

THE CLOVE BUILDING

4 MAGUIRE STREET
LONDON SE1 2NQ

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

4,600-15,000 SQ FT

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

THECLOVEBUILDING.COM

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

TOTAL AVAILABILITY

Part 3rd floor (west) 4,599 sq ft

Part 3rd floor (east) 5,411 sq ft

Part 2nd floor (east) 4,799 sq ft

OR

Whole 3rd floor 10,010 sq ft

Part 2nd floor (east) 4,799 sq ft

TOTAL 14,809 sq ft



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.











THE BUILDING

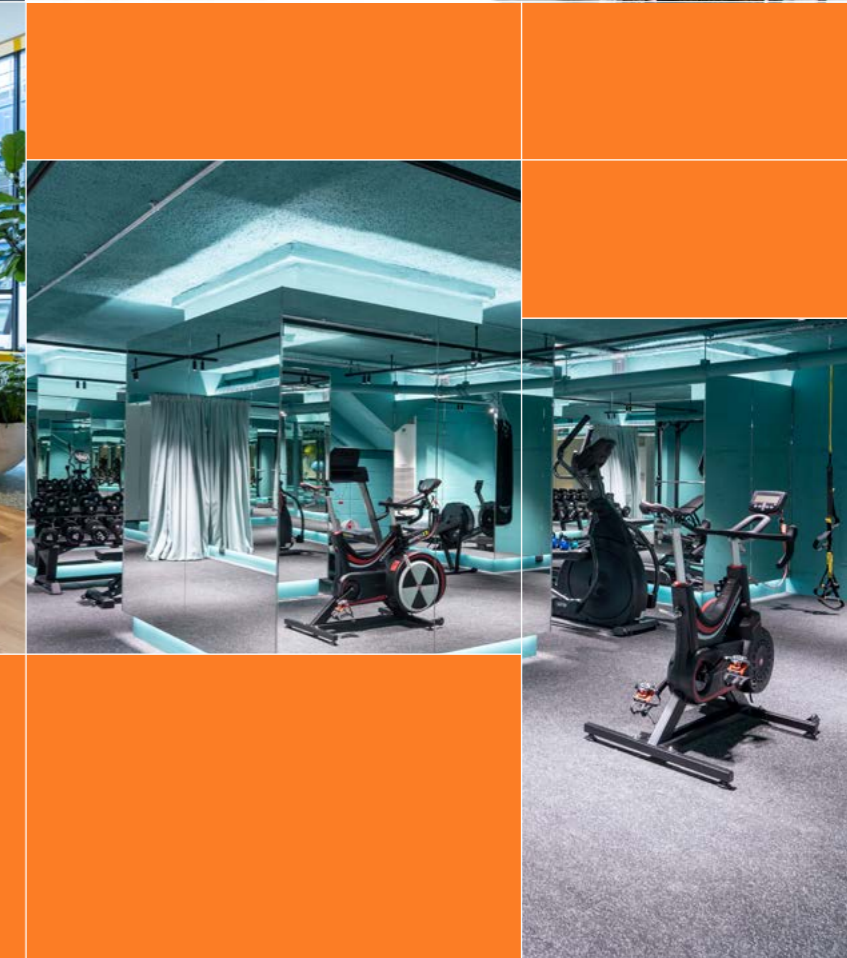
Repurposed from a 1930s warehouse with the wellness of its occupiers in mind, The Clove Building is a sustainably considerate office with exceptional building amenities.

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 |

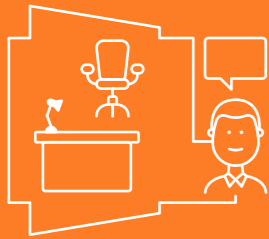


WHAT WE OFFER



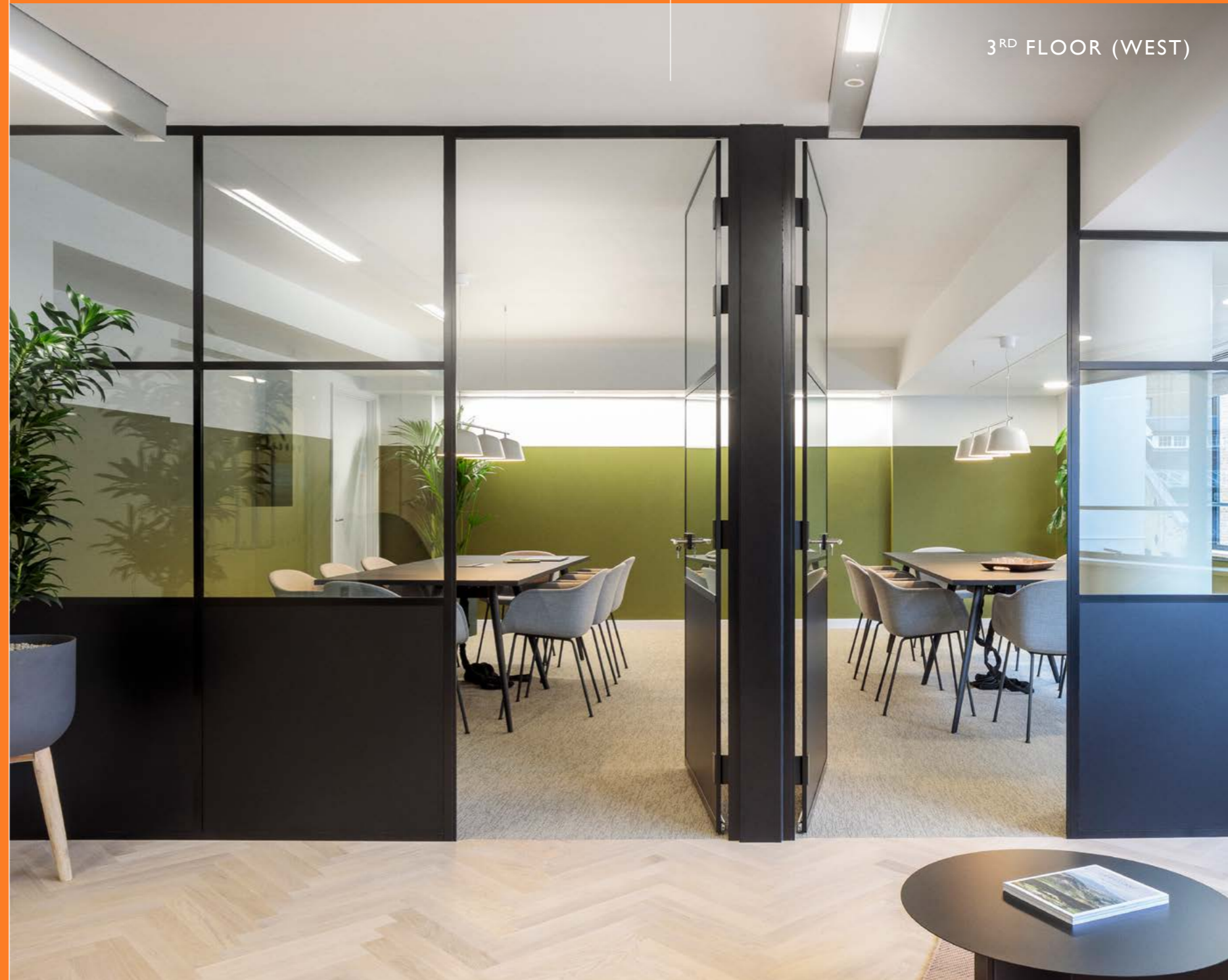
CAT A+ (PLUG & PLAY)

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.



3RD FLOOR (WEST)



3RD FLOOR (WEST)



3RD FLOOR (WEST)

4,599 SQ FT



- AMENITIES:**
- 54 WORKSTATIONS
 - 7 FORMAL MEETING ROOMS
 - LOCKERS
 - BALCONY
 - FITTED KITCHEN AREA

1:8 FURNITURE LAYOUT



WHOLE 3RD FLOOR

10,010 SQ FT



- AMENITIES:**
- 92 WORKSTATIONS
 - 7 FORMAL MEETING ROOMS
 - 3 INFORMAL MEETING ROOMS
 - 4 PODS
 - LOCKERS
 - BALCONY
 - FITTED KITCHEN AREA

1:10 FURNITURE LAYOUT



2ND FLOOR (EAST)



2ND FLOOR (EAST)

4,799 SQ FT



AMENITIES:
46 WORKSTATIONS
4 FORMAL MEETING ROOMS
1 INFORMAL MEETING ROOM
FITTED KITCHEN AREA

1:10 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](#)

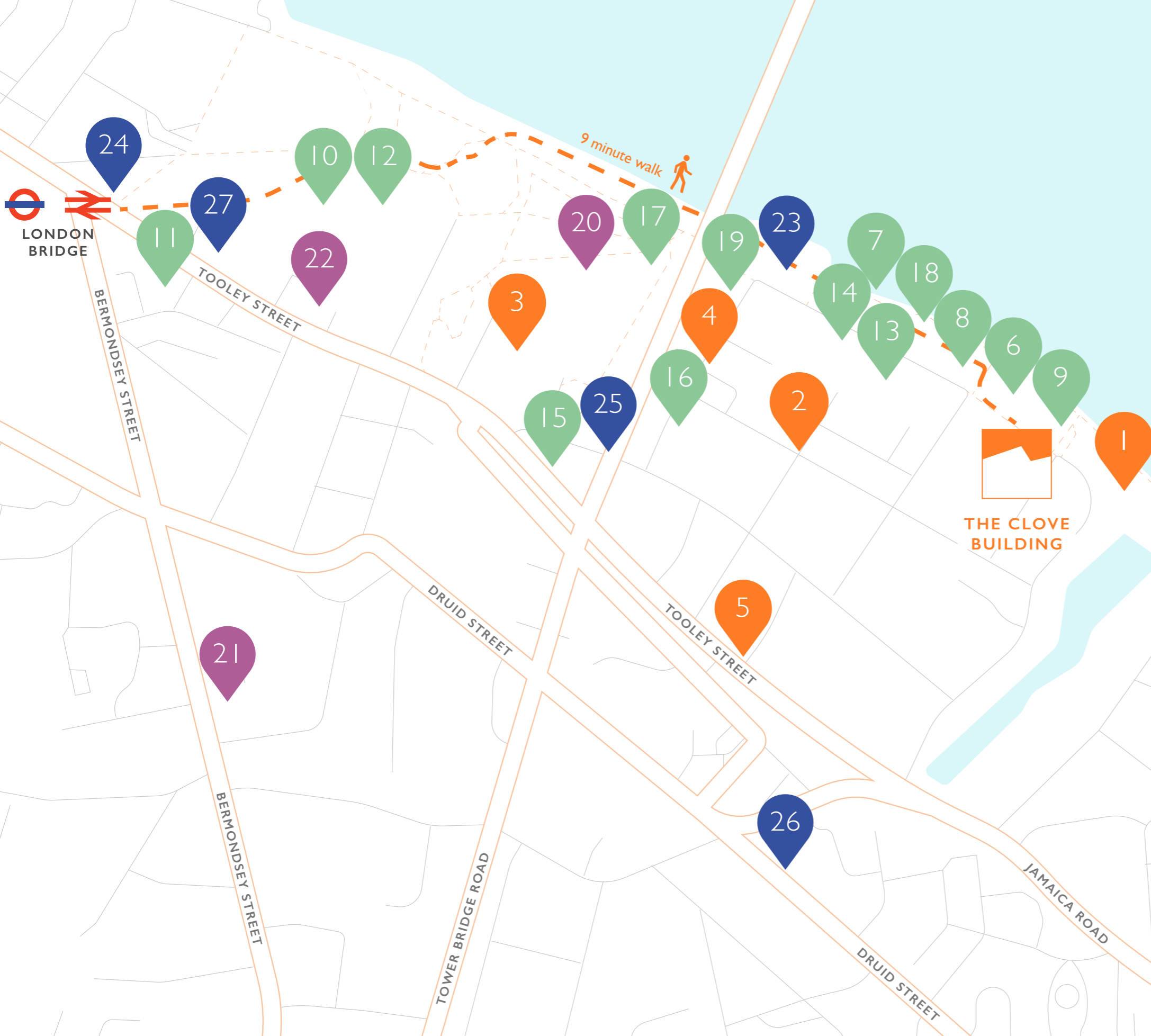
[THE BUILDING](#)

[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
- Cantina Del Ponte 8
- Coco 9
- Five Guys 10
- Flat Iron 11
- Gauche 12
- Legare 13
- Le Pont de la Tour 14
- Restaurant Story 15
- Sami Lebanese Deli 16
- The Ivy 17
- The Watch House 18
- Food court - operated by Blend (Coming soon) 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

9 minute walk



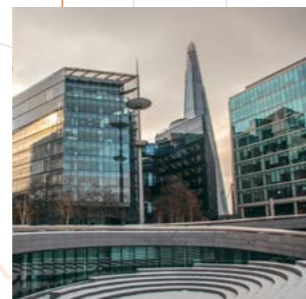
THE CLOVE BUILDING



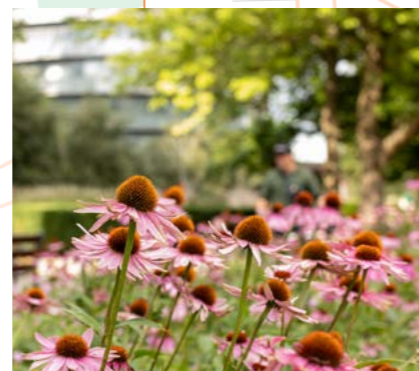
SHAD THAMES



HMS BELFAST



THE SCOOP



POTTERS FIELDS PARK

LONDON BRIDGE



TOOLEY STREET

TOWER BRIDGE ROAD

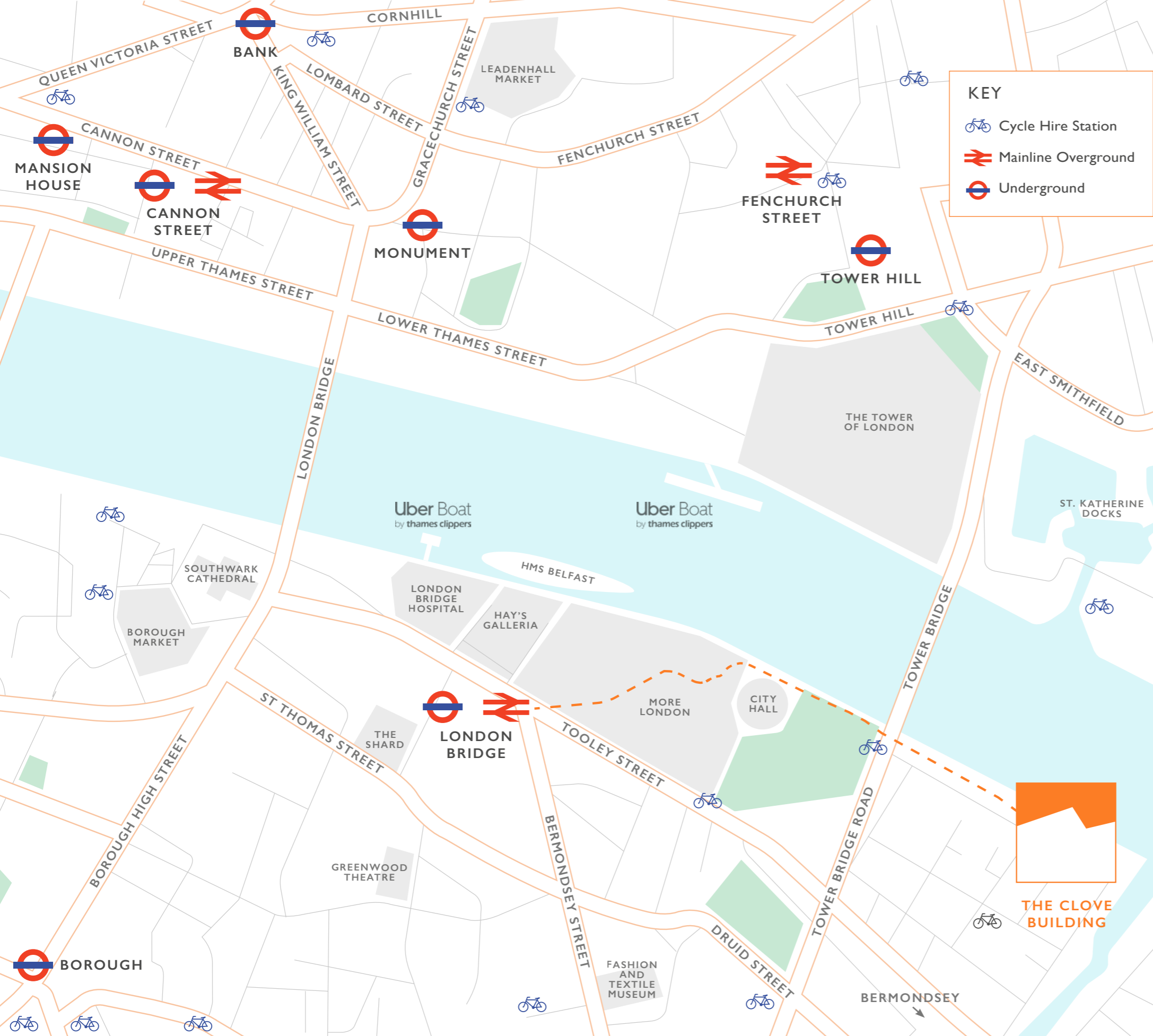
TOOLEY STREET

JAMAICA ROAD



THE SHARD





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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