



COOPER & SOUTHWARK

LONDON SE1



INTRODUCTION

Cooper & Southwark offers approximately 78,000 sq ft of well designed, modern and inspiring office space with stunning views from the fifth and sixth floor terraces. There is also the unique opportunity for a self-contained office with an independent street address on Great Guildford Street.

The building is at the centre of one of London's most desirable places to live and work, encompassing an exciting mix of industry and commerce. The industrious spirit lives on in the hearts and minds of today's modern artisans, who complete the areas exciting cultural vibrancy.

Made for work



HISTORY



The Coopers

The barrel-makers, or Coopers, of Southwark were an important part of the local landscape. Their dedication, precision, and attention to their craft is prevalent in today's modern, professional occupiers.

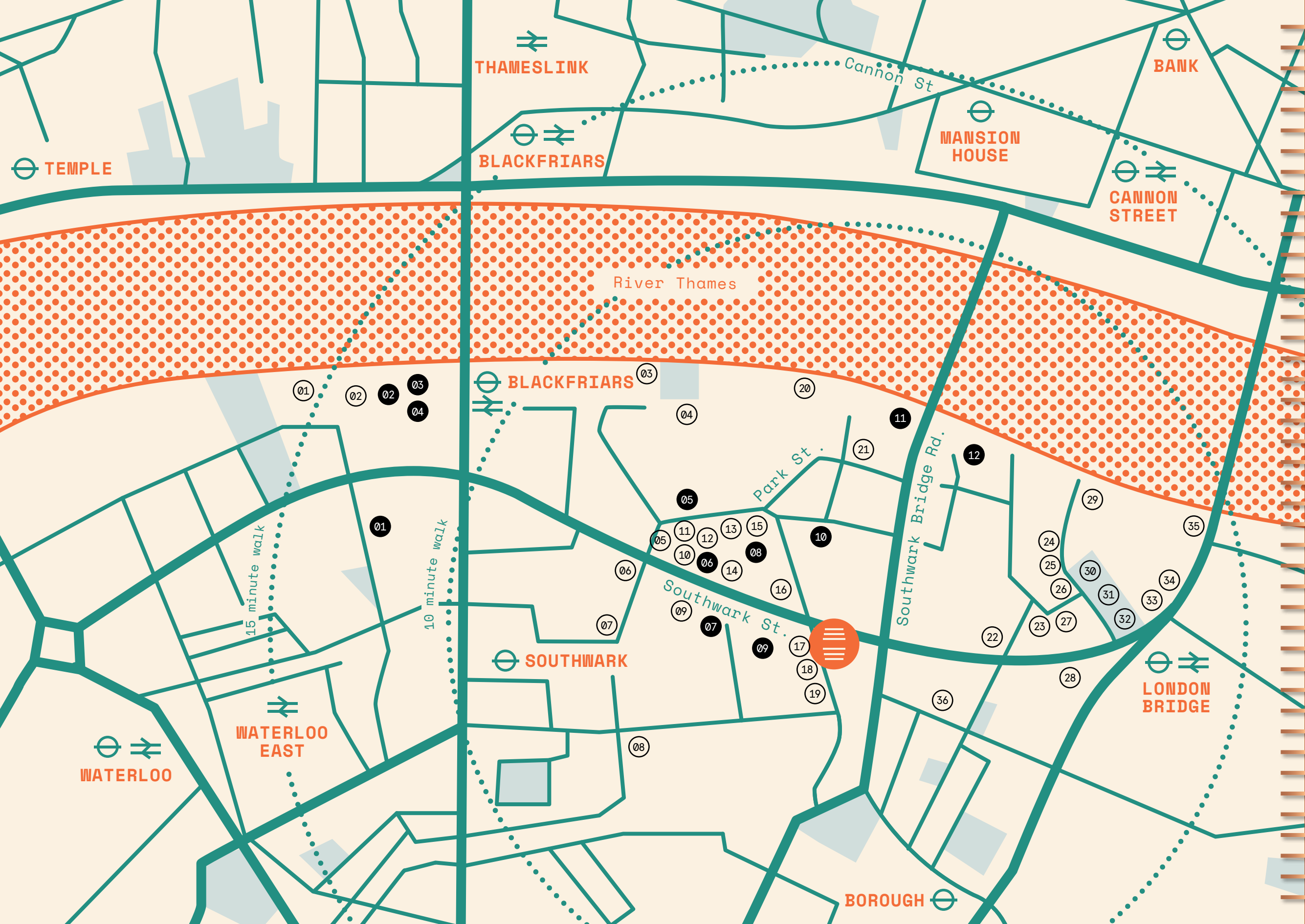


Cooper & Southwark



Cooper & Southwark





SOUTHWARK STORIES

“ Our mission is to bring the best coffee to all Londoners

London Grind’s bespoke coffee blend has attracted customers across the city. Sam Trevethyen oversees the intricate process at the company’s very own roastery; tasting, selecting and roasting bespoke coffee before it’s packed and shipped around London.

Sam’s ethical with the process too, “I work closely with a team of boutique importers, guaranteeing fair pay to farmers, as well as investing in projects to improve the communities that we rely so much on.”

Sam Trevethyen
Head of Coffee, London Grind
grind.co.uk

Location

AMENITIES

- 01 OXO Tower
- 02 Dandelyan at Mondrian London
- 03 Founder’s Arms
- 04 Tate Modern
- 05 Wagamama
- 06 The Distillery
- 07 The White Hart
- 08 Union Street Café
- 09 The Table
- 10 Pret a Manger
- 11 Crussh
- 12 The Refinery
- 13 PAUL
- 14 Oliver Bonas
- 15 Leon
- 16 Vapiano
- 17 Itsu
- 18 Hixter
- 19 Caravan Bankside
- 20 Swan at the Globe
- 21 Theo’s Café
- 22 O Ver
- 23 Paul Smith
- 24 Feng Sushi

- 25 Elliot’s
- 26 Monmouth Coffee
- 27 Aesop
- 28 The Breakfast Club
- 29 Bill’s
- 30 Roast
- 31 Borough Market
- 32 Brindisa
- 33 Padella
- 34 Lobos Meat & Tapas
- 35 London Grind
- 36 Flat Iron Square

OCCUPIERS

- 01 Acxiom
- 02 ITV
- 03 WPP Ogilvy & Mather
- 04 WeWork
- 05 Mediaocean
- 06 Time Inc.
- 07 Zoopla
- 08 Omnicom
- 09 Cheil Media
- 10 RBS
- 11 Ofcom
- 12 Lloyds

Top left: Hixter
Top right: Borough Market
Bottom: Wagamama



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Location

Within the cultural heart of Bankside, Cooper & Southwark is a stone's throw from the Thames riverfront. The location provides the best in food, culture and entertainment in a borough that is redefined by new public areas, trendy bars and overlooked by the contemporary Tate Modern art gallery.



SOUTHWARK STORIES

Great meat – and the chance to be a butcher yourself

Widely respected specialist, Piero Barone was part of the team that pioneered the ethical meat sourcing movement, ensuring livestock was and is looked after by impeccable animal husbandry.

"We want people to understand the meaning of great meat. We host evening butchery classes where people can pick up the cleaver and have a go themselves."

Piero Barone
Butcher, The Ginger Pig
thegingerpig.co.uk



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Left page:
(clockwise from top right)
The Refinery, Union Street Café,
Monmouth Coffee, Caravan

This page:
(clockwise from top left)
Tate Modern, Paul, Leon,
Swan Bar & Restaurant,
The Breakfast Club



This page:
(clockwise from top left)
Arabica, Brindisa, Borough Market,
Tate Modern, Hobbs Barbers

Right page:
(clockwise from top left)
Flat Iron Square music venue,
Baz & Fred's Pizza,
Flat Iron Square bar,
Where The Pancakes Are



SOUTHWARK STORIES



Salads aren't limited to the leaf and vegetable concoction

Swedish food enthusiast, Kristina Gustafsson and Italian chef, Davide Del Gatto drew on their contrasting heritage to create Savage Salads, where recipes are formed of diverse ingredients - transcending the ubiquitous leaf and vegetable lunchtime offering.

"Inspired by the appropriate season, we fuse a delicious range of unconventional ingredients to create something tasty and different - think beautiful ribbons of beetroot and carrot, peppered with vegetables and mixed with fish and meat treats from our daily grill."

Kristina Gustafsson
Co-owner, Savage Salads
savagealads.co.uk



where
the
pancakes
are

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Arabica, Brindisa, Borough Market,
Tate Modern, Hobbs Barbers

Right page:
(clockwise from top left)
Flat Iron Square music venue,
Baz & Fred's Pizza,
Flat Iron Square bar,
Where The Pancakes Are



Flat Iron Square

Located in the heart of London's
Bankside, Flat Iron Square is a
casual and vibrant destination that
blends music, food, entertainment,
retail and culture.



where
the
pancakes
are

Transport

Cooper & Southwark is supported by a great range of transport options; London Bridge, Blackfriars and Waterloo overground stations and Southwark, Borough, Cannon Street, Monument and Bank underground stations are all within walking distance. The River remains an important route for high-speed boat services and the adjacent Cycle Superhighway provides excellent access for cyclists.



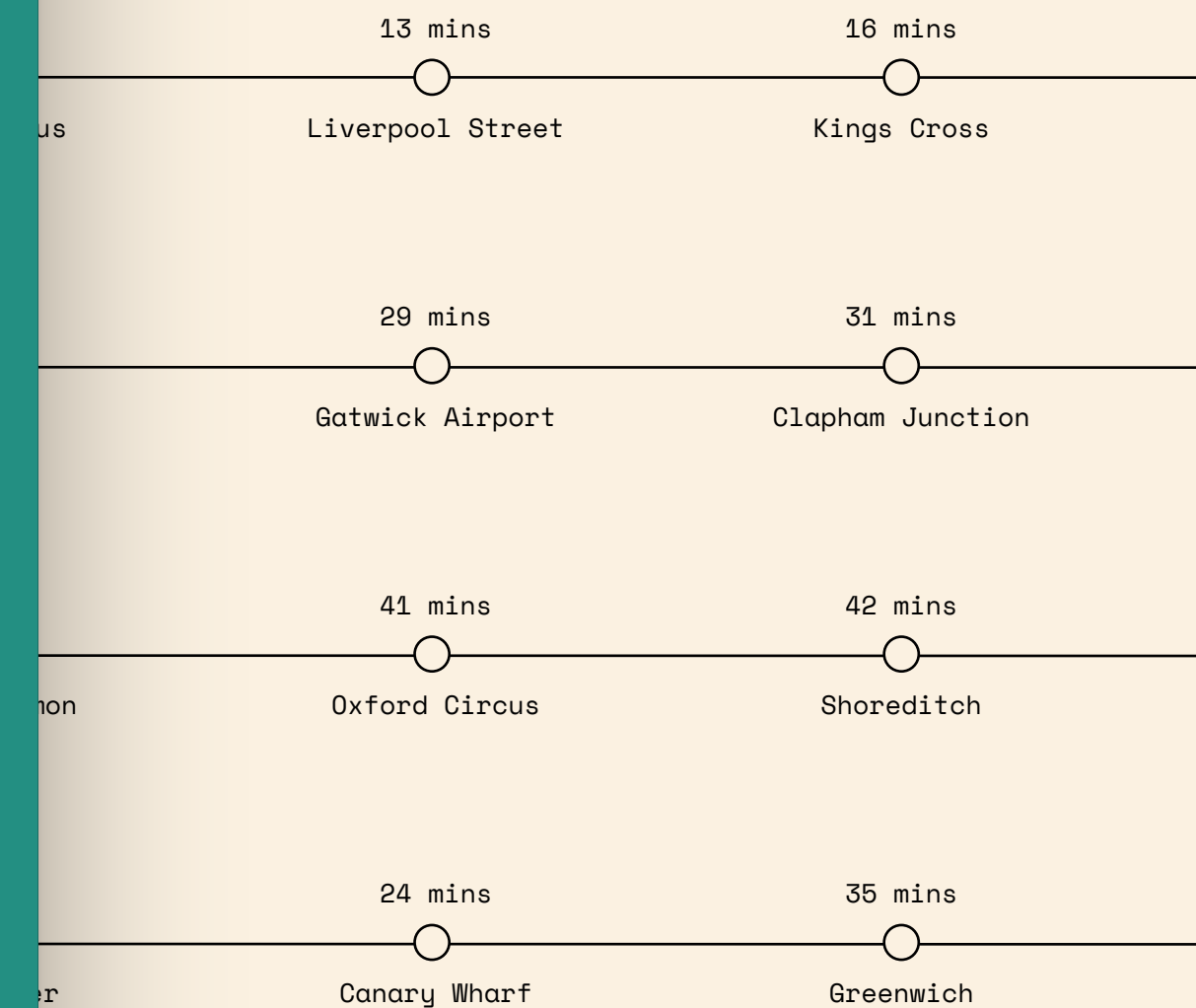
SOUTHWARK STORIES

“ We’re about simple ingredients done well

Hixter's hallmark design premise of turning original features into contemporary aesthetics, made Bankside's former metal box factory an obvious location choice.

Hixter is aimed at Southwark's aspirational and growing business scene: "We're surrounded by great start-up and creative businesses; they love our 'after-work drinks' vibe and our abilities to whip up something from our old classics menu."

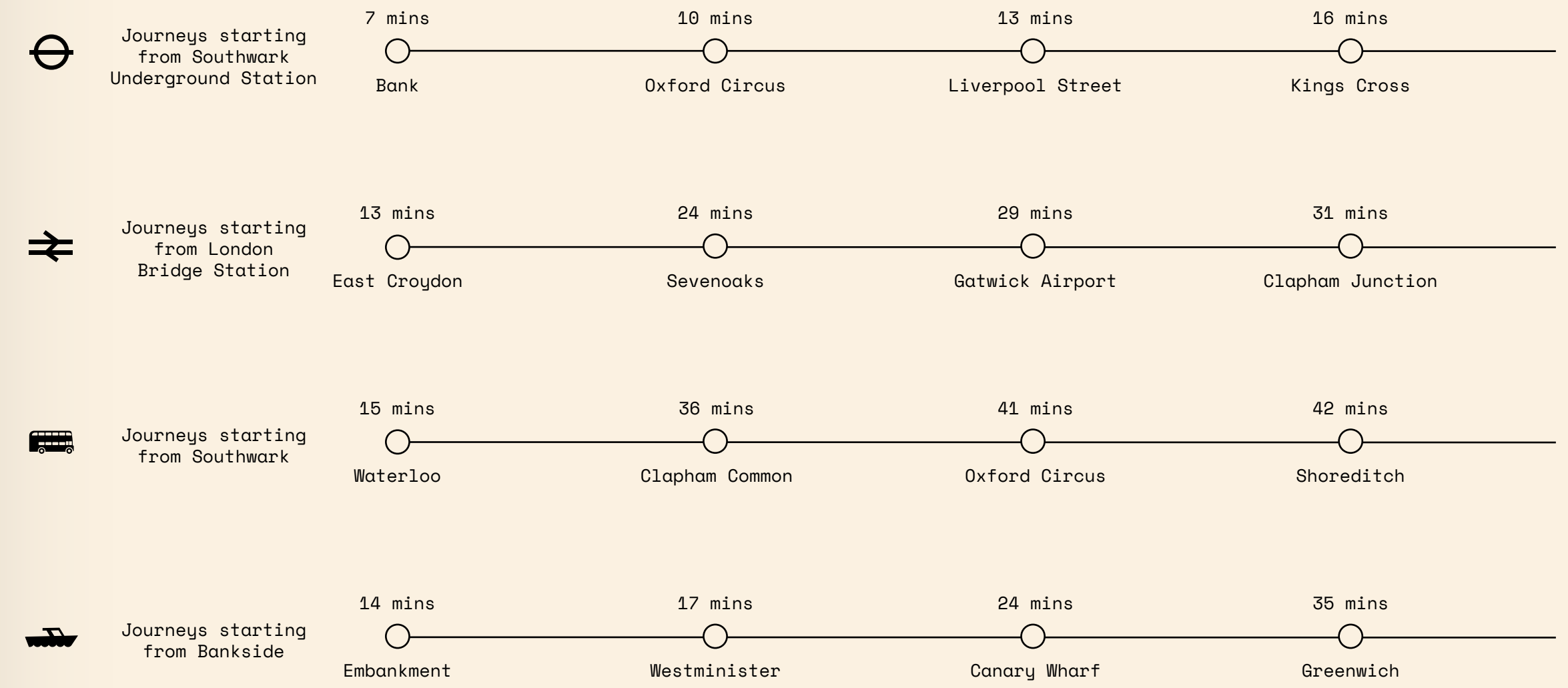
Scott Lyon
Mixologist, Hixter
hixrestaurants.co.uk



Left page:
(clockwise from top right)
Riverbus, Blackfriars Station,
Southwark Underground Station,
Blackfriars Bridge

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Source: tf1.gov.uk

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Riverbus, Blackfriars Station,
Southwark Underground Station,
Blackfriars Bridge

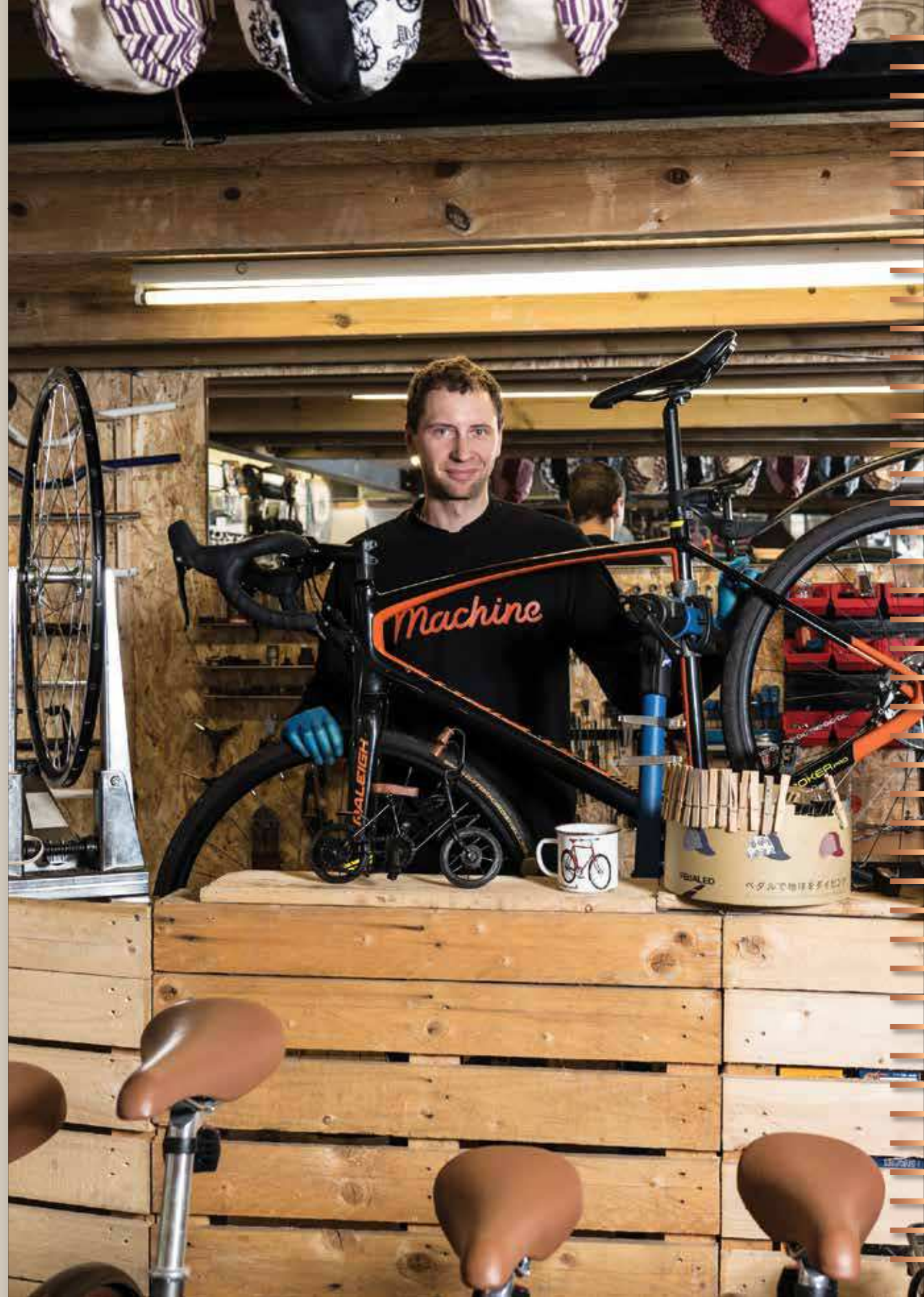
Connections



LONDON BRIDGE		CANNON STREET		WATERLOO	
Jubilee	⊖	Circle	⊖	Bakerloo	⊖
Northern	⊖	District	⊖	Jubilee	⊖
National Rail	≠	National Rail	≠	Northern	⊖
				Waterloo & City	⊖
				National Rail	≠
SOUTHWARK		BLACKFRIARS			
Jubilee	⊖	Circle	⊖		
		District	⊖		
BOROUGH		National Rail	≠		
Northern	⊖			MANSION HOUSE	
				Circle	⊖
BANK				District	⊖
Central	⊖				
Northern	⊖				
DLR	⊖				
Waterloo & City	⊖				

RIVERBUS 
 Bankside Pier
 London Bridge City Pier
 Festival Pier
 London Eye Pier

Sources: tfl.gov.uk, google.co.uk/maps



Cycling



4.0 cycle spaces with on-site shower and locker facilities

16 minutes from Southwark to Shoreditch via Cycle Superhighway

07 minutes from Southwark to Bank via Cycle Superhighway

03 minutes from Santander Cycles docking station

This page:
 (from top right to bottom)
 Cyclist commuter, Black cab



The Building

Proudly occupying a prominent position at the corner of Southwark Street and Great Guildford Street, Cooper & Southwark offers approximately 78,000 sq ft of contemporary office space.

Undergoing a comprehensive refurbishment, Cooper & Southwark will benefit from a complete modernisation resulting in exceptional office space, with stunning views across London from beautiful terraces on the fifth and sixth floors.

A brand new self-contained office space, totalling 14,340 sq ft, will offer a unique opportunity of an independent street address and dedicated reception on Great Guildford Street for a single occupier.



Cooper & Southwark, Southwark Street façade (CGI)



Right: Cooper & Southwark, Great Guildford Street entrance (CGI)

Schedule of areas

61 Southwark Street

Level	sq ft available NIA (Total)
7th floor	–
6th floor	7,814
5th floor	5,970
4th floor	2,757
3rd floor	9,959
2nd floor	9,967
1st floor	9,604
Upper Ground	2,742
Lower Ground	1,290
Total Available	50,103

15 Great Guildford Street

Level	sq ft available NIA (Total)
Upper Ground	3,929
Mezzanine	2,278
Ground	4,428
Lower Ground	3,705
Total Available	14,340

Typical floor 61 Southwark Street

Total Available NIA
9,967 sq ft



- Available Office
- Core

Plans are not to scale
For indicative purposes only



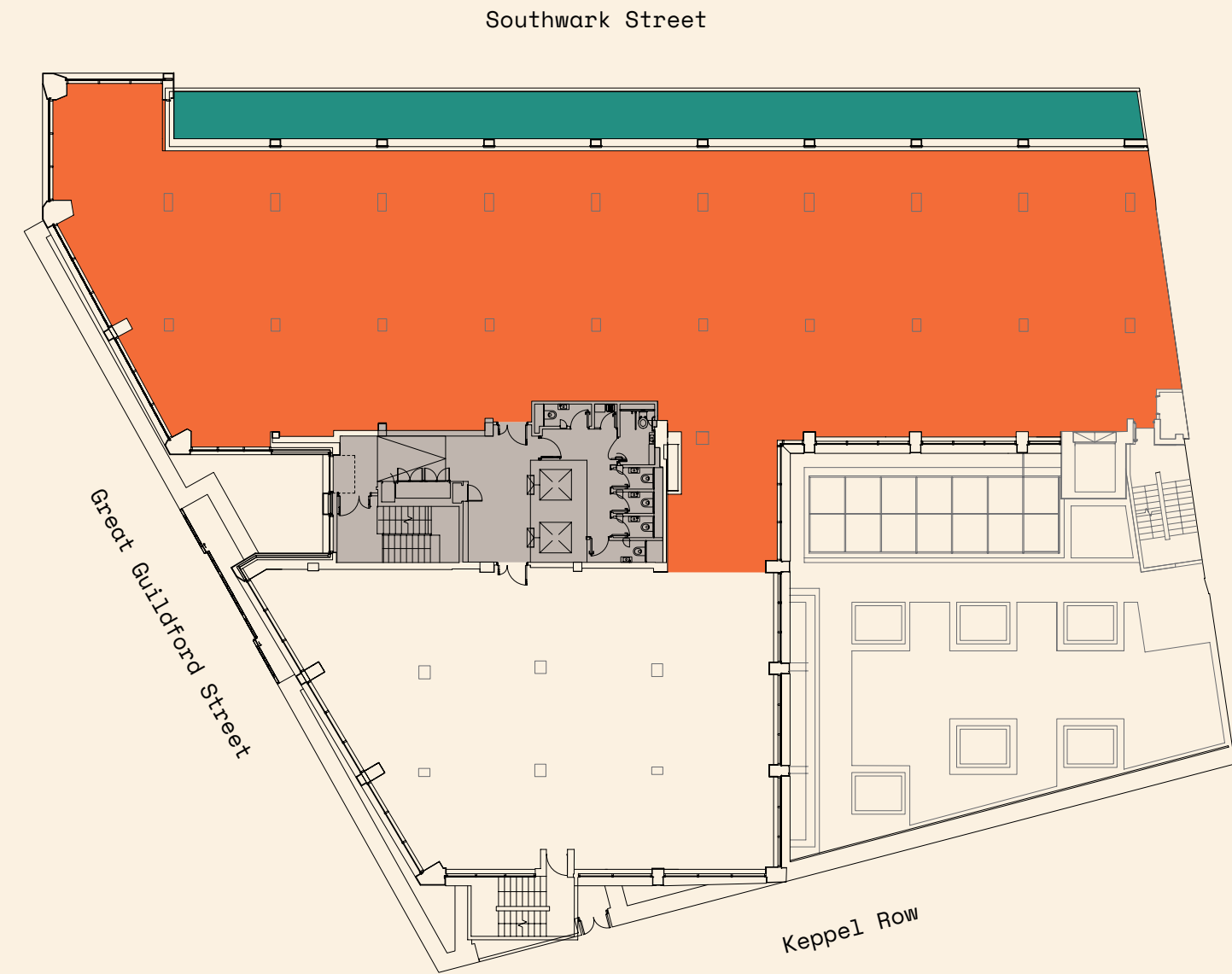
North

Fifth floor

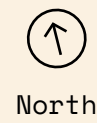
61 Southwark Street

Total Available NIA
5,970 sq ft

- Available Office
- Terrace (900 sq ft)
- Let
- Core



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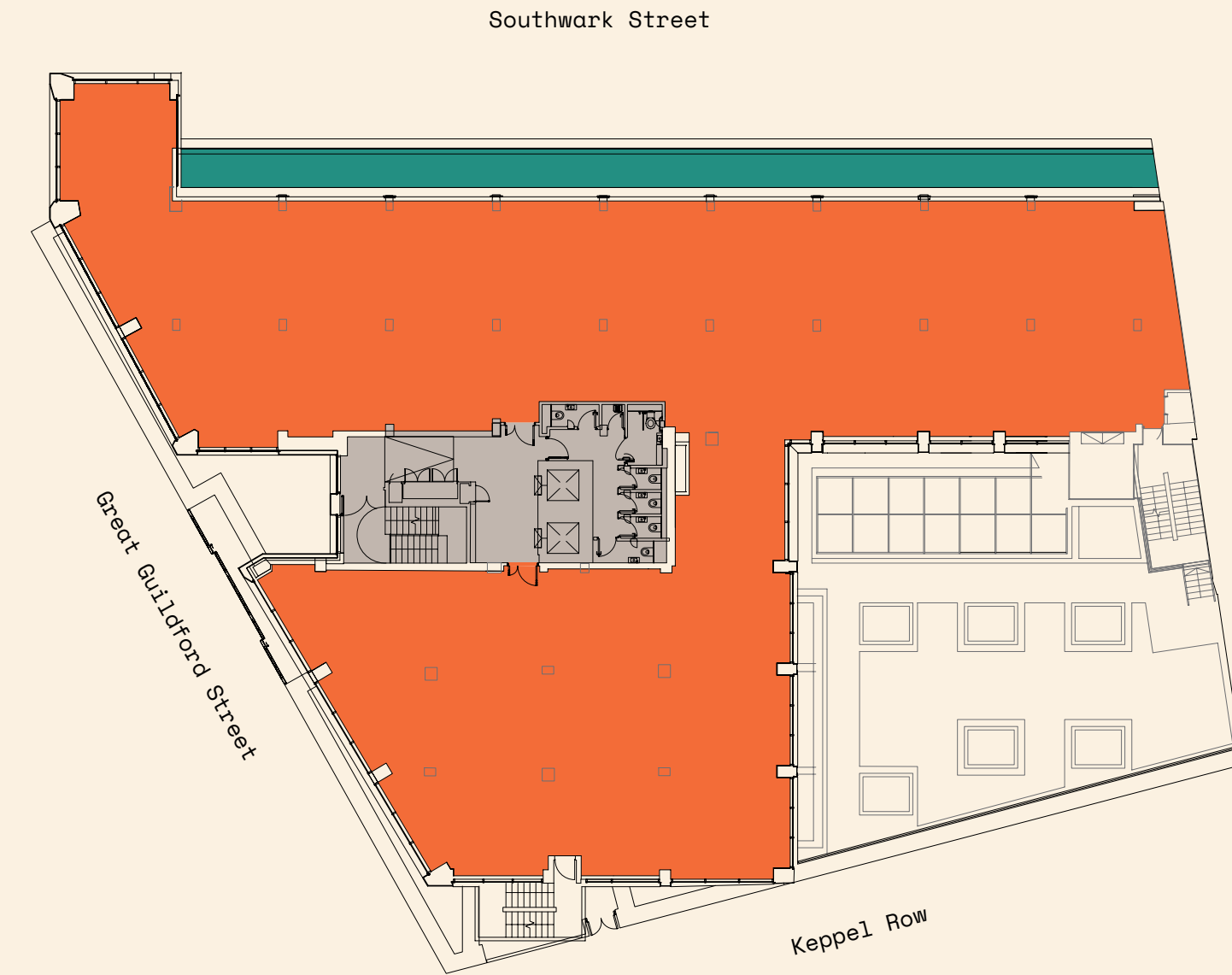


Sixth floor

61 Southwark Street

Total Available NIA
7,814 sq ft

- Available Office
- Terrace (705 sq ft)
- Core



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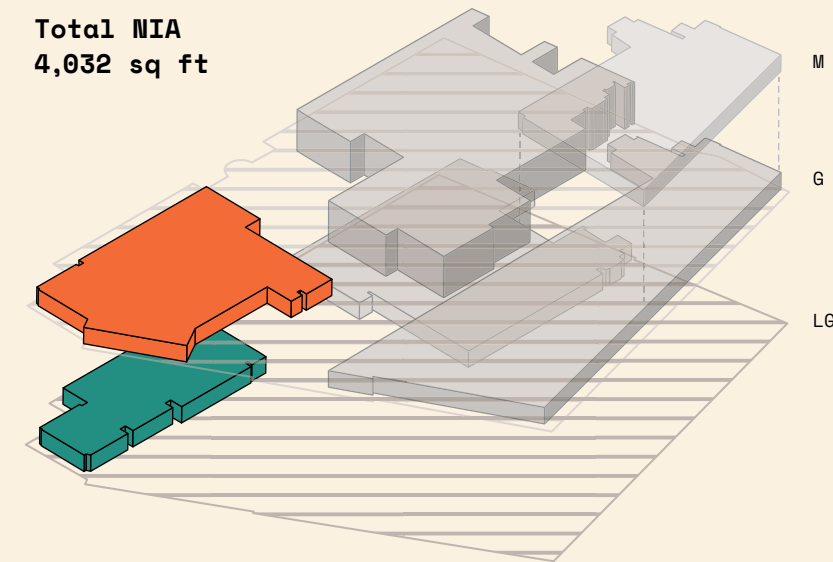


61 Southwark Street,
third floor (061)

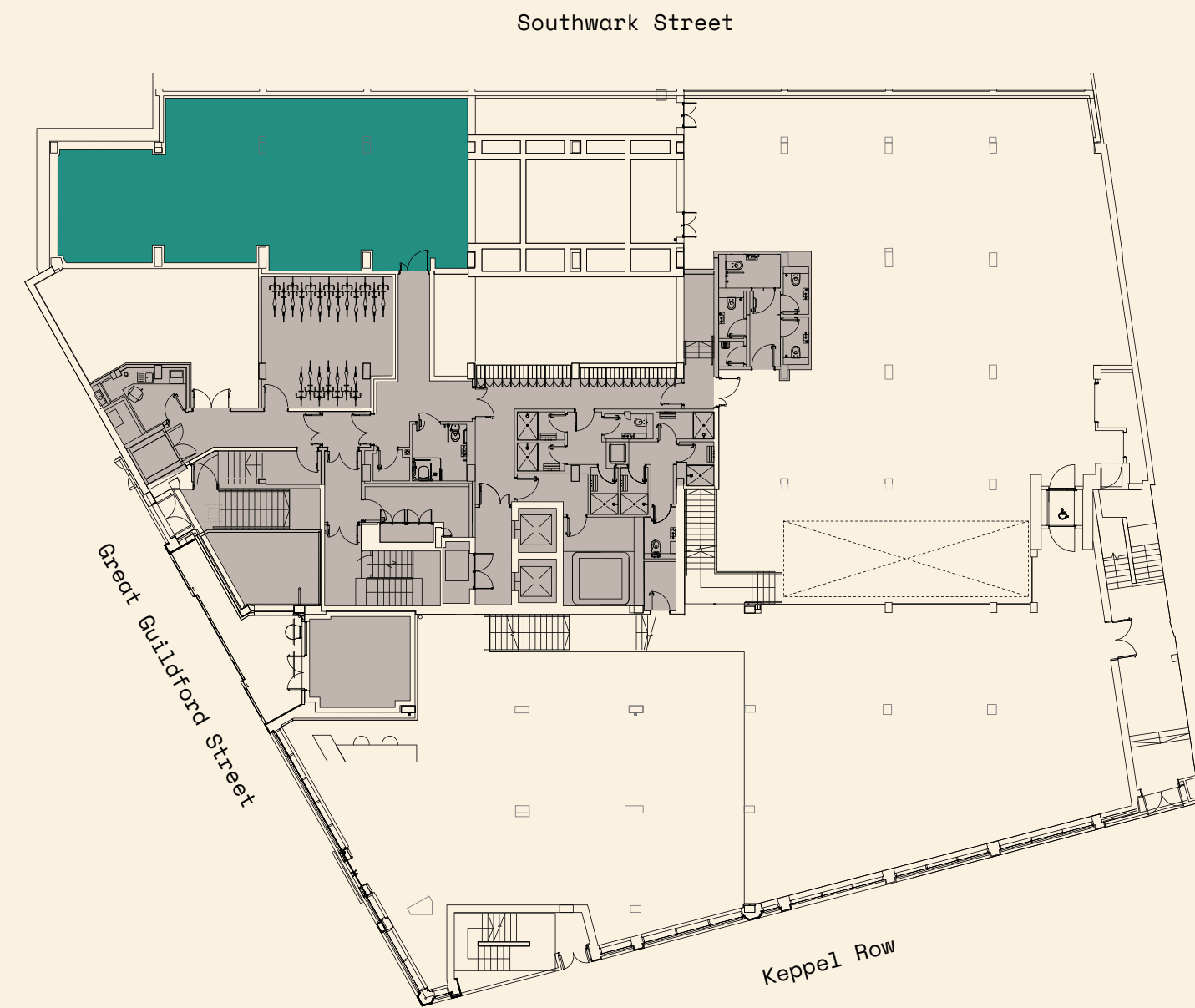
Lower Ground

61 Southwark Street

Total NIA
4,032 sq ft



- Available Office
1,290 sq ft
- Core



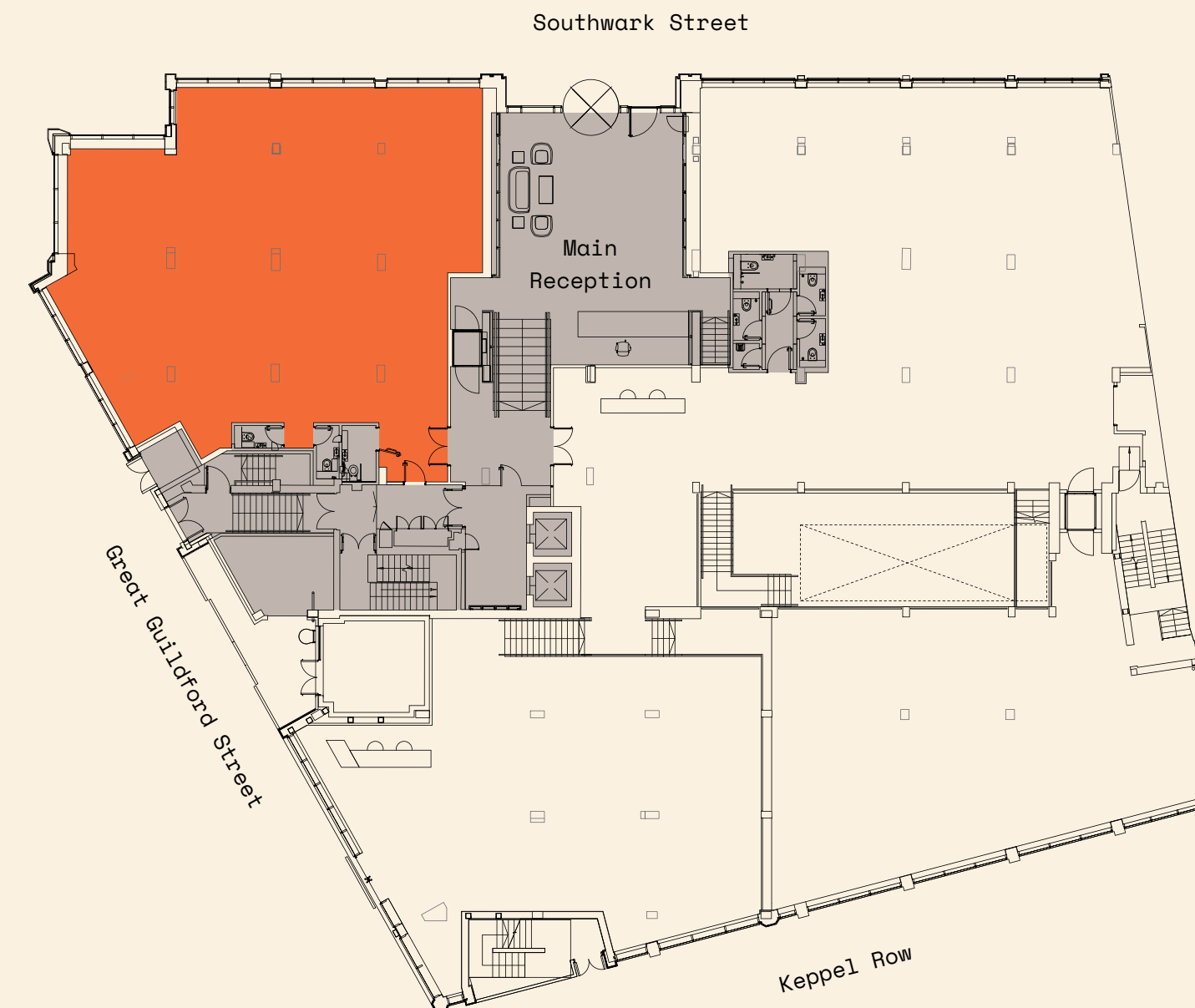
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Upper Ground

61 Southwark Street

- Available Office
2,742 sq ft
- Core



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*The Last Great
Adventure is You*

61 Southwark Street reception (CGI)

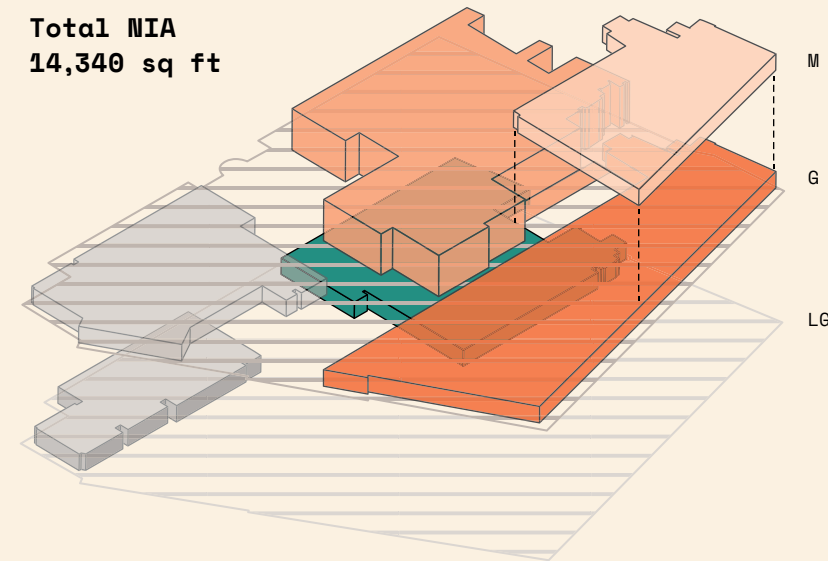
61 Southwark Street reception (CGI)

City Weather
80

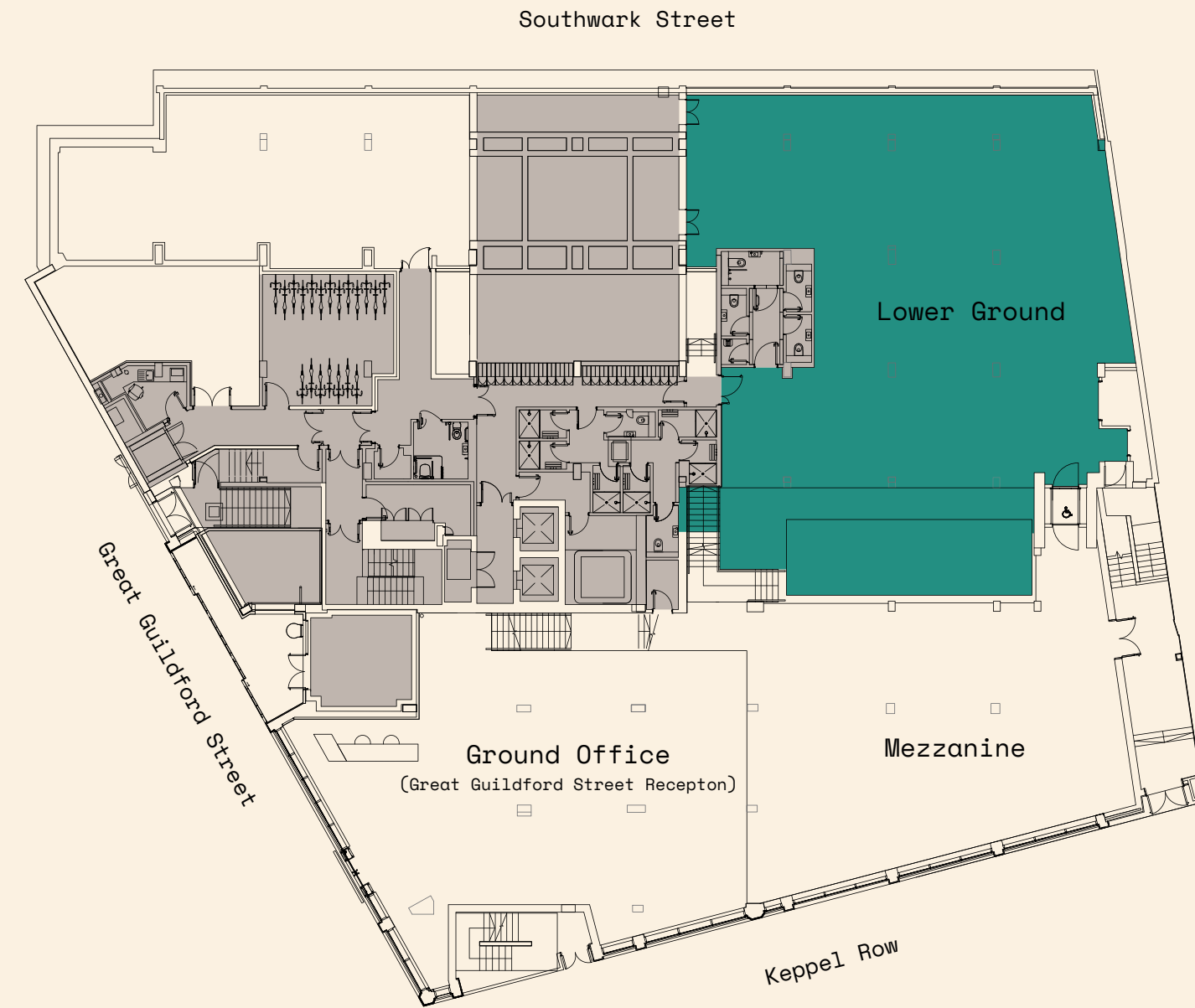
Lower Ground

15 Great Guildford Street

Total NIA
14,340 sq ft



- Lower Ground Office
3,705 sq ft
- Core



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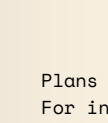
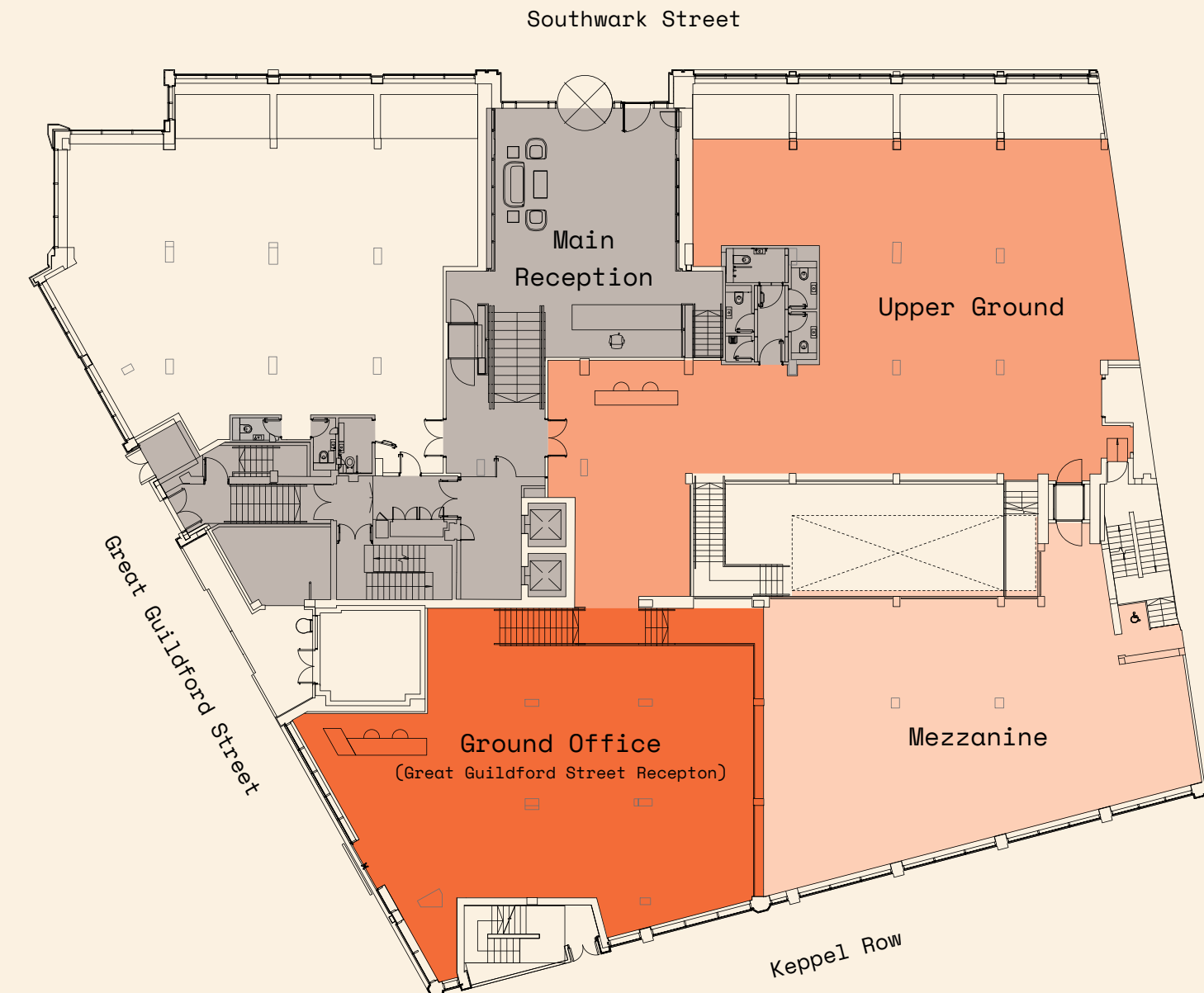


Ground / Mezzanine

15 Great Guildford Street

- Upper Ground Office
3,929 sq ft
- Ground Office
4,428 sq ft
- Mezzanine Office
2,278 sq ft
- Core

Plans are not to scale
For indicative purposes only





THE LAST GREAT
ADVENTURE
IS YOU

15 Great Guildford Street
self-contained entrance (OGI)
(Ground and Mezzanine)

15 Great Guildford Street atrium (OGI)



61 Southwark Street,
fifth and sixth floor terraces (06I)



61 Southwark Street,
view from sixth floor (CGI)

Space Plans

**Open plan (double occupant)
Typical floor**

9,967 sq ft

**Front office space = 7,220 sq ft/670.8 sq m
(60 people, 11.2 sq m per person)**

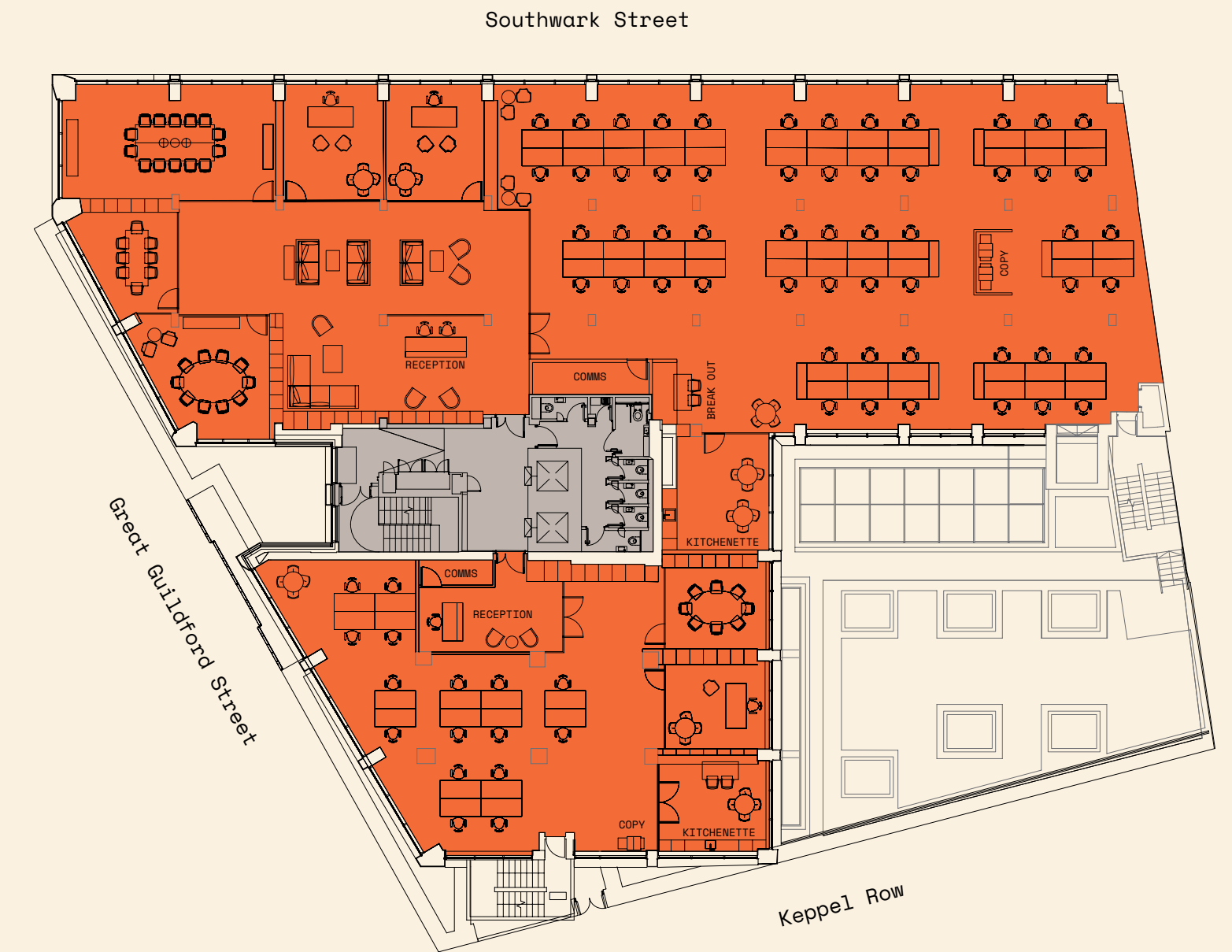
- 14 person meeting room
- 8 person meeting room
- 10 person meeting room
- Kitchenette
- Comms room
- 2 directors meeting rooms

**Rear office space = 2,747 sq ft/255.2 sq m
(18 people, 14.2 sq m per person)**

- 8 person meeting room
- Kitchenette
- Comms room
- 1 directors meeting room

- Available Office
- Core

Plans are not to scale
For indicative purposes only



Space Plans

Open plan (single occupant) Typical floor

9,967 sq ft

Front office space = 9,967 sq ft/926 sq m
(60 people, 15.4 sq m per person)

14 person meeting room

4x 8 person meeting rooms

Large staff cafe

Comms room

3 directors meeting rooms

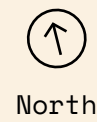
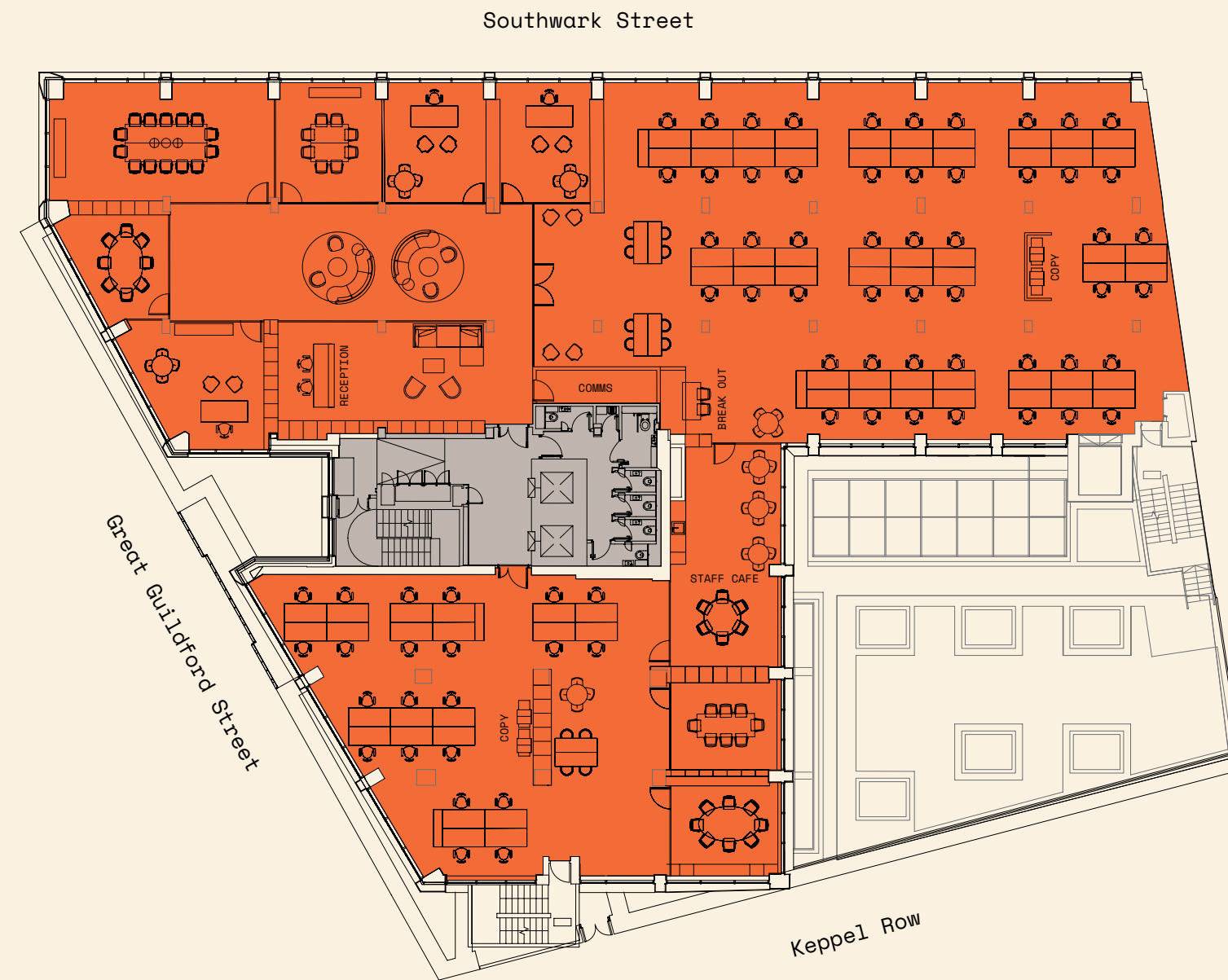
Multiple breakout spaces

Hot desk locations

● Available Office

● Core

Plans are not to scale
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Open plan (double occupant) Sixth floor

7,814 sq ft

Front office space = 5,000 sq ft/464.5 sq m
(35 people, 13.3 sq m per person)

2x 12 person meeting rooms

6 person meeting room

2x 8 person meeting rooms

Kitchenette

Comms room

2 directors meeting rooms

Rear office space = 2,814 sq ft/261.4 sq m
(20 people, 13.07 sq m per person)

8 person meeting room

Kitchenette

Copy area

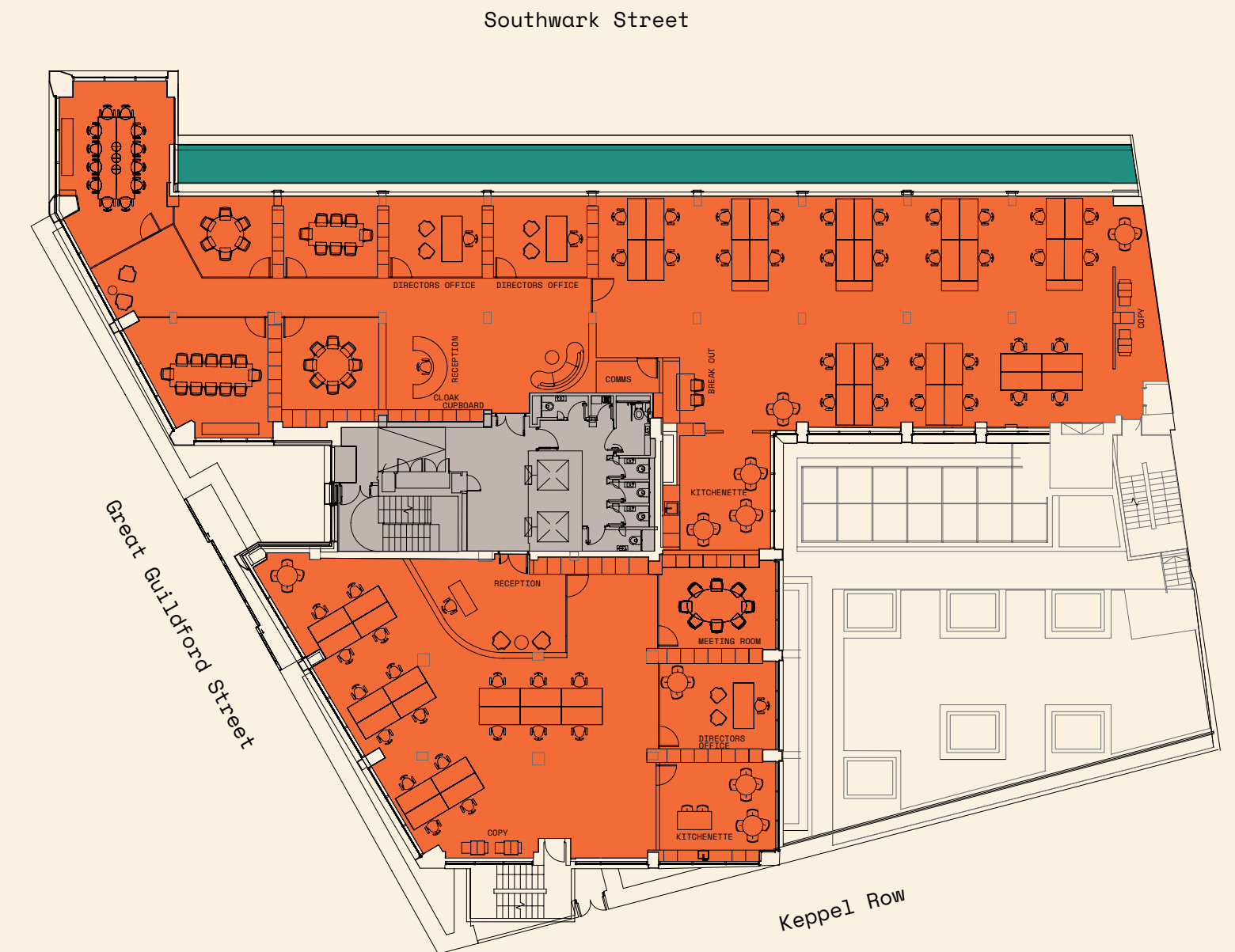
1 directors meeting room

● Available Office

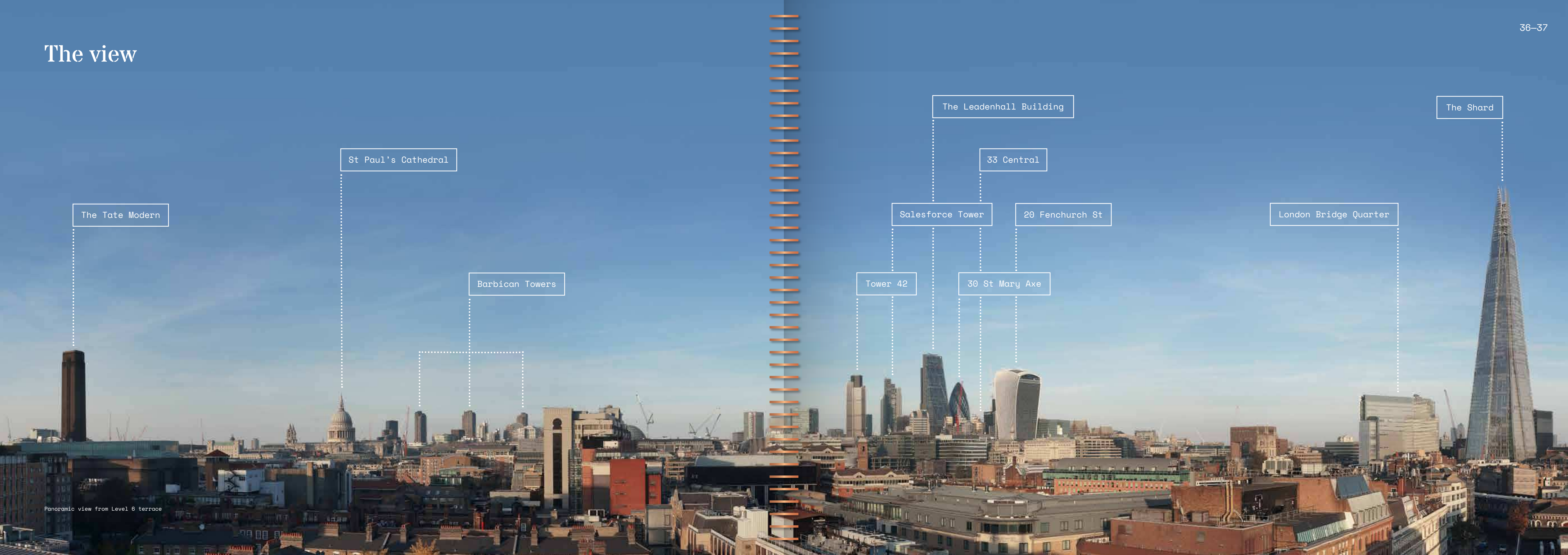
● Terrace (705 sq ft)

● Core

Plans are not to scale
For indicative purposes only



The view



The Tate Modern

St Paul's Cathedral

Barbican Towers

The Leadenhall Building

33 Central

Salesforce Tower

20 Fenchurch St

Tower 42

30 St Mary Axe

London Bridge Quarter

The Shard

Panoramic view from Level 6 terrace

Specification

Finished ceiling heights:

- Typical floors: 2.60m-2.70m (to ceiling)
- 2.35m-2.50m (to bulkhead)
- Southwark Street reception - 4m
- Great Guildford Street reception - 4.9m

Raised floors:

- 100mm overall

Loadings:

- Office floors: 2.5 kN/m² (+1kN/m² for demountable partitions)

Occupational densities:

- Building services - 1:10m² NIA
- WCs - 1:10m² NIA
- Lifts - 1:10m² NIA
- Escape - 1:08m² NIA

Lifts:

- New 2x 10 person passenger lifts
- New platform lift provision from entrance level to ground floor
- New DDA compliant lift connecting front & rear lower ground floors
- New service lift accessed off Great Guildford Street for cycle & refuse access to the lower ground floor

Heating & cooling:

- VRF system and fresh air ventilation via ceiling mounted fan coil units located in the bulkhead. Internal design temperatures based on 24°C±2 summer, 21°C±2 winter

Ventilation:

- Offices: 12 l/s per person (NIA)

Power:

- Small power (General office) - 25 W/m²
- Future small power (General office) - 10 W/m²

Lighting:

- Office lighting to achieve 400 lux
- Intelligent lighting control system with presence and solar detector
- Typically recessed linear LED lights throughout

Standby:

- Landlord's standby roof level generator for life safety

Terraces:

- Decking on the 5th & 6th floor terraces with glazed balustrades and gravel border
- Bio diverse roof to 1st floor rear roof

Cycle facilities:

- 40 secure bicycle spaces plus 4 on street cycle spaces
- 6 unisex showers plus 1 accessible WC and shower and 2 associated WCs

Sustainability:

- BREEAM target - "Very Good"
- EPC target 'B' rating
- Low energy lighting

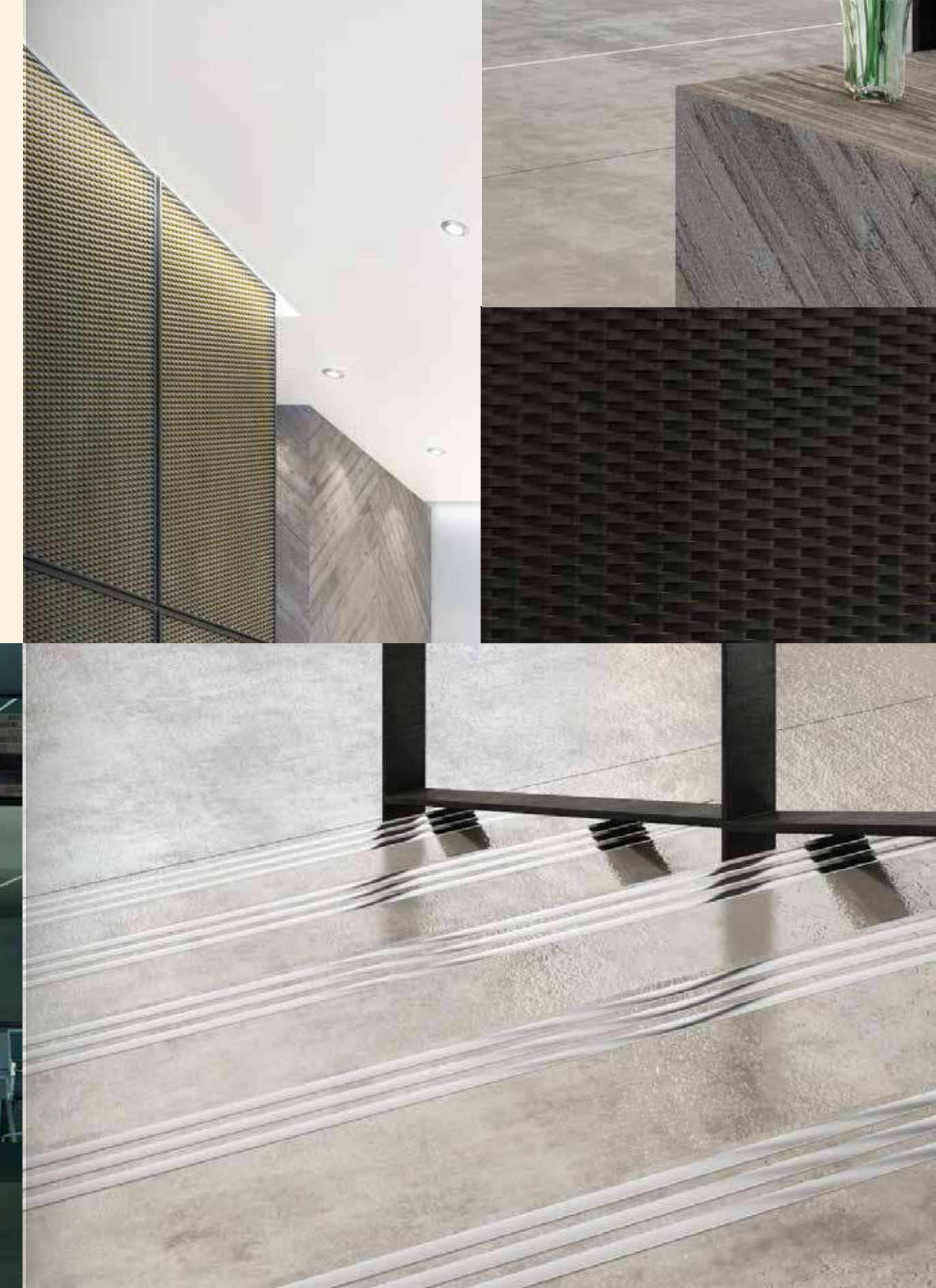
Tenant Plant:

- Space available for tenant plant such as additional condensers, subject to availability

Materials

Bottom left: building façade, Southwark Street entrance
Bottom centre: white aluminium entrance surround with stainless steel building signage
Bottom right: reception staircase

Top left: aluminium / pre-galvanised steel wall panel
Top right: herringbone concrete desk
Middle right: aluminium / pre-galvanised steel wall panel detail



Contact

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Colliers

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Collins

Structural Engineer
Davies Maguire

Services Engineer
GDM

cooperandsouthwark.co.uk

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