

# THE PHOSPHOR BUILDING AT THE FORGE, SUMNER STREET, SE1, LONDON



OFFICE TO RENT | 48,233 SQ FT | POA



**LONDON'S EXPERT COMMERCIAL  
PROPERTY ADVISORS SOUTH OF THE RIVER**

[UNIONSTREETPARTNERS.CO.UK](http://UNIONSTREETPARTNERS.CO.UK)



**UNION STREET PARTNERS**

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# THE PHOSPHOR BUILDING AT THE FORGE, SUMNER STREET, SE1, LONDON SE1 9HZ



48,233 SQ FT NEW BUILD COMPLETING Q4 2022

48,233 SQ FT | POA



## DESCRIPTION

The Phosphor building at The Forge offers 48,233 sq ft of Grade A office space in the cultural hub of Bankside. Inspired by its industrial past and built for the future it is Landsec's first net zero carbon development. The Phosphor makes up one part of the The Forge scheme, which features two boutique office buildings surrounding a public courtyard, this vibrant new space, is ready for you to put your stamp on it.

Targeting completion of the scheme in Q4 2022 The Bronze building (c.90,000 sq ft) and Phosphor building (c.49,000 sq ft) will offer Grade A office accommodation with exceptional end of trip facilities.

Located south of the River Thames in the vibrant Southwark/Bankside market. A place of world class food and traditional markets. The building is conveniently located for London Bridge, Blackfriars, Cannon Street and Waterloo mainline and underground stations.

## AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
8th	3,380	Available
7th	4,978	Available
6th	4,978	Available

## GET IN TOUCH

RUPERT COWLING	MARK FISHER	BEN FISHER	JACK KNIVETT
Union Street Partners 020 3757 8578 rc@unionstreetpartners.co.uk	Union Street Partners 020 3328 5370 mf@unionstreetpartners.co.uk	Union Street Partners 020 7855 3584 bf@unionstreetpartners.co.uk	CBRE 02071823615 Jack.knivett@cbre.com

## AMENITIES

- Net Zero Carbon development
- BREEAM EXCELLENT (targeting)
- NABERS UK 5 star target
- Designed to 1 - 8 sq m
- Four pipe fan coil a/c exposed services
- Suspended LED lighting
- Raised floor
- 2.75m floor to ceiling height
- 230 cycle spaces & lockers
- 17 showers

## TERMS

RENT	RATES	S/C
POA	TBC	TBC

### INFORMATION

A new lease is available direct from the landlord.

### EPC

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### LINKS

[Website](#)

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5th	5,927	Available
4th	5,927	Available
3rd	5,927	Available
2nd	5,927	Available
1st	5,927	Available
Mezzanine	3,436	Available
Ground	1,826	Available
<b>TOTAL</b>	<b>48,233</b>	

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