




TIDE


Bankside



A brand new workplace on
the banks of the Thames,
its stunning design
from the river stems. —



— A true environmental hero,
both build and operation are
Net Carbon Zero.—

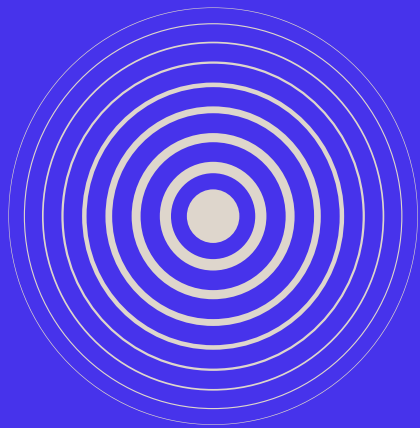


— A place for innovators
to call their base,
TIDE is the future
of workspace. —



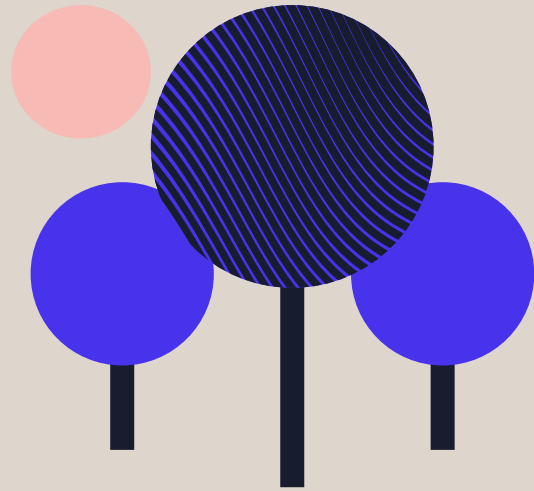


**ZERO CARBON
TERRACE GARDEN
A GREEN PLACE
WITH SUNLIT SPACE
RIVER VIEW
DESIGNED FOR YOU**



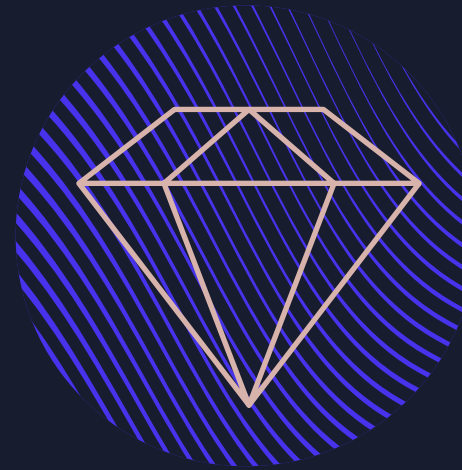
Expansive

145,000 sq ft building



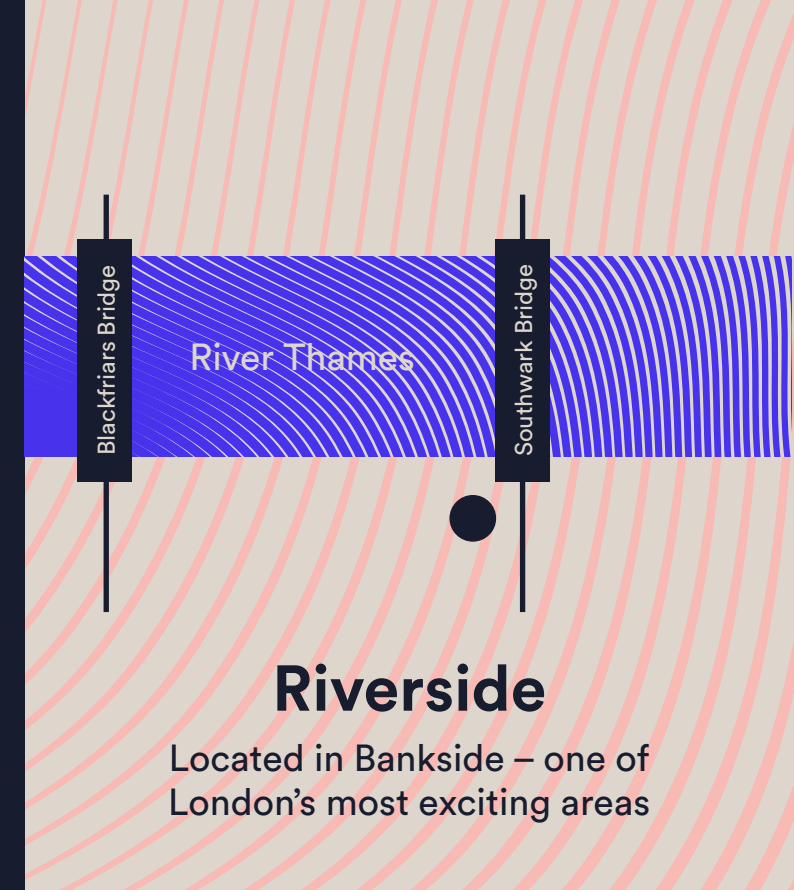
Green

13,000 sq ft of private terraces
and shared roof gardens



Exclusive

Private reception opportunity
for major occupier



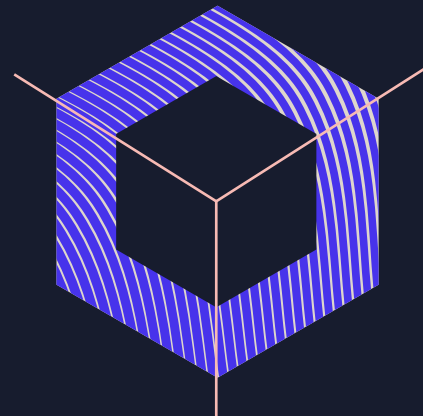
Riverside

Located in Bankside – one of
London's most exciting areas



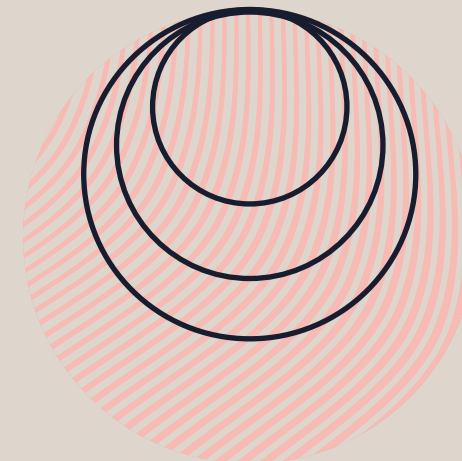
Sustainable

Net Zero Carbon in
construction and operation.
BREEAM Outstanding



Creative

Designed by renowned
architects Squire & Partners



Open

14,000 sq ft floor plates



Fresh

Openable windows allowing
fresh air into the building

A statement office building_

145,000 sq ft sustainably built and operated, situated at the corner of Emerson Street and Park Street in the heart of London's buzzing Bankside.



Computer generated image. Indicative only.

Flowing facade_

The building's exterior uses unique curved bricks that take inspiration from its riverside location.



Unique
features_



Welcoming
entrance_



Outstanding credentials



Designing to stretch LETI 2030 targets

A path to reaching UK
climate change targets.



BREEAM Outstanding

An innovator in sustainable
buildings. In the top 1%.



BCO Compliance

Designed to best practice
office specifications.



UKGBC Net Zero Carbon

Designed to meet
Net Zero
Carbon guidance.



Design for Performance

Closing the gap between
designed energy use and
actual energy use.



NABERS 5 Star Rating

Tracking and measuring
actual operational efficiency.



WiredScore Platinum

Digital connectivity and
infrastructure enabled.



Third Party Net Zero Carbon Certification

Third party verified
environmental performance.



SmartScore Platinum

Smart building
systems enabled.



Well Platinum Design Enabled

Prioritising wellness in the
workplace to enable tenants
to pursue future WELL
certification to a
'Platinum' rating.

Meet
and greet_



Hello
and welcome_



Chic and
contemporary_



Landscaped courtyard_



Bright, open
spaces_



Light-filled
space



Openable
windows_



Inspiring
space



Computer generated image. Indicative only.

Private
terraces_



Meet
outside_



Computer generated image. Indicative only.

River views



Green
and serene



Outdoor space_





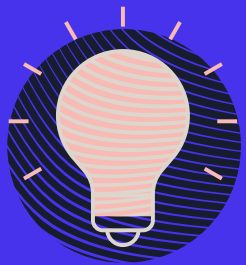
Hands free

Open doors and turnstiles on approach. Call the lift.



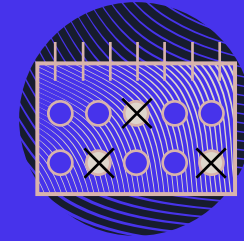
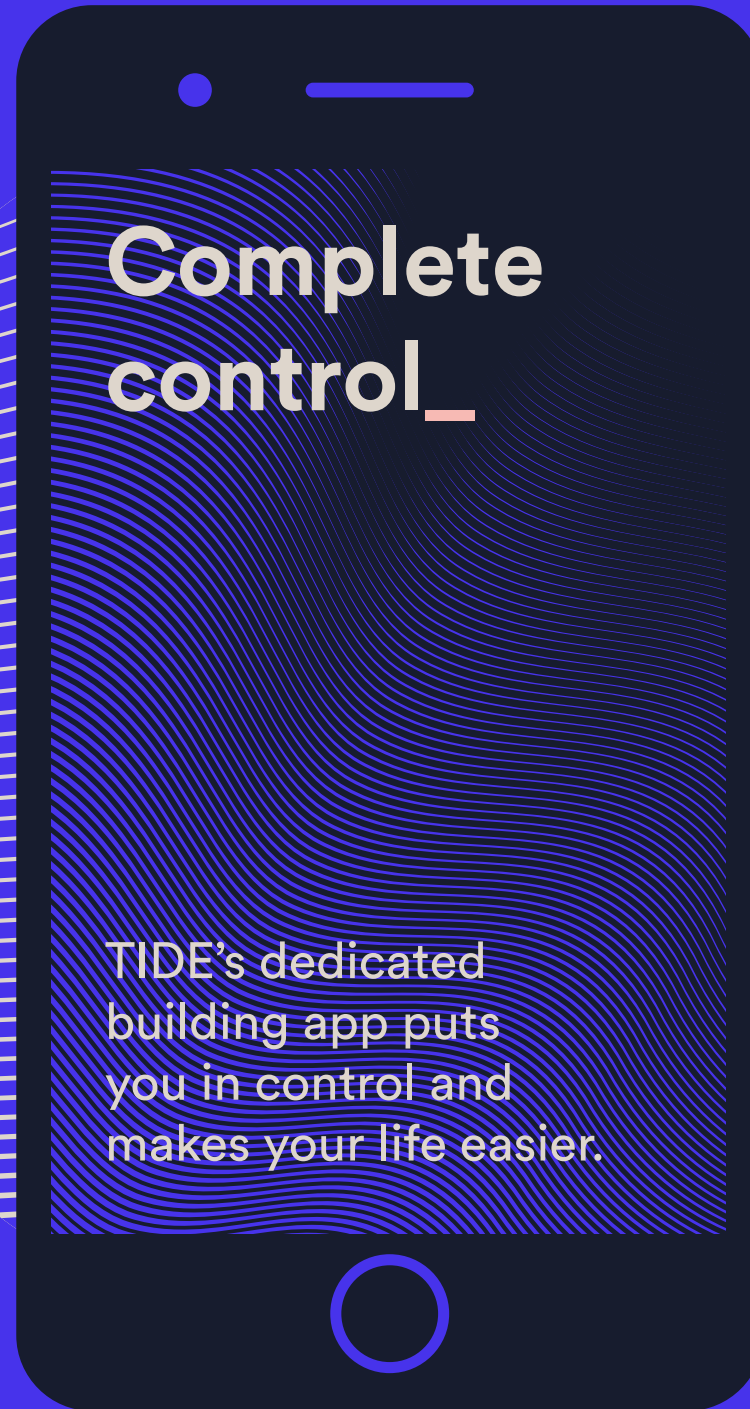
End of journey

Book your cycle space and locker. Check shower availability.



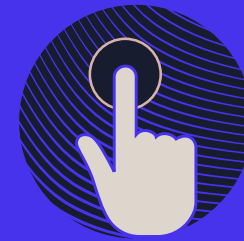
Environment

Control the lights in your area and adjust air temperature for your team.



Schedule

Book company parties, meeting rooms and rooftop yoga classes.



Order

Order your coffee to be ready on arrival and lunch to be delivered to your desk.



Communicate

Communication portal between occupier and building manager.

Where your day flows_

Explore a day in the
life at TIDE, where
everything flows.

8:00

Book your locker
on your way to
a rooftop yoga class.



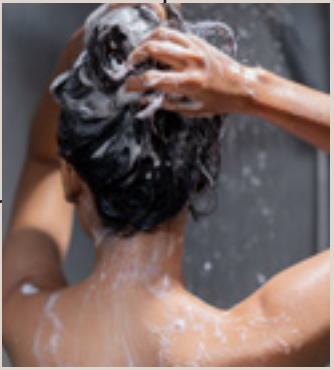
7:30

a.m ●



Jump on a riverboat
to work, order a coffee
for your arrival.

8:45



Shower, then enjoy the
gym-quality towel service
and changing rooms.

9:00

Enjoy your coffee in
the courtyard before
sitting next to an
openable window.





Grab some fresh air on the terrace and book a room for your meeting this afternoon.

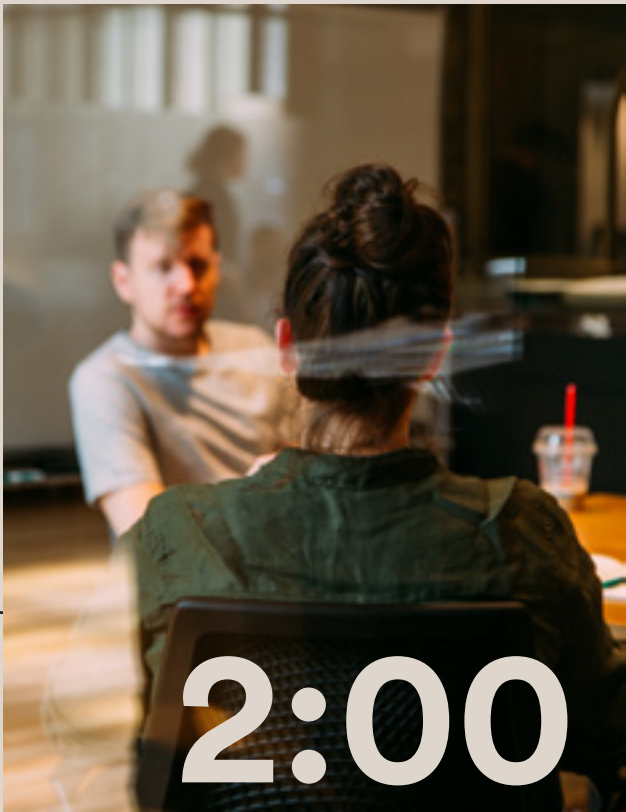
11.00

Meet clients and head to one of the high-tech meeting rooms.

p.m
12:00



It's lunchtime – sneak in a riverside run and a visit to Borough Yards for lunch.



2:00

Check out the latest local offers on your app and head to Borough Market for after-work drinks.

5:30



Collect your Amazon package from the dedicated lockers.



Arrive in style_

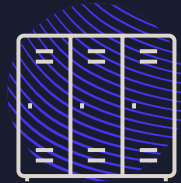
End of journey facilities have
been designed by industry
leaders; Five At Heart.



Towel
service



284 cycle
spaces



Gym-quality
changing rooms



Dedicated
cycle lift



28
Showers



Bike repair
station



Electric bike
charging points



Folding bike
stations

Expansive
cycle space

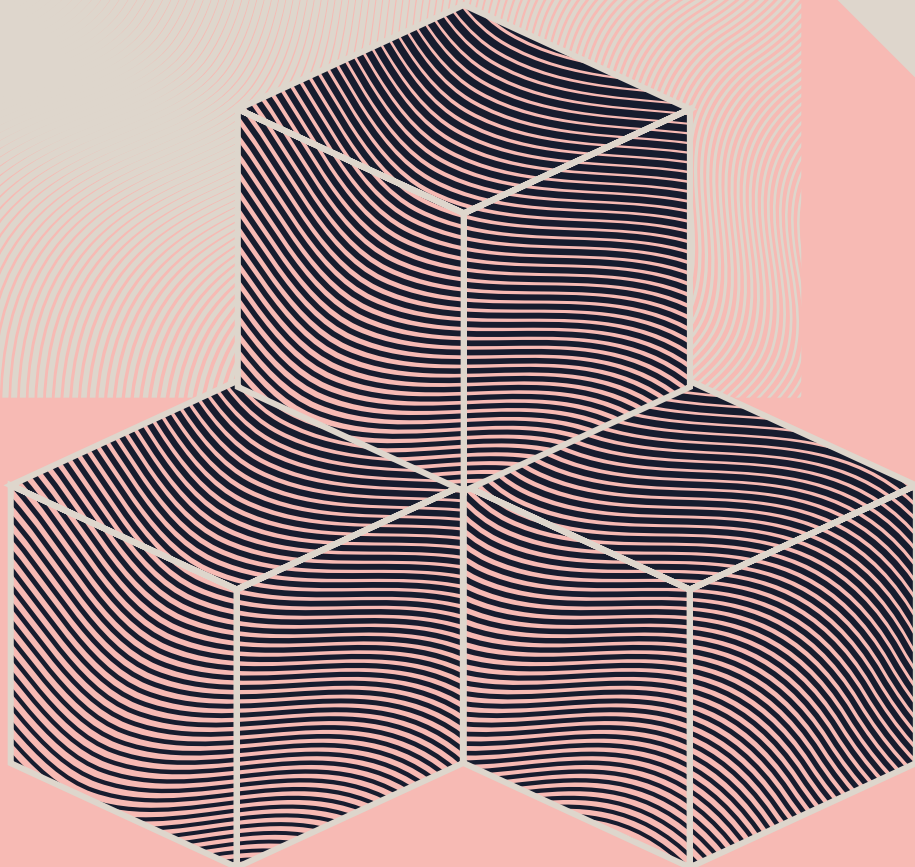


GREEN ROOF
FUTURE PROOF
ADAPTABLE BUILD
FRESH AIR FILLED
MADE TO LAST
BEST IN CLASS

Sustainability_

Embodied carbon

What is true sustainability?_



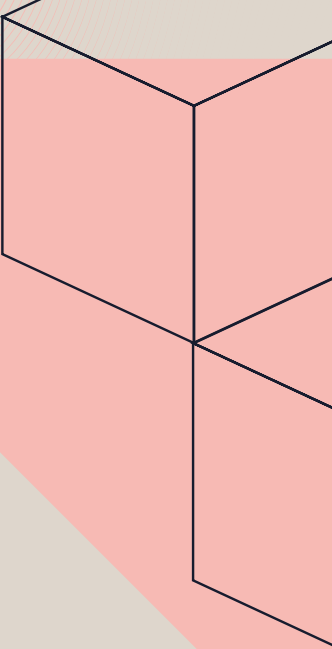
“The climate emergency is now. As designers, we need to take immediate action to have impact.

TIDE is a truly long life, loose fit new structure, adaptable to an unknown future.

TIDE reports its carbon with integrity. We have class leading quantities of cement replacement creating probably the most sustainable RC structure of this scale in London.”

Mark Tillett, Heyne Tillett Steel

Structure is responsible for up to 60% of carbon emissions at practical completion. The material you build from and grid you build to has a greater impact on sustainability now and in the future than any other decision. Choose your building wisely.



What should an occupier be asking of a building?_

Are your Upfront carbon numbers transparent, taking into account all actions from demolition to practical completion?_

TIDE measures all Upfront carbon from demolition, excavation, temporary retaining structures through to the permanent structure achieving a market leading embodied carbon rating.

Are you using the highest proportions possible of the most sustainable materials available today?_

TIDE uses locally sourced aggregate and GGBS cement replacement at an average rate of 65% across all elements. This is industry leading in its proportion to Ordinary Portland Cement.

Does your building genuinely pioneer and challenge the status quo of typical office design?_

TIDE has a progressive grid which creates a highly efficient and low carbon structure. It's designed to last and adapt and break with the 60 year cradle to grave of most office buildings. TIDE is a robust structure with inherent fire, acoustic and aesthetic qualities avoiding secondary applied finishes.

Upfront carbon rating of 500kg/CO₂e/m² including demolition – 17% better than LETI current best practice target.

Embodied carbon

How does TIDE deliver?



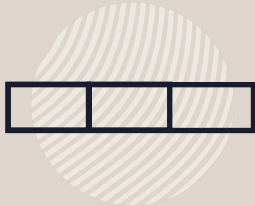
Re-used materials

Recycled sheet metals from the neighbouring buildings have been reused at TIDE. We are also locally sourcing all aggregate.



Uniquely efficient

TIDE is class leading in the adoption of high GGBS; 65% GGBS cement replacement reduces the overall embodied carbon of our reinforced concrete by 50% compared to a standard mix.



Responsible grid

True sustainability is building with the future in mind. TIDE has been designed with an efficient responsible structural grid, allowing it to be fully adaptable, easily becoming used for office space, residential, retail or life sciences.



180 years

TIDE has been designed to last generations. The concrete frame of the building is durable and will have the capacity to be adapted to changing trends over centuries to come.



LETI 2020–2025

TIDE is a Net Zero Carbon building designed to meet the London Energy Transformation Initiative (LETI) 2020-2025 – with many new buildings only adopting the basic LETI 2020 standards, TIDE looks further to improve on the best practice, embracing the most ambitious future targets.

“At TIDE, there is a strong emphasis on empowerment. By educating and giving occupiers the right tools we can help them make the right decisions and ensure they stay Net Zero Carbon in operation.”

Clive Williamson, Hoare Lea

Staying
green in
the future_



What should an occupier be asking of a building?_

What NABERS rating will the new building achieve?

We have achieved 5 rating – this is setting the bar high, but without compromising normal occupancy.*

What will the building management team do to help maintain this rating?

Operational sustainability is founded on measurement, collaboration and information sharing, to find energy savings from day to day activities as well as longer term energy use and waste strategies. This is supported by Green Lease clauses and an Environmental Management Plan to provide a framework for the management team and occupiers' guidance.

Why is the building SMART enabled?

SMART systems and controls put operational sustainability at your fingertips, allowing you to see and take pride in the results – you directly influence your own energy consumption, that of your team and of your business, through the day to day decisions you make about lighting, heating, cooling, or even opening the windows.

How does TIDE deliver?_



Energy consumption

TIDE boasts a landlord systems energy consumption of 55 kWh/m²/annum (NIA) which is commensurate with the UKGBC's net zero carbon interim energy target for 2030 to 2035.

Energy metering is provided throughout to allow close monitoring of usage.

**Approximately 15% less
carbon emission than
permitted by Part L 2021.**



Smart-enabled

TIDE allows occupiers to control operational elements and inform operational decisions that will achieve a Net Zero Carbon building. From highlighting empty spaces that don't need lighting or heating, or bathrooms that don't need cleaning, to monitoring air quality so you can use the openable windows efficiently.



NABERS UK

TIDE has already received a BRE Design Reviewed Target Rating of 5* for its energy efficiency, water usage, waste management and indoor environment, encouraging a collaborative approach to driving down operational energy use.



Performance gap

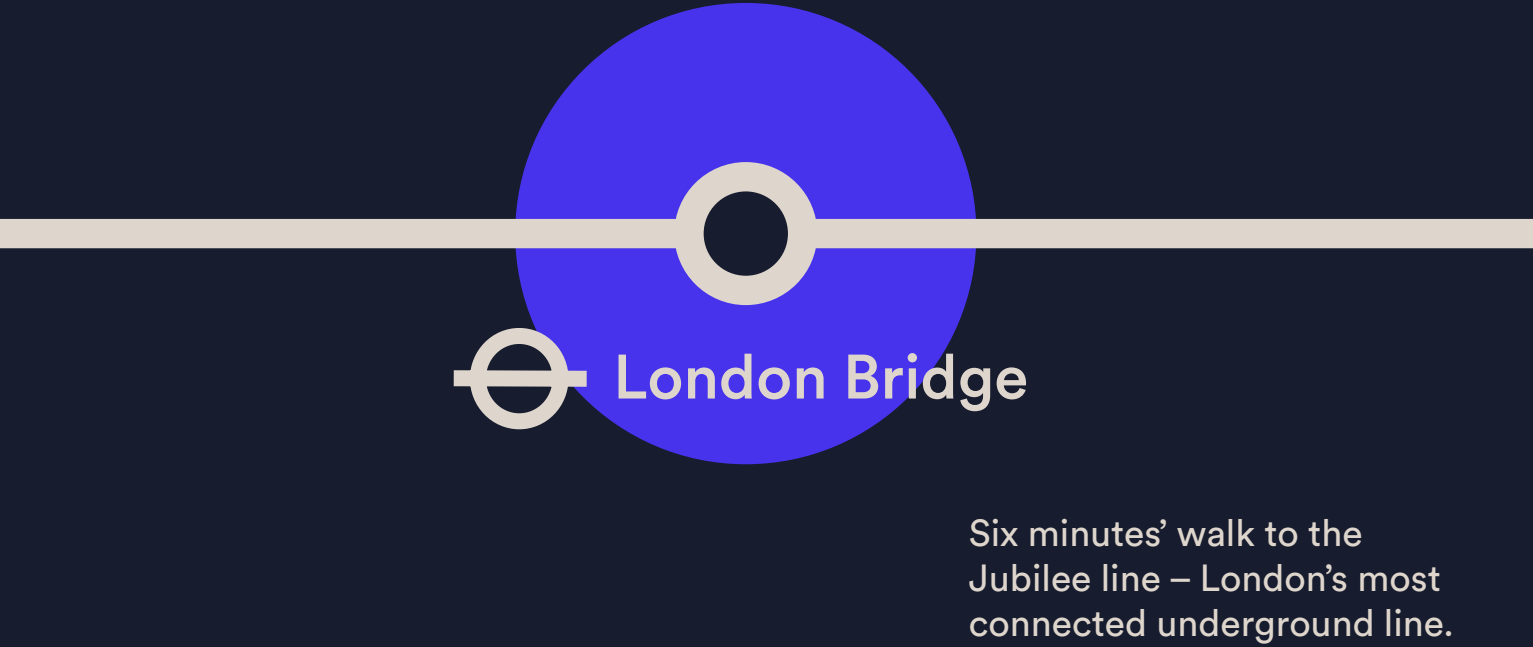
Most new buildings suffer from what the industry calls 'The Performance Gap', i.e. what the building is designed to achieve vs what the building actually achieves in operation. All systems put in place at TIDE assume a realistic occupation, making the challenge to close the gap much easier.

RIVERSIDE
TRAIN, TUBE OR RIDE
REGENERATION
MAJOR STATIONS
PLENTY TO SEE
THE PLACE TO BE

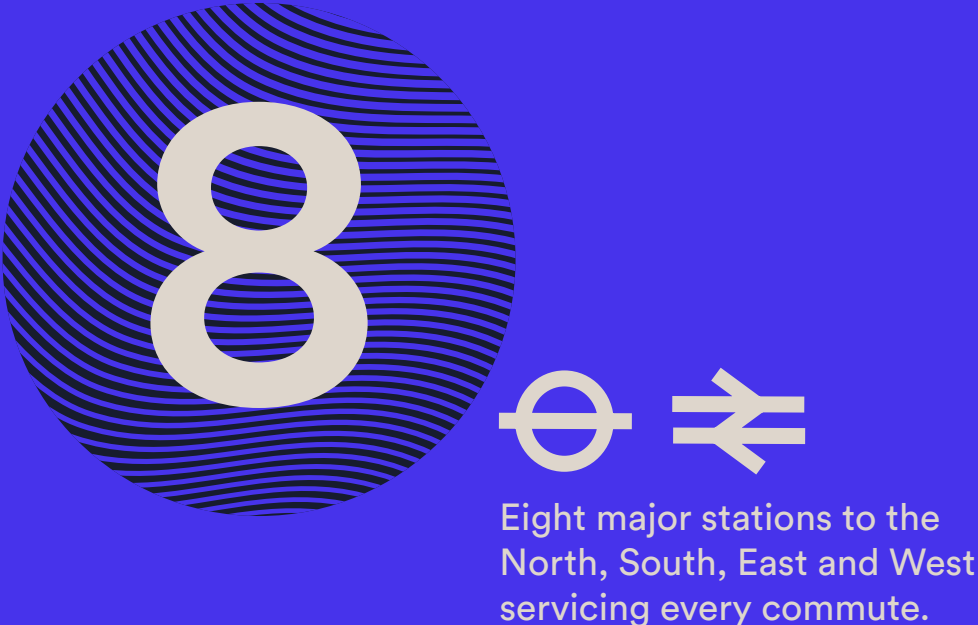
Central_



Connected_

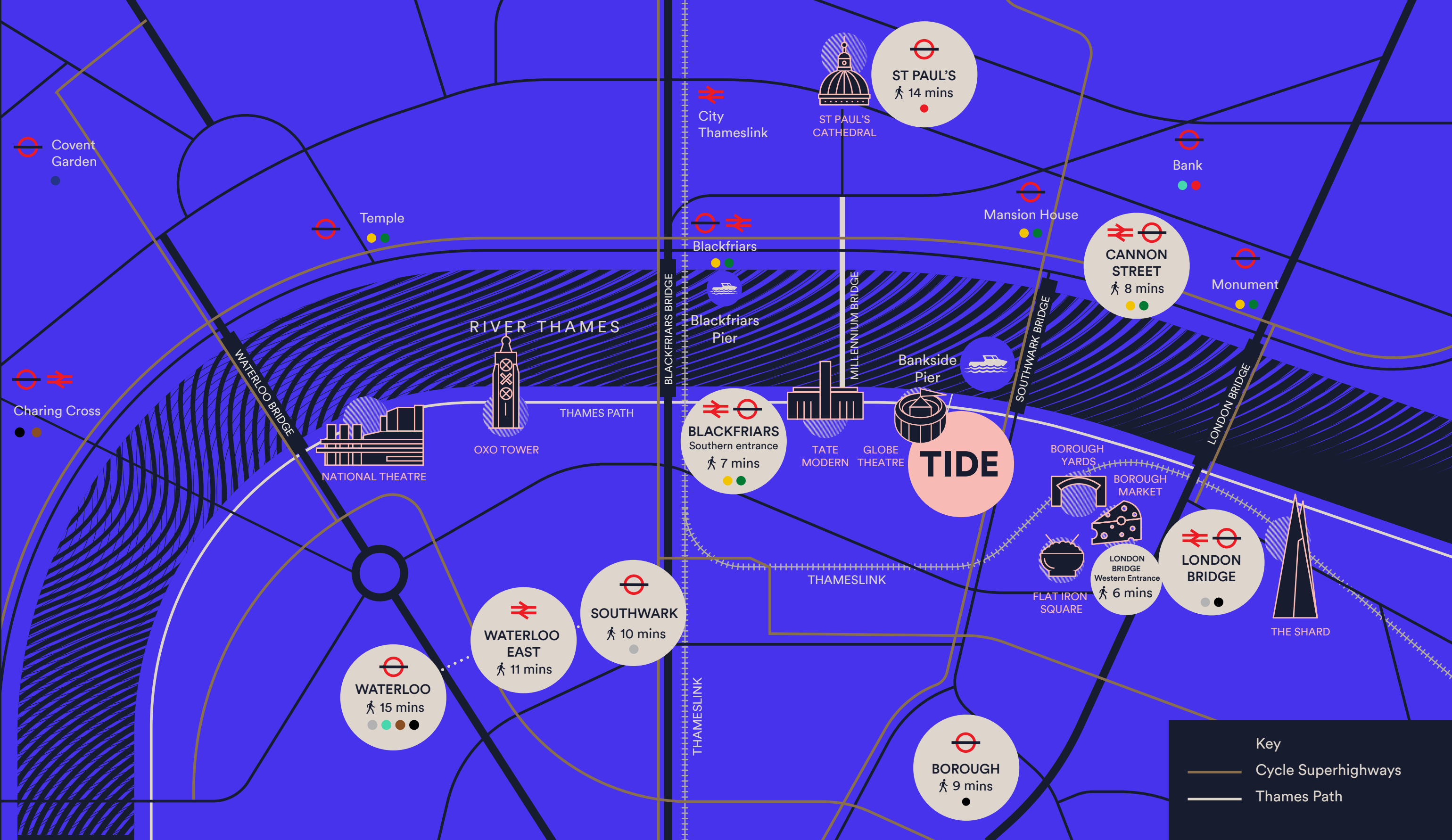


Surrounded_



Accessible_





Key

- Cycle Superhighways
- Thames Path

An area transformed_



Forward thinking businesses have chosen this rejuvenated neighbourhood



1 Triptych



HALEON



2 The Forge
Carbon Clean



3 Rose Court

**MINDSHARE
GREY**



4 One Southwark
Bridge Road

WPP
(mediacom)

**RIVERSIDE WALKS
LITERARY TALKS
MODERN ART
À LA CARTE
WORK OR PLAY
NIGHT AND DAY**

Food and culture_



Bankside is the home of London's thriving food and drink scene. Gastro highlights include: Borough Market, Flat Iron Square and Borough Yards – all just a few minutes walk away.

Good food_

Within
4
minutes

Borough Market

World famous and for good reason, Borough Market is a vast mass of succulent surprises. Here you'll find global street food vendors sitting alongside high-end restaurants and fresh produce stalls. Borough Market is the perfect place to while away your lunch hour.

Highlights

- Arabica
- Black & Blue
- Elliot's
- El Pastor
- Fish
- Hawksmoor
- Lobos
- Meat and Tapas
- Padella
- Porteña
- Roast
- Silka
- Tapas Brindisa
- Wright Brothers





Flat Iron Square

Underneath the iconic Southwark Arches you'll find Flat Iron Square. With street food vendors, outdoor seating and a tap room, this a great spot for lunch. It's the evening when things really come to life though, when DJs craft the perfect soundtrack to your post-work wind down.



Within
3
minutes

Highlights
Gamekeeper
Good Slice
Lil'Watan
Bar Duoro

Within
3
minutes

Borough Yards

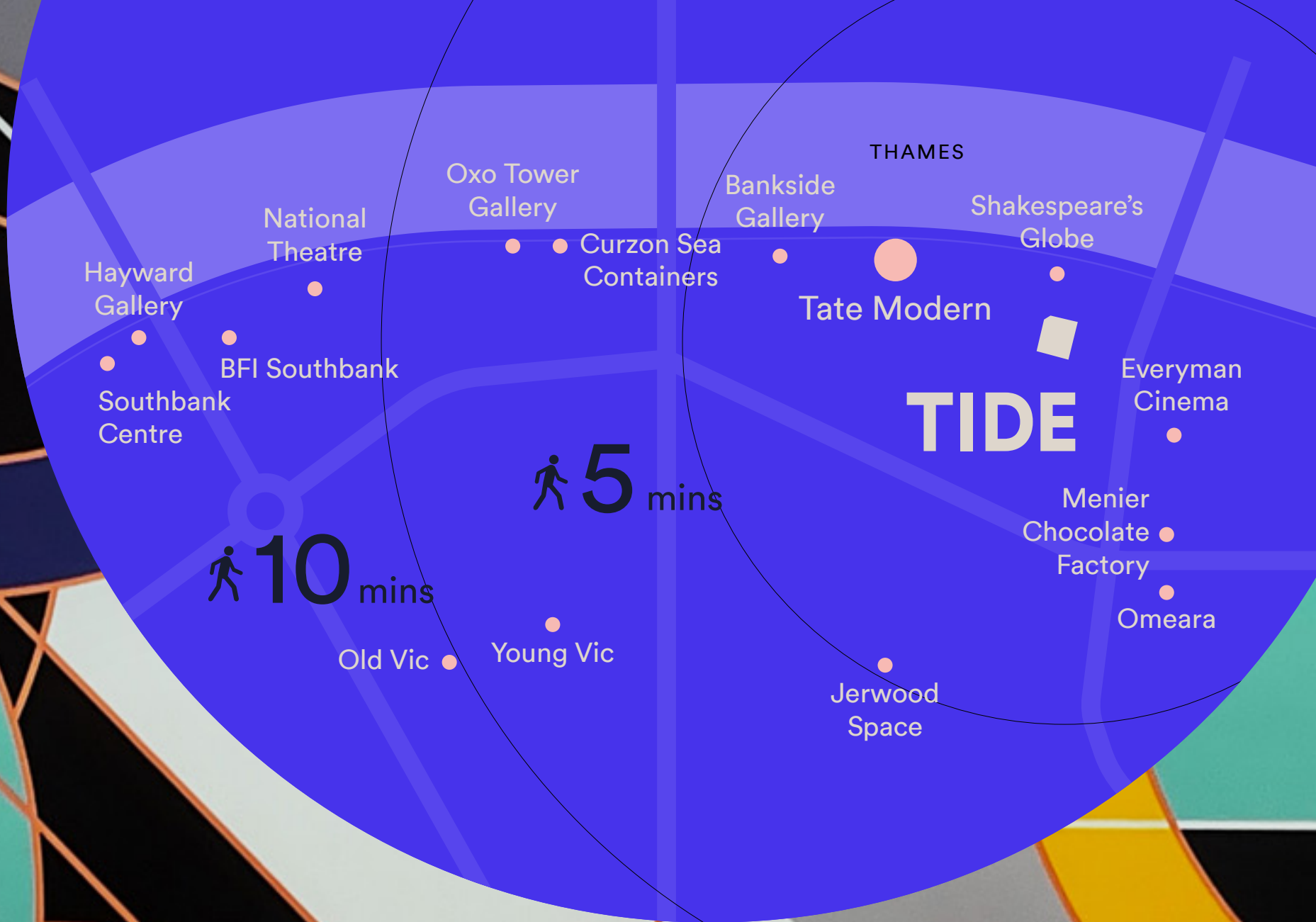
A unique social, cultural and shopping hub woven from historic urban fabric. The medieval street system has been revived to include an Everyman Cinema, dining options, from the likes of Brother Marcus, and shops including Paul Smith.

- Highlights
- Bar Daskal
 - Barrafina
 - Brother Marcus
 - Burger & Beyond
 - Butchies
 - Everyman Cinema
 - Parrillan
 - Vinoteca



With more museums and galleries than any other area of London, Bankside can rightly lay claim to the title of London's culture capital.

Culture vultures





< National Theatre



< Shakespeare's Globe

Enjoy works by Picasso, Rothko, and more at Tate Modern or take in a play in traditional settings at Shakespeare's Globe – both just a stone's throw from TIDE. Stroll a few minutes further along the Southbank to be spoilt for choice by the culture on offer.

> Tate Modern





It's not just cultural hotspots and gastro delights on offer. If you're just wanting to grab something for lunch or a quick coffee, TIDE has everything you need within a few minutes' walk.

Convenient and close.



> Black Sheep Coffee



Saint Nine and Black Sheep Coffee, both on Southwark Street, are great for a caffeine boost. Gail's Bakery at Neo Bankside is the perfect place to grab a croissant on your way in.

< Saint Nine Coffee



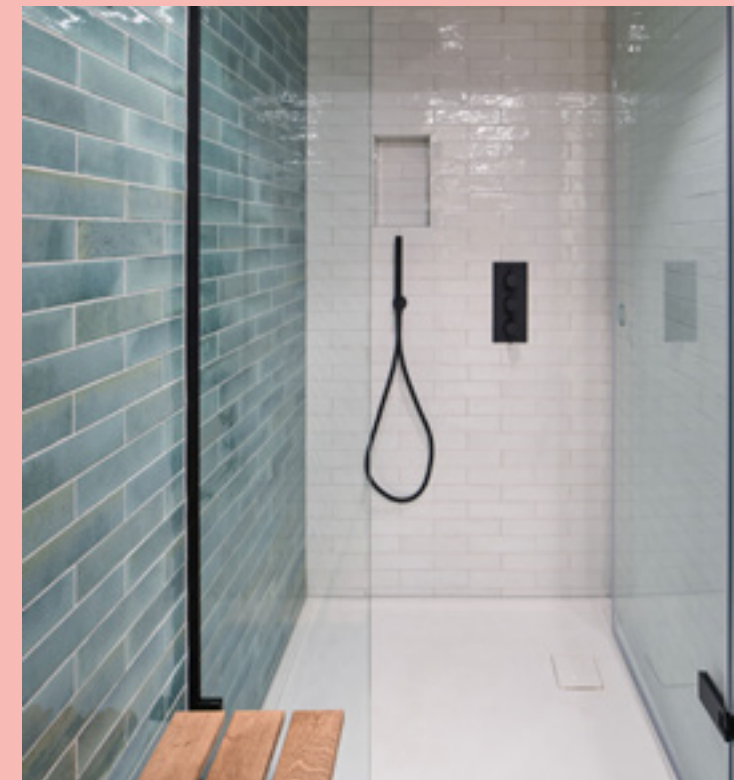
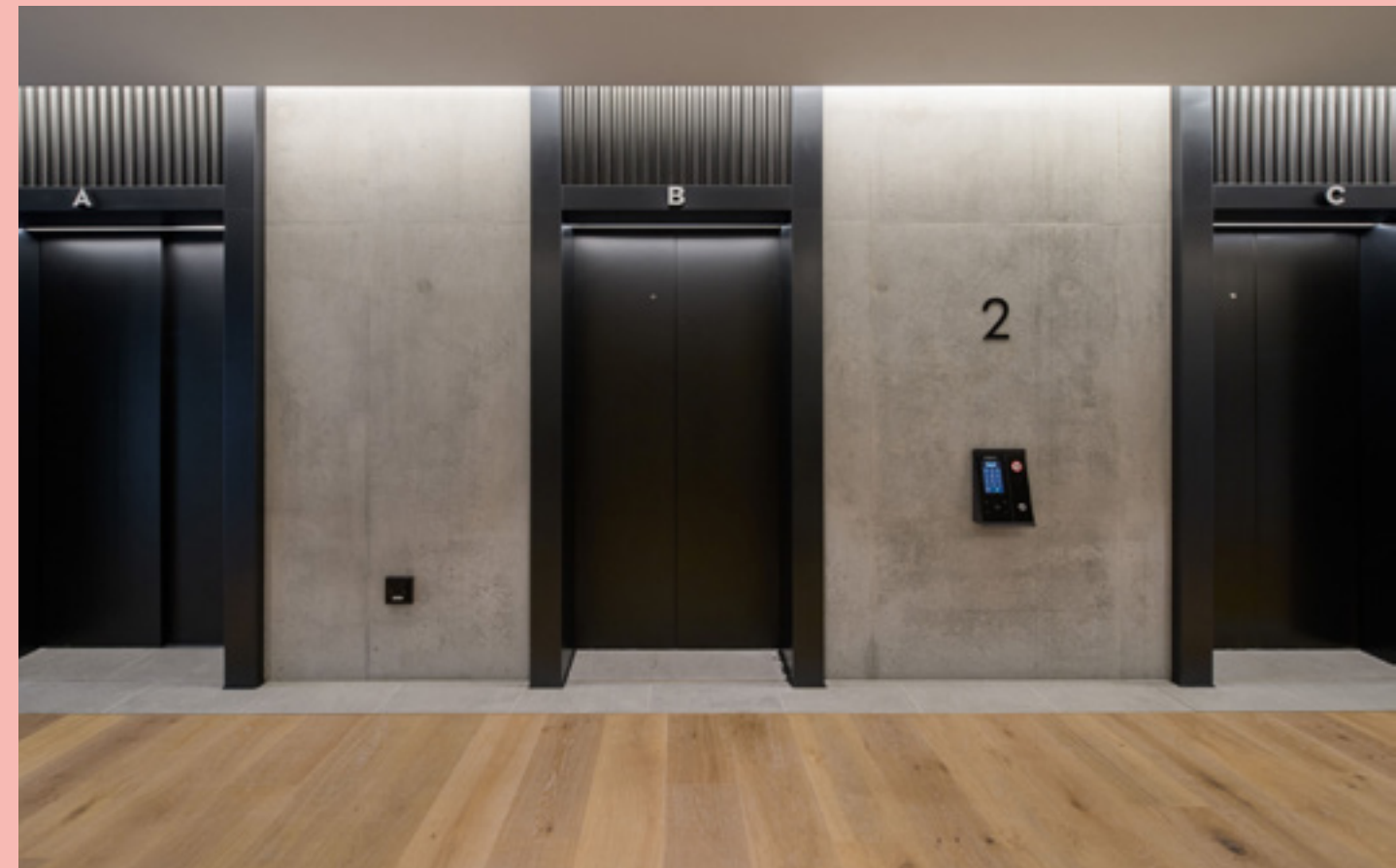
> Gail's Bakery

HIGH-SPEC
NEW TECH
COLLABORATE
COMMUNICATE
INTELLIGENT SPACE
PRODUCTIVE PLACE

The details_

Summary specification

- New development designed by Squire & Partners, providing approximately 133,794 sq ft net commercial office accommodation, and 11,560 sq ft of affordable workspace.
- Designed to the highest environmental standards and to be Net Zero Carbon.
- Large reception area accessed from Emerson Street, with a floor-to-ceiling height of approximately 4.0m and potential to install future speedgates.
- Office floor-to-ceiling heights, between 3.10m and 3.88m. Clear floor-to-service ceiling zone of between 2.70m and 2.88m.
- External terrace space to all floors from 2nd floor upwards, with an extensive communal roof terrace.
- Basement cycle facilities with 196 double-stacked cycle spaces, 60 folding cycle lockers, 26 Sheffield stands, 2 accessible cycle bays, 284 lockers, bike maintenance area and 28 showers, with a dedicated cycle lift.
- Male, female, and disabled WC facilities to every floor. Gender neutral toilets on floors 1-11.
- Dedicated loading bay which is linked to a goods lift servicing all floors.
- Efficient and flexible heating and cooling system, designed to suit an occupancy of 1 person per 8 sq m.
- Concrete soffits with exposed services and suspended LED lighting.
- Building operation and occupier engagement app.
- 5 × 21-person passenger lifts. 1 × 26-person goods lift.
- Recycled raised access floor.



Stunning
outside space_




Area
schedule


	Office		Affordable Workspace		Terrace		Reception		Café / Retail	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
Roof Gardens	—	—	—	—	5,218	485	—	—	—	—
11		LET	—	—	3,533	328	—	—	—	—
10		LET	—	—	418	39	—	—	—	—
9	11,668	1,084	—	—	2,544	236	—	—	—	—
8	13,650	1,268	—	—	143	13	—	—	—	—
7		LET	—	—	246	23	—	—	—	—
6	14,004	1,301	—	—	246	23	—	—	—	—
5	13,994	1,300	—	—	267	25	—	—	—	—
4	13,982	1,299	—	—	395	37	—	—	—	—
3		LET	—	—	—	—	—	—	—	—
2		LET	—	—	—	—	—	—	—	—
1		LET	—	—	—	—	—	—	—	—
Ground		LET	—	—	—	—	—	—	—	—
Lower Ground		LET	—	—	—	—	—	—	—	—
Total	67,298	6,252	—	—	13,010	1,208	—	—	—	—


CLICK TO VIEW
ALL FLOORPLANS


Floor plans


Affordable workspace
1,507 sq ft
140 sq m


N


Plant

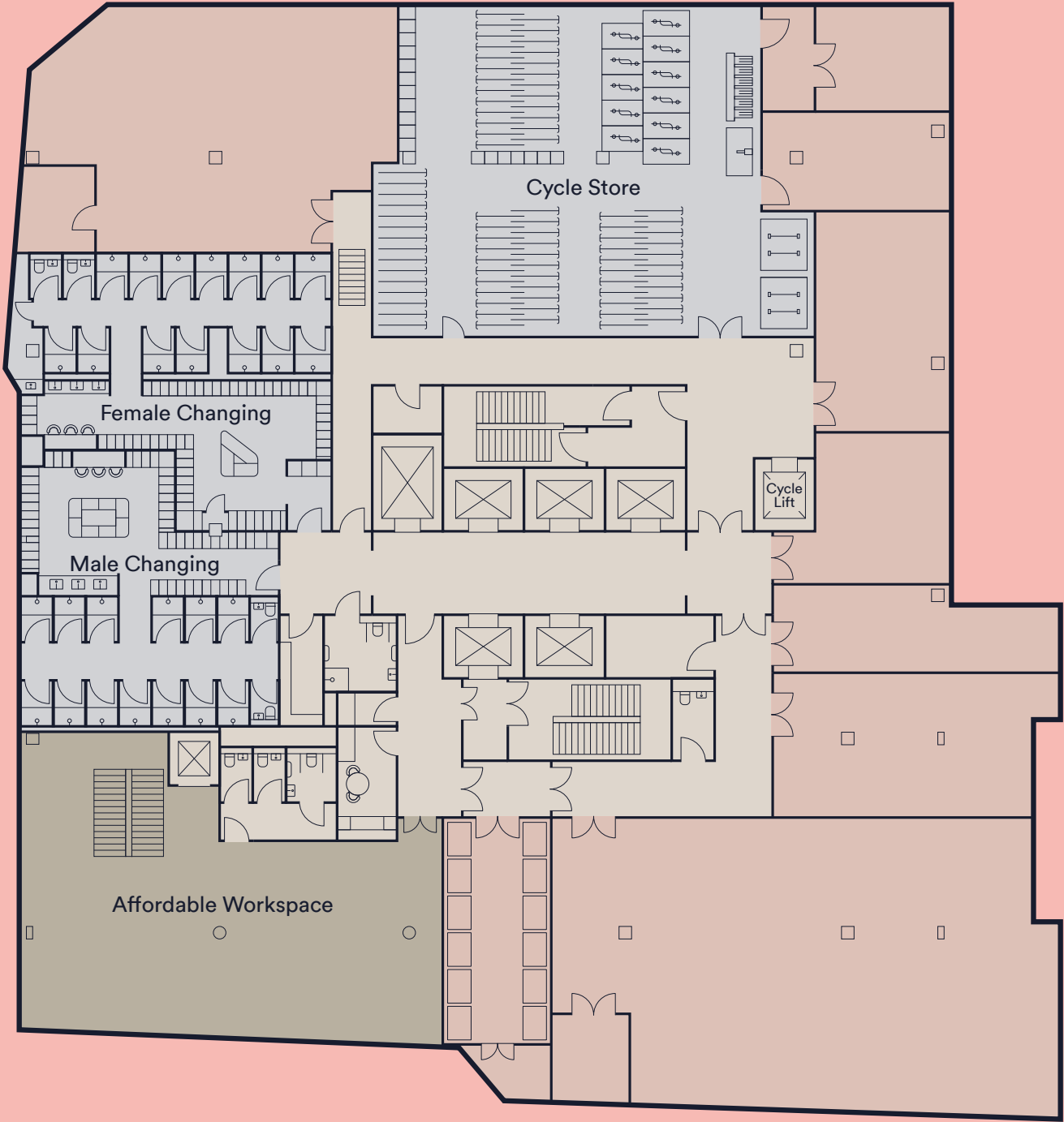

Core


End of Journey Facilities


Affordable Workspace

Emerson Street

Park Street



LG

Not to scale. Indicative only.

Floor plans

Affordable workspace
4,230 sq ft
393 sq m

Café / retail
1,518 sq ft
141 sq m

Reception
1,658 sq ft
154 sq m

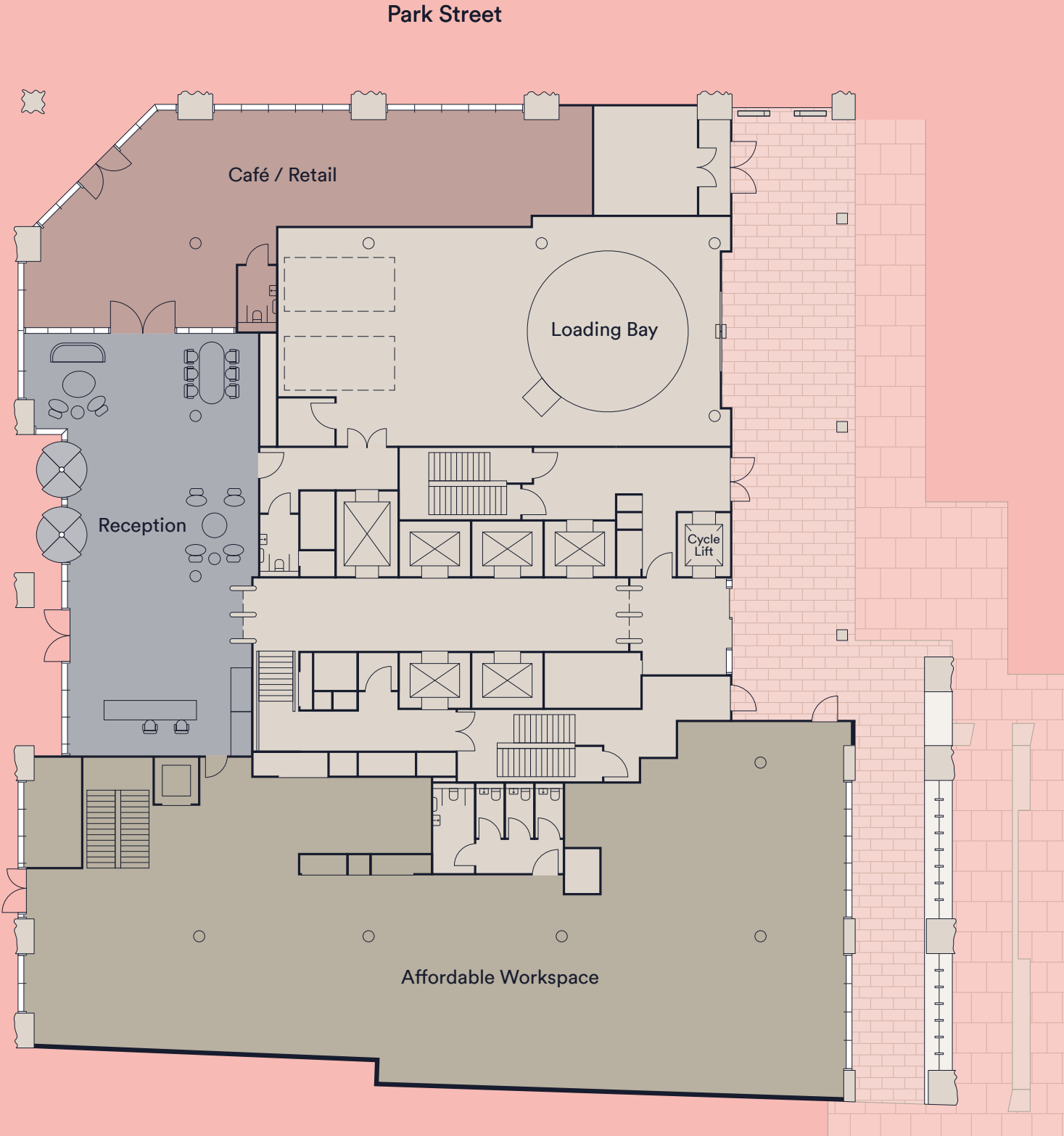
Reception

Café / Retail

Loading Bay

Affordable Workspace

N



G

Floor plans

Office
6,491 sq ft
603 sq m

Affordable
workspace
5,823 sq ft
541 sq m

N

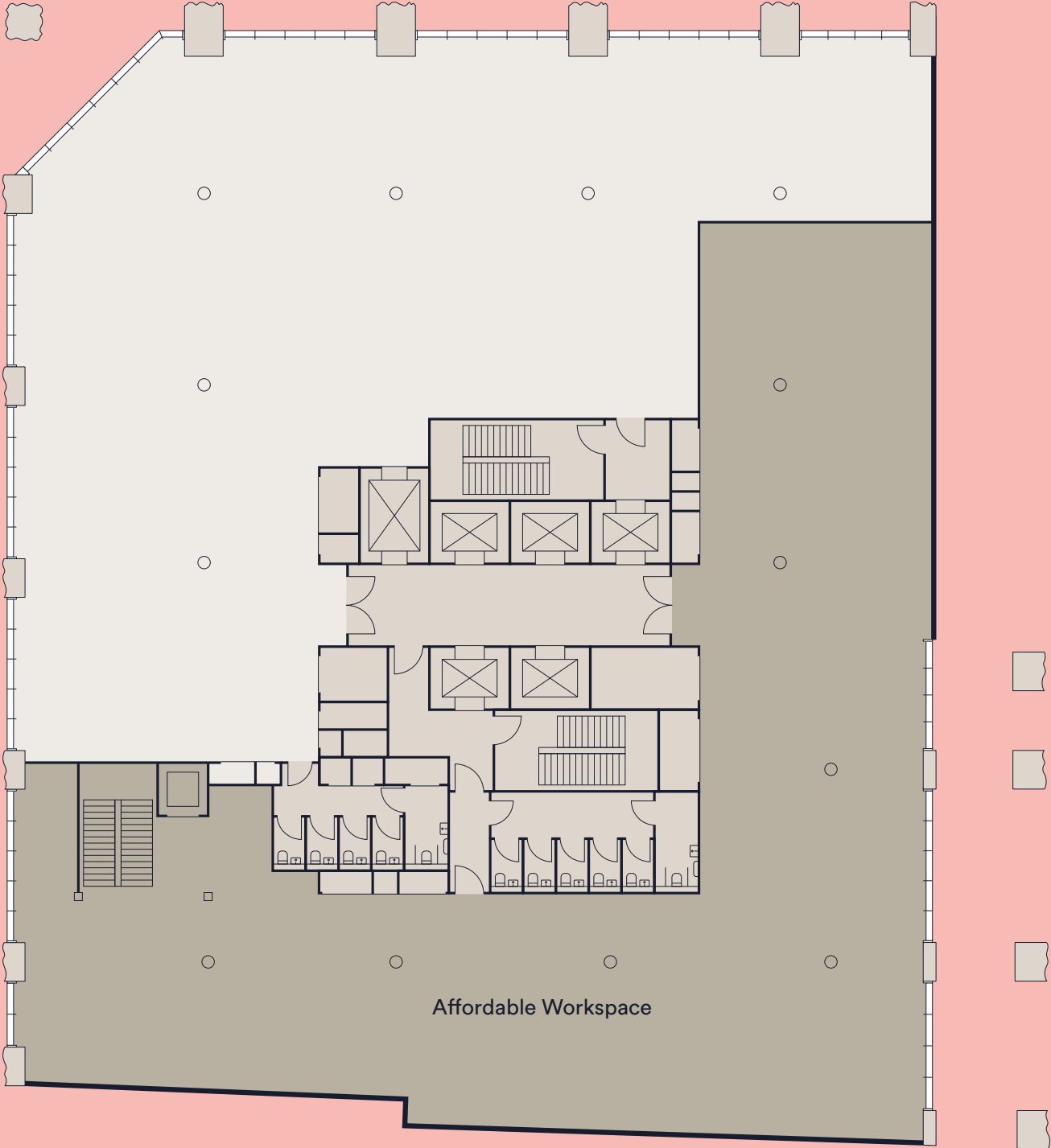
Office

Core

Affordable Workspace

Emerson Street


Park Street




Floor plans


Office
13,907 sq ft
1,292 sq m

Terrace
258 sq ft
24 sq m



N



Office



Core

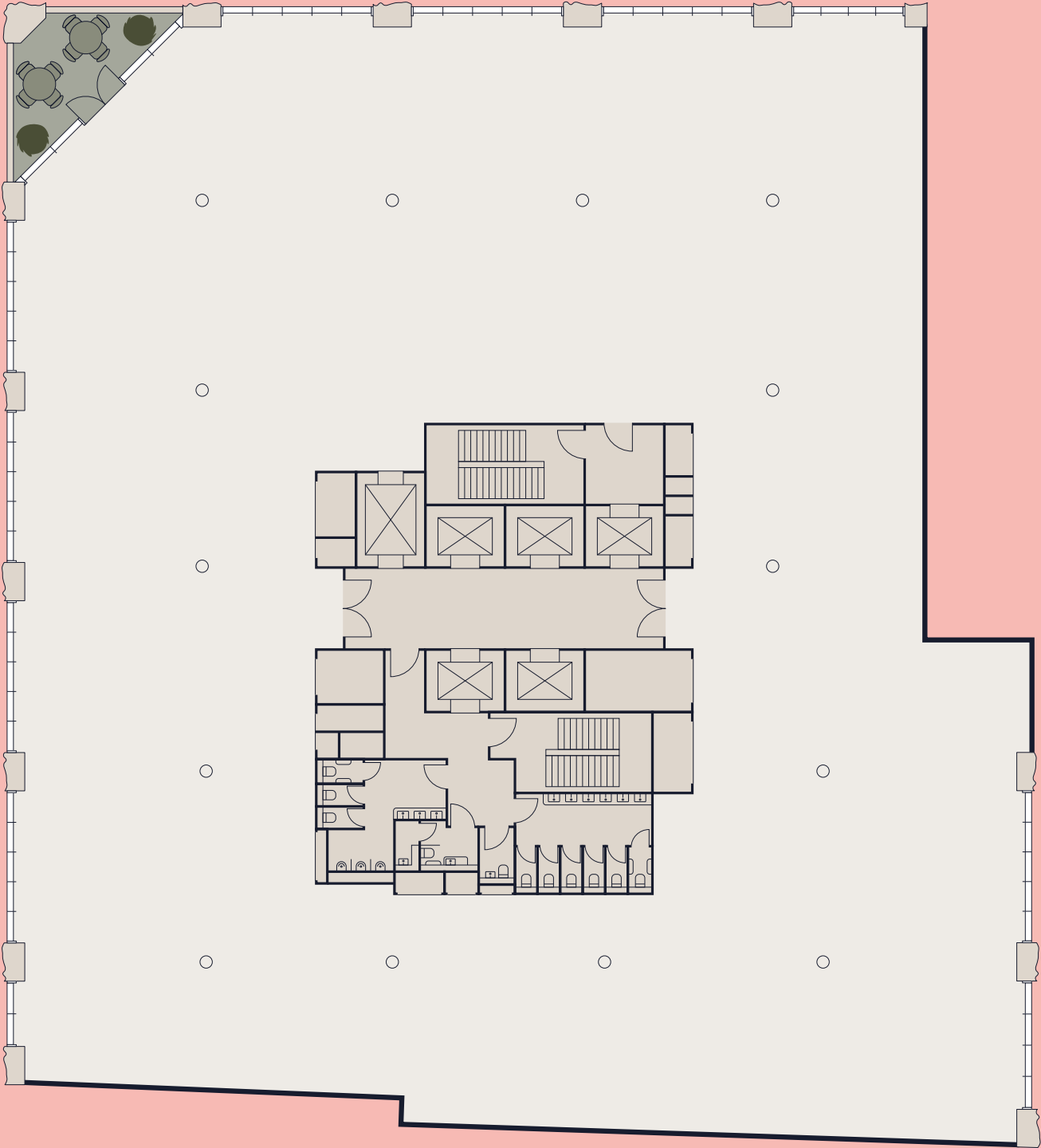


Terrace

2-7

Emerson Street

Park Street



Not to scale. Indicative only.

Floor plans

Office
11,647 sq ft
1,082 sq m

Terrace
2,540 sq ft
236 sq m

N

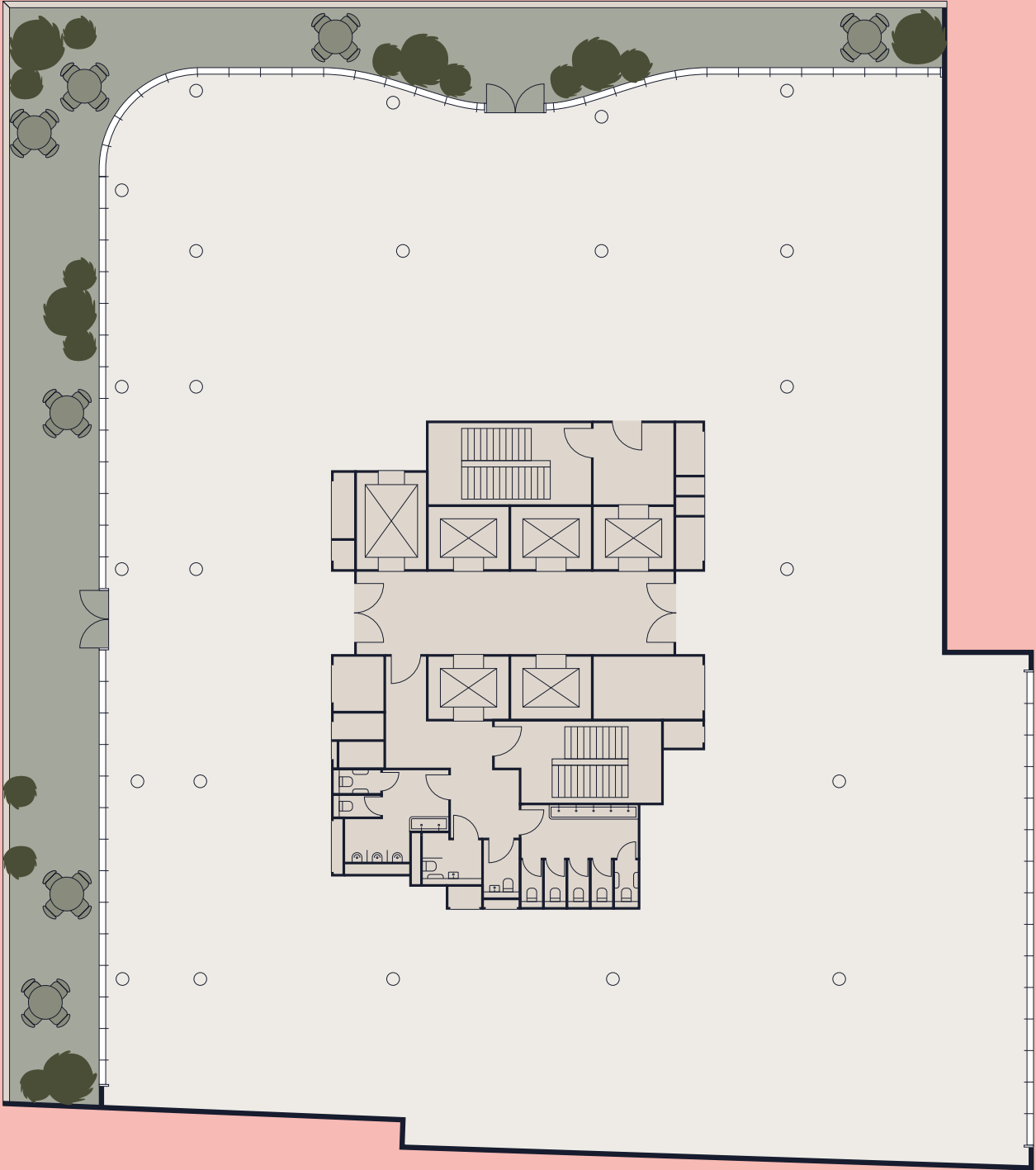
Office

Core

Terrace

Emerson Street

Park Street



Floor plans

Office
11,173 sq ft
1,038 sq m

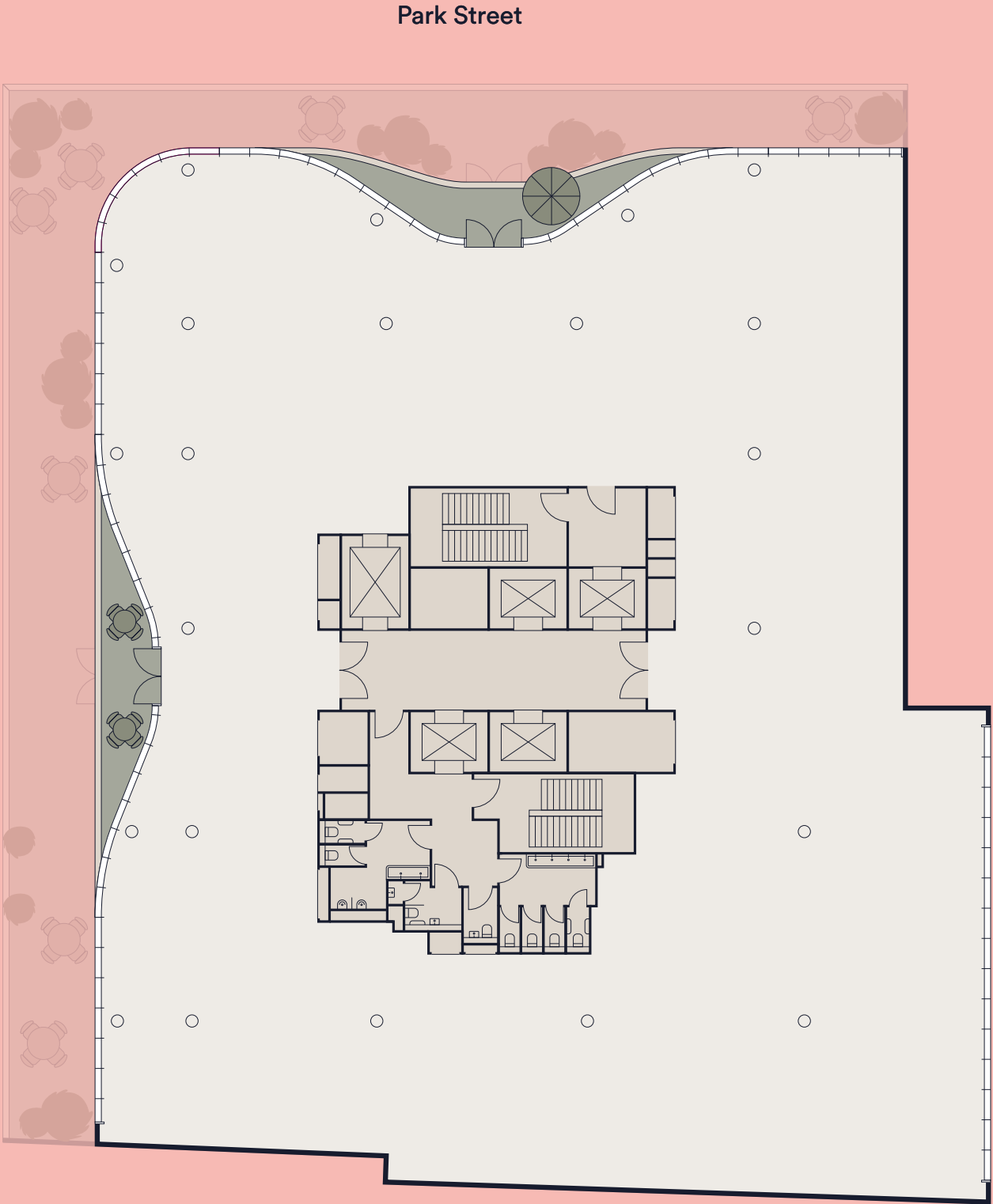
Terrace
334 sq ft
31 sq m

N

Office

Core

Terrace



Floor plans

Office
7,395 sq ft
687 sq m

Terrace
3,444 sq ft
320 sq m

Office

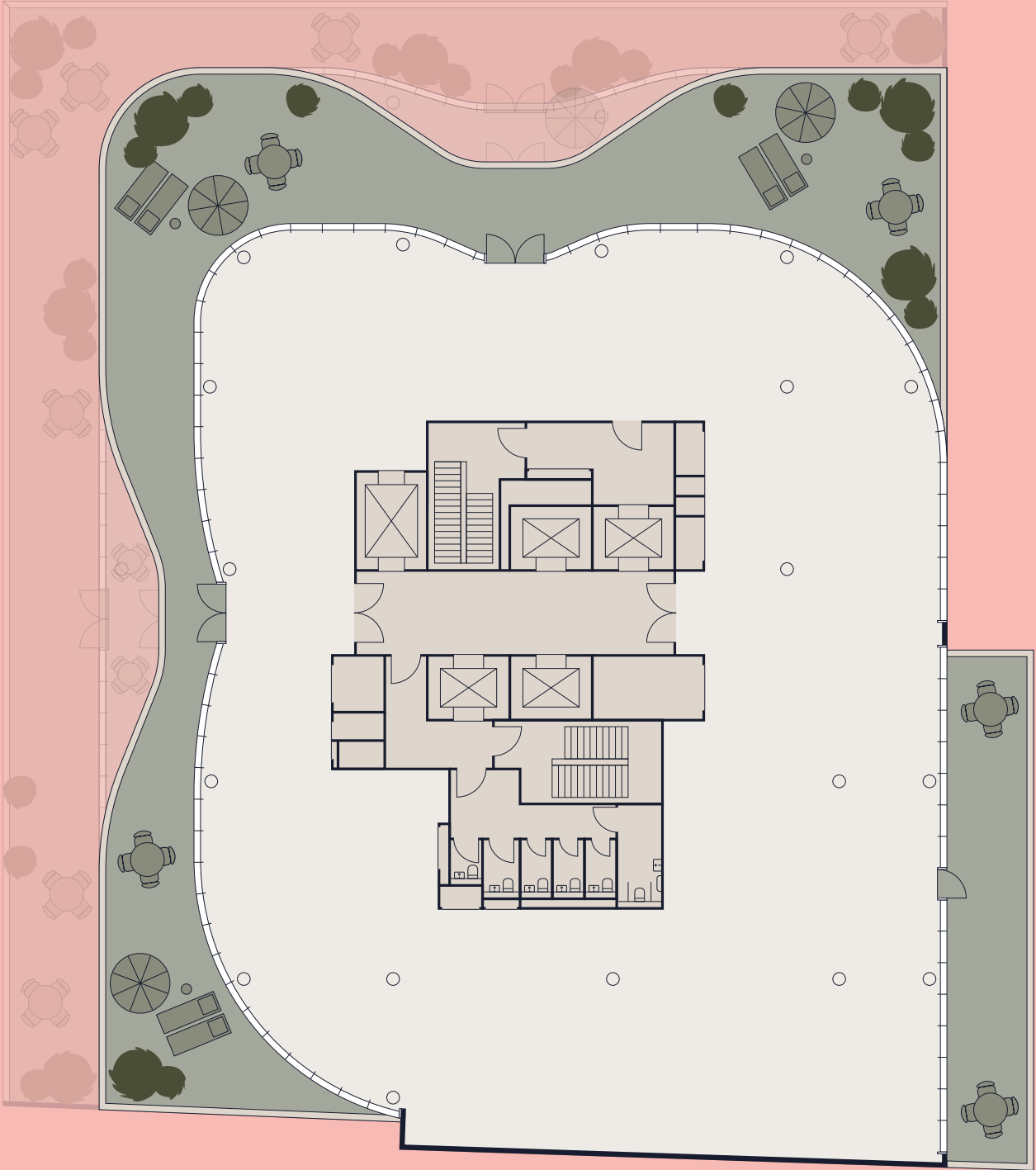
Core

Terrace

N


Emerson Street


Park Street





Floor plans

Terrace
5,167 sq ft
480 sq m


N

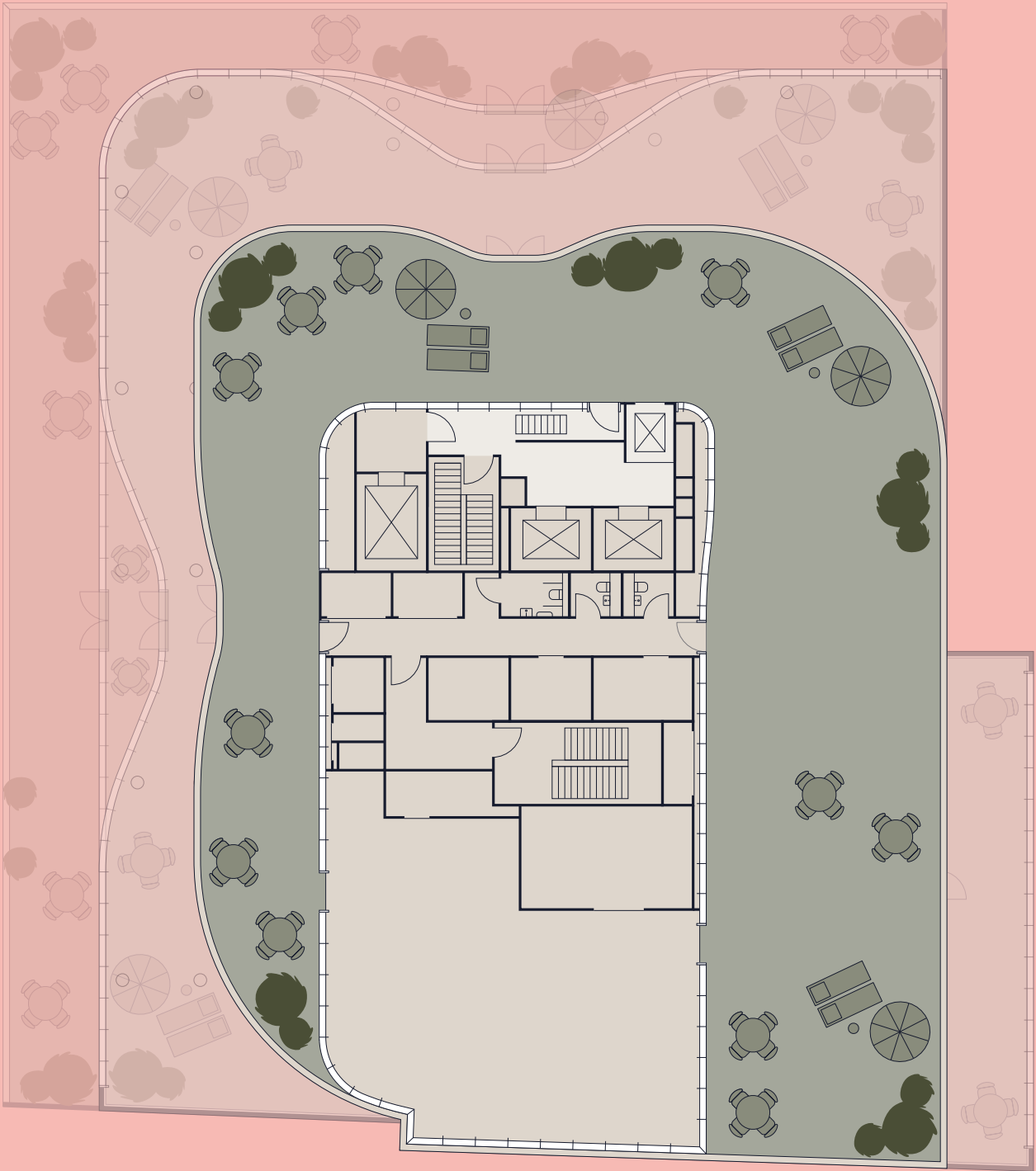

Office


Core


Terrace

Emerson Street

Park Street




Roof Garden


Not to scale. Indicative only.


Space plans


Legal Hybrid


Desks	96
Alternative Workspace	73
Meeting Rooms	3
Focus Rooms	5
Collaborative Clusters	10
Print Area	2

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

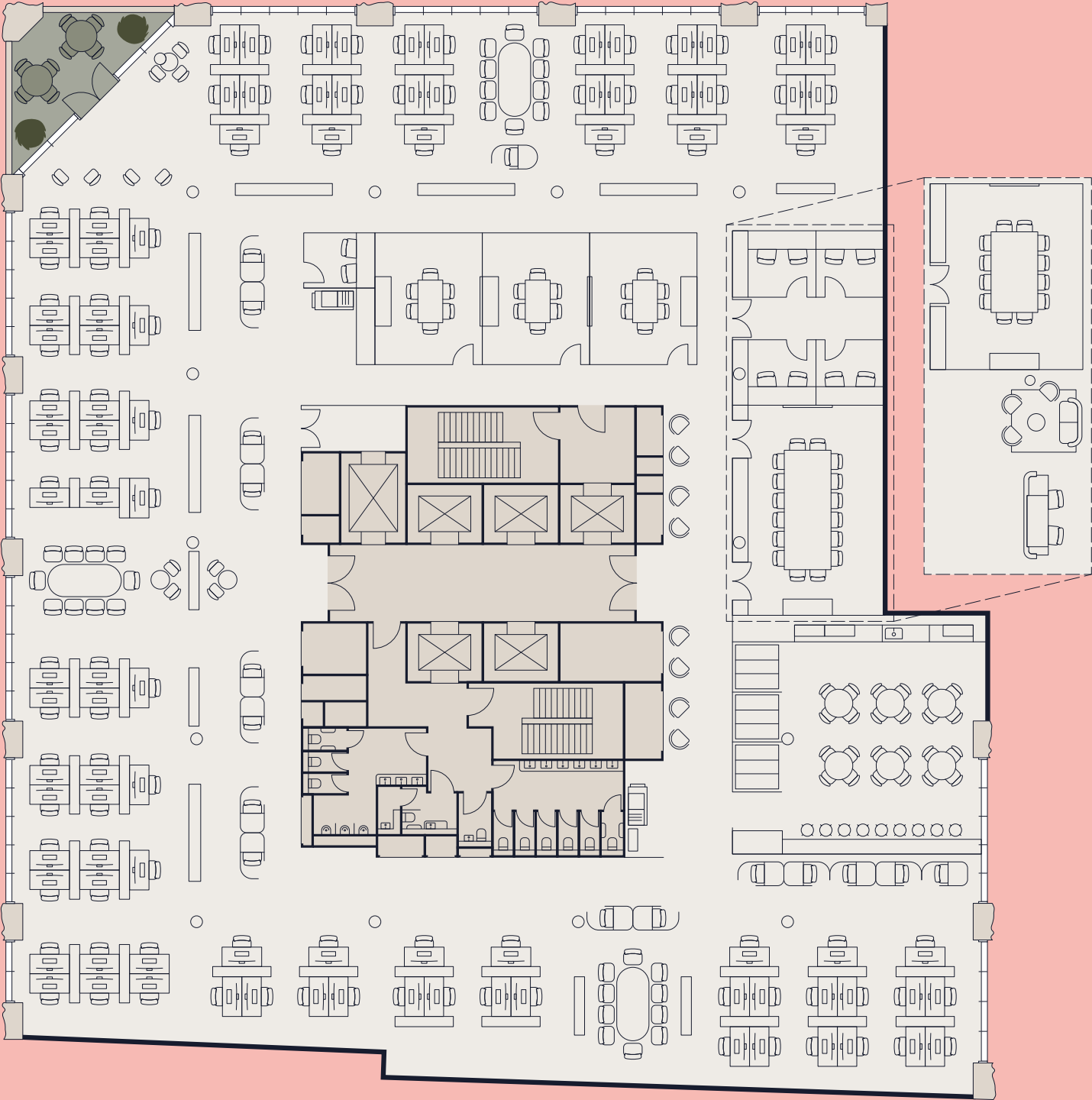
 Office

 Core

 Terrace

Emerson Street

Park Street





2-7


Space plans


Tech / Media


Desks	130
Alternative Workspace	66
Meeting Rooms	8
Focus Rooms	3
Collaborative Clusters	17
Print Area	2

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

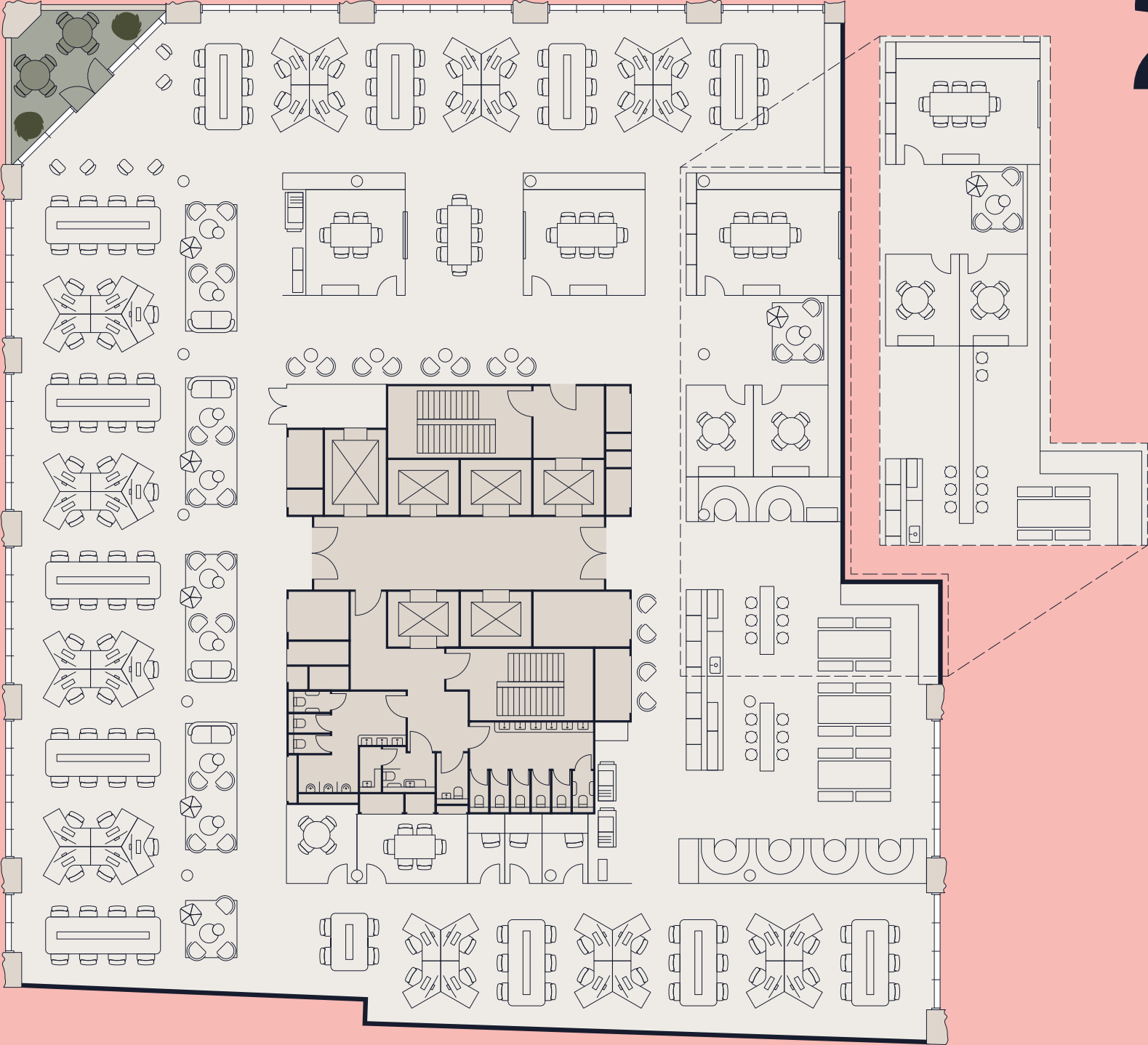
 Office

 Core

 Terrace

Emerson Street

Park Street





2-7


Space plans


Corporate


Desks	118
Alternative Workspace	56
Offices	8
Meeting Rooms	4
Focus Rooms	2
Collaborative Clusters	15
Print Area	1

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

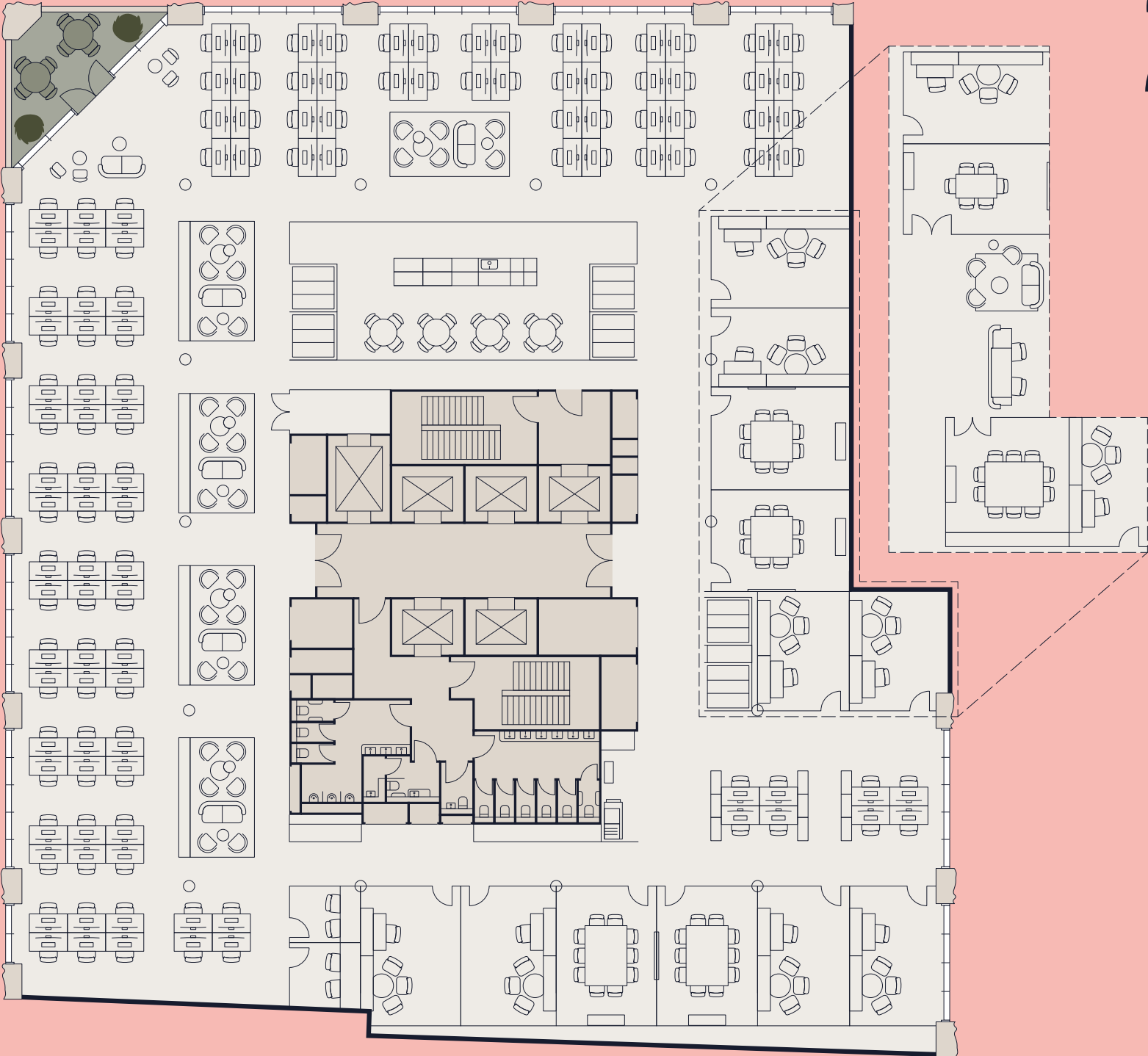
 Office

 Core

 Terrace

Emerson Street

Park Street





2-7


Space plans


Legal Hybrid


Desks	76
Alternative Workspace	75
Meeting Rooms	2
Focus Rooms	7
Collaborative Clusters	10
Print Area	1

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

 Office

 Core

 Terrace

Emerson Street


Park Street





Space plans


Tech / Media


Desks	80
Alternative Workspace	67
Meeting Rooms	8
Focus Rooms	4
Collaborative Clusters	15
Print Area	2

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

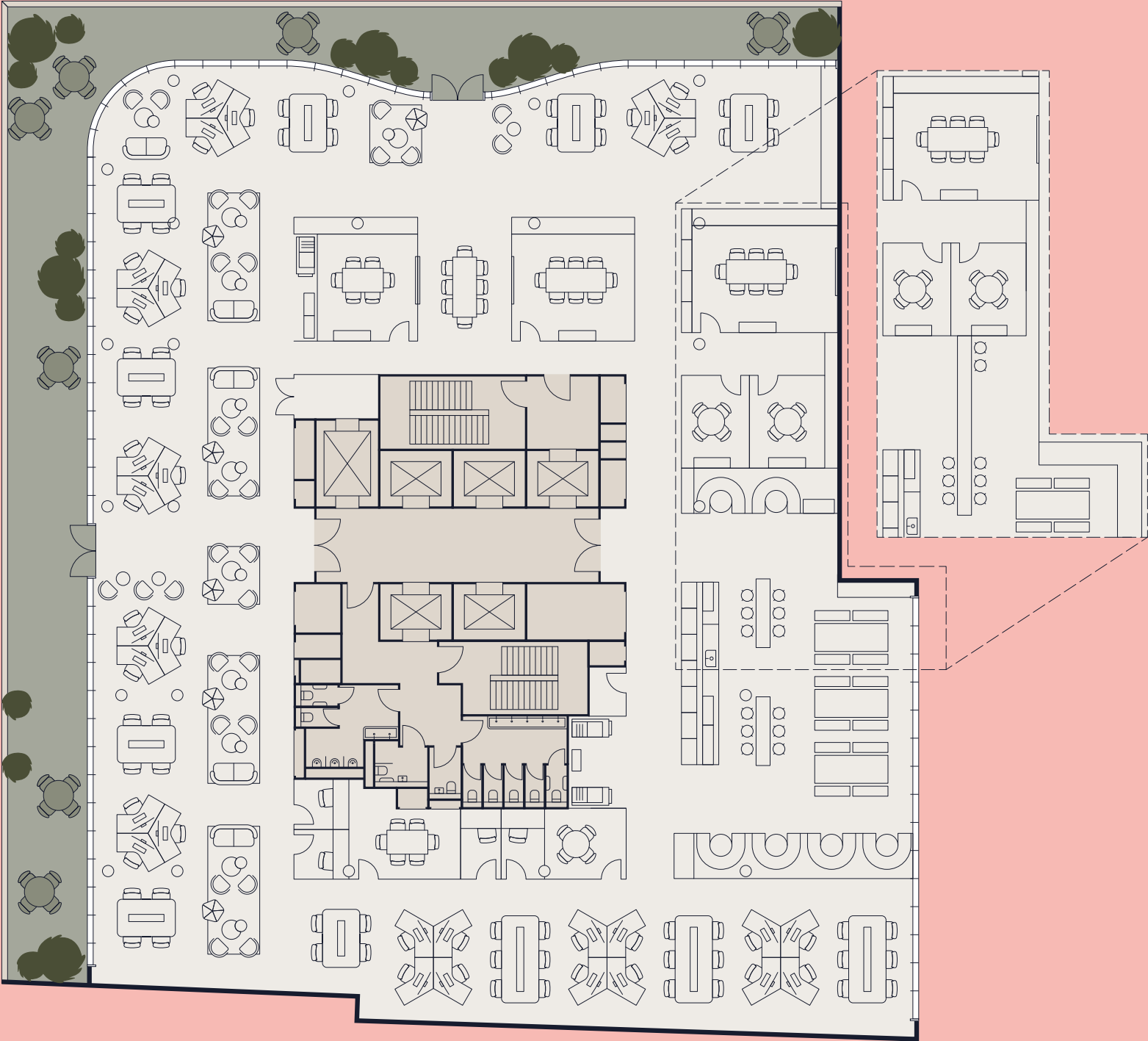
 Office

 Core

 Terrace

Emerson Street


Park Street





Space plans


Corporate


Desks	79
Alternative Workspace	62
Offices	6
Meeting Rooms	5
Focus Rooms	4
Collaborative Clusters	19
Print Area	1

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

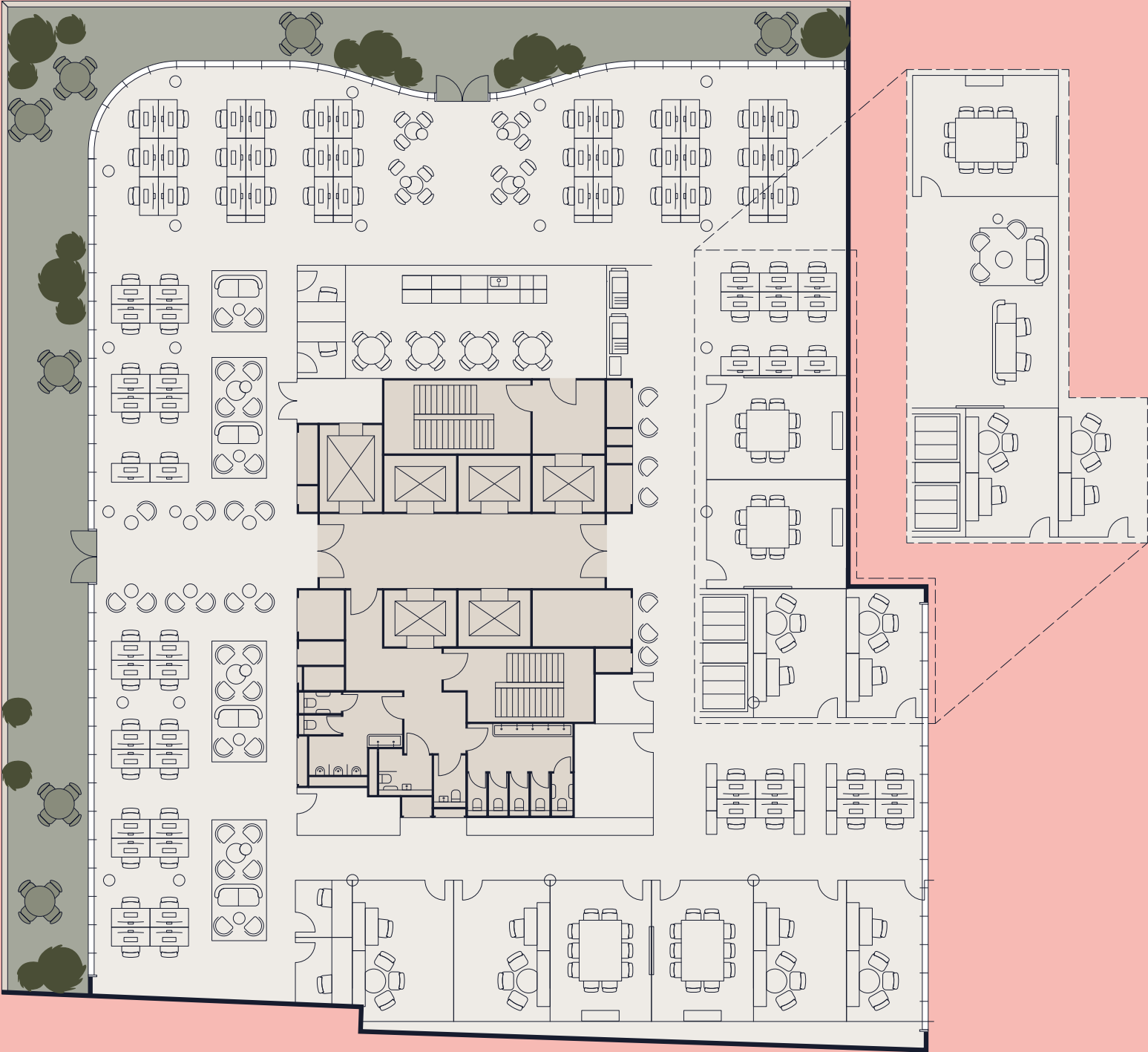
 Office

 Core

 Terrace

Emerson Street


Park Street





Space plans


Restaurant / Training / Wellness

Restaurant Seats	103
Coffee Lounge	82
Yoga Area (x9 people)	1
Prayer / Multifaith Rooms	2
Treatment Rooms	3
Quiet Room	1
Large Scale Training Rooms	2

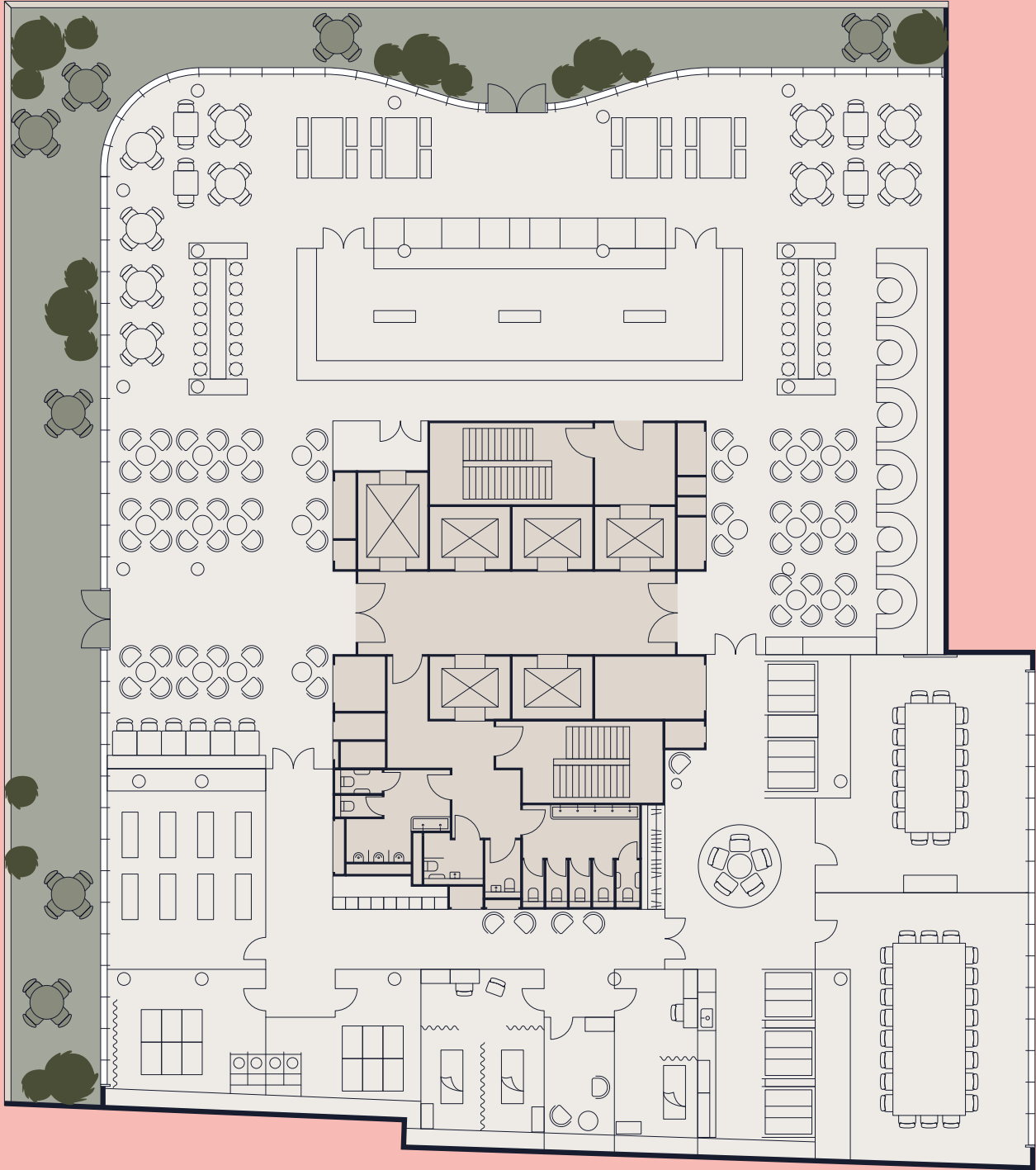

N

 Office

 Core

 Terrace

Emerson Street





Park Street


Space plans


Legal Hybrid


Desks	71
Alternative Workspace	73
Meeting Rooms	2
Focus Rooms	6
Collaborative Clusters	10
Print Area	1

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.

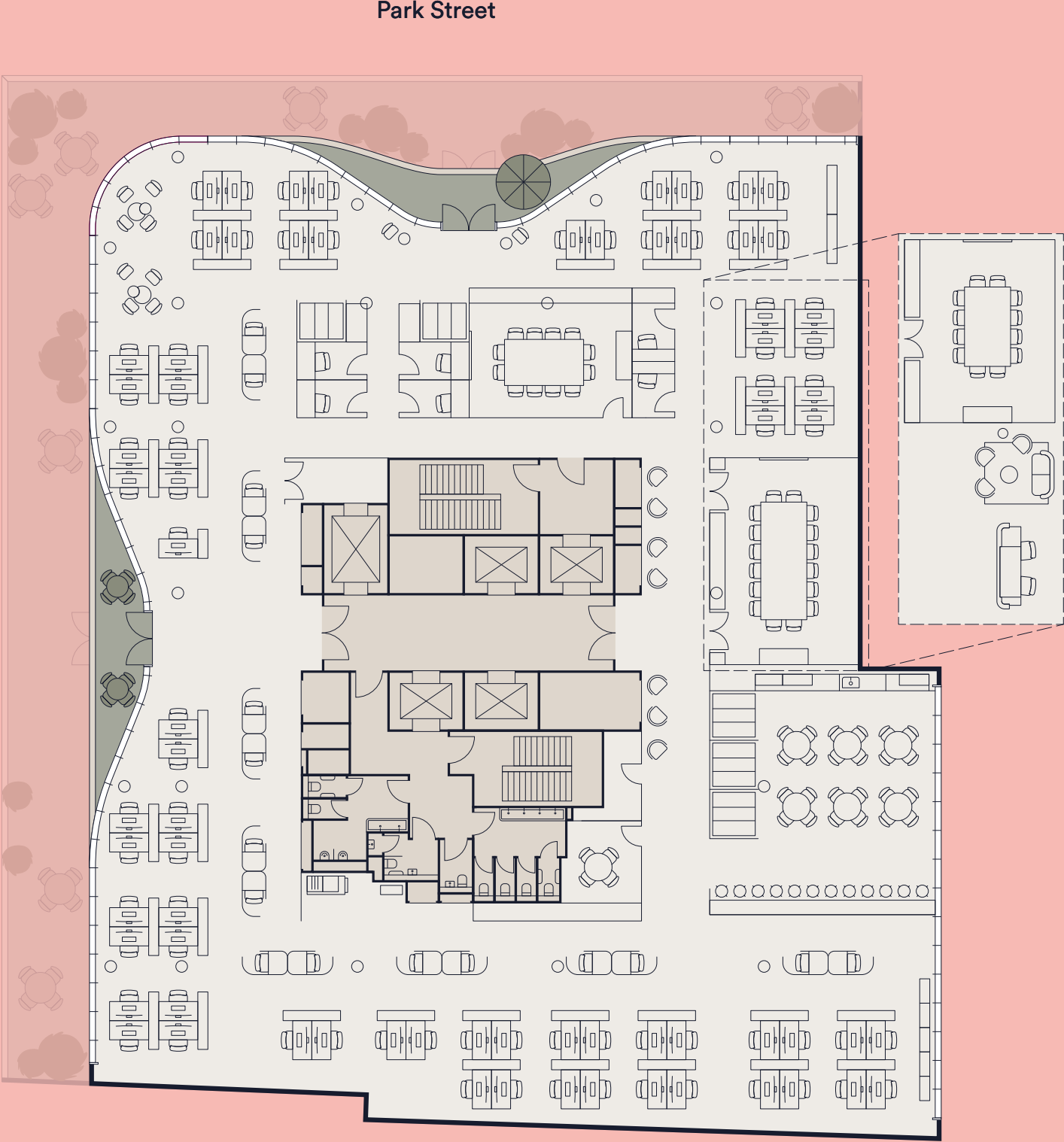

N

 Office

 Core

 Terrace


Emerson Street





Space plans


Tech / Media


Desks	70
Alternative Workspace	70
Meeting Rooms	8
Focus Rooms	4
Collaborative Clusters	17
Print Area	2

 Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.

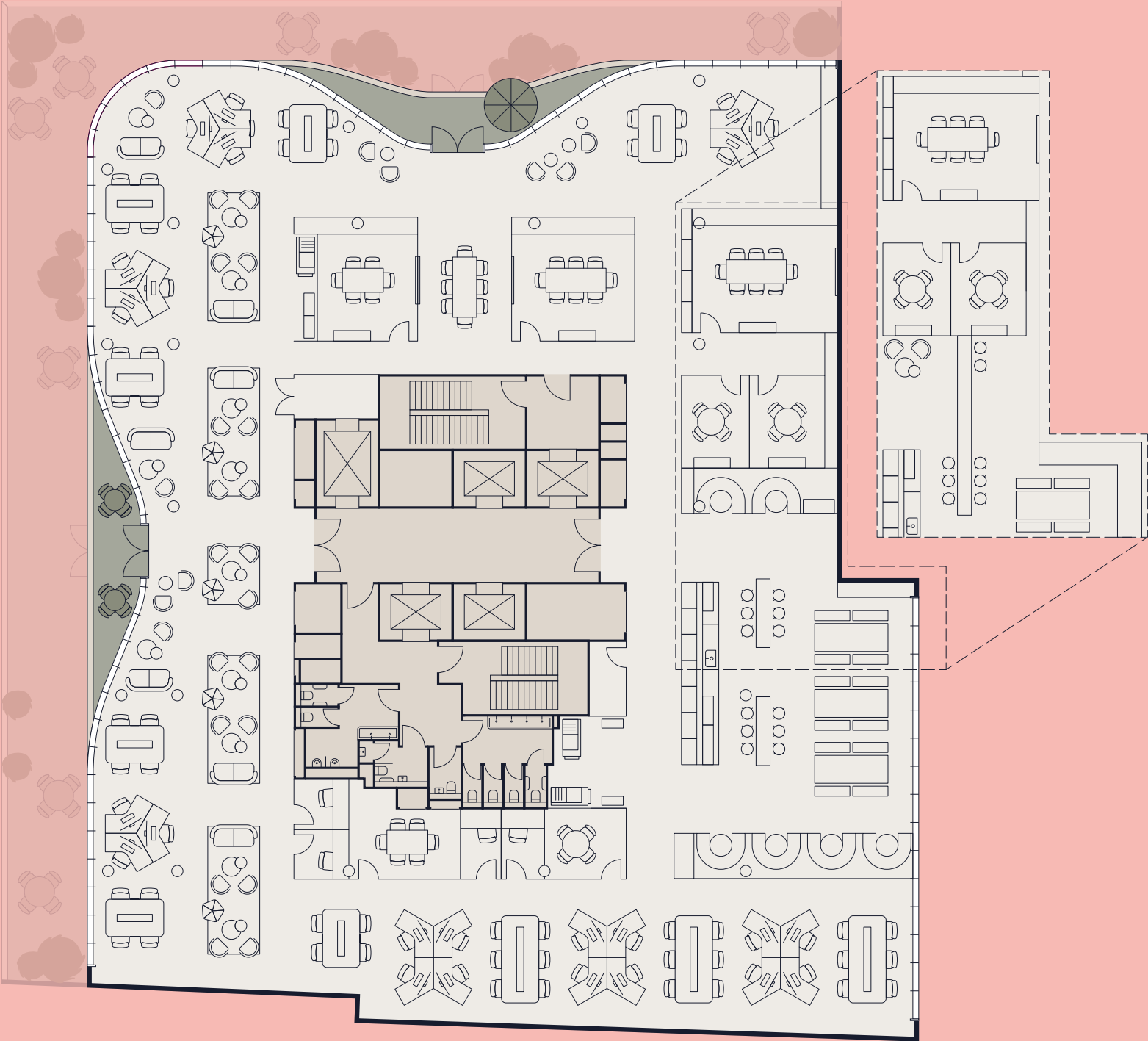

N

 Office

 Core

 Terrace

Emerson Street





Space plans


Corporate


Desks	71
Alternative Workspace	56
Offices	6
Meeting Rooms	5
Focus Rooms	2
Collaborative Clusters	18
Print Area	1

Alternative reception area setting.
Please note – inclusion of reception areas on floors will lead to a reduction in the number of working areas.


N

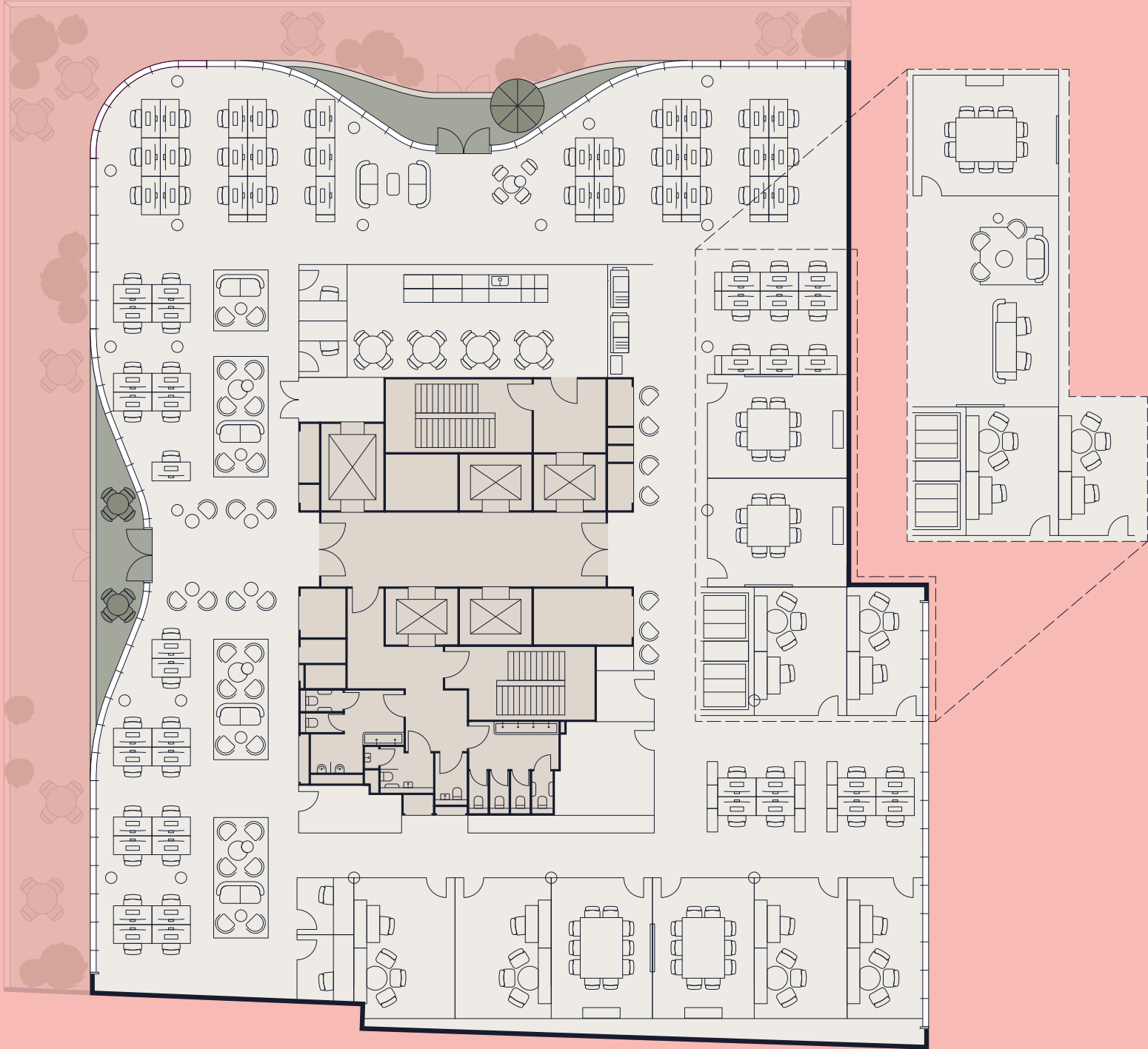
 Office

 Core

 Terrace

Emerson Street


Park Street





Space plans


Client Suite

Large Scale Meeting Room	7
Medium Scale Meeting Room	3
Small Scale Meeting Room	2
Focus Rooms	3
Waiting/ Informal Meeting Areas	2
Reception	1
Teapoint	1

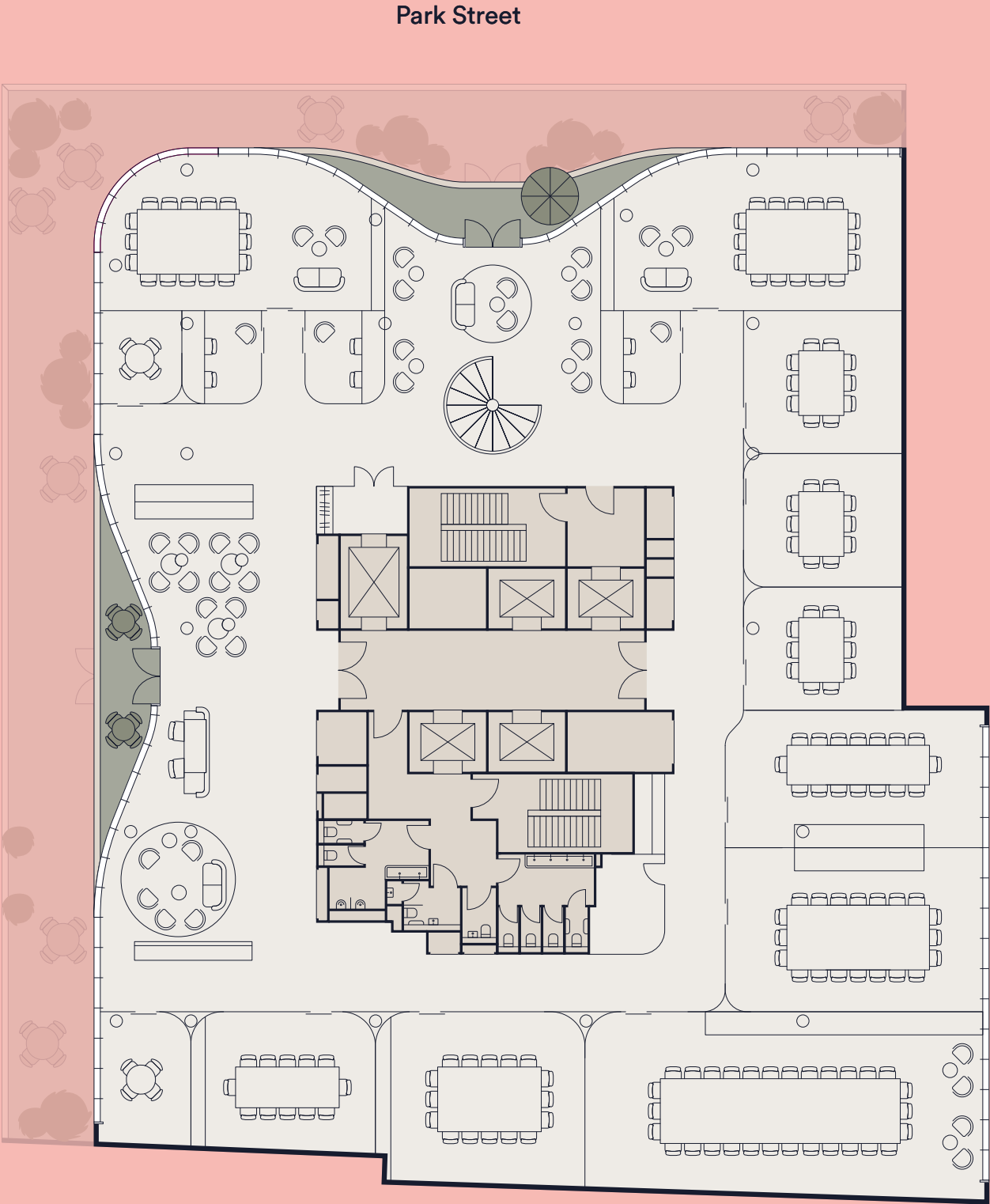

N

 Office

 Core

 Terrace

Emerson Street

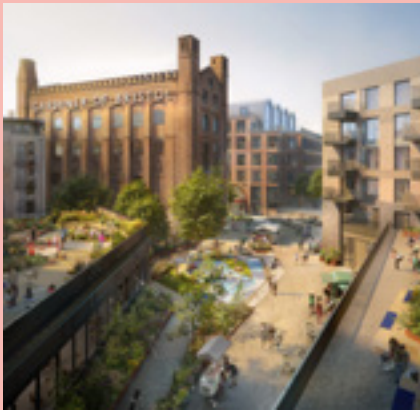


Team track record

BARINGS

Barings is a \$362bn+* global financial services firm. A subsidiary of MassMutual, Barings maintains a strong global presence with business and investment professionals located across North America, Europe and Asia Pacific. Barings Real Estate invests and develops in all major property sectors.

*As of 31 March 2023.



Soapworks

1 Straight Street, Bristol

- Mixed-use development opportunity completing in 2025
- 157,000 sq ft offices, 19,000 sq ft retail / amenity, and 243 build-to-rent apartments



25 Moorgate

London EC2

- Refurbishment
- Delivering 80,000 sq ft best in class offices in 2024



Landmark

St Peter's Square, Manchester

- Award winning 180,000 sq ft ground up development completed in 2020
- Designed by internationally renowned architects, Squire & Partners



Capital House

85 King William Street, London EC4

- Refurbishment of 125,000 sq ft offices
- Significant environmental enhancements



Waterloo Place

London SW1

- Restoration of 35,000 sq ft Grade II Listed Building
- Short-listed for BREEAM and Office Agents Society awards



Nexus Place

25 Farringdon Street, London EC4

- 160,000 sq ft Grade A offices
- Rolling refurbishment of office floors and reception

Team
track record

LBS.

LBS Properties is a property development and investment management company focused on the commercial and residential sectors of the Central London market. LBS’ portfolio of past and current projects comprises c.£1.5bn of GDV across nine London boroughs. LBS was founded in 2012 and today has a team of experienced professionals with a proven track record in large scale, complex property development across sectors.



Grand Central Apartments
King’s Cross, NW1

- Expected completion in 2022
- 68-unit, 22 storey micro tower with a range of standard apartments and penthouses
- Designed by Stiff + Trevellion



HKR Hoxton
Hackney, E2

- Completed in 2021
- 83-unit, 9 storey development with a mix of apartments, impressive amenities and 10,000 sq ft of office space
- Designed by Hawkins / Brown



Amory Tower
Canary Wharf, E14

- Completed in 2021
- 423-unit, 53 storey tower with a range of apartments, penthouses, amenities and 4,400 sq ft office space
- Designed by Make Architects and short-listed for Tall Building Architecture Award



8 Artillery Row
St. James’s, SW1

- Completed in 2015
- 24-unit, 8 storey development with a range of individual high-end units
- Designed by Make Architects and winner of Best Conversation and Best Home Evening Standard Awards



Chapter & Verse
Old Street, EC1

- Completed in 2019
- 70,000 sq ft of Grade A office arranged over two buildings, Chapter House and Verse
- Building designed by Buckley Gray Yeoman
- BREEAM Excellent & EPC A



Script
Old Street, EC1

- Completed in 2021
- 60,000 sq ft Grade A 1980’s refurbished offices with external terraces and building amenities
- Designed by Thirdway Architecture
- BREEAM Excellent & EPC A

Team
track record

SQUIRE & PARTNERS

Squire & Partners is an architecture and design practice with experience spanning four decades, earning it an international reputation. Their award-winning portfolio, for some of the world’s leading developers, includes masterplans, private and affordable residential, workspace, retail, education and public buildings.



Landmark

St Peter’s Square,
Manchester

- Project Type:
Commercial
- Area: 180,000 sq ft



The Frames

London EC2

- Project Type:
Commercial
- Area: 180,000 sq ft



Rolling Stock Yard

London N7

- Project Type:
Commercial
- Area: 58,000 sq ft



The Department
Store Studios

London SW9

- Project Type:
Commercial
- Area: 180,000 sq ft



The Ministry

London SE1

- Project Type:
Commercial
- Area: 50,000 sq ft



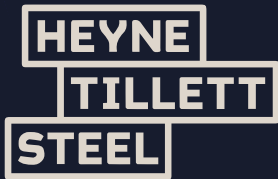
One and Thirty
Casson Square

London SE1

- Project Type:
Residential
- Size: 30 and 37 storeys
respectively

Professional
team_

SQUIRE & PARTNERS



HOARE LEA

GT GARDINER
&THEOBALD

A development by_

LBS.

BARINGS

Leasing
team_



Tim Plumbe
07768 146 280
tim.plumbe@cushwake.com

Joel Randall
07525 897 012
joel.randall@cushwake.com

George Homer
07584 118 298
george.homer@cushwake.com



Paul Smith
07711 468 891
paul.smith@rx.london

Dan Burn
07515 607 011
dan.burn@rx.london

Alfie John
07377 885 814
alfie.john@rx.london



Jules Hind
07976 839 011
jules@usp.london

Mark Anstey
07841 684 901
mark@usp.london

Luke Austerberry
07921 406 291
luke@usp.london

Important notice
1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Cushman & Wakefield, RX London or Union Street Partners in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Cushman & Wakefield, RX London or Union Street Partners nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: the photographs show only certain parts of the property as they appeared at the time they were taken. All cgis are provided for illustrative purposes only. Areas, measurements and distances given are approximate only. 3. Regulations etc: any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. Vat: the vat position relating to the property may change without notice. April 2025. 1014418.