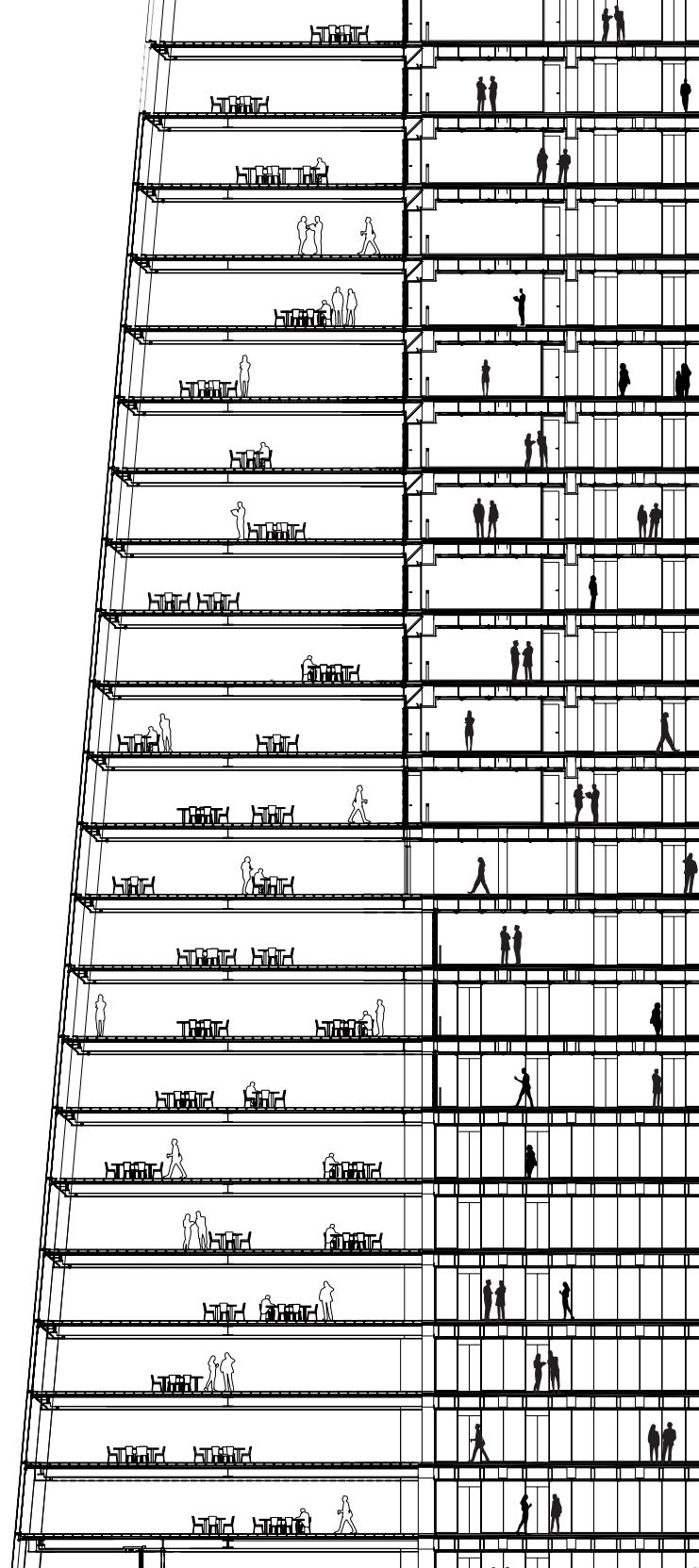
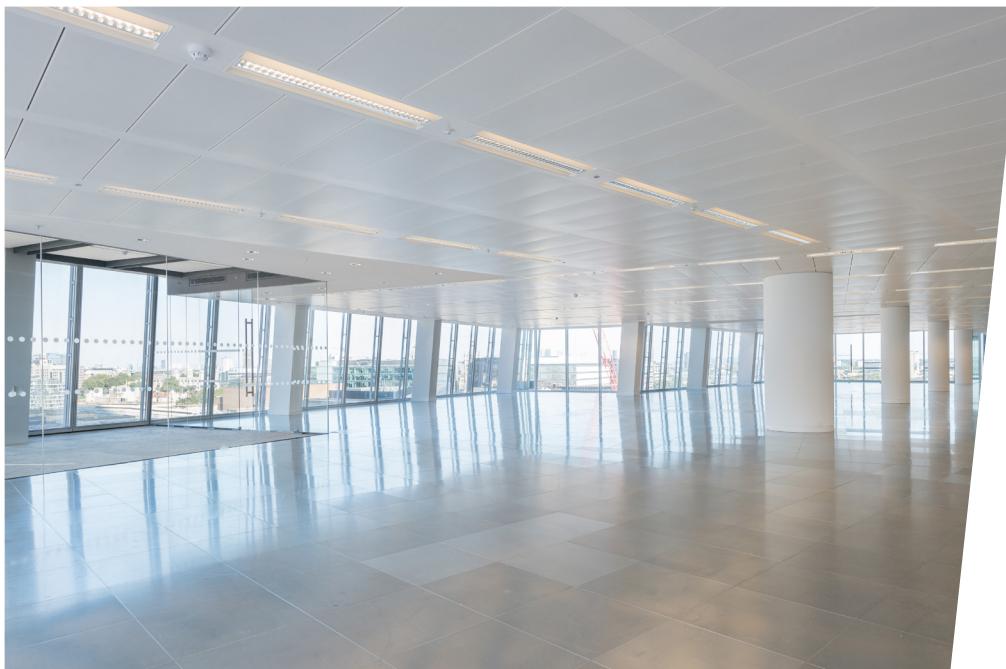


THE SHARD

PART LEVEL 10

20,075 SQ FT (1,865 SQ M)





INDICATIVE CAT A



“LONDON BRIDGE HAS REALLY GREAT MOMENTUM. THE LOCATION HAS SO MUCH PERSONALITY AND IT’S SO CENTRAL – 30 MINUTES FROM GATWICK AND JUST TWO UNDERGROUND STOPS TO SOHO AND THE WEST END.”

KURT MACHER
General Manager, Shangri-La Hotel

PART LEVEL 10

20,075 SQ FT (1,865 SQ M)

- North facing
- Unspoilt views over the City
- Three winter gardens

⑤ OCCUPIER BENEFITS

- Occupier management platform that offers access to a comprehensive suite of building, lifestyle services and information
- On site serviced office space with meeting rooms for hire
- Medical centre on site
- Seasonal events

- Award winning local amenity, including Borough Market
- Concierge services
- Car parking
- Shard Members card giving exclusive discounts to restaurants, bars and local retailers



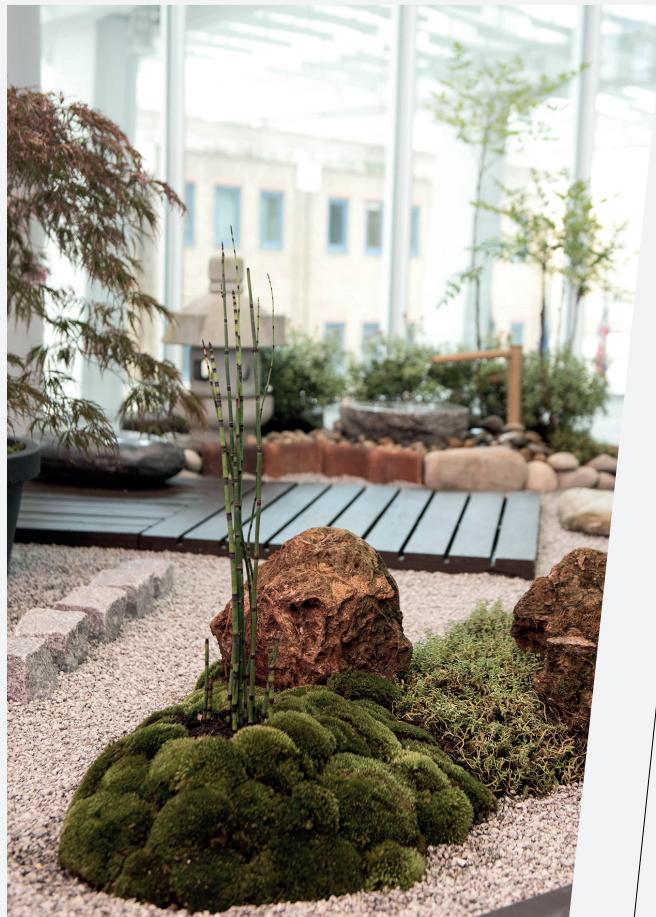
leaf SUSTAINABILITY

- BREEAM excellent
- EPC B
- Fully renewable electricity supplier
- Located adjacent to major London public transport hub
- 95% of waste generated was recycled. 20% of all steelwork originated from recycled sources
- Extensive recycling carried out and tenant education programme

🌐 CONNECTIVITY

- WiredScore Certified Platinum
- Fully distributed fibre
- Fast provision
- High resiliency
- Dual meet-me rooms
- Multiple connectivity providers
- Future proof installation
- Backup electricity
- Redundancy backup

ACCESS TO WINTER GARDEN
PROVIDING FRESH AIR



📍 TRANSPORT

LONDON UNDERGROUND

- 🚇 Jubilee Line: Bond Street (9 mins) and Canary Wharf Stations (6 mins)
- 🚇 Northern Line: Bank and Moorgate Stations (3 mins)

INTERNATIONAL

- ✈️ Gatwick Airport (30 mins)
- 🚂 Direct line to St Pancras International with Eurostar routes to mainland Europe

NATIONAL RAIL

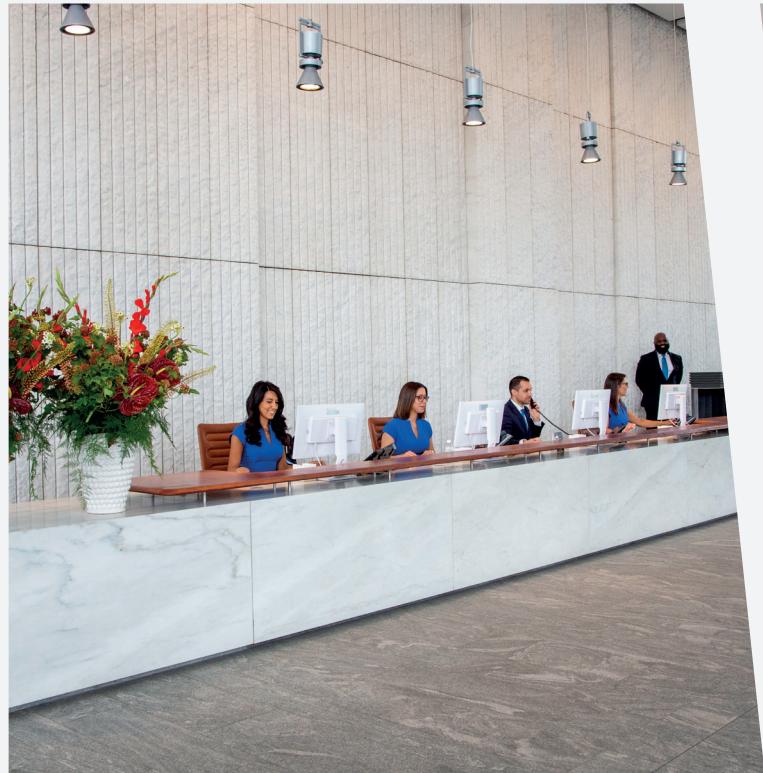
- 🚂 Direct routes to Cambridge, Bedford and Peterborough
- 🚂 Direct routes to Brighton and the South



VIEW ONLINE

“YOU JUST HAVE TO SAY ‘THE SHARD’ AND EVERYBODY KNOWS WHERE YOU ARE. YOUR BRAND SUDDENLY GETS ASSOCIATED WITH THE ICONIC NATURE OF THE BUILDING WITH ALL THE EMOTION AND PRESTIGE.”

ROB PIERRE
Co-Founder, Jellyfish



↗
SERVICED BY DOUBLE DECKER
HIGH SPEED LIFTS

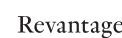
↗
WELCOMING RECEPTION
AND CONCIERGE

BARS AND RESTAURANTS

The Shard's seven award-winning bars and restaurants offer the best views of London. Here you can relax in style at the pinnacle of one of London's finest dining experiences.



THE SHARD OCCUPIERS



LEASING ENQUIRIES



DAN GAUNT

+44 (0)7818 008 981

dan.gaunt@knightfrank.com

WILLIAM FOSTER

+44 (0)7748 985 951

william.foster@knightfrank.com

ABBY DWAN

+44 (0)7976 084 158

abby.dwan@knightfrank.com



DAN ROBERTS

+44 (0)7801 143 909

dan.roberts@nmrk.com

JACK BEEBY

+44 (0)7841 802 097

jack.beeby@nmrk.com

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by BH2 and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither BH2 nor Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Information correct at time of printing. © Copyright LBQ Ltd, May 2025.