THE SEA BUILDING SE1

AT GREAT SUFFOLK YARD

A brand new ground floor Café unit

1,127 sq ft available to let

ENTER

An all day café opportunity situated on the ground floor of The Sea Building, the first phase of the Great Suffolk Yard development.

Thoughtfully designed for today's discerning workforce, offering up to 65,000sq ft of new creative office space across five floors. Where the very best of modern design meets the industrial charm, character and personality of Southwark...



Digital illustration is indicative only



SE1 location

Office Community Setting

Character warehouse style restoration

BREEAM “Excellent”

A WELL Gold Pre-Certified Development

Wired Score Platinum

Exposed finishes

Clay plaster wall finish that help purify the air

LED lighting

Great Suffolk Street



Digital illustration is indicative only



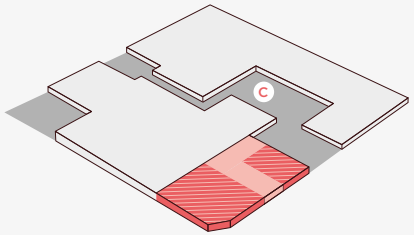
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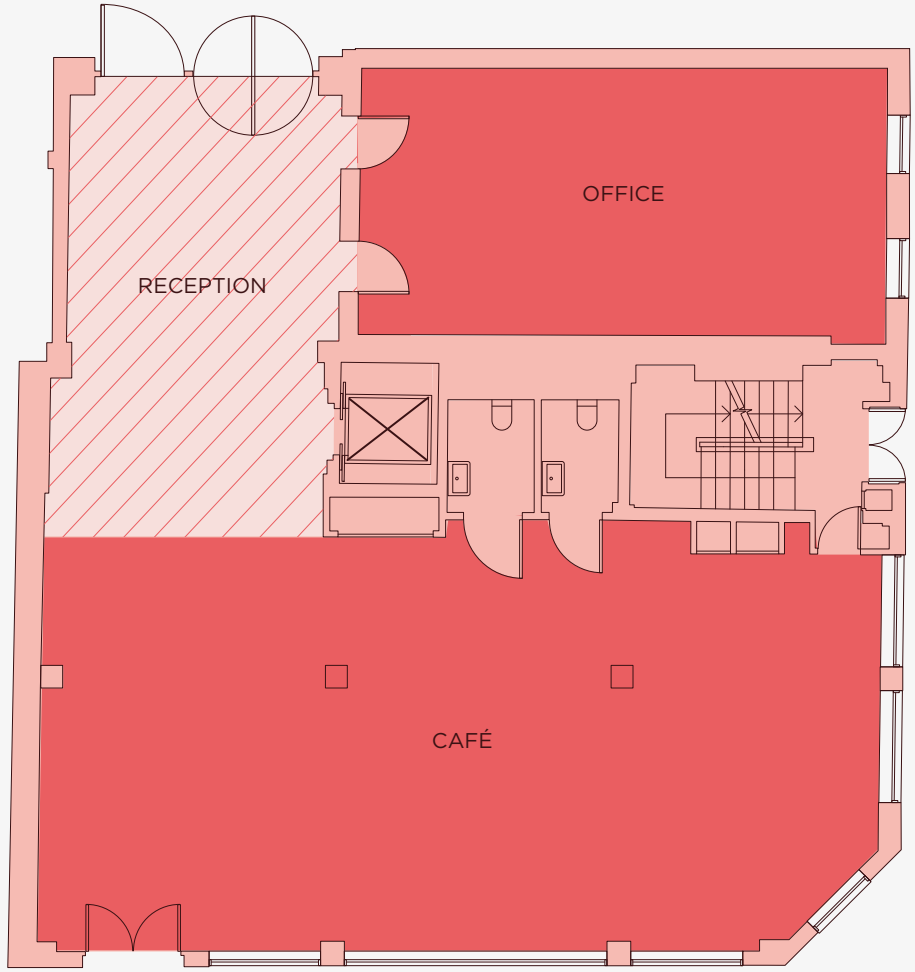
TOTAL CAFÉ
1,127 sq ft

4060mm*



*Brick paver floor (not access floor) /FFL to soffit





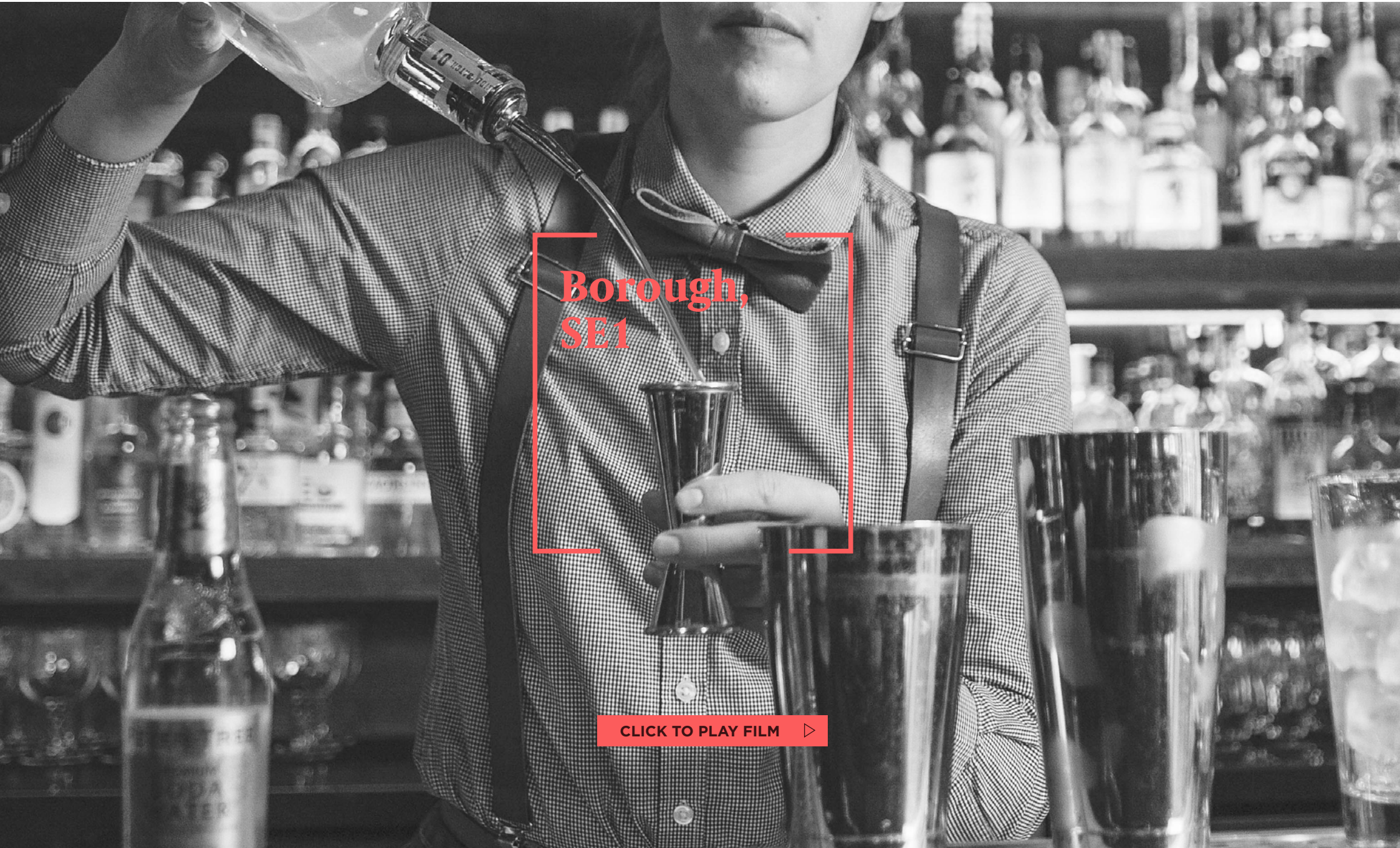
TOULMIN STREET

GREAT SUFFOLK STREET

- Available Space
- Core
- Courtyard (C)

4
3
2
1
G
B

N


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.

Just a short walk from the famous Borough Market, this area of London has become synonymous as a destination for foodies and tourists.

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.

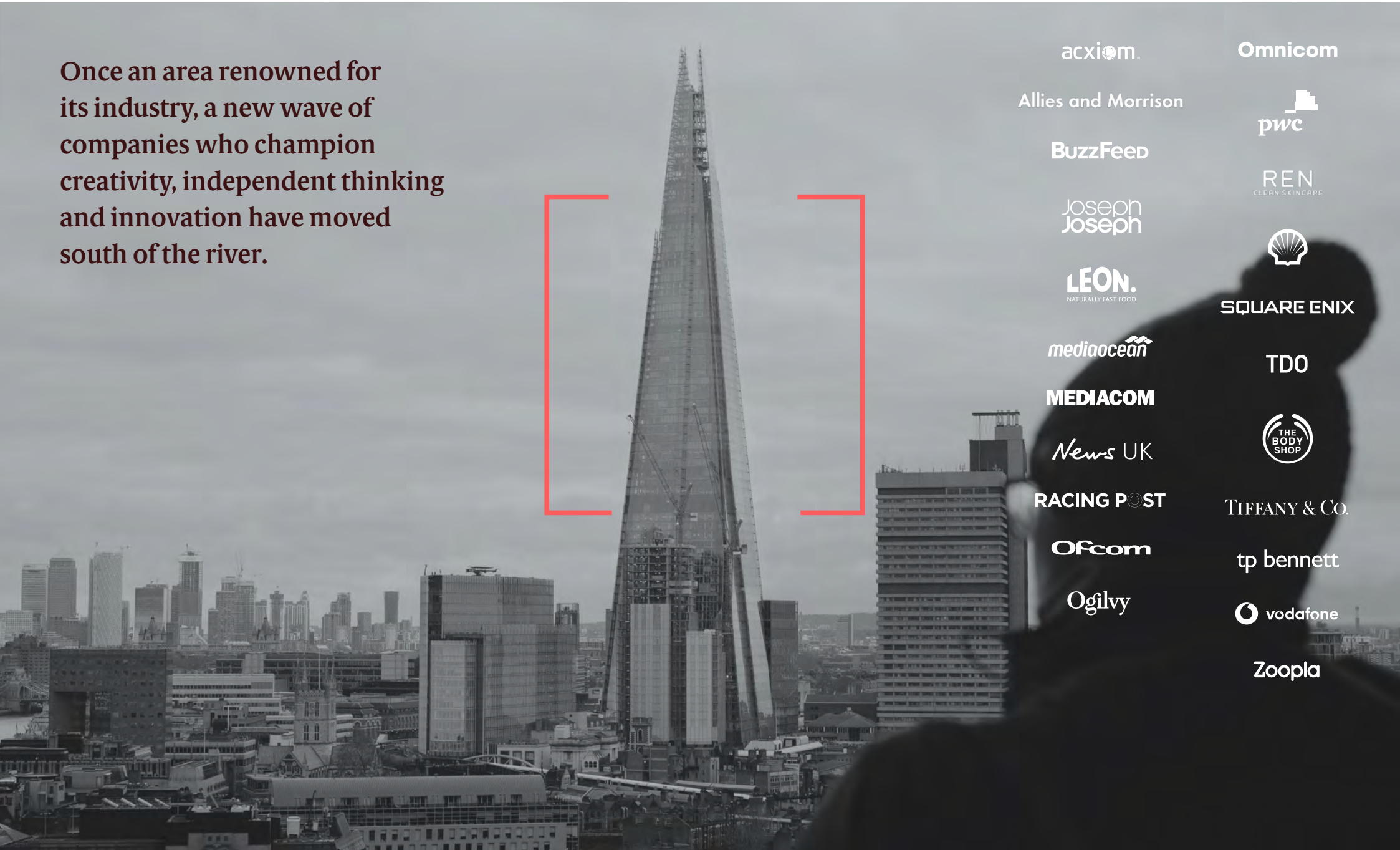

Borough Market
Southwark Street


Padella
Southwark Street

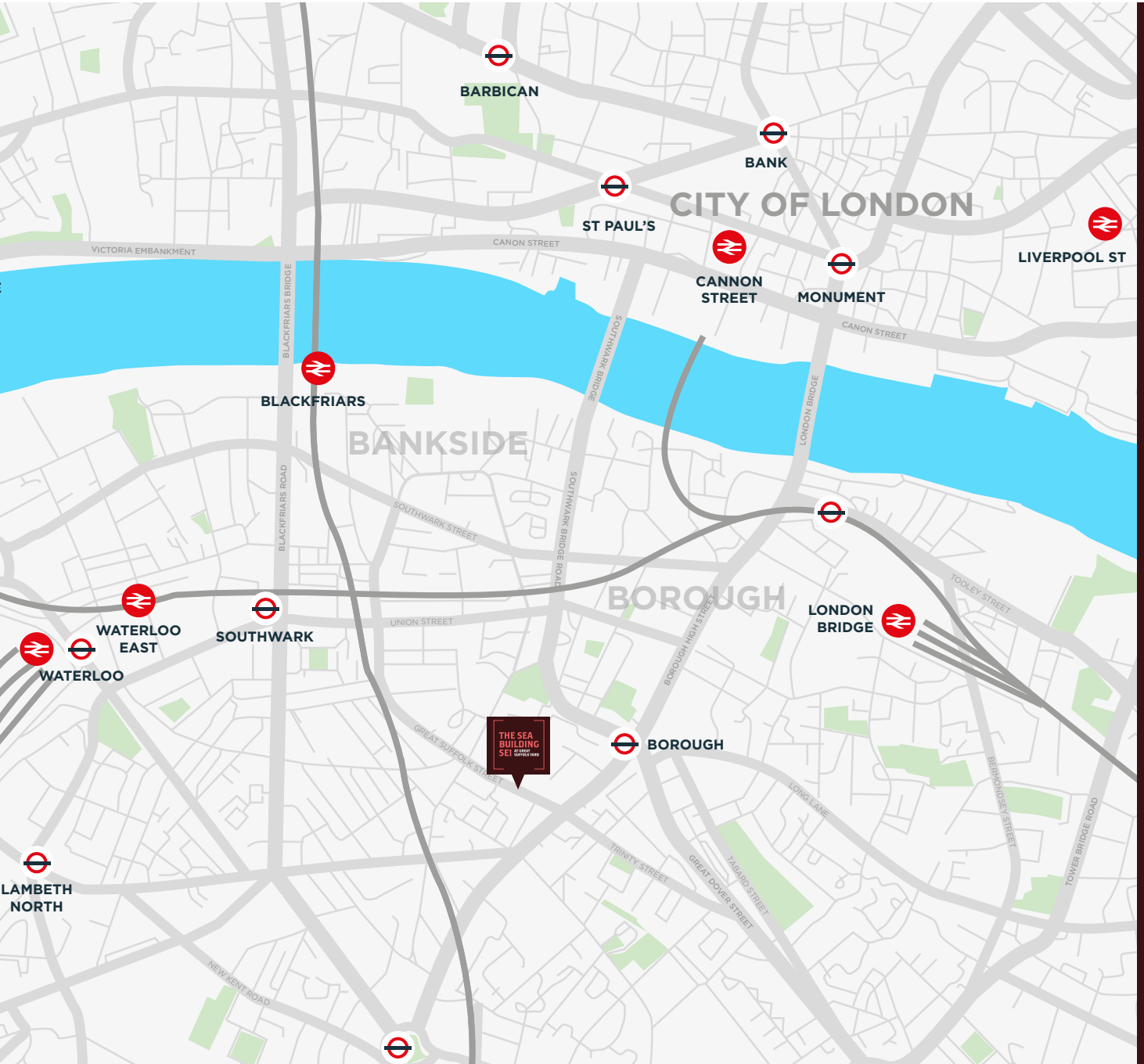

Flat Iron Square
Southwark Street


Tate Modern
Bankside

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.



THE SEA BUILDING SE1 AT GREAT SUFFOLK YARD



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

Another quality development by TLS.
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