FULLY MANAGED OFFICE OF
17.000 sq ft OVER GROUND
AND 3 UPPER FLOORS.

ONE UNIT
AVAILABLE WITH
36 WORKSTATIONS &
3 MEETING ROOMS
FROM FEBRUARY 2026



VISMAY

1-2 SILEX STREET
LONDON, SE1 0DW

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Work in Style

Sustainability

The building has fantastic green credentials, running on 85% zero carbon energy and circa 60% less than UK average in C02 emissions per kwh.

Located in a trendy area just off Blackfriars Road, close to Waterloo Station.

This area is filled with a range of restaurants, bars, and other useful services. Pret, Costa, Tesco and Sainsburys are all within a three minute walk - perfect for catching up with colleagues orinformal meetings. A team favourite is Mustards Deli and Terry's café voted one of the best breakfasts in London by Time Out.

Waterloo Station can be reached in just ten minutes on foot. You can also hop on the tube just seven-minutes away at Southwark Station or Borough. Buses pass through the area frequently. The nearest bus stop is located just moments away on Blackfriars Road



Fully fitted & furnished



Bespoke fit out options



Great green credentials 85% O Carbon energy



Great transport links



Large break out amenity



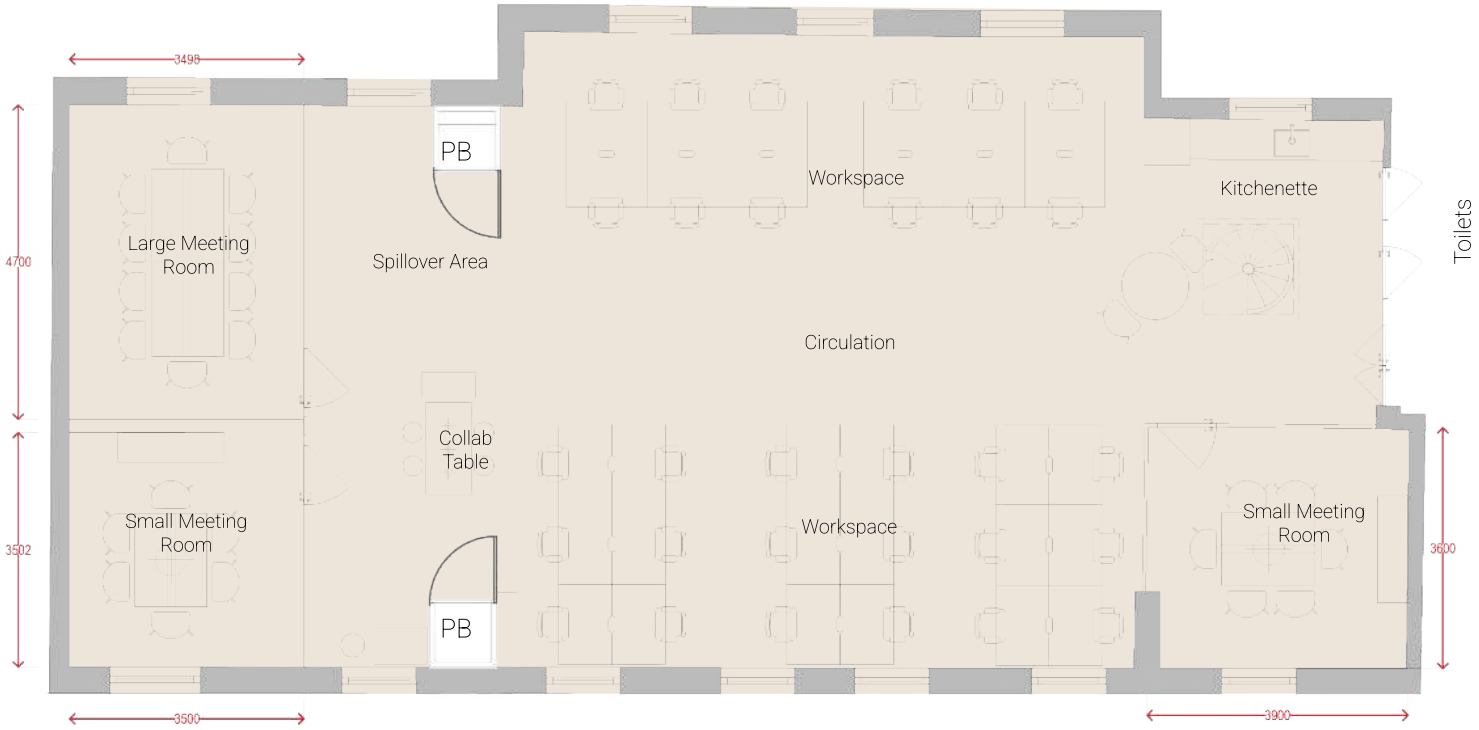
Showers with towel service



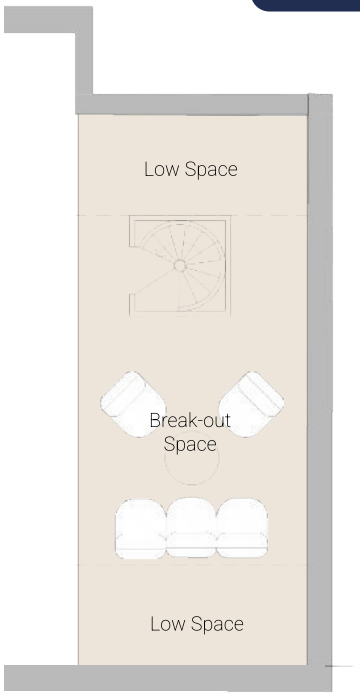
Secure bike storage



Outdoor Amenity Space



Office Space Level 3



Mezzanine

FLOOR LAYOUT

Large boardroom with a bi-fold wall.

08 - Person Meeting Room

06 - Person Meeting Room

08 - Person Meeting Room

36 - Desks

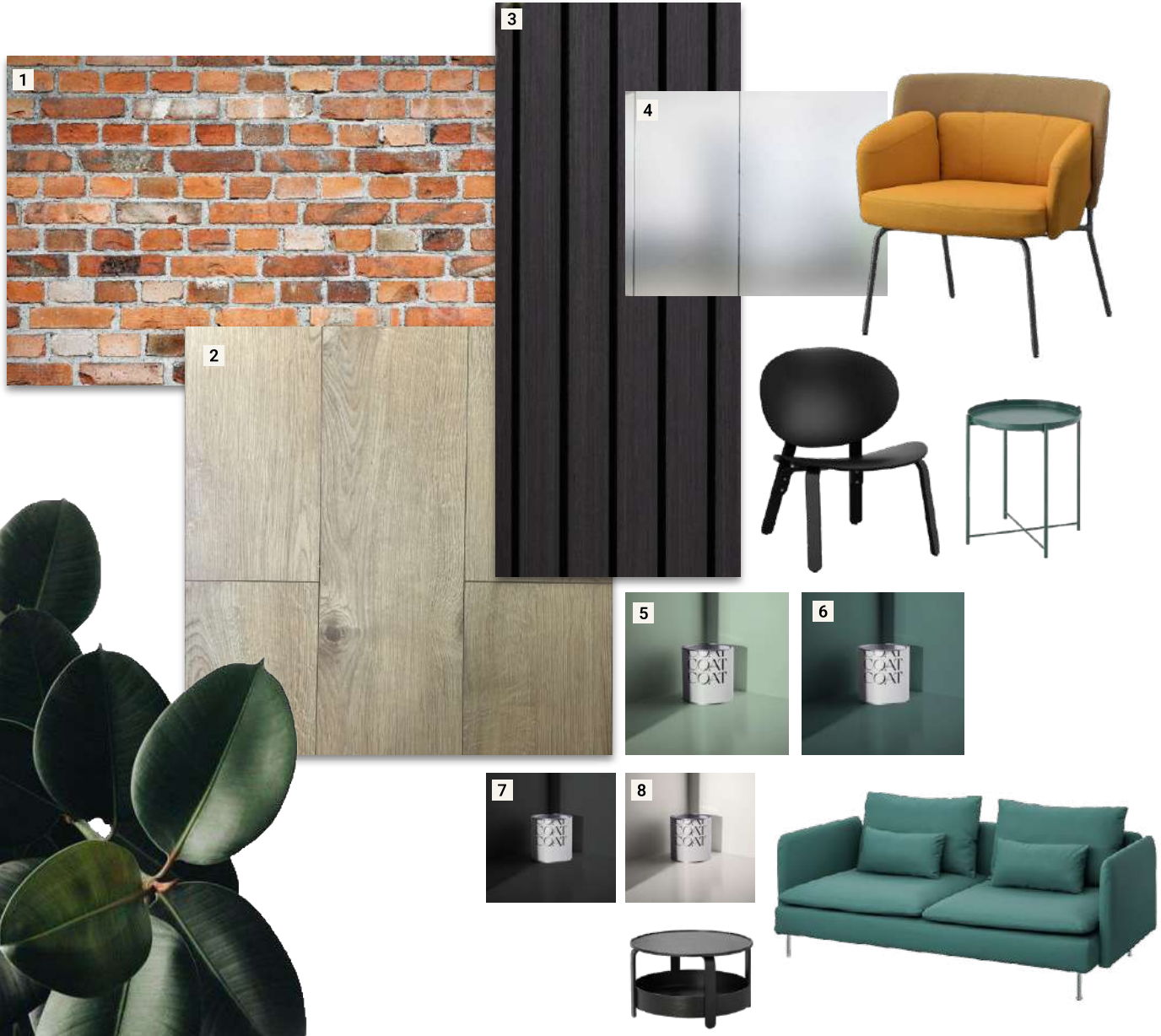
01 - Kitchen

01 - Phonebooth

01 - Breakout Space

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Material Palette



1. Existing brick wall
2. Existing timber floor
3. Black acoustic panel [optional]
4. Frosted Manifestation
5. Light green paint
6. Dark teal paint
7. Anthracite paint
8. Off-white paint

Amenities



- Internal & external branding opportunities
- Units of 2,000 sq ft
- 2,000 sq ft communal lounge
- Secure cycle rack
- Outdoor courtyard space
- Fully furnished
- Dedicated meeting rooms
- Break out space
- High speed wifi
- Internet lease line
- 24/7 access
- Lift
- Dedicated kitchen
- Showers with towel service
- Air Conditioning
- DDA Compliant
- Outdoor amenity space

Newly Refurbished Lounge



Our new 2,000 sq ft communal lounge includes:

- Privacy area
- 2 phonebooths
- Bean to cup coffee machine.
- Ethical furniture
- Environmentally friendly paint
- Bookable for free for private events

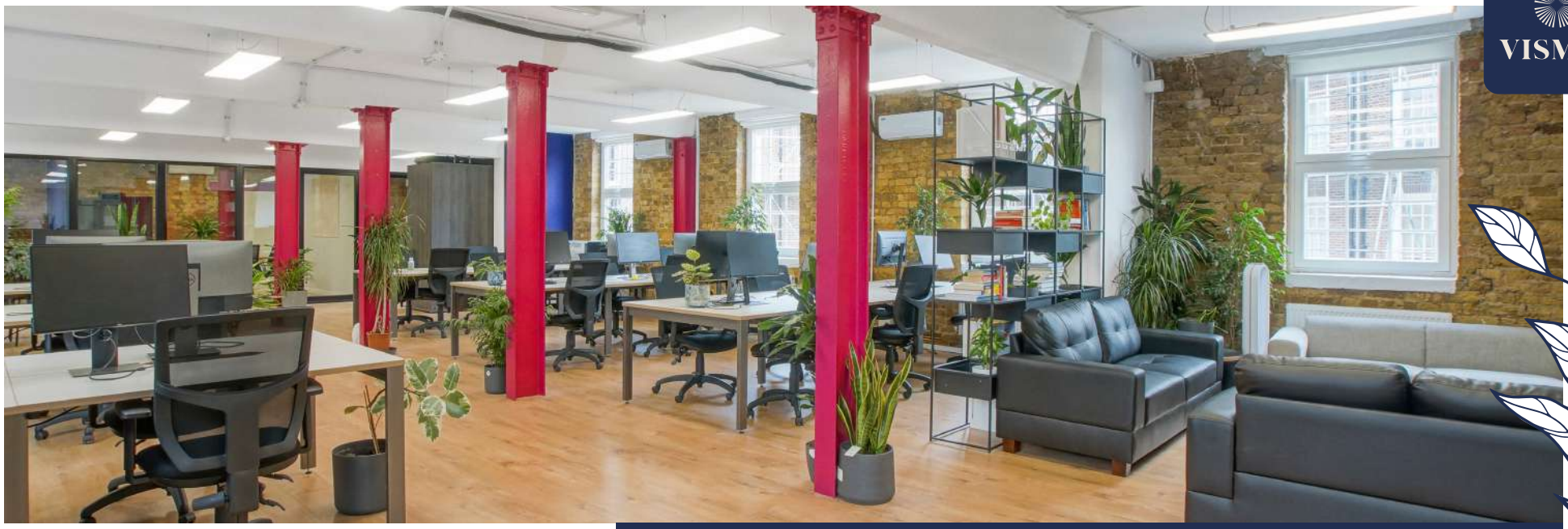












The building offers wonderful character with exposed brickwork and exceptional levels of natural light throughout. The 2nd floor is DDA compliant with a bi-fold meeting room allowing the creation of a large boardroom. The building boasts of great amenity on the ground floor, consisting of a large break-out and communal area for those informal coffee breaks and an outdoor amenity space.

- No 1 Silex boasts three separate lease lines.
- We have a 10gb lease line and 2 redundancy lines to ensure your internet never goes down.
- We have 24/7 IT monitoring with an on-site team. We offer 300mb as standard with options to take more.









ONE UNIT AVAILABLE FROM FEBRUARY 2026

MULTI-TENANTED OFFICE OF
17,000 sq ft OVER GROUND AND
3 UPPER FLOORS

Attractions

Mercato Metropolitano - a massive, airy market offering a range of street fare from Italian to Vietnamese, plus cocktails.

The Crown - Built in 1837 with a beer garden

Imperial War Museum - For those who are keen on their history!

Old Vic Theatre - along with a number of eateries, bars and restaurants.



Nearest Stations

Southwark Station - 7 Min Walk

Borough Station - 9 Min Walk

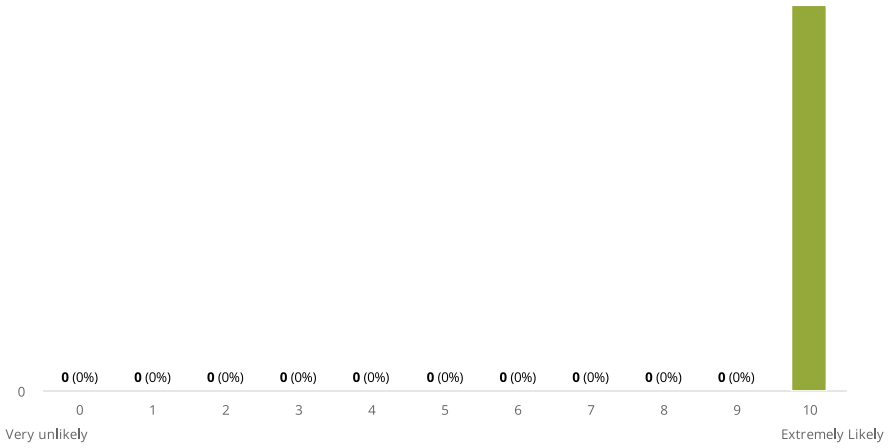
Waterloo Station - 10 Min Walk

What are current tenants say about us

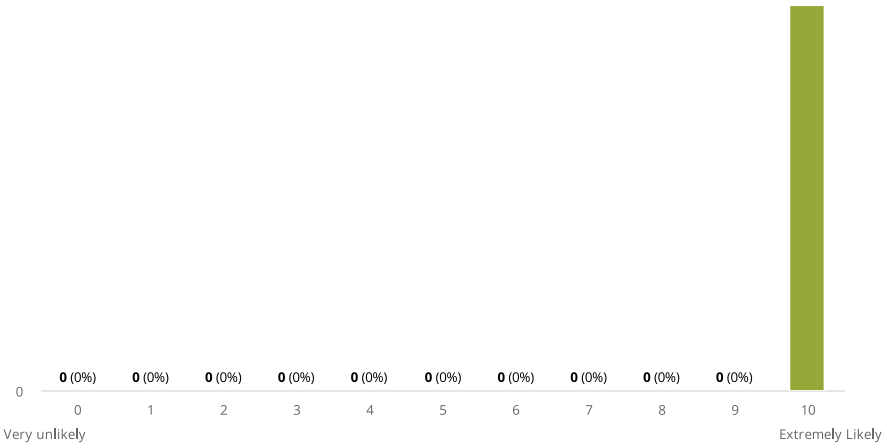
We conduct external secret shopper analysis on ourselves to ensure our service is always world-class.

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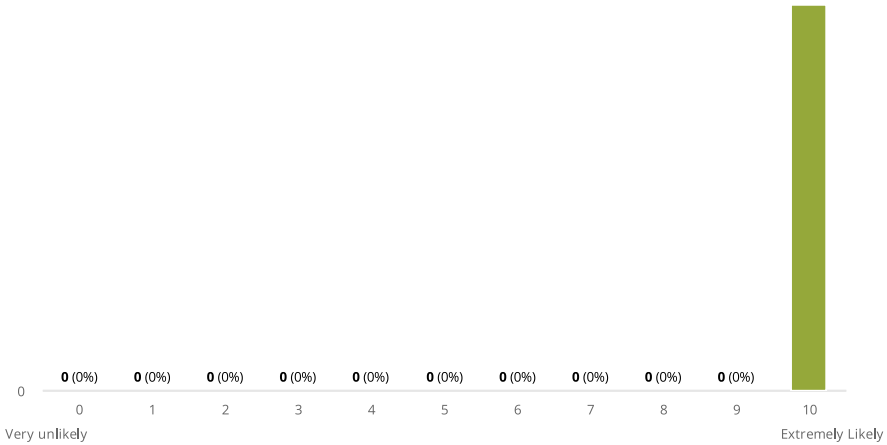
01. Based on the customer service you receive, how likely are you to recommend your current Landlords?



02. How would you rate the speed of the service when responding to your queries or concerns?

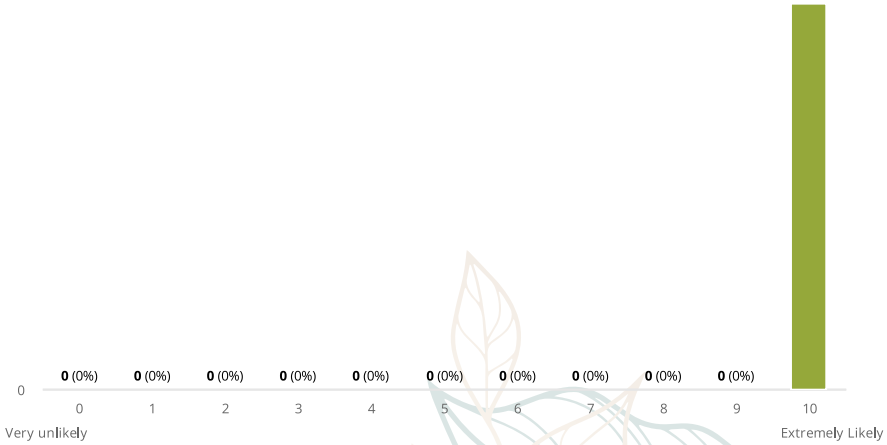


03. How would you rate the professionalism and friendliness of the customer service staff ?

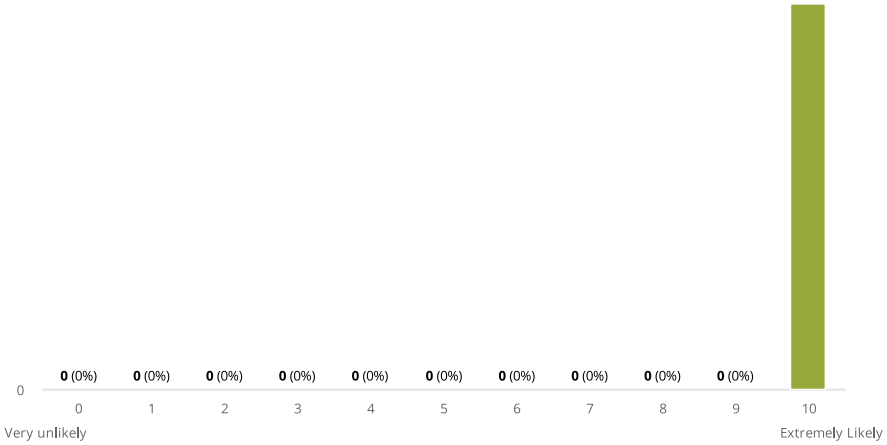


What are current tenants say about us

04. How would you rate the responsiveness and quality for any maintenance or service request you've made?



05. How would you rate the communication between building management and your team?



CONTACT

VISMAY



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