

# NOTCUTT HOUSE

36 SOUTHWARK BRIDGE ROAD, LONDON, SE1 9EU



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Notcutt House is one of our most eye-catching flexible workspaces, based in a renovated warehouse in Southwark and featuring exposed brick walls, wooden floors, and timber beams. It's set up to cater for teams and small businesses, with serviced office space and coworking desks both available on flexible monthly terms. That means you can choose just how much workspace you need and pay for nothing more. As a member of Notcutt House, you also get access to the amenities we've built into the space, including the meeting rooms and kitchen facilities. And you can also make use of the break-out space featuring couches and booths, perfect for taking a moment away from your desk or having a catch-up with a colleague. Notcutt House is also available for use as an event space, with built-in amphitheatre seating and a full suite of audio-visual equipment making it the perfect place to hold gatherings or company presentations. If you're seeking a new highly flexible and beautifully-designed serviced office space in Southwark, this is a great choice for you.

## LOCATION

Notcutt House is centrally located in Southwark, a hugely popular area of London. It's just south of Southwark Bridge and is easily reached via the underground, with nearby tube stations including Southwark, Borough, and London Bridge. It's also a cyclist-friendly workspace, so you can commute by bike easily if you'd prefer.

## SPECIFICATION/AMENITIES

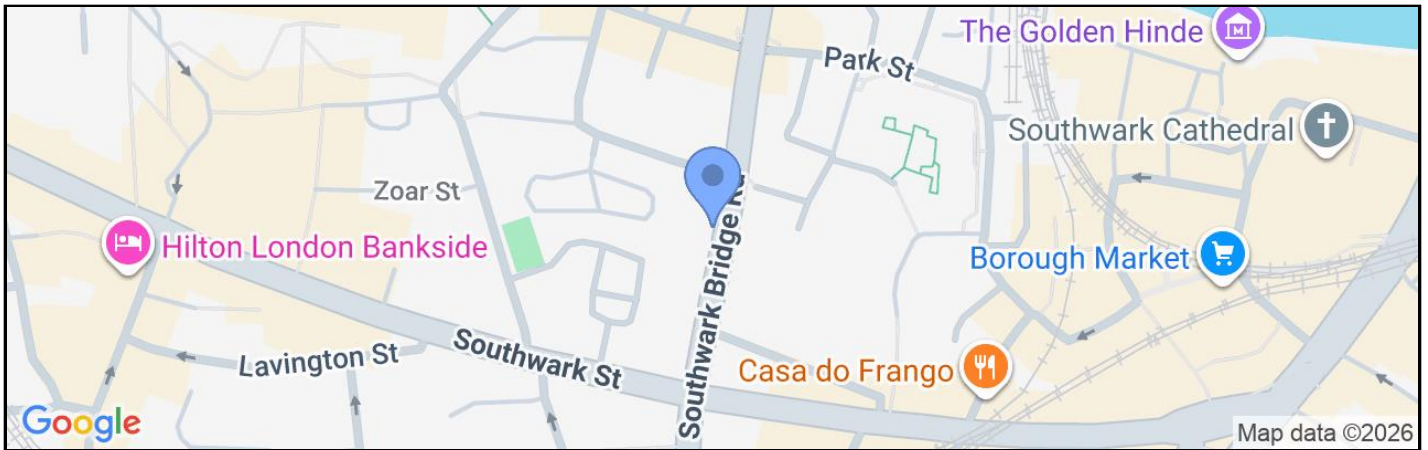
- Cyclist-friendly
- EPC rating of B
- Reception services
- 24-hour access
- Barista-style coffee
- Hand sanitising stations and daily cleaning
- Business grade fibre-optic broadband
- High ceilings and excellent natural light

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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