

65 Southwark Street

THE
HARLEQUIN
BUILDING

London SE1

AN EXCITING NEW CHAPTER IN AN ICONIC OFFICE BUILDING

Following a comprehensive and design-led refurbishment, the Harlequin Building now provides a range of high end fully fitted space, alongside a roof terrace and brand new end of trip facilities. The current availability is as follows:

- 2nd floor | 7,302 sq ft
- Part 1st floor | 4,060 sq ft



The Harlequin Building offers a newly remodelled and reimagined arrival experience with a premium design and welcoming reception.

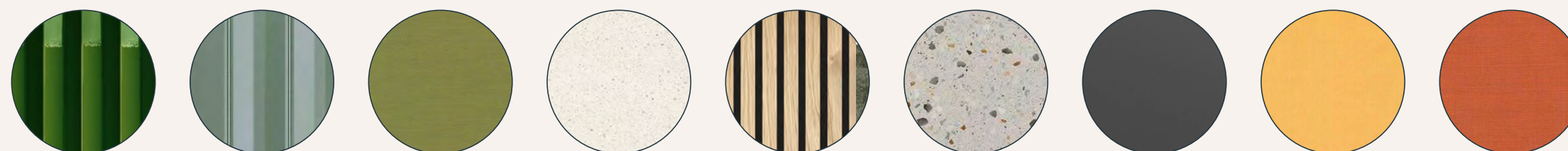
The Harlequin Building



Reception entrance

A REIMAGINED ARRIVAL EXPERIENCE

Material Colour Palette:



Reception Lounge

DESIGNED WITH YOU IN MIND

With the needs of the occupier at the forefront of the design, the Harlequin Building offers a wide range of amenities, including brand new end of trip facilities and a new building rooftop terrace with exceptional views of Bankside and the scenic area around Southwark Street.



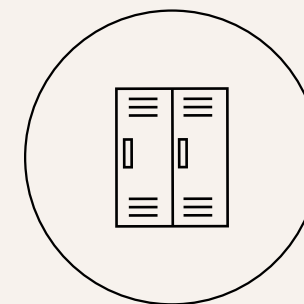
Rooftop terrace



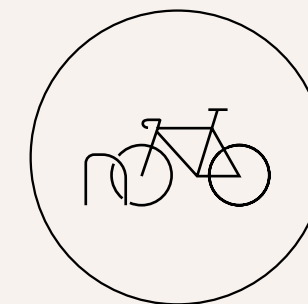
Locker room and Showers



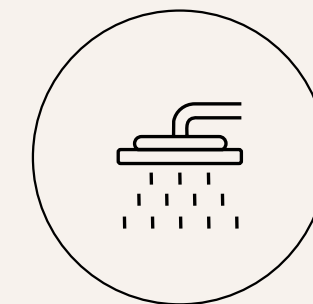
Remodelled Reception



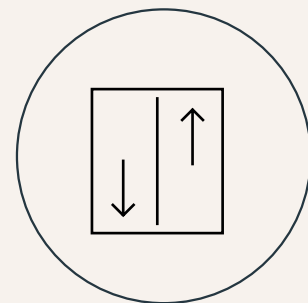
New lockers



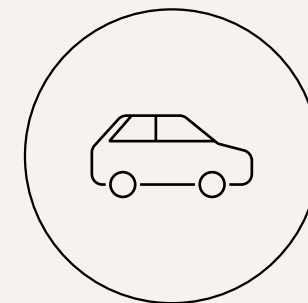
Cycle parking



5 x new showers inc.
1 x DDA access



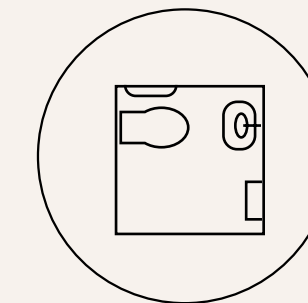
2 x Lifts



4 x Car parking spaces
inc. 2 disabled



Live, landscaped roof
terrace inc. LED lighting and
power supply connection



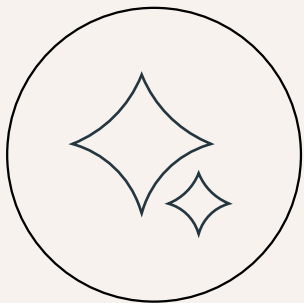
5 x Superloos
per floor



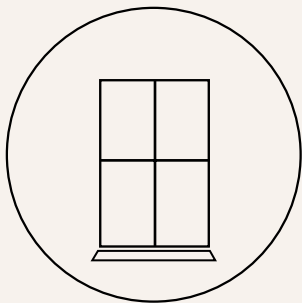
2nd Floor – Boardroom

A SPACE THAT WORKS

The 2nd floor has been completed to a high-quality CAT A+ specification by the Landlord and is now ready for immediate occupation.



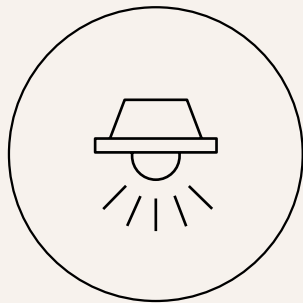
Newly refurbished



Excellent natural light



Fully fitted space



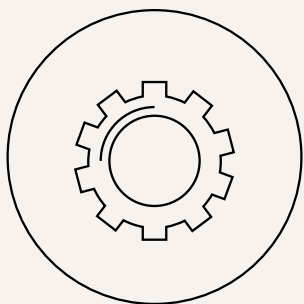
LED lighting



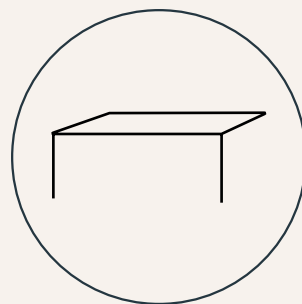
Exposed services



New hybrid VRF air conditioning system



New M&E



Full access raised floor





2nd Floor – Kitchen and break-out area

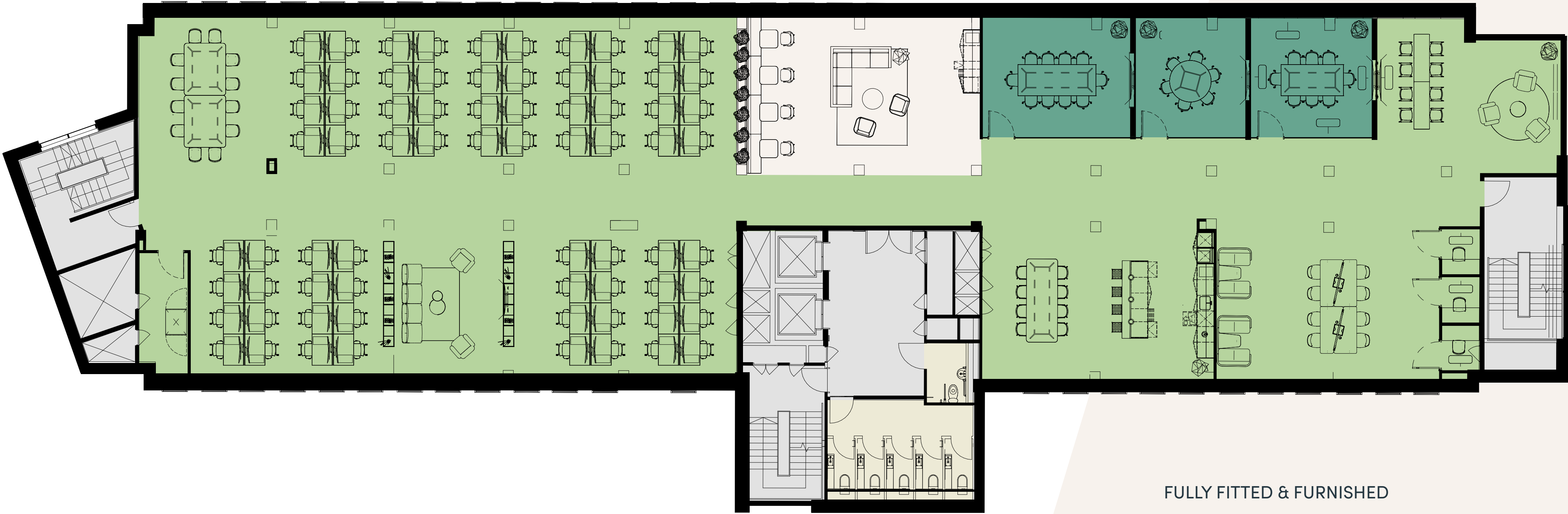
THE DETAILS

2ND FLOOR 7,302 SQ FT | 678.4 SQ M



SOUTHWARK STREET

GREAT GUILDFORD STREET



Key

- Office
- Meeting room
- Lobby
- Core
- WC

FULLY FITTED & FURNISHED

- 72 x permanent desk spaces
- 24 x hot desk spaces
- 1 x 10-person meeting room
- 1 x 8-person meeting room
- 1 x 6-person meeting room
- 1 x 4-person informal meeting area
- 2 x kitchen areas

Floor plan is subject to final measurement. Not drawn to scale but for indicative purposes only.

WHERE IDEAS FLOURISH



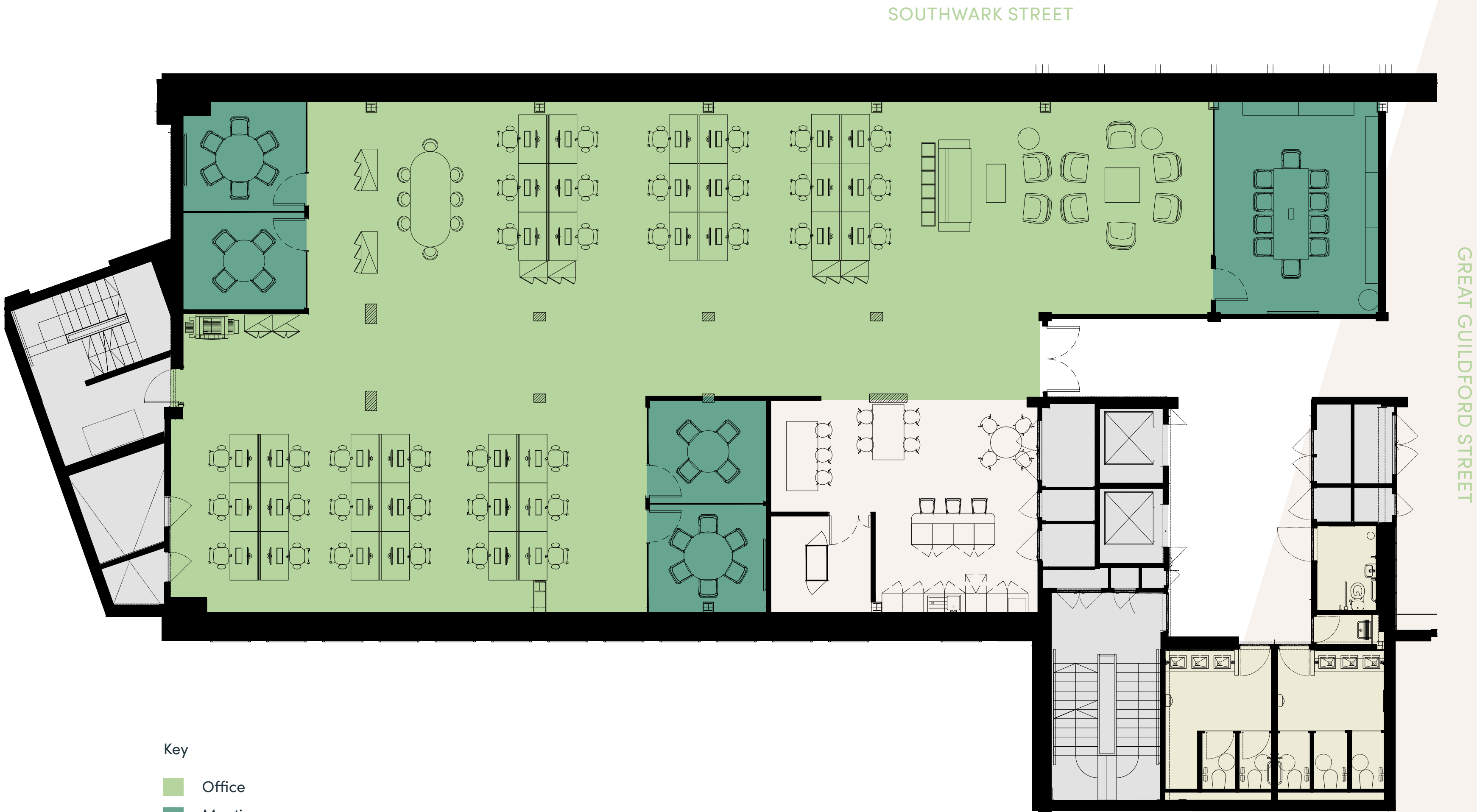
2nd Floor - Break-out areas





2nd Floor - Break-out area

PART 1ST FLOOR 4,060 SQ FT | 377.2 SQ M



The 1st floor has also been refurbished and fitted out to CAT A+ condition by the landlord.

FULLY FITTED & FURNISHED

- 36 x permanent desk spaces
- 8 x hot desk spaces
- 1 x 10-person meeting room
- 2 x 6-person meeting room
- 2 x 4-person meeting room
- 1 x kitchen area

Key

- Office
- Meeting room
- Lobby
- Core
- WC

Floor plan is subject to final measurement. Not drawn to scale but for indicative purposes only.

RIGHT IN THE HEART OF BUSTLING SOUTHBANK

- A CAFFEINE HIT**

 - 1. Black Sheep Coffee
 - 2. Gail's Bakery Neo Bankside
 - 3. Coco Di Mama
 - 4. Lantana London Bridge
 - 5. Saint Nine Coffee
- OR SOMETHING STRONGER...**

 - 1. Tap & Bottle
 - 2. The White Hart Southwark
 - 3. The Boot & Flagger
 - 4. The Distillery Bar
 - 5. The Refinery
- TIME TO TRAIN**

 - 1. Fitness4Less Southwark
 - 2. The Fitting Rooms PT Gym
 - 3. CrossFit Central London
 - 4. PureGym London Waterloo
 - 5. 3Tribes:Hot Yoga
- A BITE TO EAT**

 - 1. Itsu Southwark
 - 2. The Table Café
 - 3. Sea Containers
 - 4. Seabird
 - 5. Caravan London Bridge
 - 6. Flat Iron Square
 - 7. Tonkotsu Bankside
 - 8. Bread Street Kitchen & Bar
 - 9. Bala Baya Restaurant Bankside
 - 10. Padella
- A FUN ACTIVITY OR TWO**

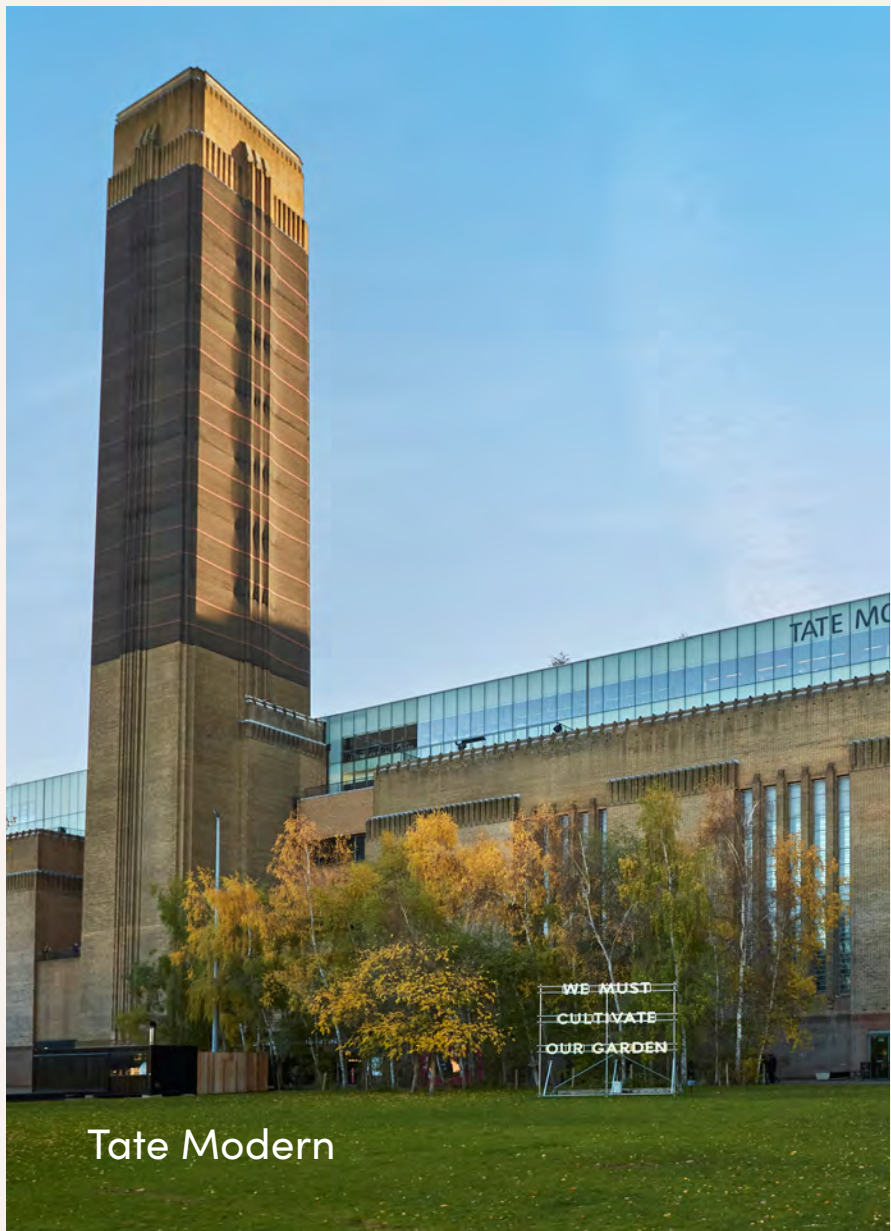
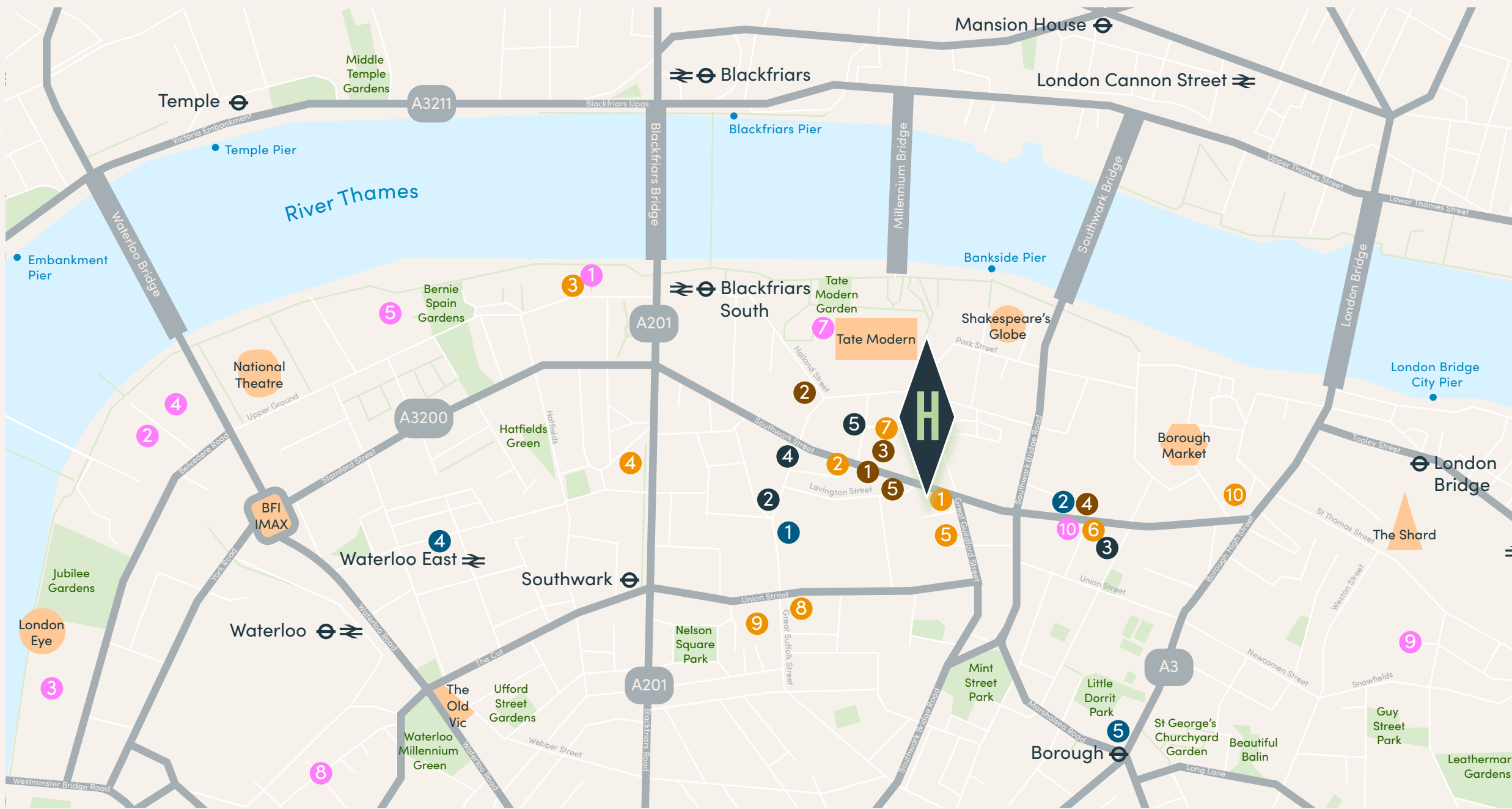
 - 1. Curzon at Sea Containers
 - 2. Southbank Centre
 - 3. SEA Life London
 - 4. Hayward Gallery
 - 5. Gabriel's Wharf
 - 6. OXO Tower Wharf
 - 7. Bankside Gallery
 - 8. Lower Marsh
 - 9. Mercato Metropolitano
 - 10. Menier Chocolate Factory



- London Bridge
7 mins walk
- Bankside Pier
7 mins walk
Uber Boat
by thames clippers
- Borough
8 mins walk
- Southwark
9 mins walk
- Blackfriars
9 mins walk
- Waterloo
10 mins walk
- Waterloo East
14 mins walk



- Liverpool Street
16 mins journey
- Fenchurch Street
16 mins journey
- Victoria
18 mins journey
- King's Cross
21 mins journey
- Charing Cross
21 mins journey
- Paddington
23 mins journey
- Heathrow Airport
51 mins journey

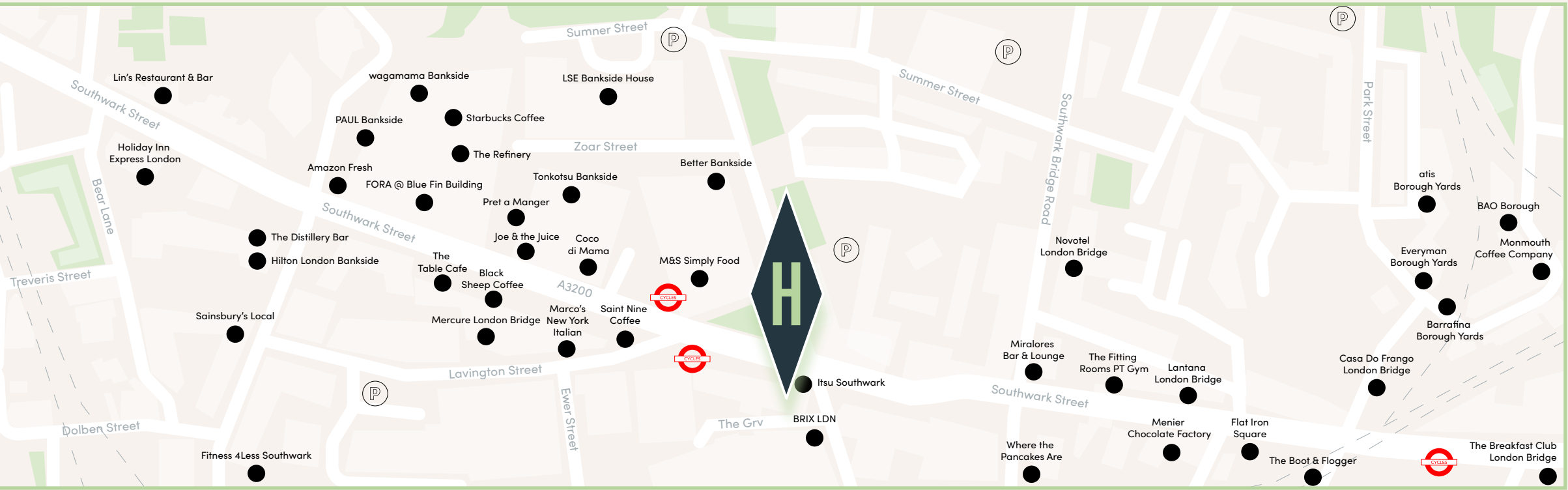


Tate Modern

7 STATIONS WITHIN A 14 MINUTE WALK



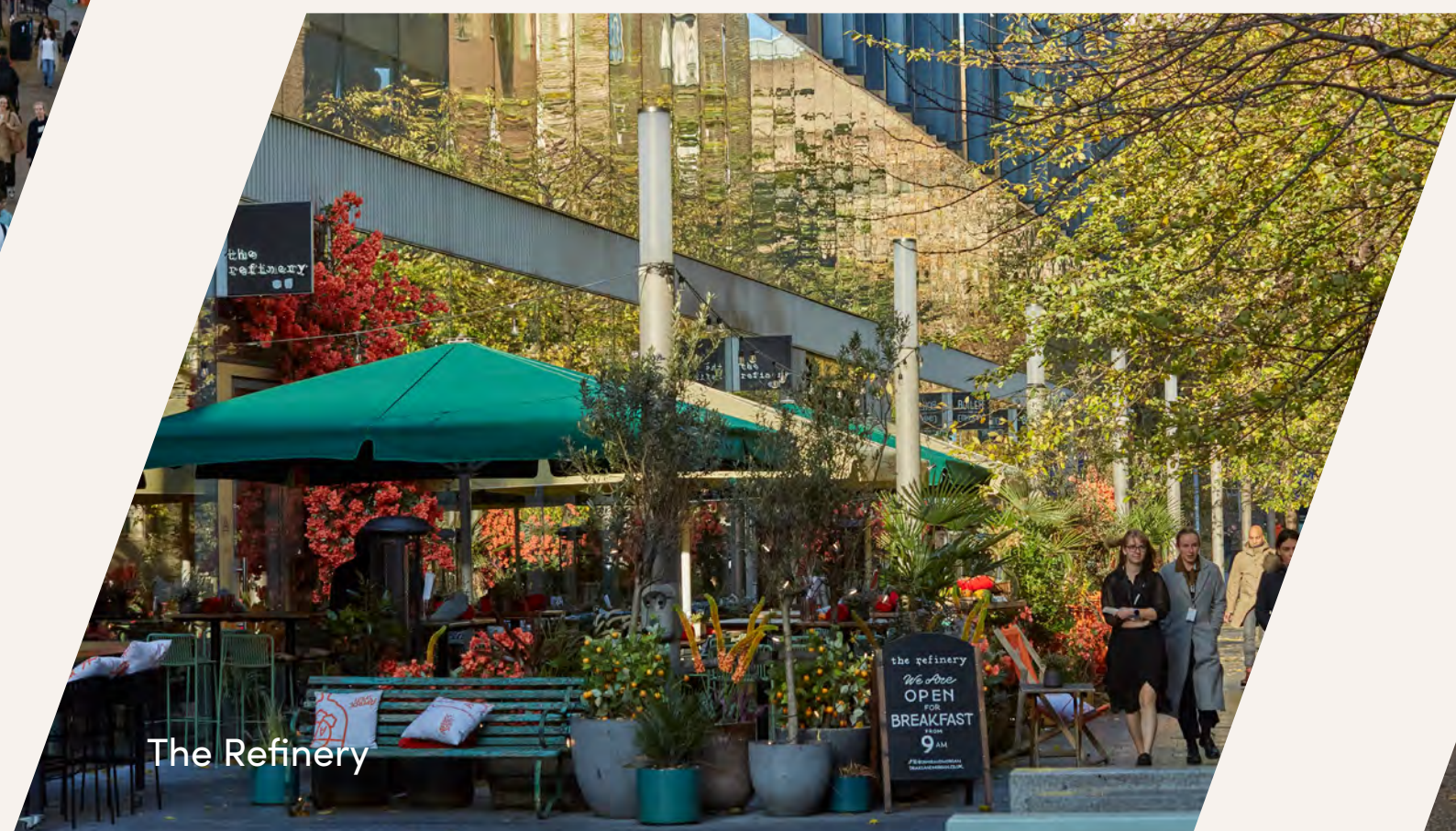
Southwark Quarter



THE BEST OF BANKSIDE



Bankside Pier



The Refinery



Shakespeare's Globe



Borough Market



The Distillery Bar

The Harlequin Building is located in the very desirable area of Bankside that manages to be both established and individual in its appeal. Only a short walk from London Bridge and Waterloo, this area of the South Bank offers up an eclectic mix of culture, restaurants, bars, hotels and galleries, all within a few minutes of the river.

GET IN TOUCH

EPC: Rating C

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