

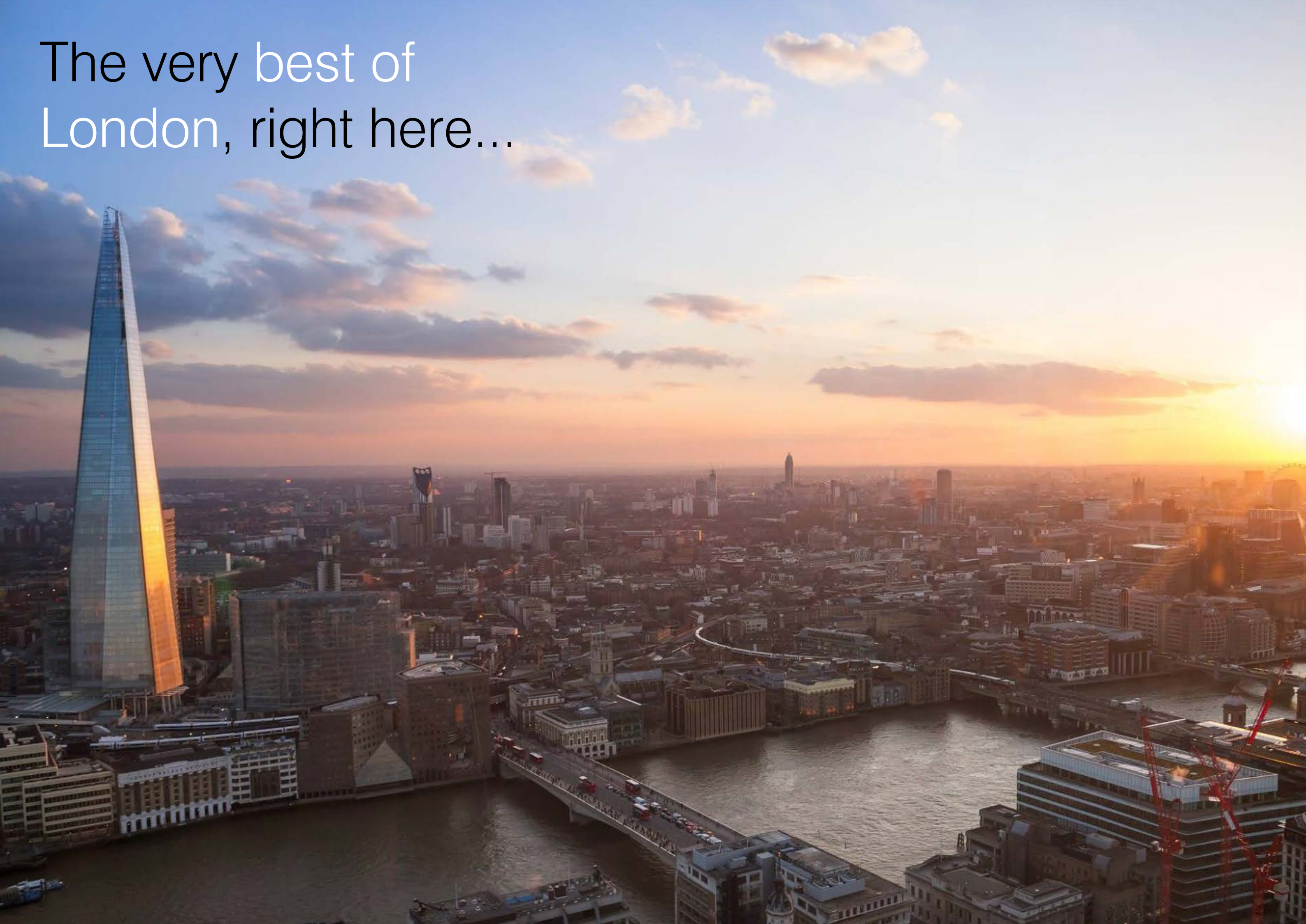
19th the Shard

The 19th Floor
Fully Fitted And Furnished Office
Accommodation

10,000 – 15,000 – 22,171 Sq Ft
Available To Let

The Shard
32 London Bridge St
London SE1

The very best of
London, right here...



Accommodation
10,000 – 15,000 – 22,171 Sq Ft Available To Let

The 19th floor provides an in-going tenant with flexible working office accommodation and the benefit of their own entrance, breath-taking views and a mixture of open plan and cellular offices as well as a 'winter garden'. The floor splits to provide units of 10,000 sq.ft.,15,000 sq. ft. or the whole floor of 22,171 sq. ft.

The Shard	Sq Ft	Sq M
19th Floor	10,000 - 15,000 - 22,171	929.0 - 2043.8



24 Hr access
and security



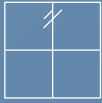
Fitted out
accommodation



Triple skin facade with
automatic blinds



Four pipe fan coil
air conditioning



Floor to
ceiling glazing



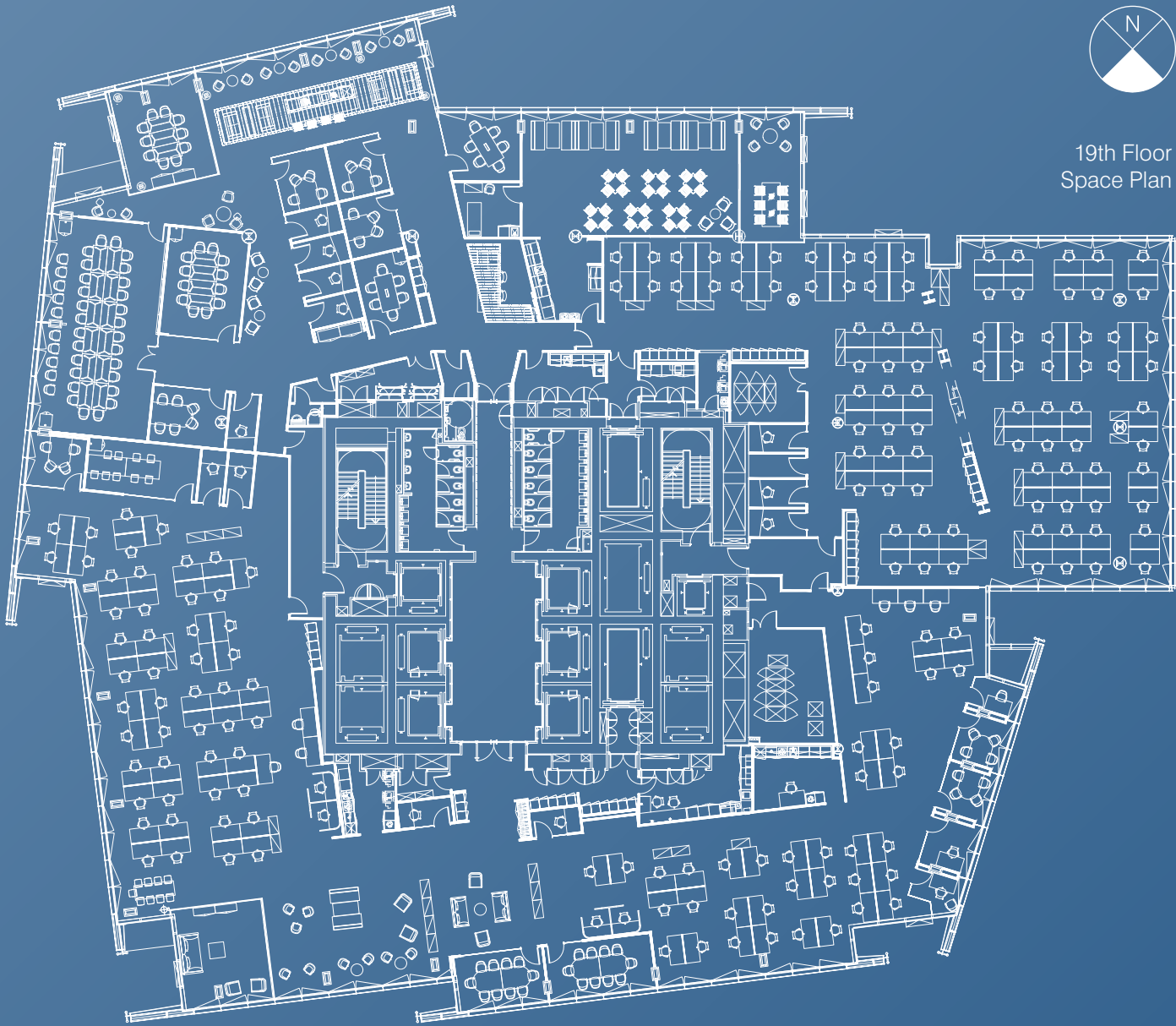
Excellent
natural light



Bicycle and
shower facilities



Excellent
BREEAM Rating



19th Floor
Space Plan



The Shard

- 1. TING
- 2. Bar 31
- 3. Oblix
- 4. Aqua
- 5. Hutong
- 6. Gong

Bars & Restaurants

- 1. Hawksmoor
- 2. Mallow
- 3. 'O Ver
- 4. Gaucho
- 5. The Coal Shed
- 6. Fenchurch

Retail & Leisure

- 1. Aesop
- 2. Charles Tyrwhitt
- 3. Third Space
- 4. Reiss
- 5. Ted Baker
- 6. White Cube

Local Occupiers

- 1. Marriott
- 2. Premier Inn
- 3. OMEARA
- 4. The Ministry
- 5. Jerwood Space
- 6. The Hoxton



The Area

The Shard dominates the London skyline and is centrally located on top of London Bridge station, providing excellent transport links with both overground and underground connections across Central London. Within the building there are 3 floors of bars and restaurants as well as The Shangri La Hotel. The immediate area provides a wealth of bars, restaurants, gyms, art galleries, shops and theatres.



The Walk

Stations

- 1 Minute London Bridge
- 4 Minutes Borough
- 16 Minutes Monument
- 21 Minutes Southwark
- 25 Minutes Blackfriars
- 27 Minutes Waterloo



19th Shard

Terms:

The accommodation is available on a new sub-lease from MPS for a term until September 2031

Rent:

TBC

Service Charge:

£15.00 per sq ft

Rates:

Est. £26.50 per sq ft

EPC:

B40

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