



gpe.co.uk/portfolio/bramah-house

Bramah House

A WORKPLACE BLENDING HISTORIC CHARM WITH MODERN DESIGN

Vintage yard,
63 Bermondsey St,
London, SE1 3XF

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Welcome to Bramah House

If buildings could talk, Bramah House would tell a story like no other. Built in 1898 as a tea warehouse – in a prime London Bridge location – this inspiring space has been refurbished to perfectly blend characterful original features with a stunning modern industrial design aesthetic. More than a workspace, this is an icon of the capital's rich history.



Self-contained floors

Each with their own kitchens, WCs, meeting rooms and breakout spaces.



Access to shared amenities

Visit our sister building, Woolyard, and use its shared lounge, courtyard and meeting rooms.



Natural light

The building's Victorian architecture means each floor is bathed in light.



Wellness space and games room

A quiet space to relax that can also be used as a mothering room. A separate gaming room to take a break.



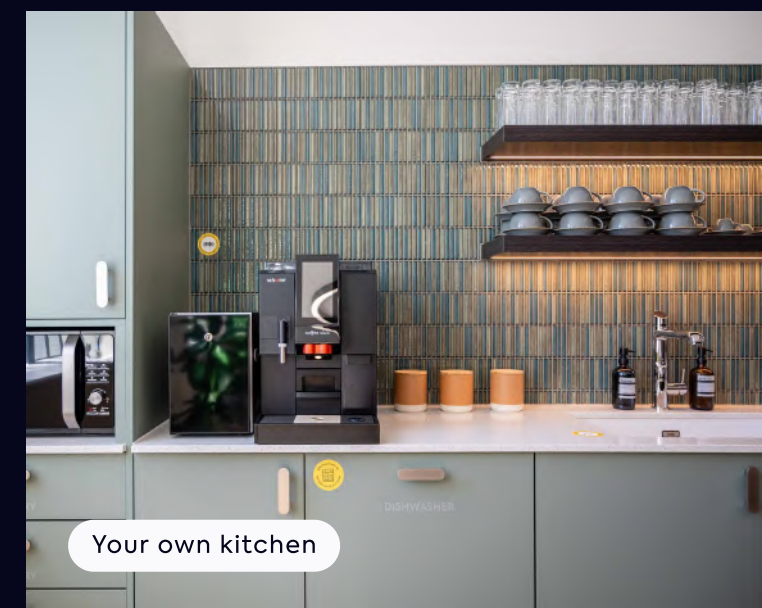
Cycle storage, lockers & repair station

Super-secure cycle spaces for those who commute by bike.



sesame® workplace app

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





Complimentary bookable meeting rooms

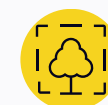


A shared courtyard to enjoy the fresh air



Communal coffee bar and kitchen

Plus, also enjoy the shared amenities at Woolyard



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.



Complimentary meeting rooms

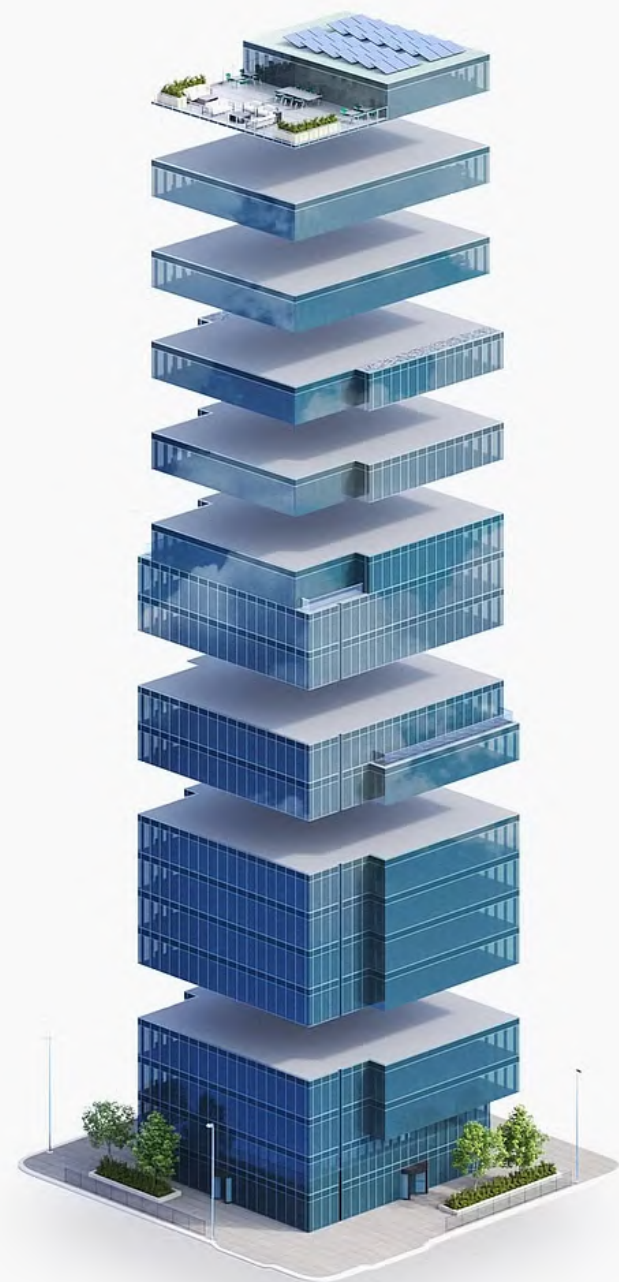
Additional free-of-charge phone booths and meeting rooms, bookable via sesame®, in the shared lounge.



On-site concierge

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

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



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business Rates
- Rent

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 ultra-fast wireless connectivity so you can work seamlessly from day one, with IT help on-hand. Everyone gets access to sesame™, your award-winning workspace app.

[Head over to the tech](#)



5 – Working towards a better world

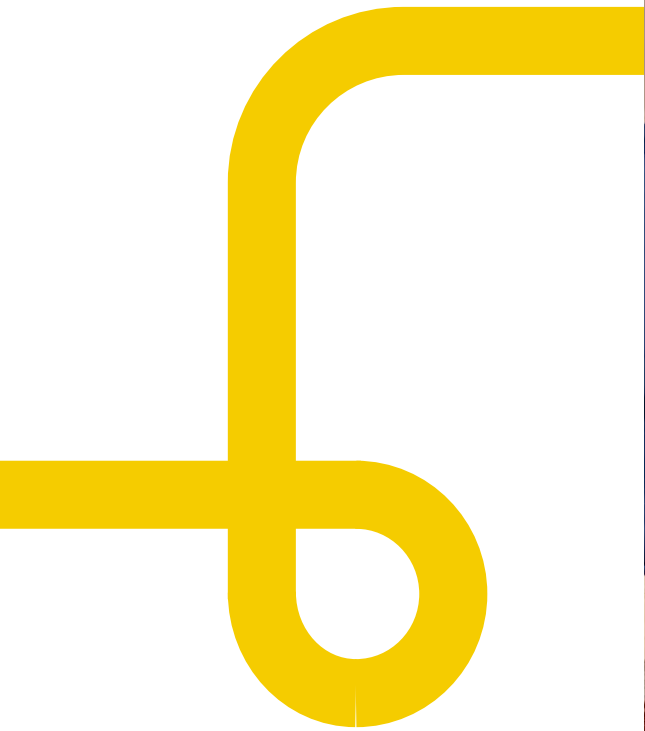
As an environmentally-conscious company, we prioritise sustainability and refuse to engage in greenwashing. We're working towards being a net zero carbon business by 2030.

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



6 – Exceptional service as standard

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





Working towards a better world



During the fit out of Bramah House we...



Have re-used existing timber flooring throughout, refurbishing to make good and avoid the use of new materials.



Are targeting SKA Gold for our sustainable fit-out.



Installed meeting room table tops made from 98% raw materials.



Retained ceilings on the 1st and 2nd floors retaining existing lighting and plasterboard.



Made good existing WC and showers implementing new appliances only.

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 2030.

- 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.



Availability schedule













Let's get down to the details...

The details

Floor	Configuration	Max occupancy	Sq ft	Floorplan	Key features	Availability
Ground Floor	36 desks, 3 meeting rooms, 2 phone booths + breakout areas	48	3,155		Multiple meeting rooms and own shower	 Available Now
1st Floor	38 desks, 3 meeting rooms, 2 phone booths + breakout areas	50	3,261		Warehouse style space with spacious kitchen	 Available Now
2nd Floor	38 desks, 3 meeting rooms, 2 phone booths + breakout areas	49	3,310		Private winter garden and multiple breakouts	 Under Offer

Floorplan

Ground Floor

-  London Bridge
-  3,155 sq ft
-  48 maximum occupancy
-  36 current desks
-  Welcome lounge
-  3 meeting rooms
-  1 shower
-  Breakout areas
-  2 phone booths
-  Kitchen
-  Coffee machine
-  Wine fridge



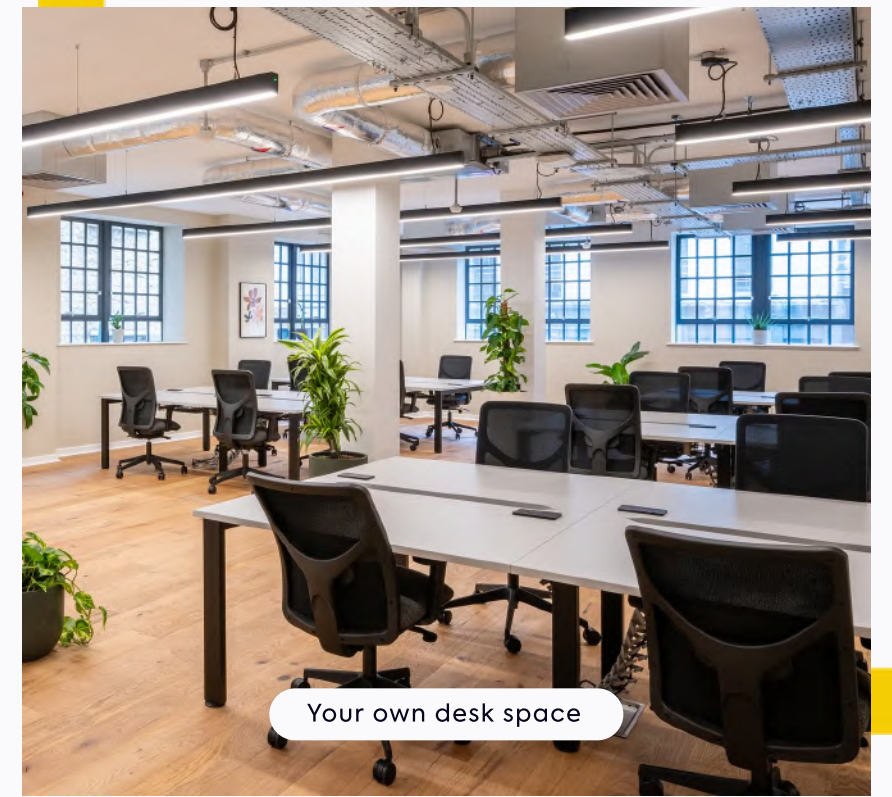
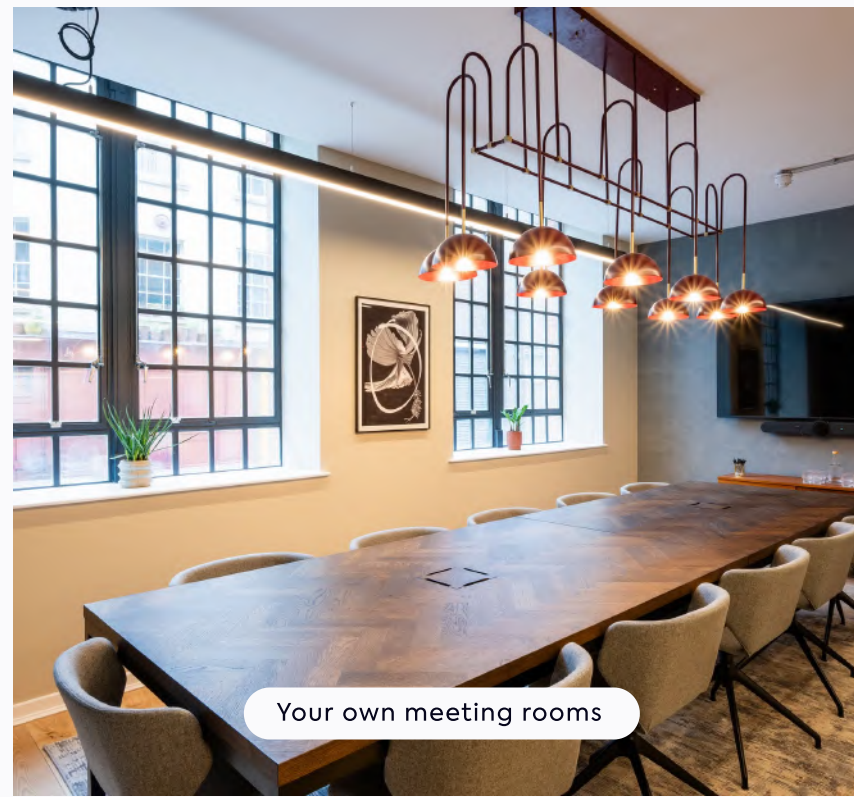
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Bramah House

[View/download 2D floorplan](#)

*This floorplans colour scheme and furnishings are for illustrative purposes only.

Ground Floor



Floorplan

1st Floor

-  London Bridge
-  3,261 sq ft
-  50 maximum occupancy
-  38 current desks
-  3 meeting rooms
-  Welcome lounge
-  Breakout areas
-  2 phone booths
-  Kitchen
-  Coffee machine



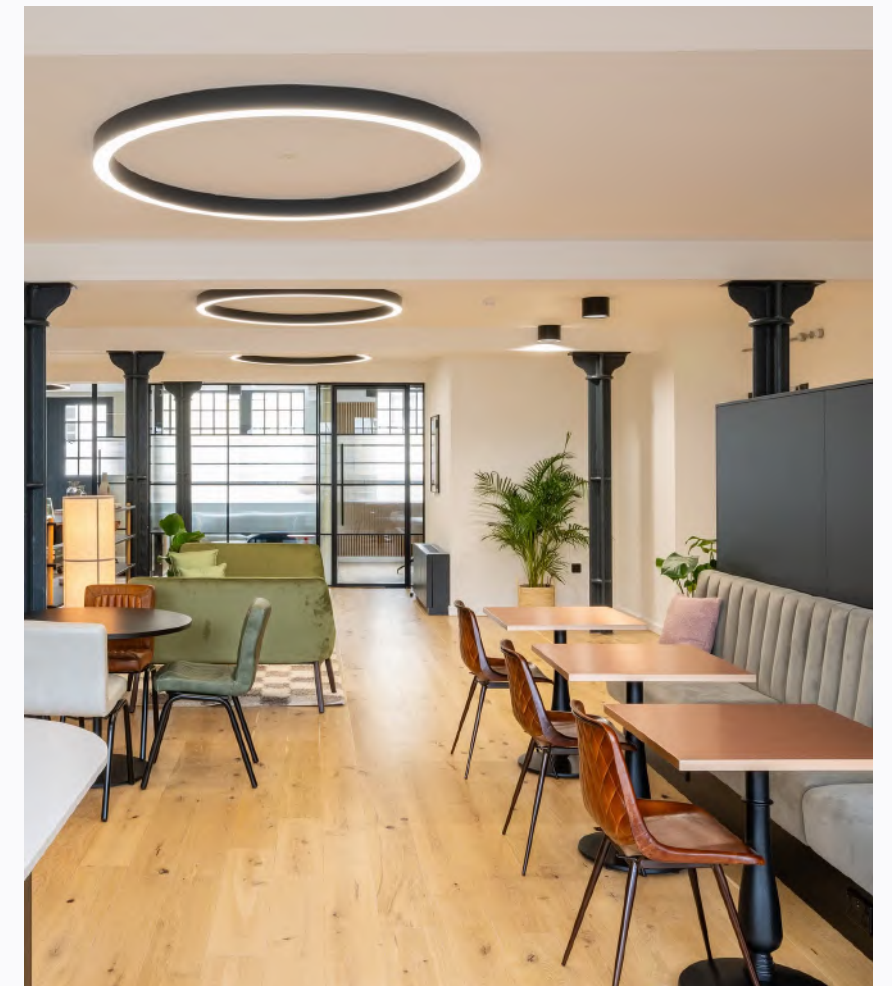
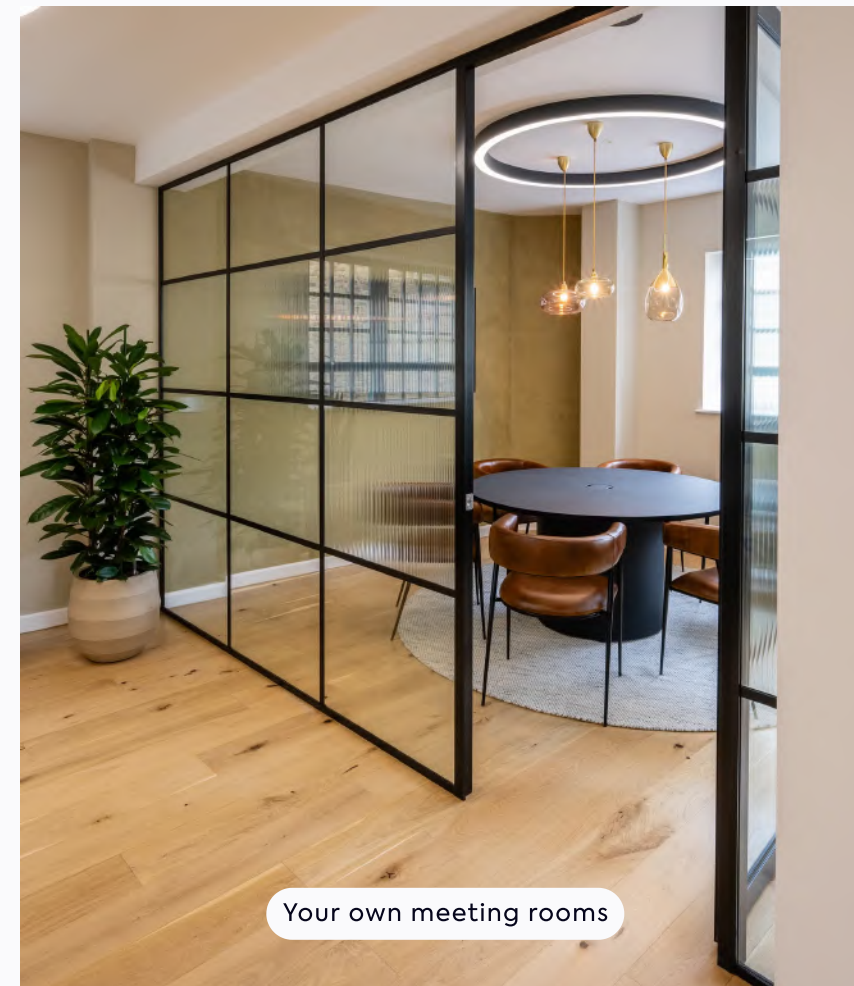
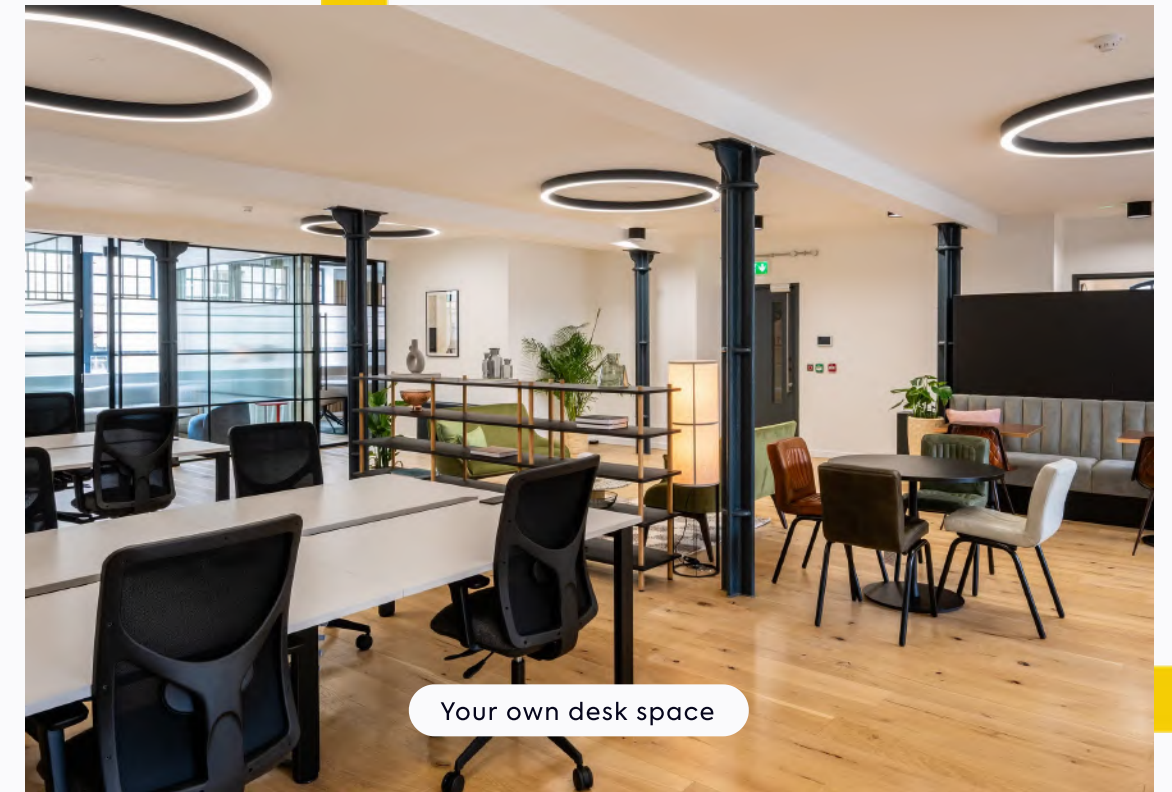
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Bramah House

[View/download 2D floorplan](#)












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1st Floor



Floorplan

2nd Floor

-  London Bridge
-  3,310 sq ft
-  49 maximum occupancy
-  38 current desks
-  3 meeting rooms
-  Welcome lounge
-  Private terrace
-  Breakout areas
-  2 phone booths
-  Kitchen
-  Coffee machine



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Bramah House

[View/download 2D floorplan](#)

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2nd Floor



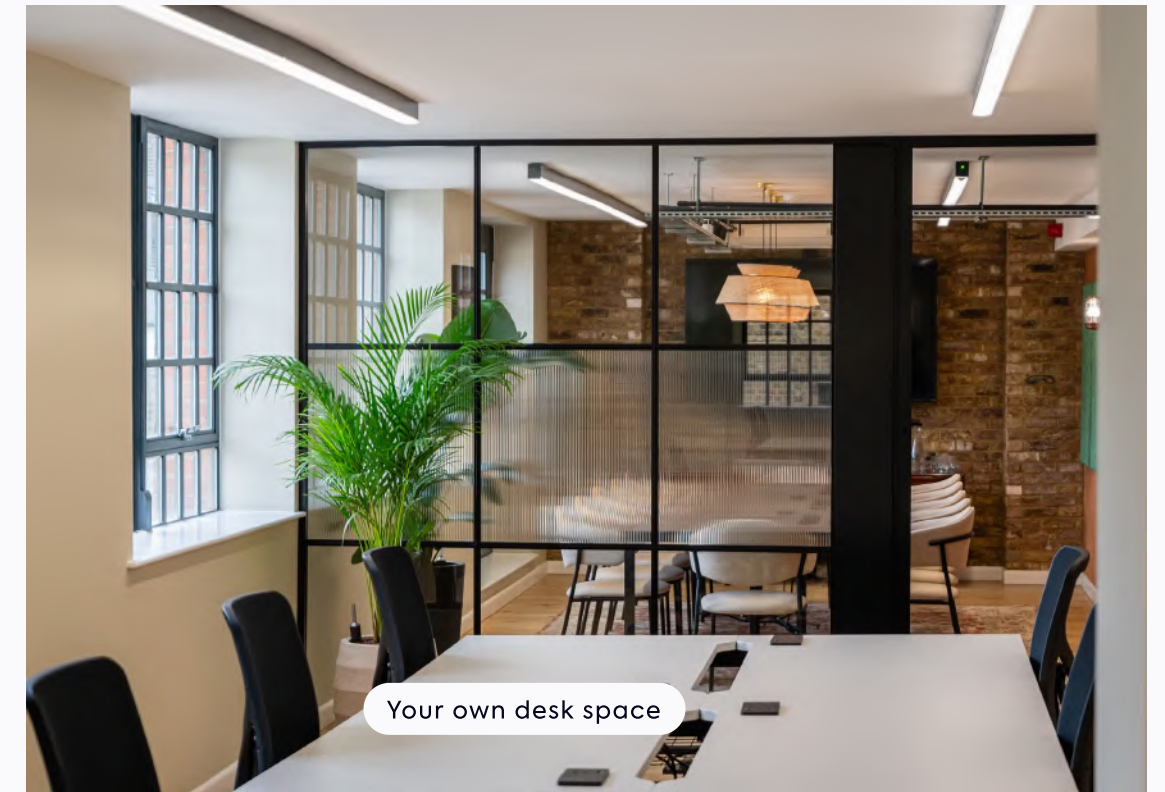
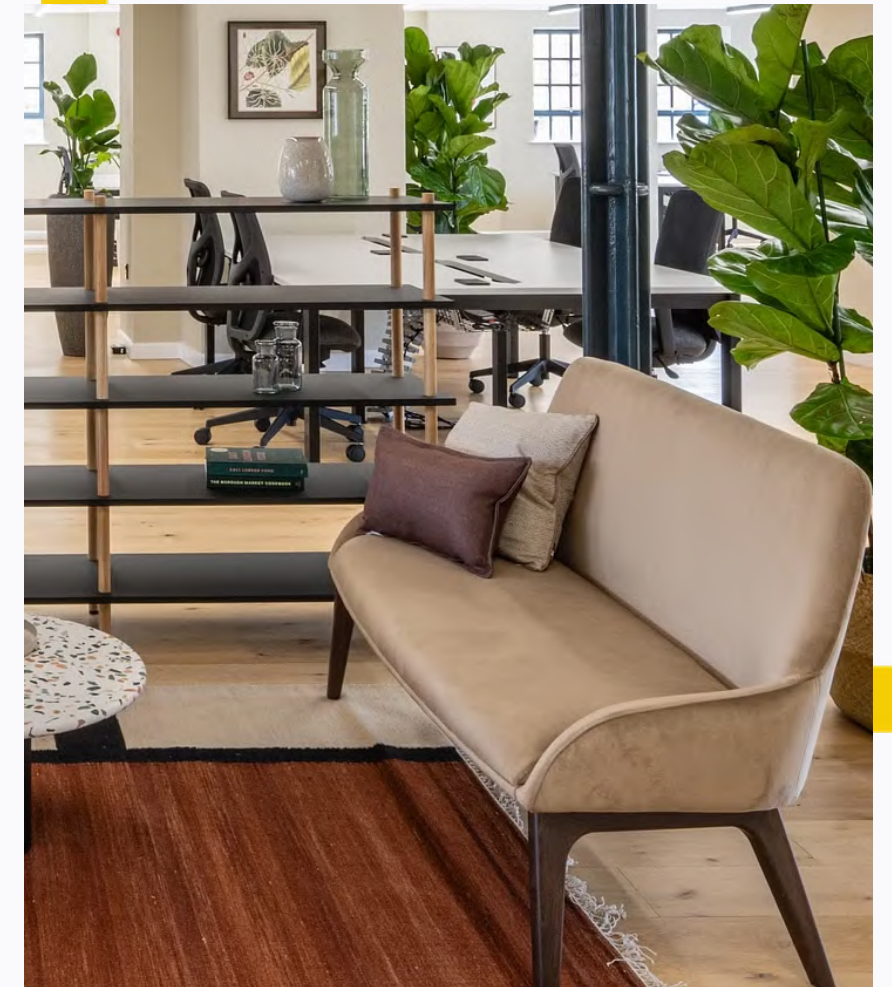
Your own breakout areas



Your own kitchen

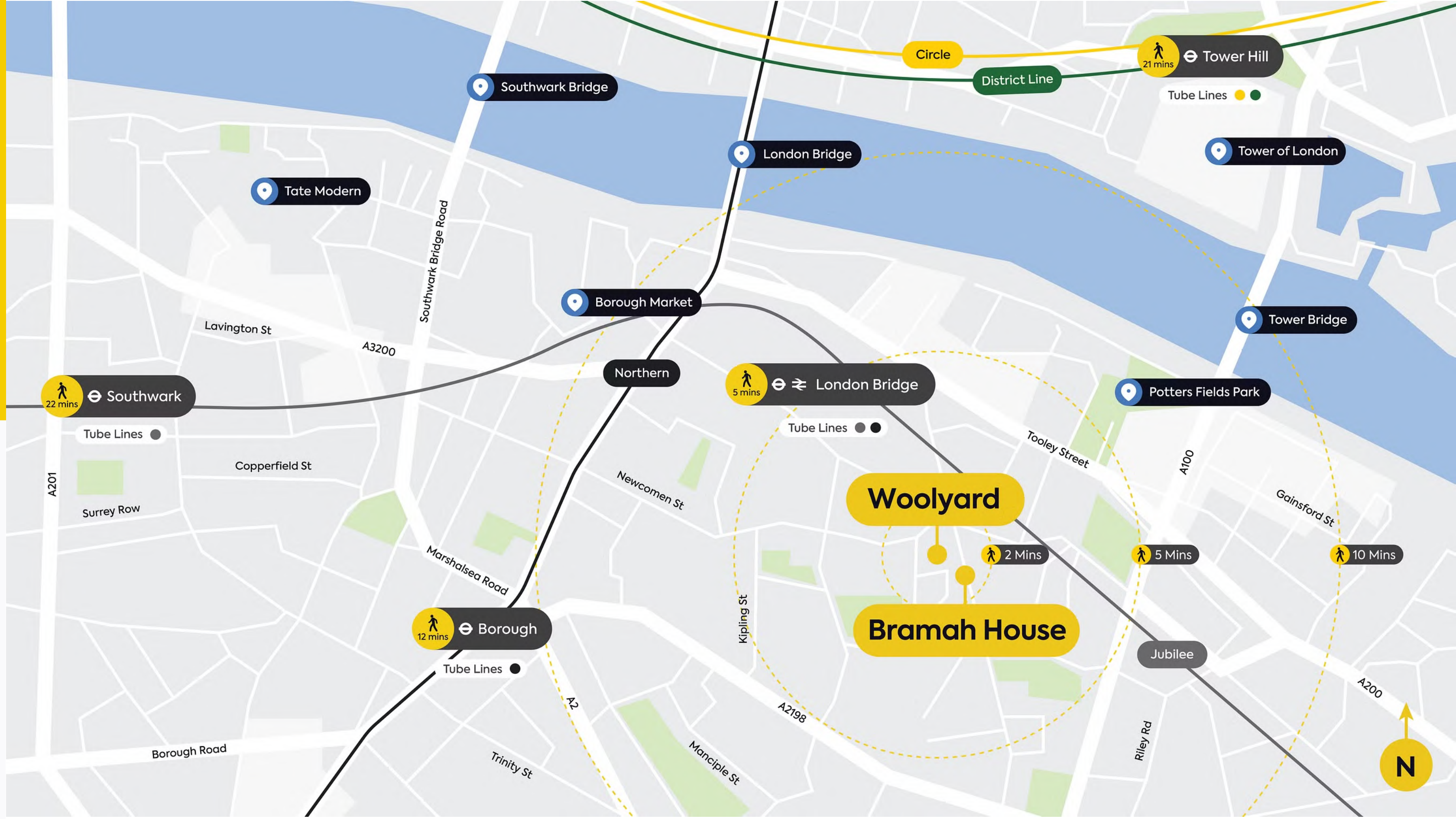


Your own meeting rooms



Your own desk space

Truly Connected





Ideal for commuters, Bramah House is just a five-minute walk from London Bridge rail and underground stations, with plenty of nearby cycle routes to encourage eco-friendly travel around this vibrant neighbourhood.

 **Walking Distance**

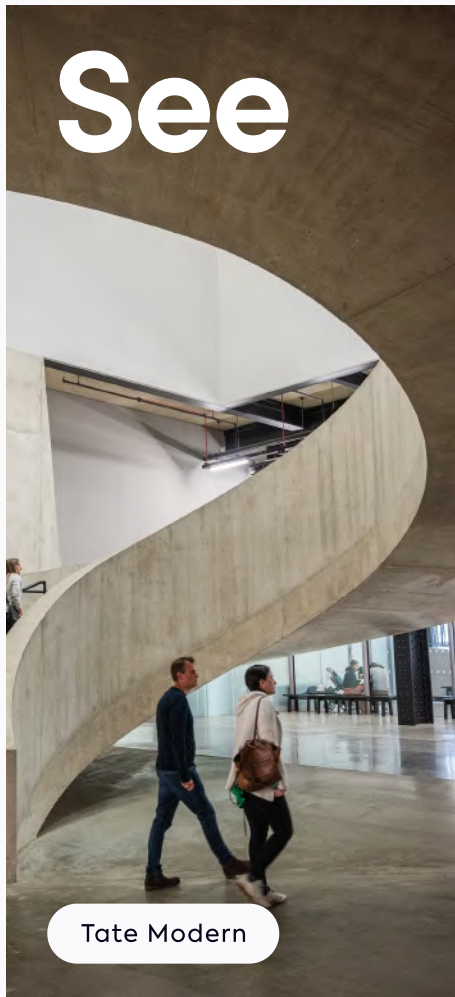
London Bridge
5 mins
   

Borough
12 mins
 

Tower Hill
21 mins
  

Southwark
21 mins
 

See



Tate Modern



Borough Market



Bermondsey Street

Relax



Giddy Grocer

Taste



Tanner Street Park



Vinegar Yard



London Bridge

Tried and tasted

Within

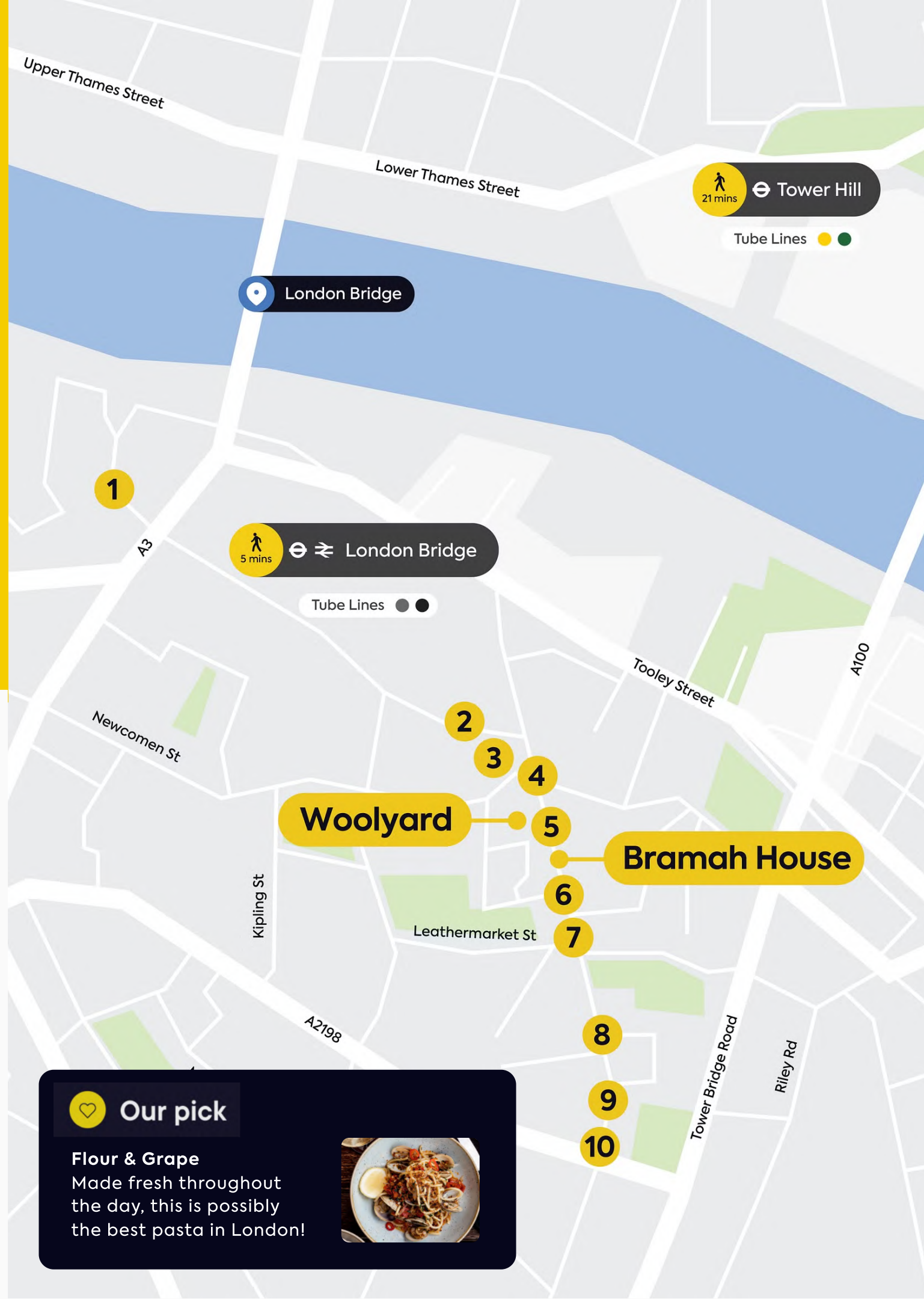
10

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.

Spoilt for choice

Within

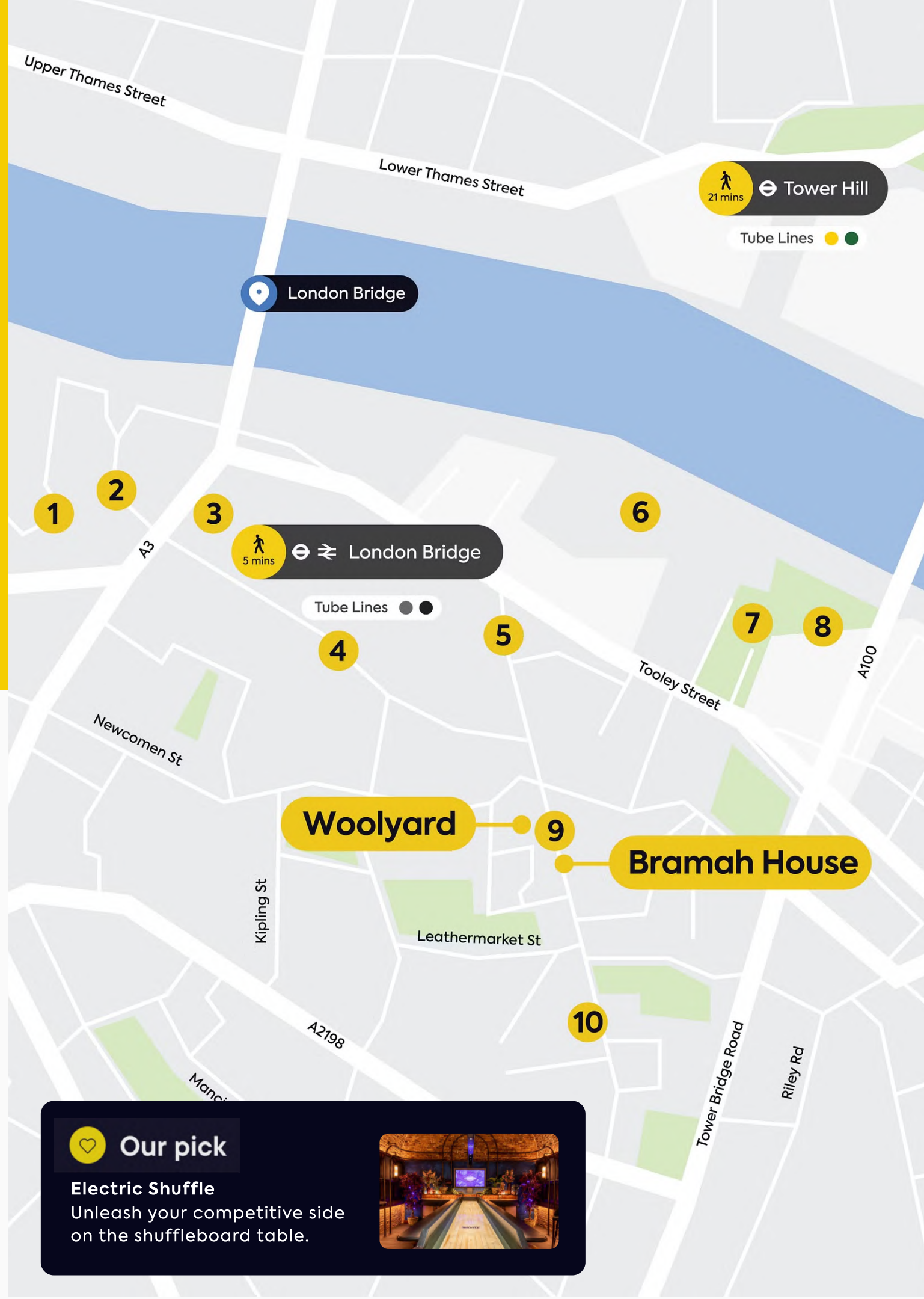
10

minutes



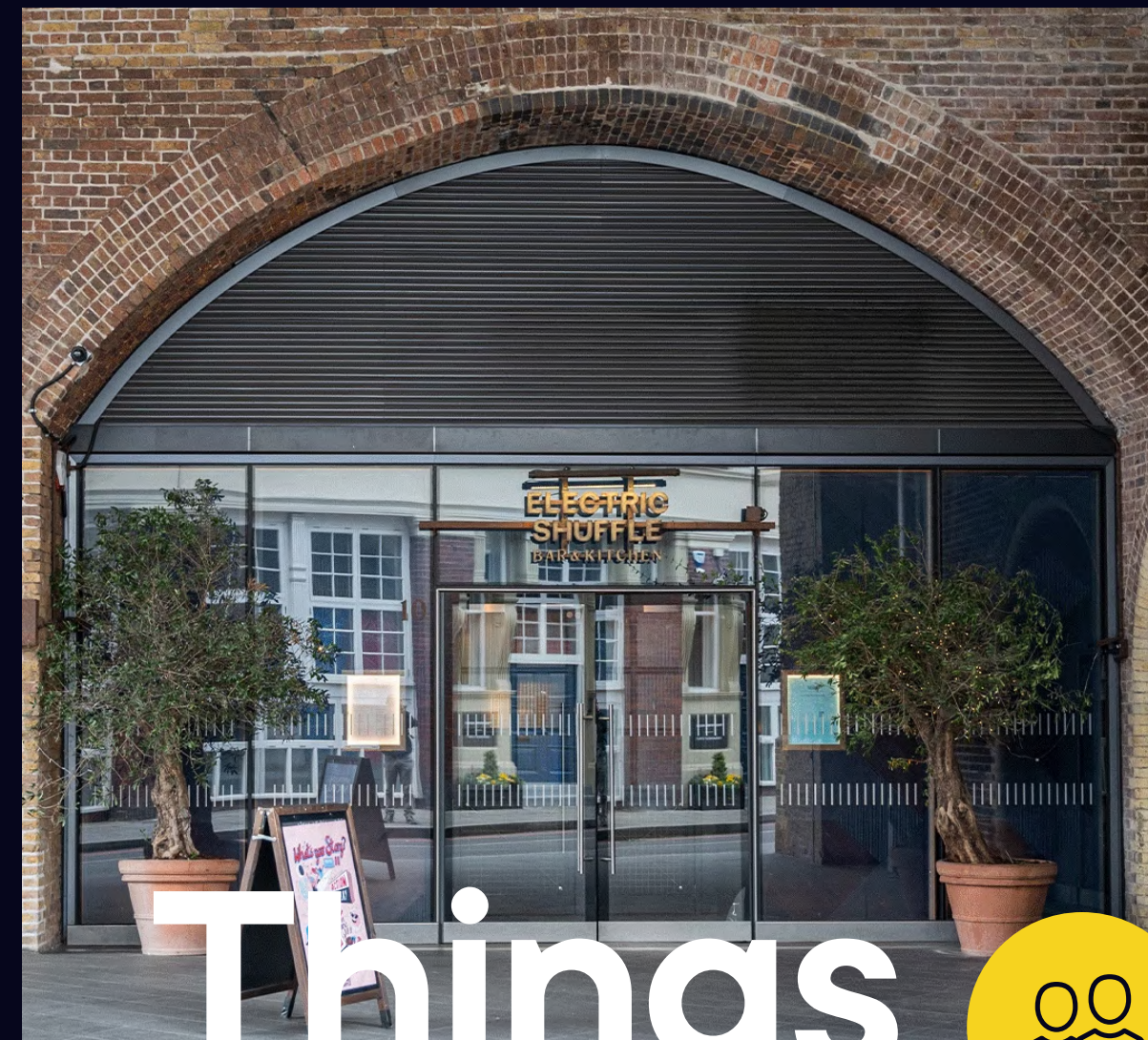
Highlights

- 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



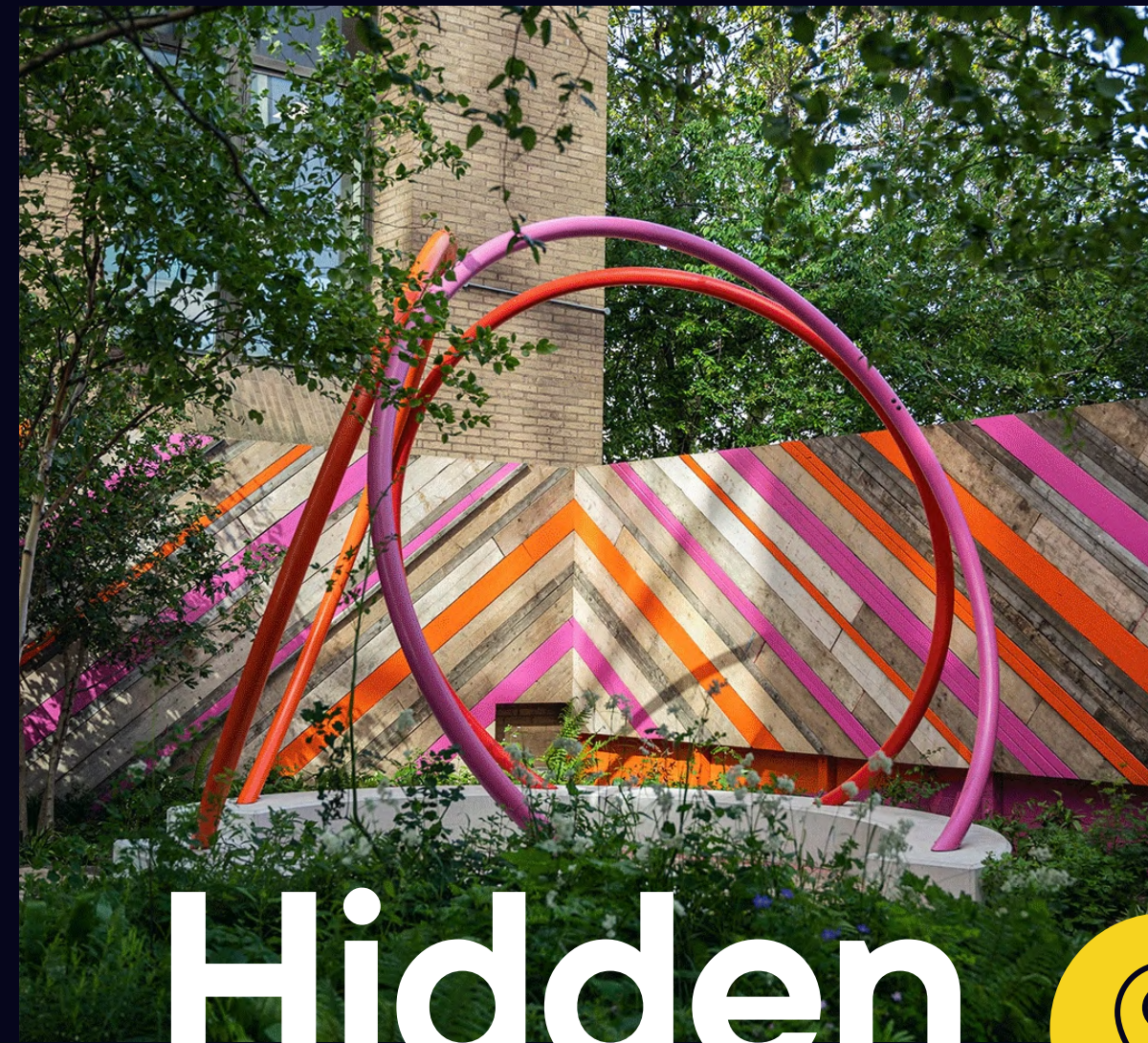
Highlights

- 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



Find a space that's fully
yours. More locations
across London.

See availability