

THENEST.LONDON

THE
NEST
E
1

18-22 DISNEY PLACE, LONDON

732 - 4,812 SQ FT

NEWLY REFURBISHED & FULLY FITTED OFFICE SPACE SET OVER FOUR FLOORS.

Available Q1 2025

MODERN • FORWARD THINKING • FLEXIBLE • FULLY FURNISHED •
732 - 4,812
SQ FT

BOROUGH

A FULLY FITTED, MODERN OFFICE BUILDING.

The Nest, a hidden gem tucked away in the heart of Borough, is conveniently located just a two-minute walk from Borough Station.

This newly refurbished building offers workspace options ranging from 732 to 4,812 sq ft.

The ground and second floors have been meticulously curated to provide fully fitted and furnished space ready for immediate occupation. We can deliver similarly fitted spaces on all floors.

The second and third floors have spacious terraces and roof gardens.



Q1 2025



Indicative CGI of ground floor.

ACCOMMODATION

The property has undergone an extensive refurbishment and enhancement in collaboration with White Red Architects, resulting in the creation of office spaces that exemplify the highest standards of design and functionality.

This versatile building can be tailored to suit your specific needs, with the option to lease on a floor-by-floor basis, or as an entire HQ building, providing a unified and centralised hub for your organisation.

A duplex layout combines the second and third floors, which can be leased as an integrated unit, offering a cohesive workspace that includes the exclusive privilege of picturesque private terraces to both floors.

FLOOR	OFFICE		TERRACE	
	SQ FT	SQ M	SQ FT	SQ M
3 / DUPLEX	732	68	307	29
2* / DUPLEX	1,206	112	140	13
1	1,173	109	-	-
G*	1,701	158	-	-
TOTAL	4,812	447	447	42

*Fully fitted floors



DESIGN

A NEWLY REFURBISHED FLEXIBLE WORKSPACE

The building features dedicated meeting rooms as well as a glazed extension on the first floor, lending an air of modern elegance to the space.

The second and third floor terrace and roof garden offer stunning views, and seamlessly blend the indoors with the outdoors, while ensuring ample natural light permeates the workspace.

The building is equipped with top-of-the-line facilities that cater to modern business needs, including bike storage and showers, enhancing productivity and comfort for all occupants.



DEDICATED ENTRANCE

ENSURING CONVENIENCE AND ACCESSIBILITY FOR THE SELF-CONTAINED GROUND FLOOR.

BROWSE • EAT • EXPLORE
CHILL • EAT • EXPLORE
A BUSTLING DISTRICT
CHILL • EAT • EXPLORE

AREA

SE1

The area is renowned for its vibrant mix of theatres, galleries and museums, making Borough a go-to area for art lovers and creatives alike.

The crown jewel is Borough Market, a culinary haven with an array of delights waiting to be savoured. For food enthusiasts, it's an absolute must-visit, boasting an impressive collection of more than 100 stalls, stands, restaurants, bars and shops; offering a unique gastronomic experience.

HISTORIC PUBS & BARS

A RICH BREWING HERITAGE, WHERE ONE CAN SAVOUR A TASTE OF TRADITION WHILE SOAKING IN THE VIBRANT ATMOSPHERE.





CULTURE
SHAKESPEARE'S GLOBE • FLAT IRON SQUARE
UNION YARD ARCHES • SOUTHBANK



UNIQUE

OUT & ABOUT

THE AREA'S RICH CULTURE DELIVERS AN EXCITING SELECTION OF BUZZING BARS & EATERIES.

LOCATION

AMENITIES

RESTAURANTS/BARS

1. Hawksmoor Borough
2. Roast
3. The Market Porter
4. Casa do Frango
5. Lobos Tapas
6. Seabird
7. Flat Iron Square
8. 'O Ver
9. Lantana
10. The Breakfast Club
11. Brix
12. The White Hart
13. Vinegar Yard
14. Bread Street Kitchen
15. Mercato Metropolitano
16. Lupin
17. Audrey's
18. The Rose & Crown
19. Lorde Clyde Southwark
20. Munchies
21. The Kings Arms
22. Great Guns Social
23. Prezzemolo & Vitale
24. The Gladstone Arms
25. Lant Street Wine Co
26. The Libertine

GYMS

1. The Fitting Rooms
2. CrossFit
3. 3Tribes
4. Pure Gym

GALLERIES/THEATRES

1. Tate Modern
2. Globe Theatre

HOTELS

1. Sea Containers London
2. The Hoxton
3. Hilton
4. citizenM
5. Shangri-La The Shard
6. London Bridge Hotel
7. The Dixon Hotel
8. Premier Inn
9. Travelodge
10. The Bermondsey Square Hotel

MARKETS

1. Amazon Fresh
2. Borough Market
3. Tabard Street Food Market

WORKSPACES

1. Jerwood Space
2. The Ministry

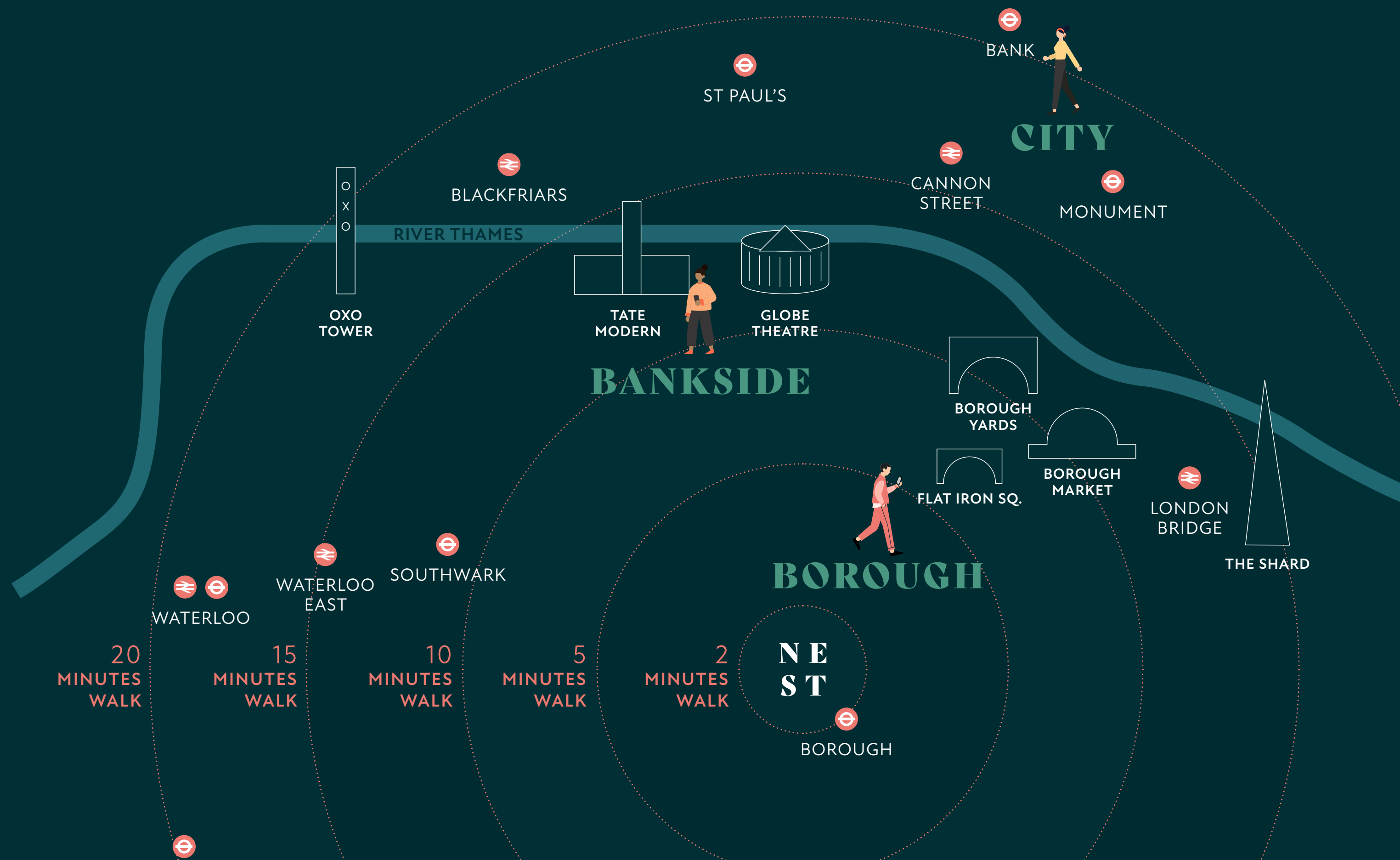
COFFEE SHOPS

1. Black Sheep Coffee
2. Grind
3. Black Sheep Coffee
4. Costa Coffee
5. Crol & Co
6. Starbucks Borough High St.
7. St John's Bakery
8. Terry's cafe
9. Starbucks Blackfriars Rd.
10. Mary and Me
11. Pret a Manger



RAIL TRAVEL TIMES FROM BOROUGH STATION

<p>3 MINS LONDON BRIDGE</p>	<p>4 MINS ELEPHANT & CASTLE</p>	<p>5 MINS BANK</p>
<p>5 MINS MOORGATE</p>	<p>6 MINS MONUMENT</p>	<p>8 MINS LIVERPOOL STREET</p>
<p>10 MINS LONDON WATERLOO</p>	<p>11 MINS OLD STREET</p>	<p>14 MINS TOTTENHAM COURT ROAD</p>
<p>15 MINS FARRINGDON</p>	<p>17 MINS KING'S CROSS/ ST PANCRAS</p>	<p>18 MINS OXFORD CIRCUS</p>



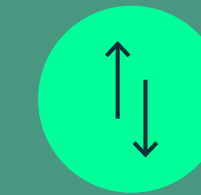
Indicative CGI of kitchen areas



HIGH QUALITY SPECIFICATION



**PRIVATE TERRACES
& ROOF GARDEN ON
2ND & 3RD FLOORS**



**LIFT
ACCESS**



**FULLY AIR
CONDITIONED**



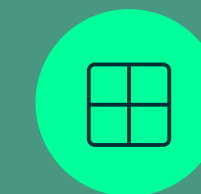
**WC & SHOWER
FACILITIES**



**TARGET
RATING B**



**LED
LIGHTING**



**GLAZED
EXTENSION
ON 1ST FLOOR**



**HIGH-SPEED
FIBRE
BROADBAND**



**SELF-CONTAINED
GROUND FLOOR WITH
OWN ENTRANCE**

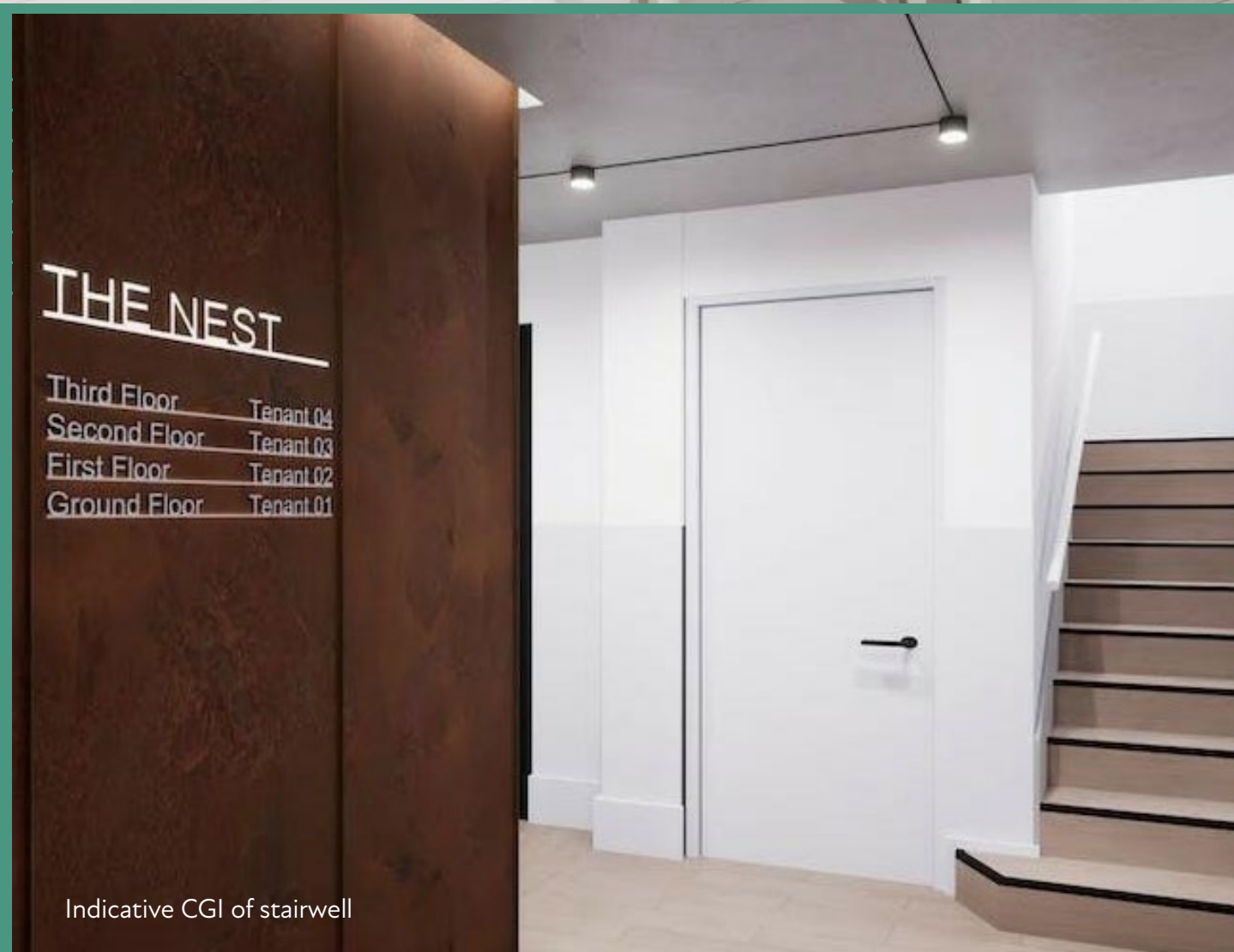
AMENITIES

MODERN FACILITIES TO
CATER FOR MODERN
BUSINESS NEEDS.

THE NEST

Third Floor	Tenant 04
Second Floor	Tenant 03
First Floor	Tenant 02
Ground Floor	Tenant 01

Indicative CGI of stairwell



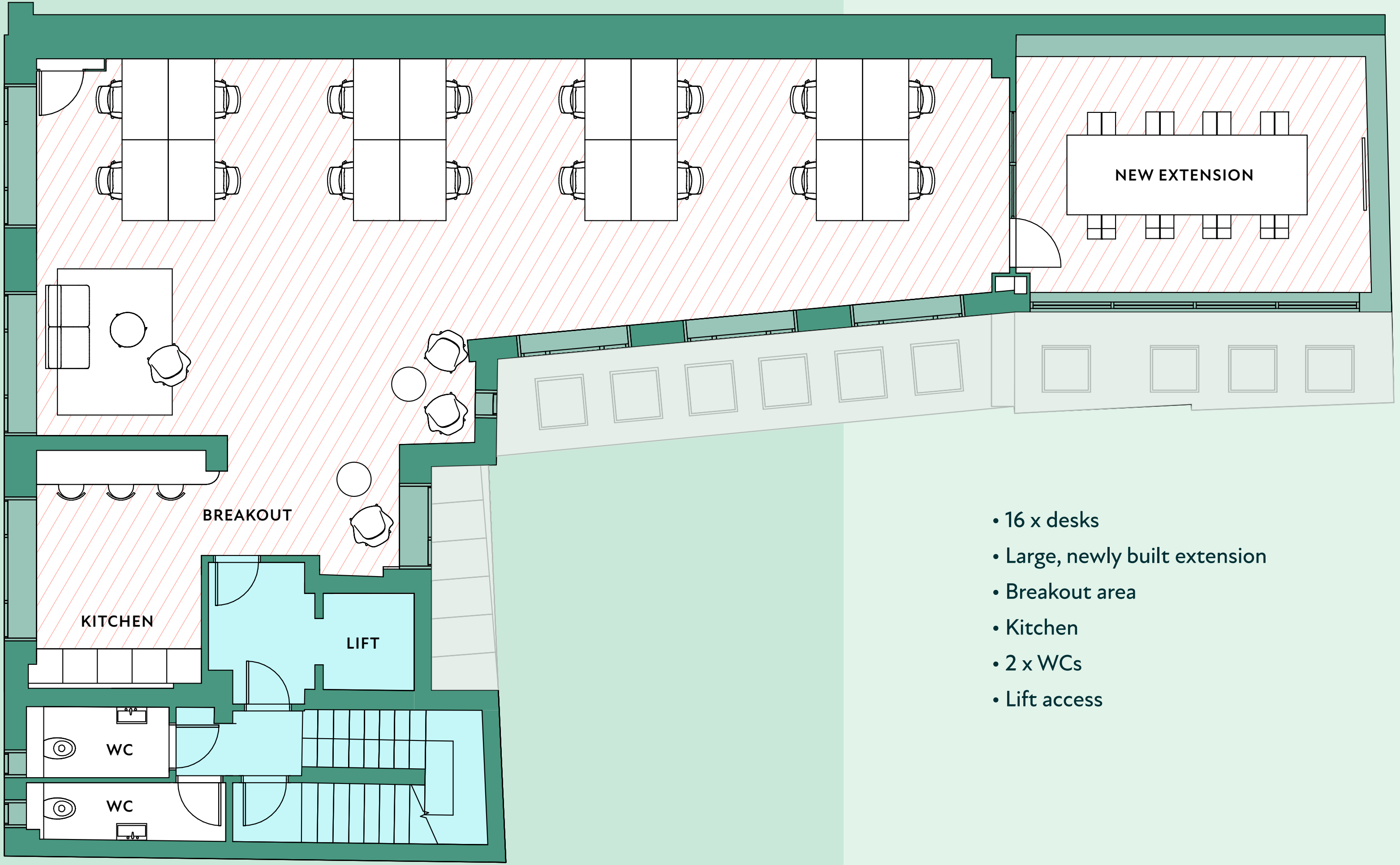
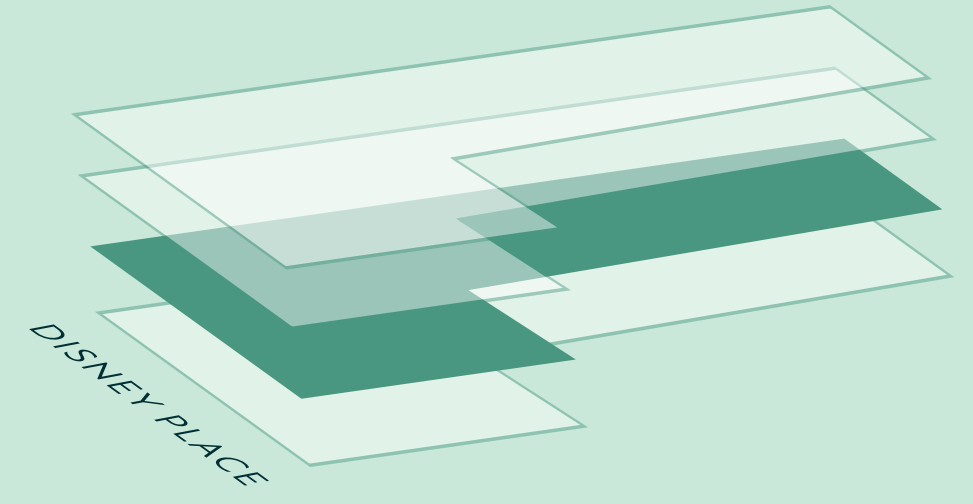


FIRST FLOOR AVAILABILITY

1,173 SQ FT 108.9 SQ M

AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE

**BESPOKE
FIT OUT
OPPORTUNITY**



Indicative floor layout

- 16 x desks
- Large, newly built extension
- Breakout area
- Kitchen
- 2 x WCs
- Lift access

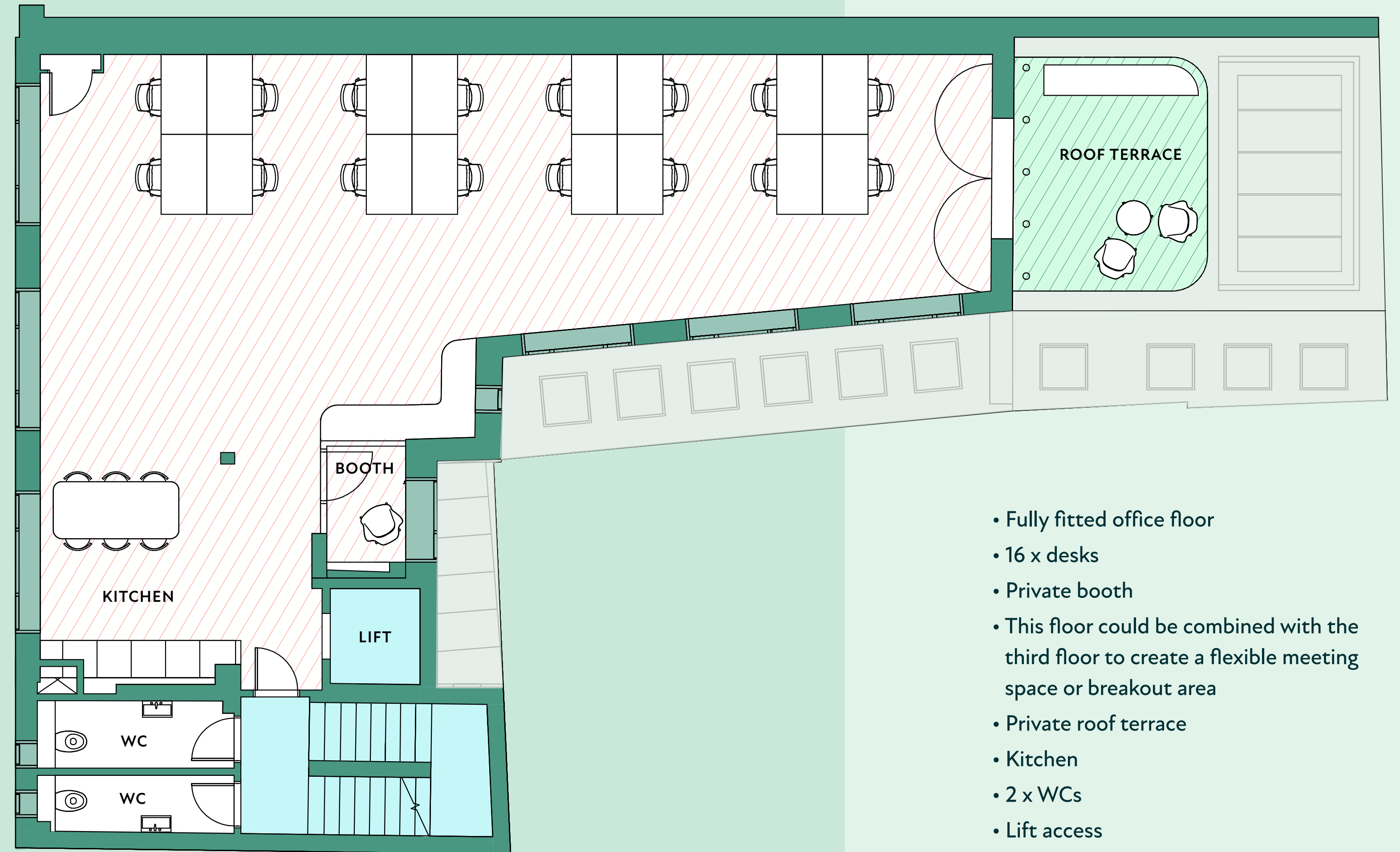
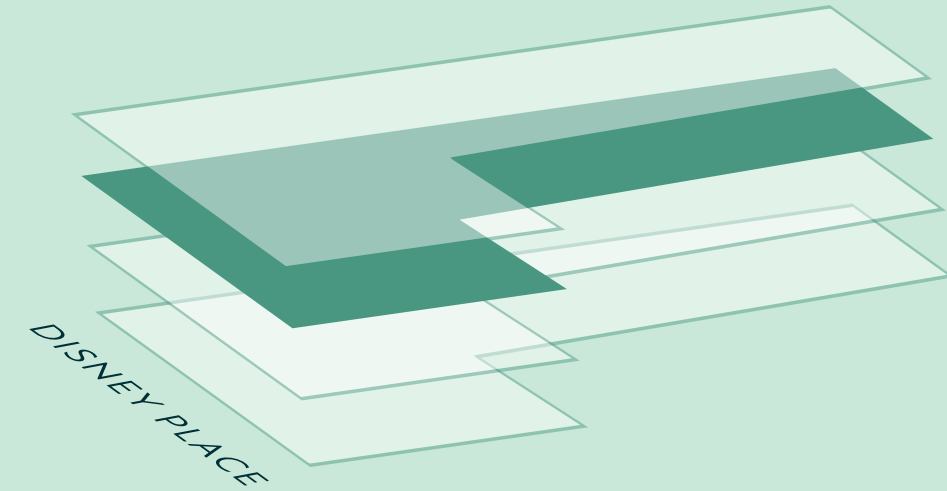
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SECOND FLOOR WITH ROOF TERRACE

AVAILABLE AS A DUPLEX
OPTION WITH 3RD FLOOR

1,206 SQ FT 112 SQ M

AVAILABLE • AVAILABLE • AVAILABLE • AVAILABLE
**FULLY FITTED
FLOOR SPACE**



Indicative floor layout

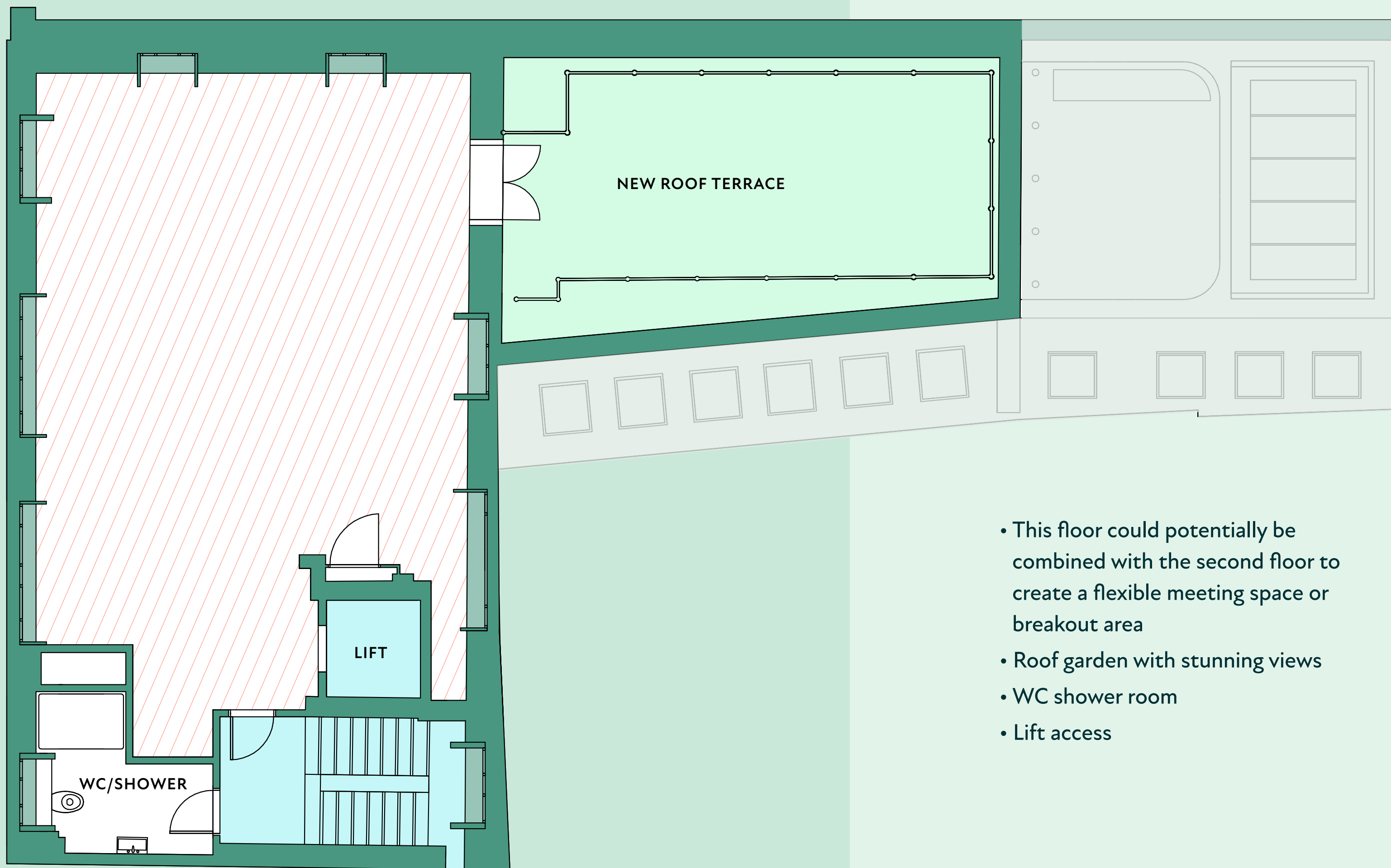
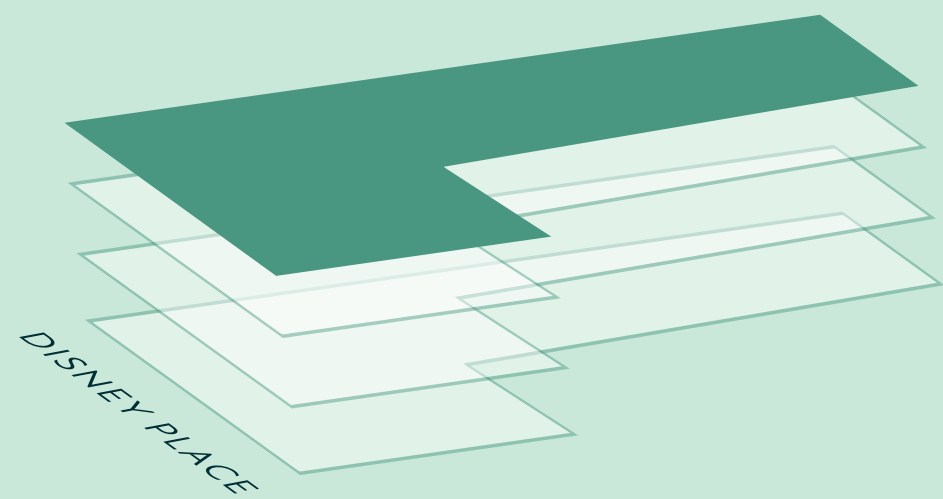
- Fully fitted office floor
- 16 x desks
- Private booth
- This floor could be combined with the third floor to create a flexible meeting space or breakout area
- Private roof terrace
- Kitchen
- 2 x WCs
- Lift access



THIRD FLOOR WITH ROOF TERRACE

AVAILABLE AS A DUPLEX
OPTION WITH 2ND FLOOR

732 SQ FT **68** SQ M



- This floor could potentially be combined with the second floor to create a flexible meeting space or breakout area
- Roof garden with stunning views
- WC shower room
- Lift access



Flexible new lease(s) direct from the landlord for a term by arrangement



Rent upon application



The building has been elected for VAT



Targeting B



Completion Q1 2025

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