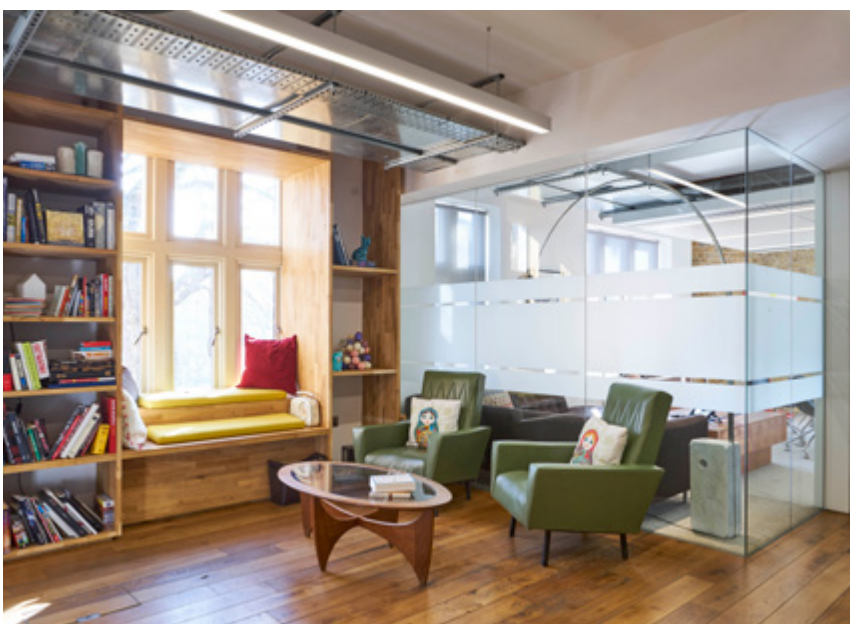


155 TOOLEY ST SE1

**DESIGNED BY
HAWKINS BROWN
155 TOOLEY STREET
MAKES UP PART OF
THE MORE LONDON
ESTATE. THIS SELF-
CONTAINED BUILDING
OFFERS A FANTASTIC
CREATIVE WORK
SPACE IN ONE OF
THE MOST EXCITING
SUBMARKETS IN
CENTRAL LONDON.**



OVERVIEW

Transport:

155 Tooley Street is extremely well connected with newly developed London Bridge Station located a short walk away, (national rail, Jubilee and Northern underground lines) providing direct access to the West End (Green Park 9mins), City and Canary Wharf (5mins). Waterloo, Tower Hill and Monument stations are also within easy walking distance.

Lease:

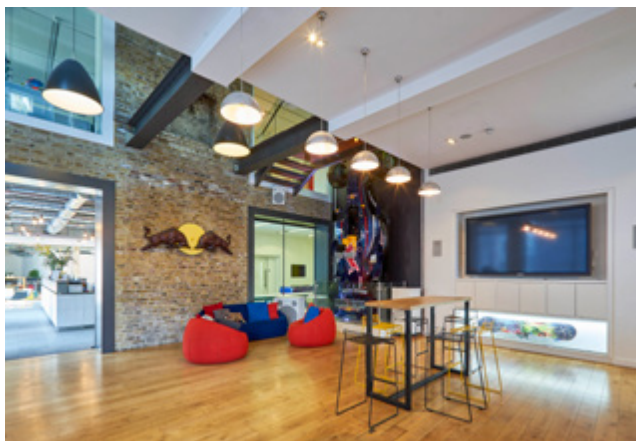
A new lease is available direct from the Landlord.

Use:

The whole of the Premises may be used as offices and ancillary purposes within Class B1. The ground can be used as A1, A2, A3 or A4 in addition to the B1 use.

Terms:

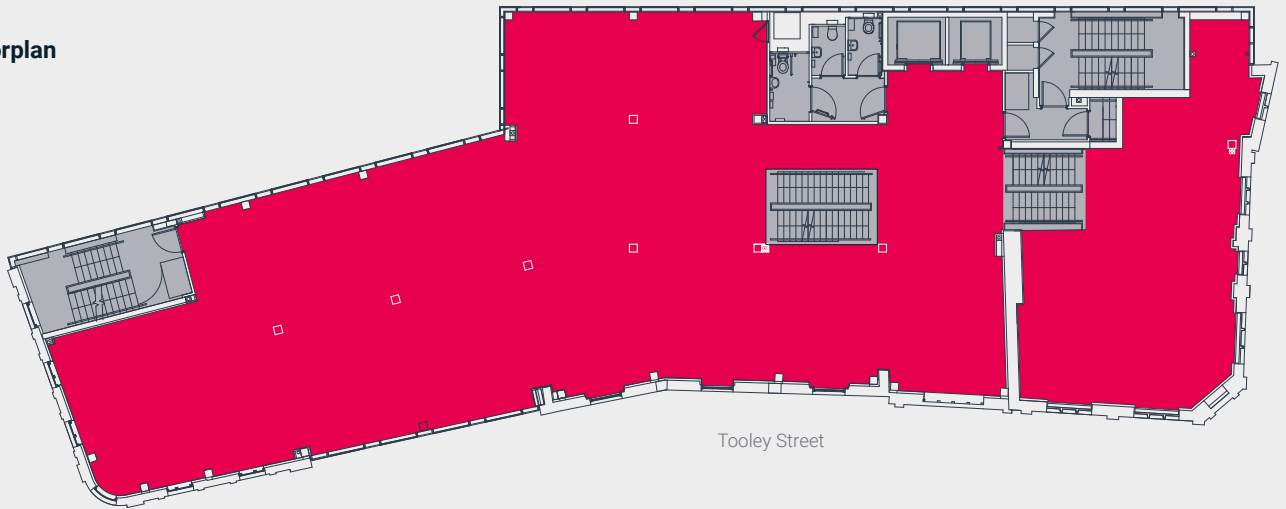
Upon Application.



SPECIFICATION & AMENITIES



Typical floorplan



Floor Area (NIA)

Floor	Size sq ft
4	658
3	4,796
2	5,078
1	4,868
Ground	4,537
Lower Ground	4,066
Storage	241
Total	24,244

*subject to final measure on an NIA basis.

Specification



2 Passenger Lifts
(x1 1000kg goods Lift)



EPC rating B 49



Air conditioning



Raised floor (100mm)



Internal feature stair connecting grd-3rd floors



Bike racks



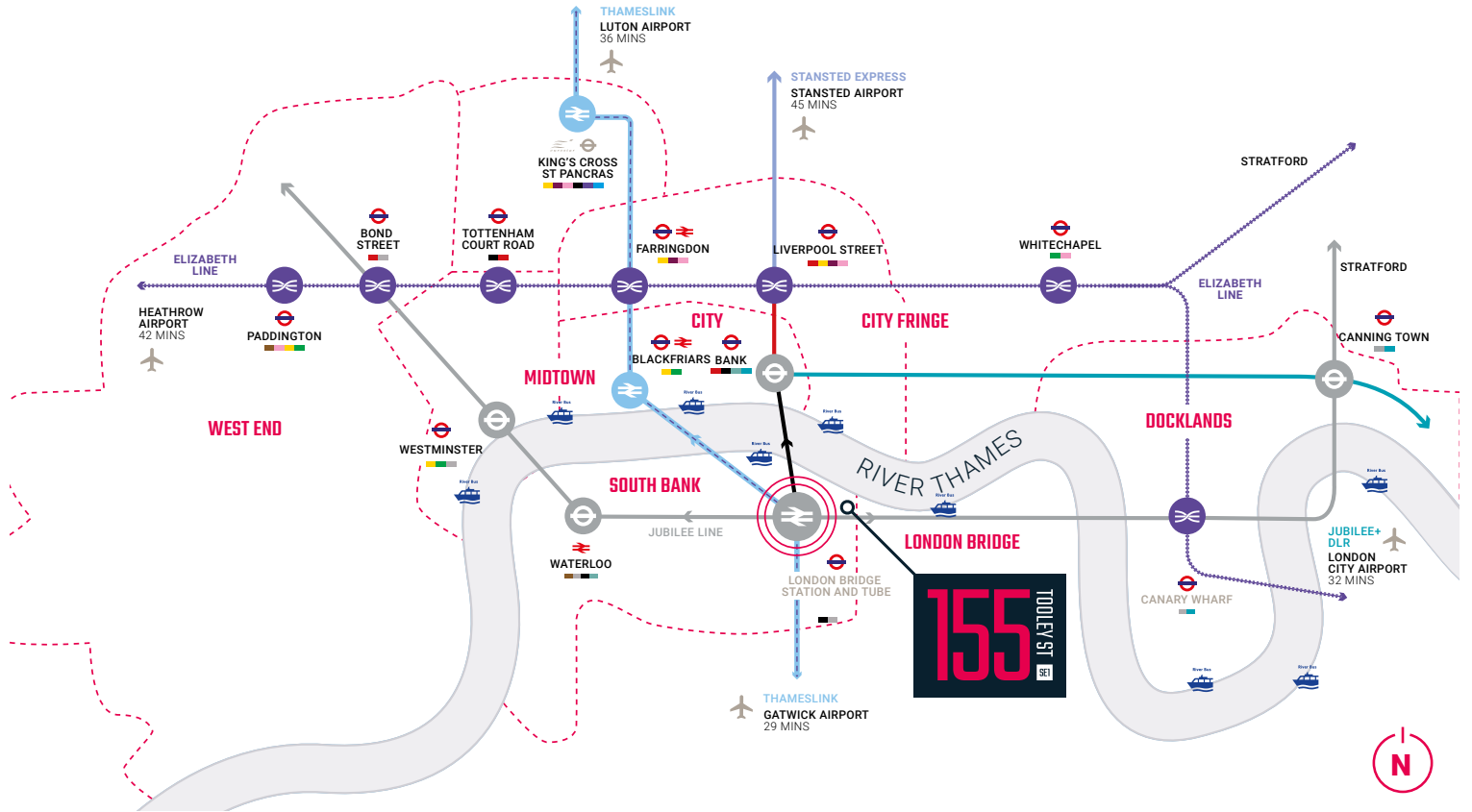
Showers

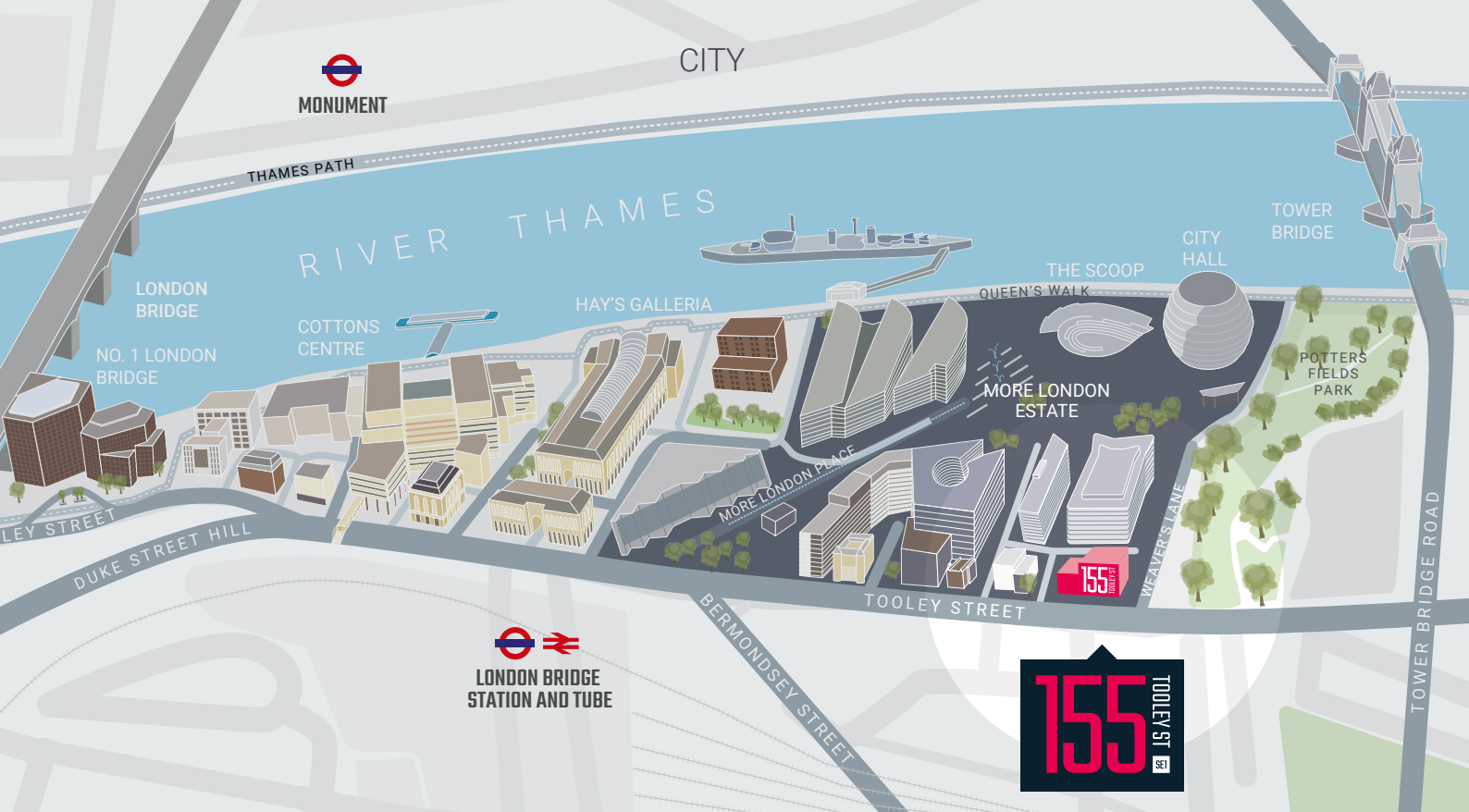


Loading bay



CONNECTIONS





24,244 SQ FT OF AMAZING CREATIVE SPACE A SHORT WALK FROM LONDON BRIDGE

CONTACT

Rob Macnab
020 7861 5354
rob.macnab@knightfrank.com

Nick Codling
020 7861 1274
nick.codling@knightfrank.com

Oliver Watkins
020 7861 1547
oliver.watkins@knightfrank.com



Important Notice: Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names. April 2018.

Brochure designed and produced by SAENTYS +44 (0)20 7407 8717 | info@saentys.com | www.saentys.com