



1

Southwark Street

An eclectic office space,
perfect for socialising

www.oneavenuegroup.com

The image shows a modern, industrial-style cafe interior. The ceiling is high and features exposed ductwork, pipes, and several long, black, L-shaped pendant lights that provide bright illumination. The floor is made of dark wood in a herringbone pattern. In the foreground and middle ground, there are several square wooden tables with light-colored upholstered chairs. To the left, a dark grey bar counter is visible with a hexagonal tile backsplash and three white bar stools with gold legs. In the background, there are arched alcoves with green ambient lighting. Two people are seated at a table in one of these alcoves. The overall atmosphere is clean, bright, and contemporary.

Welcome to 57
Southwark Street

Hotel Inspired Hospitality

We thrive to create a workplace that allows your business to succeed, with hotel inspired hospitality and a bespoke offering in stunning high end, award winning office spaces.



We know no two businesses are the same, so their office or service shouldn't be either...

World Class

We pride ourselves on our enviable reputation, therefore we always create a world class experience, which has now become award winning.

Competitively Priced

We provide an all inclusive cost, with no hidden charges to remove the additional stresses and worries from your business, giving you peace of mind.

Bespoke

Every business has different goals, values and teams, which is why we aim to provide a truly unique service and design for each of our clients.

Prime Locations

We are Central London experts, with all of our locations hand-picked to value, reflect and support your business, while all being ideally situated.

Flexible

With short to long term contracts and the ability to expand and downsize, we anticipate growth needs to harmoniously and incrementally work with your brand.

Memorable

We want your business to be remembered. We work to ensure you create a memorable impression of your business that nobody will forget.



TO LET

58

57

Ideally located in the bustling, trendy district around London Bridge...

57 Southwark Street is ideally situated in the bustling, trendy district around London Bridge, a stone's throw away from the ever-popular Borough Market and Flat Iron Square.

Within walking distance of London Bridge, Southwark, Borough, and Waterloo stations, it's also a commuter's dream.

It has an eclectic, stylish and boutique feel with unique geometric lighting. At the hub of Southwark Street is the breakout space, which is perfect for hosting events, meeting with your team or getting competitive with your

colleagues in the games area. There are meeting rooms a plenty, chat booths, pristine kitchens and stunning city views of iconic London landmarks like The Shard and St Paul's Cathedral.

This vibrant, innovative space benefits even further from the on-site staff who deliver a world class standard of hospitality, swiftly and professionally looking after the needs of each and every client and impressing anyone who walks through the door.

Southwark Street is made for businesses who invest in the wellbeing of their employees and want to succeed.





 Sociable Side

Breakout Space

Discover our quirky yet breakout space for socialising

Lounge

Impress & inspire with our luxury business lounge

Games Area

The ideal space for your employees to bond

Event Space

Allowing your business to host networking events

Roof Terrace

Coming soon in March 2023 (dependent on consent)

 Wellness

Secure Cycle Racks

Enjoy the commute to London with our cycle racks

Juicing Station

Offering nutritious drinks for your employee's well-being

Kitchen Spaces

A creative design running throughout the kitchens

Shower Facilities

Well designed shower facilities with home touches

Dog Friendly

Bring some joy to the office with our dog friendly space

 Meeting Rooms

Boardrooms

Host of stylish, grand and flexible meeting room space

Meeting Rooms

Free to use meeting rooms for important discussions

Chat Rooms

Indulge in complimentary chat rooms for private chats

●●● Other

CCTV

Giving you peace of mind your business is safe

24/7 Access

Benefit from access at all times to the building

Breakout Space & Games Room

Southwark Street's breakout and games room is the perfect space for hosting informal business discussions, lunch breaks or relaxing between working, while getting competitive with your fellow employees.

The are a range of benefits for breakout spaces such as:

- Increased collaboration
- Increased creativity
- Competitive socialising
- Energy boosts during the day
- Increased employee retention
- Increased team morale
- Distraction free working
- Improved employee well-being



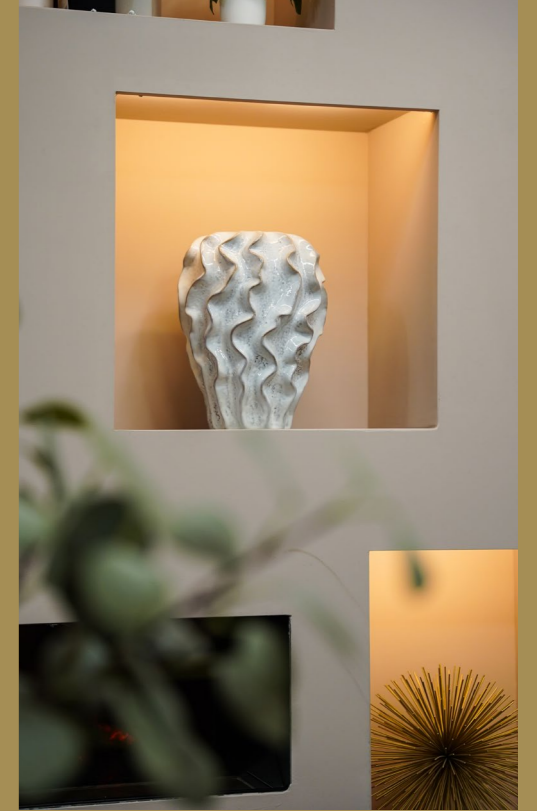


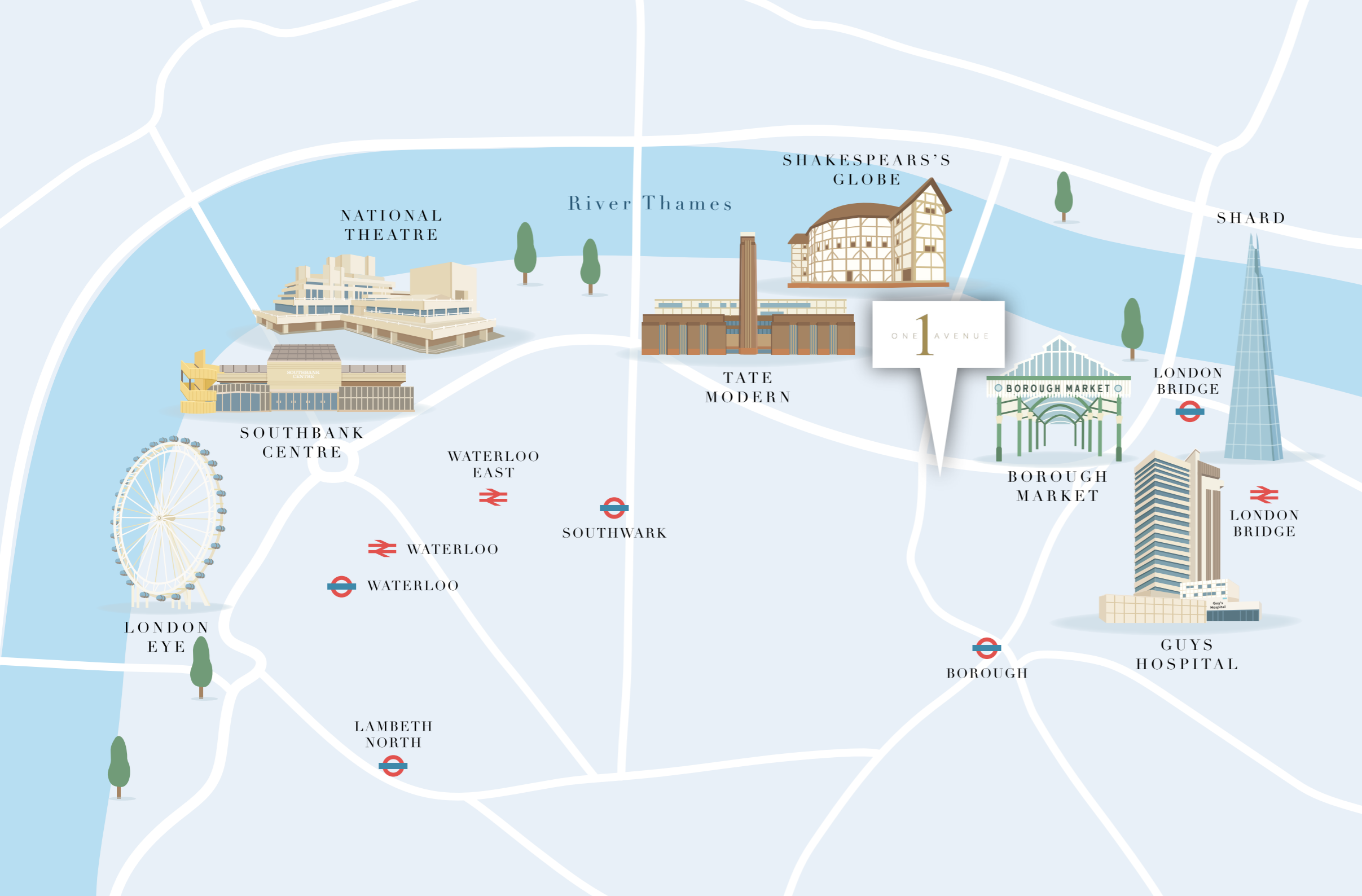
Business Lounge

Impress your guest in our Southwark Street business lounge, allowing your business and employees to utilise the area, whether that be to relax, meet and greet your associates or unwind during the busy day.

Lounge area benefits for your employees:

- Host meetings or brainstorming sessions
- Meet & greet experience
- Improve collaboration
- Encourages social interaction
- Maximises productivity
- Impress guests
- Relax with colleagues





Ideally Located

57 Southwark Street provides the easiest commute for all your employees. The area is also home to iconic London social spots such as The Shard, Shakespeare Globe and Borough Market, which is in the new and upcoming area:



Southwark - 4 mins walk



Borough - 6 mins walk



London Bridge - 10 mins walk



Cannon Street - 12 mins walk



Waterloo - 14 mins walk

Local Hotspots

Uncover the wide range of social spots throughout this area and some of One Avenue's brand partnerships that you and your employees would have access to.



RESTAURANT

Vapianos - Bankside



TEAM NIGHT OUT

Electric Shuffle Club



BAR

Vinoteca



HOTEL

The Shard London



TEAM NIGHT OUT

Flat Iron Square



GYM

Fitness4Less



RESTAURANT

Gordon Ramsay - Bread Street Kitchen



BAR

Miraflores



1

To arrange a viewing of the space, enquire with our sales team today...

0203 751 9400 | enquiry@oneavenuegroup.com | www.oneavenuegroup.com

Follow us on our socials:

[linkedin.com/company/oneavenuegroup/](https://www.linkedin.com/company/oneavenuegroup/) | [instagram.com/oneavenuegroup/](https://www.instagram.com/oneavenuegroup/)