Bankside

the SO

80 SOUTHWARK STREET

The vision

We have reimagined three historic warehouse buildings as a workspace designed around the occupier: ready for the way businesses work today and adaptable to the way they will work tomorrow.

Fully fitted offices are supported by generous shared spaces for collaboration, connection and everything that happens beyond the desk.



INDICATIVE CGI OF EXTERIOR



INDICATIVE CGI OF OFFICE INTERIOR



the SO experience

AVAILABLE FROM JANUARY 2027

Everything your team needs, ready and waiting

Fully fitted offices are only the beginning. the SO brings together the workspace, shared facilities and on-site support to super charge your business. From tech enabled meeting rooms, community events, barista made coffee and on site concierge - everything is ready for your team.



INDICATIVE CGI OF EXTERIOR ENTRANCE

A welcome that feels personal

the SO Bankside



Members are known by name. Guests are expected, welcomed and shown where they need to go. Meeting rooms are prepared, crafted coffee is close at hand and the details are handled before they become distractions. Attentive and personal service you deserve applied to your working day.

INDICATIVE CGI OF RECEPTION

More reasons to come together

theSO Bankside



Flexible event space



Members' lounge



Barista café



Pet-friendly workspace



24/7 access



End-of-journey facilities



Mailroom



Members' gym



Bookable meeting rooms



Towel service



Stocked kitchens and snacks in our member's lounge

Your space, Your identity

Within the SO, every member company has the freedom to create a workspace that reflects its own identity and culture. Layouts, finishes and details can be tailored around your team, giving you the individuality of your own office with the wider services, amenity and community of the SO around you.



INDICATIVE CGI OF BREAK-OUT AREA

Good company, built in

the SO event space hosts an actively managed and specially curated programme of talks, podcasts and events. From business and AI to health, culture and new ideas, members get first access to fresh perspectives, useful conversations and people worth meeting. An opportunity to learn, connect and broaden horizons without leaving the building.



the SO Bankside

A change of scene

the SO Bankside



INDICATIVE CGI OF ROOF TERRACE

One price, Everything taken care of

No hidden extras. No list of suppliers to manage. Your all-inclusive price covers the space, service and support your team needs every day.

WORKSPACE
- Fully fitted, customisable workspace
- Superfast Wi-Fi
- Stocked kitchens
- Meeting rooms
- Access control and 24/7 access
- Dedicated Phone booths

MEMBERSHIP
- On-site gym
- Member lounge
- Event space
- A considered programme of member events

SERVICE
- A dedicated on-site team
- Front-of-house hospitality
- Barista-quality coffee and complimentary snacks

ALL INCLUSIVE PRICING FOR SERVICES
- Cleaning
- On-site concierge
- Mailroom
- Security





Your workspace

At your convenience

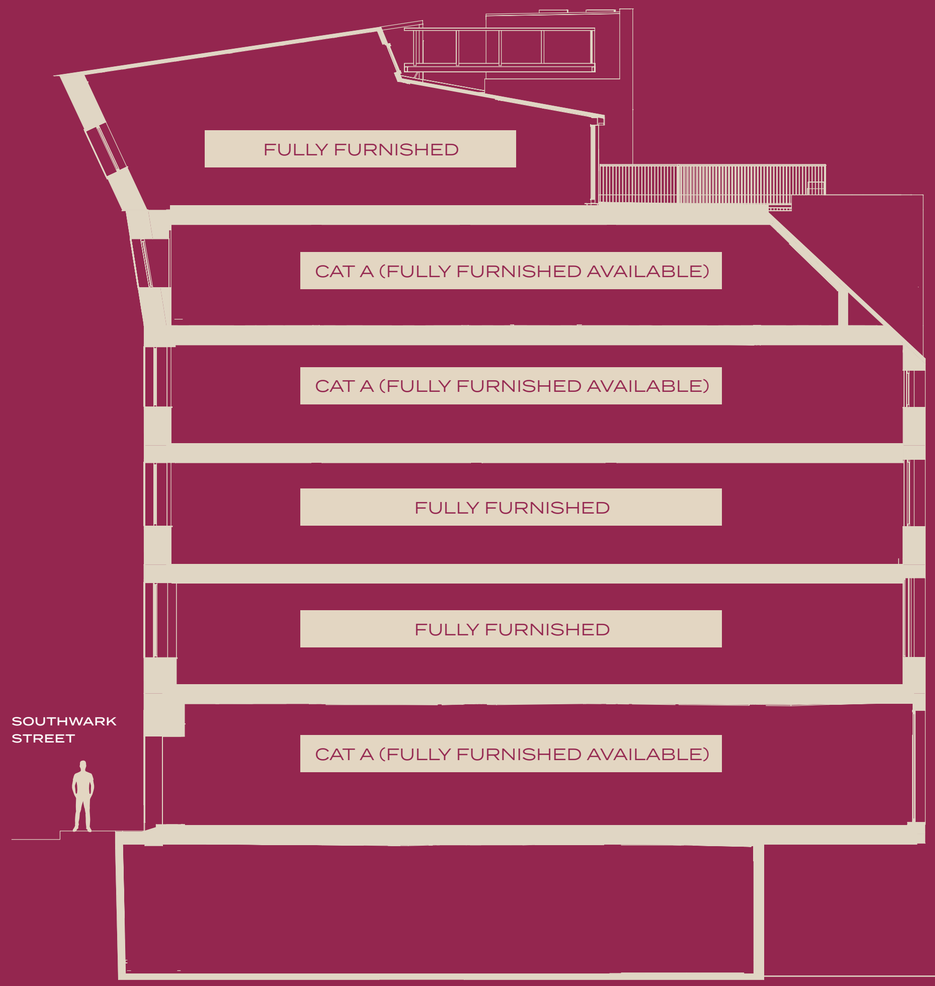
Move into a fully fitted workspace shaped around your team. Choose the layout, make it your own and start work without the usual set-up, supplier management or day-to-day distractions.



INDICATIVE CGI OF OFFICE INTERIOR

Find your space

the SO Bankside



FLOOR	USE		SQ FT (NIA)	SQ M	DESK COUNT	MEETING ROOMS	PHONE BOOTHS
5	OFFICE TERRACE		4,246 1,120	394	58	3	4
4	OFFICE		5,869	545	-	-	-
3	OFFICE		6,142	571	-	-	-
2	OFFICE	2-01 2-02 2-03	3,610 1,481 848	335 138 79	65 30 20	2 1 1	3 2 3
1	OFFICE		6,105	567	110	3	6
G	OFFICE COMMUNAL MEETING ROOMS MEMBERS' LOUNGE RECEPTION		1,651	153	-	-	-
LG	MEMBERS' LOUNGE EVENT SPACE GYM END OF JOURNEY PHONE BOOTHS		-	-	-	-	-
	Total office		**29,952**	**2,782**			

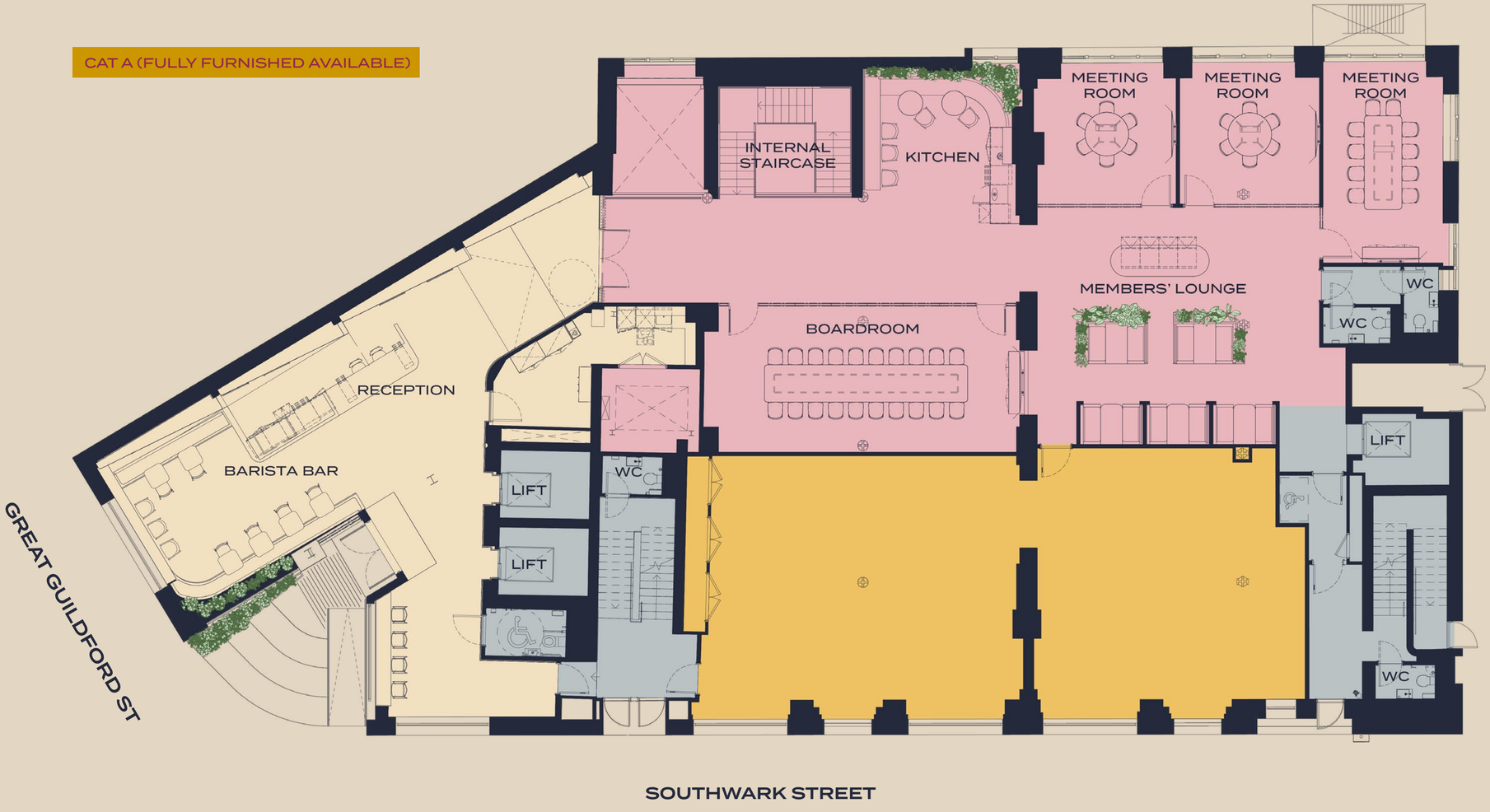
AREAS ARE SUBJECT TO MEASUREMENT

G FLOOR

1,651 SQ FT

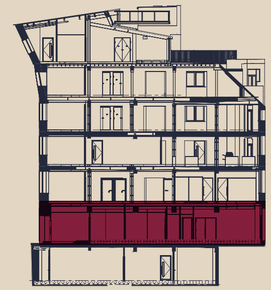
153 SQ M

CAT A (FULLY FURNISHED AVAILABLE)



SHARED SPACE

Meeting rooms	3
Boardroom	1
Members' Lounge	1
Lounge	1
Kitchen	1
Barista bar	1



KEY

- Office
- Community
- Core

Floor plans not to scale.
For indicative purposes only.

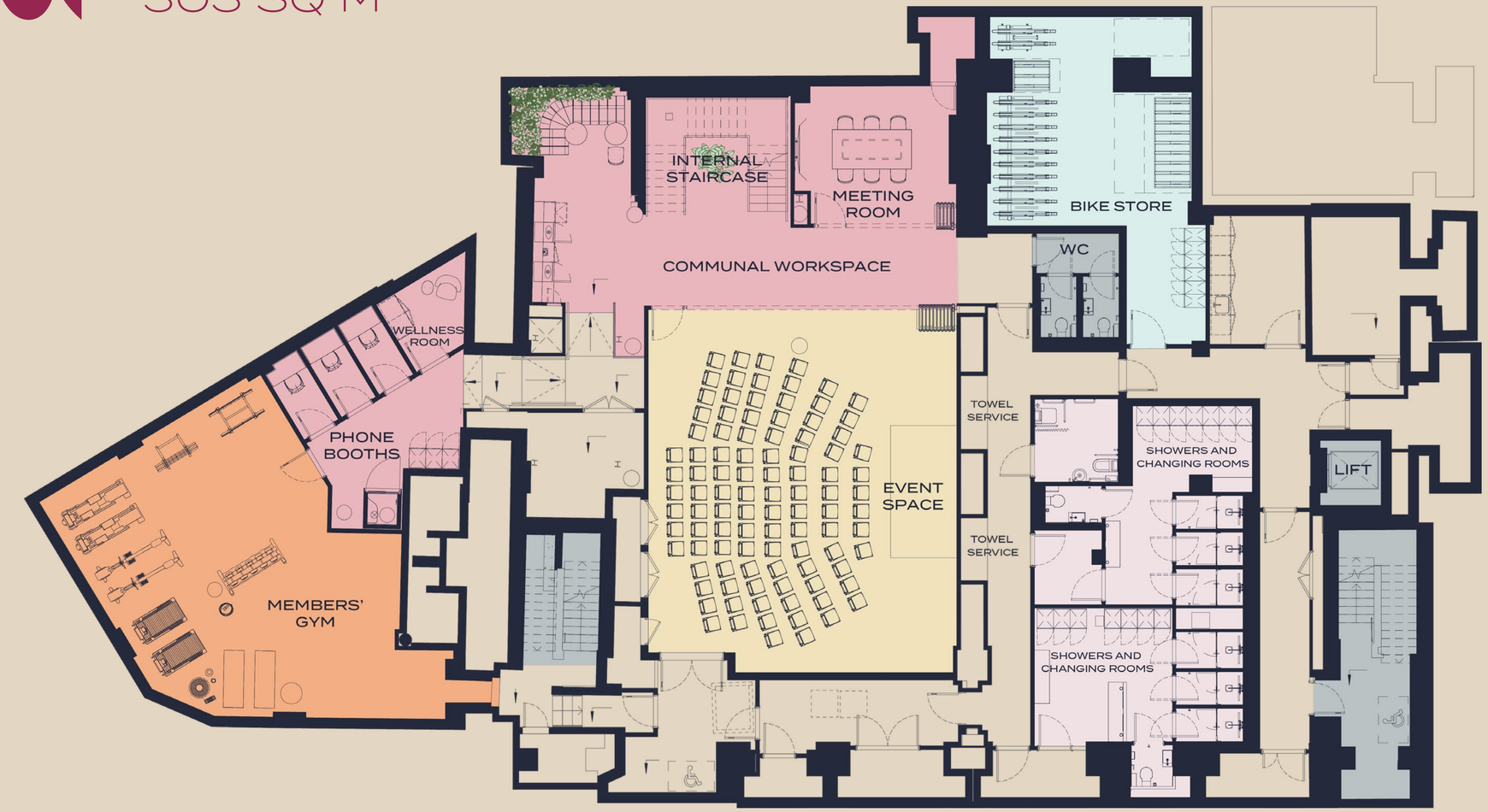
LG

FLOOR

3,266 SQ FT

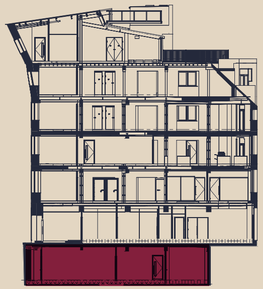
303 SQ M

the SO Bankside



SHARED SPACE

Meeting rooms	1
Phone booths	4
Event space (100 Seats)	1
Showers and changing rooms	1
Members' gym	1
Bike racks	36
Brompton lockers	18
Wellness room	1



KEY

- Community
- Members' gym
- Bike storage
- Showers
- Event space
- Core

Floor plans not to scale.
For indicative purposes only.

1

FLOOR

6,105 SQ FT

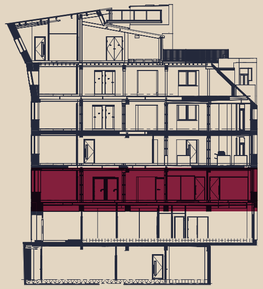
567 SQ M

FULLY FURNISHED

POTENTIAL LAYOUT
CAPACITY (PEOPLE): 110



OFFICE	
Desks	110
Meeting rooms	3
Phone booths	6
Collaboration area	1
Kitchen	1



KEY

- Office
- Core
- Terrace

Floor plans not to scale.
For indicative purposes only.

2 FLOOR

5,940 SQ FT

592 SQ M

FULLY FURNISHED

POTENTIAL LAYOUT
CAPACITY (PEOPLE): 115



OFFICE - 2–01

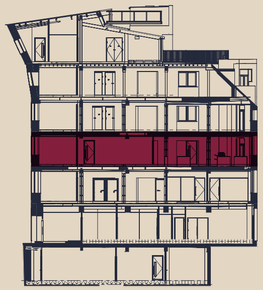
Desks	65
Meeting rooms	4
Phone booths	7

OFFICE - 2–02

Desks	30
Meeting rooms	4
Phone booths	7

OFFICE - 2–03

Desks	20
Meeting rooms	4
Phone booths	7



KEY

- Office
- Core
- Terrace

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For indicative purposes only.

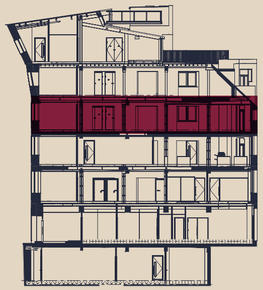
3 FLOOR

6,142 SQ FT

571 SQ M

CAT A (FULLY FURNISHED AVAILABLE)





KEY

- Office
- Core
- Terrace

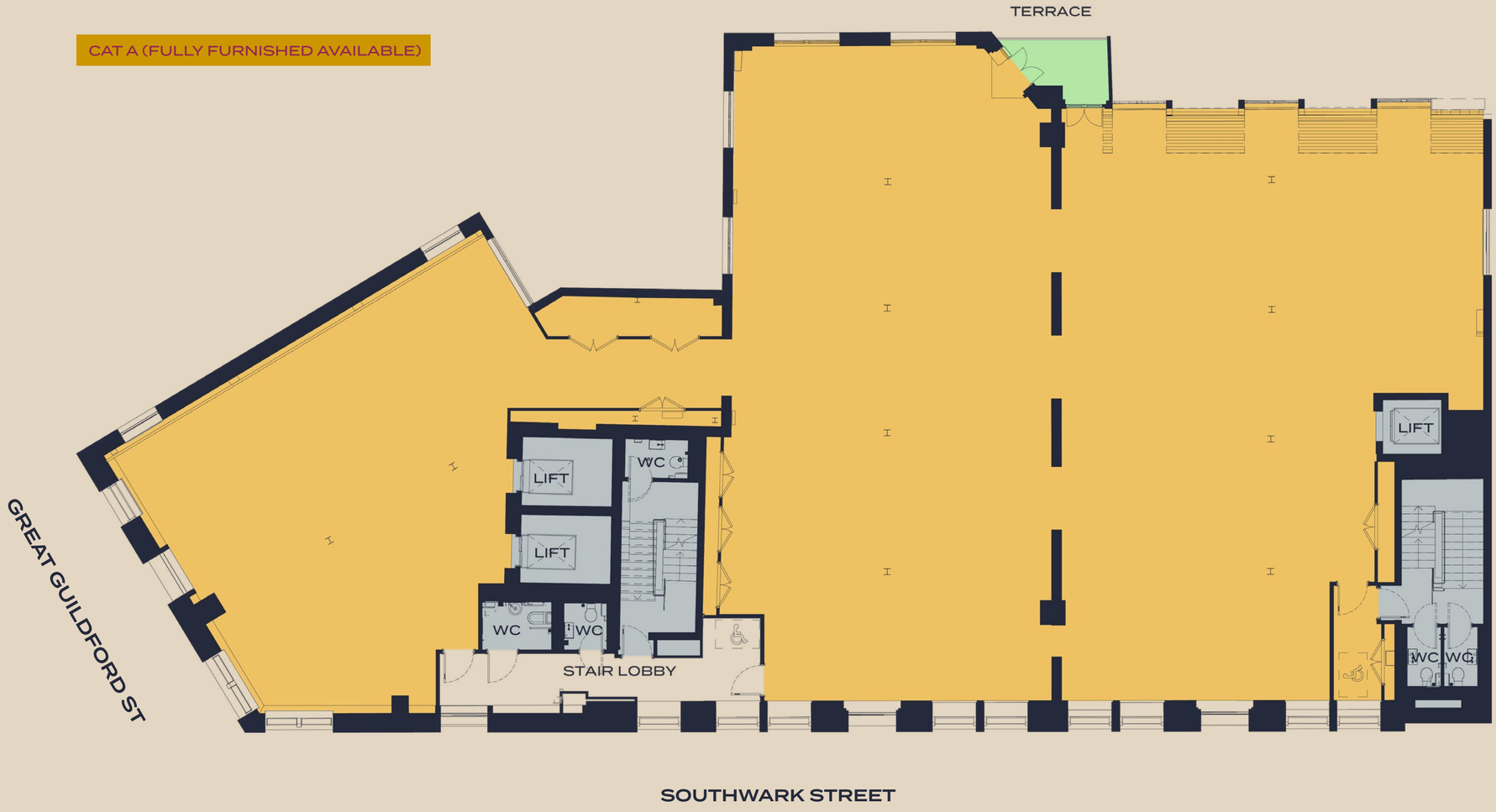
Floor plans not to scale.
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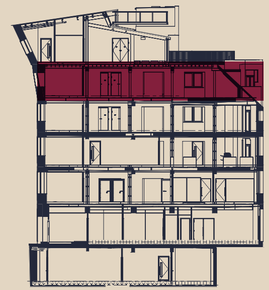
4 FLOOR

5,869 SQ FT

545 SQ M

CAT A (FULLY FURNISHED AVAILABLE)





KEY

- Office
- Core
- Terrace

Floor plans not to scale.
For indicative purposes only.

5 FLOOR

4,246 SQ FT

394 SQ M

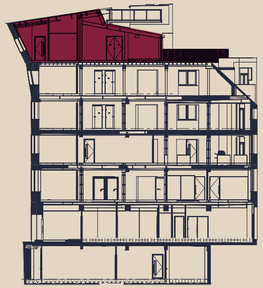
FULLY FURNISHED

POTENTIAL LAYOUT
CAPACITY (PEOPLE): 58



OFFICE

Desks	58
Meeting rooms	3
Phone booths	4
Collaboration area	1
Kitchen	1
Private Terrace	1



KEY

- Office
- Core
- Private Terrace

Floor plans not to scale.
For indicative purposes only.

Made for every day

theSO Bankside



Fully refurbished offices – fully fitted



Targeting EPC B



Fully electric

BREEAM

BREEAM Outstanding



VRF air conditioning



Secure bicycle storage & lockers



Shower & changing facilities



24/7 access + security



LED lighting



Pet-friendly workspace





the SO
Bankside

Around the SO



A neighbourhood that inspires

Walk towards the river for Tate Modern, Shakespeare's Globe and the Thames Path. Head east for Borough Market and some of London's best-known places to eat. With hotels, independent cafés, restaurants and cultural landmarks close by, there is always somewhere to take a guest, meet the team or carry on after work.









Borough Market delights

Five minutes from your door, London's oldest food market has fed the city for over a thousand years. Cheesemongers, butchers, and bakers work alongside chefs who've built their reputations on Borough's produce. Whether it's a quick bite between meetings or a client lunch worth remembering, Borough Market delivers.



Culture, cuisine & connectivity











Perfectly positioned on Southwark Street—the premier artery of the South Bank — the SO sits at the heart of a diverse, 7-day neighbourhood where global giants like Omnicom and WPP meet local gems. Commuting is effortless, placed halfway between London Bridge, Blackfriars, and Southwark stations, and just steps from the Bankside Pier Clipper boat service.



Local vibes

the SO Bankside

Restaurants
1. Oxo Tower Bar Brasserie
2. Sea Containers
3. ‘O Ver Borough
4. Casa do Frango
5. Caravan London Bridge
6. The Refinery
7. Brother Marcus
8. Lantana
9. Agora
10. Akira
11. Bancone
12. Heard
13. Kolae
14. Padella
15. Parrillan
16. Rambutan
17. Camille

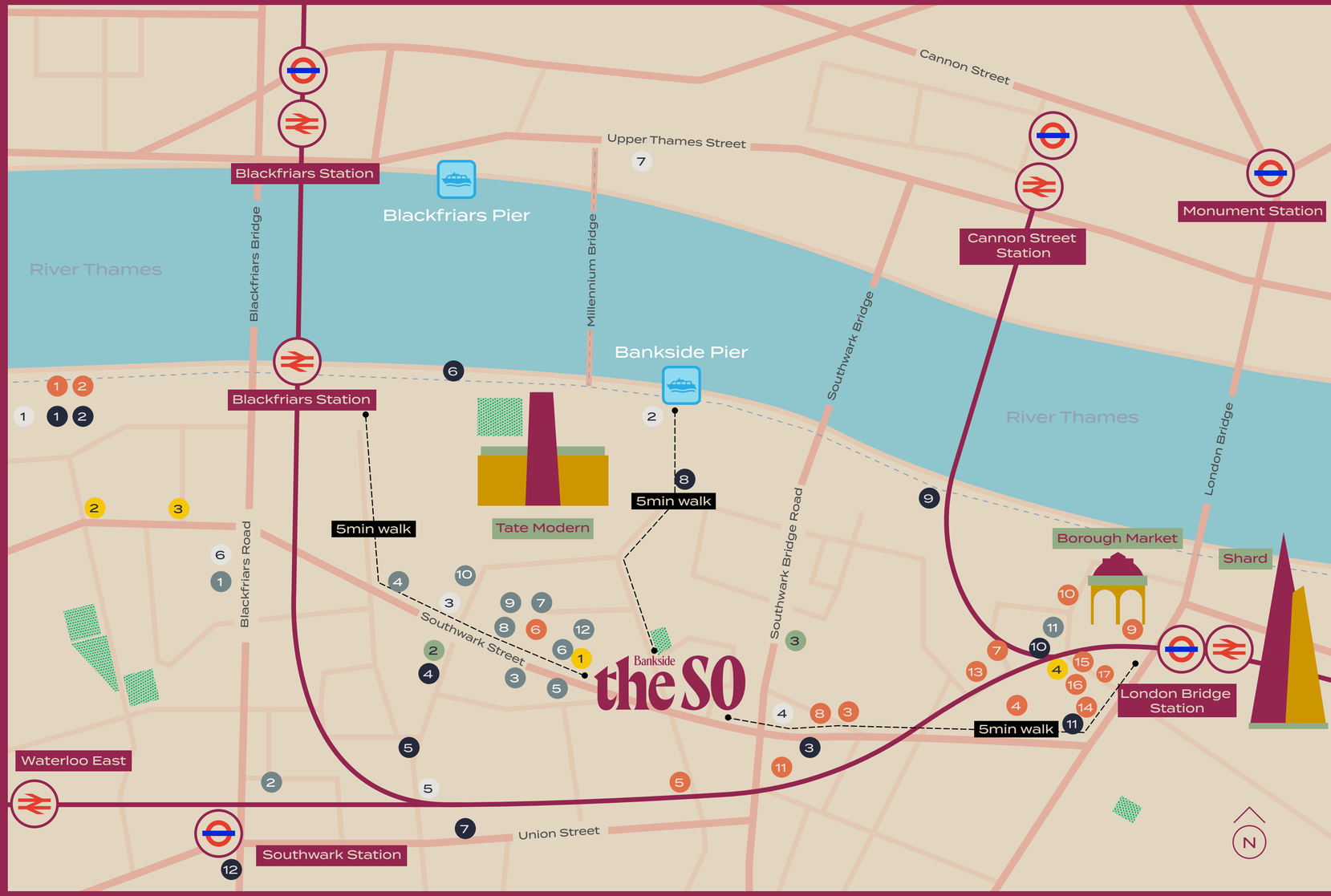
At your convenience
1. M&S Food
2. Tian Tian Market
3. Waitrose
4. Borough Yards

Culture & wellbeing
1. National Theatre
2. Shakespeare’s Globe
3. Muscleworks Southwark
4. The Fitting Rooms
5. Fitness4Less
6. Three Two Run
7. Fitness First

Cafés & lunch spots
1. The Hoxton
2. Origin
3. Black Sheep
4. Birds Hill Coffee
5. Saint Nine Coffee
6. Joe & the Juice
7. Leon
8. Honi Poke
9. Monty’s
10. GAIL’s
11. Monmouth Coffee
12. Tonkotsu

Refresh yourself
1. 12th Knot (Sea Containers)
2. Lyaness (Sea Containers)
3. Flat Iron Square
4. The Distillery Bar
5. The White Hart
6. The Founder’s Arms
7. Mc & Sons Borough
8. Pulse Bar
9. Anchor Bankside
10. Market Porter
11. Southwark Tavern
12. The Ring Pub

Hotels
1. Sea Containers
2. Hilton Bankside
3. Novotel London Bridge

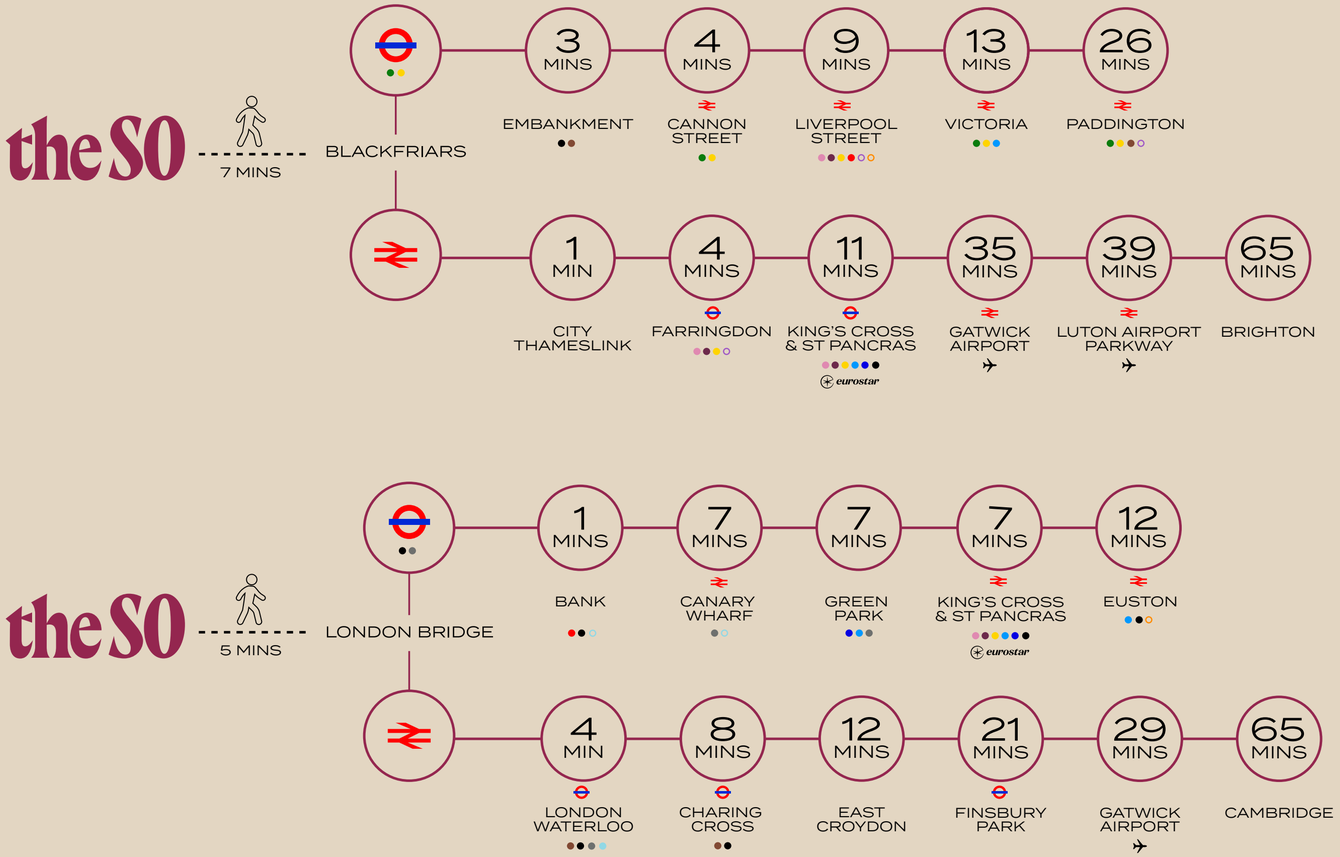


Connect with ease

Zone 1 connectivity, simplified. Commute seamlessly with Southwark, Blackfriars, and London Bridge stations within minutes walk, linking you to the entire city and beyond.

3 major mainline rail hubs; London Bridge Blackfriars & Waterloo

4 key international airports all reachable in under 65 minutes include Heathrow, Gatwick, City Airport and Luton.



Minutes away

Walking distance from the SO

- 5 — BANKSIDE PIER
- 5 — LONDON BRIDGE
- 7 — BLACKFRIARS
- 10 — SOUTHWARK
- 14 — CANNON STREET
- 17 — WATERLOO
- 16 — BANK
- 28 — LIVERPOOL STREET

*All walking time from Google Maps

Bankside

the SO

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