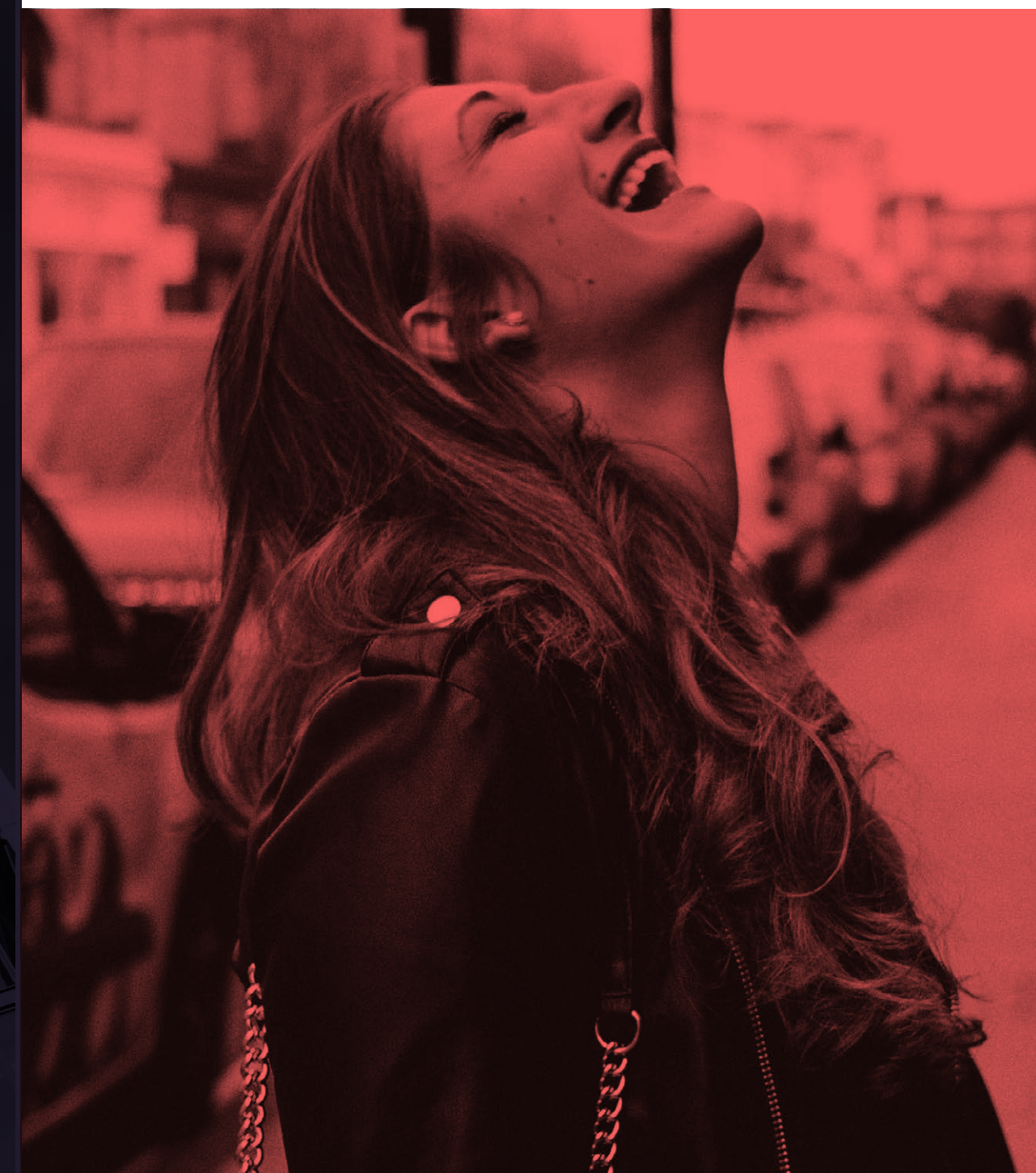


The NEWS Building

3 | LONDON
BRIDGE
ST / SE1



**4TH FLOOR
OFFICE
15,575
SQ FT**

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 space comprises 15,575 sq ft of flexible part-fitted office accommodation on the part 4th floor.

Tenant reception



Level 4 views



ELEVATED
POINT OF
VIEW

Level 17 views



12 dedicated
cycle spaces



BREEAM rating
'Excellent'



EPC B



8 x 21 person
passenger lifts



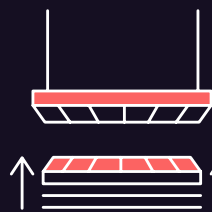
17th floor event space
with spectacular views
(by separate arrangement)



Existing fit-out
in situ



4 Pipe fan coil
air conditioning



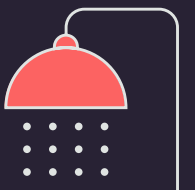
Metal tiled suspended
ceiling & fully accessible
raised floor



Onfloor
kitchen



Winter garden



Dedicated tenant
showers



Excellent
natural light

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





Workspace

FLEXIBLE FLOORPLATE

The Space

The part 4th floor has an existing fit-out suitable for a range of occupiers. It features open plan workspace along with a reception area and meeting rooms. The space is further enhanced with a Winter Garden, onfloor kitchen and showers.



Winter Garden



Onfloor Kitchen



Views over London Bridge

EXISTING
FIT OUT

The space

4th floor

15,575 SQ FT
(1,447.0 SQ M)



LET

London Bridge Street

OCCUPANCY

- | | | | |
|-----------------------|------------------------|-------------------------------------|--------------|
| Reception | 4 person meeting room | 20 person boardroom | Printer room |
| Winter Garden | 6 person meeting room | Large boardroom / presentation room | Server room |
| Executive office | 8 person meeting room | Phone room | Storage |
| 2 person meeting room | 10 person meeting room | Tea Point | Showers |



For indicative purposes only. Not to scale.

PROPOSED FIT OUT

160 desks


An open floor offering a variety of fit-out options and configurations, accommodating densities of up to 180 desks.

4th floor

15,575 SQ FT
(1,447.0 SQ M)



160 DESKS

-  160 workstations
-  9 breakout areas
-  12 hotdesks
-  2 kitchens

For indicative purposes only. Not to scale.



Borough Market

Bermondsey Street



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.



Flat iron square

Borough Yards



VIBRANT DESTINATION



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



THENEWSBUILDING.CO.UK

Viewings

Strictly through joint agents:

Terms

Upon application.

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