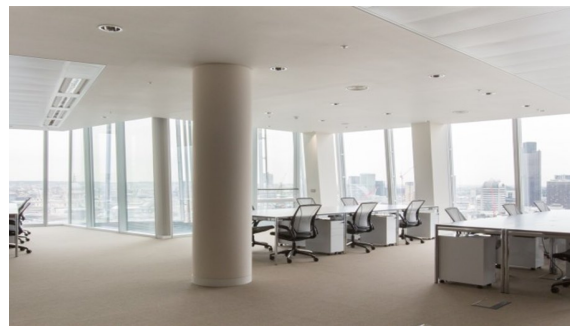
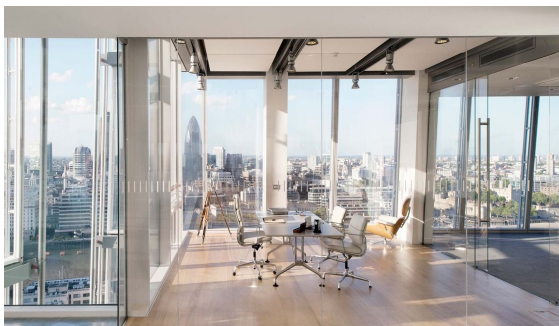




THE OFFICE

The Shard, formerly London Bridge Tower, is the tallest building in the UK, and the 96th tallest worldwide, at an impressive 309.7 metres. The building incorporates 72 usable floors, the highest of which being a viewing gallery and observation deck. The Shard has been instrumental in transforming and regenerating the London Bridge area, and the building is home to many leading UK businesses that make their base in this incredible and inspiring workspace.



AVAILABILITY & FLOOR PLANS

New leases, subleases and assignments of existing leases are available.

SPECIFICATION

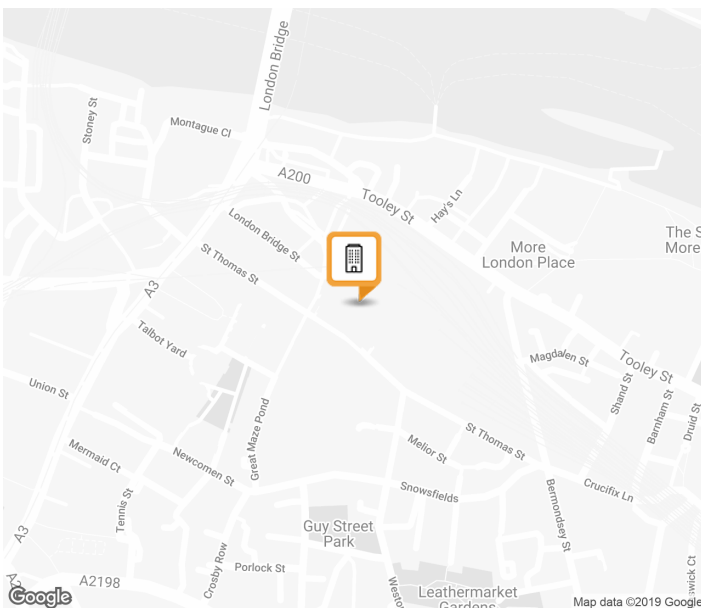
- 2.7m floor to ceiling height
- 4 pipe fan coil air conditioning
- Full height glazing
- Triple skin facade with automatic blinds
- 150mm raised access floors
- BREEAM "Excellent"
- 9x21 person passenger lifts
- 24 hour access
- 24 hour security

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
9th	331.94	3,573	67.50	17.55	14.40	355,334.85	Available

LOCATION

The Shard is located within the heart of London Bridge, one of the most exciting and fastest growing cultural and business districts in the capital.



COMMUNICATION

The building is prominently located above London Bridge mainline and underground station and benefits from excellent access to the core of the City of London.

WALKING TIMES

From the building

- 🕒 London Bridge **1 Minute**
- 🕒 Monument **8 Minutes**

CONTACT
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