

GREAT SUFFOLK YARD SE1



ENTER



Join the growing community of progressive, innovative organisations making Borough, SE1 the place to grow their business.

Great Suffolk Yard offers 66,936 sq ft of new creative office space across six floors, with a private courtyard and multiple terraces. Thoughtfully designed for today's discerning workforce. Where the very best of modern design meets the industrial charm, character and personality of Southwark...





[THE VISION](#)

[THE BUILDING](#)

[THE AREA](#)

[CONTACT](#)



Makers, Creators & Innovators

[CLICK TO PLAY FILM](#)





THE DEVELOPER

NS

“We are always aspiring to create buildings that reflect the environment in which they are placed. As residents of this area for over five years, we have seen Borough’s traditionally raw, gritty industrial environment finessed for today’s commercial market.

Originally attracted by the outstanding location, we saw an opportunity to bring these buildings industrial aesthetic back to life to appeal to the current workforce.

Our aspiration has been to create an enjoyable space to work, where employees can feel comfortable in their environment. A versatile space where businesses can use the same space in different ways.”

Josh Chadd, Founder

THE ARCHITECT

TDO

“As an architect, it is really interesting how this area of London has developed. For the future of Borough though, it is vital to remember its history and industrial context as home to creators, makers and innovators.

Conservation is at the core of our design; looking at what could be preserved and retained. What makes this building different to other workspaces is they are a group or collection of buildings. The key aspect being the yard at the centre, which is the very heart of the building.

There is the opportunity to change the use or scale of the space as you go vertically up the building. These spaces create their own character, enabling the workforce to retain their individuality when they are within the workspace, but with the ability to come together as a whole.”

Doug Hodgson, Co-Founder



THE VISION

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Digital illustration is indicative only

66,936 sq ft of commercial
space across six floors

Part new and part sensitive
restoration of eclectic
19th Century warehouse
style buildings

Cobbled private courtyard

Multiple roof terraces

Exposed finishes including
concrete ceilings with
exposed air conditioning

Secure cycle parking for
100 bicycles, showers
& locker facilities

Four passenger lifts

Wired Score Platinum

BREEAM "Excellent"

A WELL Gold Pre-Certified
Development

GREAT
SUFFOLK
YARD SE1



THE VISION

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Great Suffolk Street



Digital illustration is indicative only



THE VISION

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[Toulmin Street]



Digital illustration is indicative only



THE VISION

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[Toulmin Street]



Digital illustration is indicative only



THE VISION

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Pickwick Street



Digital illustration is indicative only



THE VISION

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[Works Building]





THE VISION

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Engineering Building Terrace



Digital illustration is indicative only



THE VISION

THE BUILDING

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[Works Building]



Digital illustration is indicative only



THE VISION

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Pickwick Corner



Digital illustration is indicative only



THE VISION

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Engineering Building



Digital illustration is indicative only



THE VISION

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Engineering Building



Digital illustration is indicative only



THE VISION

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Works Building



Digital illustration is indicative only



THE VISION

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[Sea Building]



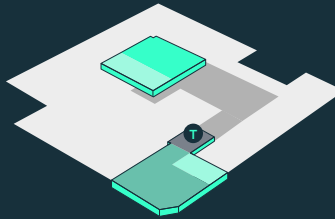
Digital illustration is indicative only



SCHEDULE OF AREAS

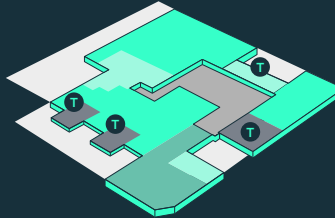
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OFFICE
2,358 sq ft
TERRACE
262 sq ft



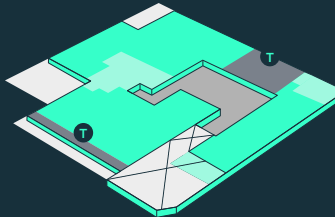
4

OFFICE
9,053 sq ft
TERRACE
1,564 sq ft



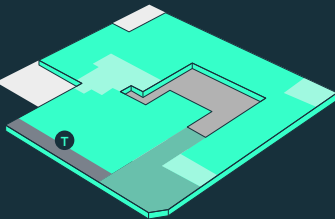
3

OFFICE
10,732 sq ft
TERRACE
1,242 sq ft



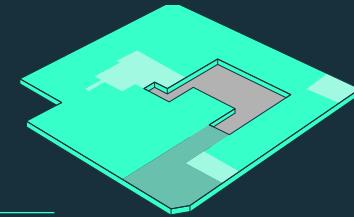
2

OFFICE
13,398 sq ft
TERRACE
349 sq ft



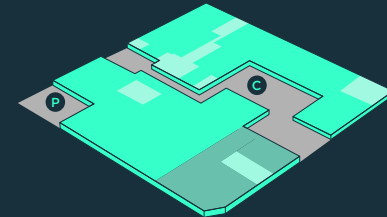
1

OFFICE
16,004 sq ft



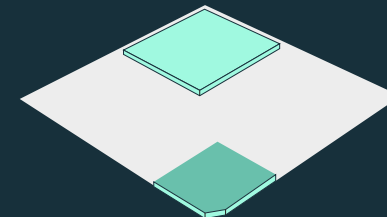
G

OFFICE
14,231 sq ft



B

OFFICE
1,160 sq ft



**TOTAL ENGINEERING
BUILDING**
57,811 sq ft

TOTAL SEA BUILDING
9,125 sq ft

TOTAL OFFICE
66,936 sq ft

TOTAL TERRACE
3,417 sq ft



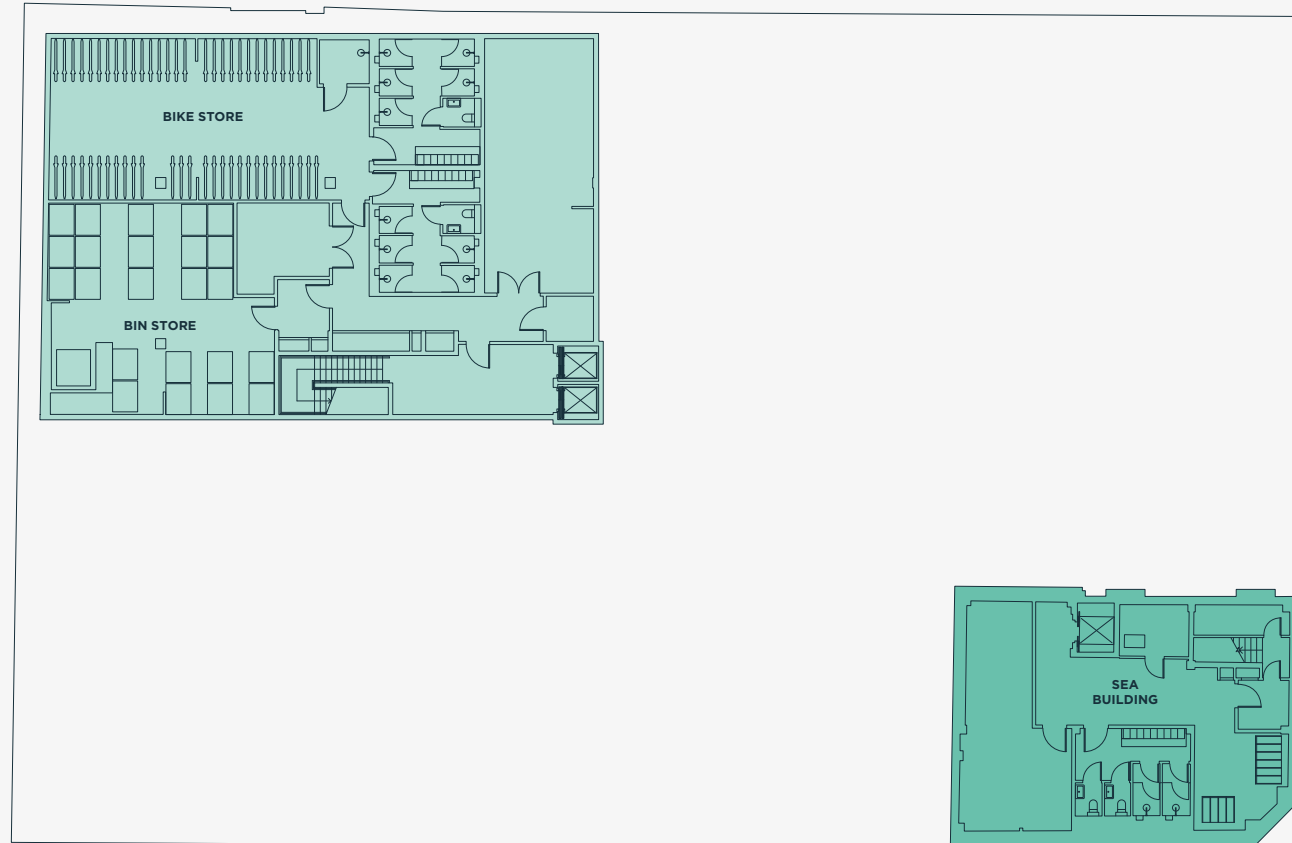
SEA BUILDING

1,160 sq ft

TOTAL OFFICE

1,160 sq ft

PICKWICK ST



GREAT SUFFOLK ST

TOULMIN ST

- Available Office Space
- Core

5

4

3

2

1

G

B





THE VISION

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ENGINEERING BUILDING

12,162 sq ft

SEA BUILDING

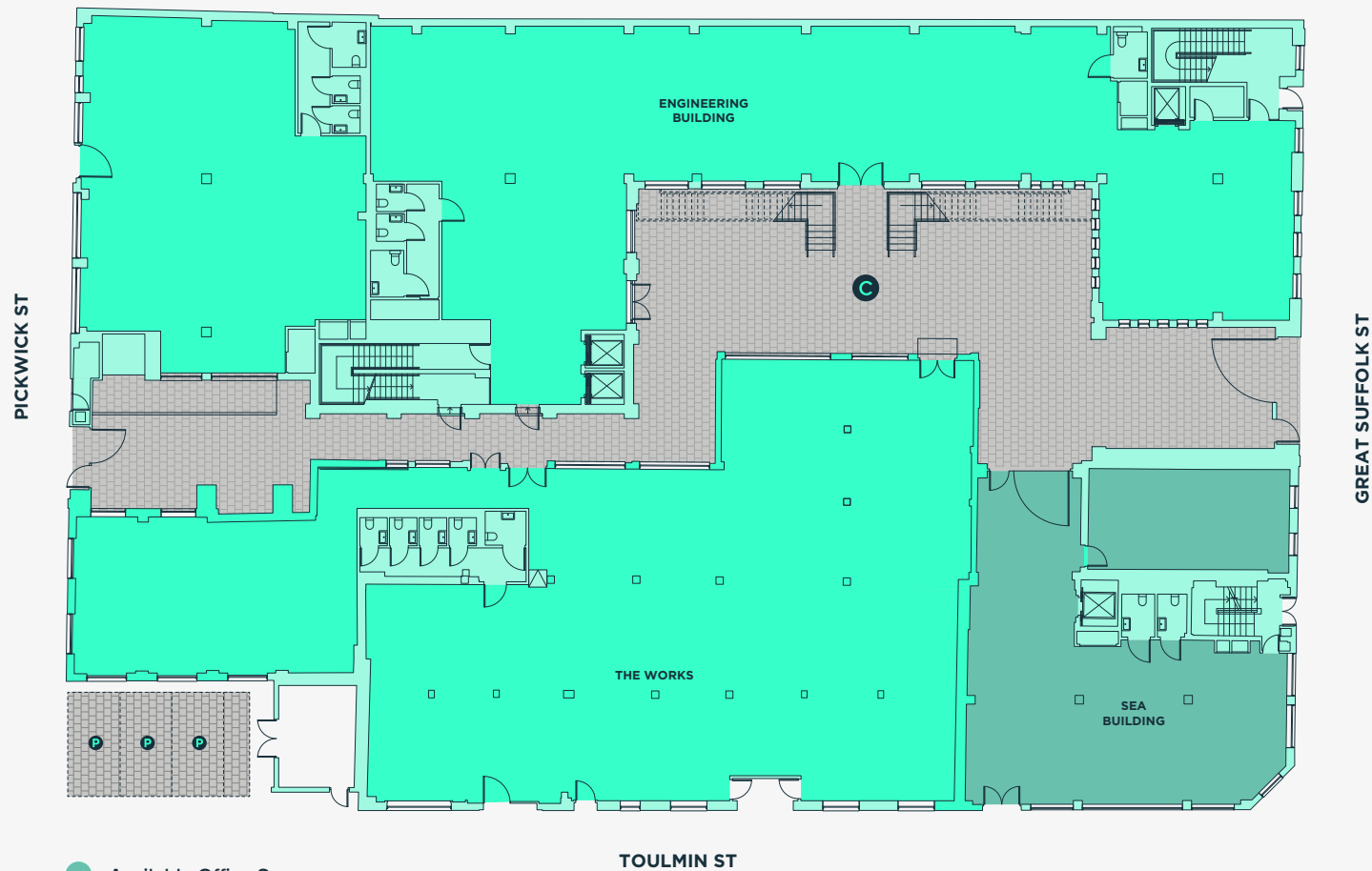
2,069 sq ft




TOTAL OFFICE

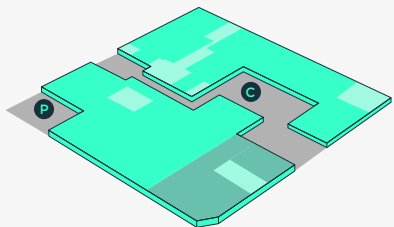
14,231 sq ft

TOTAL COURTYARD

2,021 sq ft



-  Available Office Space
-  Core
-  Courtyard



5

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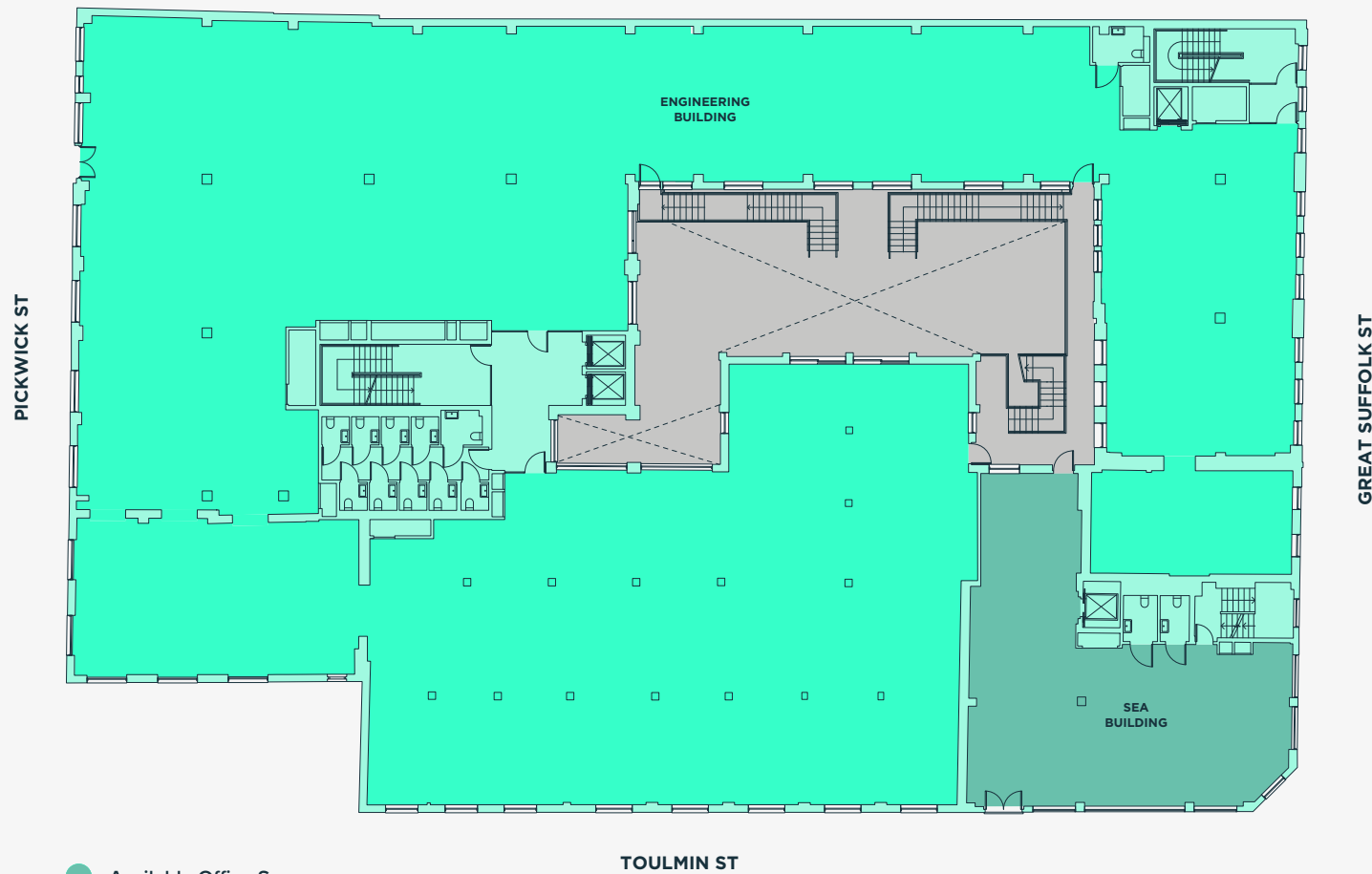
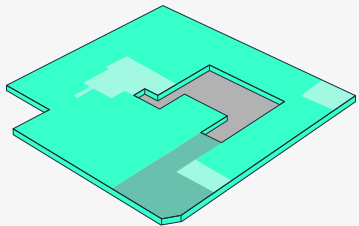


**ENGINEERING BUILDING**

14,421 sq ft

SEA BUILDING

1,583 sq ft

TOTAL OFFICE**16,004 sq ft**

- Available Office Space
- Core

5

4

3

2

1

G

B



**ENGINEERING BUILDING**

11,795 sq ft

SEA BUILDING

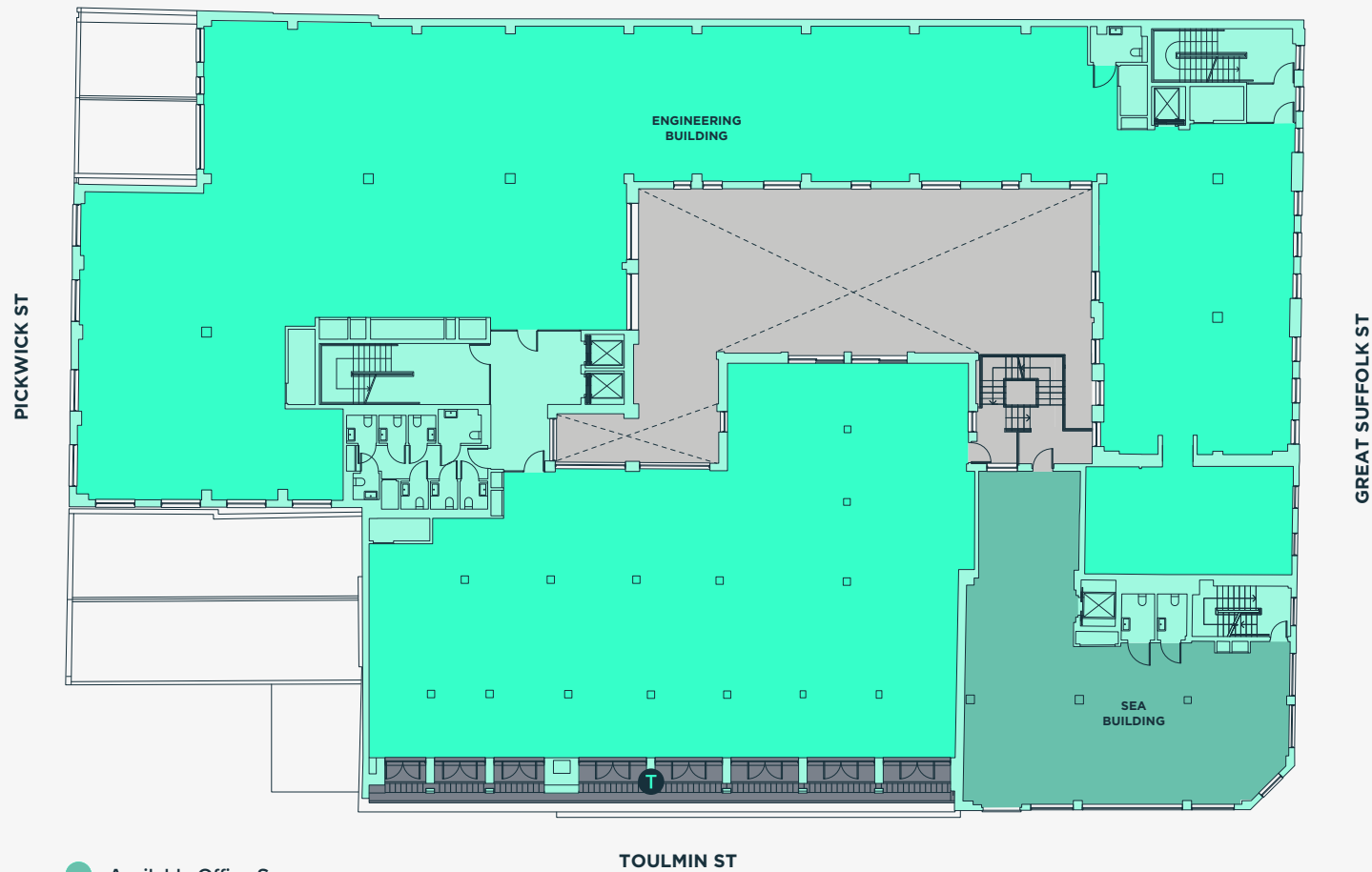
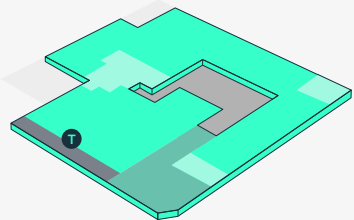
1,603 sq ft

TOTAL OFFICE

13,398 sq ft

TOTAL TERRACE

349 sq ft



- Available Office Space
- Core
- T Terrace

5

4

3

2

1

G

B



**ENGINEERING BUILDING**

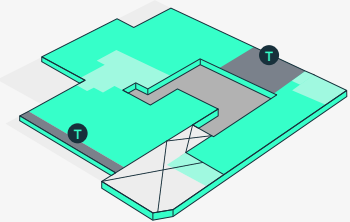
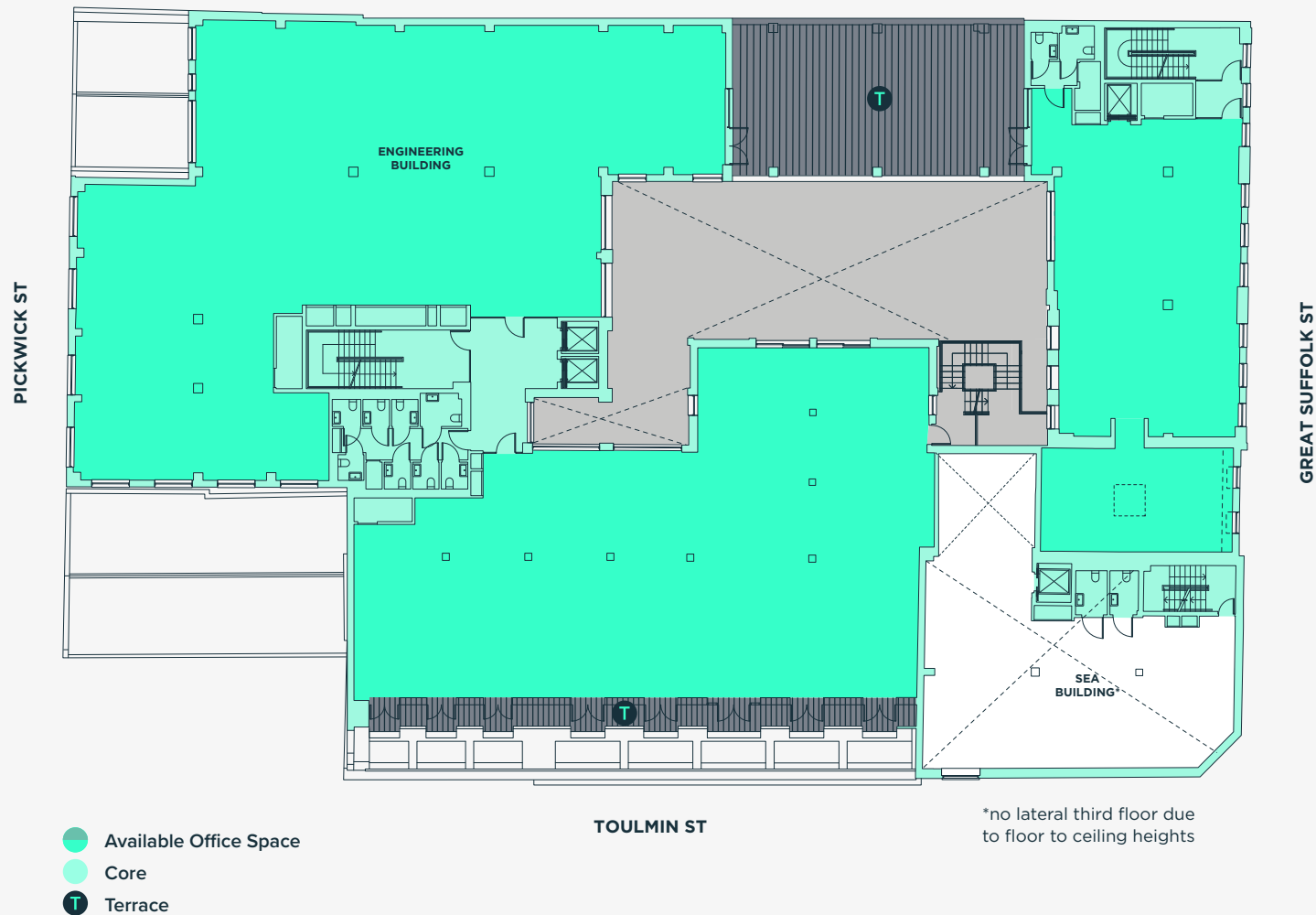
10,732 sq ft

TOTAL OFFICE

10,732 sq ft

TOTAL TERRACE

1,242 sq ft



5

4

3

2

1

G

B





THE VISION

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ENGINEERING BUILDING

7,469 sq ft

SEA BUILDING

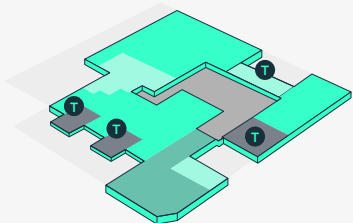
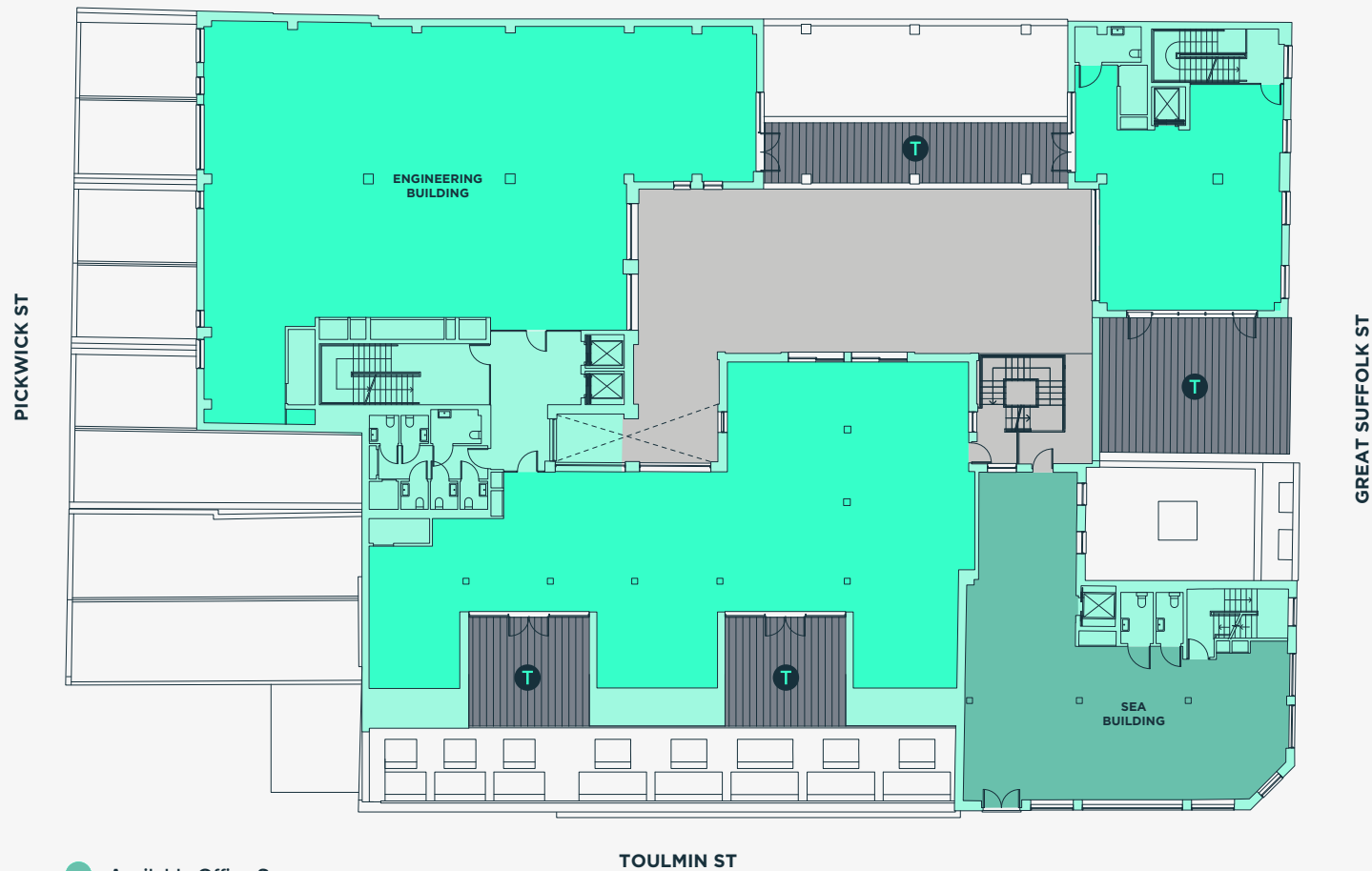
1,584 sq ft

TOTAL OFFICE

9,053 sq ft

TOTAL TERRACE

1,564 sq ft



- Available Office Space
- Core
- T Terrace

5

4

3

2

1

G

B

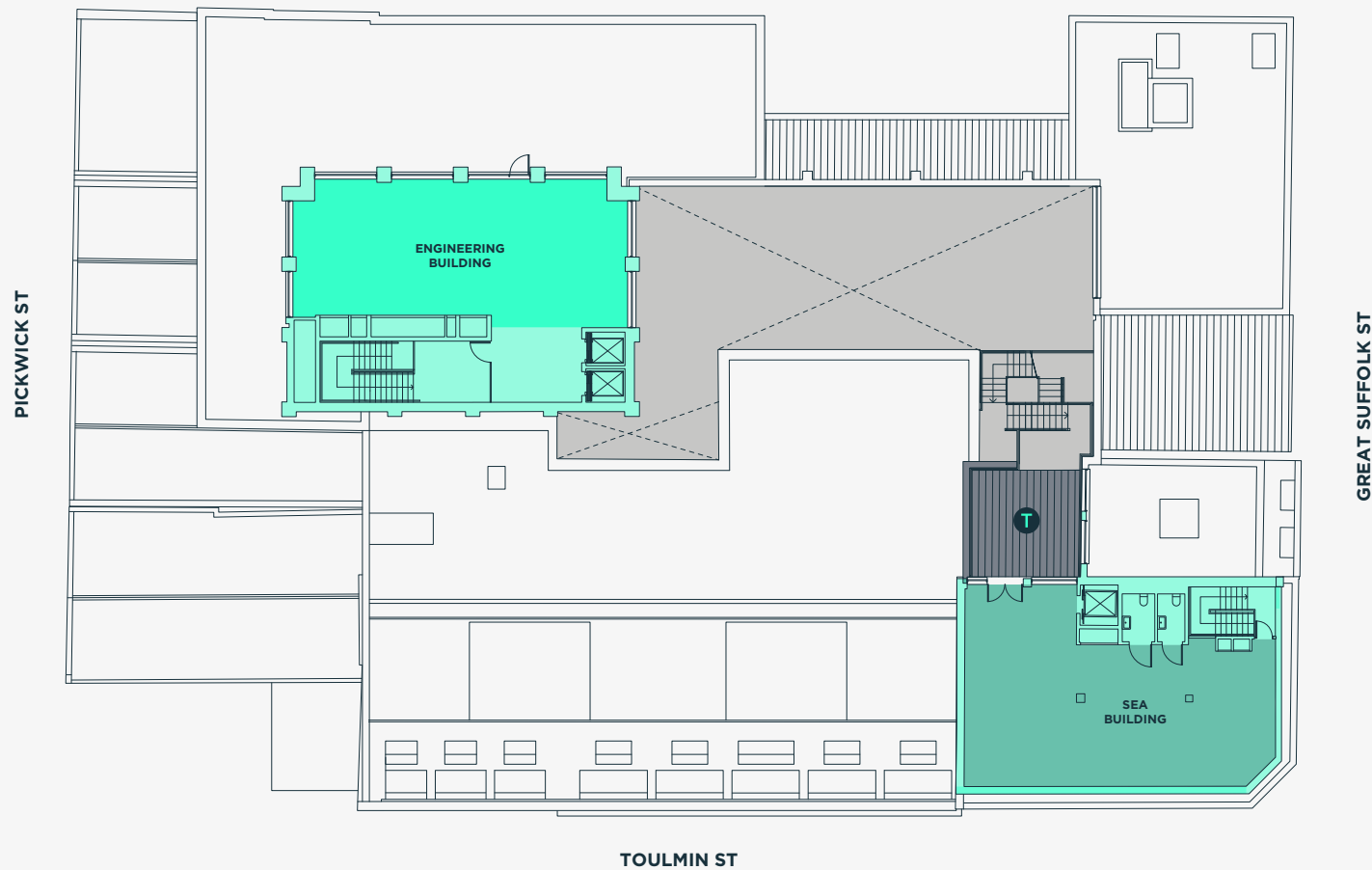


**ENGINEERING BUILDING**

1,232 sq ft

SEA BUILDING

1,126 sq ft

TOTAL OFFICE**2,358 sq ft****TOTAL TERRACE****262 sq ft**

- Available Office Space
- Core
- Terrace

5**4****3****2****1****G****B**



Technical Specification

FINISHED CEILING HEIGHTS

Engineering Building (Typical Floor)

2.95m (to exposed soffit)

The Works Building (Typical Floor)

2.85m (to exposed soffit)

The Sea Building (Typical Floor)

2.95m – 3.7m (to exposed soffit)

The Ground Floor

3.8m – 4.3m (to exposed soffit)

RAISED FLOORS

100mm overall

LOADINGS

Ground floor: 5.0 kN/m²

Upper floors: 2.5 + 1 kN/m²

Plant space: 3.0 kN/m²

OCCUPATIONAL DENSITIES

Building services: 1:8m² NIA

WCs: 1:8m² NIA

Lifts & Access: 1:8m² NIA

Escape: 1:6m² NIA

VERTICAL TRANSPORTATION

Three new 8 person passenger lifts accessing the Engineering & Works Buildings

One new 8 person passenger lift accessing the Sea Building

One new service platform lift accessed from Pickwick Street for cycle & refuse access to the basement floor level

HEATING & COOLING

VRF system and fresh air ventilation typically via ceiling mounted fan coil units. Internal design temperature based on 23 C+2 summer and 21 C+2 winter

Low level perimeter VRF fan coil units with high level ventilation only in reduced floor to ceiling height zones

VENTILATION

14 l/s per person (NIA)

SMALL POWER

Allowance of 25W/m²

LIGHTING

Office lighting to achieve 400 lux

Direct/indirect LED luminaires giving diffused light levels and complying with the design intent of CIBSE LG7

Maximum energy use as per BCO guidelines: 10 W/m²

Presence detection and daylight dimming control

CYCLE FACILITIES

100 secure cycle spaces (double stacked) plus ground floor external cycle spaces

13 showers plus 4 associated WCs at basement changing

SUSTAINABILITY

BREEAM New Build target – “Excellent”

BREEAM Refurbishment target – “Very Good”

EPC target – B

AMENITY

Cobbled (brick paver) courtyard at ground floor

Tiling on balconies and terraces at 2nd, 3rd, 4th and 5th floor with metal balustrades and/or parapet balustrades

Bio diverse green roofs on multiple roofs

TENANT PLANT

Space available for tenant plant at basement and roof, subject to availability





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**Borough,
SE1**

CLICK TO PLAY FILM





Borough, SE1 is a thriving, vibrant destination that embodies central London at its best. A go-to for food and drink and some of London's best theatres and galleries. Everything on the doorstep to entertain and indulge employees and clients alike.

Centred around the famous Borough Market, this area of London has become synonymous as a destination for foodies and tourists. Choose from 496 eateries within one mile of Great Suffolk Yard, from Gordon Ramsey's Union Street café to a host of street food at markets Flat Iron Square and Mercato Metropolitano.

With a long history and heritage in brewing, you're never more than a brisk walk away from wonderful pubs dating back to medieval times, as well as several unpretentious, independent coffee shops committed to serving the perfect coffee such as The Gentlemen Baristas.

A great mix of art and culture can be found in the area. A host of independent theatres and galleries alongside world-renowned venues Tate Modern, Shakespeare's Globe and the Southbank Centre, making this one of London's most celebrated artistic hubs.

SE1 is also one of London's greenest boroughs, with 130 parks and open spaces. It's riverside location acts as the perfect escape from the hustle and bustle of city life.



Borough Market
Southwark Street



Maestri della Pasta
Borough High Street



Southwark Brewing Company
Druid Street



The Libertine
Great Suffolk Street



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Nip Nip Cycle Shop
Great Suffolk Street



Tate Modern
Bankside



Native
Southwark Street



Flat Iron Square
Southwark Street



Bedales
Borough Market



Flying Fantastic
Union Street





THE VISION

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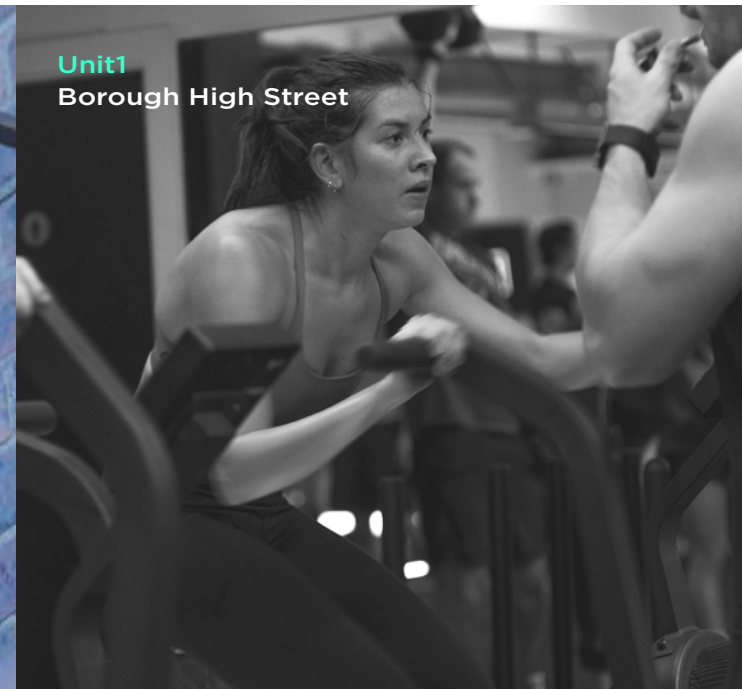
CONTACT



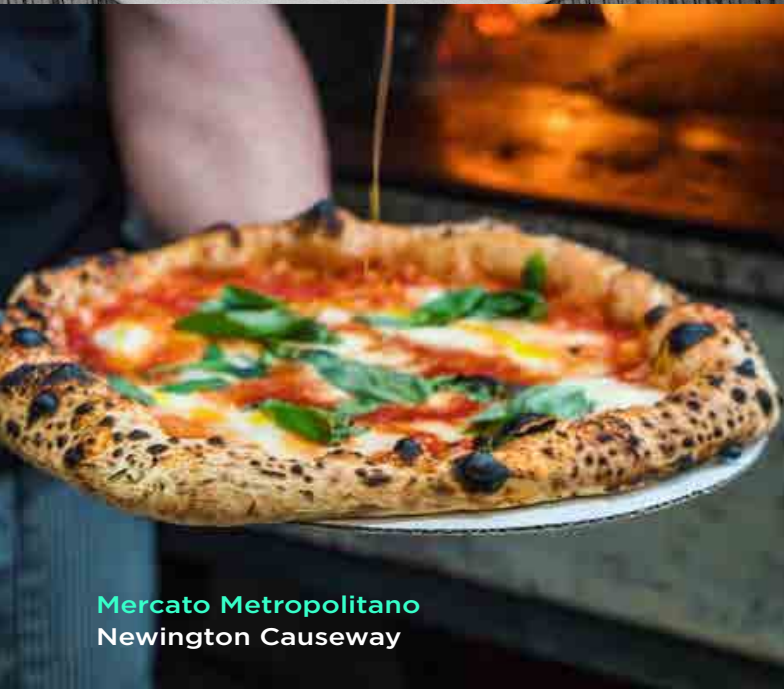
Mc & Sons
Union Street



Time for Terry's
Great Suffolk Street



Unit1
Borough High Street



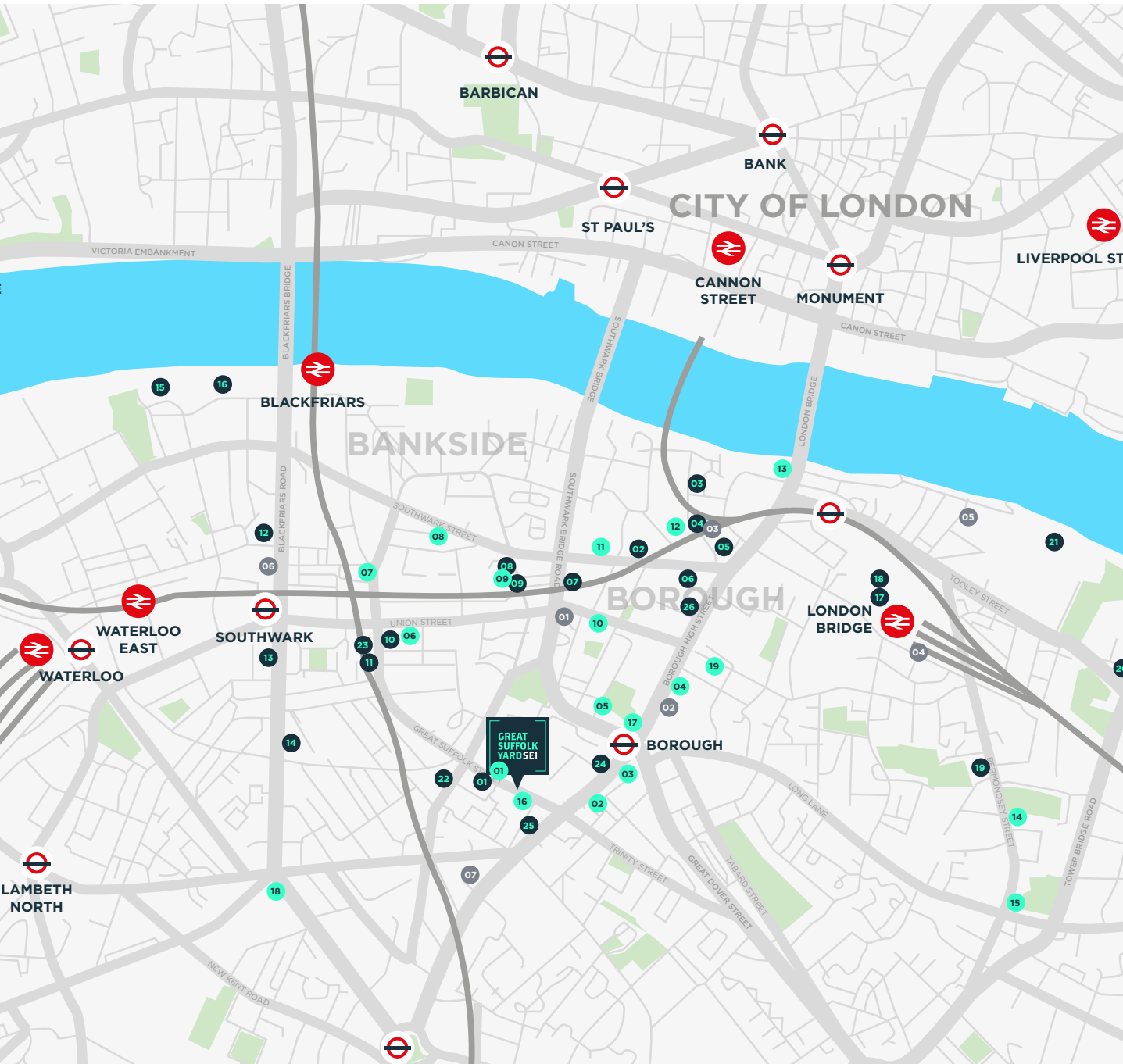
Mercato Metropolitano
Newington Causeway



Padella
Southwark Street



The Gentlemen Baristas
Union Street



SHOW ME SELECTED:



RESTAURANTS




1. Time for Terry's
2. Native
3. Hawksmoor Borough
4. Roast
5. Padella
6. Breakfast Club
7. Bar Duoro
8. Hixter Bankside
9. Caravan
10. Union Street Café
11. Balabaya
12. Seabird @Hoxton Hotel
13. Baltic
14. Laughing Gravy
15. OXO Tower
16. Sea Containers
17. Aqua @The Shard
18. Hutong @The Shard
19. Jose
20. Restaurant Story
21. Goucho
22. Chimichurris
23. Macellaio
24. Maestri della Pasta
25. MNM Café
26. Tas

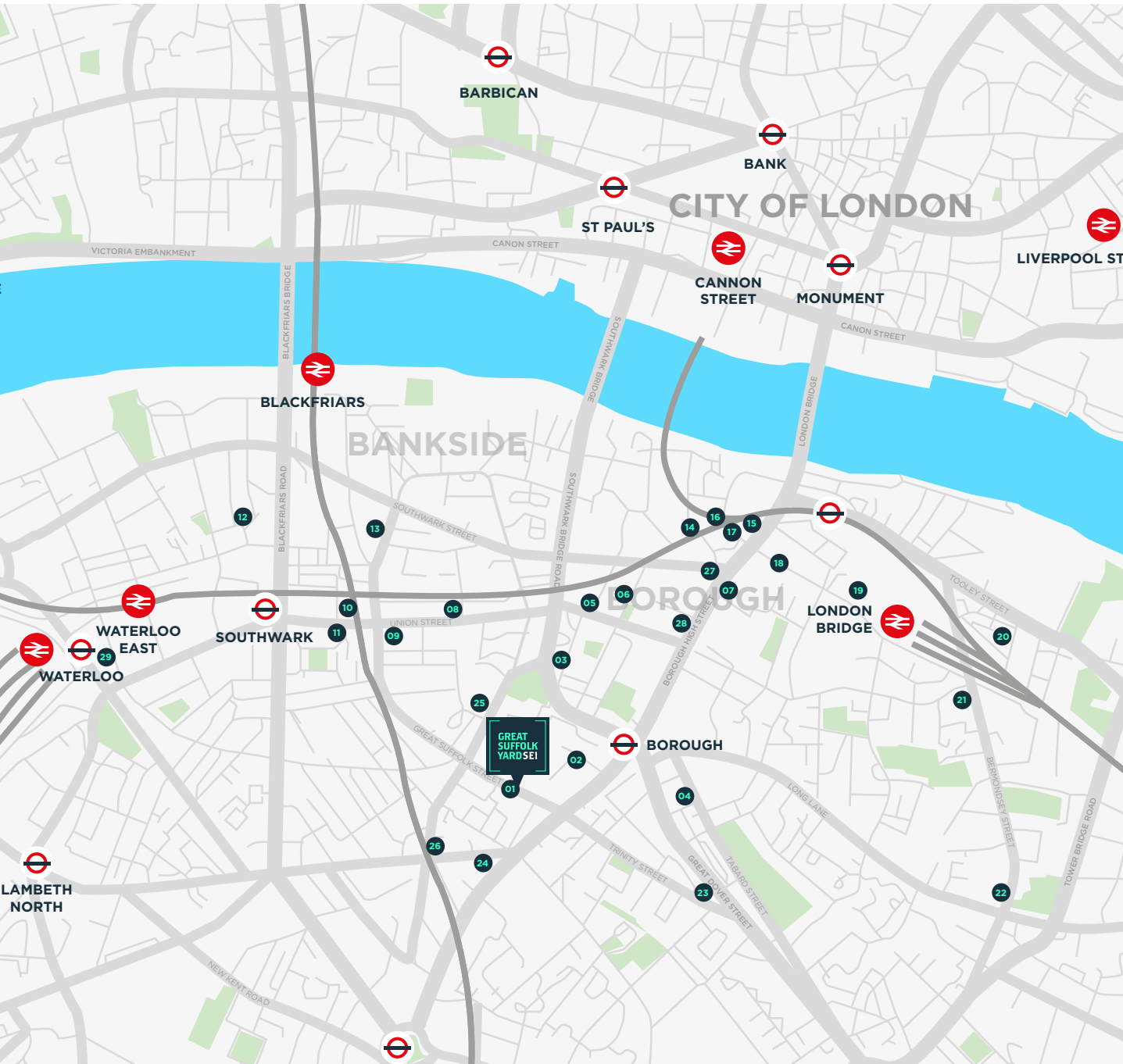
STREET FOOD MARKETS

1. Flat Iron Yard
2. Tabard Street
3. Borough Market
4. Vinegar Yard
5. Kerb London Bridge
6. Blackfriars Road
7. Mercato Metropolitano

COFFEE SHOPS

1. Mustard
2. Flavours of Naples
3. Starbucks
4. Mousetail
5. Birds Hill coffee
6. Embassy Coffee House
7. Cutters Yard
8. Black Sheep Coffee
9. Caravan
10. The Gentleman Baristas
11. Lantana
12. Monmouth Coffee
13. London Grind
14. Fuckoffee
15. Watch House coffee
16. The Fruit Tree
17. Caffè Latino
18. 80 StoneCafé
19. Crol & Co

-  Restaurants
-  Street Food Markets
-  Coffee Shops

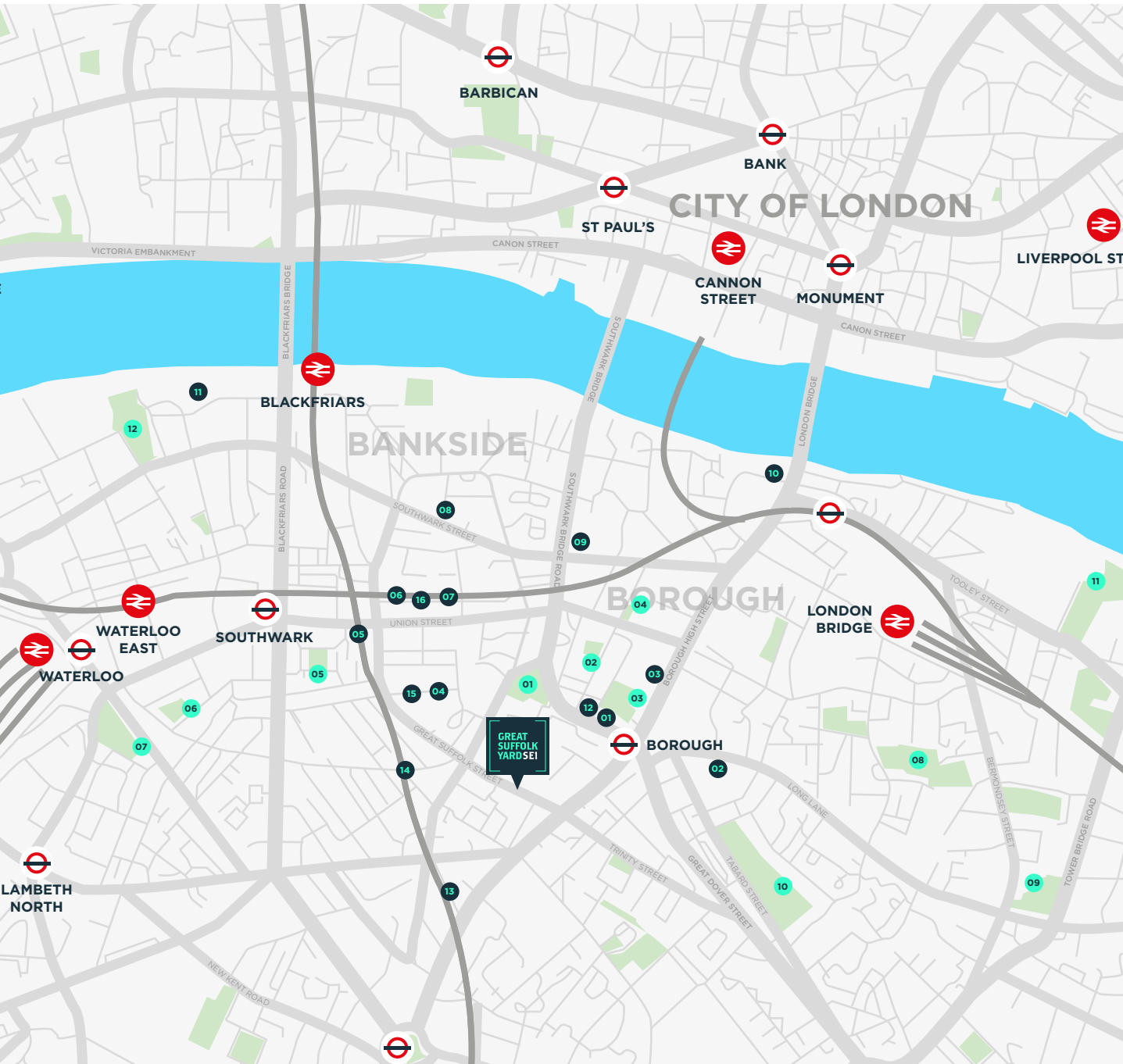
[THE VISION](#)[THE BUILDING](#)[THE AREA](#)[CONTACT](#)

SHOW ME SELECTED:



PUBS & BARS

- | | |
|------------------------|----------------------------|
| 1. The Libertine | 16. Bedales |
| 2. Gladstone Arms | 17. Rabot 1745 |
| 3. Lord Clyde | 18. Bunch of Grapes |
| 4. The Royal Oak | 19. Atrium Bar, Aqua Shard |
| 5. Tap & Bottle | 20. Nine Lives |
| 6. The Boot & Flogger | 21. Tanner And Co |
| 7. George | 22. The Flour and Grape |
| 8. Mc & Sons | 23. The Roebuck |
| 9. The Olive Grove | 24. The Ministry |
| 10. The Charlotte | 25. Great Guns Social |
| 11. Lord Nelson | 26. Duke of York |
| 12. The Rose & Crown | 27. The Bridge Tap |
| 13. The Distillery Bar | 28. The Whisky Exchange |
| 14. The Market Porter | 29. Bar Elba |
| 15. The Globe | |



SHOW ME SELECTED:



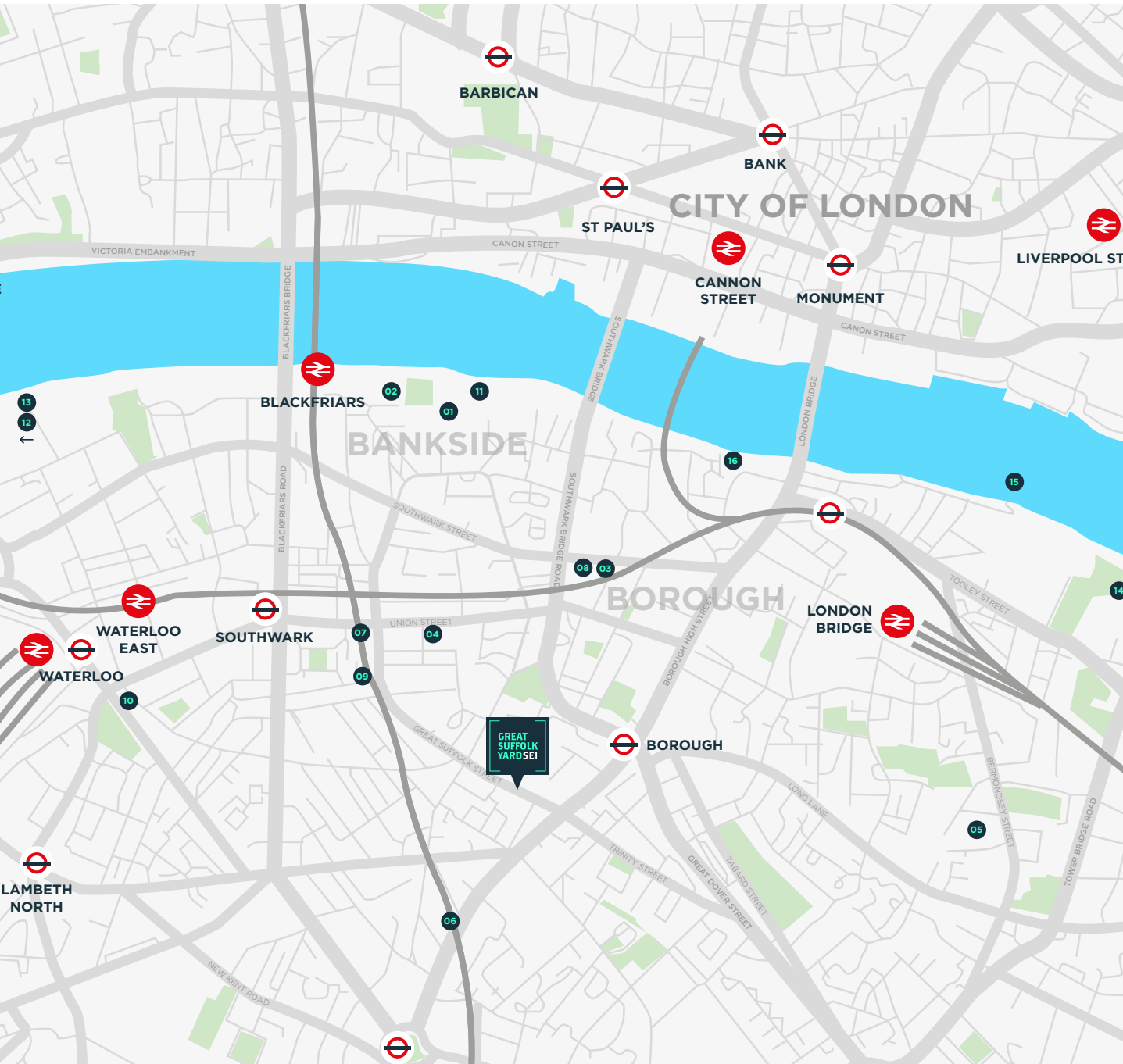
HEALTH & WELLBEING

1. 3Tribes Hot Yoga
2. PureGym
3. Unit1 Gym
4. Energie Fitness
5. Flying Fantastic
6. The Ring Boxing Club
7. CrossFit
8. Complete Pilates
9. F45 Training
10. The Secret Boxing Gym
11. Agua spa
12. Carpe Diem Jiu-Jitsu
13. Ministry of Sound Fitness
14. Crossfit Blackfriars
15. Train Fitness
16. Studio 68 Dance School

Parks

1. Mint Street Park
2. Red Cross Garden
3. Little Dorrit Park
4. Crossbones Garden
5. Nelson Square Park
6. Uffors Street Rec
7. Waterloo Millenium Green
8. Leathermarket Gardens
9. Bermondsey Square
10. Tabard Gardens
11. Potters Field Park
12. Bernie Spain Gardens

- Health & Wellbeing
- Parks



SHOW ME SELECTED:



ART & CULTURE

Galleries

1. Tate Modern
2. Bankside Gallery
3. Menier Gallery
4. Jerwood Space
5. White Cube Gallery

Theatres & Cinemas

6. Southwark Playhouse
7. Union Theatre
8. The Bunker
9. The Africa Centre
10. The Old Vic
11. Shakespeare's Globe
12. National Theatre
13. BFI Southbank
14. Bridge Theatre

Attractions

15. HMS Belfast
16. Golden Hinde

[THE VISION](#)[THE BUILDING](#)[THE AREA](#)[CONTACT](#)

Once an area renowned for its industry, a new wave of companies who champion creativity, independent thinking and innovation have moved south of the river.



acxiom.

Ogilvy

Allies and Morrison

Omnicom

BuzzFeed

pwc

Cheil

REN
CLEAN SKINCARE

HSBC

Joseph
Joseph



SQUARE ENIX

LEON.
NATURALLY FAST FOOD

TDO

lonely planet



mediaocean

TIFFANY & Co.

MEDIACOM

tp bennett

News UK

vodafone

RACING POST

Zoopla

Ofcom



THE VISION

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The best
connections
south of
the river

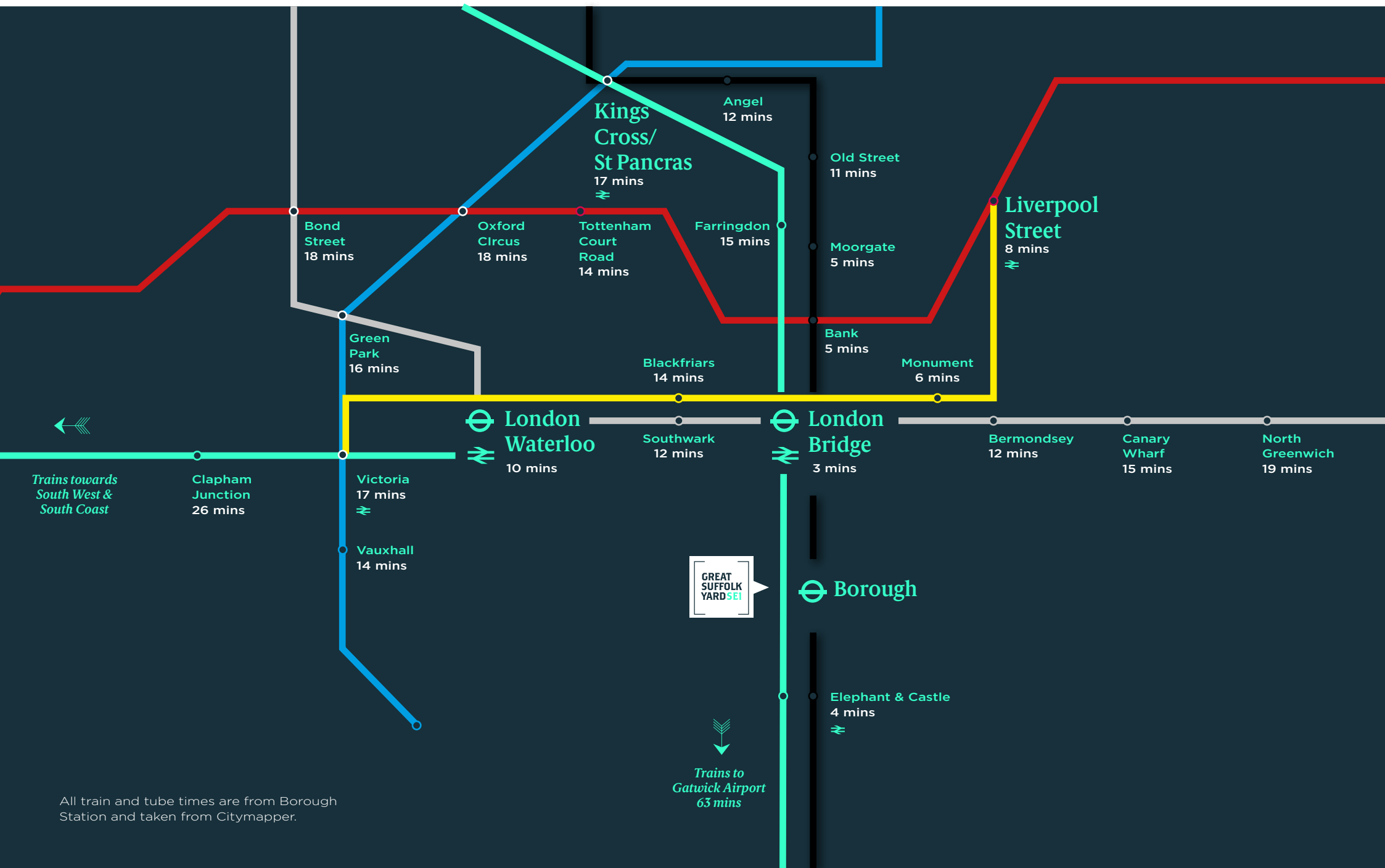


THE VISION

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All train and tube times are from Borough Station and taken from Citymapper.



Great Suffolk Yard is enviably located. Within a short walk of Borough and three of London's major transport hubs, boasting underground and overground services right across London, the South East and South West.



On foot

Borough Underground
4 mins walk

London Bridge
10 mins walk

Southwark
10 mins walk

Elephant & Castle
10 mins walk

London Waterloo
15 mins walk

Blackfriars
19 mins walk



VIA London Bridge

Bank
5 mins

Moorgate
5 mins

Monument
6 mins

Liverpool Street
8 mins

Old Street
11 mins

Canary Wharf
15 mins

Angel
12 mins

Kings Cross
17 mins

East Croydon
25 mins

Gatwick Airport
45 mins



VIA London Waterloo

Oxford Circus
12 mins

Green Park
13 mins

Tottenham Court Rd
14 mins

Bond Street
16 mins

London Victoria
16 mins

Clapham Junction
20 mins



VIA Blackfriars

Farringdon
13 mins

Kings Cross
17 mins



THE VISION

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Another quality development by TLS.
www.tailoredlivingsolutions.com



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