

THE CLOVE BUILDING

4,600-10,000 SQ FT

4 MAGUIRE STREET
LONDON SE1 2NQ

AVAILABLE FULLY FITTED (CAT A+)
OR FULLY MANAGED.

IT'S YOUR CHOICE.
IT'S YOUR BUSINESS.

THECLOVEBUILDING.COM

Fully fitted, warehouse-style office space in the heart of Butler's Wharf, SE1.

TOTAL AVAILABILITY

Part 3 rd floor (west)	4,599
Part 3 rd floor (east) (Coming soon)	5,119
Whole 3 rd floor	10,010



THE BUILDING

A MODERNIST TWIST

A 1930s warehouse that saw action as a gun emplacement during the Blitz, The Clove Building was originally converted by Sir Terence Conran and architects Allies and Morrison into award-winning office accommodation.

In keeping with its utilitarian origins and crisp modernist design, The Clove Building offers a winning blend of flexibility, light and space.

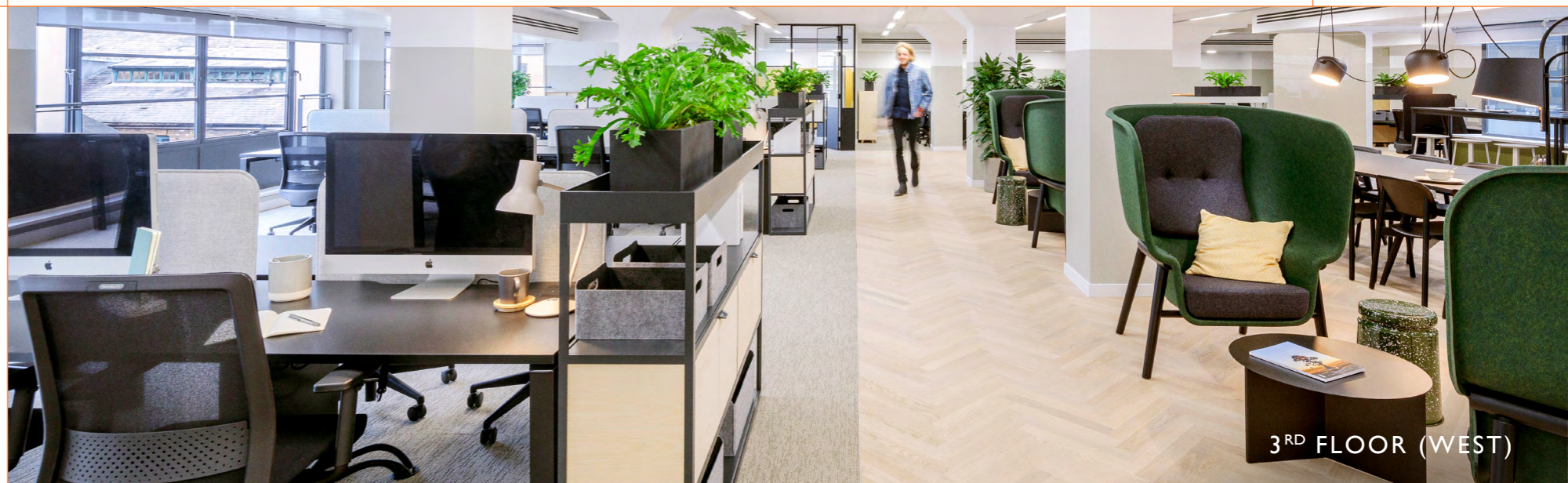




3RD FLOOR (WEST)



3RD FLOOR (WEST)



3RD FLOOR (WEST)



THE SPACES

THE BUILDING

Repurposed from a 1930s warehouse with the wellness of its occupiers in mind, The Clove Building is a sustainably considerate office with exceptional building amenities.

A Sustainable Choice

- Excellent natural light – dual aspect with central atrium
- Openable windows throughout
- 100% renewable electricity for Landlord services
- High quality end of journey facilities
- Extensive biophilia with over two hundred plants throughout the building

Amenities



Air conditioning



100+ bike racks



Concierge



Car parking available



Gym



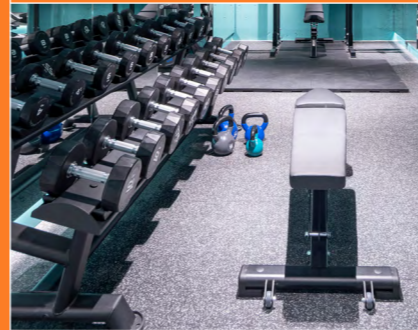
Double-height reception



Showers & locker facilities



Two 10-person passenger lifts



WHAT WE OFFER

It's your choice, it's your business.



CAT A+ (PLUG & PLAY)

Office design not your thing? No problem. We can reconfigure the space to meet your needs. Our expert interiors team design, fit out and furnish bespoke office space that you can plug straight into. An easy option with virtually no capital expenditure.



FULLY MANAGED

Fully managed, bespoke office space with everything covered including your own dedicated Workspace Manager and a fully stocked fridge.

BREAKDOWN	CAT A+	FULLY MANAGED
Rent	✓	✓
Business Rates	✓	✓
Service Charge	✓	✓
Insurance	✓	✓
Fully fitted & furnished space (including focus booths, AV enabled meeting rooms, breakout space & kitchen, work areas & lockers)	✓	✓
Bespoke floorplan designed for your team	✓	✓
Fibre line & managed IT network	✓	✓
Coffees & teas, kitchen supplies		✓
Daily cleaning, waste & recycling		✓
Security (mobile door access) & CCTV		✓
Repairs & maintenance (weekly handyman visits)		✓
Dedicated Workspace Manager		✓
Access to co-working & meeting room amenities in and around London		✓

3RD FLOOR (WEST)

4,599 SQ FT



- AMENITIES:**
- 54 DESKS (EXCLUDING MEETING ROOMS AND PODS)
 - 7 MEETING ROOMS
 - LOCKERS
 - BALCONY
 - FITTED KITCHEN AREA

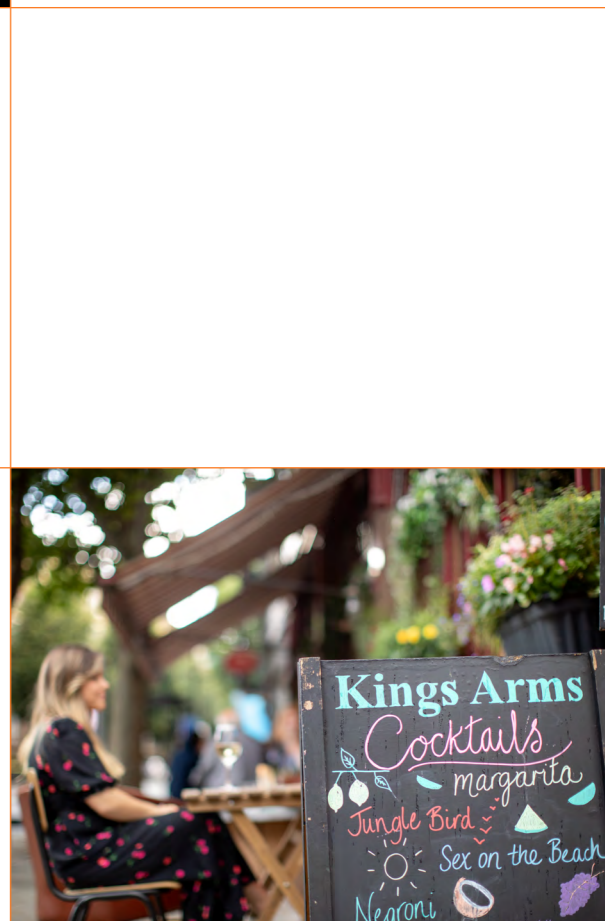
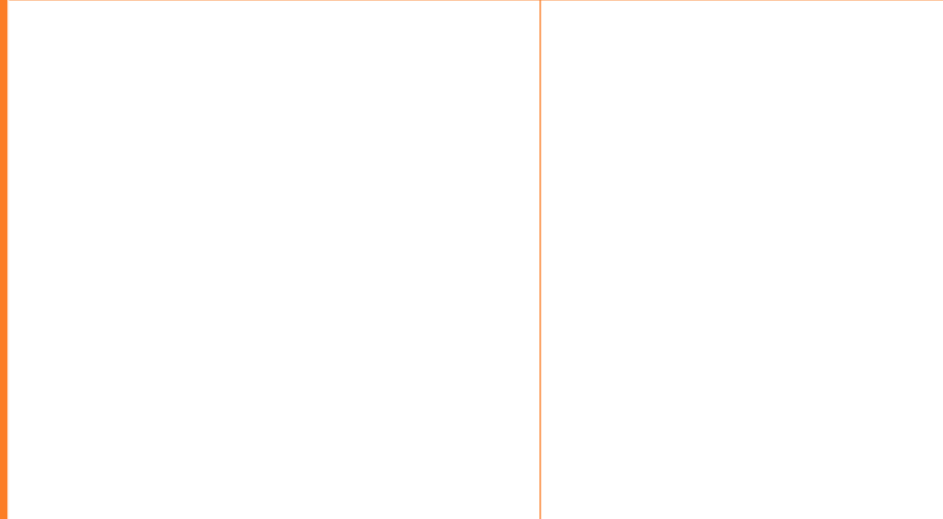
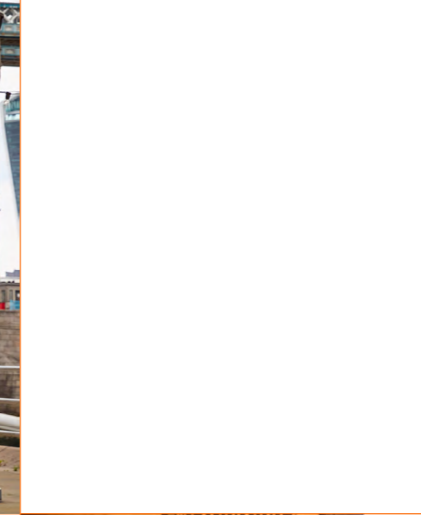
1:8 FURNITURE LAYOUT



THE LOCAL AREA

LIFE IN SE1

Just a short walk from London Bridge, Bermondsey and Tower Hill, The Clove Building is nestled in the heart of Butler's Wharf, next to the River Thames. Teeming with independent shops, galleries, bars and restaurants for every occasion, it's a sought-after neighbourhood with a bustling, village feel and a prime SE1 location.



[A MODERNIST TWIST](#)

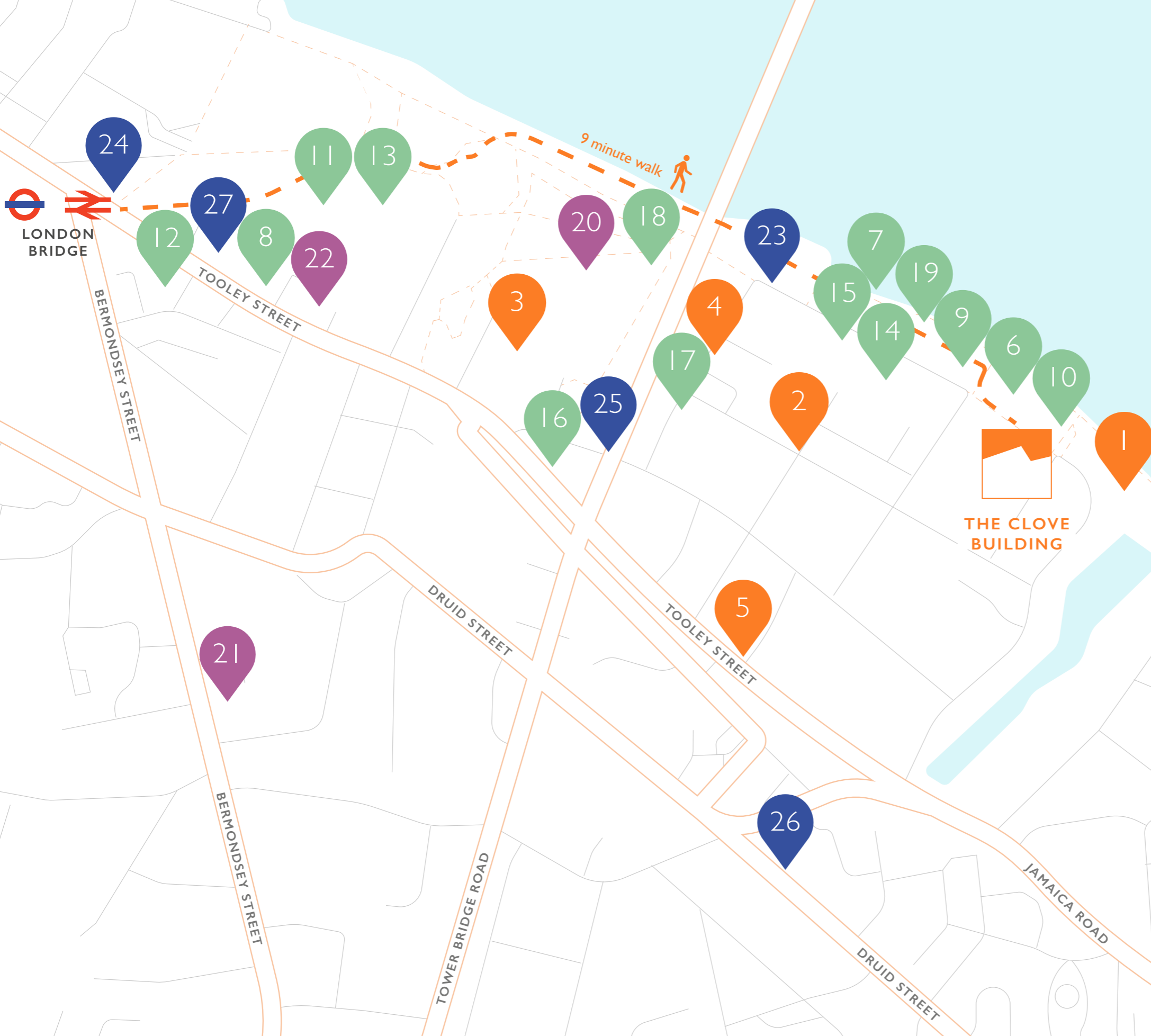
[THE BUILDING](#)

[LIFE IN SE1](#)

[TRANSPORT](#)

[CONTACT](#)





LOCAL FAVOURITES

From mid-morning coffee to after work drinks, here's a snapshot of the best of Butler's Wharf and surrounding area.

PUBS & BARS

Browns	1
Dean Swift	2
Prosecco House	3
The Anchor Tap	4
The Kings Arms	5

CAFES & RESTAURANTS

All Bar One	6
Butler's Wharf Chop House	7
Brigade	8
Cantina Del Ponte	9
Coco	10
Five Guys	11
Flat Iron	12
Gaucha	13
Legare	14
Le Pont de la Tour	15
Restaurant Story	16
Sami Lebanese Deli	17
The Ivy	18
The Watch House	19

ARTS & CULTURE

Bridge Theatre	20
Fashion and Textile Museum	21
Unicorn Theatre	22

SHOPPING

Heavy Petal Florist	23
M&S	24
Sainsbury's Local	25
St. JOHN Bakery	26
Tesco	27

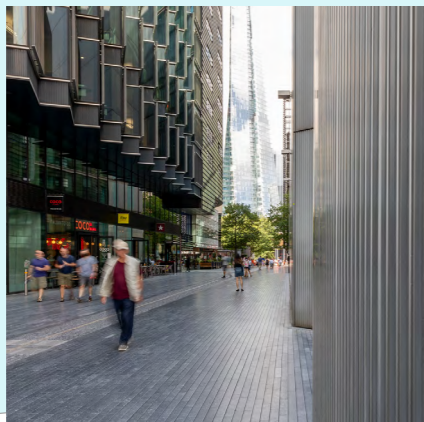


A WORLD CLASS COMMUTE

A short walk from the recently redeveloped main concourse of London Bridge station, the route to The Clove Building takes you through More London and along the bank of The River Thames into Shad Thames and the heart of Butler's Wharf.



HAY'S GALLERIA



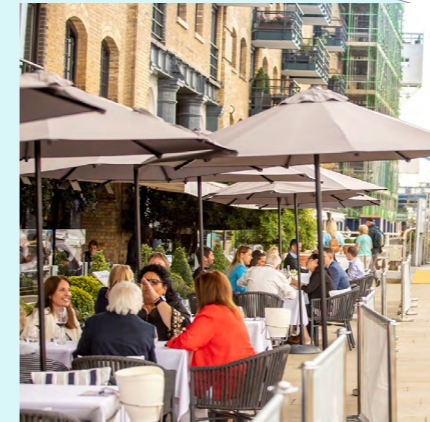
2 MORE LONDON



QUEEN'S WALK



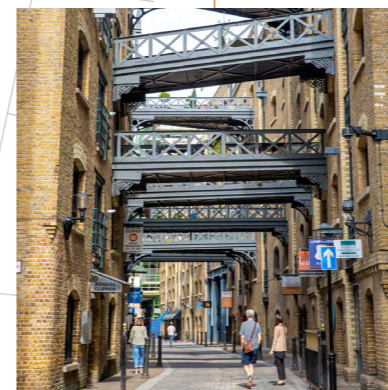
TOWER BRIDGE



BUTLER'S WHARF



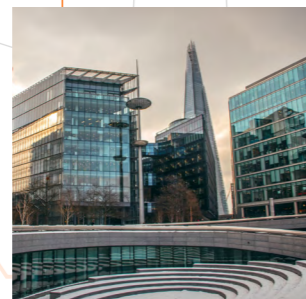
THE CLOVE BUILDING



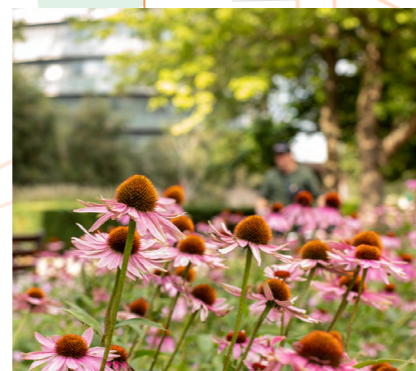
SHAD THAMES



HMS BELFAST



THE SCOOP



POTTERS FIELDS PARK



THE SHARD



LONDON BRIDGE

TOOLEY STREET

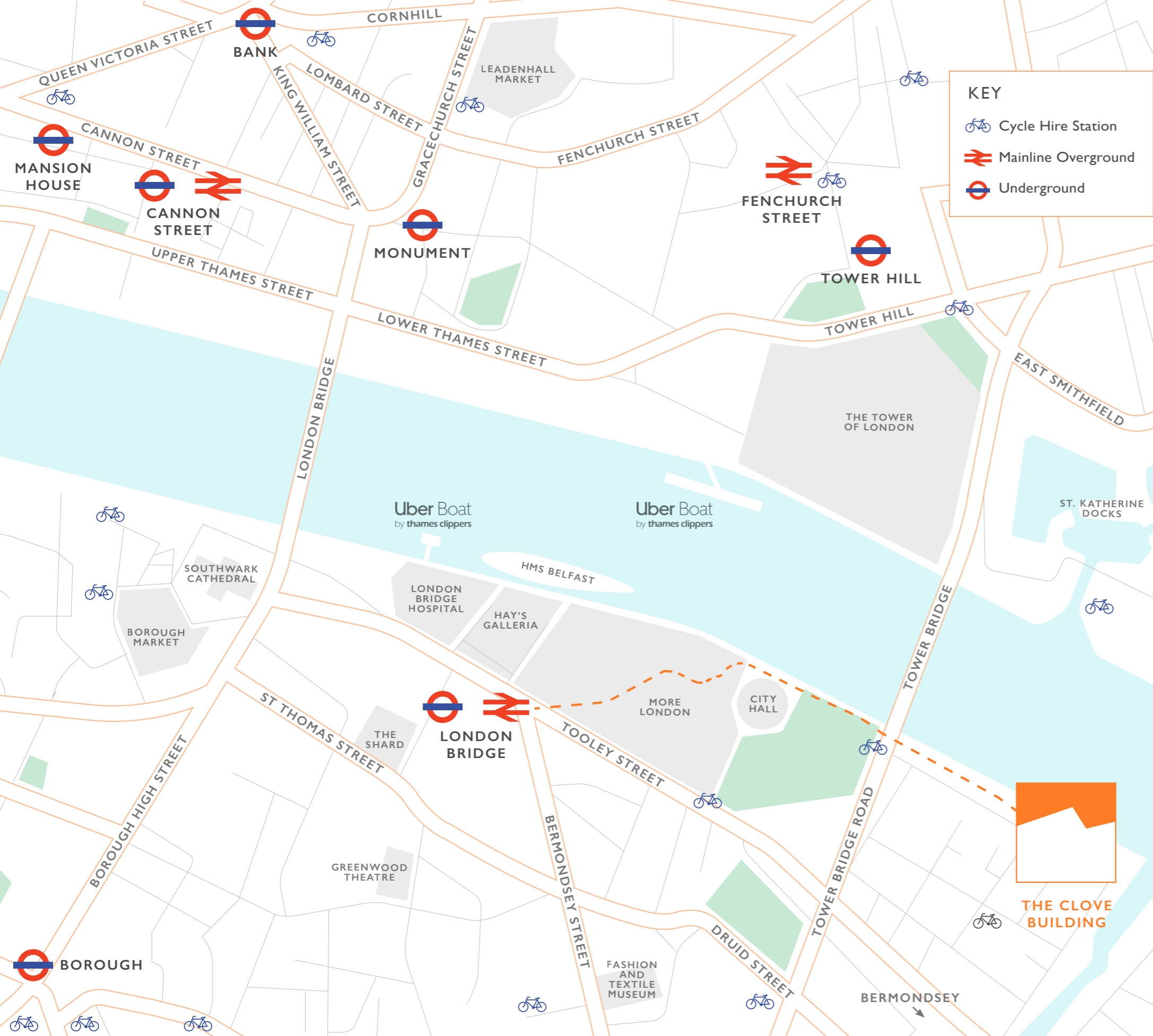
TOWER BRIDGE ROAD

TOOLEY STREET




JAMAICA ROAD

9 minute walk





KEY

-  Cycle Hire Station
-  Mainline Overground
-  Underground

TRANSPORT

London Bridge station provides access to the ThamesLink service, a vital north/south route through London, which connects with Crossrail just three stops away at Farringdon.


The station also serves Southern and South Eastern Rail, as well as the wider London Underground network.

 **ON FOOT**

London Bridge	9 mins
Bermondsey	13 mins
Tower Hill	13 mins
Fenchurch Street	19 mins
Bank	25 mins
Cannon Street	25 mins

 **VIA LONDON BRIDGE THAMESLINK**

Blackfriars	5 mins
Farringdon (Elizabeth Line)	10 mins
St Pancras	15 mins
Gatwick Airport	28 mins
Luton Airport Parkway	49 mins

 **VIA LONDON BRIDGE UNDERGROUND**

Northern Line

Bank	1 min
Old Street	5 mins
King's Cross St Pancras	9 mins

Jubilee Line

Waterloo	3 mins
Canary Wharf	11 mins
Bond Street	12 mins





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A BUILDING BY

DORRINGTON

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