



# woolyard

A collection of fully fitted, fully managed  
offices on vibrant Bermondsey Street

52–56 Bermondsey Street, London Bridge SE1



Woolyard, 52–56 Bermondsey Street – entrance

## Bring your plans to Woolyard

Woolyard is home to fully fitted, fully managed workspaces across three buildings: The Warehouse, The Loft and The Gatehouse.

With a private central courtyard at its heart, the contemporary, converted warehouse buildings represent a truly authentic piece of London's eclectic Bermondsey Street.

Home to a community of like-minded businesses and people, Woolyard is a place where enterprise thrives.



# Fully fitted, fully managed and ready to go

This isn't co-working; it's the best bits of a serviced office, with added benefits.

Ready to work office space, fully fitted with your own meeting rooms, kitchen and breakout areas. Our fit outs are thoughtfully designed and managed, allowing your business to thrive. You'll have plenty of space to brand your way and with simple, flexible agreements, it's always hassle free.



**Exclusively yours**

It's your own private workspace. You'll have your own front door, meeting spaces and kitchen. There's plenty of space to brand your way.



**Workspace with a conscience**

We've committed to decarbonising our business to become net zero carbon by 2030. You can work easy knowing that you're in an exceptional, climate-conscious space that's sustainably developed and responsibly managed.



**Flexible lease terms, straightforward contract, all in one bill**

With a quick and simple sign up process, it's always hassle free.



**Thoughtfully designed, fitted and managed**

Our top quality workspaces are sustainably designed and expertly managed. Fully equipped and always looked after, we're on hand for your daily needs and we'll keep the place sparkling clean.



**Alive with technology**

Our smart workplace app, sesame™, allows you to make more of every day and connects you with our friendly on-site team. 10GB fibre-enabled collection of buildings, fast and reliable Wi-Fi comes as standard.

**GPE.**

**Owned and managed by us, GPE**

Proven workplace experts on hand to make sure your office runs like clockwork. You deal directly with us, there's no middle man.



Your own desk space – Unit 6, The Warehouse

**How we manage your space**

- |                                    |                            |                             |
|------------------------------------|----------------------------|-----------------------------|
| × Community manager                | × Concierge service        | × Health & safety           |
| × Food & beverage                  | × Handyman service         | × Pest control              |
| × Cleaning service                 | × Landscaping and planting | × MEPH maintenance          |
| × sesame – our smart workplace app | × Helpdesk                 | × Decorating/building works |
|                                    | × Waste management         |                             |

**IT service**

- |  |   |                     |
|--|---|---------------------|
| × Private networks for private workspaces (1GB switches, firewall and flood wired CAT 6 cabling) | × AV screen in meeting room(s) with ClickShare capability                                 | × × × × × × × × × × |
|  |   | × × × × × × × × × × |
| × Guest Wi-Fi throughout   | × An expert on hand to get you started and make sure your IT infrastructure runs smoothly | × × × × × × × × × × |
|  |   | × × × × × × × × × × |
| × Wi-Fi 6 ready for ultra-fast connectivity  |   | × × × × × × × × × × |



# The buildings

From the design specification to occupier services, every detail is considered and covered at Woolyard, with the added flexibility of more space around you as you grow.



**Three warehouse buildings**  
An integrated collection of new and historic buildings, combining the best of the old with the best of the new.



**Agile workspaces**  
A newly refurbished, Wi-Fi enabled reception with informal breakout space to collaborate and be inspired.



**Windows you can open**  
Natural ventilation with openable windows.



**Courtyard**  
At the heart of Woolyard is a private courtyard. Complete with Wi-Fi, cycle storage and shower pods\*.



**Showers**  
Showers installed in some larger units, as well as 3 shower pods available to all occupiers in the private courtyard.



**Arrive by bicycle**  
Ample end-of-journey facilities, including 32 secure cycle spaces to end your commute by bicycle.



**Smart workplace app**  
sesame, our smart workplace app, provides access to service and amenity, contactless access control and interface with the building.



**Tech enabled**  
A raft of features for a smart workspace.



**Wi-Fi**  
Lightning fast and secure Wi-Fi available throughout.



**Sustainable by design**  
The building achieved SKA ‘Gold’, demonstrating best practice in sustainable fit outs.



**Easily connected**  
Highest transport accessibility rating (PTAL 6b\*\*): serviced by London Bridge station within a 5-minute walk.



**Perfectly located**  
Bermondsey Street is a neighbourhood full of rich cultural heritage and a vibrant mix of local amenity.

\*\*PTAL (public transport accessibility level) is the most widely recognised measurement of connectivity to public transport across London.

\*Coming summer 2022.



Central courtyard – a gated, private space just off Bermondsey Street


Woolyard has a rich history dating back to 1819, when the site was first home to a gin distillery. Followed by generations of trades connected to the wool and cotton industry. Since then, the buildings have been reinvented as places of modern, urban life.




Cycle storage and shower pods in Woolyard’s private courtyard


# The smartest buildings in London

sesame, our smart workplace app provides access to service and amenity, contactless access control and interface with the building.


 Open sesame




Contactless access + environmental control




Lifestyle concierge service




Offers




Events




150+ free publications




Transport




Weather




Local amenities



Support

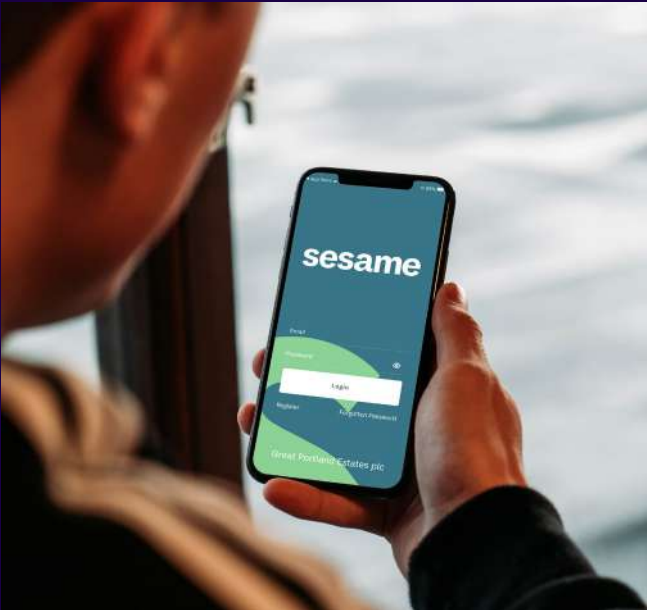


Occupier director



Community

- Effortlessly secure**  
There's no security pass, no sign in; just a mobile phone in your pocket/bag. sesame is a single point of contactless access for you and your guests.
- Effortlessly ambient**  
sesame allows you to control lighting at the touch of a button. Even better, it remembers your preferred settings for an instantly ambient environment, tailored to you.
- Effortlessly involved**  
Bringing the rich offering of the local area into the palm of your hand, sesame will help you discover local offers, events and new openings and connect you with others at Woolyard via the community platform.
- Enjoy the easy life**  
Access your Lifestyle Service. It's available 24/7. Think dry-cleaning, catering, dinner reservations, business travel... sesame has you covered.



Make more of every day with sesame, our smart workplace app

# Life in a GPE building

At GPE, we live by our core values to make sure that we deliver quality, sustainable, nurturing spaces that are enjoyed by all who experience them.



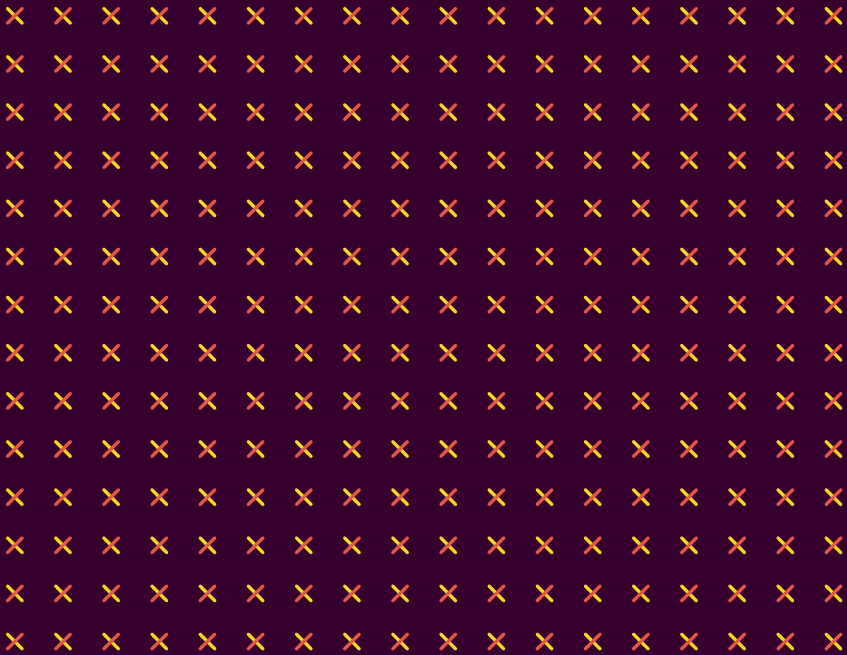
Summer parties at Elm Yard

- We achieve more together**  
At GPE, we own and manage all of our buildings, giving us the agility to respond to our occupiers' needs and aspirations. We craft sustainable workplaces that are enjoyable, comfortable, convenient and inspiring; as well as promoting wellbeing.
- We are committed to excellence**  
Seamlessly managed, tech-savvy buildings with memorable welcome experiences, plenty of space for agile working and excellent amenity.
- We embrace opportunity**  
Our building communities connect through sesame, and we create opportunities for people to meet, interact and enjoy their building outside of work. From cocktail making classes to summer parties, there's always something new to enjoy.
- We are open and fair**  
We allow our occupiers to make more of every day, so they can focus on their business while we get on with the rest.

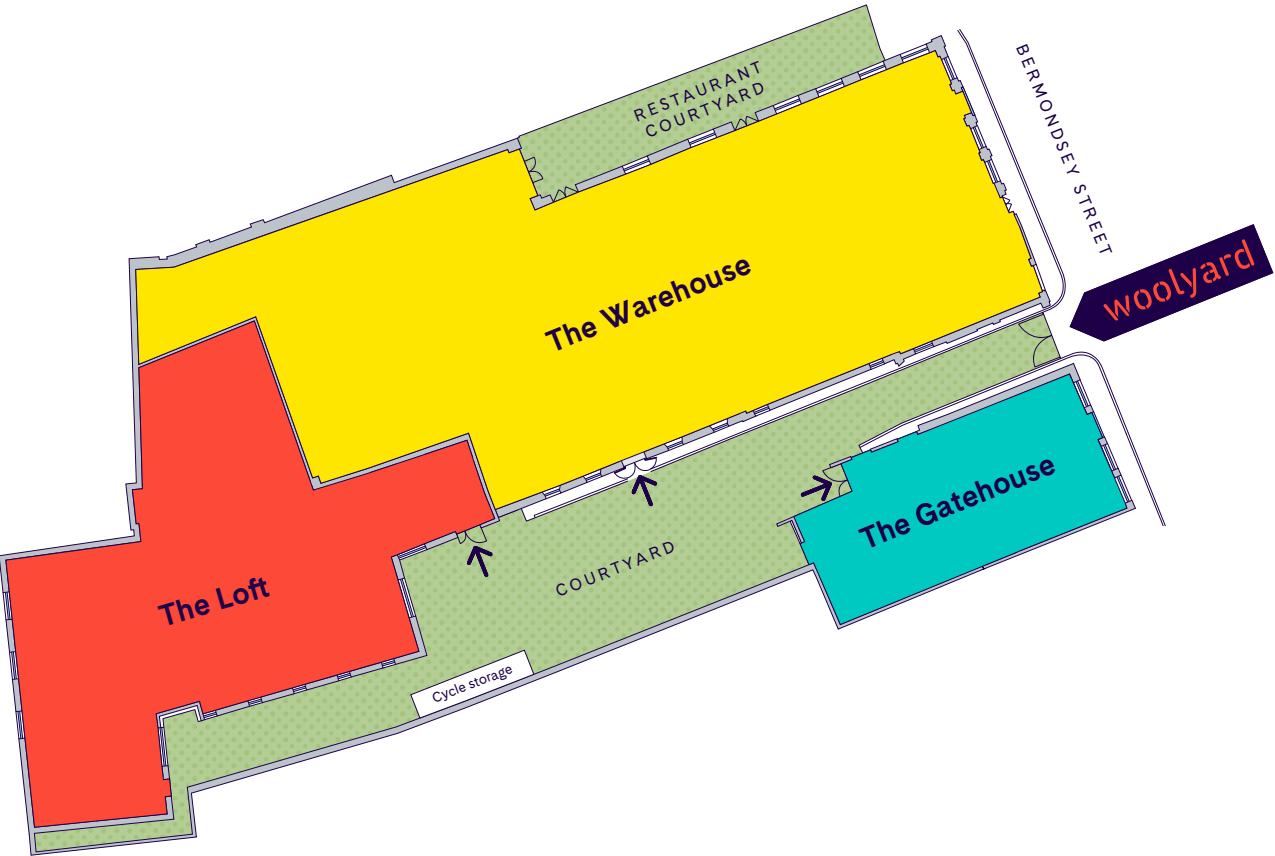


# Schedule of areas

Building	Floor	Unit	Desks	Maximum occupancy	Sq ft	Sq m
The Warehouse	3rd	10	32	44	LET	LET
The Warehouse	1st	5	14	14	919	85.4
Total					919 Sq ft	85.4 Sq m



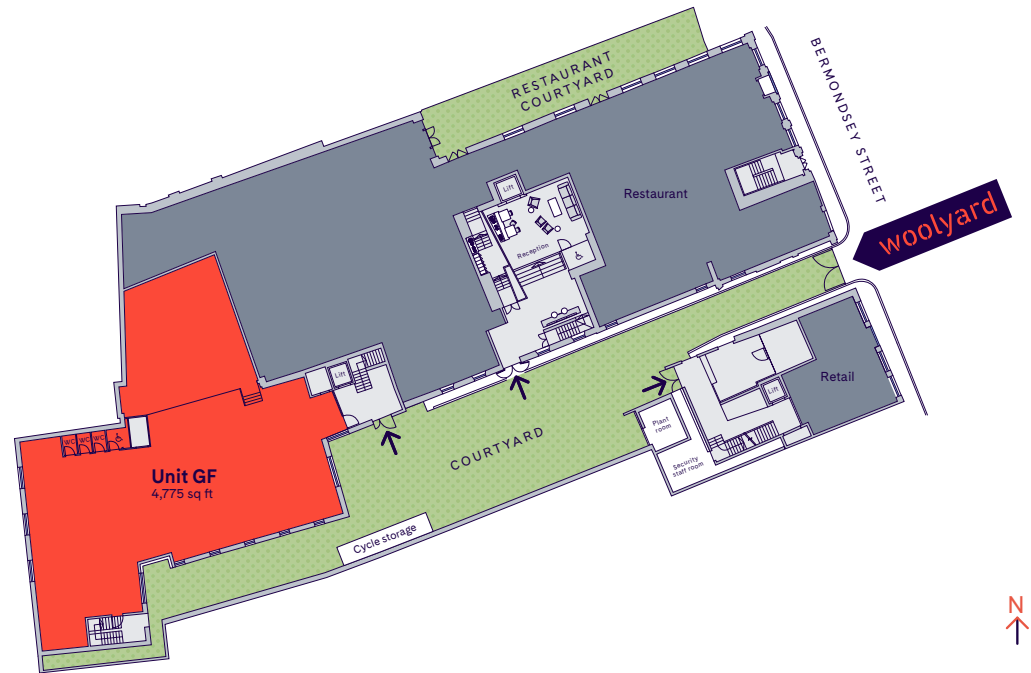
# Woolyard masterplan



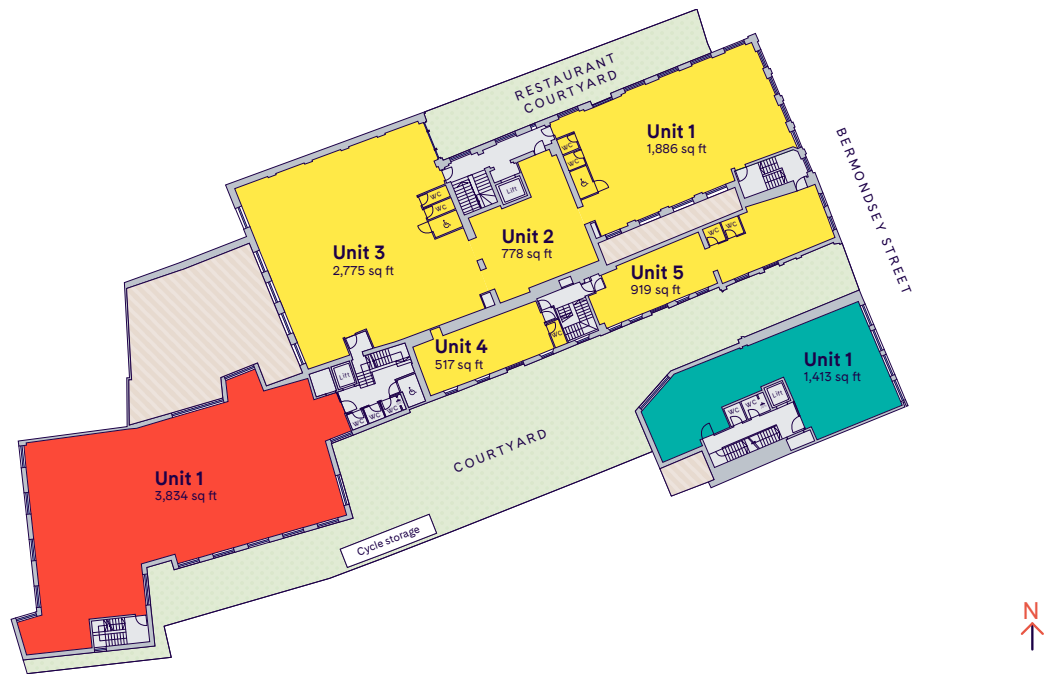
Woolyard is also home to an on-site 10,000 sq ft restaurant and 710 sq ft of retail.

- The Warehouse (Building 52)
- The Loft (Building 54)
- The Gatehouse (Building 56)
- Restaurant/retail
- Courtyard/terrace
- Roof

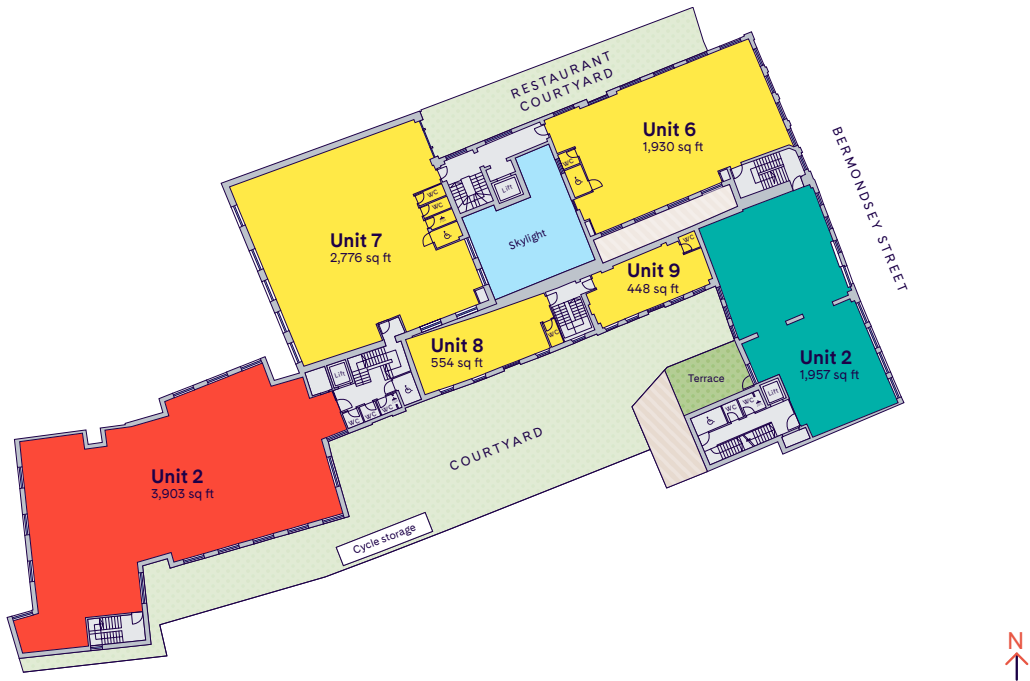
Ground Floor



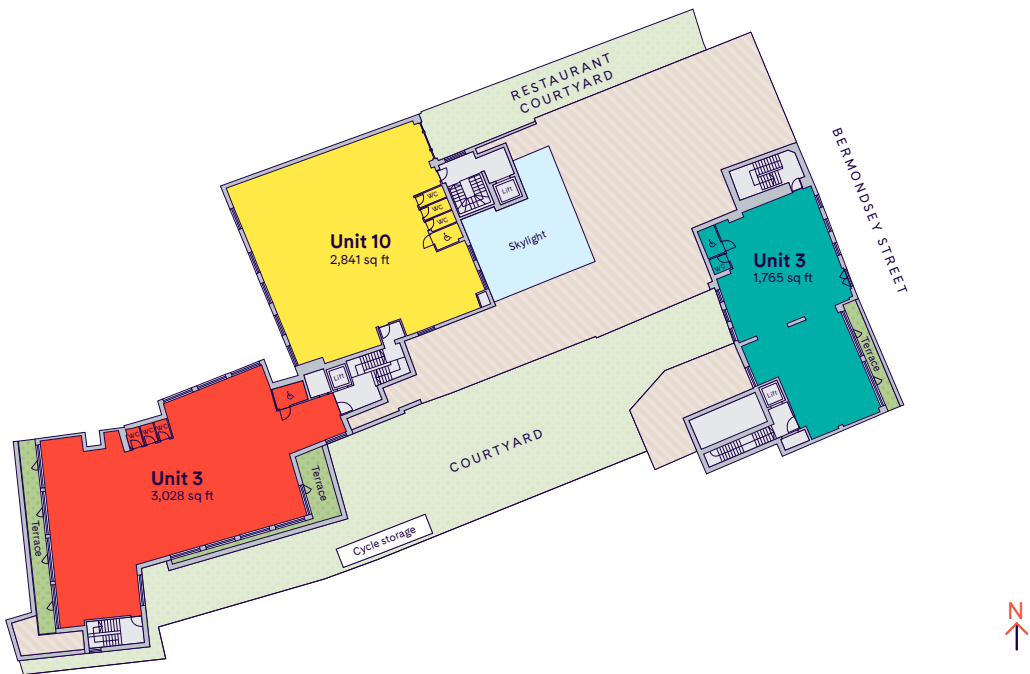
First Floor



Second Floor



Third Floor



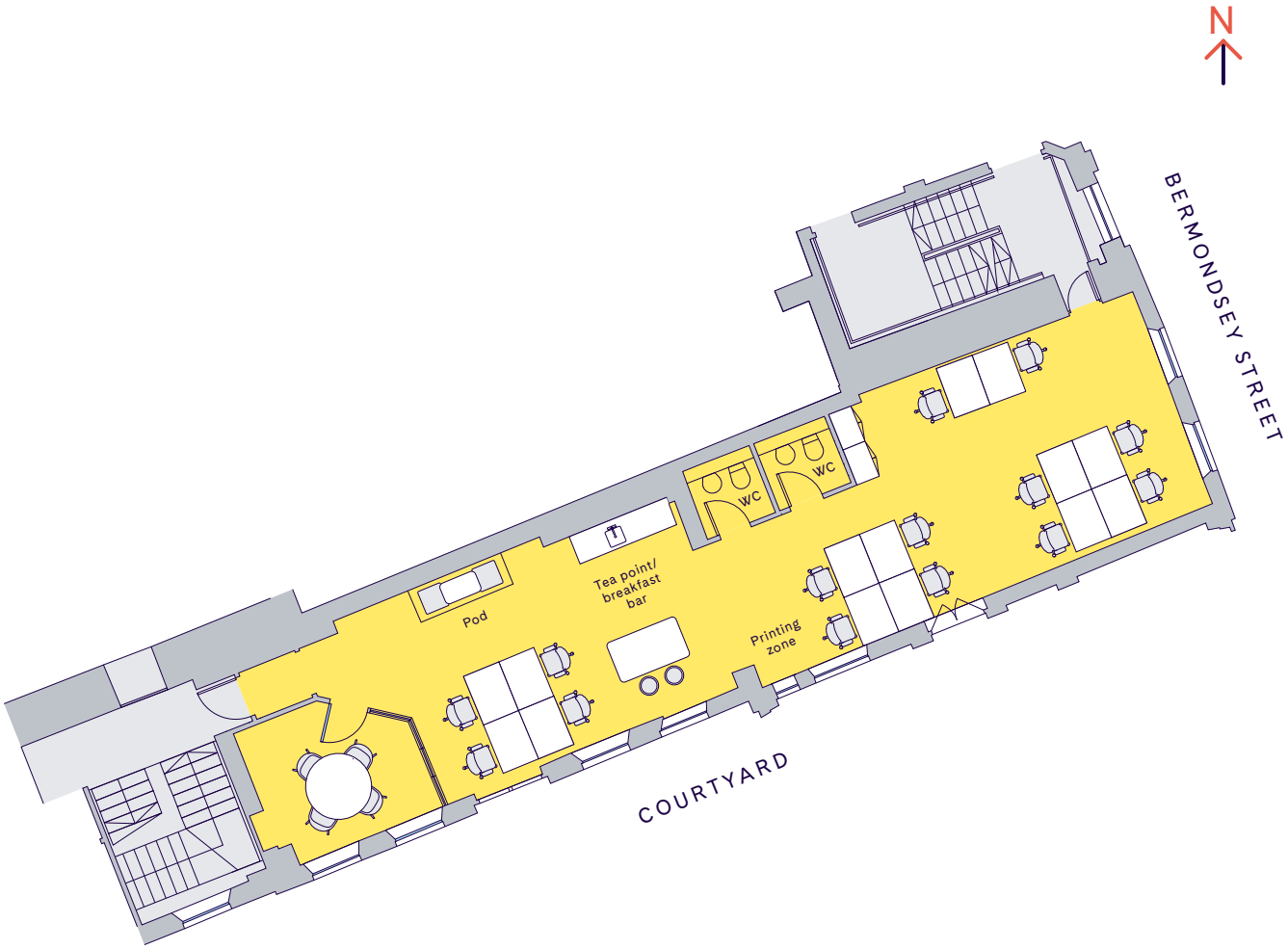
- The Warehouse (Building 52)
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# Unit 5, The Warehouse

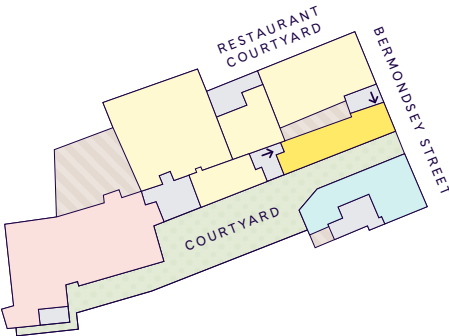
## 1st Floor

**Total Floor Space**  
919 sq ft (85.4 sq m)

Desks	14
Maximum occupancy	14
Meeting room (4 person)	1
Breakout pod	1
Tea point/breakfast bar	1
Printing zone	1



- The Warehouse (Building 52)
- The Loft (Building 54)
- The Gatehouse (Building 56)
- Courtyard/terrace
- Roof



Plans are not to scale, for indicative purposes only.









Your own desk space – Unit 5, The Warehouse











Main reception and agile working area serving all buildings – located in The Warehouse, 52 Bermondsey Street

# Summary specification

- × Main reception and agile working area serving all buildings
- × On-site concierge
- × Fully fitted workspaces
- × VRF air-cooling and perimeter heating
- × Covered cycle racks
- × 24 Hour access
- × SKA 'Gold'
- × Lift access\*
- × DDA compliant\*

## The Warehouse

Refurbished 19th Century warehouse space.

- × Siberian Larch timber floor (raised to allow cabling)
- × Plaster finished ceiling with slimline linear LED suspended lighting system
- × Exposed brickwork
- × All units are either EPC C/D

## The Loft

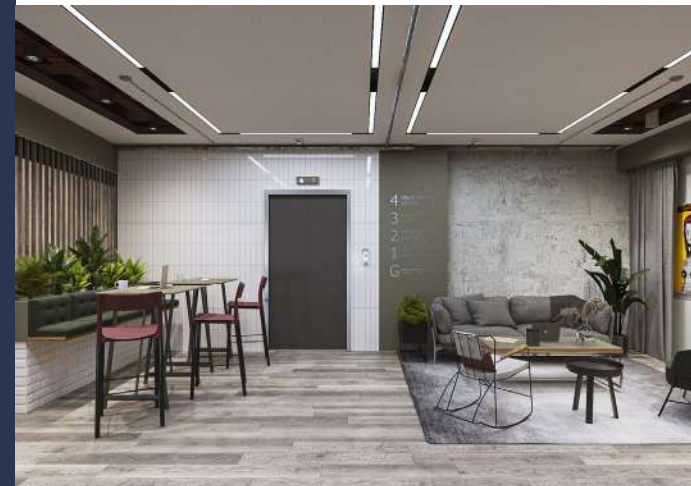
Contemporary refurbished space.

- × Raised floor (100mm clear void)
- × Exposed concrete ceiling with slimline linear LED suspended lighting system
- × Exposed concrete walls
- × EPC C

## The Gatehouse

Part contemporary and part refurbished 19th Century warehouse space.

- × Part raised floor (100mm clear void)
- × Part Siberian Larch timber floor (raised to allow cabling)
- × Exposed concrete ceiling with slimline linear LED suspended lighting system
- × Exposed concrete walls



Informal breakout spaces to collaborate and be inspired – main reception

\*with the exception of The Warehouse units 4,5,8 + 9



# Located on vibrant Bermondsey Street

Tucked behind London Bridge Station, Bermondsey Street is a social and cultural gem. This is a special part of the capital, buzzing with the vibrancy of contemporary urban life and favoured by the creative industries.

An assortment of independent eateries, cafés, bars and boutiques line Bermondsey Street. Meet up at snug local pubs and get your culture fix a few doors down at White Cube. Just a stone’s throw from here, you’ll find the tantalising Borough Market, Tate Modern, More London and breathtaking views of the Thames.

From fine dining to mouth-watering street food, tempting after-work cocktails and an early morning coffee: you’ll find it on Bermondsey Street. As well as art, theatre, antiques and fashion, it’s all on your doorstep.



- 1 Potter's Fields Park, Tower Bridge
- 2 Borough Market
- 3 Maltby Street café
- 4 Shad Thames, historic riverside street next to Tower Bridge
- 5 Flower and plants stall at Vinegar Yard food and flea market
- 6 Outside seating area at Maltby Street Market
- 7 Variety of cheese on display at Borough Market
- 8 Comptoir Gourmand on Bermondsey Street

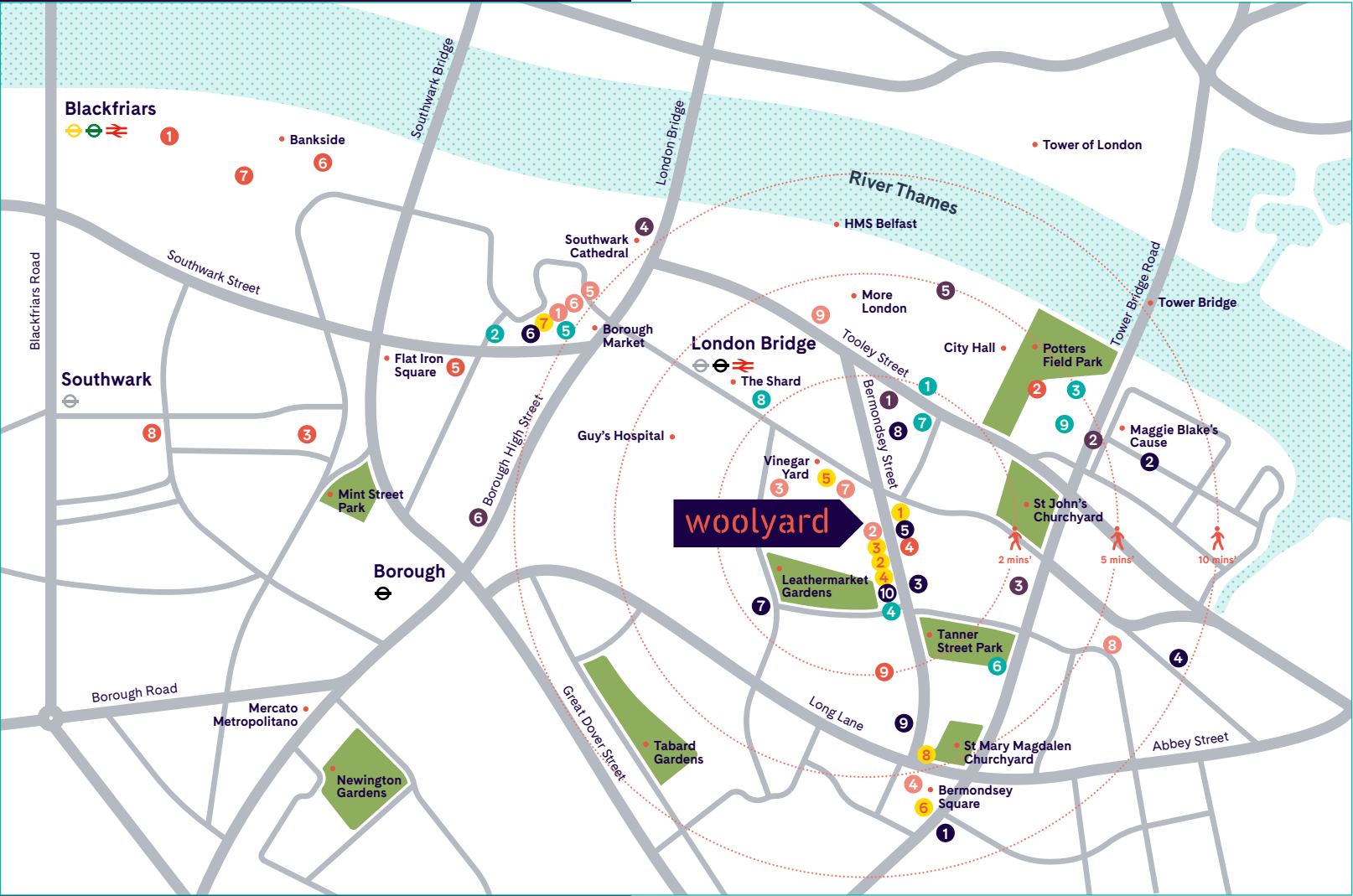


# Outstanding connections

The redeveloped London Bridge station offers direct access to Thameslink and other national rail commuter services, as well as the Jubilee and Northern lines.

From here, you have fast connections to surrounding counties and across the Capital. For international travel, two of the UK's major airports can be easily reached by train.

The City of London is a short stroll over London Bridge or a swift tube trip away.



- Bars + Pubs**
- 1 Bermondsey Arts Club
  - 2 Dean Swift
  - 3 The Garrison
  - 4 Hawkes Cidery + Taproom
  - 5 The Hide Bar
  - 6 Katzenjammers
  - 7 The Leather Exchange
  - 8 Nine Lives
  - 9 Two One Four
  - 10 The Woolpack

- Cafés**
- 1 Black Swan Yard
  - 2 B Street Deli
  - 3 Chapter 72
  - 4 Comptoir Gourmand Bermondsey
  - 5 The Gentlemen Baristas at Vinegar Yard
  - 6 Hej Coffee
  - 7 Monmouth Coffee Company
  - 8 WatchHouse Bermondsey

- Culture**
- 1 Bankside Gallery
  - 2 Bridge Theatre
  - 3 Copperfield
  - 4 Fashion and Textile Museum
  - 5 Menier Chocolate Factory
  - 6 Shakespeare's Globe
  - 7 Tate Modern
  - 8 Union Theatre
  - 9 White Cube

- Fitness + Leisure**
- 1 The Hidden Gym
  - 2 MoreYoga
  - 3 No1 Fitness
  - 4 The Secret Boxing Gym
  - 5 Third Space
  - 6 UN1T

- Restaurants**
- 1 The Brigade Bar + Kitchen
  - 2 Casa do Frango
  - 3 The Ivy Tower Bridge
  - 4 José
  - 5 Padella
  - 6 Pique-Nique
  - 7 Santo Remedio
  - 8 Tíng
  - 9 Tom Simmons

- Retail**
- 1 Aesop
  - 2 Air + Grace
  - 3 Alex Monroe Boutique
  - 4 Bermondsey Antique Market
  - 5 Borough Wines
  - 6 Cubitts
  - 7 Flea London Vintage + Makers Market
  - 8 Maltby Street Market
  - 9 The Riverside Bookshop

## Journey times from London Bridge Station\*

<div>1 min</div> <div>Bank</div> <div>via Northern line</div>	<div>3 min</div> <div>Waterloo</div> <div>via Jubilee line</div>	<div>7 min</div> <div>Canary Wharf</div> <div>via Jubilee line</div>	<div>7 min</div> <div>Green Park</div> <div>via Jubilee line</div>
<div>10 min</div> <div>Farringdon</div> <div>via Thameslink</div>	<div>11 min</div> <div>King's Cross St Pancras</div> <div>via Northern line</div>	<div>30 min</div> <div>London Gatwick</div> <div>via National Rail</div>	<div>40 min</div> <div>London Heathrow*</div> <div>via National Rail</div>

\* Change at Farringdon for the Elizabeth line, coming soon.  
\* Sources: Citymapper, crossrail.co.uk. Journey times are platform to platform.



London Bridge Station, St. Thomas Street exit



# Track record

GPE has an exemplary track record of delivering fully fitted workspaces across the capital of the very highest quality.



16 Dufour's Place, Soho



10 Cork Street, Mayfair



Elm yard, Clerkenwell



52 Jermyn Street, St James's



City Tower, The City



33 Alfred Place, Fitzrovia

# Get in touch

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**/situu\**

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