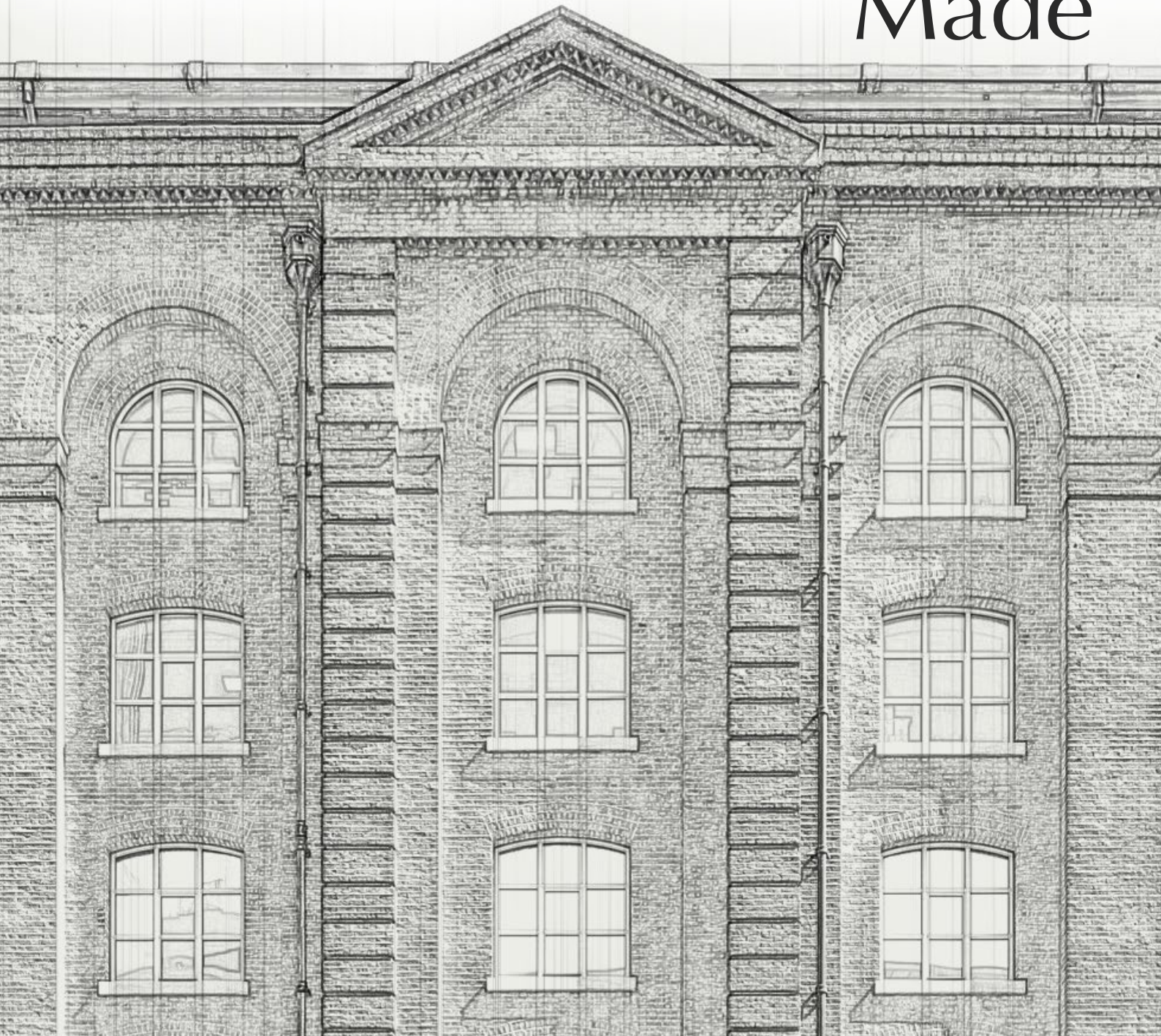


Made



Hay's Galleria, SE1

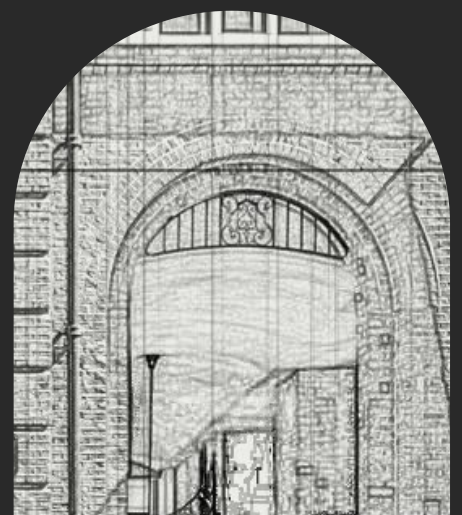
Fully Managed Space

7,642 sq.ft

Fully fitted

3rd floor

£158.00 per sq ft per annum all inclusive



Made

Description

Up to 7,642 sq ft, the 3rd floor at Tea Auction House Hays Galleria provides a fully fitted office space in London bridge.

- 58 Workstations
- Large Boardroom
- Boardroom
- 7 meeting rooms
- Large Kitchen and town hall area
- Kitchenette
- Dedicated reception
- River views

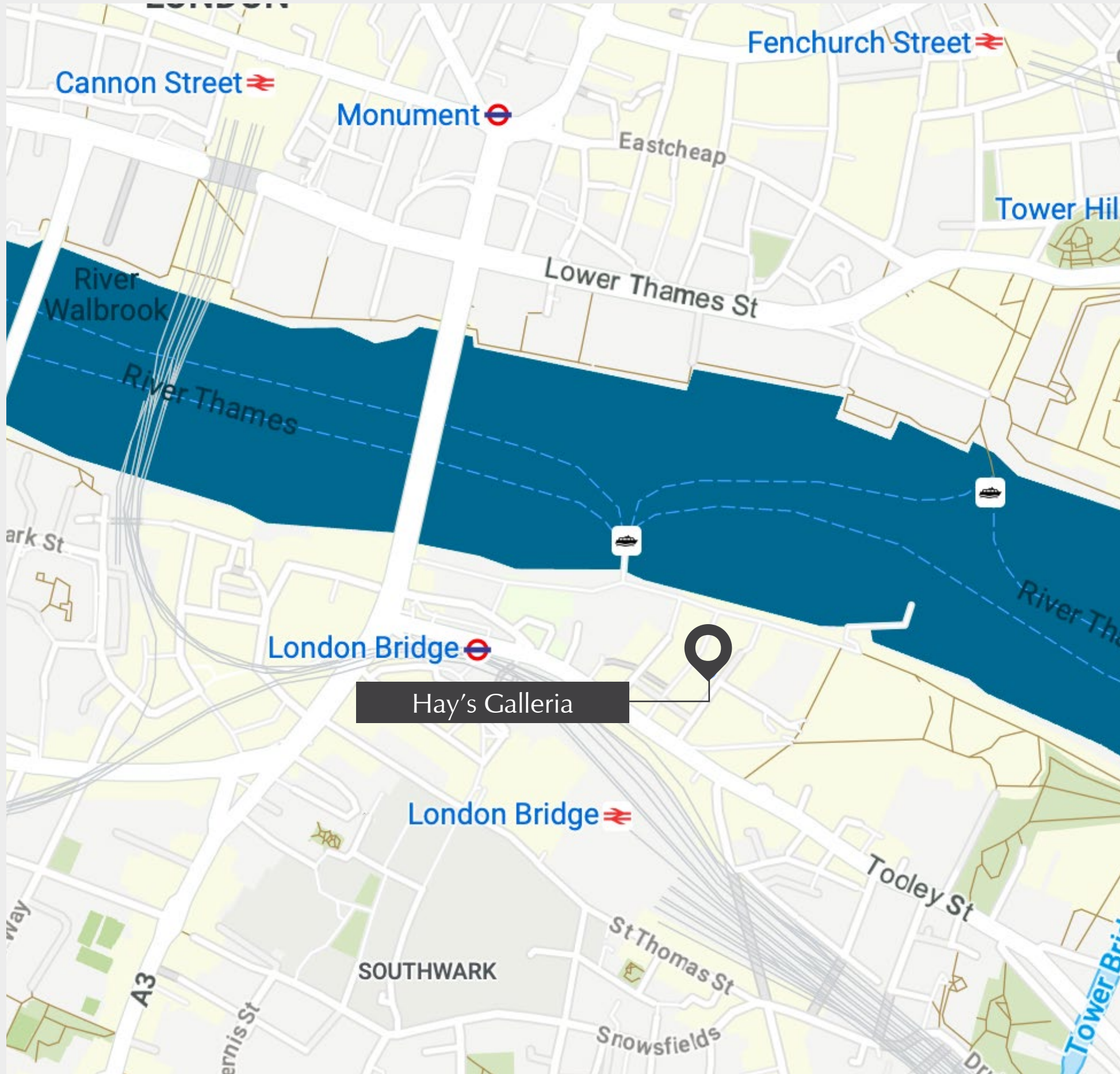




3rd Floor - 7,642 sq ft

Situated right next to London Bridge, Hay's Galleria is a prominent destination. 3rd floor at Tea Auction House is located within the wider Hays Galleria, offering an architecturally striking design that provides bright, adaptable, and modern workspaces for ambitious businesses.

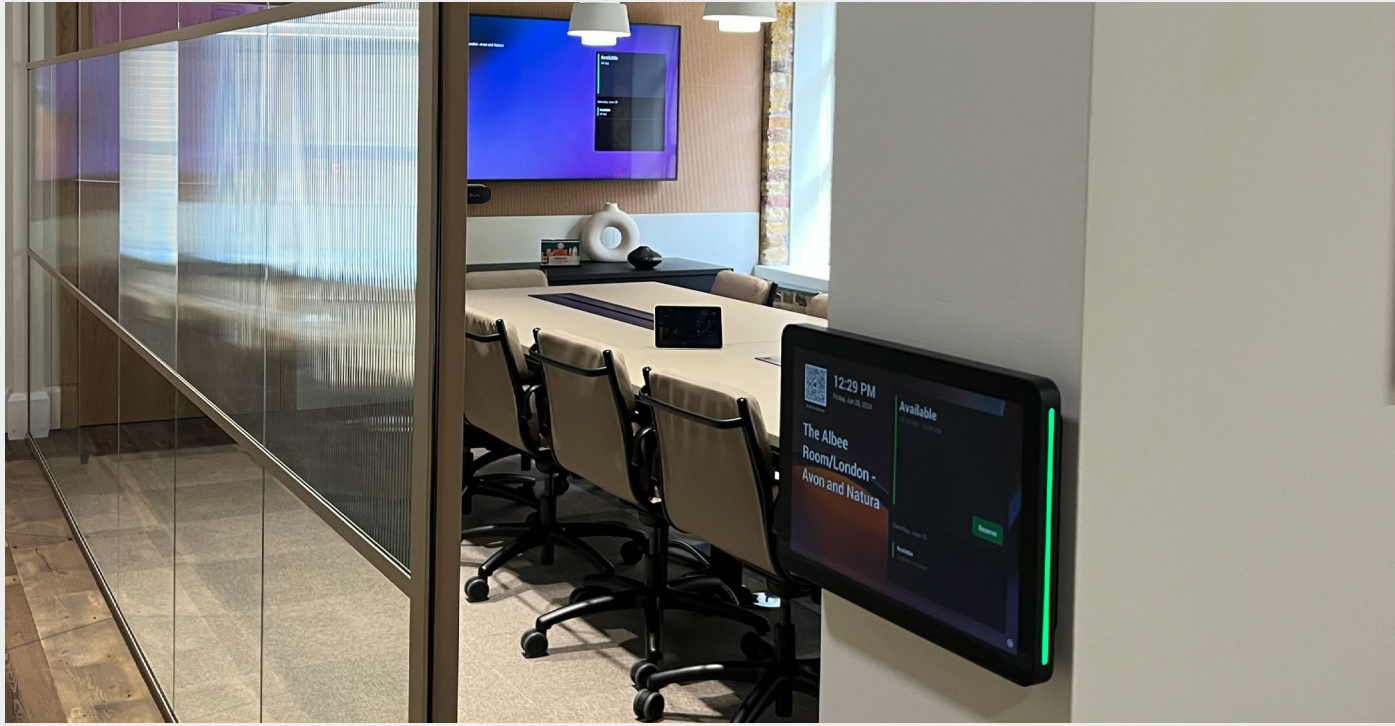




Location.

Tea Auction House is located within the wider Hays Galleria, offering excellent offer space on the River Thames. The building is located opposite London Bridge Stations and adjacent to the More London Estate.












- London Bridge 3 minutes
- Borough 14 minutes



Amenities

The building features excellent facilities, equipped with 200+ bike storage, car parking, and LED lighting.



Excellent Location		Fully Fitted Space	
200+ Bicycle Spaces Available		LED Lighting	
Car Parking Available		River Views	
Openable Windows		3 Passenger Lifts	
3m Floor-To-Soffit Height		Occupancy Ratio Up To 1:8	
4-Pipe Fan Coil Air Conditioning			

Terms.

The 3rd floor is available on a Fully Managed basis , expiring 2027

All-inclusive price

Per sq ft cost: from £158.00 per sq ft annum*

Per month: from £100,619*

*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management, and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.



Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Utilities
- > Wi-Fi connection and technology
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicated receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

Hugo Morrissey

T: +44 (0)7894229796

W: www.made-re.com

E: hugo.morrissey@made-re.com

Made

Two large, solid black arches are positioned in the lower half of the page, partially overlapping the word 'Made'.