

The NEWS Building

3 | LONDON
BRIDGE
ST / SE1



**9TH FLOOR
OFFICE - UP TO
30,941 SQ FT
AVAILABLE**

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 9th floor provides up to 30,941 sq ft of enhanced CAT A+ office space boasting a high specification.

Main reception



Level 9 views



ELEVATED POINT OF VIEW

Level 17 views



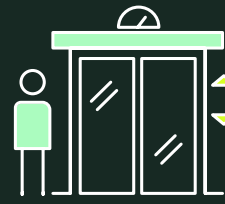
24 dedicated
cycle spaces



BREEAM rating
'Excellent'



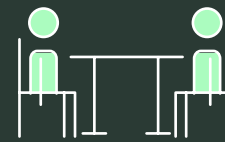
EPC B



8 x 21 person
passenger lifts



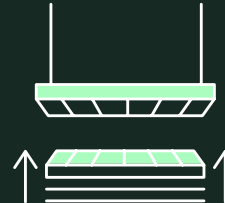
17th floor event space
with spectacular views
(by separate arrangement)



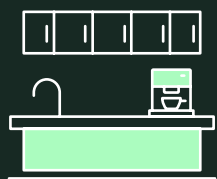
12 meeting
rooms in situ



4 Pipe fan coil
air conditioning



Metal tiled suspended
ceiling & fully accessible
raised floor



Two new fitted
kitchens in situ



Winter garden

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



Indicative fit-out CGI



FLEXIBLE FLOORPLATE

The Space

The 9th floor has an existing fit-out suitable for a range of occupiers. It features open plan workspace along with meeting rooms and private offices.

The space is further enhanced with demised male and female WCs and showers.



Cat A+ 9th floor



Open floor kitchen

Iconic views



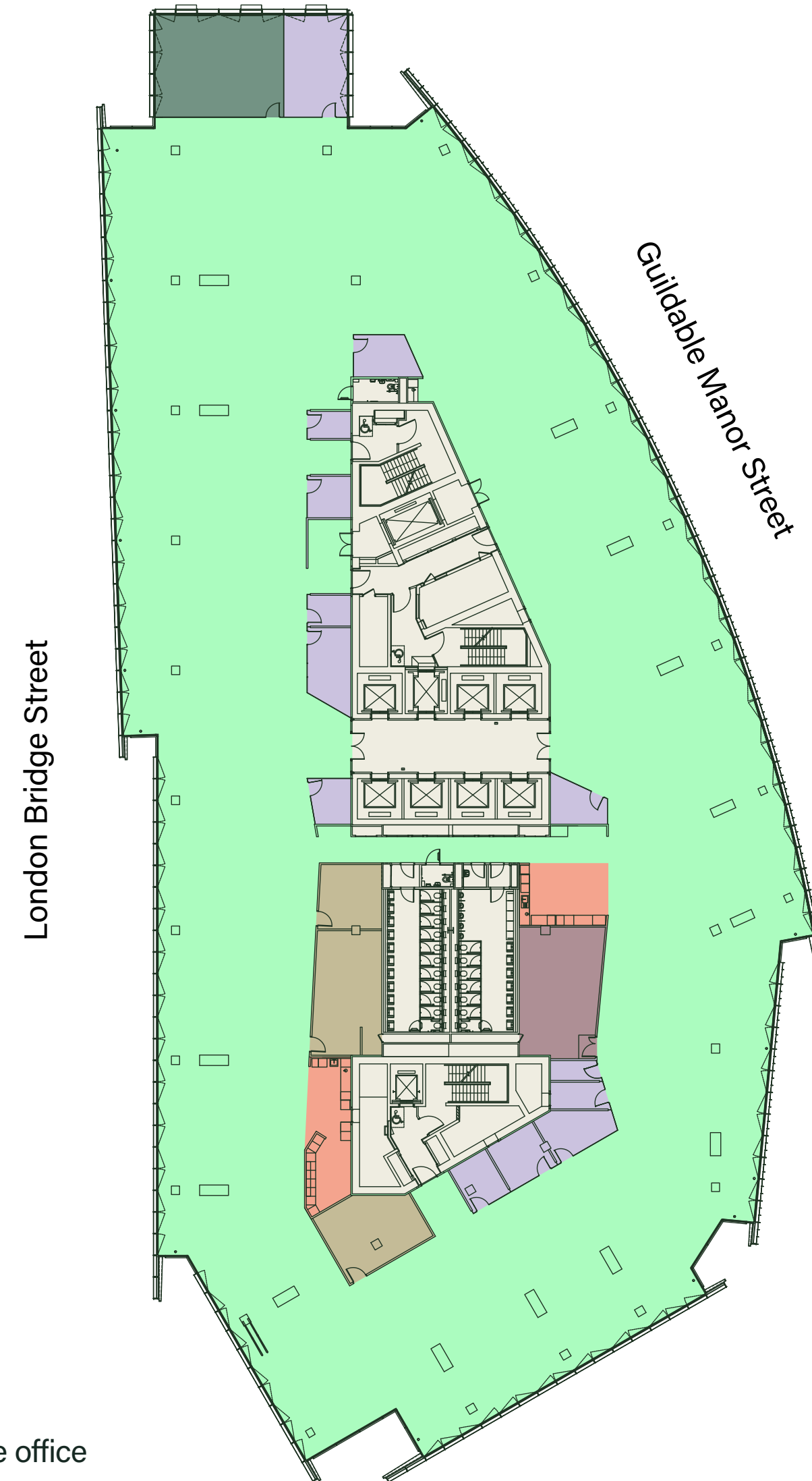
CAT A+ SPACE

The space

The 9th floor is available in Cat A+ condition and offers a total area of 30,941 sq ft. It is designed to accommodate a maximum density of up to 362 desks. The floor can be divided into two equal office spaces of 15,000 sq ft each, with additional split configurations available to suit different requirements.

9th floor

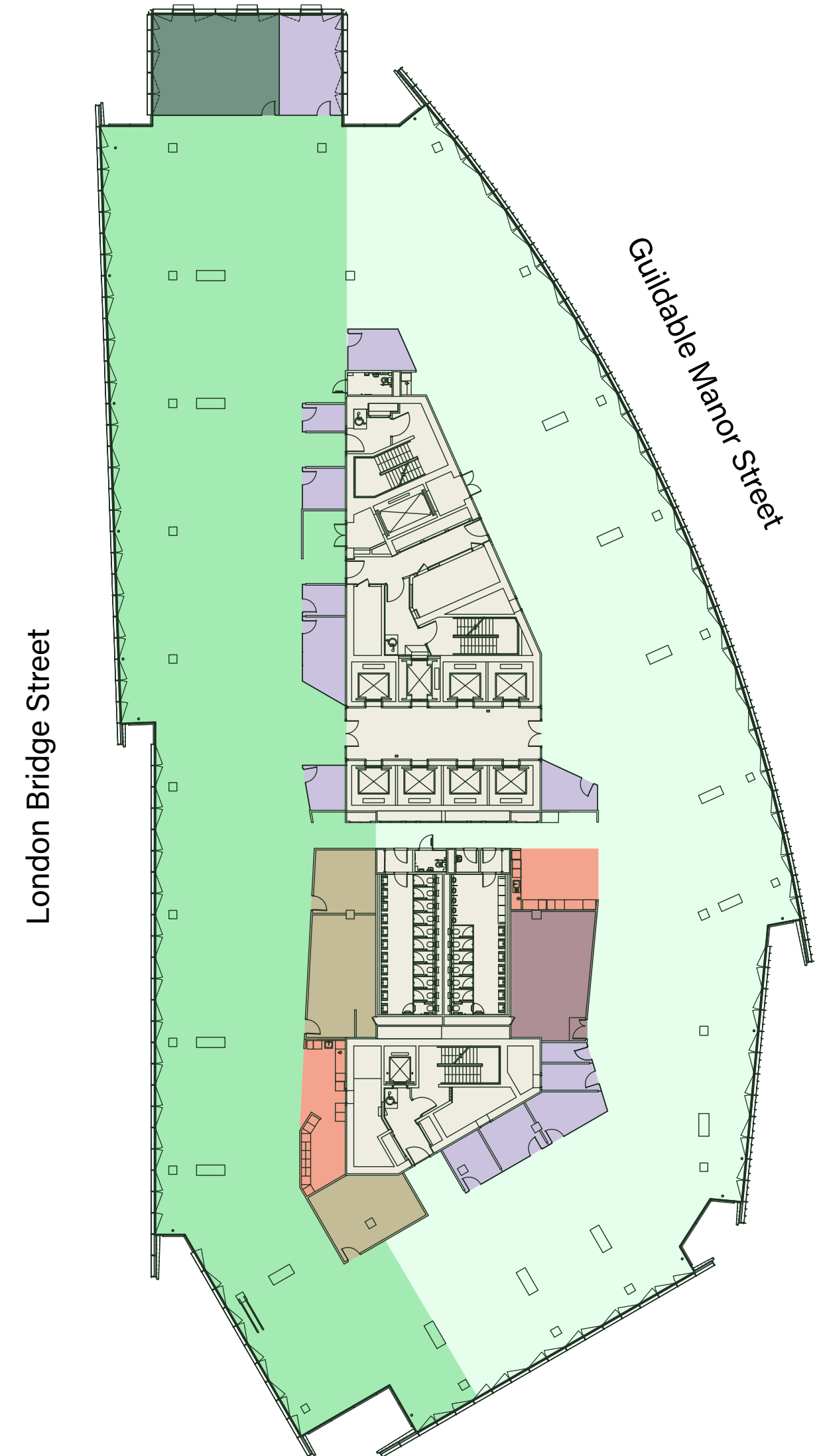
30,941 SQ FT
(2,874.5 SQ M)



- Office
- Core
- Kitchen
- Meeting room / private office
- Winter garden
- Comms room
- Storage

Split plan

A c.15,000 SQ FT
B c.15,000 SQ FT



VIBRANT DESTINATION

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.





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

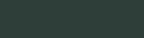
London Bridge



7

MINUTE WALK

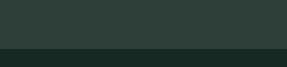
Bank



7

MINUTES

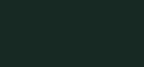
Liverpool Street



9

MINUTE WALK

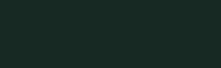
Waterloo



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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