



THE  
**RISBOROUGH** | SE1

VISION

BUILDING

AREA

CONTACT



WORK YOUR WAY AT THE RISBOROUGH  
17-21 Risborough Street, London, SE1 0HG

Feel inspired in this brand new stylish and sustainable workspace, created with people and the planet at the forefront of mind.

Located in the heart of London's famous South Bank, The Risborough offers approx. 14,500 sq ft of flexible office space set across seven floors of between 1,023 - 2,325 sq ft. Fully fitted and furnished floors are ready for immediate occupation with open plan floors allowing bespoke occupier fit out.

The Risborough is all about enhancing everyday lives, inspiring people to feel healthier and happier. Because we believe when you feel great, you do great.



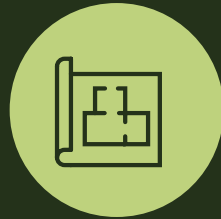
5 MAJOR  
TRANSPORT  
HUBS NEARBY



PRIVATE ROOF  
TERRACE ON  
6TH FLOOR



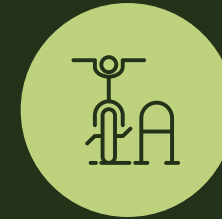
FULLY FITTED  
& FURNISHED  
FLOORS  
AVAILABLE



COLUMN  
FREE FLOOR  
PLATES



PASSENGER  
LIFT



SECURE CYCLE  
STORAGE FOR  
42 BIKES



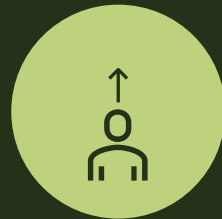
SHOWERS



OPENABLE  
WINDOWS



AIR  
CONDITIONING



OUTSTANDING  
FLOOR TO CEILING  
HEIGHTS OF 3.2M



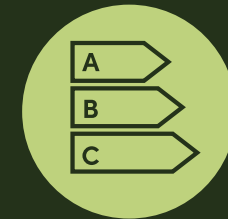
RAISED FLOORS,  
PRE-INSTALLED  
POWER & DATA



TARGET  
BREEAM  
'EXCELLENT'



TARGET  
WIREDSCORE  
PLATINUM



TARGET  
EPC  
'A RATING'



Sixth floor	1,793 sq ft	166.6 sq m	LET
Fifth floor	2,317 sq ft	215.3 sq m	LET
Fourth floor	2,323 sq ft	215.8 sq m	LET
Third floor	2,323 sq ft	215.8 sq m	Fully fitted
Second floor	2,323 sq ft	215.8 sq m	Fully fitted
First floor	2,312 sq ft	214.8 sq m	Fully fitted
Ground floor	1,019 sq ft	94.7 sq m	Cat A
<b>Total</b>	<b>14,411 sq ft</b>	<b>1,338.8 sq m</b>	

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Reception



# G

1,019 sq ft  
94.7 sq m

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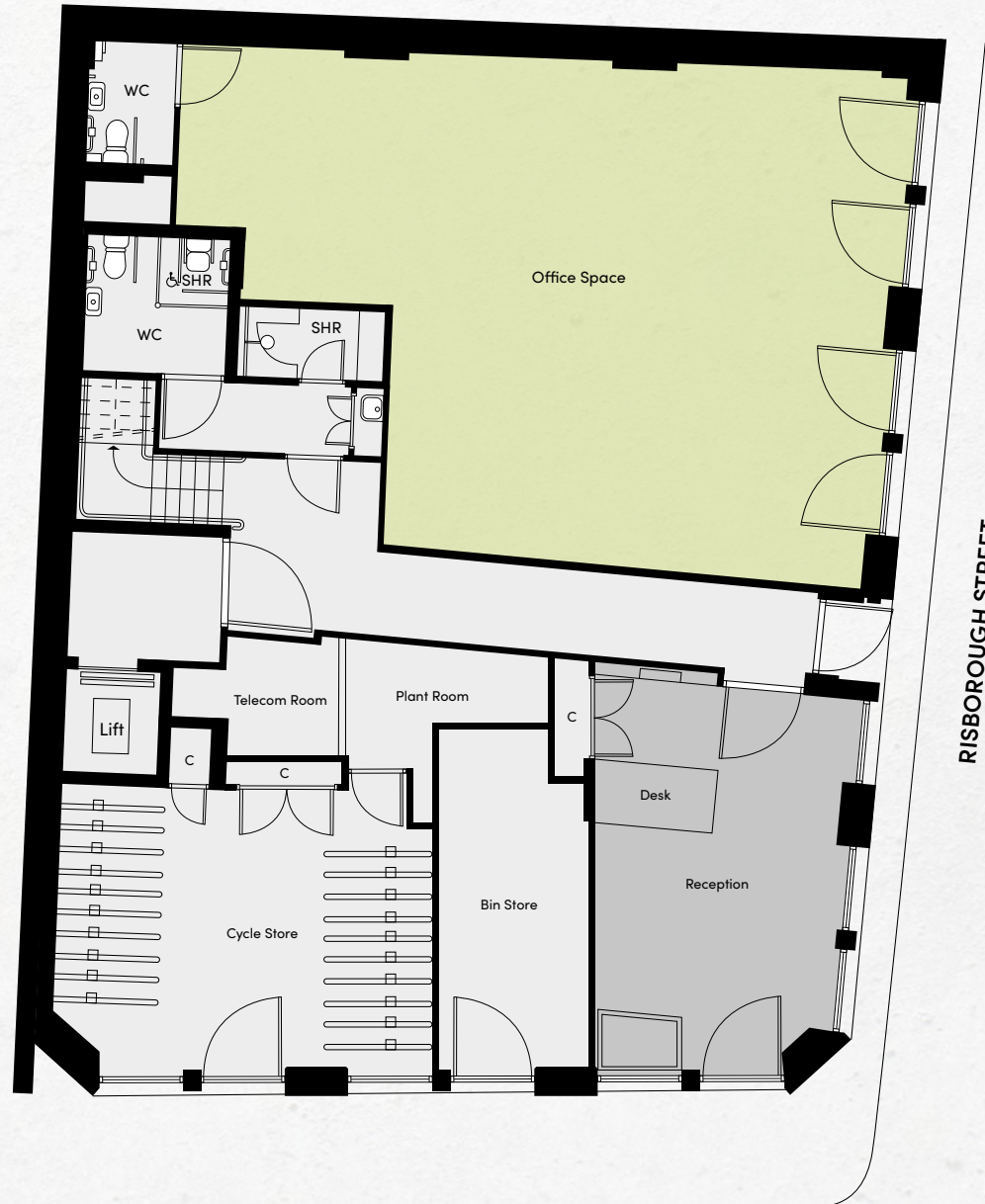
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- OFFICE
- RECEPTION
- CORE



LOMAN STREET

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First floor break-out

VISION

BUILDING

AREA

CONTACT






VISION

BUILDING

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An industrial, light and playful space to get creative and do your best work

VISION

BUILDING

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First floor collab space

VISION

BUILDING

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Simple spaces, designed  
to work around you

First floor meeting room



# 1

2,312 sq ft  
214.8 sq m

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Fully fitted and furnished floor with:

30 Desks

1 X 8 person meeting room

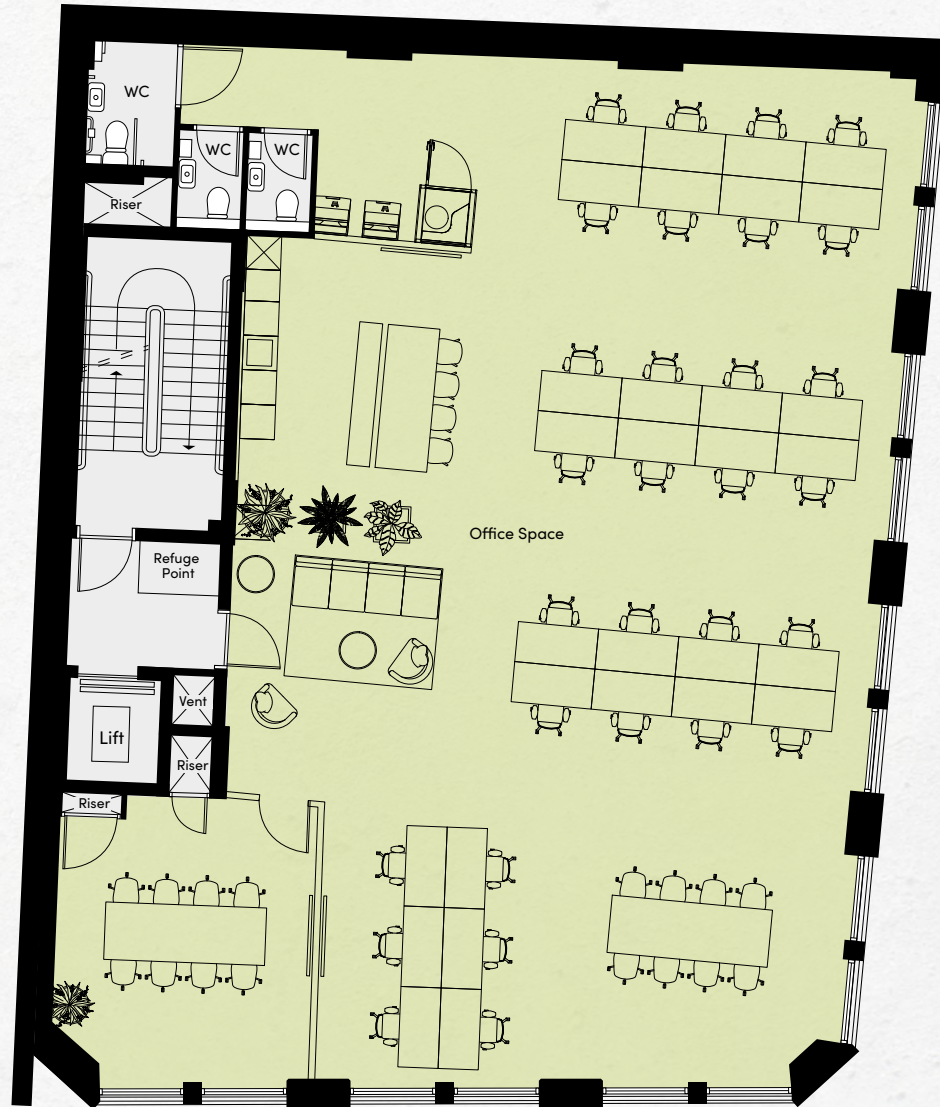
1 X 8 person hot desk area

Reception area

Kitchen/Break-out area

Phone booth

3 Private W/C's



OFFICE

CORE

# 2-3

2,323 sq ft  
215.8 sq m

VISION

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Fully fitted and furnished floors with:

30 Desks

3 X 8 person meeting room

2 X 8 person hot desk area

Reception area

Kitchen/Break-out area

Phone booth

3 Private W/C's



4

2,323 sq ft  
215.8 sq m

VISION

BUILDING

AREA

CONTACT



- OFFICE
- CORE



# 5

2,317 sq ft  
215.3 sq m

VISION

BUILDING

AREA

CONTACT



- OFFICE
- CORE



6

1,793 sq ft  
166.6 sq m  
(OFFICE)

323 sq ft  
30 sq m  
(TERRACE)

VISION

BUILDING

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- OFFICE
- TERRACE
- CORE





VISION

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Sixth floor

VISION

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View from Sixth floor



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Sixth floor terrace



# TECHNICAL SPECIFICATION

## VISION

## BUILDING

## AREA

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### FINISHED CEILING HEIGHTS

Excluding down stand beams

Ground floor: 3.26m

Floors 1 to 6: 3.24m

### RAISED FLOORS

From structural slab to top of raised access

Floors Ground to 05: 150mm

Floor 6: 200mm

### LOADINGS

Ground floor = 5kN/sqm

Upper floors = 3.5kN/sqm

Roof = 5kN/sqm for the M&E area, 0.6kN/sqm for the green roof area and specific loadings provided for the generator

### OCCUPATIONAL DENSITIES

Building services: 1:8m<sup>2</sup> NIA

WCs: 1:7m<sup>2</sup> NIA

Escape: 1:6m<sup>2</sup> NIA

### VERTICAL TRANSPORTATION

One 8 person passenger lift accessing all floors

### HEATING & COOLING

VRF system and fresh air ventilation, typically ceiling mounted fan coil units. Internal design temperature based on 23 C+2 summer and 21 C+2 winter

### VENTILATION

Heat Recovery Ventilation Units -  
Air flow rate: Up to 400 L/s

Cassette Indoor Units for Offices  
& Meeting Room - Air flow rate: 233 L/s  
8 l/s per person (NIA)

### SMALL POWER

Allowance of 25W/m<sup>2</sup>

### LIGHTING

Linear office lights providing uplighting  
and downlighting

Operated via switch or motion sensors

Offices: 400 Lux with 0.8 uniformity on  
a typical task plane

Circulation areas, inc. lift lobbies:  
100-150 Lux

Reception Areas: 250 Lux, 300 Lux on the  
reception desk

Boardroom/Meeting Rooms:  
00 Lux (uniformity 0.8)

Comms Room: 300-400 Lux

WCs: 150 Lux

Teapoint/Breakout Space: 250 Lux

Emergency and escape lighting: 0.5 Lux  
open plan (anti-panic). 1.0 Lux along the  
centre line of permanently unobstructed  
escape routes.

Maximum energy use as per BCO  
guidelines: 10 W/m<sup>2</sup>

### CYCLE FACILITIES

42 cycle spaces

### SUSTAINABILITY

Target BREEAM New Construction "Excellent"

Target EPC A Rating

Target Wired Score Platinum

### AMENITY

Paved 6th floor terrace

Wildflower green roof

Openable windows to all floors with  
Juliette balconies on floors 1 to 5

### TENANT PLANT

Space available for tenant plant at roof  
level, subject to availability

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— AREA —

# SOUTHWARK BANKSIDE & BOROUGH

# PERFECTLY PLACED FOR GOING PLACES



VISION

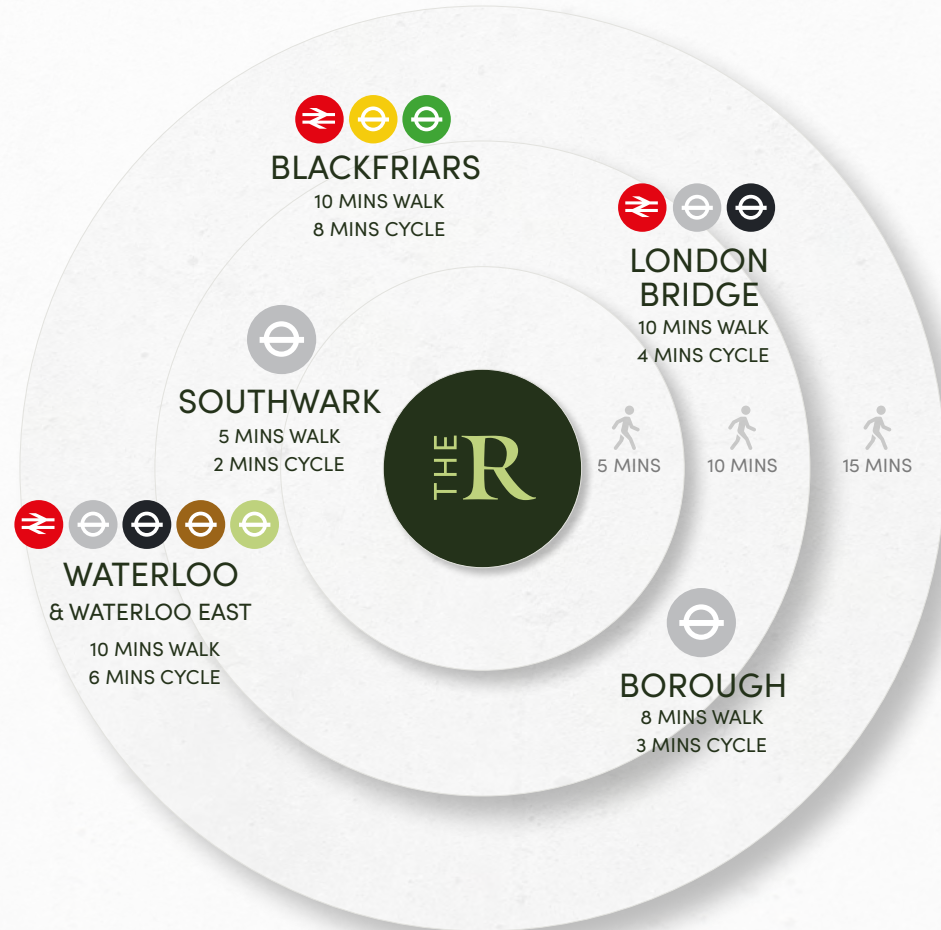
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Getting to and from work has never been easier. With five major transport connections within a sixteen-minute walk, The Risborough is ideally located for travel across London and is easily accessible from the South East and South West.





## TRAVEL TIMES FROM LOCAL STATIONS

### Southwark

**Waterloo**  
4 mins

**London Bridge**  
10 mins

**Bermondsey**  
12 mins

**Canada Water**  
14 mins

**Westminster**  
15 mins

**Canary Wharf**  
17 mins

**Green Park**  
18 mins

**Bond Street**  
19 mins

**North Greenwich**  
19 mins

**Stratford**  
31 mins



### Borough

**London Bridge**  
3 mins

**Waterloo**  
18 mins

**Embankment**  
21 mins

**Charing Cross**  
21 mins

**Leicester Square**  
22 mins

**Tottenham Ct Rd**  
21 mins

**Euston**  
23 mins



### London Bridge

**Bank**  
5 mins

**Moorgate**  
5 mins

**Monument**  
6 mins

**Liverpool Street**  
8 mins

**Old Street**  
11 mins

**Canary Wharf**  
15 mins

**Angel**  
12 mins

**Kings Cross**  
17 mins

**East Croydon**  
25 mins

**Gatwick Airport**  
45 mins



### London Waterloo

**Oxford Circus**  
12 mins

**Green Park**  
13 mins

**Tottenham Ct Rd**  
14 mins

**Bond Street**  
16 mins

**London Victoria**  
16 mins

**Clapham Junction**  
20 mins



### Blackfriars

**Farringdon**  
8 mins

**Kings Cross**  
17 mins

**East Croydon**  
27 mins

**Luton Airport**  
45 mins

**Gatwick Airport**  
40 mins

**Cambridge**  
1h 21 mins





# SE1 A NEIGHBOURHOOD REJUVENATED



LOWER MARSH MARKET



THE SOUTH BANK

This part of London really does have it all. World-class restaurants, bars and street food markets sit alongside theatres, boutiques and art houses. All surrounded by green spaces for the perfect balance.



BOROUGH YARDS

# FOOD & DRINK

The home of London's thriving food and drink scene, you'll be spoilt for choice for breakfast, lunch or dinner.



## MC & SONS

Sit back and relax in this traditional Irish pub, which is just round the corner from The Risborough. Serving up Thai cuisine alongside an eclectic beer selection, it's the ideal place to get together after a busy day in the office.



2 mins walk from  
The Risborough



## THE HOXTON

One of London's hottest new locations, The Hoxton is home to a rooftop restaurant and casual brunch spot, making it the perfect pit stop no matter what time of day. Enjoy panoramic views of London over a bite to eat or sample some killer cocktails at ground level; the choice is yours.



8 mins walk from  
The Risborough



## BOROUGH MARKET

Serving up sensational food and drink since 1756, Borough Market is a world-renowned culinary hotspot in the heart of London. While it's been here for centuries, the offering never gets old; people from all over the world visit to sample the street food, which puts sustainable production and social connection at the forefront of mind.



11 mins walk from  
The Risborough



## BOROUGH YARDS

A vibrant new London destination to shop, eat, work and play. Located right next to the famous culinary delights of Borough Market, this medieval street is packed with places to go and things to do including an Everyman Cinema, plenty of dining options, and designer boutiques.



11 mins walk from  
The Risborough

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FLAT IRON SQUARE

THE GENTLEMEN BARISTAS



OXO TOWER



LOWER MARSH MARKET



AL FRESCO AT THE SOUTHBANK

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TATE MODERN

EVERYMAN CINEMA



BFI SOUTHBANK



CULTURE

For cultural connoisseurs looking to get the most out of the city, there's no better place than Southwark. The area has more museums and galleries than any other part of London. Take in a play at Shakespeare's Globe or the Young Vic, appreciate art at Tate Modern and the OXO Gallery, or take a stroll to Southbank to explore The National Theatre, BFI and the Hayward Gallery.



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**Rob Macnab**  
+44 7905 300 160  
[rob.macnab@knightfrank.com](mailto:rob.macnab@knightfrank.com)

**Marina Campbell**  
+44 7814 067 404  
[marina.campbell@knightfrank.com](mailto:marina.campbell@knightfrank.com)

**Elizabeth Galbraith**  
+44 7966 247 607  
[elizabeth.galbraith@knightfrank.com](mailto:elizabeth.galbraith@knightfrank.com)



**Ben Fisher**  
+44 7810 676 168  
[ben@usp.london](mailto:ben@usp.london)

**Rupert Cowling**  
+44 7736 880 317  
[rupert@usp.london](mailto:rupert@usp.london)

**Max Humphreys**  
+44 7718 484 284  
[max@usp.london](mailto:max@usp.london)

17-21 Risborough Street, London, SE1 0HG

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[www.therisborough.com](http://www.therisborough.com)