

The Southworks logo is positioned in the top right corner. It features the word "SOUTHWORKS" in a bold, black, sans-serif font. The letters "W", "O", "R", "K", and "S" are filled with a multi-colored, segmented pattern in shades of green, yellow, and blue. The background of the entire image is a dark, industrial-style interior of a building, showing a long hallway with a polished floor, concrete pillars, and exposed ceiling infrastructure like pipes and ductwork.

**SOUTHWORKS**

# WORLD'S SMARTEST BUILDING 2021

# SOUTHWORKS

Freehold

Located on Rushworth street in Southwark, SE1 London, the building sits within a particularly varied context, with residential, industrial, mixed use and educational buildings

6 tube stations and 4 mainline stations like Waterloo, London Bridge, Southwark etc. are all in close walking proximity

The 70,000 sq ft office scheme completed in Q2 2021 comprises 7 storeys with typical upper floor of 12, 411 sq ft and common roof top terrace

Southworks is designed by SPPARC and operated by BNP Paribas

The property is designed to be occupied by mix tenants with targeted NOI £4,26m with WAULT 10 years

## CONNECTIVITY

WiredScore 'Gold'

## ESG

GRESB green star rating

## SMARTNESS

World's Smartest Building 2021 at REBF awards Smart Building Certification 'Platinum'

## MOBILITY

Active Score 'Platinum'

# SOUTHWORKS



Waterloo station

Southwark tube

Tate Modern

Borough market

London Bridge station

## SUSTAINABILITY

BREEAM 'Outstanding'



## ENERGY EFFICIENCY

EPC A rating

HIGHLY COMMENDED AT PROPERTY AWARDS 2021, THE UK'S LEADING AND MOST PRESTIGIOUS ANNUAL AWARDS ORGANISED BY PROPERTY WEEK

# CONTACT



## IAN MCCARTER

ian.mccarter@knightfrank.com  
020 7861 1506

## OLIVER WATKINS

oliver.watkins@knightfrank.com  
020 7861 1547

## LUCY DOWLING

lucy.dowling@knightfrank.com  
020 3640 7049

Colliers  
INTERNATIONAL

## DAVID HANRAHAN

david.hanrahan@colliers.com  
020 7487 1769

## KATRINA LOVE

katrina.love@colliers.com  
020 7487 1722

## TOM TREGONING

tom.tregoning@colliers.com  
020 7487 1813

[www.whysouthworks.london](http://www.whysouthworks.london)

A development by



14- 21 Rushworth street is located in a vibrant borough in south London. The borough is home to London Bridge station, the Shard, Tate Modern, Shakespeare's Globe Theatre and Borough Market. Dulwich Picture Gallery and the Imperial War Museum are also within the borough of Southwark. Southworks represents a robust, loose fit-long life space that sits comfortably with its neighbours, reflecting the industrial heritage of the immediate area and creating a new marker on the street. The double height entrance hall is expressed with a two storey cast glass brick façade, hand finished and completely bespoke to Southworks. The building combines natural elements such as openable windows and natural light in common spaces with high-end technology and demand driven operations. It learns occupiers behaviour and turns on and off lighting and heating/cooling based on the occupancy. This leads to efficient use of energy and it dramatically decrease operational carbon of the building.

The Joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT. February 2022.