



gpe.co.uk/portfolio/woolyard

Woolyard

A WORKPLACE TO INSPIRE CREATIVITY

London Bridge,
London, SE1 3UD

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Complimentary bookable meeting rooms



Shared lounge space for you to catch-up and take five



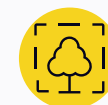
A shared courtyard to enjoy the fresh air



Convenient and safe bike storage

Welcome to Woolyard

Woolyard is special. Nestled behind London Bridge station on vibrant Bermondsey Street, our three contemporary, converted warehouse buildings sit at the centre of one of the capital's most colourful neighbourhoods. It's not hard to see why it's home to a thriving creative scene.



Shared courtyard

A private, central courtyard to relax, socialise and enjoy the fresh air.



Shared lounge

A newly refurbished, Wi-Fi enabled reception with informal breakout space to collaborate.



On-site concierge

A dedicated Customer Experience Manager, plus 24-hour access and telephone helpdesk.



Complimentary meeting rooms

Additional free-of-charge phone booths and meeting rooms, bookable via sesame®, in the shared lounge.



Cycle storage & shower cubicles

32 super-secure cycle spaces as well as three shower pods available to all customers in the private courtyard.



sesame® workplace app

For contactless access, plus other features depending on your needs.

It's all included in one bill, no hidden extras



6 reasons to choose GPE Fully Managed



1 – Fully managed and fully yours

Say hello to a furnished workspace that's exclusively yours. Our Fully Managed service is a truly hassle-free experience.

[How we make it hassle-free](#)



2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive one all-inclusive bill from us, and, your bill remains fixed for your contract period.

[See what's included](#)



3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts curate the perfect experience, so you can enjoy market-leading workspaces. We own and manage our buildings, so you'll always deal directly with us.

[Learn more about us](#)



4 – Plug in and go - your tech's all sorted

You get safe, secure and fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your workspace app.

[Head over to the tech](#)



5 – Working towards a better world

We're committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse. We'll also work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

[How we're reducing our impact](#)



6 – Exceptional service as standard

Your people are our priority. It's why we've developed our customer charter - the values by which we operate - so we can deliver you a great experience.

[Learn more about our services](#)

Exceptional service as standard



Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management

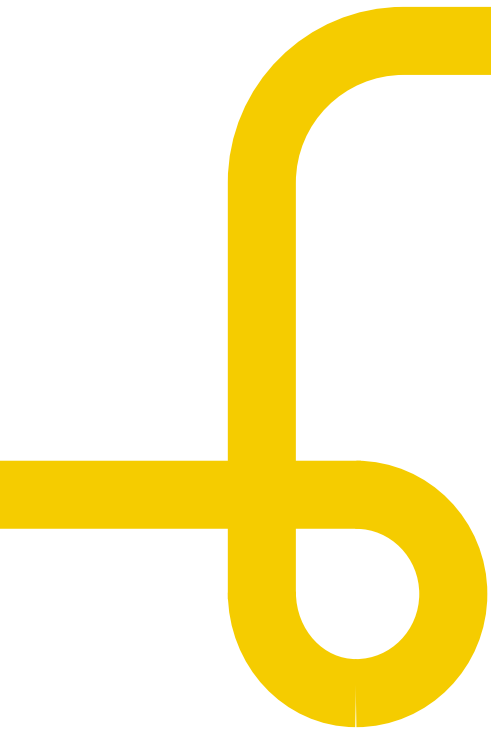


Events

Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.







Working towards a better world



During the fit out of 54 Bermondsey, Woolyard we...



Diverted 99.9% of waste from landfill.



Minimised our impact by using low GWP (Global Warming Potential materials).



Achieved SKA Gold for our sustainable fit out.



Fitted heating, ventilation and air conditioning.



Used 100% sustainable timber.



Installed automated and zoned lighting to reduce energy use.

At GPE, we are:



Integrating climate resilience across our business.

- Creating more green space.
- Creating adaptable, future-proof buildings.



Putting health and wellbeing front and centre.

- Fitwell/WELL enabled buildings and air quality monitoring.
- Creating inclusive spaces and running wellbeing events.



Decarbonising our business to become net zero by 2040.

- Using 100% renewable energy.
- Low carbon by design, including using preloved materials and furniture.



Creating a lasting positive social impact in our communities.

- Supporting social enterprises and charities.
- Supporting local employment and apprenticeships.



Our events and wellness programme

Our workplaces are more than just offices—they're vibrant communities that foster genuine connections.

Your Customer Experience Manager will help keep your team happy and engaged with a thoughtfully curated programme of wellbeing initiatives and events throughout the year.

From wellness sessions to networking opportunities, seasonal celebrations, charitable fundraisers and educational workshops, we create experiences that bring people together and make the workplace an inspiring and happy place to be.



Networking events



Fitness classes, yoga & pilates



Creative workshops



Seasonal pop-ups



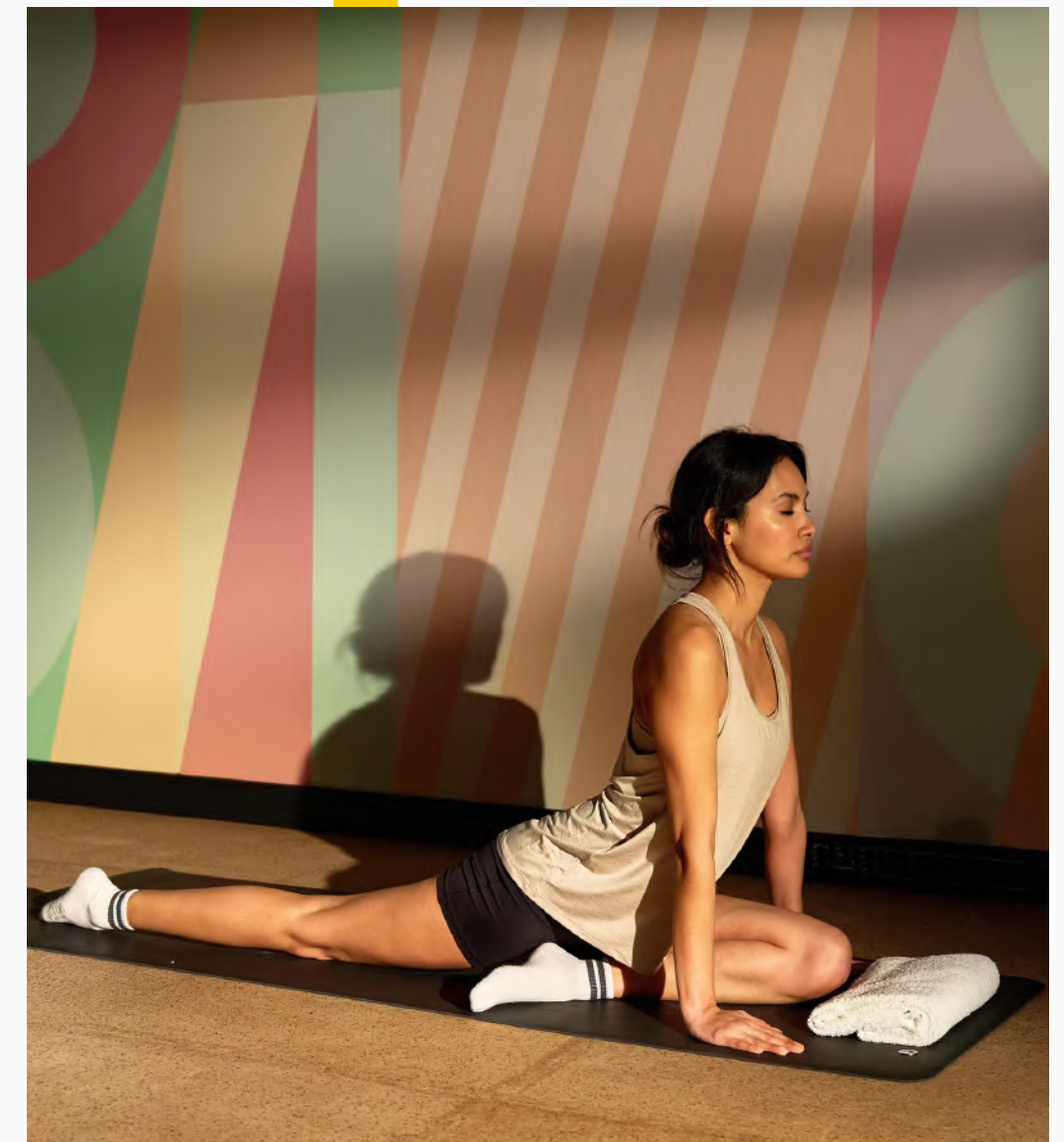
Screening of sporting events



Charitable fundraisers

[Contents](#)

Woolyard





*Event programme is subject to change and will vary by building.

Availability schedule

Let’s get down to the details...

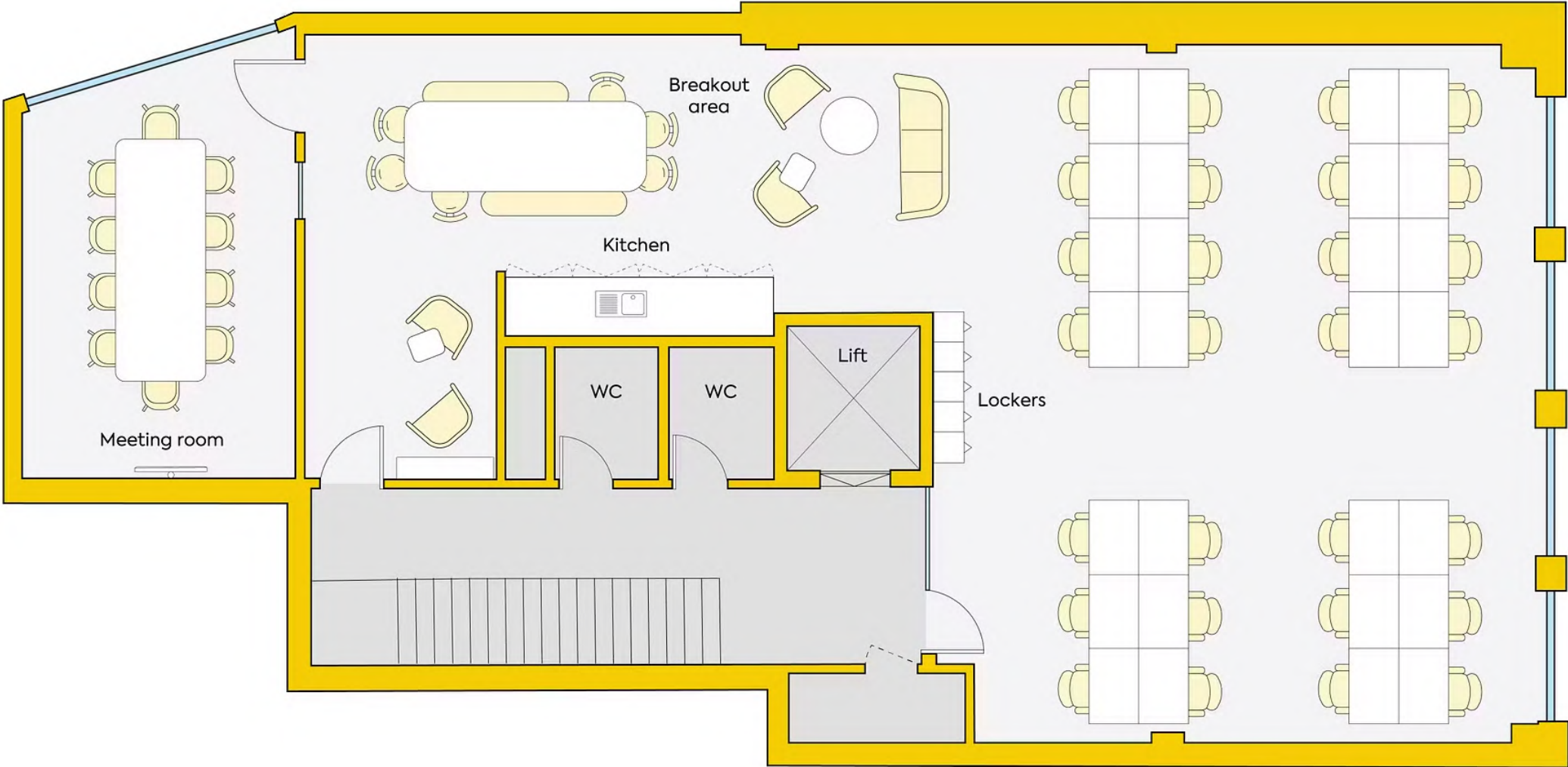
The details

Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
1st Floor, Building 52, Unit 1, Bermondsey Street	24 desks, meeting room + breakout spaces	28	1,859		Exposed brickwork, biophilic touches, character features & large triple-aspect windows with views onto Bermondsey Street	<div><div></div>Under offer</div>
1st Floor, Building 56, Bermondsey Street	28 desks, meeting room + breakout spaces	35	1,413		10-person meeting room overlooking the courtyard, with floor-to-ceiling windows and contemporary interiors.	<div><div></div>Under offer</div>

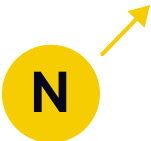
Floorplan

1st Floor, Building 56, Woolyard

-  London Bridge
-  1,413 sq ft
-  35 maximum occupancy
-  28 current desks
-  Meeting room
-  Breakout areas
-  Kitchen
-  Lockers

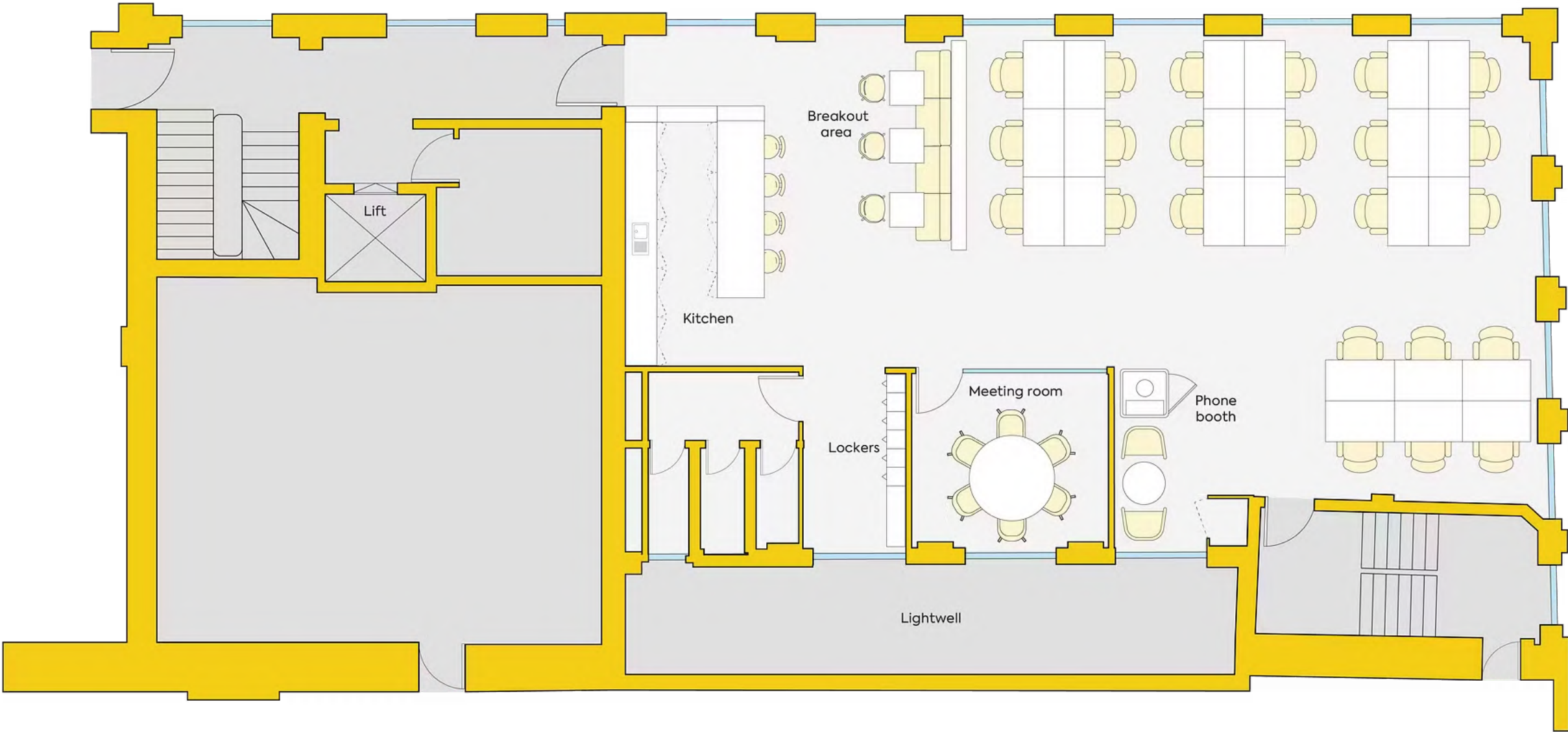


Floorplan

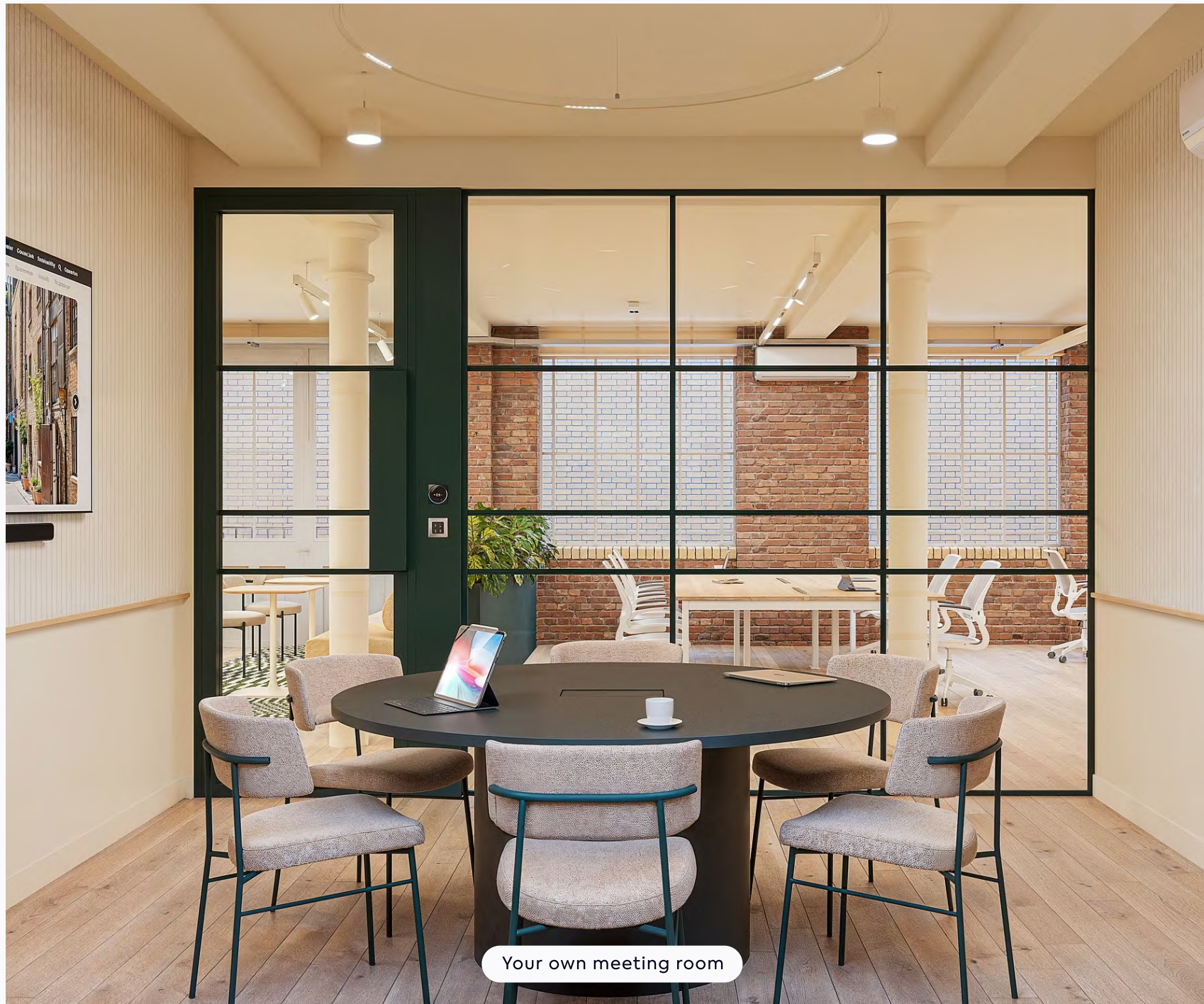
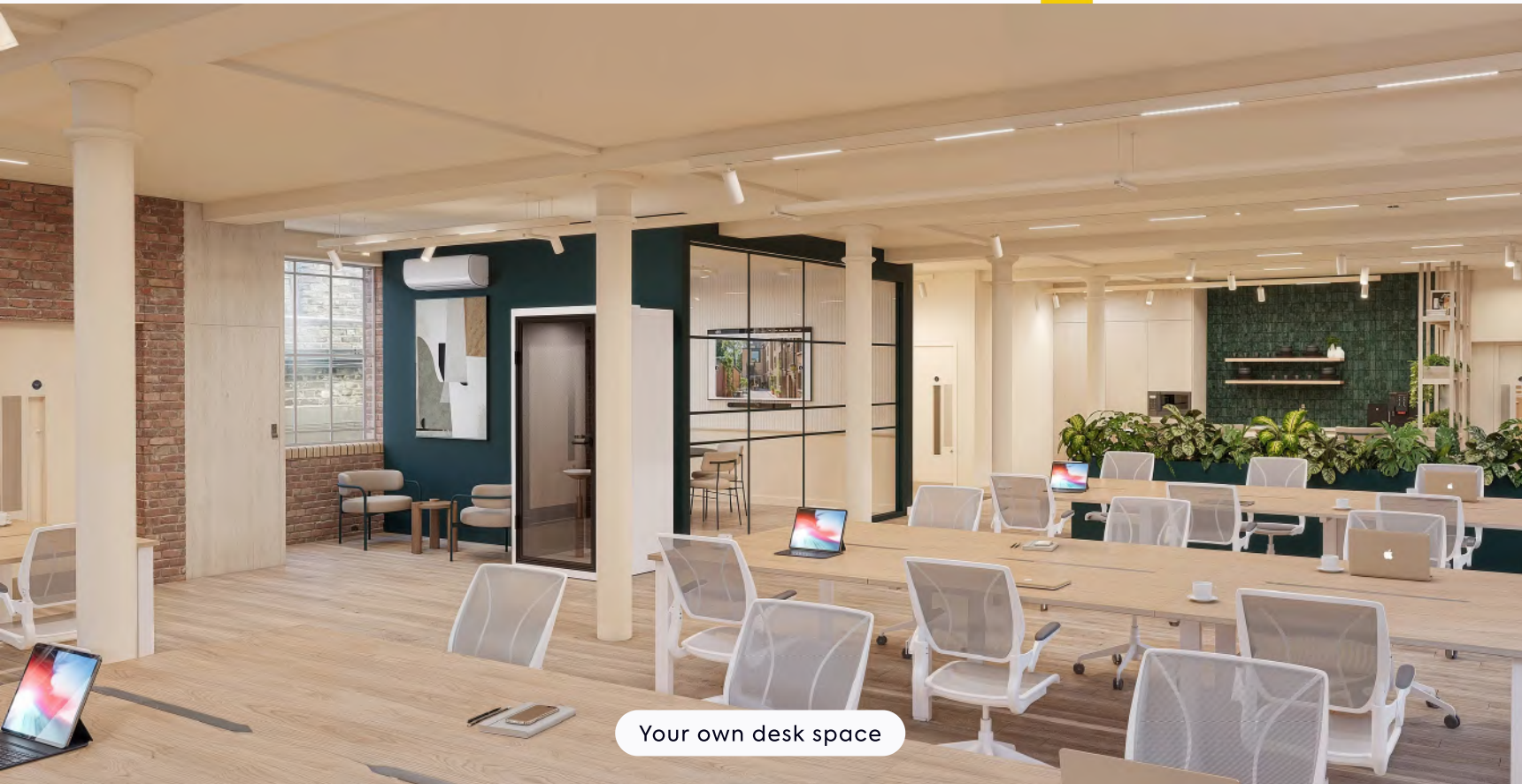


1st Floor, Building 52, Unit 1, Woolyard

-  London Bridge
-  1,859 sq ft
-  28 maximum occupancy
-  24 current desks
-  Meeting room
-  Kitchen
-  Lockers
-  Breakout area
-  Phone booth



1st Floor, Building 52, Unit 1




Truly Connected

Ideal for commuters, Woolyard is just a five-minute walk from London Bridge National Rail and Underground Stations, with plenty of nearby cycle routes to encourage eco-friendly travel around this vibrant neighbourhood.





 **Walking
Distance**

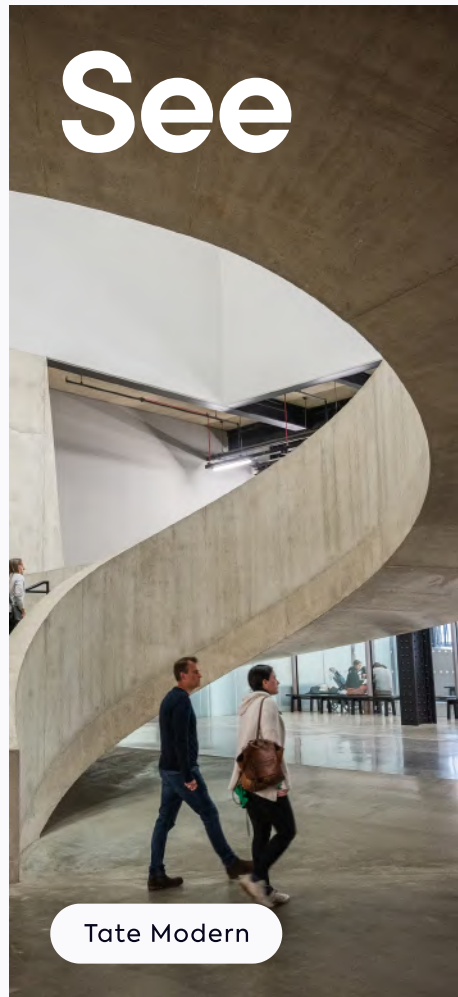
London Bridge
5 mins
   

Borough
12 mins
 

Tower Hill
21 mins
  

Southwark
21 mins
 

See



Tate Modern



Borough Market



Bermondsey Street

Relax

Taste



Giddy Grocer



Tanner Street Park



Vinegar Yard

London Bridge



Tried and tasted

Within

10

minutes



Highlights

- 1 Borough Market
- 2 Vinegar Yard
- 3 Bermondsey Bar & Kitchen
- 4 Eatalia
- 5 Chapter 72
- 6 B-Street Deli
- 7 Tanner & Co
- 8 F*ckoffee
- 9 Pizarro
- 10 Flour & Grape



Our pick

Flour & Grape

Made fresh throughout the day, this is possibly the best pasta in London!



Good food



London Bridge is a vibrant part of town, jam-packed with unique places to eat and drink to suit every taste and budget.

Whether it's street food at Borough Market, lunch on the go from B-Street Deli or after-work cocktails at Bermondsey Bar & Kitchen, it's all a short stroll from Woolyard.

Food & Drink

Things to do

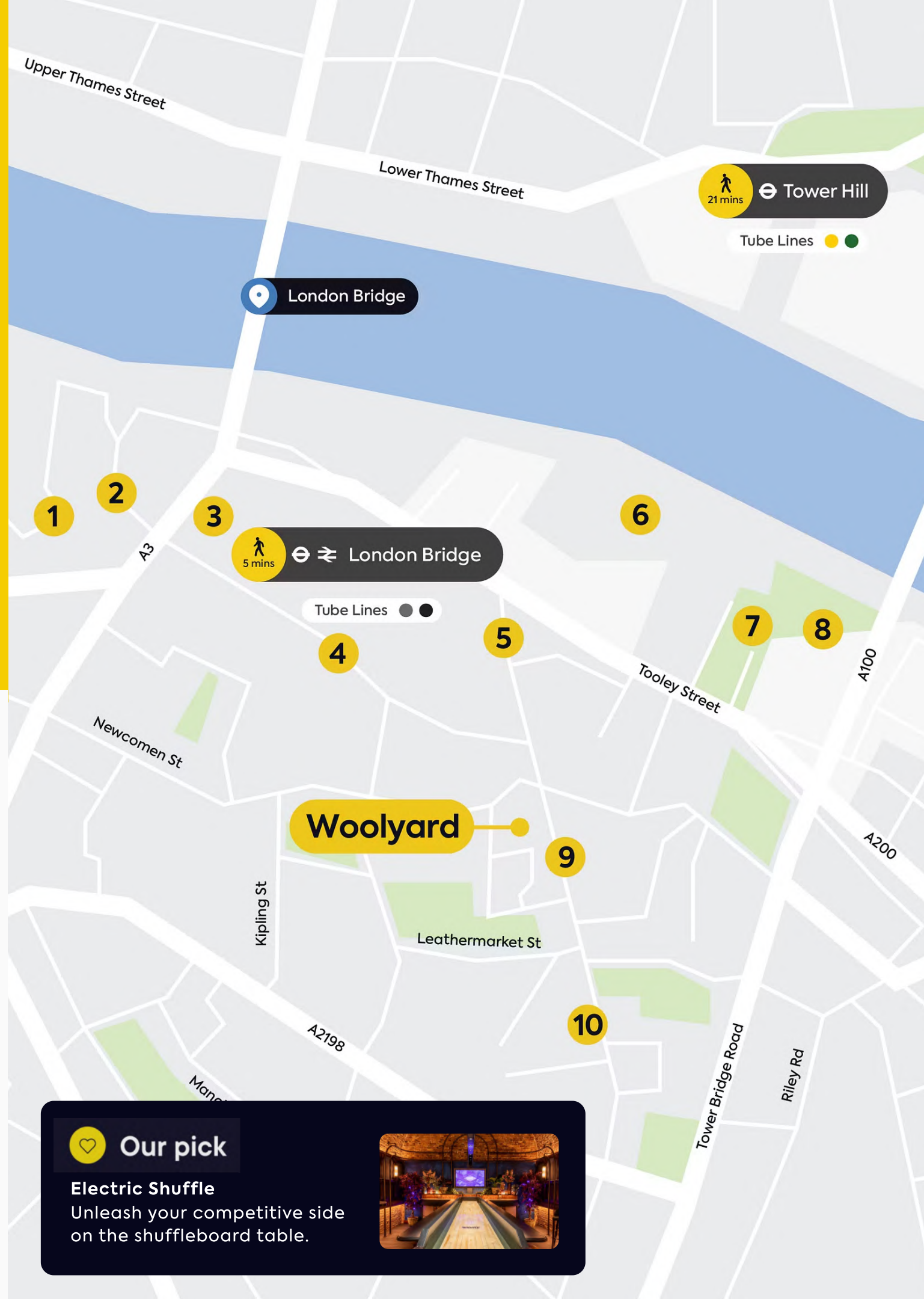
Hidden Gems

Spoilt for choice

Within
10
minutes

Highlights

- 1 Everyman Cinema
- 2 Borough Market
- 3 Amazing Grace
- 4 The Shard
- 5 Electric Shuffle
- 6 Third Space
- 7 Potters Fields Park
- 8 Bridge Theatre
- 9 Fashion & Textile Museum
- 10 White Cube



Our pick

Electric Shuffle
Unleash your competitive side on the shuffleboard table.



Things to do



London Bridge offers a diverse mix of history and culture. Pick up some creative inspiration at the nearby Fashion and Textile Museum or White Cube Gallery.

Do as Londoners have for centuries and peruse the stalls of Borough Market, or make the most of the summer and enjoy lunch al fresco on the grass by the river at Potters Fields Park.

On your doorstep

Within

10

minutes



Highlights

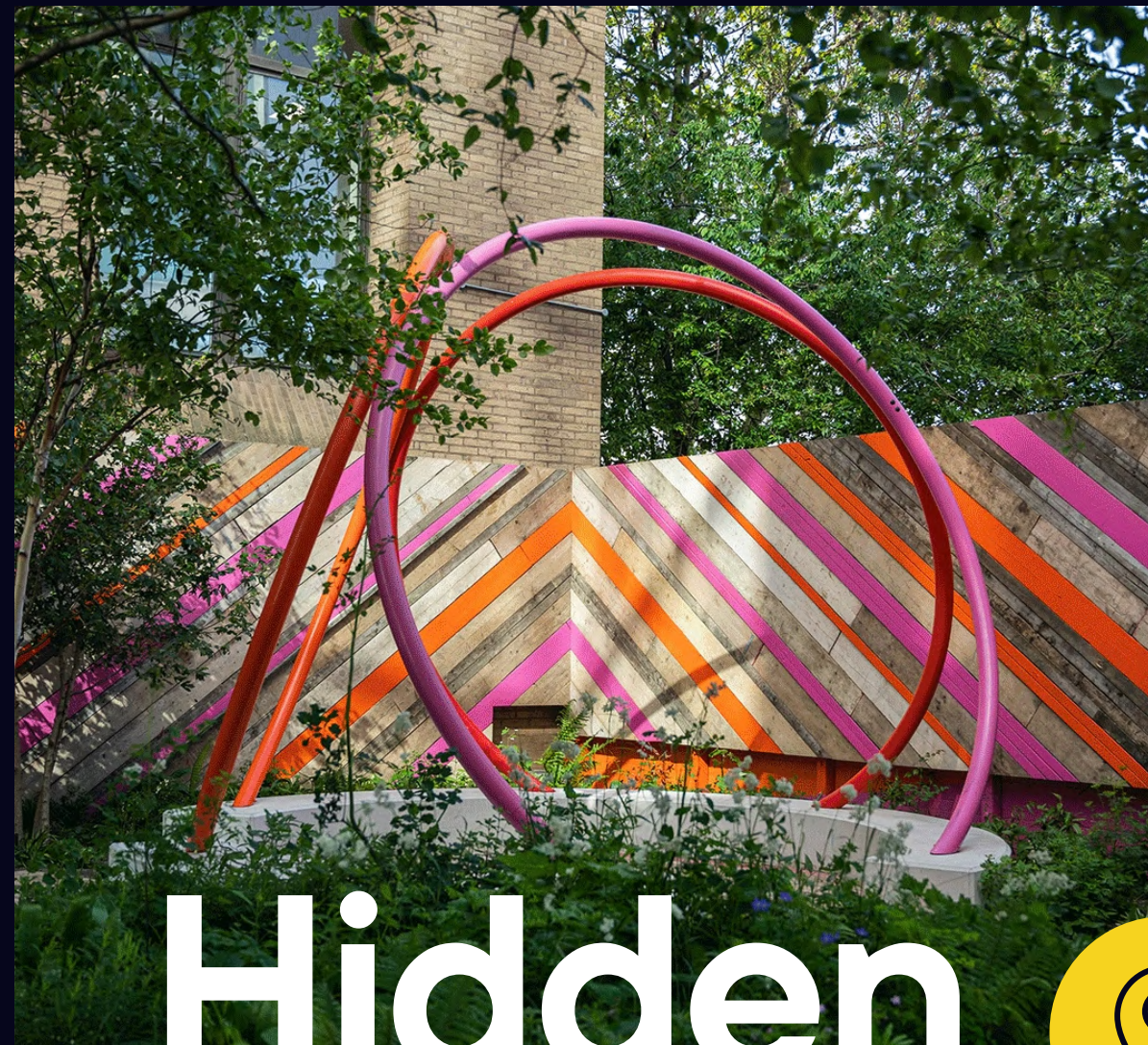
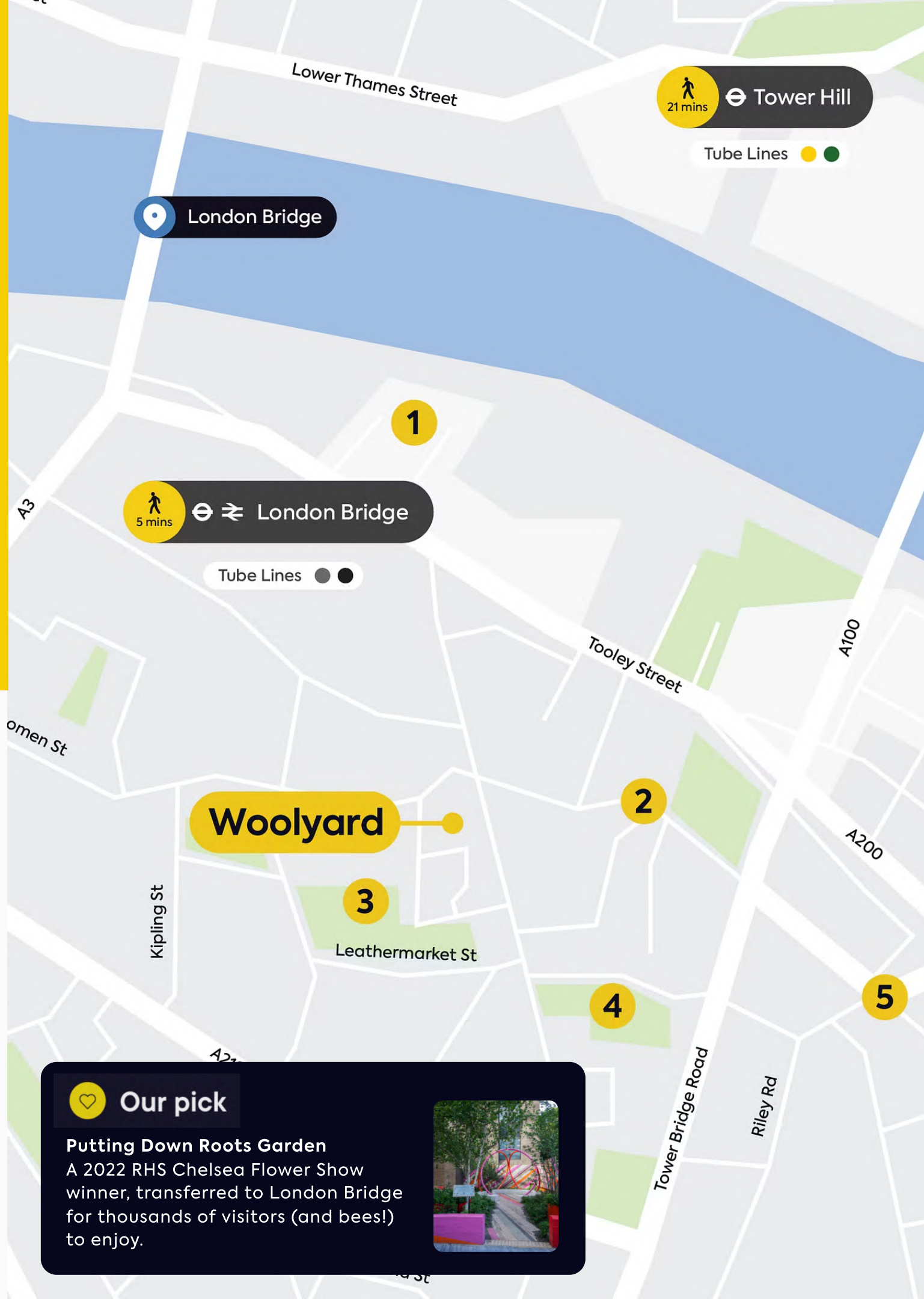
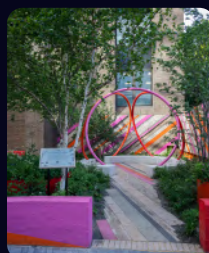
- 1 Putting Down Roots Garden
- 2 White Grounds Skate Park
- 3 Leathermarket Gardens
- 4 Tanner Street Park Tennis Courts
- 5 Igloo Flowers



Our pick

Putting Down Roots Garden

A 2022 RHS Chelsea Flower Show winner, transferred to London Bridge for thousands of visitors (and bees!) to enjoy.



Hidden Gems



This eclectic area offers something for everyone.

At Igloo Flowers' urban garden centre, you can select glorious seasonal blooms for a loved one or grab the ideal plant for your desk. Perfect your ollie at White Grounds Skate Park, or channel your inner Wimbledon hero at Tanner Street Park Tennis Courts. The only question is: who will be the office champion?

Get in touch

We hope we've piqued your interest, but it's only just the beginning.
We'd love to show you more. Get in touch to book your viewing today.



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[Talk to us](#)



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across London.**

[See availability](#)

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