

THE GRAIN HOUSE

46 LOMAN STREET, SE1

4,286 SQ FT OFFICES TO LET
WITH SPECTACULAR ROOF TERRACE

ARRIVE IN STYLE

ORIGINALLY THE SITE OF
A HAY & GRAIN WAREHOUSE,
THE GRAIN HOUSE HAS BEEN
EXTENSIVELY REMODELLED,
AND INCLUDES A SPECTACULAR
ROOF TERRACE WITH FAR
REACHING VIEWS.

THE FIRST FLOOR OFFERS
UP TO 4,286 SQ FT OF
EXCEPTIONAL OFFICE SPACE IN
THE HEART OF THE SOUTH BANK.





STUNNING COMMUNAL ROOF TERRACE

OUTDOOR KITCHEN





REFINED STYLE

The main entrance and reception to the building is accessed from Loman Street with a secondary ancillary entrance from Copperfield Street. The reception interior has been completely re-modelled and enhanced to provide a contemporary first impression of the building.

WHY THE GRAIN HOUSE?

**GOLD
WIREDSCORE
RATING**

**28 BIKE
SPACES**
AND SHOWERS
ON EACH FLOOR

**OAK TOPPED
RAISED ACCESS FLOOR**

IN
THE **SOUTH**
HEART **BANK**
OF

**STUNNING
3,750 SQ FT
ROOF TERRACE**

1:8M²
OCCUPANCY RATIO

EXCEPTIONAL
OPEN
FLOORPLATES

3M FLOOR
TO
CEILING
HEIGHTS

SUMMARY SPECIFICATION

CAREFULLY CONSIDERED
PROVIDING THE FEATURES
EXPECTED BY TODAY'S OCCUPIERS.



Fully accessible oak
topped raised access floors



High efficiency VRV AC
& fresh air system throughout



Suspended linear
LED light fittings



2 x new eight
person passenger lifts



BREEAM rating
Very Good



EPC B
(33)



Shower on first floor and locker
facilities at ground floor level



28 on-site bike racks
& bike lockers



Fibre connectivity offering
uncontended bandwidth

Details Clockwise From Top Left:
Reception Desk / 1st Floor Kitchen / Showers / WCs / Roof Terrace / Cycle Storage





Image shows space prior to current tenant fit out

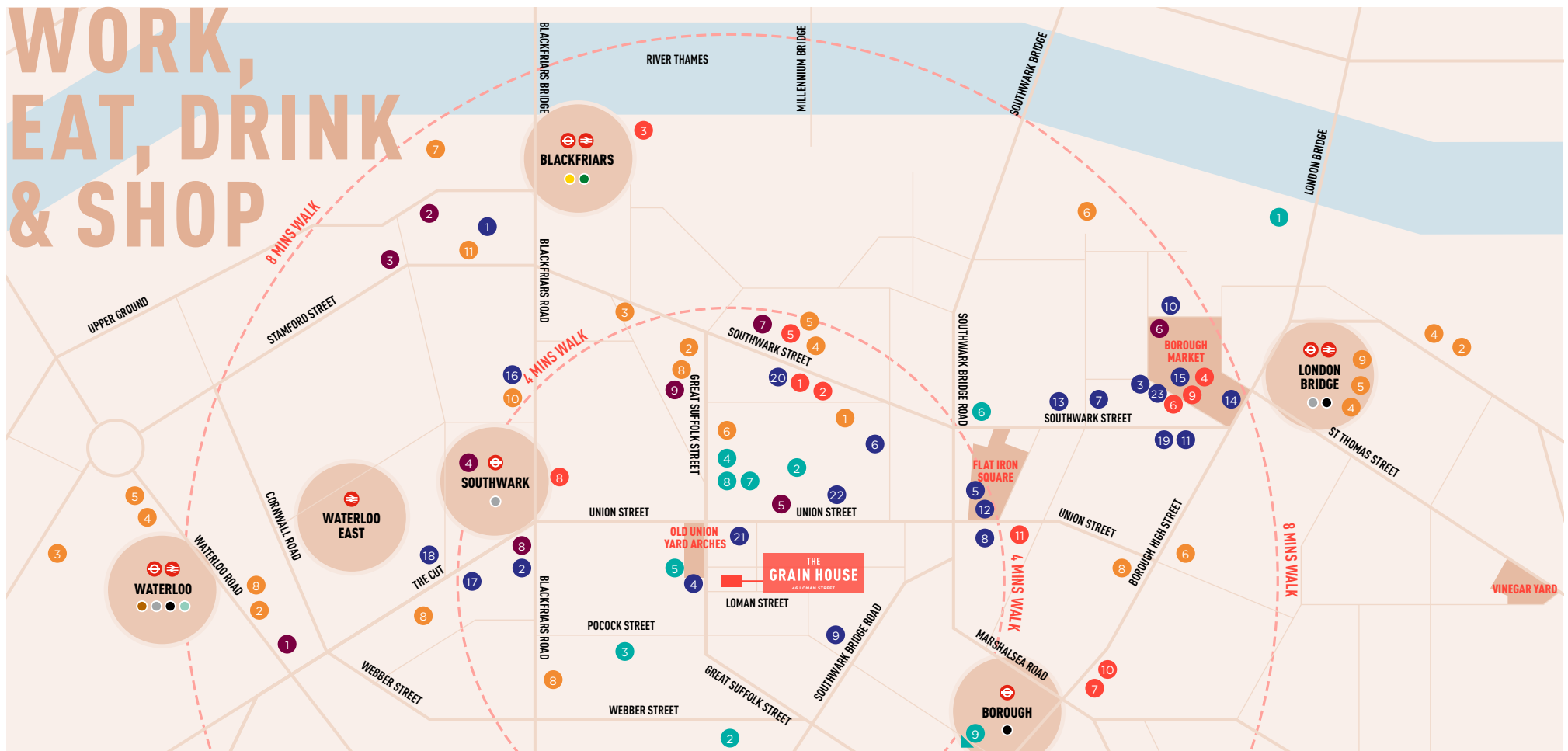


Image shows space prior to current tenant fit out

The background is a close-up of a rusty metal surface. It features a prominent diamond-shaped pattern, likely from a wire mesh or expanded metal, which is covered in a thick layer of orange-brown rust. The rust has a granular, textured appearance with varying shades of brown and orange.

THE SOUTH BANK

WORK, EAT, DRINK & SHOP



BARS & PUBS

- 01 Bar Elba
- 02 Beer Hawk
- 03 Fountain & Ink
- 04 Jack's Bar
- 05 Mc & Sons
- 06 The Rake
- 07 The Refinery
- 08 The Ring
- 09 The White Hart

RESTAURANTS

- 01 Art Yard Bar & Kitchen
- 02 Tortilla
- 03 Bao
- 04 Bala Baya
- 05 Bar Douro
- 06 Caravan
- 07 Casa Do Frango
- 08 Est. India
- 09 Great Guns Social
- 10 Hawksmoor
- 11 Honest Burgers
- 12 Lupins
- 13 O'ver
- 14 Padella
- 15 Roast
- 16 Seabird
- 17 Tas
- 18 The Anchor & Hope
- 19 The Breakfast Club
- 20 The Table
- 21 Bread Street Kitchen
- 22 Union Viet
- 23 Wright Brothers

COFFEE

- 01 Black Sheep Coffee
- 02 Saint Nine Coffee
- 03 FCB Coffee
- 04 Flat Cap Coffee
- 05 Joe & the Juice
- 06 Monmouth
- 07 Mouse Tail Coffee
- 08 Origin
- 09 The Colombian Coffee Co.
- 10 Coffee Mobile
- 11 The Gentleman Baristas

GYMS

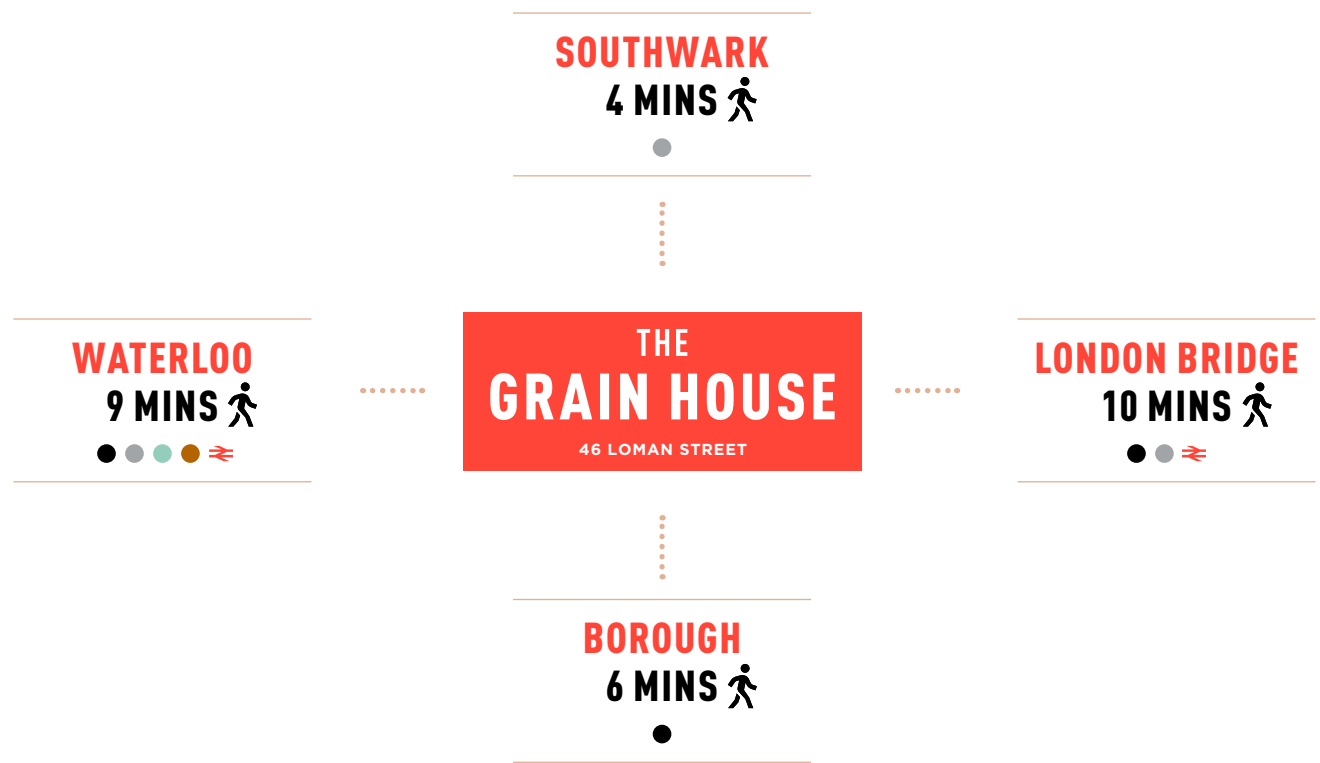
- 01 Third Space
- 02 CrossFit
- 03 Energie Fitness
- 04 Fitness4Less
- 05 Flying Fantastic
- 06 F45
- 07 Studio 68 Dance Studio
- 08 The Ring Boxing Club
- 09 UnIt

HOTELS & RETAIL

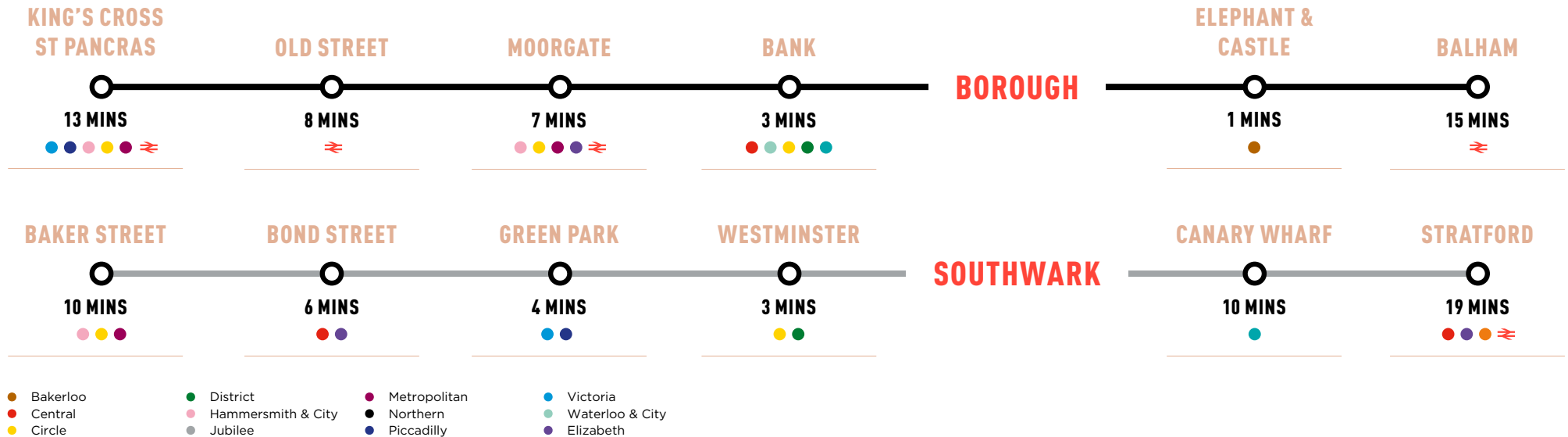
- 01 Citizen M
- 02 Hilton
- 03 Holiday Inn
- 04 M&S Simply Food
- 05 Oliver Bonas
- 06 Premier Inn
- 07 Sea Containers
- 08 Sainsburys
- 09 Shangri-La
- 10 The Hoxton
- 11 Waitrose

WELL CONNECTED

THE GRAIN HOUSE'S POSITION MEANS IT IS IDEALLY LOCATED TO BENEFIT FROM THE NUMEROUS TRANSPORT OPTIONS WITHIN THE IMMEDIATE VICINITY.



JOURNEY TIMES



ON YOUR DOORSTEP

NOW RECOGNISED AS ONE OF THE BEST GASTRO DESTINATIONS IN LONDON - THE SURROUNDING AREA HAS AN EVER EXPANDING DINING, SOCIAL, RETAIL AND CULTURAL SCENE.

THE GENTLEMAN BARISTAS, UNION STREET



FLAT IRON SQUARE



OLD YARD ARCHES, UNION STREET



BAR DOURO, FLAT IRON SQUARE



MC & SONS, UNION STREET



FLYING FANTASTIC, OLD UNION YARD ARCHES

FOR EVERY OCCASION

TATE MODERN

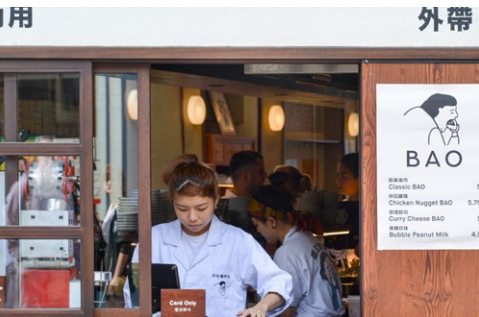


VINEGAR YARD

BOROUGH MARKET



NATIONAL THEATRE



BAO, BOROUGH MARKET



PADELLA, BOROUGH MARKET



FCB COFFEE



THE SPACE

INDICATIVE SPACE PLAN

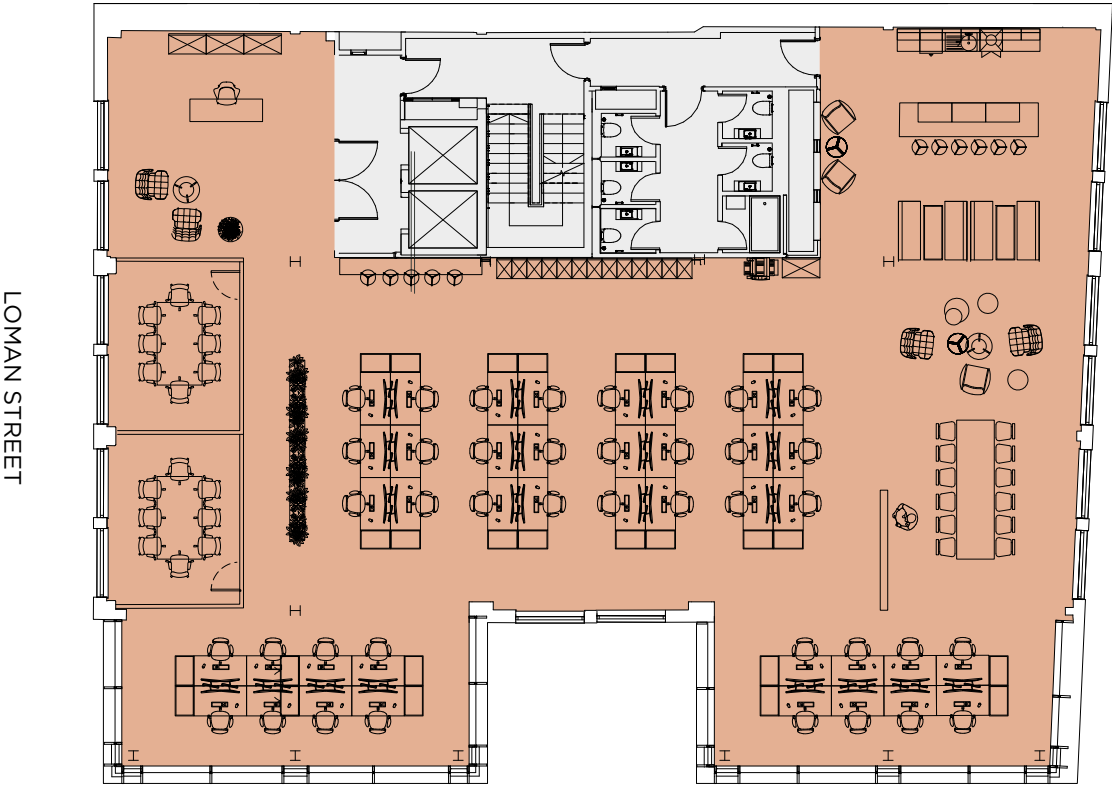
Office Space
Core

FIRST FLOOR

OFFICE 4,286 SQ FT / 398.2 SQ M

Workspaces	40
8 person meeting room	02
Hot desks	12
Kitchen	01
Breakout area	04
Receptionist	01

Total Desks 40



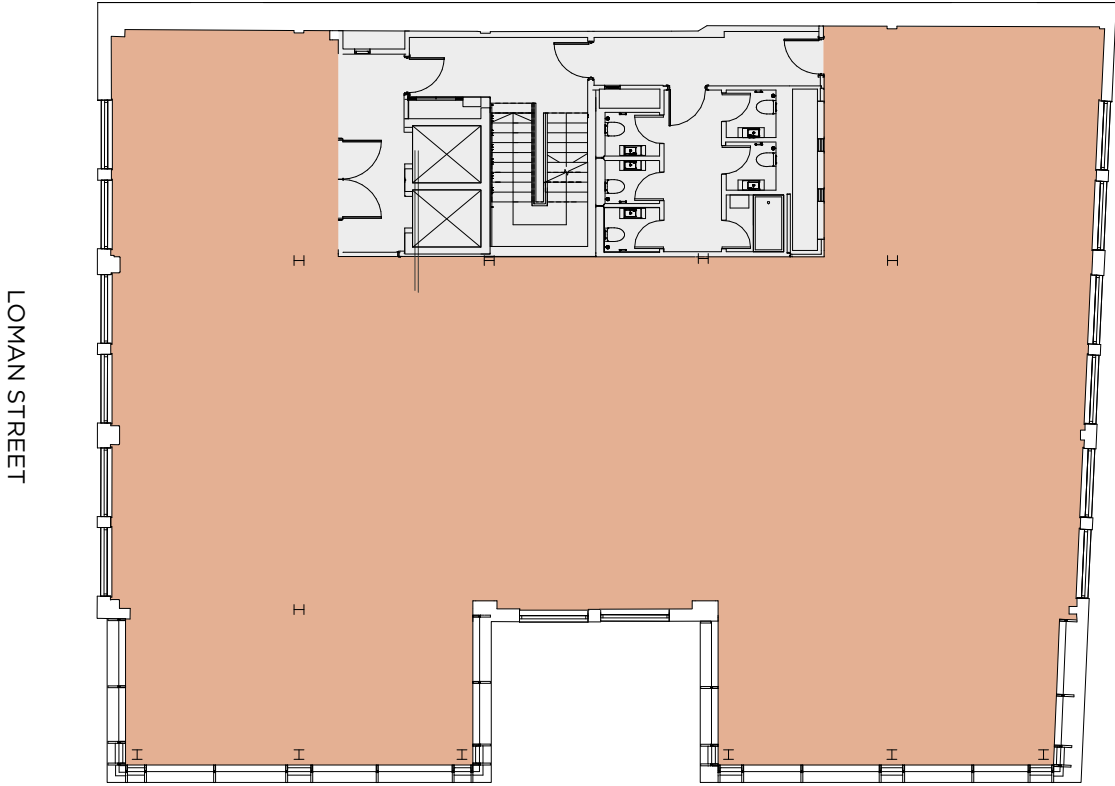
For indicative purposes only. Not to scale.



FIRST FLOOR PLAN

- Office Space
- Core

FIRST FLOOR
OFFICE 4,286 SQ FT / 398.2 SQ M



For indicative purposes only. Not to scale.

TECHNOLOGICALLY ADVANCED

THE GRAIN HOUSE PROVIDES
A DIGITALLY FUTURE-PROOFED
BUILDING WITH A GOLD
WIREScore CERTIFICATION.

This third party verification certifies cutting-edge design specifications have been incorporated into The Grain House so that the building is constructed for the changing technological needs of occupiers for both now and in the future. WiredScore have worked with our engineers and construction teams to guide the digital infrastructure planning and design that are currently employed by top global developers.



CONNECTIVITY

WIRELESS AND MOBILE PHONE SIGNAL
PLANNING ENSURES YOU'RE ALWAYS
CONNECTED ANYWHERE IN THE
BUILDING, AT SPEED.

FULLY DISTRIBUTED FIBRE

PROTECTED CABLING WITHIN THE
BUILDING WITH TWO DISTRIBUTION
ROUTES AND INTAKES.

FUTURE-PROOF

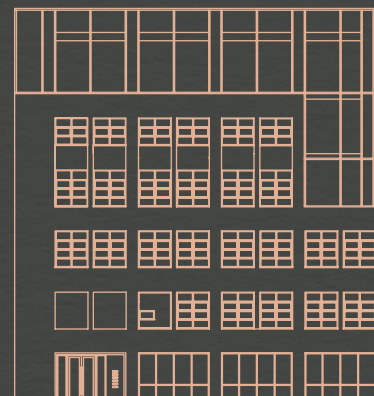
DESIGNED WITH ADDITIONAL CAPACITY
TO TAKE ADVANTAGE OF FUTURE
TECHNOLOGICAL ADVANCEMENTS.

MORE COMPETITIVE

ENABLES OCCUPIER CHOICE TO
MULTIPLE HIGH SPEED INTERNET
SERVICE PROVIDERS.

SPEED

EASE OF INSTALLATION, FAST SPEEDS
AND HIGH CAPACITY SO OCCUPIERS CAN
BE QUICKLY 'LIVE' AND CONNECTED.



SECURITY

TELECOMS EQUIPMENT LOCATED IN
A SECURE DEDICATED SERVER ROOM
TO PROTECT AGAINST SERVICE
INTERRUPTION.

RELIABILITY

ACCESS TO A VARIETY OF DEPENDABLE
CONNECTIONS AND HIGH QUALITY
WIRED INFRASTRUCTURE.

OCCUPIER FLEXIBILITY

FULLY CONSIDERED OCCUPIER
TECHNOLOGY REQUIREMENTS.

BUSINESS PROTECTION

CONTINGENCY PLANNING DESIGNED
INTO POWER AND DATA SUPPLIES.

RESILIENCE

SECURE TELECOM AND POWER
INFRASTRUCTURE TO ALLOW HIGH
LEVELS OF RESILIENCE.

FURTHER INFORMATION

Discover more at:

THEGRAINHOUSE.LONDON

Timing

Available now.

Terms

Upon application.

Viewing

For further information please contact
the sole letting agents:

USP.

Rupert Cowling

D: 020 3757 8578
M: 07736 880 317
rupert@usp.london

Luke Austerberry

D: 020 3757 8579
M: 07921 406 291
luke@usp.london

Philip Martin

D: 020 3328 5372
M: 07811 103 045
philip@usp.london

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Designed by Cre8te - 020 3468 5760 - cre8te.london