

GOAT YARD

LONDON SE1

861 - 14,230 SQ FT OF REFURBISHED OFFICE SPACE

A DIFFERENT BREED OF OFFICE



A thoroughly modern office within a red-brick warehouse building, Goat Yard is being comprehensively redeveloped completing late November 2022, and will offer a refreshing take on today's workspace.

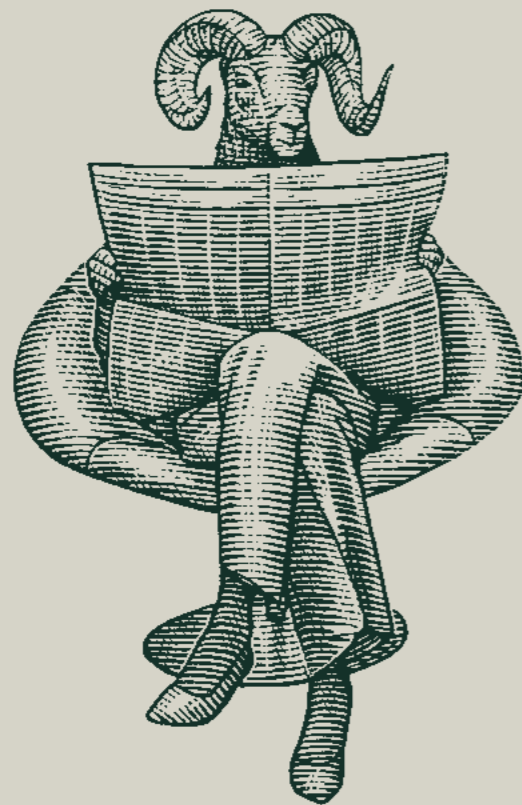
The ground floor has been remodelled and reconfigured to enhance the arrival experience and provides communal space for informal meetings.

The building also has exceptional outdoor space in the form of a courtyard and communal roof terrace.

New cycle storage and shower facilities have been installed for those who prefer their own two wheels when on the go.



Sophia
CLIENT SERVICES PARTNER



Location, design, well-being, connectivity, and sustainability - Goat Yard strikes the perfect balance for Sophia.

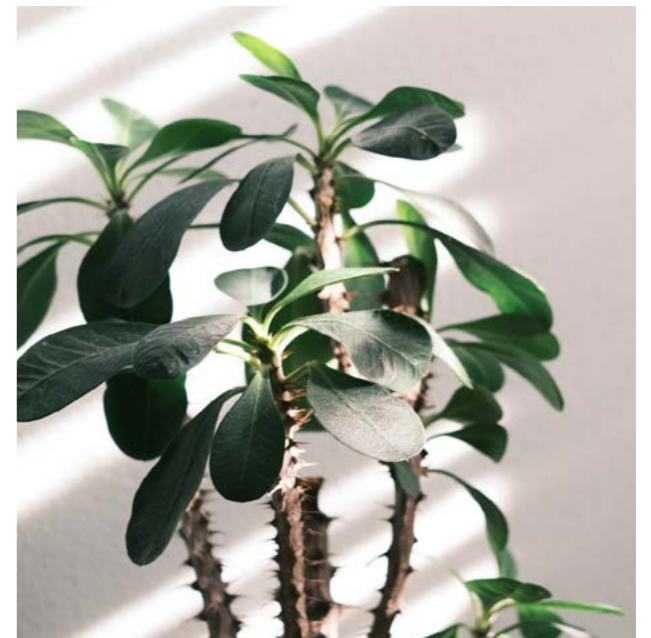
N° 1

Designed for the
discerning occupier





The entrance off Queen Elizabeth Street leads to a dedicated reception for the building, where a welcoming atmosphere and plush seating areas await guests and clients.



Raheem
ARCHITECT

Nº 2



As an architect, Raheem appreciates the thinking behind the form and function of the flexibility offered within the building.

Welcome to the fold



Put your own stamp on the space

Goat Yard is a unique and contemporary Grade A office building that has been refurbished to the highest of standards, whilst also retaining some period Victorian features.

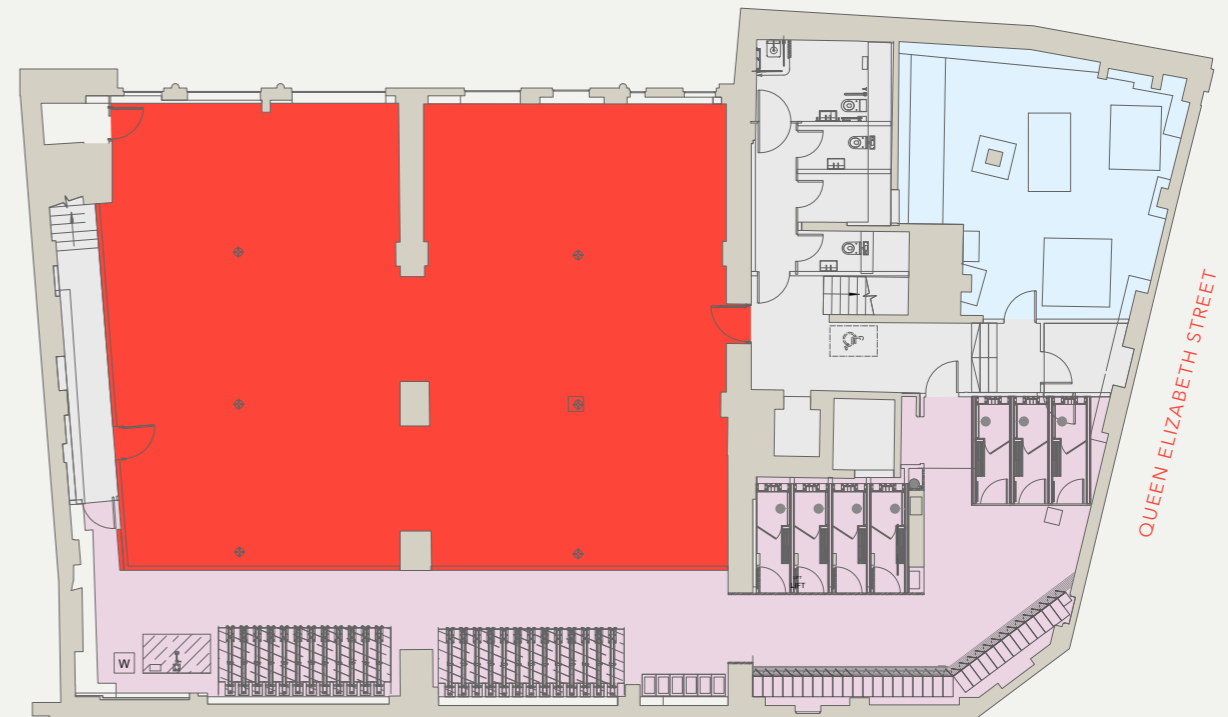
Each floor is approximately 5,400 sq ft and allows for easy customisation, so tenants can put a stamp on their space.

Schedule of areas

Floor	Sq m	Sq ft
Fifth:	LET	LET
Fourth:	LET	LET
Third:	510	5,490
Second:	500	5,382
First:	LET	LET
Ground:		
Reception:	80	861
Office:	LET	LET
Lower ground:	232	2,497
Total NIA:	1,322	14,230

Lower ground floor

2,497 SQ FT / 232 SQ M



KEY

- Office
- End of trip facilities
- Plant
- Core

Floor plans not to scale, for identification purposes only

Courtyard floor

OFFICE: 4,478 SQ FT / 416 SQ M

First floor

5,339 SQ FT / 496 SQ M



GOAT YARD



QUEEN ELIZABETH STREET

QUEEN ELIZABETH STREET

GOAT YARD

KEY

- Reception
- Office
- Terrace
- Core

Floor plans not to scale, for identification purposes only



GOAT YARD

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Ready to move in

The 2nd and 3rd floors will benefit from new fit-outs which will allow any business the ability to move straight in, easily and efficiently.

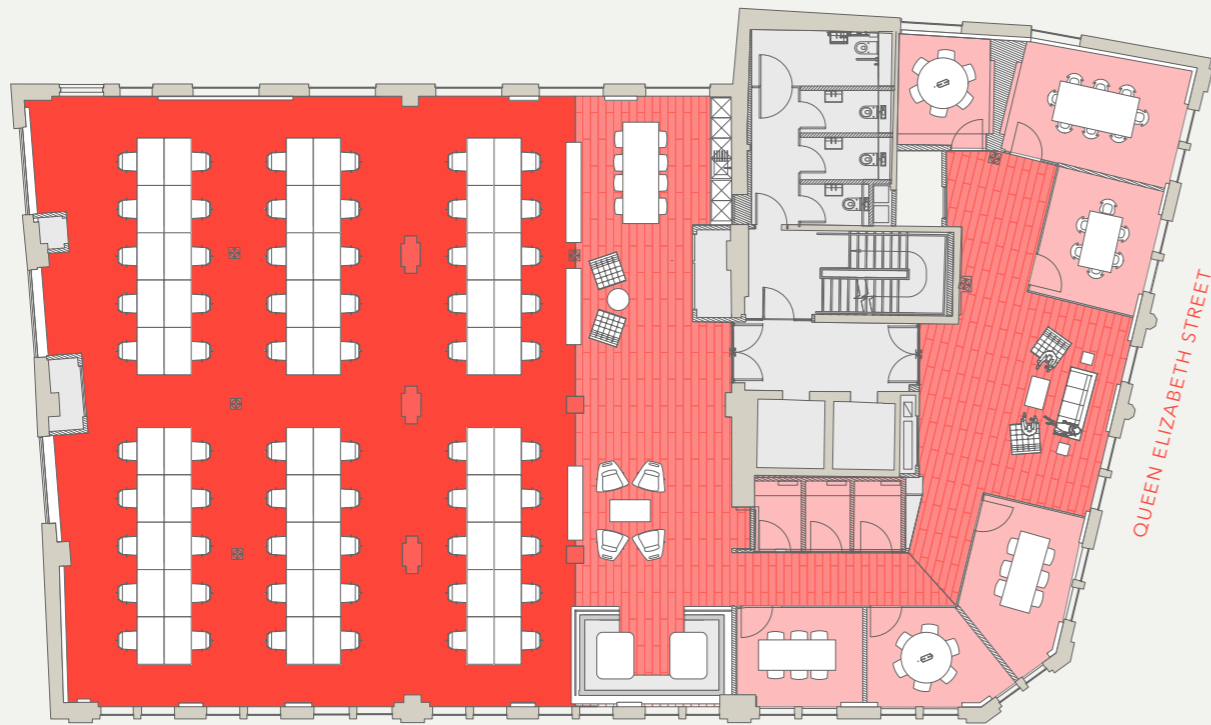
Each floor provides an invigorative workspace, with ample meeting space for the ability to collaborate in break-out areas and also meet privately.

Second floor

5,382 SQ FT / 500 SQ M



GOAT YARD



QUEEN ELIZABETH STREET

KEY

- Open plan desking
- Communal area
- Meeting rooms
- Core

- 1 x Reception / welcome area
- 6 x Meeting rooms
- 1 x Kitchen / breakout area
- 1 x Collaboration zone
- 1 x Snug
- 3 x Call booths
- 60 x Desks

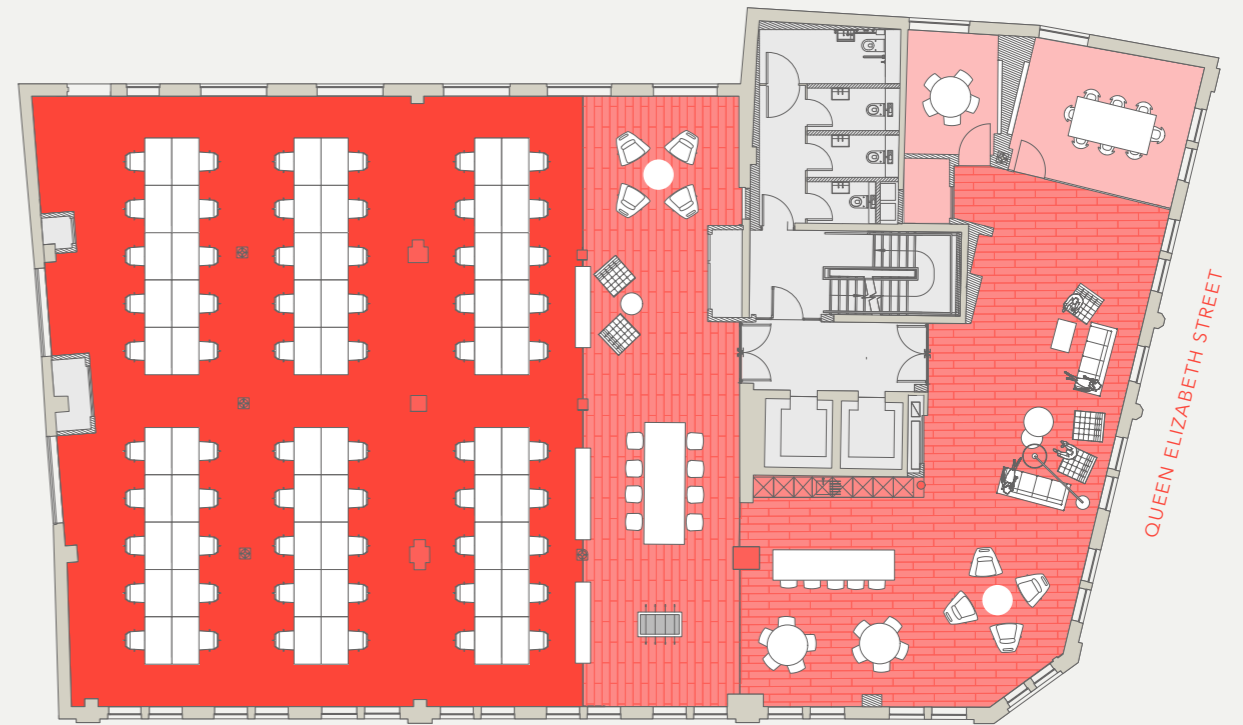
Floor plans not to scale, for identification purposes only

Third floor

5,490 SQ FT / 510 SQ M



GOAT YARD



QUEEN ELIZABETH STREET

- 1 x Reception / welcome area
- 2 x Meeting rooms
- 1 x Kitchen / breakout area
- 1 x Collaboration zone
- 60 x Desks

Fourth floor

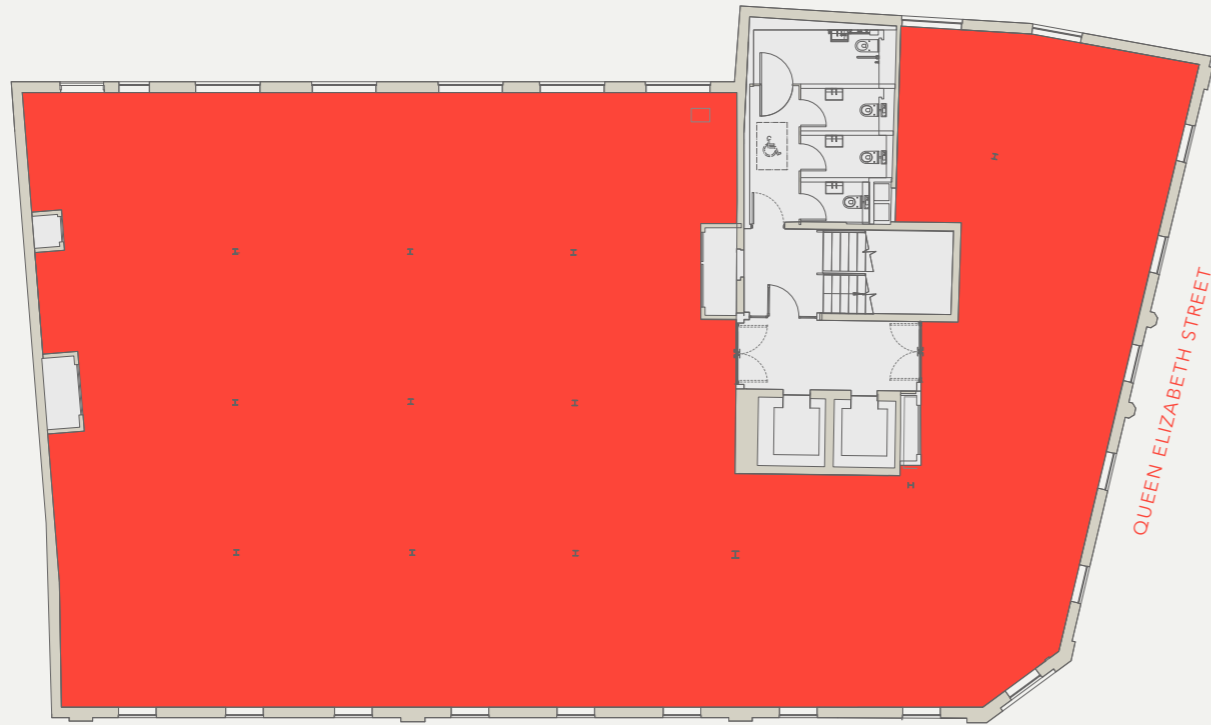
5,576 SQ FT / 518 SQ M

Fifth floor

861 SQ FT / 80 SQ M



GOAT YARD

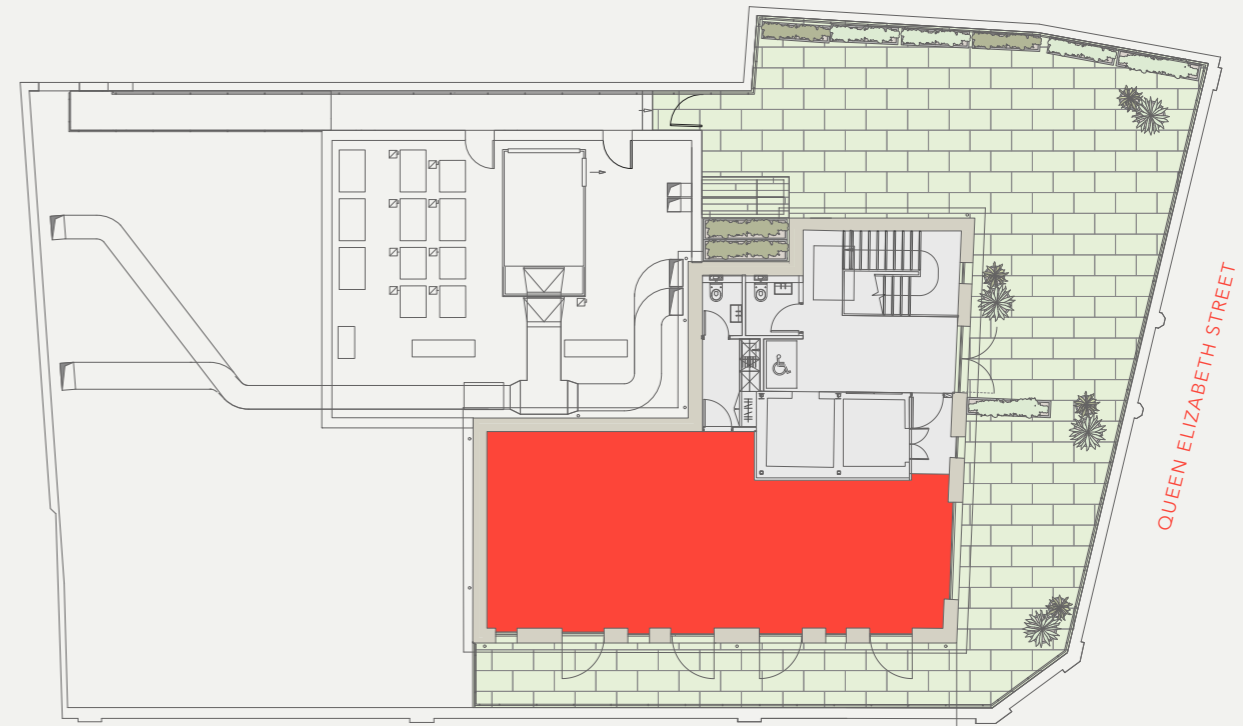


QUEEN ELIZABETH STREET

KEY

- Office
- Core

GOAT YARD



QUEEN ELIZABETH STREET

KEY

- Office
- Terrace
- Core

Floor plans not to scale, for identification purposes only

Michael
ACCOUNTANT



When Michael isn't working on the numbers,
he's on the terrace working on his tan.

N° 3

Free range space

Outdoor spaces

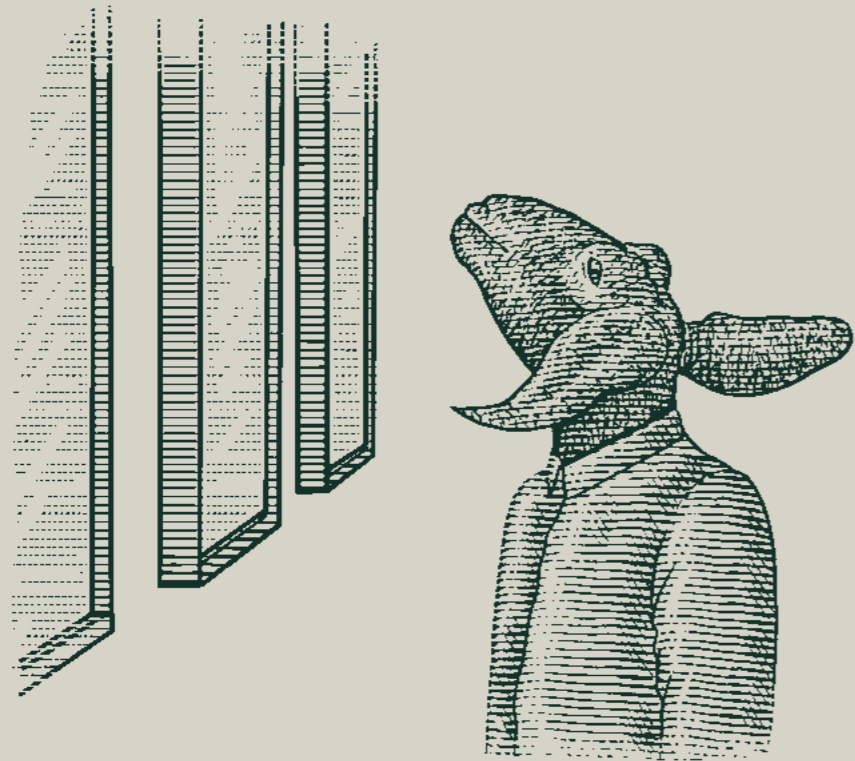
Goat Yard offers flexible space on the ground floor including a courtyard, providing a pleasant environment perfect for meetings, functions, private parties or simply a place to relax. It is the literal and figurative heart of life at Goat Yard.

The communal fifth floor terrace offers unencumbered views towards Tower Bridge and the City skyline. It is an area ideal for informal meetings, or simply a space to get some fresh air and focus time.



Claire
HR DIRECTOR

N° 4



With such a light, airy and eco-friendly building that sustains both the spirit and the planet, Claire finds it easy to attract top talent.

A greener building

Specification

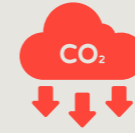
	Re-use of existing materials and architectural features		Landscaped courtyard New rooftop terrace with impressive views
	Remodelled reception lobby with breakout space		11 x short stay cycle spaces 50 x cycle spaces in the double stacked stands in bike store
	VRF fan coil unit heating & cooling		7 x showers 1 x accessible shower
	2 x 8 person passenger lifts		91 x lockers Towel storage facility
	Options to acquire blank canvas or fully fitted Cat A+ spaces		15 x folding bike lockers
	Brand new WCs		15 x car parking spaces

GOAT YARD

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How sustainable is Goat Yard?

CARBON



Gas fired boilers and chiller replaced for low carbon technologies
Fully electrified building
Air quality: Heat Recovery ventilation system

ENERGY



Target EPC rating improvement from E to B
High efficiency lighting and lighting controls

CIRCULAR ECONOMY



At least 74% of floor finishes with confirmed recycled content
Re-use 62 sq m of existing ceiling tiles, as feature panelling
2,767 sq m of refurbished/re-conditioned raised floor tiles

HEALTH AND WELLBEING



Flexible work spaces with outstanding communal areas that promotes health and wellbeing
There is a 105 sq m new shared terrace space with views overlooking the city and 57 sq m private terrace space for the fifth-floor tenant. This will be filled with planters

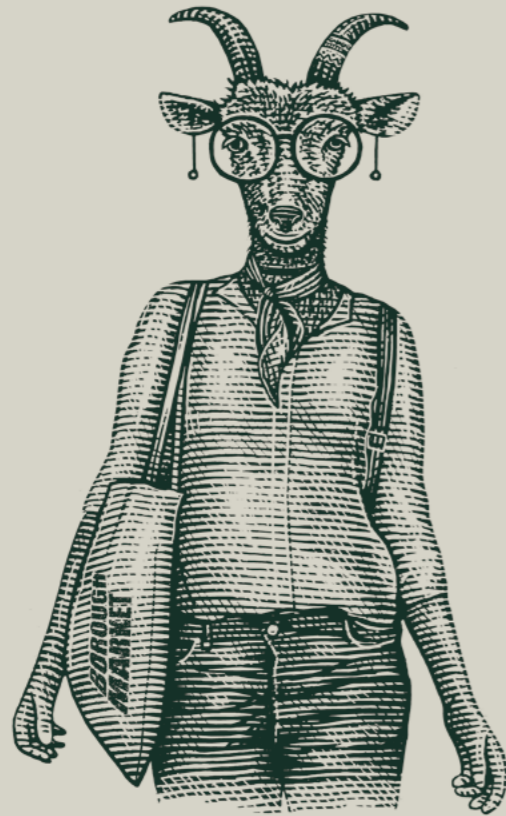
SUSTAINABLE TRANSPORT



Excellent access by public transport
Cycle Route 4 (a continuous route between Tower Bridge and Greenwich)

Lauren

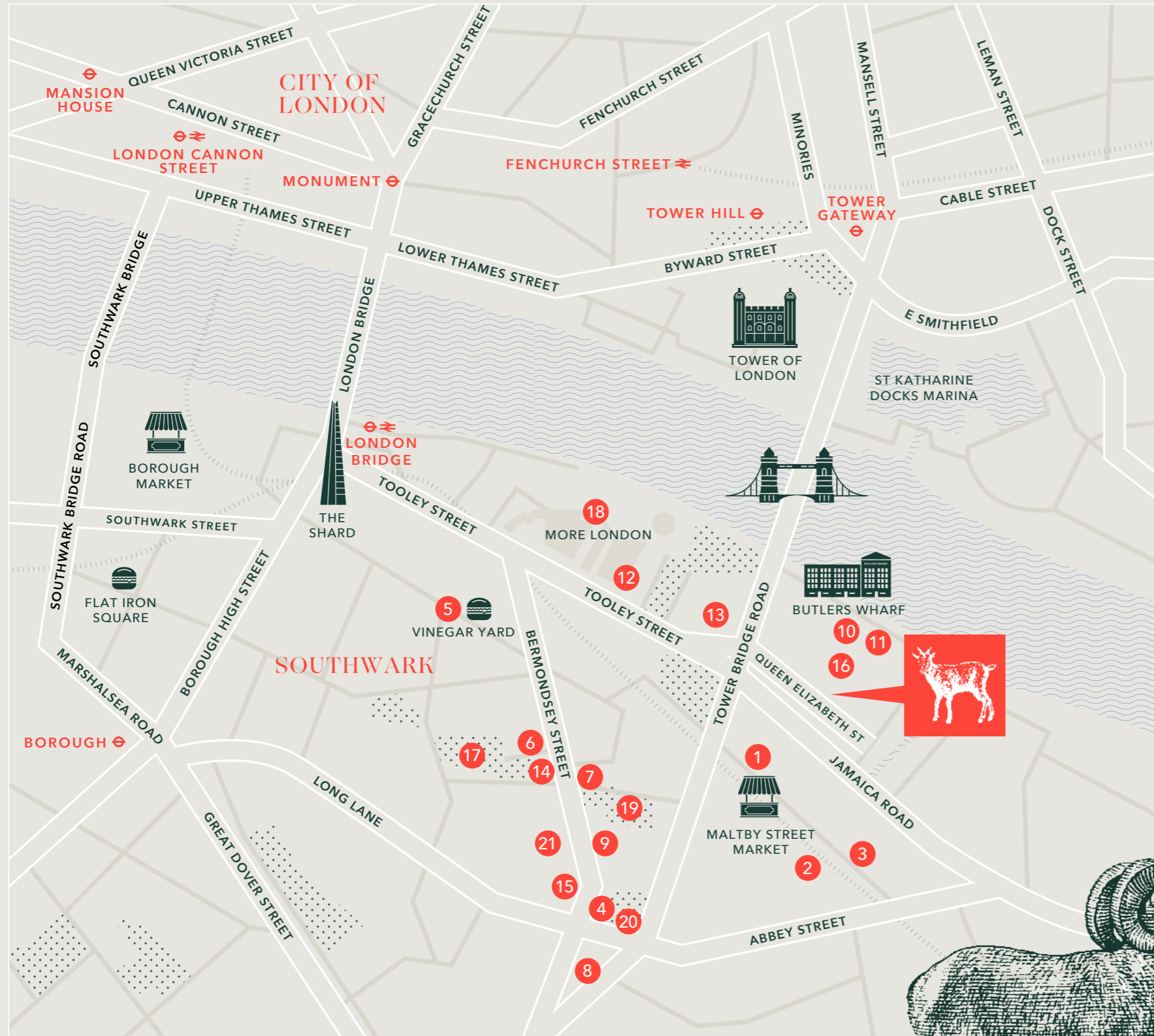
CREATIVE



A passionate foodie, Lauren revels in the proximity of Borough Market for picking up the finest, freshest ingredients for her latest creations.

N° 5

Location is everything



Local amenities

EATING AND DRINKING

- 1 Maltby Street Market
- 2 Jensen's Gin Distillery
- 3 Marquis of Wellington
- 4 The Watchhouse
- 5 Vinegar Yard
- 6 The Woolpack
- 7 Casse Croute
- 8 Hej Coffee
- 9 Fuckoffee
- 10 Butlers Wharf Chop House
- 11 Le Pont de la Tour
- 12 Flat Iron
- 13 Restaurant Story
- 14 José
- 15 Flour & Grape
- 16 Dean Swift Pub

OPEN SPACES

- 17 Leathermarket Gardens
- 18 More London
- 19 Tanner Street Park

CULTURE

- 20 Kino Cinema
- 21 White Cube Gallery





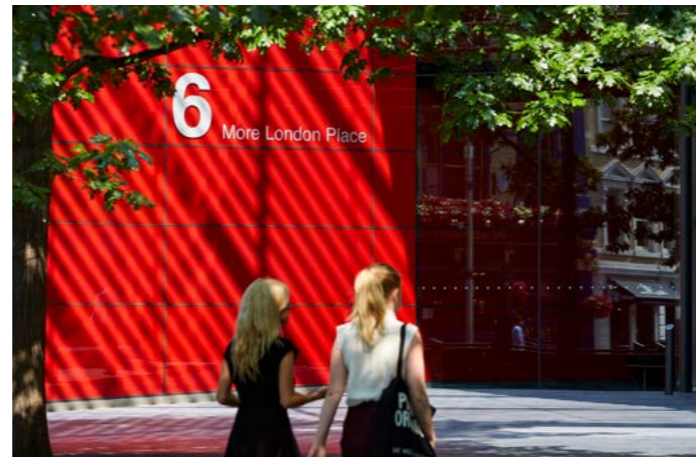
From Vinegar Yard to Maltby Street Market, The Fashion & Textiles Museum to Tate Modern, there's plenty to browse and graze on whether feeding your inspiration or satiating your appetite for the new and innovative. This area is renowned for its food culture, bars and cafés, which set the standard for London. The South Bank provides art, theatre, and cinema surrounded by the landmarks of London's skyline.



G.O.A.T lifestyle

GOAT YARD

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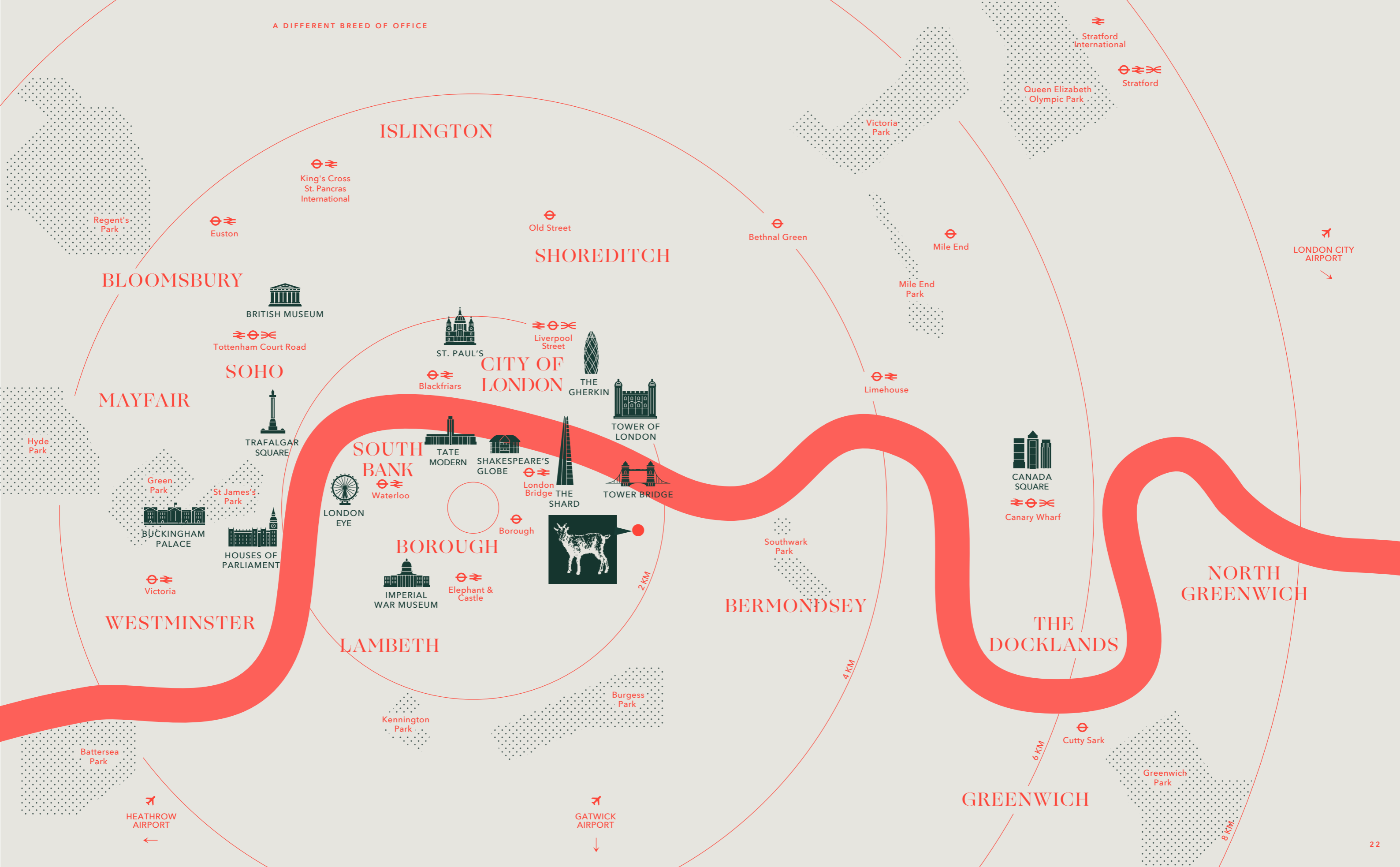
Ahmad
ACCOUNT HANDLER

Nº 6



With Cycle Route 4 on the doorstep, London Bridge station for tube and rail options, buses galore, and even a Thames Clipper pier close by, all of London is at Ahmad's feet.

The well-connected office



ISLINGTON

SHOREDITCH

BLOOMSBURY

SOHO

MAYFAIR

CITY OF LONDON

SOUTH BANK

BOROUGH

BERMONDSEY

THE DOCKLANDS

NORTH GREENWICH

GREENWICH

King's Cross
St. Pancras
International

Euston

Old Street

Bethnal Green

Mile End

Stratford
International

Stratford

Queen Elizabeth
Olympic Park

LONDON CITY
AIRPORT

BRITISH MUSEUM

Tottenham Court Road

ST. PAUL'S

Liverpool
Street

THE
GHERKIN

TOWER OF
LONDON

TRAFALGAR
SQUARE

TATE
MODERN

SHAKESPEARE'S
GLOBE

THE
SHARD

TOWER
BRIDGE

CANADA
SQUARE

Canary Wharf

BUCKINGHAM
PALACE

HOUSES OF
PARLIAMENT

LONDON
EYE

Waterloo

London
Bridge

Borough



2 KM

Southwark
Park

IMPERIAL
WAR MUSEUM

Elephant &
Castle

WESTMINSTER

LAMBETH

Battersea
Park

HEATHROW
AIRPORT

GATWICK
AIRPORT

↓

Burgess
Park

Kennington
Park

4 KM

6 KM

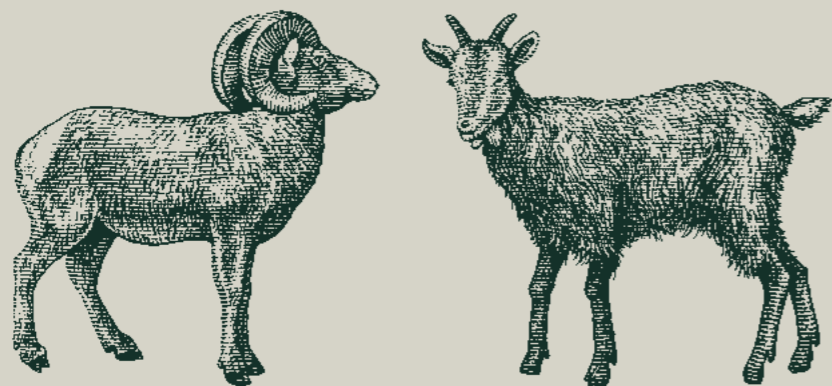
Cutty Sark

Greenwich
Park

8 KM

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RECAPITAL

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