



SOUTHWORKS

14-21 Rushworth St, London SE1 0RB

Fitted & Managed Workspace
Available from 24 month terms





SOUTHWORKS, LOCATED AT RUSHWORTH ST SOUTHWARK, IS A MODERN BUSINESS HUB DESIGNED BY SPARCC. THIS CENTRAL LOCATION IS WITHIN WALKING DISTANCE OF MULTIPLE TRANSPORT LINKS, MAKING IT A CONNECTIVITY HOTSPOT.

Achieving BREEAM Outstanding and Wired Score Gold, the building sets a new standard in sustainability and smart technology. Features like real-time data collection, and a naturally lit staircase create an optimal work environment. An intuitive app enhances accessibility, while amenities like a private terrace and cycle spaces cater to urban lifestyles. Southworks is the smart, sustainable choice for businesses in central London.

Floor	Sq Ft	Workpoints	Monthly Cost (£psf)
Lower Ground	6,072	86	£75,900 (£150)
Ground	4,618	66	£61,573 (£160)
Second - Single Unit	12,411	125	£186,165 (£180)
Second - Suite 1	5,630	64	£84,450 (£180)
Second - Suite 2	6,560	67	£98,400 (£180)

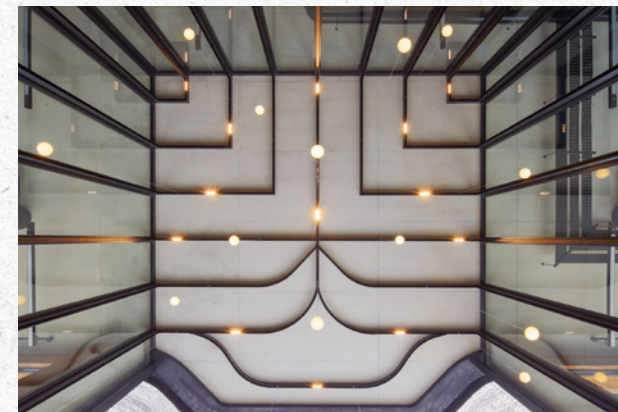
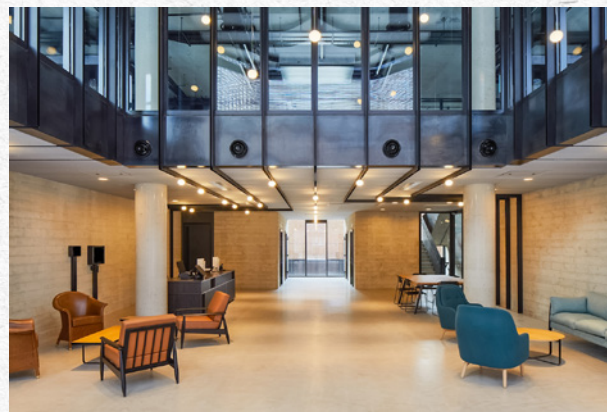
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- Impressive glass brick entrance leading to a spacious ground-floor reception
- Private terrace offering an outdoor escape within the urban setting
- Within walking distance of six tube stations and four mainline stations
- 105 cycle spaces, 8 showers, and 92 lockers for the modern commuter
- Smart technology featuring real-time data collection and building optimisation
- BREEAM Outstanding and Wired Score Gold certifications for sustainability and connectivity
- All floors connected by a naturally lit central staircase
- Building app ensures health, safety, and convenience through smart sensor-led technology and real-time amenity tracking

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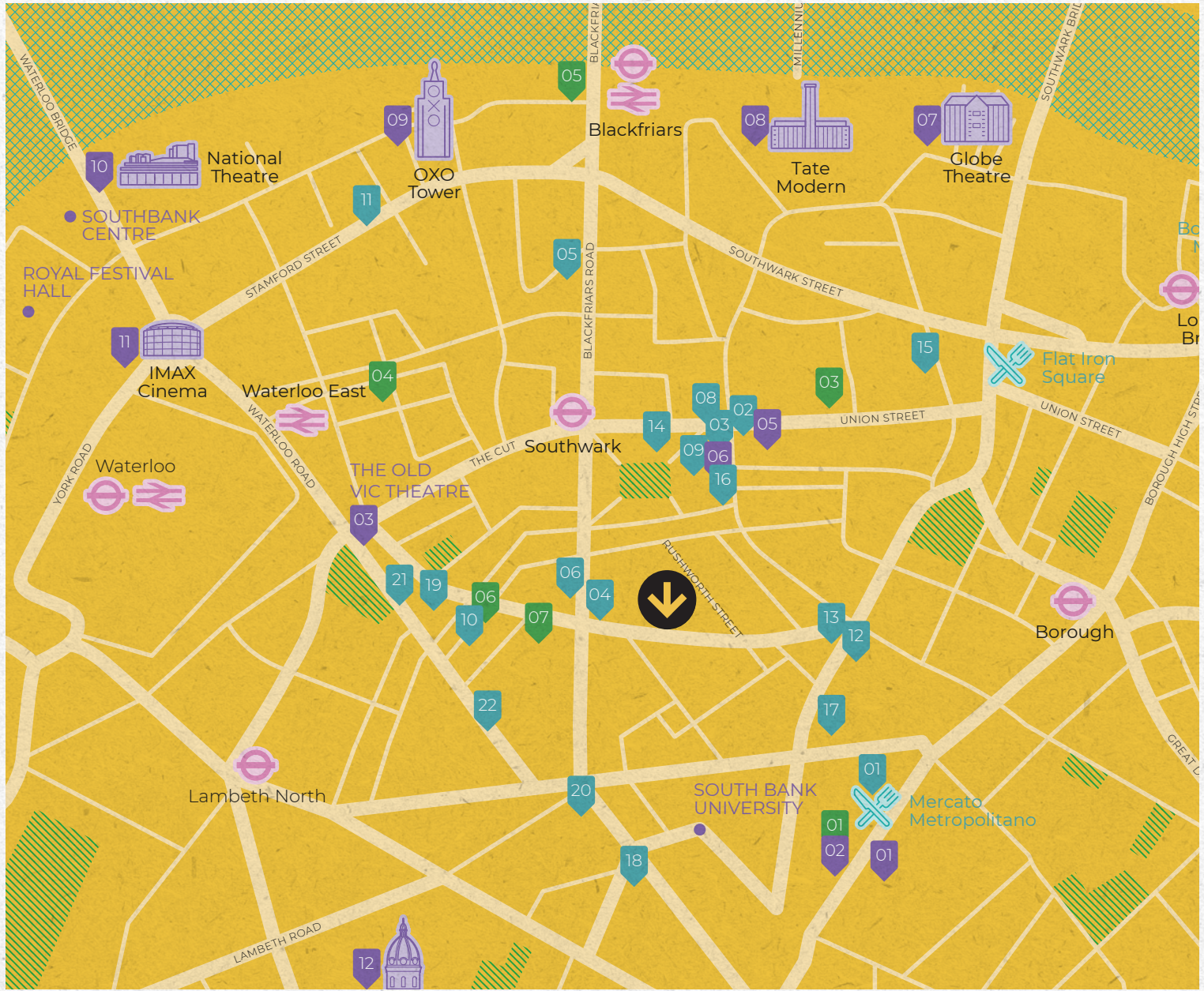


SOUTHWORKS

AN IDEAL NEXUS.

Southworks is at the heart of commercial dynamism, flanked by Waterloo’s bustling business hub, Borough’s culinary delights, and Southbank’s cultural richness. A stone’s throw from world-renowned Borough Market and The Tate Modern, it offers a unique blend of work-life balance. Here, innovation meets inspiration, making Southworks more than a workspace—it’s a lifestyle.

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InstantManaged





THE MANAGED OFFICE:

YOUR WORKSPACE, YOUR WAY

A turnkey and fully managed office solution powered by The Instant Group, the global leaders in flexible workspace solutions.

One partner, seamless delivery, all-inclusive cost. Simple. A private, branded workspace delivered at speed by The Instant Group; they look after you and your workspace.

The Managed Office solution bridges the gap between a flexible office and a traditional lease. Your brand, your culture, and your office – all on flexible terms.

These personalised, sustainable and agile workspace options help teams achieve their best work life every day with the comfort of hospitality and the wider amenity offering at Southworks.

Delivered by
InstantManaged

THE SMARTER WAY TO USE OFFICE SPACE.

BENEFITS:

- Your own front door and private facilities
 - Personalise and brand your space
 - Move within 12 weeks
 - Flexible lease terms from 24 months
 - Focus on sustainability and net zero
 - Suite of hospitality services
 - Employee wellbeing
 - Everything managed end-to-end by an expert team
 - Single supplier, single invoice
 - Fixed, all-inclusive cost
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WE'RE POWERING A SMARTER WORKING WORLD FOR EVERYONE. GET STARTED TODAY WITH YOUR MANAGED OFFICE.

The Instant Group is the world's largest independent marketplace for flexible workspace, enabling agility, hybrid working solutions and improved operational resilience for over 250,000 businesses globally.



SOUTHWORKS



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Images are indicative

LOWER GROUND FLOOR

Square Footage

Rentable Square Footage 6,072

Workstations

Dedicated Workstations 64
Collaboration Seats 8
Co Working, Agile and Focus Seats 12

Room Counts

Meeting Spaces
Large Meeting Room (12 Person) 1
Medium Meeting Room (6-8 Person) 1
Phone Booths 1
Informal Meeting Booths (4 people) 4

Room Counts

Collaborative Spaces
Courtyard Access 1
Tea Point / Social Hub 1
Cloak Storage 1
Print Hub 1
Comms / IT Rack 1

Total Monthly Cost £75,900 (£150 psf)



- Open Plan Office
- Meeting Space
- Collaboration / Flexible Work
- Cafeteria / Communal Space
- Support e.g. Comms / Printing

GROUND FLOOR

Square Footage

Rentable Square Footage 4,618

Workstations

Dedicated Workstations 52
Collaboration Seats 8
Co Working, Agile and Focus Seats 23

Room Counts

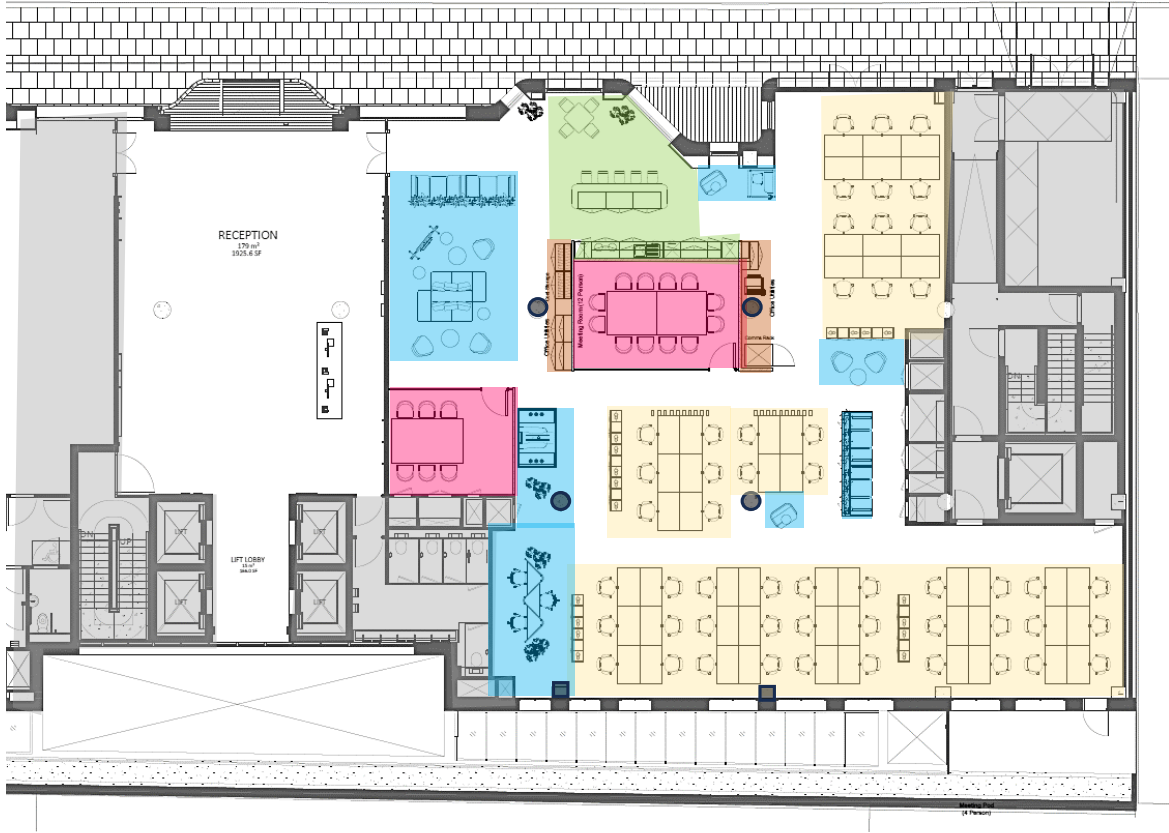
Meeting Spaces
Large Meeting Room (12 Person) 1
Medium Meeting Room (6-8 Person) 1
Phone Booths 1
Informal Meeting Booths (4 people) 1

Room Counts

Collaborative Spaces
Tea Point / Social Hub 1
Cloak Storage 1
Print Hub 1
Comms / IT Rack 1

Total Monthly Cost £61,573 (£160 psf)

SOUTHWORKS



- Open Plan Office
- Meeting Space
- Collaboration / Flexible Work
- Cafeteria / Communal Space
- Support e.g. Comms / Printing

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SECOND FLOOR - WHOLE

Square Footage

Rentable Square Footage 12,411

Workstations

Dedicated Workstations 92
Collaboration Seats 38
Co Working, Agile and Focus Seats 18

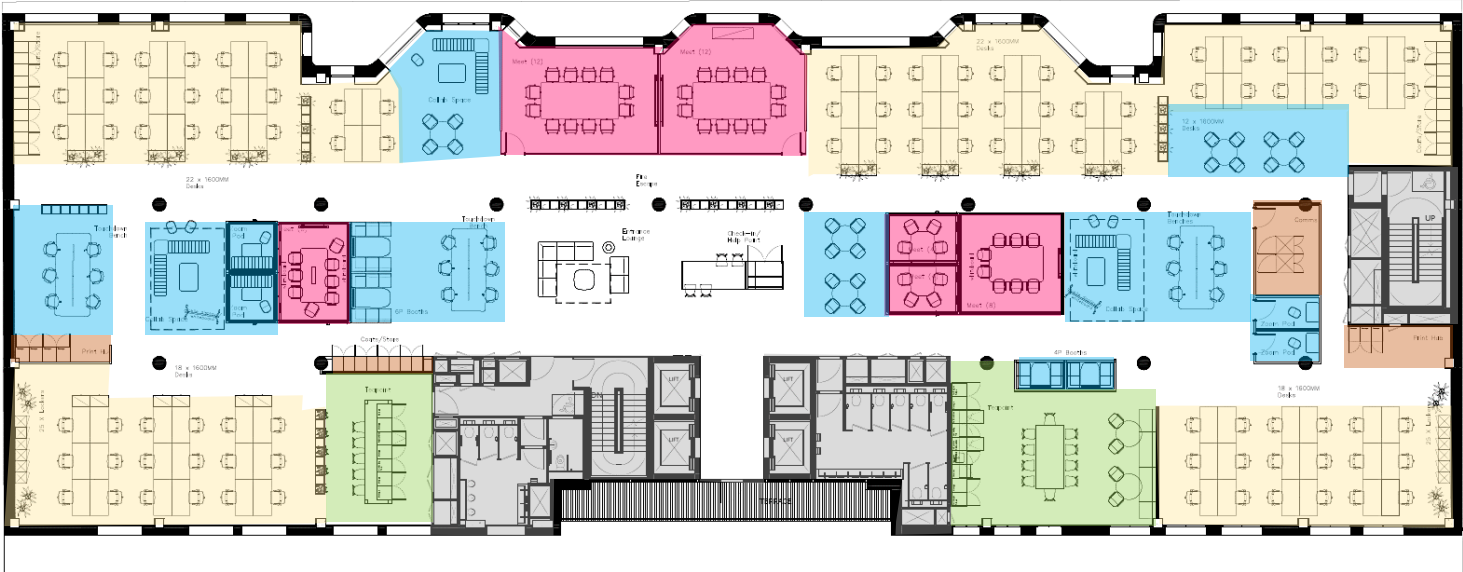
Room Counts

Meeting Spaces
Large Meeting Room (12 Person) 2
Medium Meeting Room (6-8 Person) 2
Phone Booths 8
Informal Meeting Booths (4 people) 2

Room Counts

Collaborative Spaces
Tea Point / Social Hub 2
Print Hub 2
Lockers and Team Storage 1
Comms / IT Rack 1

Total Monthly Cost £186,165 (£180 psf)



- Open Plan Office
- Meeting Space
- Collaboration / Flexible Work
- Cafeteria / Communal Space
- Support e.g. Comms / Printing

SECOND FLOOR - SPLIT

Square Footage	Suite 1	Suite 2
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Rentable Square Footage	5,630	6,560
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Workstations

Dedicated Workstations	40	52
Collaboration Seats	18	6
Co Working, Agile and Focus Seats	6	6

Room Counts

Meeting Spaces		
Large Meeting Room (12 Person)	1	1
Medium Meeting Room (6-8 Person)	1	1
Small Meeting Room (4 Person)	0	2
Phone Booths	2	2
Informal Meeting Booths (4 people)	3	5

Room Counts

Collaborative Spaces		
Tea Point / Social Hub	1	1
Cloak Storage	1	1
Print Hub	1	1
Lockers and Team Storage	1	1
Comms / IT Rack	1	1

Total Monthly Cost	£84,450 (£180 psf)	£98,400 (£180 psf)
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- Suite 1
- Suite 2



WHAT SERVICES ARE INCLUDED IN THE TOTAL COST OF OCCUPATION?

CLEANING

Delivery of a detailed cleaning service/schedule (upon completion of fit out works).
Updated periodically in consultation with the Occupier.

Proactive management of cleaning, routine daily janitorial services, pest control and reactive response to cleaning incidents such as spillages.

- Provision of daily clean from Monday Friday excluding Public Holidays
- Quarterly periodic cleans
- Monthly cleaning quality audit
- Removal of General waste and mixed recycling
- Confidential waste removal

TECHNICAL MAINTENANCE

- Implementation of a planned preventative maintenance programme
- Reactive maintenance and remedial works when required
- Routine inspection and monitoring
- Provision of 24-hour emergency call out cover in respect of mechanical and electrical maintenance
- Reactive response to any mechanical and electrical (M&E) and building fabric issues within the Property
- Frequent planned engineer visits to provide preventative maintenance and ad-hoc tasks within the Property (but not for the avoidance of doubt the Common Parts)
- All parts and labour for reactive and proactive remedials/replacements (for assets in scope)
- All asset schedules and planners will be details in contract

All planned and reactive maintenance shall be carried out in accordance with the SFG20 Standard Maintenance Specification for Building Services (as updated from time to time), developed by the Building & Engineering Services Association (www.sfg20.co.uk). To also include but not limited to original equipment manufacturers recommendations, CIBSE Guidelines (Guide F – Energy, Guide M (Maintenance), CIBSE Building Operation manual, BSRIA, Relevant BS standards.

Compliance and Health and Safety

- Provision of assurance and governance on all services delivered by the Occupier of the Property
- Provision of fire risk assessment prior to initial occupation of the Property by the Occupier and an annual review thereafter.
- Provision of water risk assessment upon completion of fit out works and reviewed at statutory compliant intervals

Office Services

- Supply of an introductory guide to the Property and the Workspace Services.
- Payment of the Utilities Costs
- Quarterly reporting
- Provision and maintenance of bean to cup coffee machines & Vivereau taps
- 24/7 helpdesk service
- Management of all head landlord services
- All services backed up by SLAs and KPIs

Security

Through the delivery of the below security services, the Landlord will assist the Occupier with the safeguarding of the Occupier's people and assets from both external and internal threats, through the management of security controls protecting the Property.

- Access Control
- Incident management support
- Clear desk policy support (as defined by the Occupier)

Resource

- Provision of sufficient management across the contract to ensure service delivery excellence.

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GET IN TOUCH



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