49 Southwark Bridge Road, SE1
49sbr.com

49 SBR

Newly Refurbished Fully Furnished
Office Space in the Heart of the South Bank.
1,558 - 15,123 Sq Ft

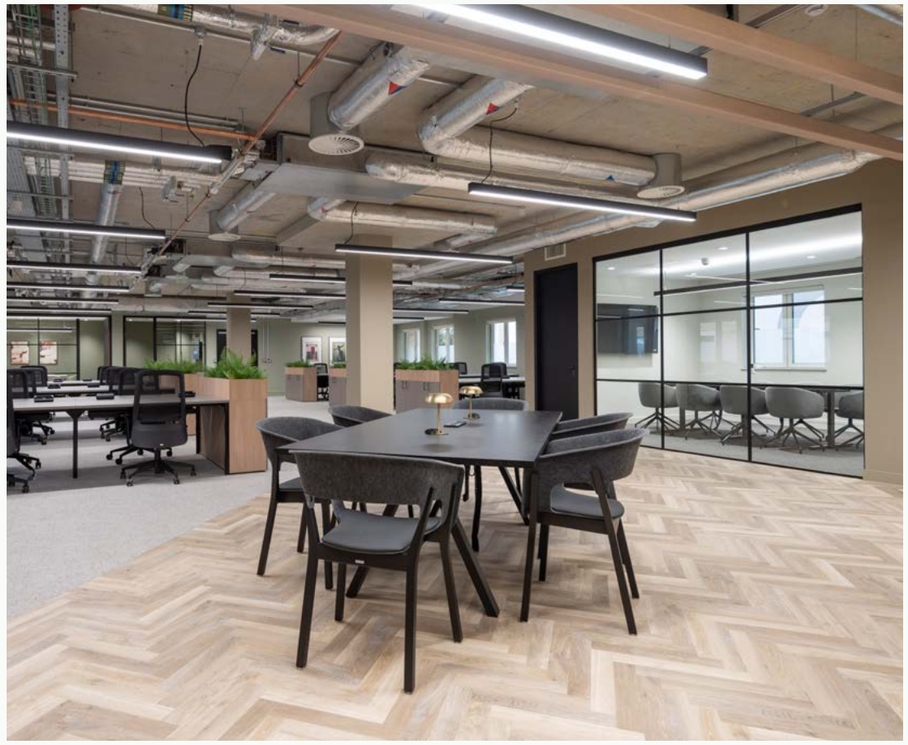
Introducing 49SBR.
Fully furnished office space with *new* communal business lounge and roof terrace with stunning views over the City.

49 Southwark Bridge Road

combines *contemporary*, fully fitted workspaces with the energy of London's South Bank. Recently *refurbished* interiors provide an inviting setting for businesses to work, collaborate and connect.

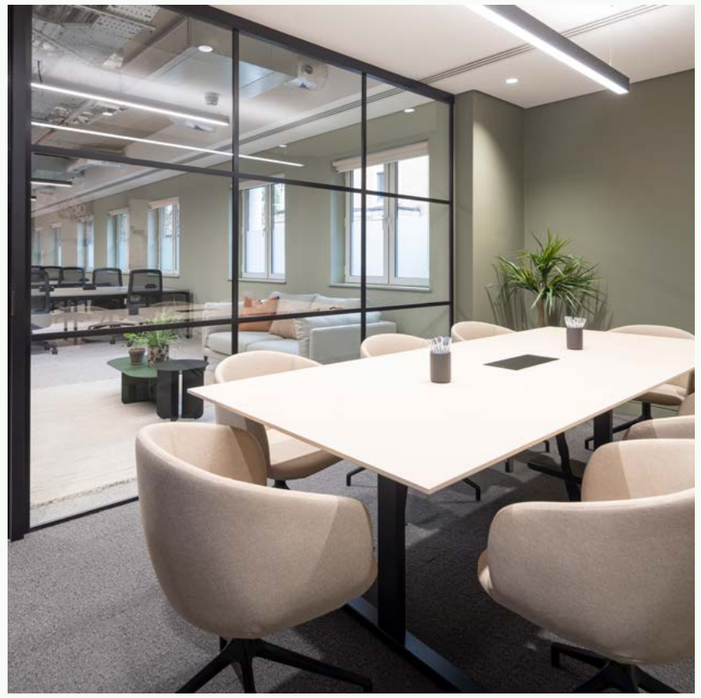
Newly refurbished reception with on-site concierge.





1,558 - 15,123 sq ft

Fully fitted workspace ready to go.





Above the *bustle* of the South Bank

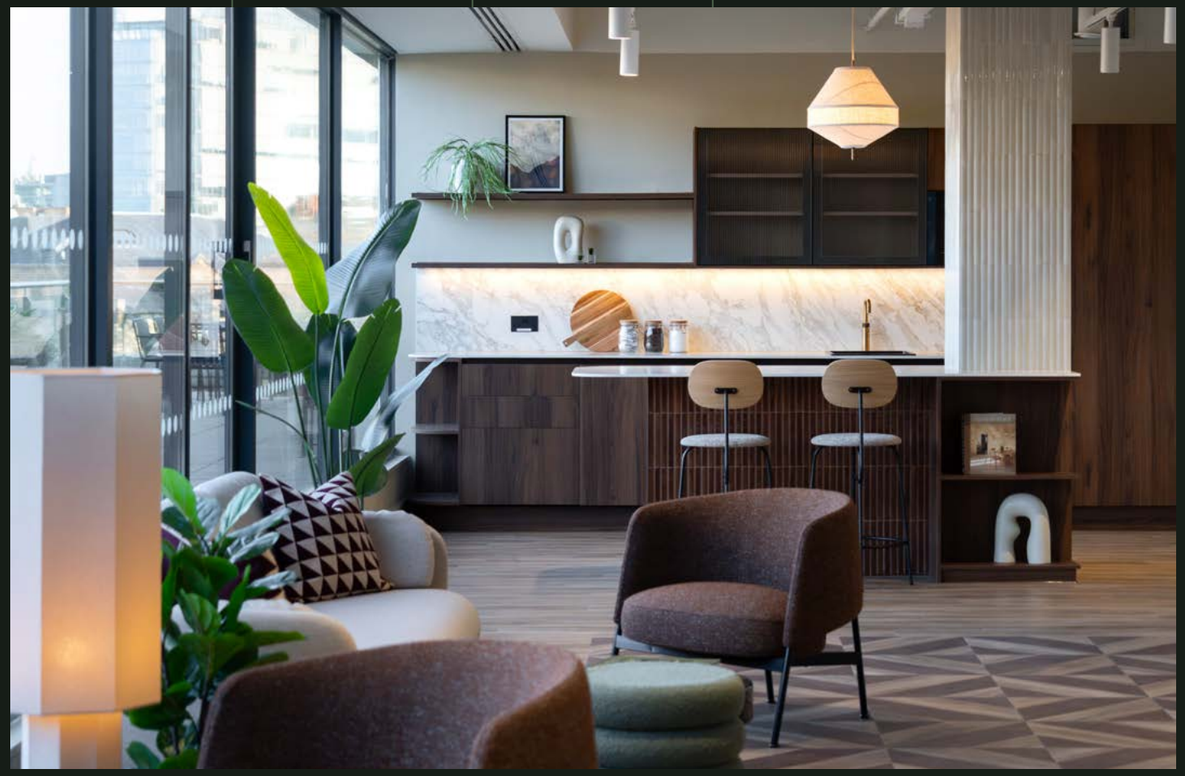
The Nest offers a welcoming space to meet, unwind and enjoy a change of scenery. A setting for informal catch-ups, socialising and time away from the desk.

- Bookable for private events
- Breakout spaces
- Kitchenette
- Coffee machine
- Expansive communal terrace

THE_NEST

A PLACE
ABOVE THE NOISE

A rooftop destination with views across London's skyline.



The Building

Floor	Status	Area (sq ft)
5th	Available	1,558
4th	Available	4,521
3rd	Available	4,556
2nd	Under Offer	-
1st	Available	4,488
Ground	Let	-
Total		**15,123**





Manned reception

Showers and cycle parking

Two passenger lifts

Mechanical air conditioning

Parking available

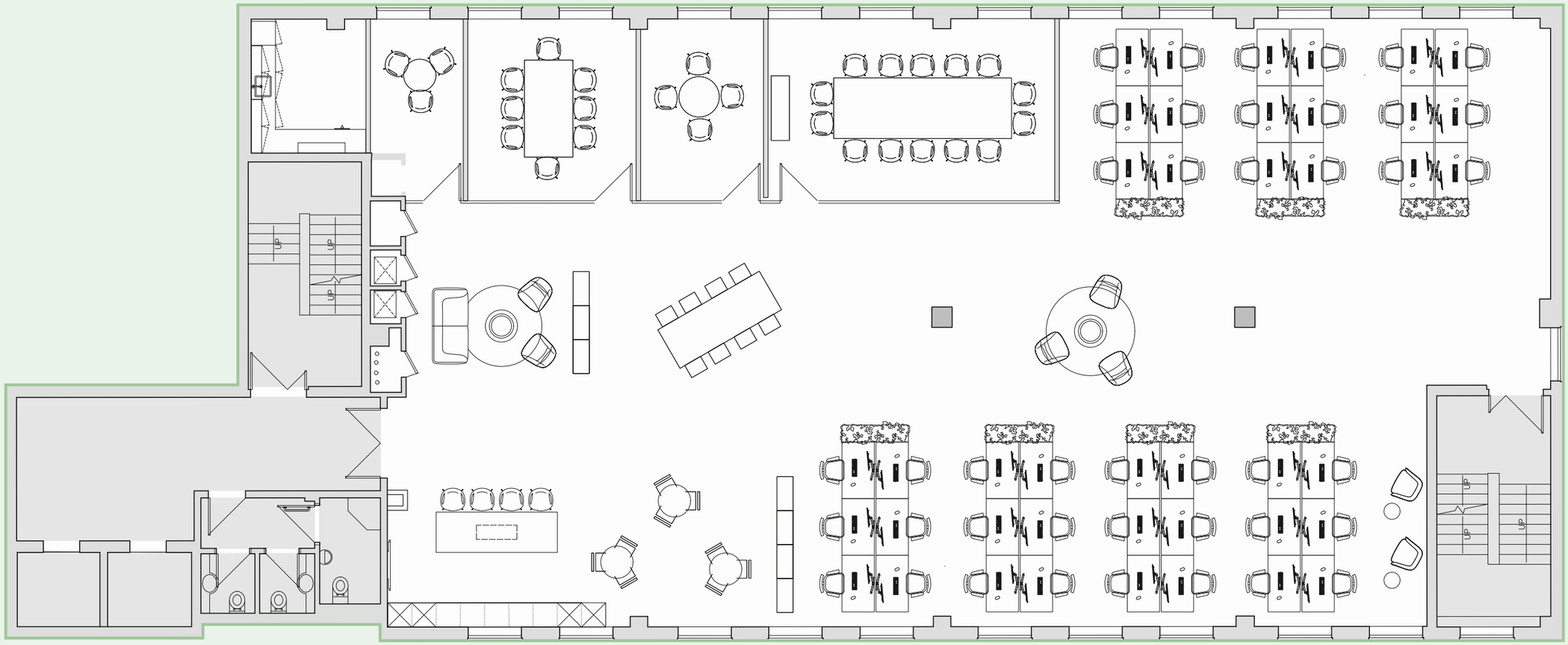
EPC B

Tenant lounge & terrace

Exposed services

at a *Glance.*

First Floor - 4,488 sq ft

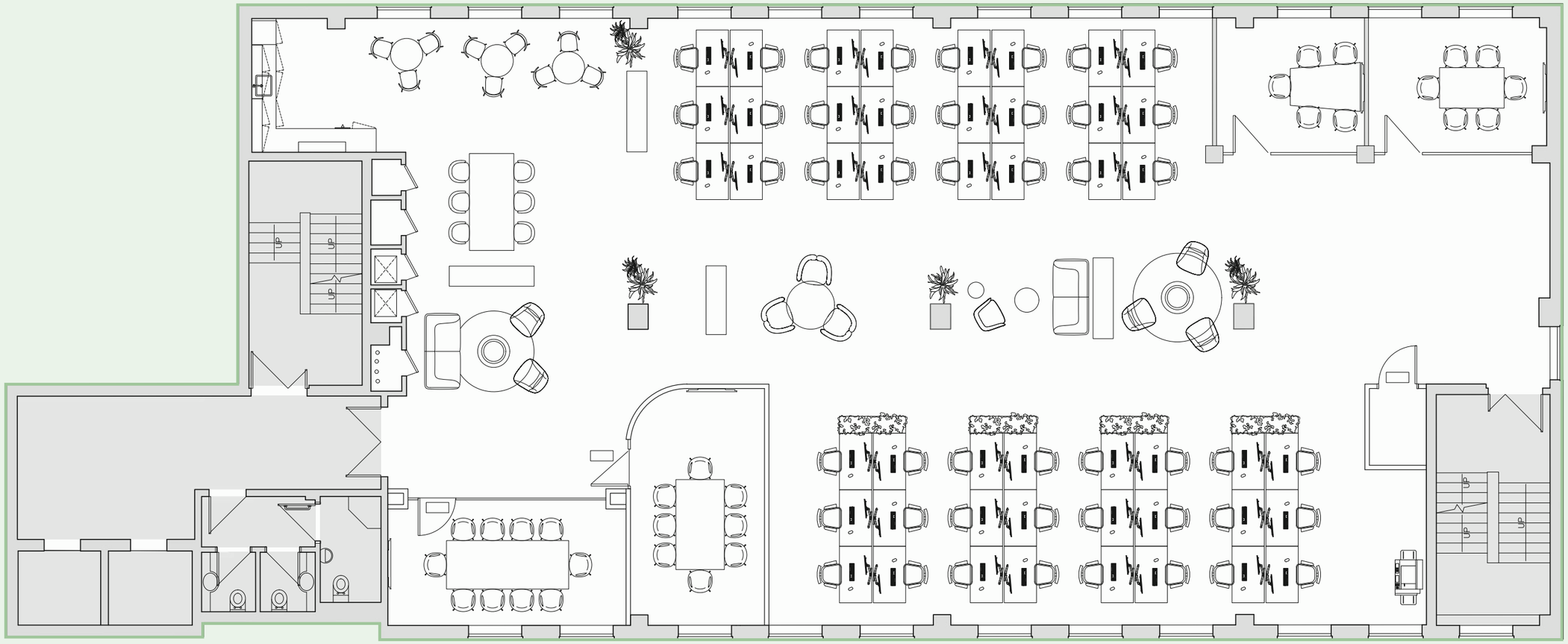


Fully fitted office accommodation with dedicated meeting spaces, workstations and informal breakout areas.

- 42 Desks
- Kitchenette
- 4 Meeting rooms
- Breakout spaces
- Fully managed packages available

01

Third Floor - 4,556 sq ft

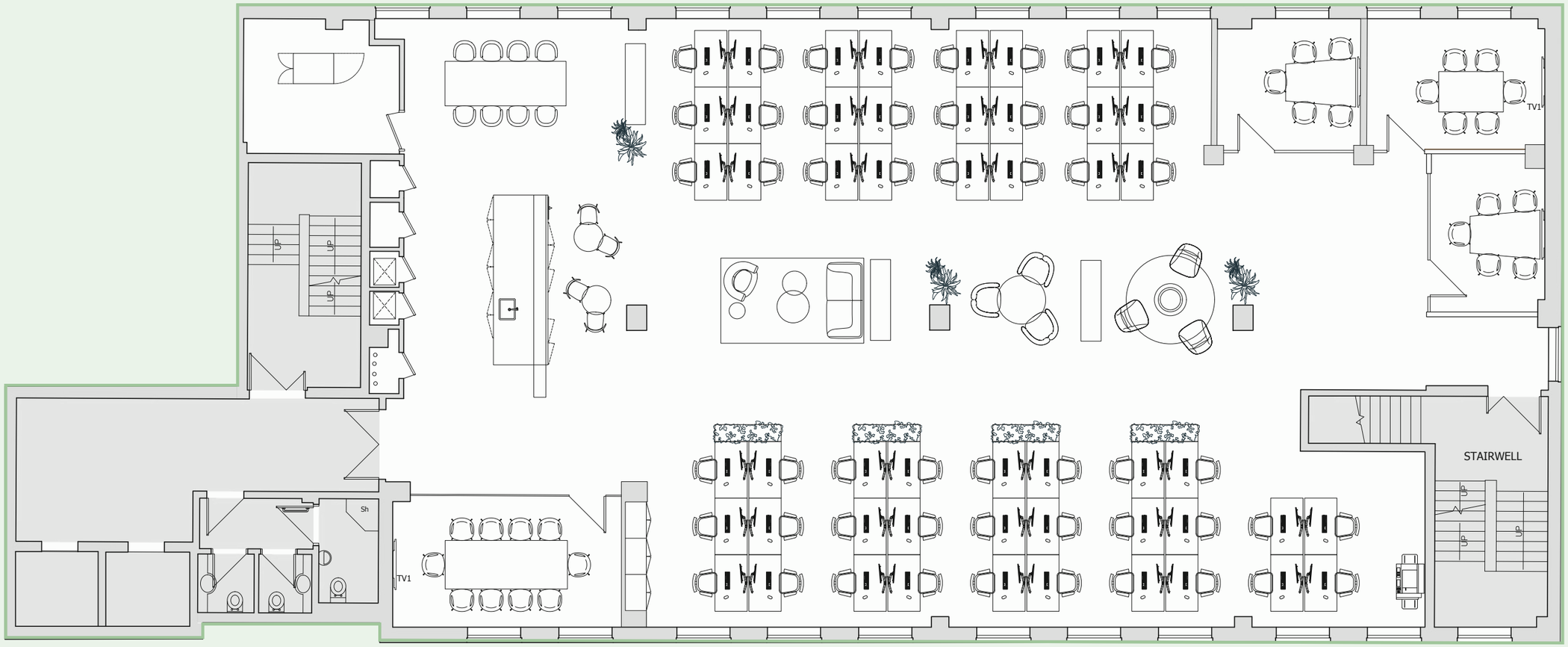


A combination of open-plan workstations, meeting rooms and collaborative spaces.

- 48 Desks
- Kitchenette
- 4 Meeting rooms
- Breakout spaces
- Fully managed packages available

03

Fourth Floor - 4,521 sq ft

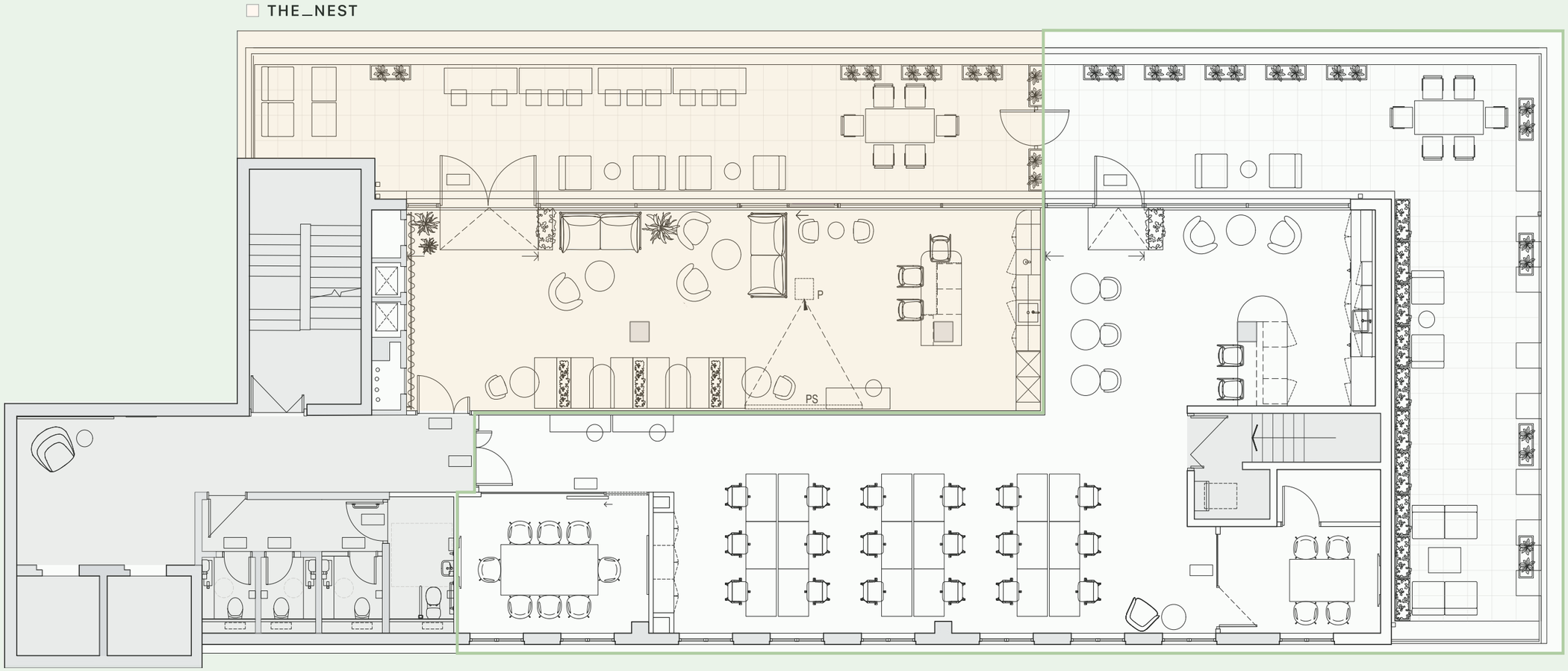


Move-in-ready workspace complete with dedicated meeting rooms, desk areas, and relaxed breakout spaces.

- 52 Desks
- Kitchenette
- 4 Meeting rooms
- Breakout spaces
- Fully managed packages available

04

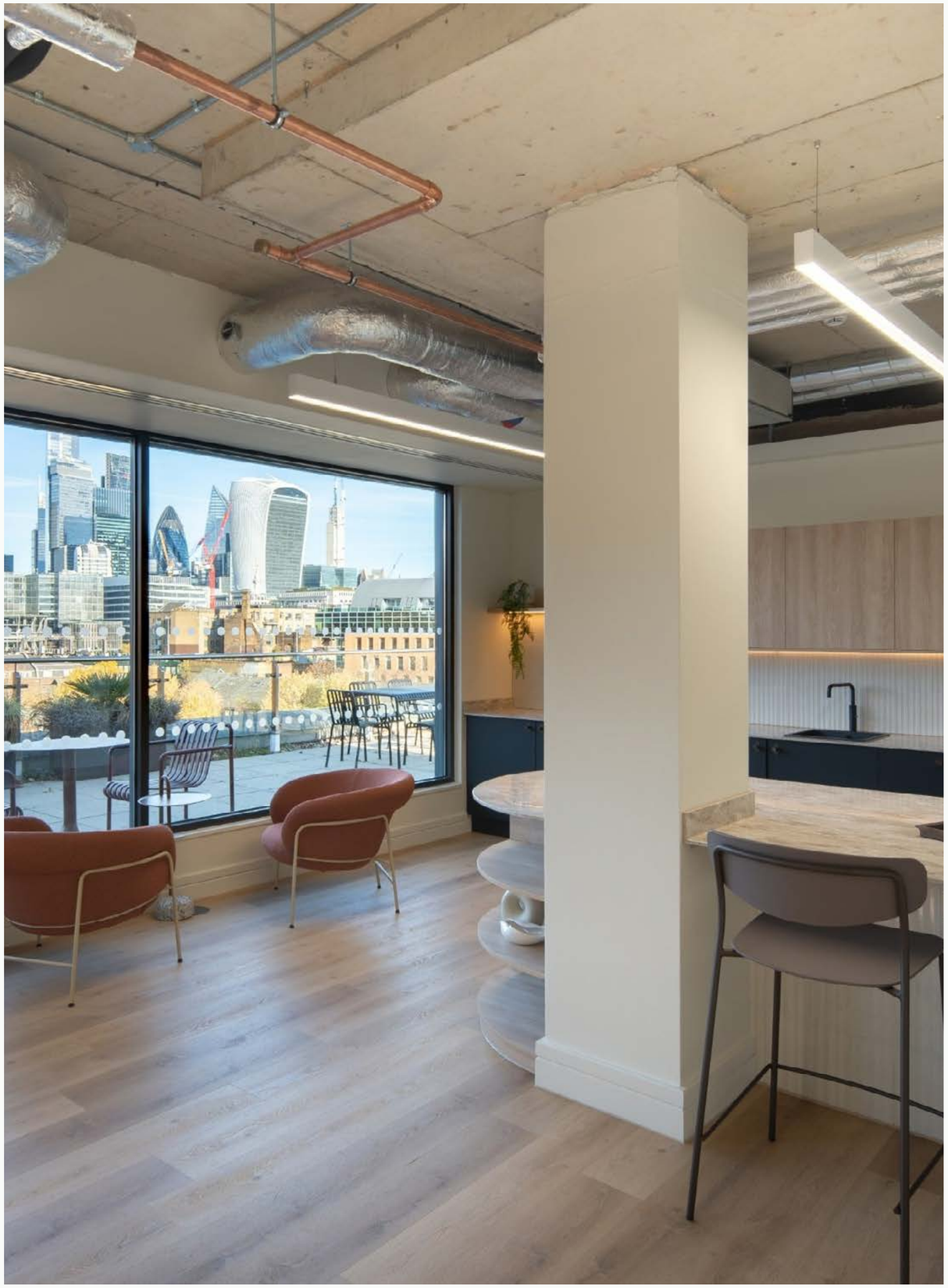
Fifth Floor - 1,558 sq ft



A fitted office layout incorporating dedicated workstations, meeting areas and breakout space.

- 18 Desks
- Kitchenette
- 2 Meeting rooms
- Private roof terrace
- Fully managed packages available

05







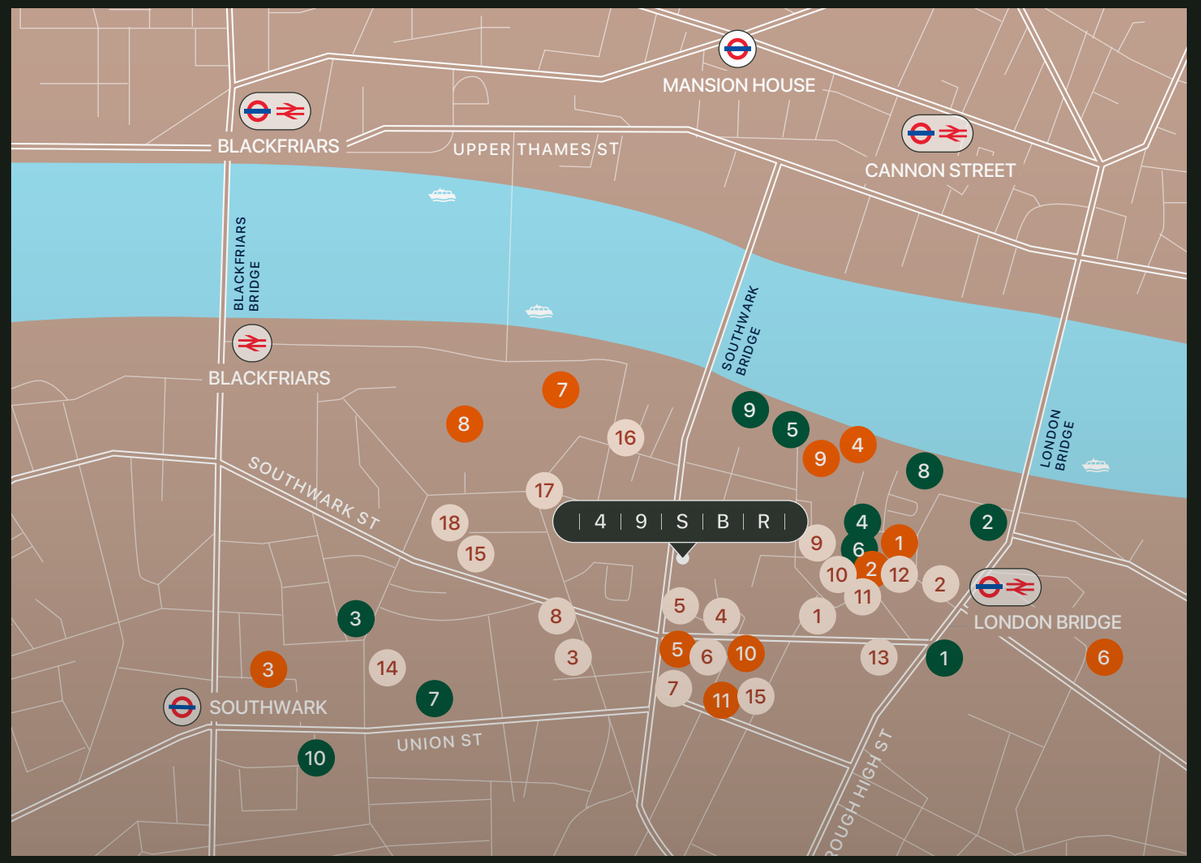


Located in the vibrant cultural hub of South Bank, key spots like the Tate Modern, Southbank Centre, and Borough Market are all within a 5-minute Lime ride.

Borough Market, 6 minutes walk







Food

1. Casa Do Frango
2. Padella
3. Caravan
4. O'ver Borough
5. Lantana
6. PYRO
7. Bar Douro
8. Itsu
9. Brother Marcus
10. Barrafina
11. El Pastor
12. OMA
13. The Breakfast Club
14. Bread St Kitchen
15. Joe & The Juice
16. Crosby & Hope
17. Uncommon
18. The Salad Project

Drink

1. George
2. The Barrow Boy
3. The White Hart
4. The Rake
5. Anchor Bankside
6. Monmouth Coffee
7. Mc & Sons Borough
8. Pulse Bar
9. Founders Arms
10. Lord Nelson

Attractions

1. Borough Market
2. The Everyman
3. Immersive Gamebox
4. Fitness First
5. The Bridge Gym
6. The Shard
7. Shakespeare's Globe
8. Tate Modern
9. The Clink Prison Museum
10. Southwark Quarter
11. Flat Iron Square

Stations

London Bridge: 6 min walk
Borough: 9 min walk
Cannon Street: 12 min walk
Southwark: 12 min walk
Bank / Monument: 15 min walk
Blackfriars: 17 min walk
Elephant & Castle: 20 min walk
Lambeth North: 20 min walk
Waterloo: 20 min walk
City Thameslink: 22 min walk
Fenchurch Street: 25 min walk
Charing Cross: 30 min walk
Liverpool Street: 30 min walk
Westminster: 34 min walk
Bermondsey: 35 min walk

Minutes Away *from* London's Cultural Hub

A Limes *throw* Away

Key locations by Lime bike (minutes)



4 9 S B R

S E 1

Tate Modern: 2-3 mins

London Bridge Station: 3-4 mins

Blackfriars Station: 5-6 mins

Liverpool Street Station: 7-9 mins

Covent Garden: 9-11 mins

Borough Market: 2-3 mins

Southwark Station: 3-4 mins

Waterloo Station: 5-6 mins

Westminster Station: 8-10 mins

Soho: 12-14 mins

Stations on foot (minutes)

London Bridge Station	6 mins
Borough Station	9 mins
Southwark Station	12 mins
Cannon Street Station	12 mins
Bank/Monument Station	15 mins
Blackfriars Station	17 mins
Lambeth North Station	20 mins
Elephant & Castle Station	20 mins
Waterloo Station	20 mins
City Thameslink Station	22 mins
Fenchurch Street Station	25 mins
Liverpool Street Station	30 mins
Charing Cross Station	30 mins
Westminster Station	34 mins
Bermondsey Station	35 mins

Source: tfl.gov.uk

Elevate *your* Workspace

4 9 S B R

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A workspace by:

ZINC

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