

# 81-87 Weston Street, SE1

- 4,651 sqft of fully fitted self-contained multi-award winning office space with branded private entrance
- Designed by Stirling-prize winning architects, AHMM







**81-87 Weston Street**

## **Design & Awards**

**Stirling** prize winning architects, **RIBA** London and National awards, **Housing design award**

## **Sustainability & Space**

4,651 sqft, BREEAM **Excellent**, EPC = **A rated**, **4m+** ceilings, Exposed **concrete** finish

## **Amenities**

Access to private gated landscaped courtyard, secured covered bike parking and own branded front door

## **Option of Cat-A or Fully Fitted**

Put your own mark on the space, or plug and play

## What does your current office space say about you?

Your identity as a company is no longer only defined by your name, logo, tone, tagline and typeface.

The space you inhabit speaks volumes about who you are as a company, what direction you are headed in and why you do what you do.

In the 21<sup>st</sup> century, you need to communicate that message to your customers, your suppliers, your staff and your stakeholders. Does your current office do that?

If you want suspended ceilings, blue carpet tiles and an Aspidistra in the corner, then 81-87 Weston Street is not for you.

However, if you believe in great design, craftsmanship and materiality then **welcome to our world of**

\* board marked concrete \* award-winning design\* high ceilings \* natural light \* landscaped private courtyard \*





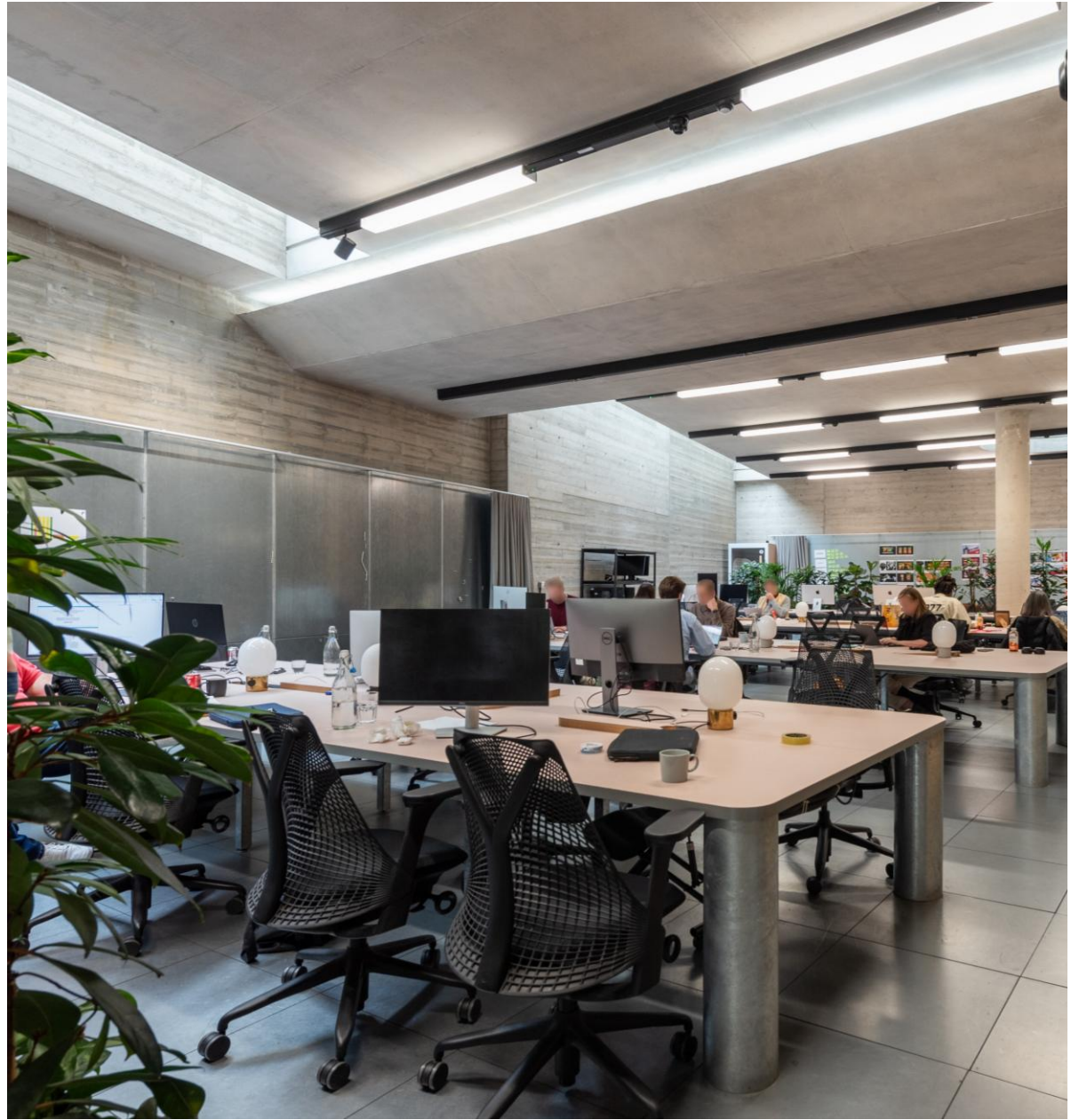
























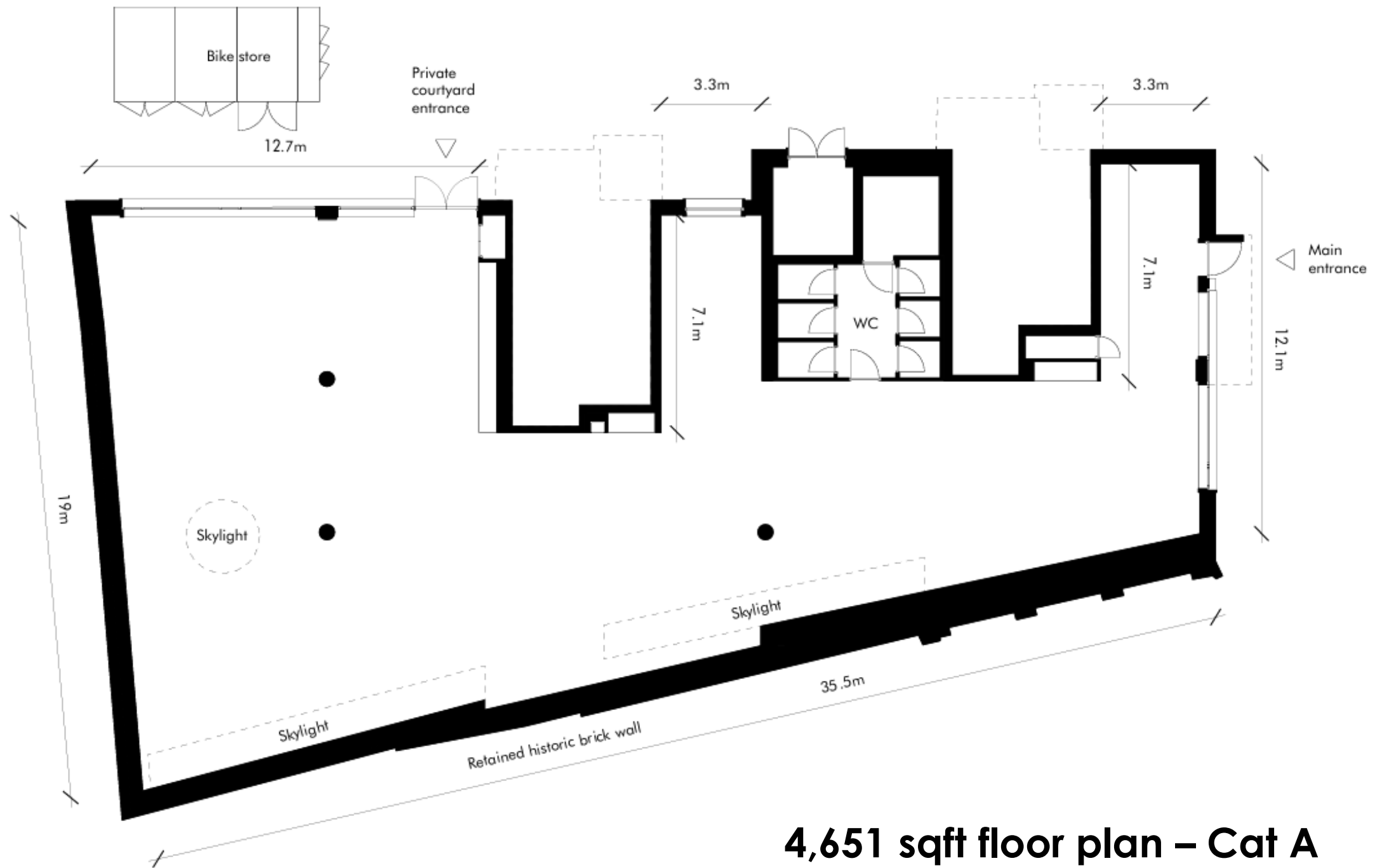


# Floor plan – fitted – 4,651 sqft



42 desks & 12 hot desks  
3 meeting rooms  
3 WC's, 1 disabled WC, 1 shower

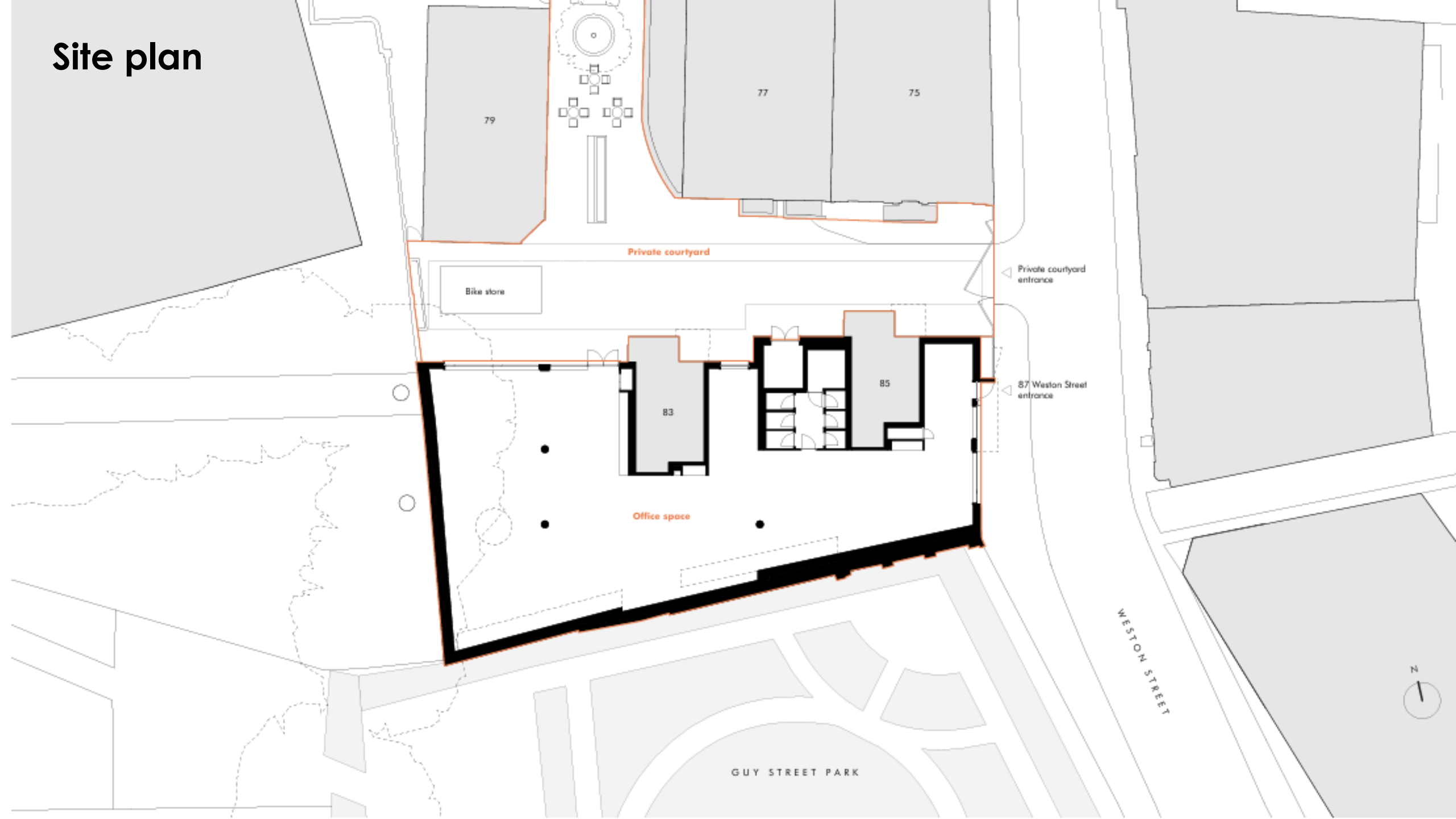




**4,651 sqft floor plan – Cat A**

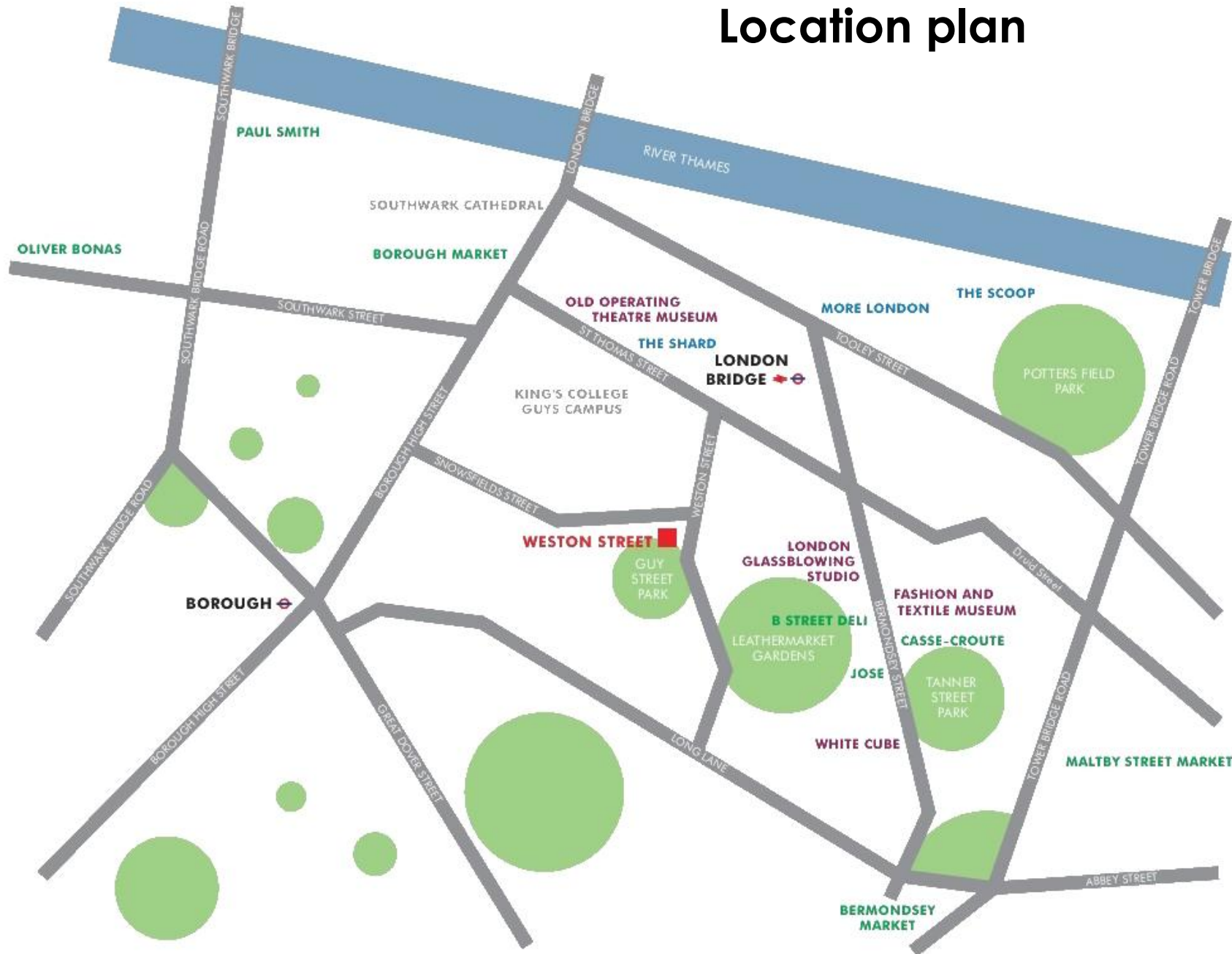


Site plan





# Location plan



- **London Bridge Station**  
**3 mins walk**

- Underground Zone 1
  - Jubilee
  - Northern

- Main line
  - Southeastern
  - Southern
  - Thameslink

- Numerous buses

- Riverboat services



## Bermondsey: the creative heart next to the river

Stirling Prize winning architect, Simon Allford of AHMM, suitably sums up the spirit of Bermondsey when describing it as “**at the heart of everything and is yet hidden away**”. It’s a manifestation of what multi award-winning developer Solidspace’s Roger Zogolovitch calls “**the transformation of the city**”.

Formerly an industrial area dominated by the tanneries serving the leather and wool trades, **Bermondsey** now is an established location for creative industries and workplaces which in turn is supported by numerous restaurants, pubs and art galleries including White Cube.

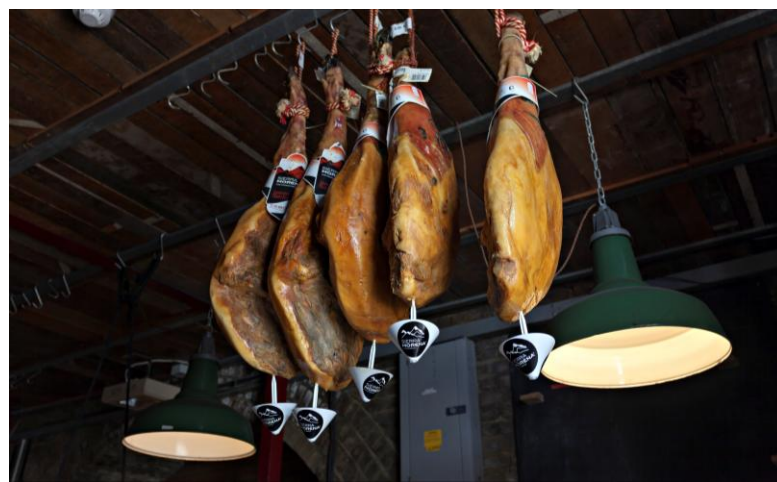
You may know the area already and have wandered around the wharves and warehouses which line the banks of the Thames, taking in the character and buzz mixed with the calm of the river, visited the many bars and restaurants or picked up some fresh groceries at the famous Borough Market (or you may have made it to the much cooler Maltby Street Market) and loved it.

You may be thinking about relocating here from somewhere more staid or you may already be here and wouldn’t dream of locating anywhere else















# Specifications

## Finished ceiling and void heights

- Office ceiling heights 4030mm at its highest and 2900mm at its lowest
- Raised floor void of 105mm

## Occupancy standards

- WC's 1:10
- Fresh-air 1:10
- Means of escape 1:10

## Acoustics performance

- Office areas NR 38
- WCs NR 45

## Structure and building fabric

- Insitu concrete frame construction
- Insitu concrete floor slabs
- Brick exterior – 'Wienerberger Marziale' with white mortar
- Loading of slab in office areas 3.5kN per sqm

## Cycle and changing facilities

- 13 spaces for cycles in secure courtyard stores
- Additional bike stands in gated courtyard
- Shower located in the DDA compliant WC
- Separate male and female changing rooms

## Heating & Ventilation

- SP Coil Mini/Metropolitan trench convectors with stainless steel grilles line the perimeter of the office
- Heat source – gas fired boiler
- Trench convectors are controlled via zoned wall mounted thermostatic controls
- WCs are heated via wall mounted 'Kompakt Plan' radiators in a RAL 9010 Warm White powder coat finish and towel warmers
- Fresh air mechanical ventilation is provided to all office space and WCs via a galvanised steel duct distribution system
- Fresh air is tempered to design room condition via battery. This prevents cold draughts in winter and supports the building's natural cooling strategy in summer by providing controlled fresh air circulation
- Exhaust air from office is removed by displacement

## Office lighting

- Surface mounted Zumtobel Tecton lighting runs provide lighting to all office areas
- Adaptors have been provided for tenant flexibility, should they wish to install pendant lighting

## Office flooring

- Fully accessible metal encased raised floors
- 105mm services void to allow tenant flexibility
- Level transition on all floors
- Power supply
- 65kVa three phase incoming electricity supply
- Main switchgear in the basement feeds the tenant's lighting and small power MCB distribution board located in the store cupboard adjacent to the main reception
- Tenant's electrical meter is located in the ground floor store cupboard adjacent to the main reception
- Distribution boards are provided with spare capacity for tenant fit-out
- Raised floor gives tenant flexibility when it comes to arranging office layout
- Telecoms and data
- Incoming BT fibre cable has been ordered
- Access control and security
- Proximity fob operated secure access control system serving the entrance into the office
- CCTV system covering the courtyard
- Security shuttering provided to all doors and windows



## Specifications cont.

### Fire alarm

- The building is provided with an analogue addressable fire detection and alarm system
- The system supplies L2 coverage in compliance with BS5839 parts 1-8
- All escape routes, stairwells, office spaces and high risk areas are provided with fire detection
- The fire alarm system is linked with the security roller shutters covering exits

### WC, wash rooms and shower facilities

- 3 unisex WCs
- Additional DDA compliant WC
- Shower room located within DDA complaint WC
- Water booster unit to provide adequate pressure to WCs and kitchenette
- Potable water storage tank located in the basement serves WCs and kitchenette
- Dyson Airblade H02 hand dryers in all WCs

### Finishes

- Lobby: raised floor with 'Nuway Tuffguard Classic' entrance carpet
- Office: raised floor with 'Bolon woven vinyl carpet'
- Ceiling: exposed concrete soffit
- Walls: Mix of 'board-marked concrete', concrete columns and plasterboard
- Doors: solid core timber doors paint finished
- Windows: large 'Uniform Architectural uni-one' inward opening tilt and turn windows finished in solid oak (internally)
- Window linings: oak veneer timber board linings
- Ironmongery: 'Eisenware' in a stainless-steel finish

### *Toilets and showers*

- Floors: 'Domus Uniseries' 96mm x 96mm tiles in a plain DTU15 finish
- Ceiling: plasterboard
- Walls: moisture resistant plasterboard and 'Solus Ceramics' 100 x 100mm tiles in a white gloss finish
- Doors: solid core timber doors paint finished
- Basins: wall mounted 'Duravit Vero' hand basin
- WC: 'Armitage Shanks' wall hung, concealed cistern in white vitreous china finish

### Sustainability features

- Green roof – Five species of Sedum
- Brown roof / PV panels
- High efficiency LED lighting with PIR sensors
- BREEAM Offices 'Excellent'
- EPC rating of 'A'
- Low water use appliances
- Cycle facilities
- DDA compliant



**David Jackson**

[davidjackson@pilcher.london](mailto:davidjackson@pilcher.london)

Mob: 07801 415 957

**Julian Wogman**

[Julianwogman@pilcher.london](mailto:Julianwogman@pilcher.london)

Tel: 07904 337 664



**Rupert Cowling**

[rupert@usp.london](mailto:rupert@usp.london)

07736 880317

**Max Humphreys**

[max@usp.london](mailto:max@usp.london)

07718 484284

Subject to contract. USP and Pilcher for themselves and the owner of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending tenant must therefore satisfy themselves by inspection or otherwise. Neither USP, Pilcher, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Dated October 2025