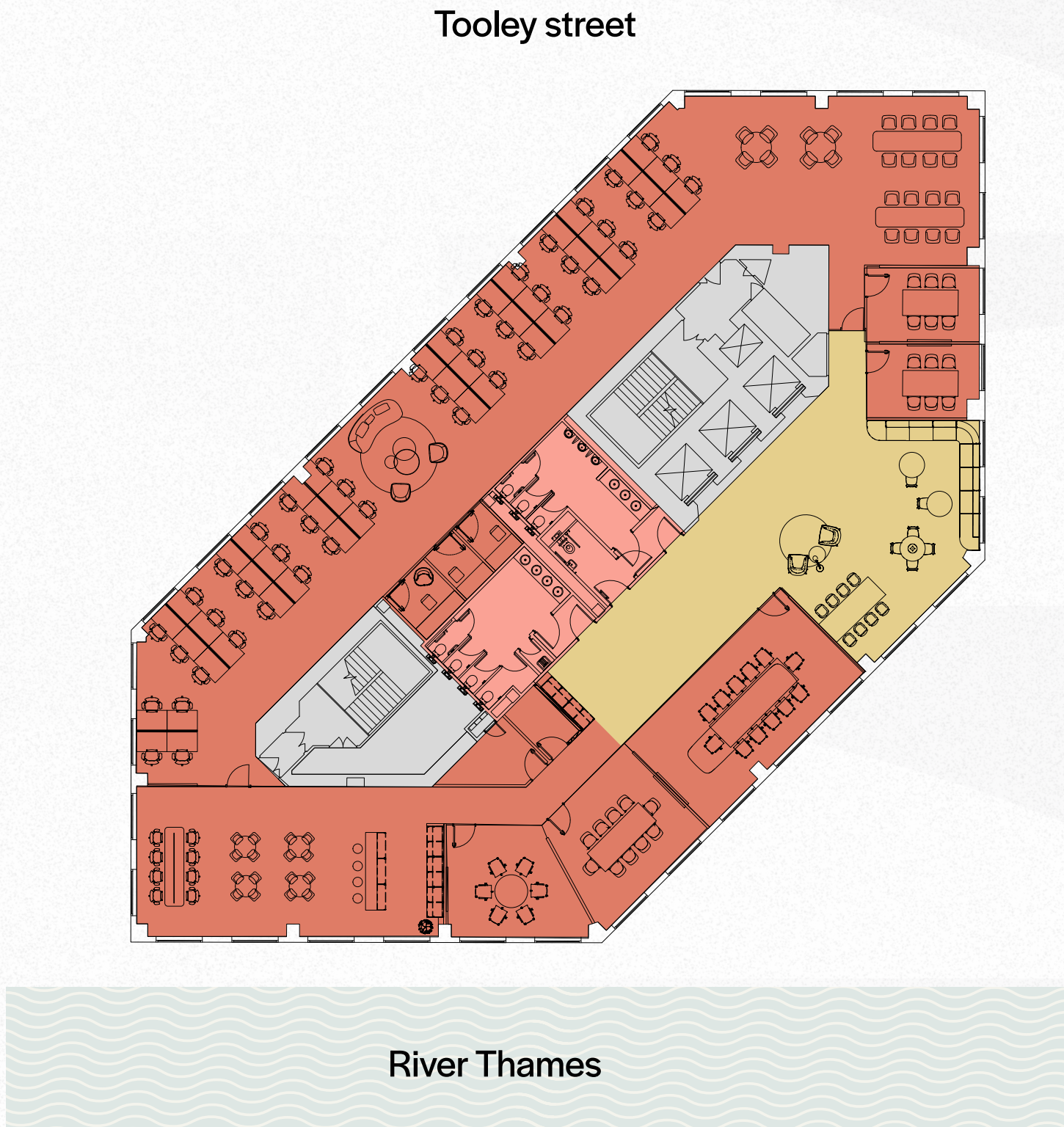


Workstations	74	Phone booth	03
12 person boardroom	01	Kitchen	01
10 person meeting rooms	01	Breakout areas	02
6 person meeting rooms	03	Welcome lounge	01



8TH FLOOR – EAST

6,417 SQ FT



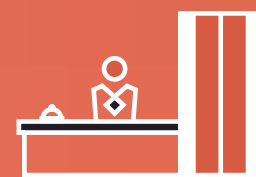
Workstations	62	Phone booth	03
12 person boardroom	01	Kitchen	01
10 person meeting rooms	01	Breakout areas	02
6 person meeting rooms	03	Welcome lounge	01



SPECIFICATION



Landmark
riverside building



Large, manned
reception



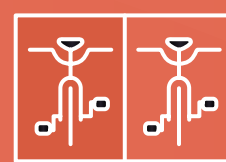
High quality
fitted workspace on
3rd & 8th floors



Open plan
CAT A 2nd floor



Full height
central atrium



Bicycle
storage



Shower
facilities



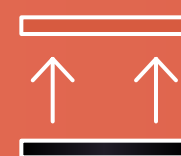
Excellent
natural light



24 hour
access



Estate-wide
security



Raised
floors



3 x destination
controlled
passenger lifts



BOROUGH MARKET

A short stroll across the road leads you to London's oldest food markets, with a top quality selection of food on offer in a vibrant setting.



200M FROM
BOROUGH MARKET

MORE LONDON

A destination for entertainment, food and culture, with programmed events for the community to enjoy.



LONDON'S CULTURAL HUB

HAY'S GALLERIA

Offering artisanal coffee spots and contemporary dining experiences in a beautiful, architecturally striking setting.



3 MINUTES WALK
TO HAY'S GALLERIA

BERMONDSEY STREET

A historic street offers an exciting array of shops, bars and restaurants for you to explore.



LONDON BRIDGE CAMPUS

No. 1 London Bridge forms part of a 24 acre campus under single ownership stretching between London Bridge and Tower Bridge. The diverse occupier community benefits from a year round events program, additional security and inherent opportunities for growth.

Fantastic on and off-site amenities offer tenants a variety of choice and convenience, along with outstanding River and City views, with easy access to London Bridge station and the London Bridge City Pier for Uber Boat.

VIEW OF
HAY'S
GALLERIA



OCCUPIERS

Aēsop®

CHARLES TYRWHITT
JERMYN STREET LONDON

terra firma

Jacobs

Z O P A

H|M Hilson
Moran
part of the Tyréns Group

Kobalt



pwc

CLA

PRS
forMUSIC

LOMBARD ODIER
LOMBARD ODIER DARIER HENTSCH

abpi

lightspeed

EY

IDX

axs

southeastern

NORTON ROSE FULBRIGHT



EASTALPHA

AVON

SEAMLESS CONNECTIVITY

Just steps away from London Bridge station, the whole city is at your fingertips.

London Bridge station provides Underground and National Rail services, offering connections near and far, with easy access to the other key London hubs including Waterloo and King's Cross St Pancras.

JOURNEY TIMES FROM LONDON BRIDGE

Source: TfL.

02 Mins	02 Mins	06 Mins	09 Mins
WATERLOO	BANK	CANARY WHARF	BOND STREET
09 Mins	09 Mins	11 Mins	18 Mins
FARRINGTON	CHARING CROSS	KINGS CROSS	STRATFORD

BARS / CAFES

1. Grind
2. Ole & Steen
3. Flat Iron Square
4. Roasting Plant
5. White Mulberries
6. The Market Porter
7. Salt Yard
8. Boro Bistro
9. Vinegar Yard
10. Monmouth
11. Gentlemen Baristas
12. Nine Lives

RESTAURANTS

1. Padella
2. Roast
3. Fish!
4. The Ivy
5. The Coal Shed
6. Aqua Shard
7. Flat Iron
8. Hutong
9. Gaucho
10. Arabica
11. Hawksmoor
12. Comptoir

FITNESS

1. Pure Gym
2. The Gym Group
3. Buzz Gym
4. Fitness First
5. Gymbox
6. Third Space

HOTELS

1. Shangri-La
2. London Bridge Hotel
3. Hilton
4. Native Bankside
5. Novotel
6. CitizenM





FURTHER INFORMATION

TERMS

Leases available to December 2029.

VIEWINGS

Strictly through the sole letting agents:



TOM FAYERS

07973 821 247
tom.fayers@cushmanwakefield.com

ALIONA STRUKOVA

07810 855 734
aliona.strukova@cushmanwakefield.com

HECTOR MACNEAL

07885 201 163
hector.macneal@cushmanwakefield.com

JAMES TAYLOR

07899 843 767
james.taylor@cushmanwakefield.com

1LB.CO.UK

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2025.

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