

MAGDALEN HOUSE

136-148 TOOLEY ST • LONDON SE1



REFURBISHED WAREHOUSE STYLE OFFICE SPACE AVAILABLE TO LET | 1,829 - 4,452 SQ FT

VIBRANT WORKSPACE.

MAGDALEN HOUSE IS A FORMER COFFEE WAREHOUSE WHICH HAS BEEN TRANSFORMED INTO MODERN OFFICE WORKSPACE. THE FLOORS HAVE BEEN REFURBISHED TO PROVIDE A CHARACTERFUL AND CREATIVE ATMOSPHERE IN A PRIME LOCATION ON THE SOUTH SIDE OF TOOLEY STREET.

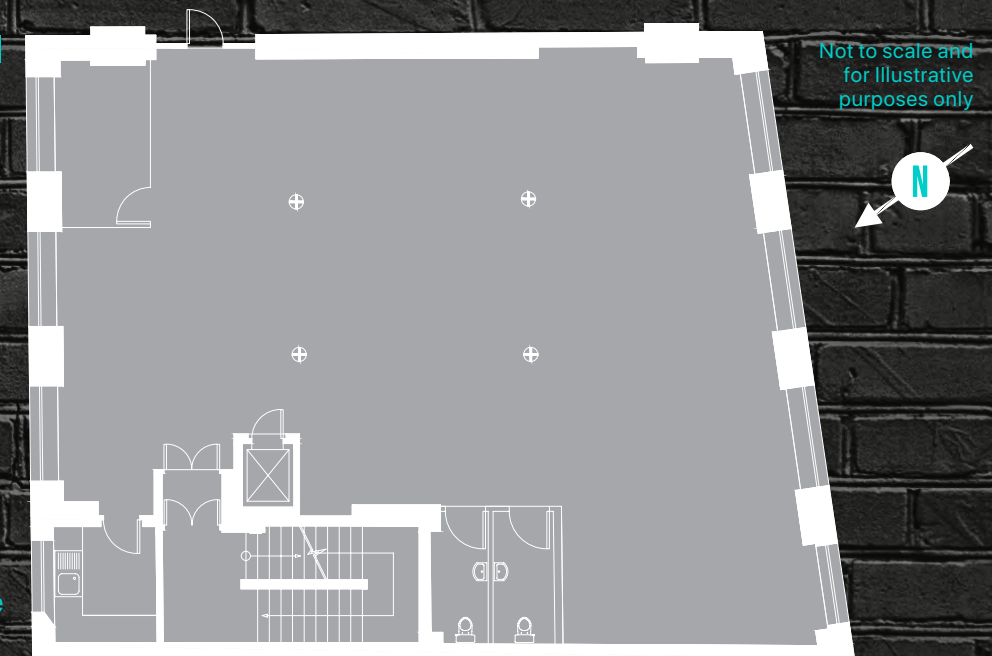


SPECIFICATION

- Original warehouse features
- Comfort cooling
- LED suspended strip lighting
- Veneer-wood flooring
- Excellent natural light from large Crittall windows
- Fully cabled under floor channelling and perimeter trunking
- Fitted meeting room and kitchenette

ACCOMMODATION

FLOOR	SQ M	SQ FT
FOURTH & FIFTH (WEST) AVAILABLE SEPTEMBER 2019	347	2,738
SECOND (WEST)	170	1,829
TOTAL	517	4,567





EXCLUSIVE AMENITIES

Restaurants

1. Honest Burger
2. Pizza Pilgrims
3. Brindisia
4. Wright Brothers
5. Hutong
6. Gaucho

Bars & Pubs

13. Tanner & Co
14. The Hide Bar
15. The Brigade
16. The Underdog
17. Nine Lives
18. The Bridge

Eat & Drink

7. Leon
8. Pret A Manger
9. Itsu
10. Chilango
11. Chapter 72
12. Caffe Nero

Leisure

19. Third Space
20. Fitness First
21. Bikram Yoga
22. Unicorn Theatre
23. Vinegar Yard
24. Greenwood Theatre

ON YOUR DOORSTEP



**London
Bridge**
3 mins

Tower Bridge
5 mins

**Borough
Market**
7 mins

Bermondsey
15 mins

EXTENSIVE CONNECTIVITY



Waterloo
3 mins

Westminster
7 mins

Bond St
8 mins

Liverpool St
15 mins

**All times are based from London Bridge station*



NFU Mutual

Terms

Available upon
application.



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