

THE SHARD

31 ST THOMAS ST, LONDON, SE1 9SG



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

These superb serviced offices have arguably the best view and address in London. They offer a flexible agreement so you do not have to tie yourself in for a long period of time. Meeting rooms are available to hire on an ad hoc basis as well as telephone booths being dotted around for private phone calls.

ACCOMMODATION

FLOOR

AREA

24 100 - 17,070 sq ft

25 100 - 16,508 sq ft

TOTAL

33,578 sq ft

Floor area subject to measurement

LOCATION

This serviced office floor is situated by London Bridge Station, a prime location with the Northern and Jubilee lines a few steps away. Borough Market, Southbank and Waterloo are all within walking distance and SE1 has become a very popular area with a range of industries in recent times.

SPECIFICATION/AMENITIES

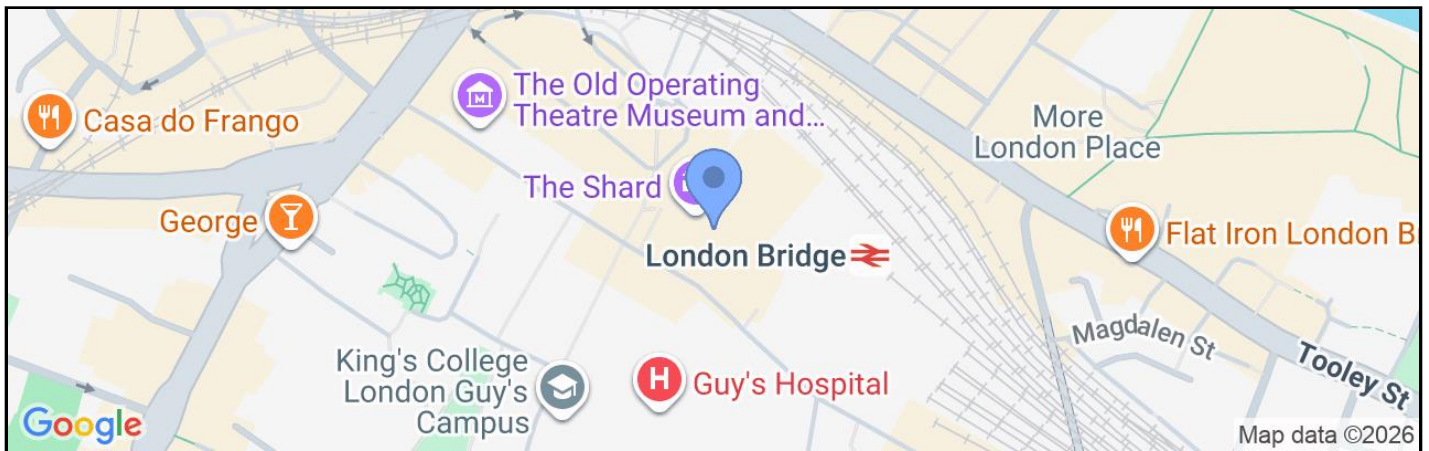
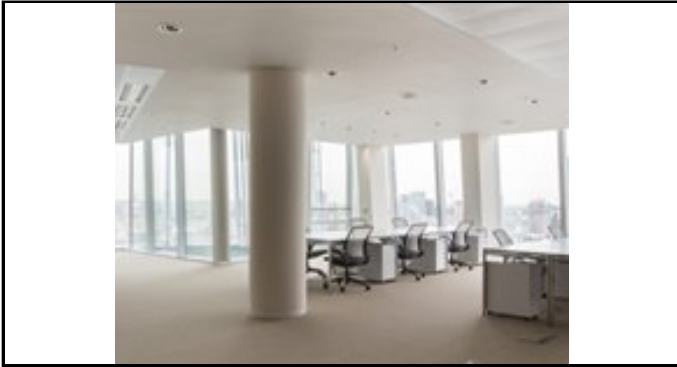
- Telephone Booths
- IT, Telecoms and Free secure WiFi
- Virtual Offices
- Hot Desking
- Business lounges and on site meeting rooms, with free Wi-Fi access
- Meeting rooms
- Air Conditioning

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2026