



52-56 Bermondsey St, London SE1 3UD

This is Woollyard

A Fully Managed workspace
where your people are our priority.

GPE.
Greater together

gpe.co.uk/portfolio/woollyard

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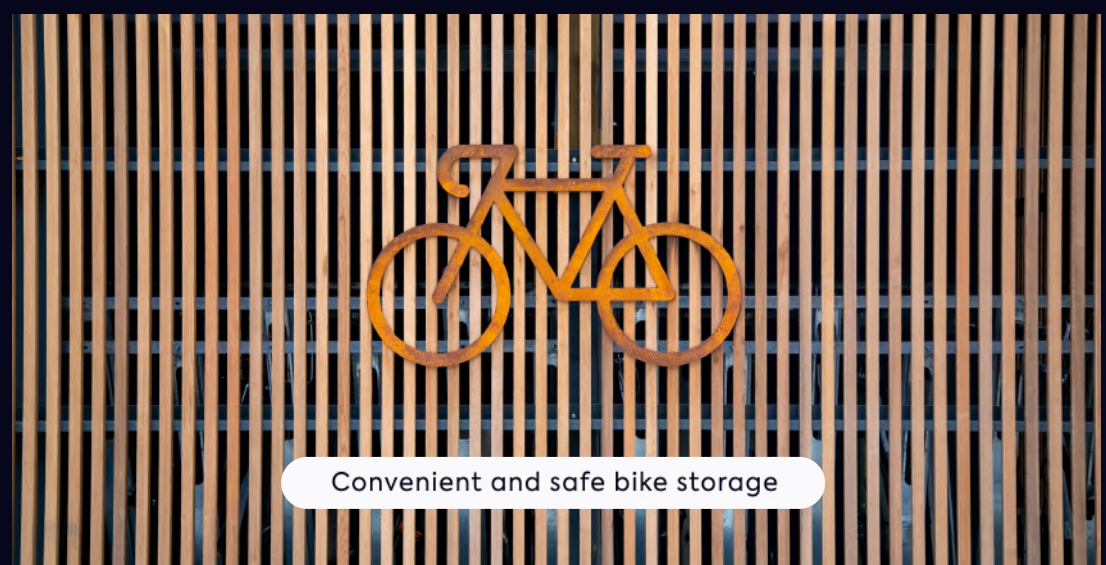
Complimentary bookable meeting rooms



Shared lounge space for you to catch-up and take five



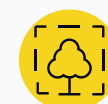
A shared courtyard to enjoy the fresh air



Convenient and safe bike storage

Welcome to Woolyard

Woolyard is special. Nestled behind London Bridge station on vibrant Bermondsey Street, our three contemporary, converted warehouse buildings sit at the centre of one of the capital's most colourful neighbourhoods. It's not hard to see why it's home to a thriving creative scene.



Shared courtyard

A private, central courtyard to relax, socialise and enjoy the fresh air.



Shared lounge

A newly refurbished, Wi-Fi enabled reception with informal breakout space to collaborate.



On-site concierge

A dedicated Customer Experience Manager, plus 24-hour access and telephone helpdesk.



Complimentary meeting rooms

Additional free-of-charge phone booths and meeting rooms, bookable via sesame®, in the shared lounge.



Cycle storage & shower cubicles

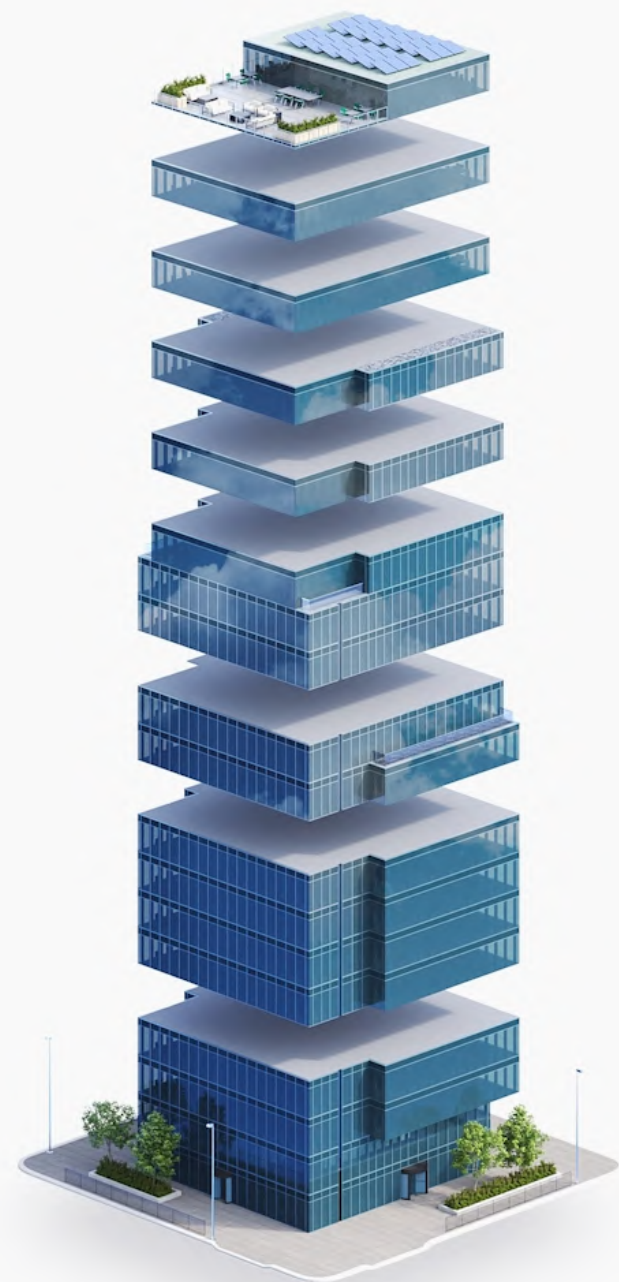
32 super-secure cycle spaces as well as three shower pods available to all customers in the private courtyard.



sesame® workplace app

For contactless access, plus other features depending on your needs.

It's all included in one bill, no hidden extras



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business rates
- Rent

6 reasons to choose GPE Fully Managed



1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



4 – Plug in and go – your tech's all sorted

You get safe, secure and ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



5 – Working towards a better world

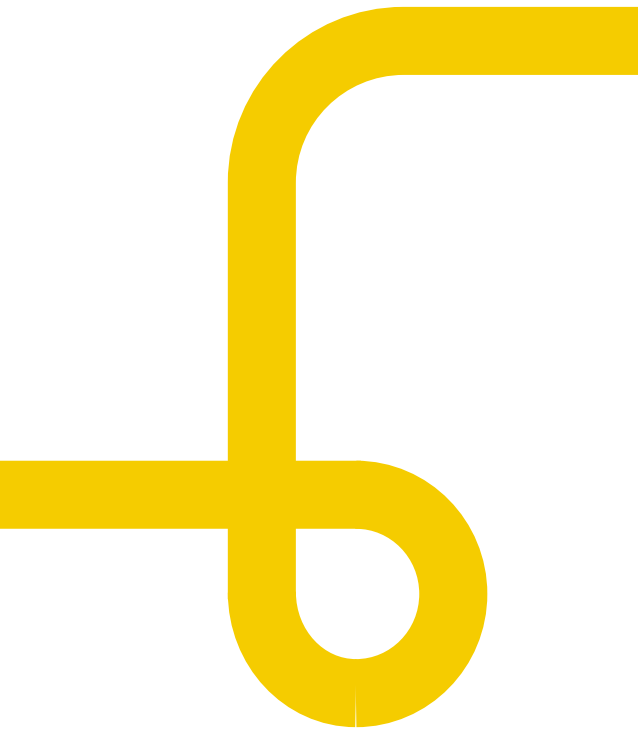
As an environmentally-conscious company, we prioritise sustainability and refuse to engage in greenwashing. We're working towards being a net zero carbon business by 2030.

[How we're reducing our impact](#)



6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer promise – the values by which we operate – so we can deliver you a great experience.





Working towards a better world



During the fit out of 54 Bermondsey, Woolyard we...



Diverted 99.9% of waste from landfill.



Minimised our impact by using low GWP (Global Warming Potential materials).



Achieved SKA Gold for our sustainable fit out.



Fitted heating, ventilation and air conditioning.



Used 100% sustainable timber.



Installed automated and zoned lighting to reduce energy use.

At GPE, we are:



Integrating climate resilience across our business.

- Creating more green space.
- Creating adaptable, future-proof buildings.



Decarbonising our business to become net zero by 2030.

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.



Putting health and wellbeing front and centre.

- Fitwell/WELL enabled buildings and air quality monitoring.
- Creating inclusive spaces and running wellbeing events.



Creating a lasting positive social impact in our communities.


- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.



Availability schedule








Let's get down to the details...

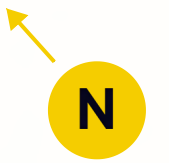
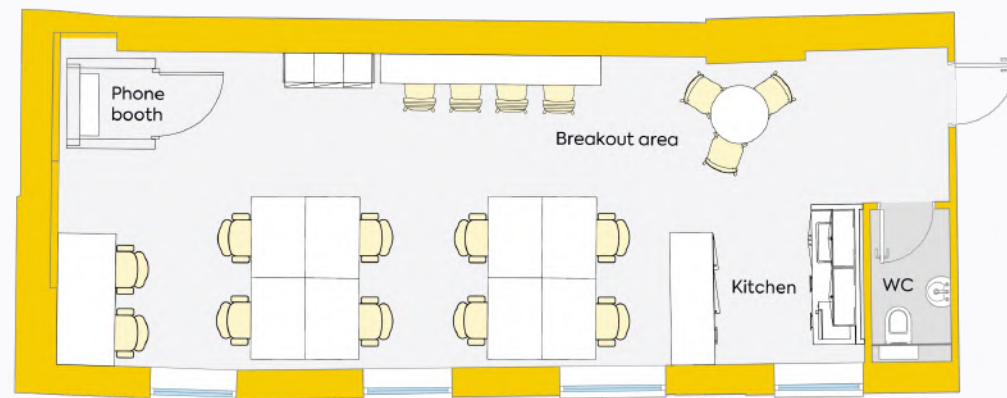
The details

Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
Ground Floor, 54 Bermondsey Street	64 desks, 4 meeting rooms, 2 phone booths + 3 breakout spaces	90	4,775		Unique industrial feel mezzanine workspace	Recently let
1st Floor, 54 Bermondsey Street	42 desks, 4 meeting rooms, 2 phone booths + 2 breakout spaces	63	3,834		Ample breakout areas & meeting rooms	Recently let
2nd Floor, 54 Bermondsey Street	46 desks, 3 meeting rooms, 2 phone booths + 2 breakout spaces	63	3,903		Multiple break out spaces & courtyard views	Recently let
Unit 8, 2nd Floor, 52 Bermondsey Street	10 desks, phone booth + breakout space	10	554		Cosy loft space with 2 person phonebooth	Under offer
1st Floor, 56 Bermondsey Street	20 desks, 5 person meeting room + phone booth	20	1,452		Breakout space views overlooking the courtyard	Recently let
3rd Floor, 56 Bermondsey Street	22 desks, 7 person meeting room + phone booth	40	1,765		Private terrace and large kitchen space	Under offer

Floorplan

Building 52, 2nd Floor, Unit 8

-  London Bridge
-  564 sq ft
-  10 maximum occupancy
-  10 current desks
-  Welcome lounge
-  Phone booth
-  Kitchen



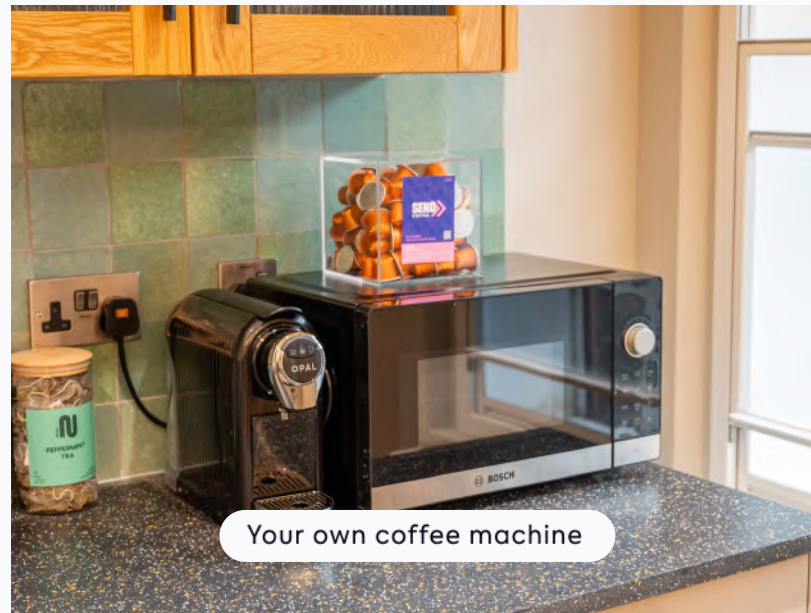
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Woolyard

[View/download 2D floorplan](#)

*This floorplans colour scheme and furnishings are for illustrative purposes only.

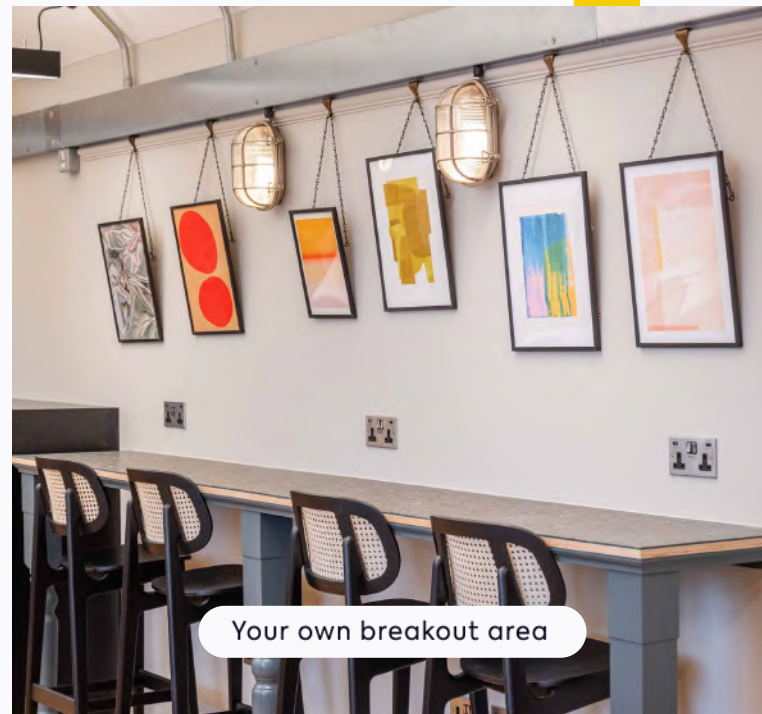
Building 52, 2nd Floor (Unit 8)



Your own coffee machine



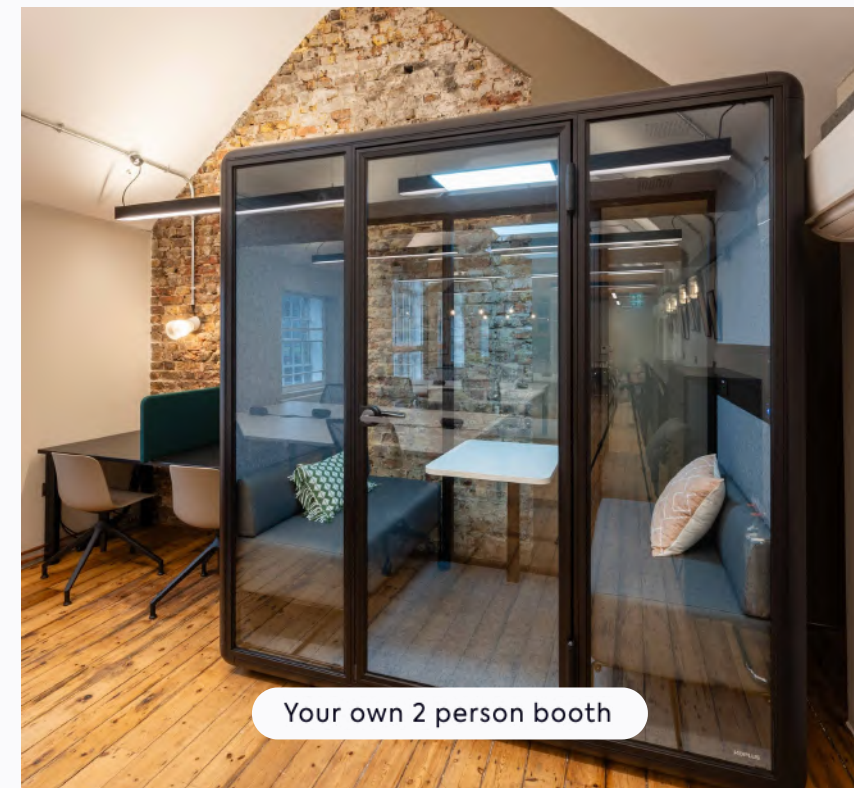
View full screen video



Your own breakout area



Your own kitchen












Your own 2 person booth



Your own desk space

Floorplan

Building 56, 3rd Floor

-  London Bridge
-  1,765 sq ft
-  40 maximum occupancy
-  22 current desks
-  7 person meeting room
-  Breakout area
-  Phone booth
-  Private terrace
-  Kitchen



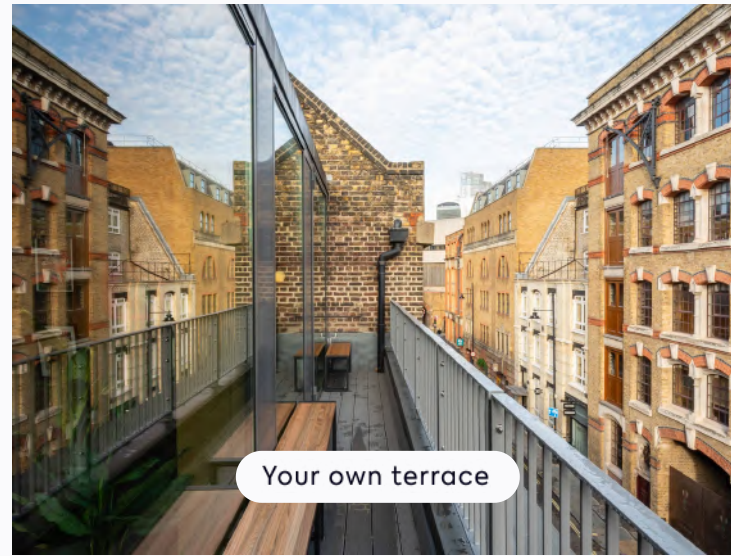
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Building 56, 3rd Floor



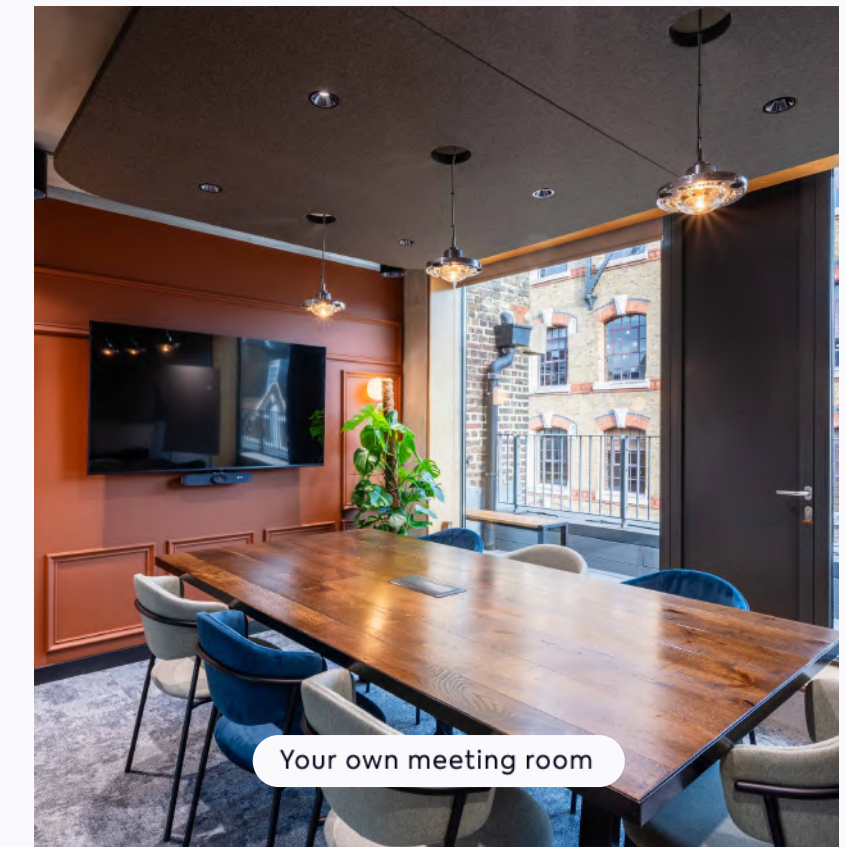
Your own terrace



Your own kitchen



Your own breakout areas



Your own meeting room

[View full screen video](#)



Truly Connected



Ideal for commuters, Woolyard is just a five-minute walk from London Bridge National Rail and Underground Stations, with plenty of nearby cycle routes to encourage eco-friendly travel around this vibrant neighbourhood.

 **Walking Distance**

London Bridge
5 mins

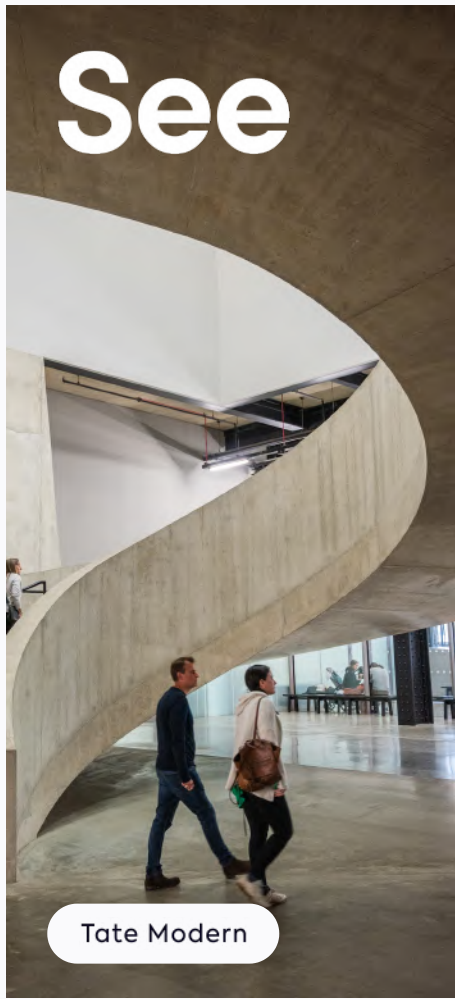

Borough
12 mins


Tower Hill
21 mins


Southwark
21 mins




See



Tate Modern



Borough Market



Bermondsey Street

Relax



Taste

Giddy Grocer



Tanner Street Park



Vinegar Yard



London Bridge

Tried and tasted

Within

10

minutes



Highlights

- 1 Borough Market
- 2 Vinegar Yard
- 3 Bermondsey Bar & Kitchen
- 4 Eatalia
- 5 Chapter 72
- 6 B-Street Deli
- 7 Tanner & Co
- 8 F*ckoffee
- 9 Pizarro
- 10 Flour & Grape



Our pick

Flour & Grape
Made fresh throughout the day, this is possibly the best pasta in London!



Good food

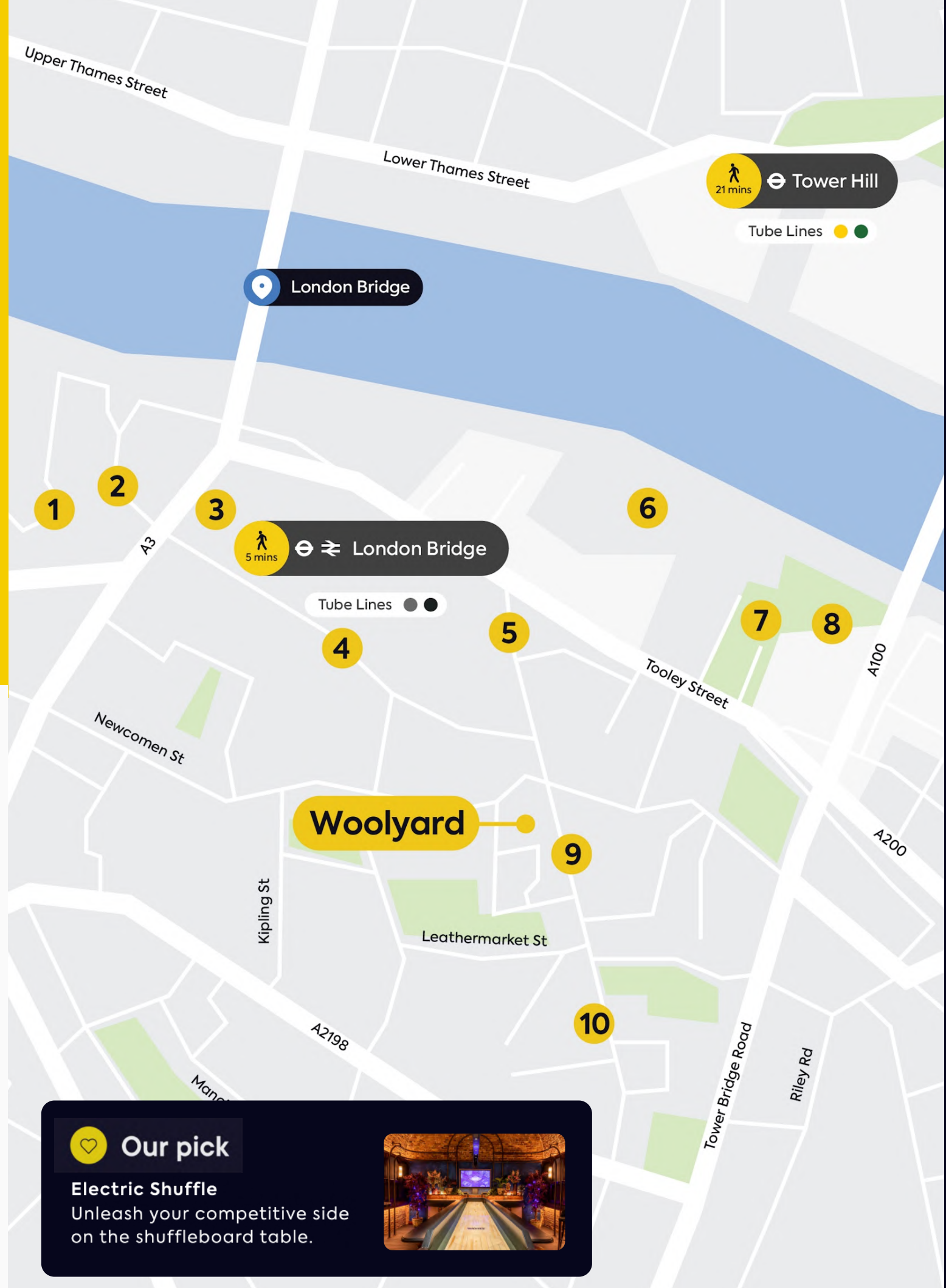


London Bridge is a vibrant part of town, jam-packed with unique places to eat and drink to suit every taste and budget.


Whether it's street food at Borough Market, lunch on the go from B-Street Deli or after-work cocktails at Bermondsey Bar & Kitchen, it's all a short stroll from Woolyard.

Spoilt for choice


Within
10
minutes

- Highlights**
- 1 Everyman Cinema
 - 2 Borough Market
 - 3 Amazing Grace
 - 4 The Shard
 - 5 Electric Shuffle
 - 6 Third Space
 - 7 Potters Fields Park
 - 8 Bridge Theatre
 - 9 Fashion & Textile Museum
 - 10 White Cube

 **Our pick**

Electric Shuffle
Unleash your competitive side on the shuffleboard table.




Things to do



London Bridge offers a diverse mix of history and culture. Pick up some creative inspiration at the nearby Fashion and Textile Museum or White Cube Gallery.

Do as Londoners have for centuries and peruse the stalls of Borough Market, or make the most of the summer and enjoy lunch al fresco on the grass by the river at Potters Fields Park.

On your doorstep

Within

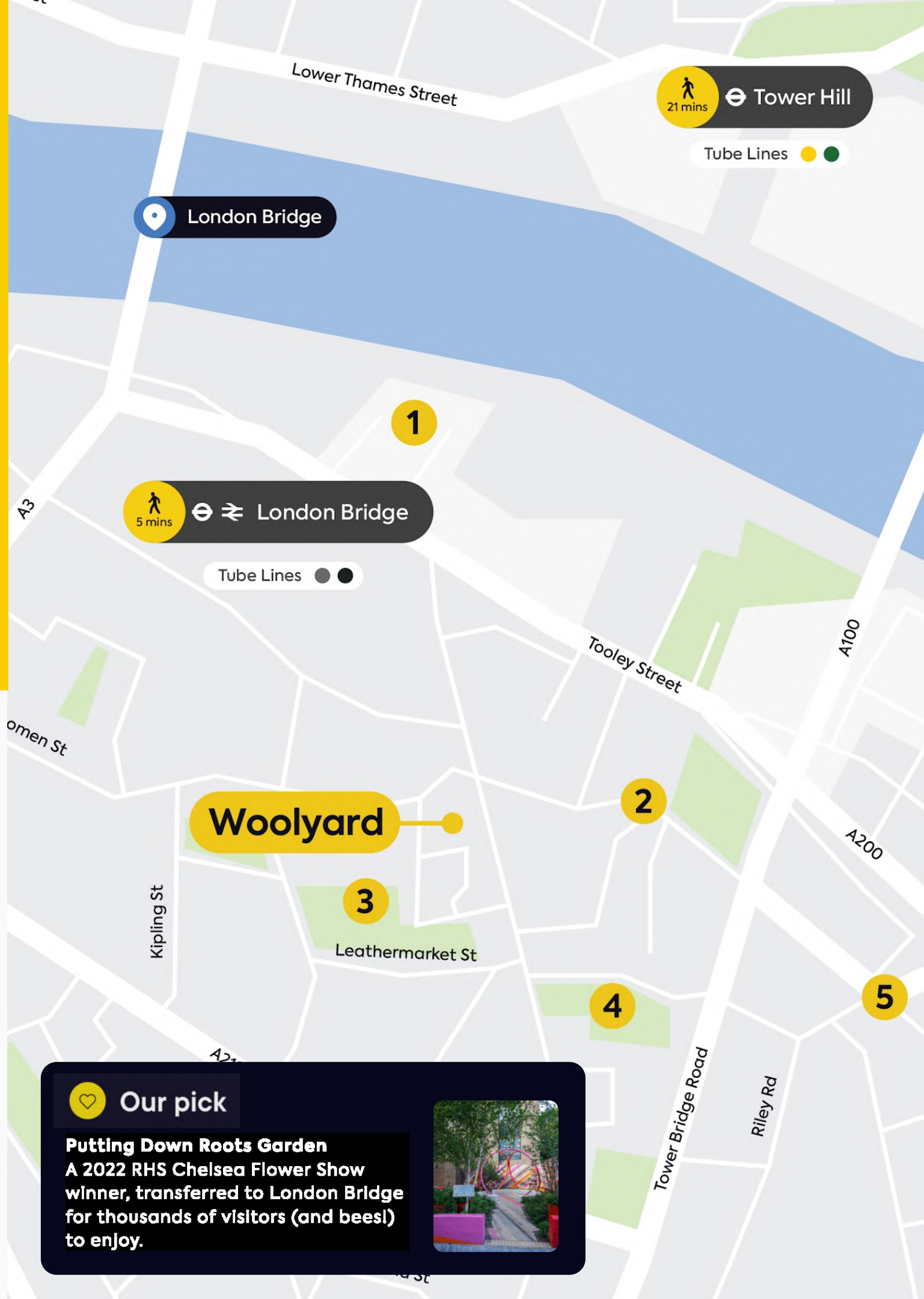
10

minutes



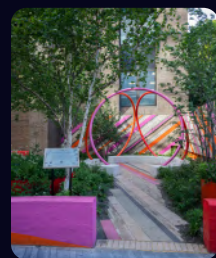
Highlights

- 1 Putting Down Roots Garden
- 2 White Grounds Skate Park
- 3 Leathermarket Gardens
- 4 Tanner Street Park Tennis Courts
- 5 Igloo Flowers



Our pick

Putting Down Roots Garden
A 2022 RHS Chelsea Flower Show winner, transferred to London Bridge for thousands of visitors (and bees!) to enjoy.



Hidden Gems

This eclectic area offers something for everyone.

At Igloo Flowers' urban garden centre, you can select glorious seasonal blooms for a loved one or grab the ideal plant for your desk. Perfect your ollie at White Grounds Skate Park, or channel your inner Wimbledon hero at Tanner Street Park Tennis Courts. The only question is: who will be the office champion?

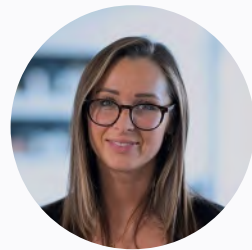
Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.



David Korman

+44 (0) 7435 939 956
david.korman@gpe.co.uk



Grace Tomlinson

+44 (0) 7871 678 728
grace.tomlinson@gpe.co.uk



Molly Maguire

+44 (0) 7887 841 816
molly.maguire@gpe.co.uk

Talk to us



**Find a space that's fully
yours. More locations
across London.**

See availability