

moretown

BUILDING 3

INTRODUCTION

Welcome to Moretown, a dynamic 600,000 sq ft office campus where community thrives. Formerly Thomas More Square, the campus has been completely re-imagined into a vibrant hub, perfectly positioned with connections to the City, West End, and Southbank.

The refurbishment has delivered exceptional, open-plan offices designed for modern business. Flooded with natural light and featuring highly efficient floor plates, these workspaces provide an inspiring backdrop for the workday, crowned by striking panoramic views across London's iconic cityscape.



WORK BY THE RIVER

St Katherine's Docks



Bermondsey
20 min ⌚

Elephant & Castle
29 min ⌚

Tower Bridge Quay
9 min 🚶

London bridge
20 min ⌚

Waterloo
27 min ⌚

Blackfriars
19 min ⌚

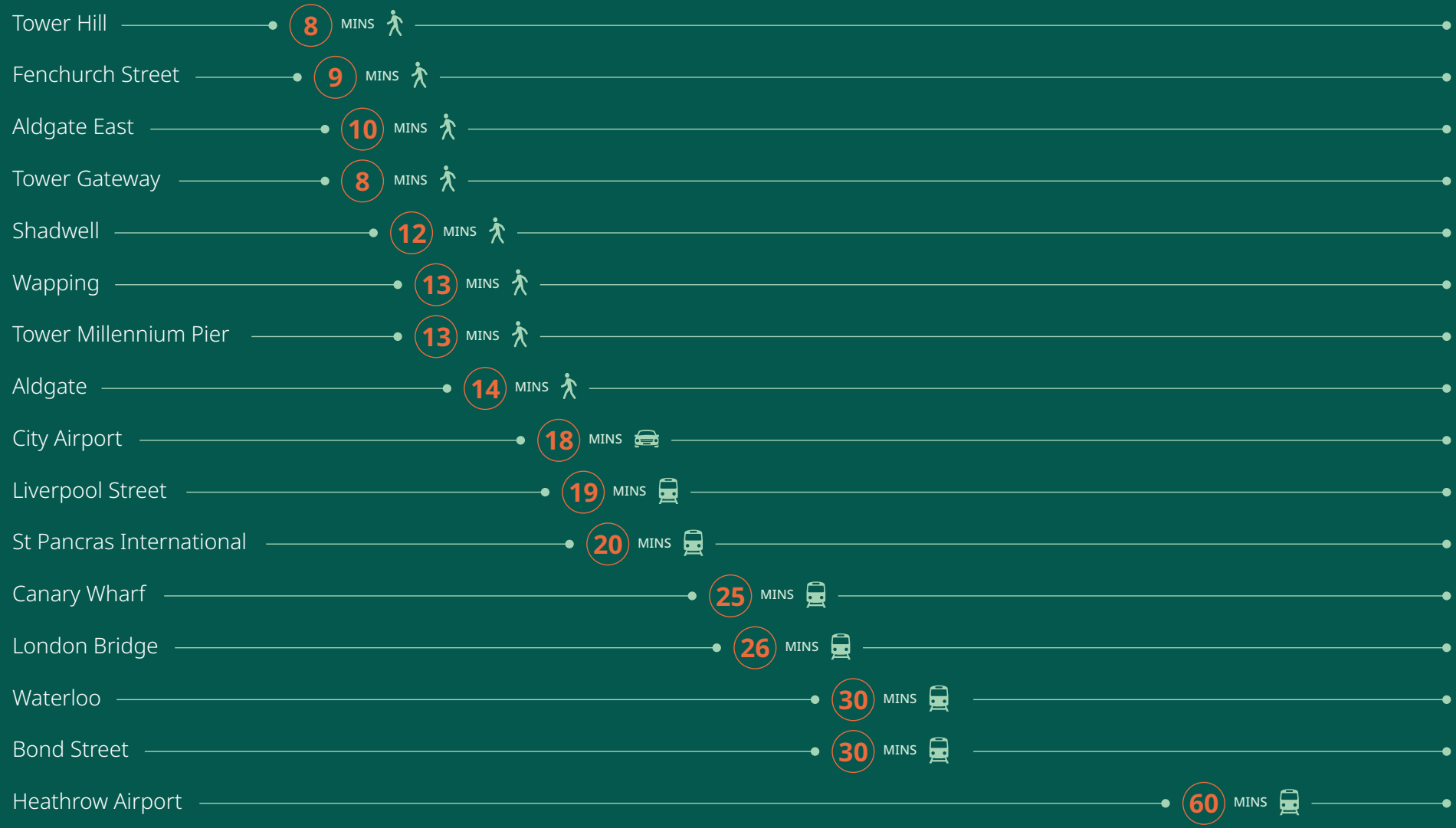
Tower Hill
8 min 🚶

Bank
15 min ⌚

Liverpool Street
20 min 🚶

PRIME LOCATION

TRAVEL

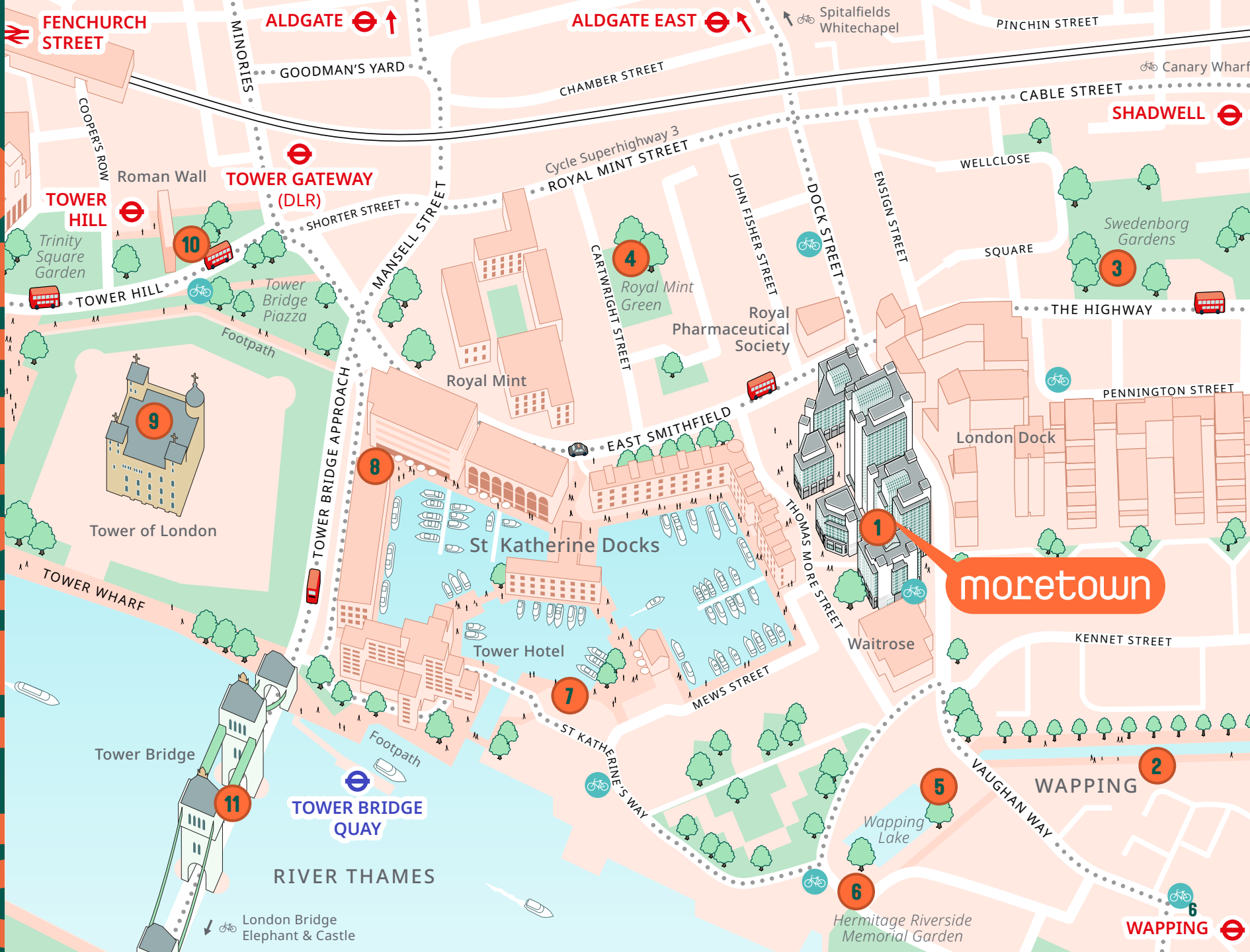


* All tube times include the 8 minute walk to Tower hill

LOCAL AREA

- 01. Fitness First
- 02. Wapping Walk
- 03. Swedenborg Gardens
- 04. Swan Passage Park
- 05. Hermitage Basin at Wapping Lake
- 06. Blitz Memorial Garden
- 07. St Katharine Docks Marina
- 08. F45 Training Tower Bridge
- 09. Tower of London
- 10. London Wall
- 11. Tower Bridge

AMENITIES



THE GREAT OUTDOORS

Moretown offers a rare balance of dynamic city life with moments of natural tranquility. The campus itself is thoughtfully landscaped, creating green courtyards perfect for taking a break, enjoying lunch outdoors, or finding a moment of quiet.

Just steps from Moretown's entrance is St. Katherine Docks. The stunning marina provides an unparalleled waterside environment perfect for lunch or coffee breaks. The open water, yachts, and dockside paths offer a unique "blue space" for a refreshing walk or a change of scenery. For those seeking greenery, nearby riverside gardens provide peaceful walking routes and a quiet retreat from the urban pace.

4 Gyms within a 10 minute walk

14 Bars and Restaurants within a 10 minute walk

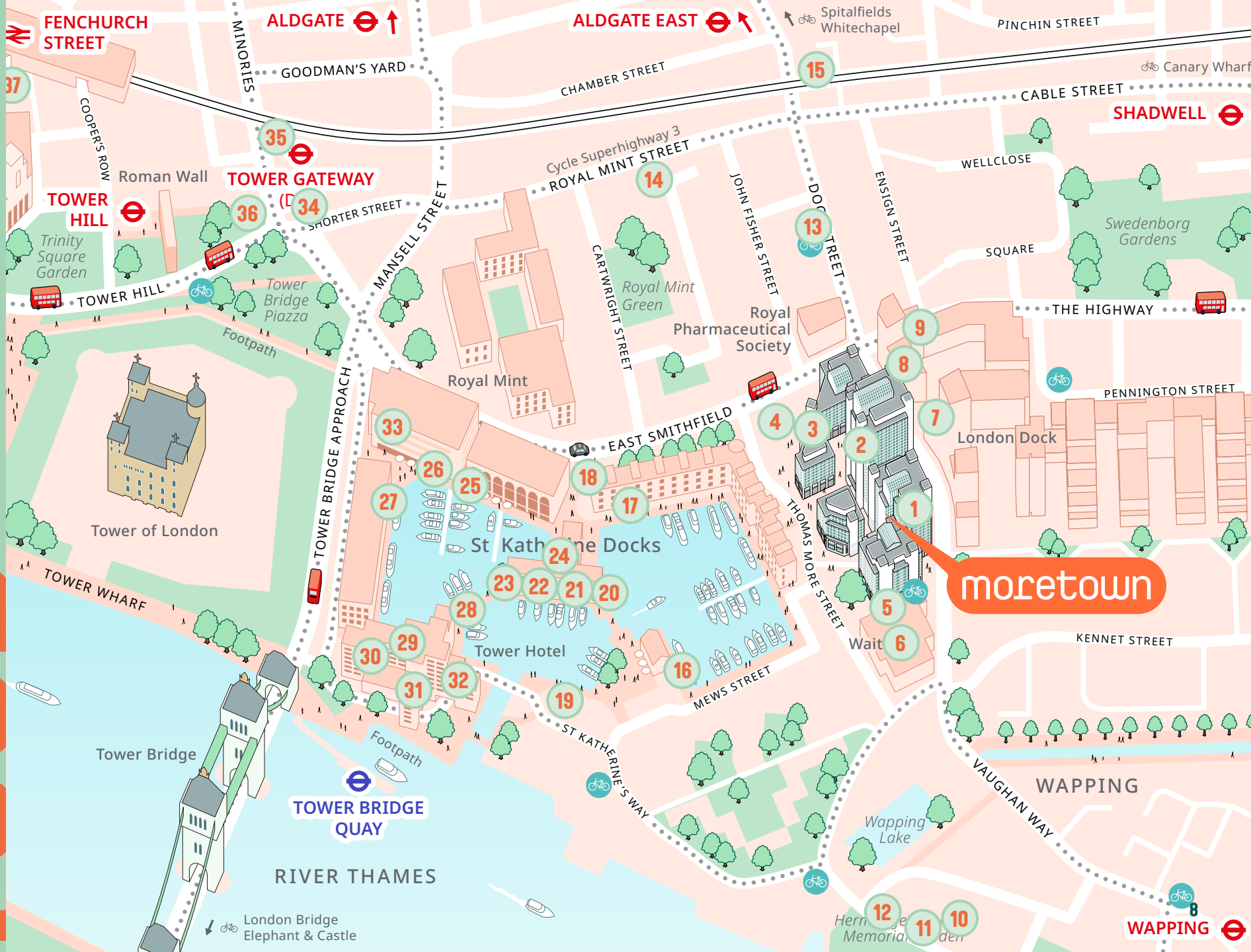
8 Cafés within a 10 minute walk



LOCAL AREA

- 01. The Moretown Belle
- 02. Slurp noodles
- 03. Sir Sydney Smith
- 04. Pret A Manger
- 05. Sushi Daily Wapping
- 06. Waitrose
- 07. Wapping Sourdough
- 08. Champagne Route
- 09. Saffron
- 10. Smith's of Wapping
- 11. The Captain Kidd
- 12. Town of Ramsgate
- 13. Waka
- 14. The Artful Dodger
- 15. Burgers LDN
- 16. The Dickens Inn
- 17. The Melusine
- 18. Traders Wine Bar
- 19. St Katharine Docks Marina
- 20. Bravas Tapas
- 21. Kilikya Turkish Cuisine
- 22. Emilia's Crafted Pasta
- 23. Zizzi St Katherine Docks
- 24. White Mulberries
- 25. Natural Kitchen
- 26. Cafe Rouge
- 27. Côte
- 28. Azimut Cafe
- 29. Beach Bar
- 30. The Tower Hotel
- 31. Vicinity
- 32. The Brasserie
- 33. Slug & Lettuce
- 34. The Skyline London
- 35. Starbucks
- 36. Cento Alla Torre
- 37. Savage Garden
- 38. Coppa Club
- 39. Paul

FOOD



BRILLIANT ON-SITE AMENITIES

Morning, noon or dusk, occupiers at Moretown can take advantage of both on-site facilities and those in the surrounding area of Wapping. Directly adjacent is St Katharine Docks, while just a short walk across Tower Bridge is the vibrant shopping, restaurants and river life of Shad Thames and Butler's Wharf.

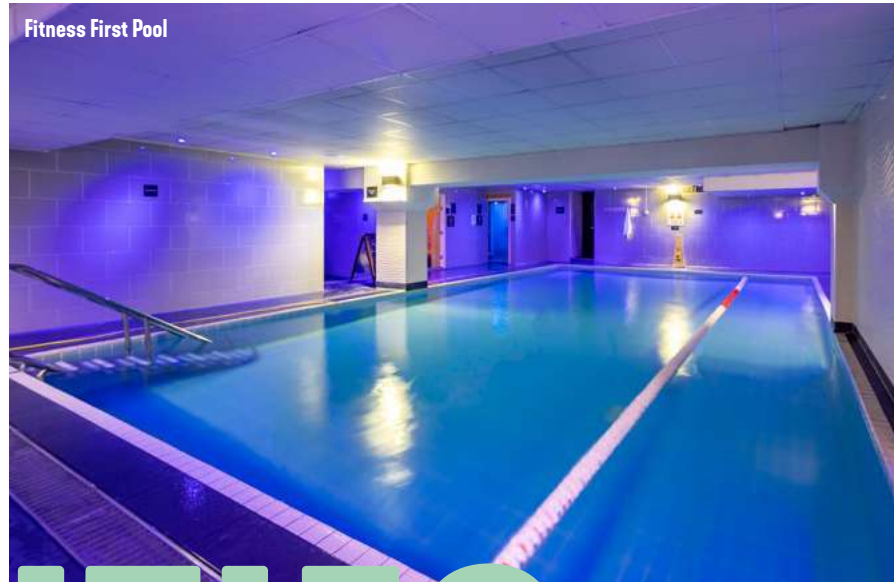
The variety of on-site offerings available to occupiers at Moretown include a Fitness First gym with a 12 metre pool, handmade sourdough, monthly events, a deli and a weekly street food trucks, Waitrose, Pret A Manger, Moretown Belle and Urban Baristas, and Building 3 has it's very own Cafe!



Pret A Manger



Cycle Store



Fitness First Pool



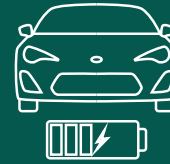
Fitness First Gym



Building 3 Café

AMENITIES

CAMPUS SPEC





BUILDING 3

AVAILABILITY

BUILDING 3 OFFERS WORKSPACE THAT CAN BE TAILORED TO SUIT ANY INCOMING OCCUPIER, WHETHER THAT BE SCALE, FLEXIBLE LEASE TERMS, TURNKEY OPPORTUNITIES OR ALL OF THE ABOVE. WITH OUR 'ADAPT TO SUIT' MODEL, FLOORS CAN BE READY FOR OCCUPATION WITHIN A SHORT WINDOW OFFERING EFFICIENT, COST EFFECTIVE WORKSPACE WITH CAPTIVATING VIEWS FROM THE UPPER FLOORS

FLOOR	AREA SQ FT	STATUS
Level 13*	14,116	Available
Level 12*	15,861	Available
Level 11*	16,214	Available
Level 06	17,446	Available
Total	64,664	

*L11-L13 are connected by an internal staircase delivering a 47,000 sq ft connected unit, but can be let independently

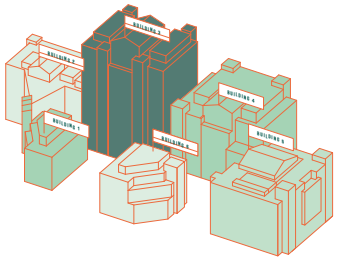
ARRIVAL



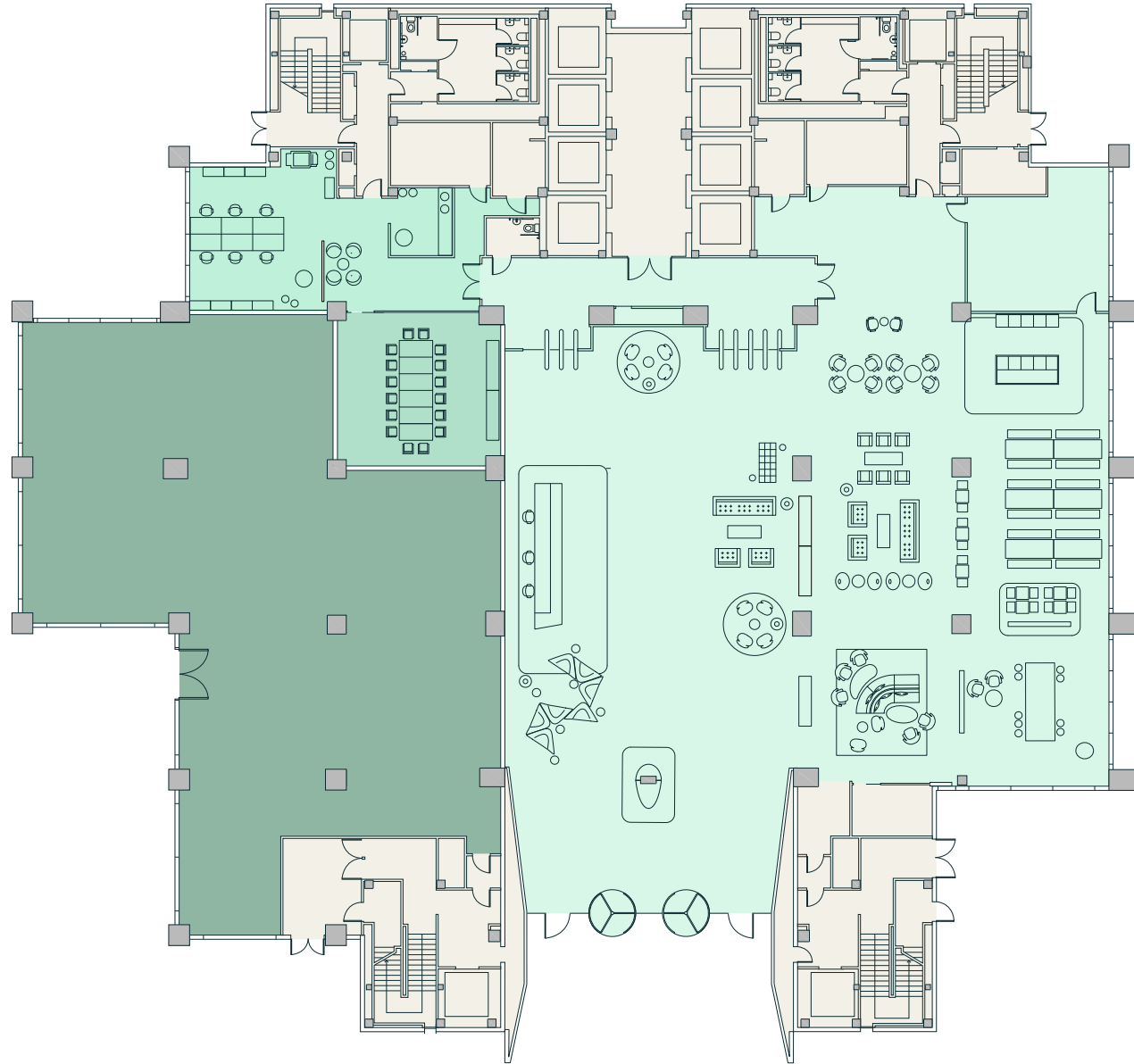
AVAILABILITY
BUILDING 3

FLOOR **G**

Arrival Sequence



- Core
- Office Space
- Meeting Rooms
- Reception
- Retail





Indicative imagery of brand new/refurbished fitted space delivered elsewhere in the building.

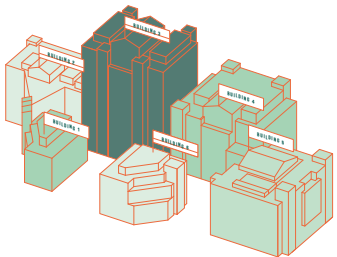


AVAILABILITY
BUILDING 3

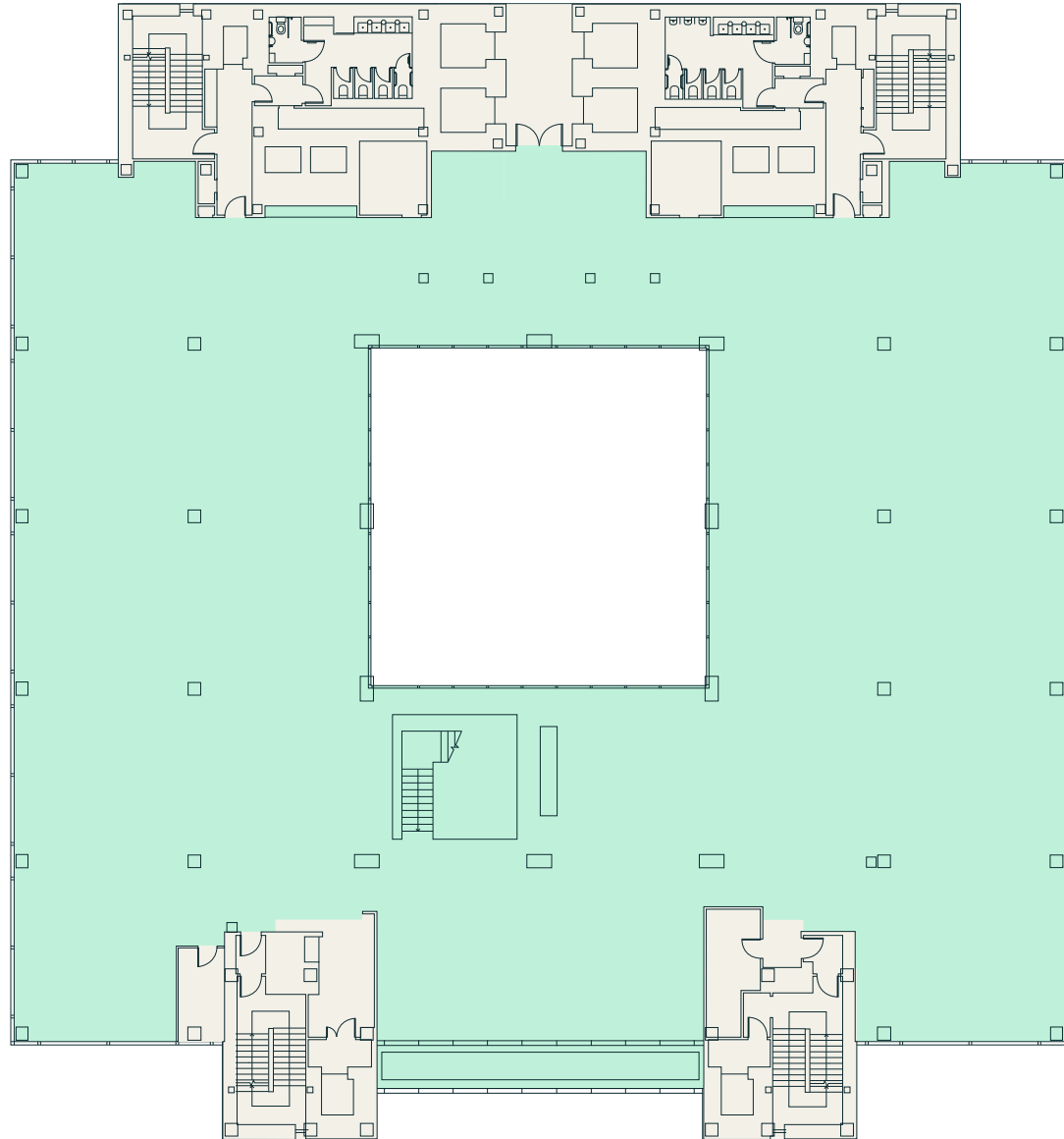
FLOOR **13**

15,116 sq ft

1,404 sq m



- Core
- Office space

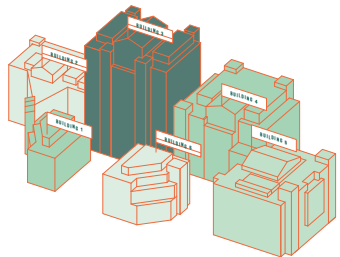


AVAILABILITY
BUILDING 3

FLOOR **13**

15,116 sq ft

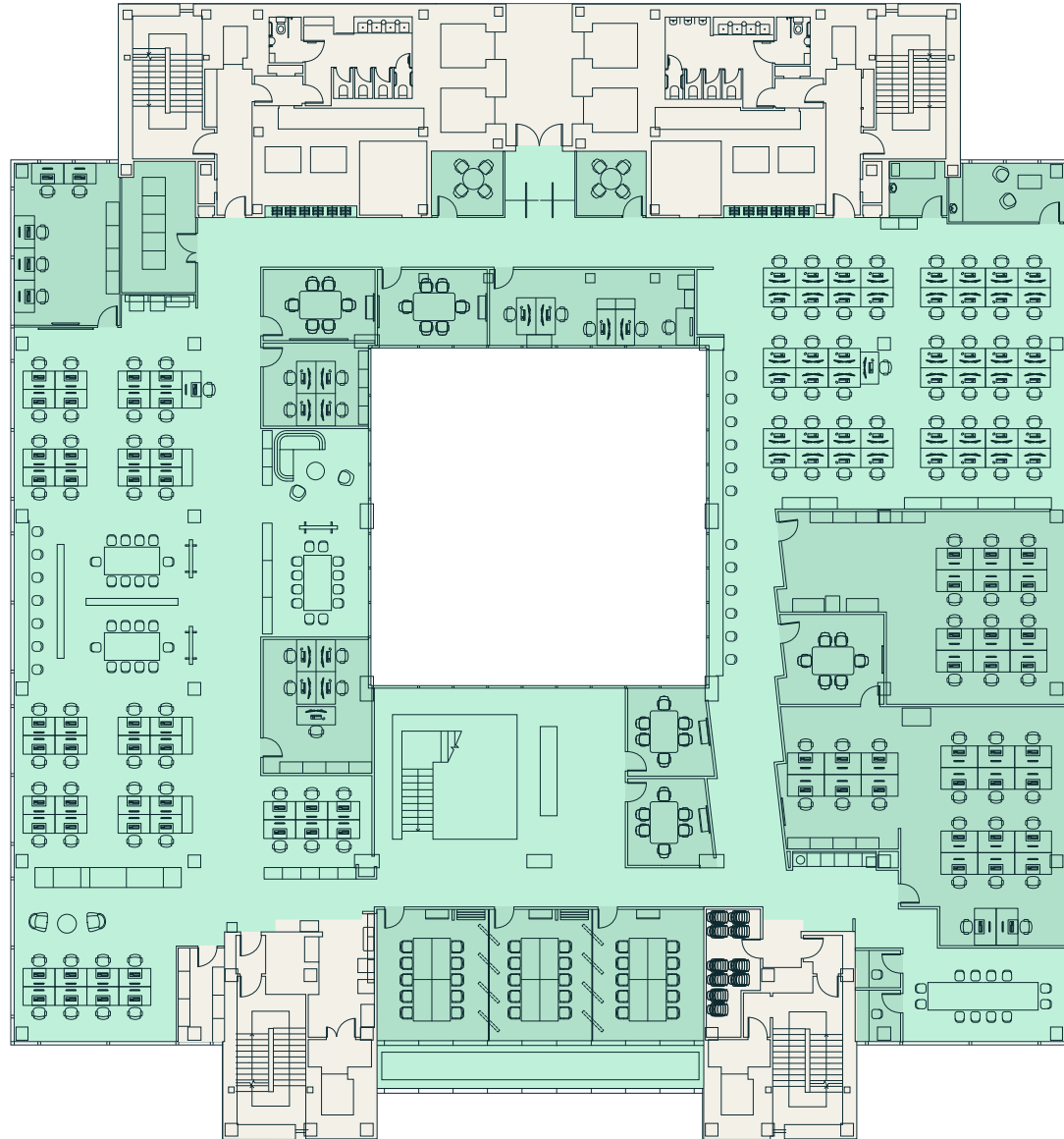
1,404 sq m



- Core
- Office space
- Meeting Rooms

Space Breakdown:

- 2 x** Print Room
- 1 x** Breakout 2p Room
- 2 x** Kitchen Space
- 2 x** 4p Meeting Room
- 5 x** 6p Meeting Room
- 3 x** 10p Meeting Room
- 3 x** 5p Desk Room
- 1 x** 4p Desk Room
- 2 x** 1p Call Booth
- 1 x** 12p Desk Room
- 1 x** 20p Desk Room
- 92 x** Desks

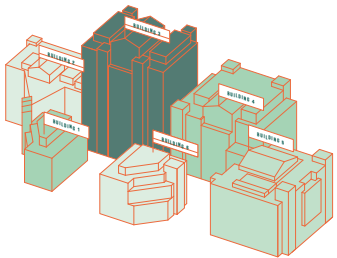


AVAILABILITY
BUILDING 3

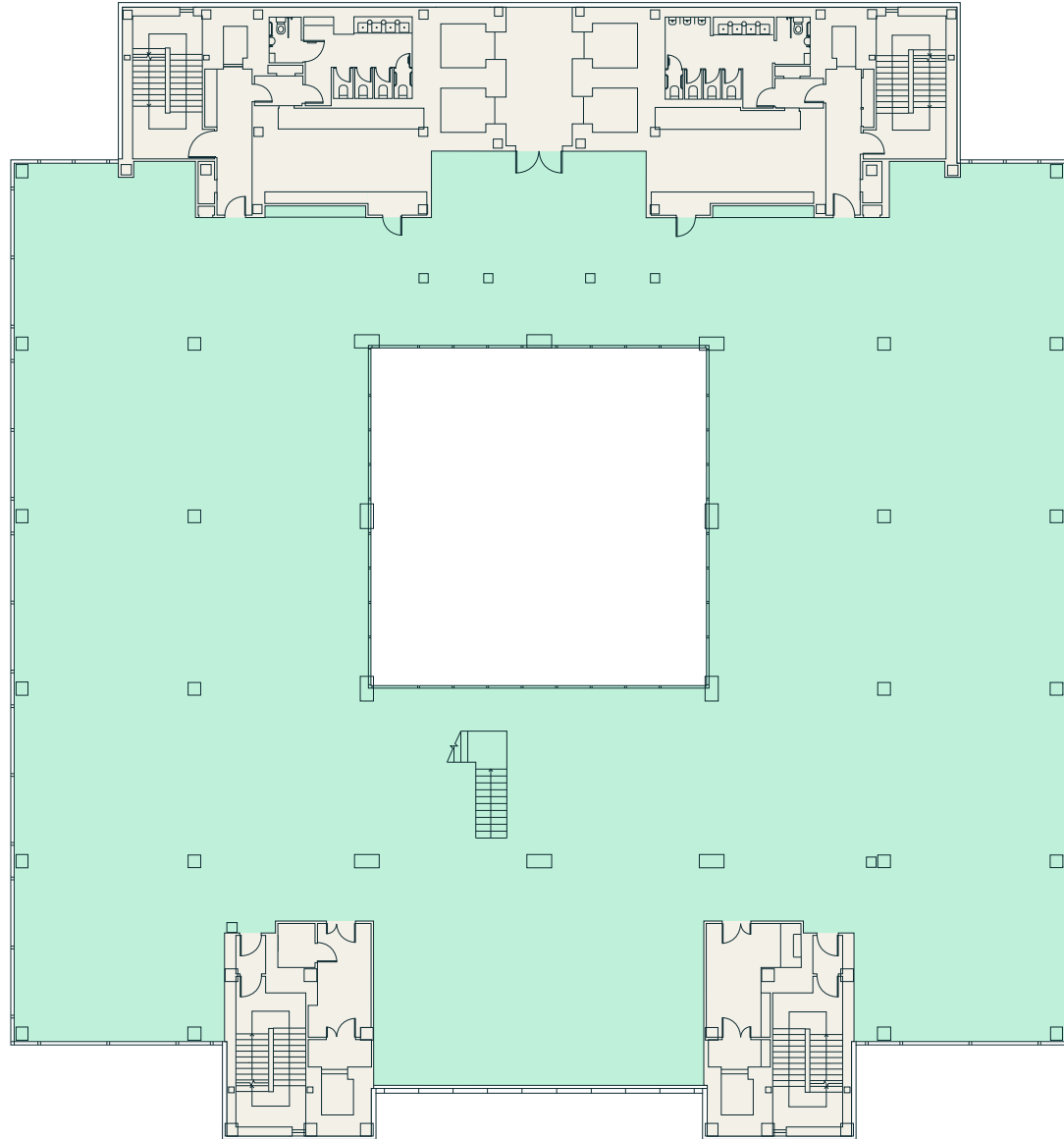
FLOOR **12**

15,861 sq ft

1,473 sq m



- Core
- Office space

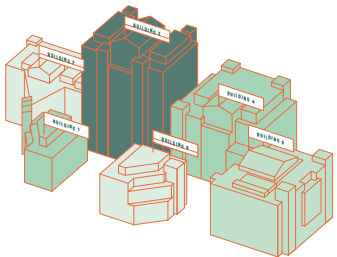


AVAILABILITY
BUILDING 3

FLOOR **12**

15,861 sq ft

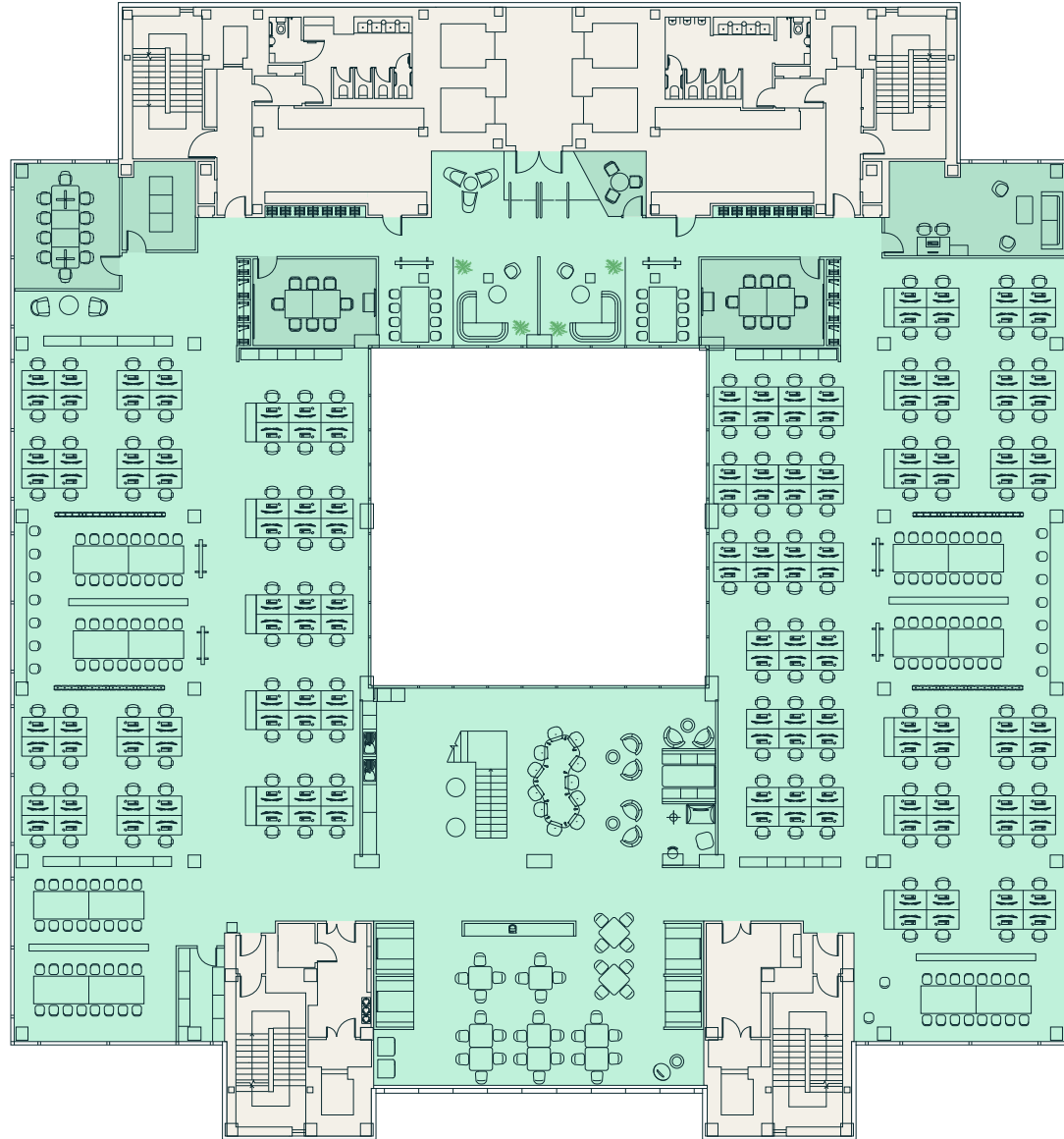
1,473 sq m



- Core
- Office space
- Meeting Rooms

Space Breakdown:

- 1 x Office
- 3 x Kitchen Area
- 1 x 3p Meeting Room
- 2 x 8p Meeting Room
- 1 x 10p Meeting Room
- 152 x Desks

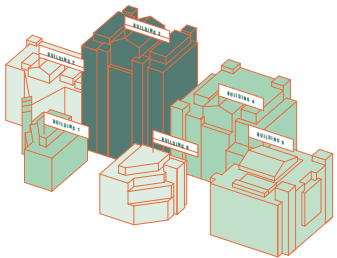


AVAILABILITY
BUILDING 3

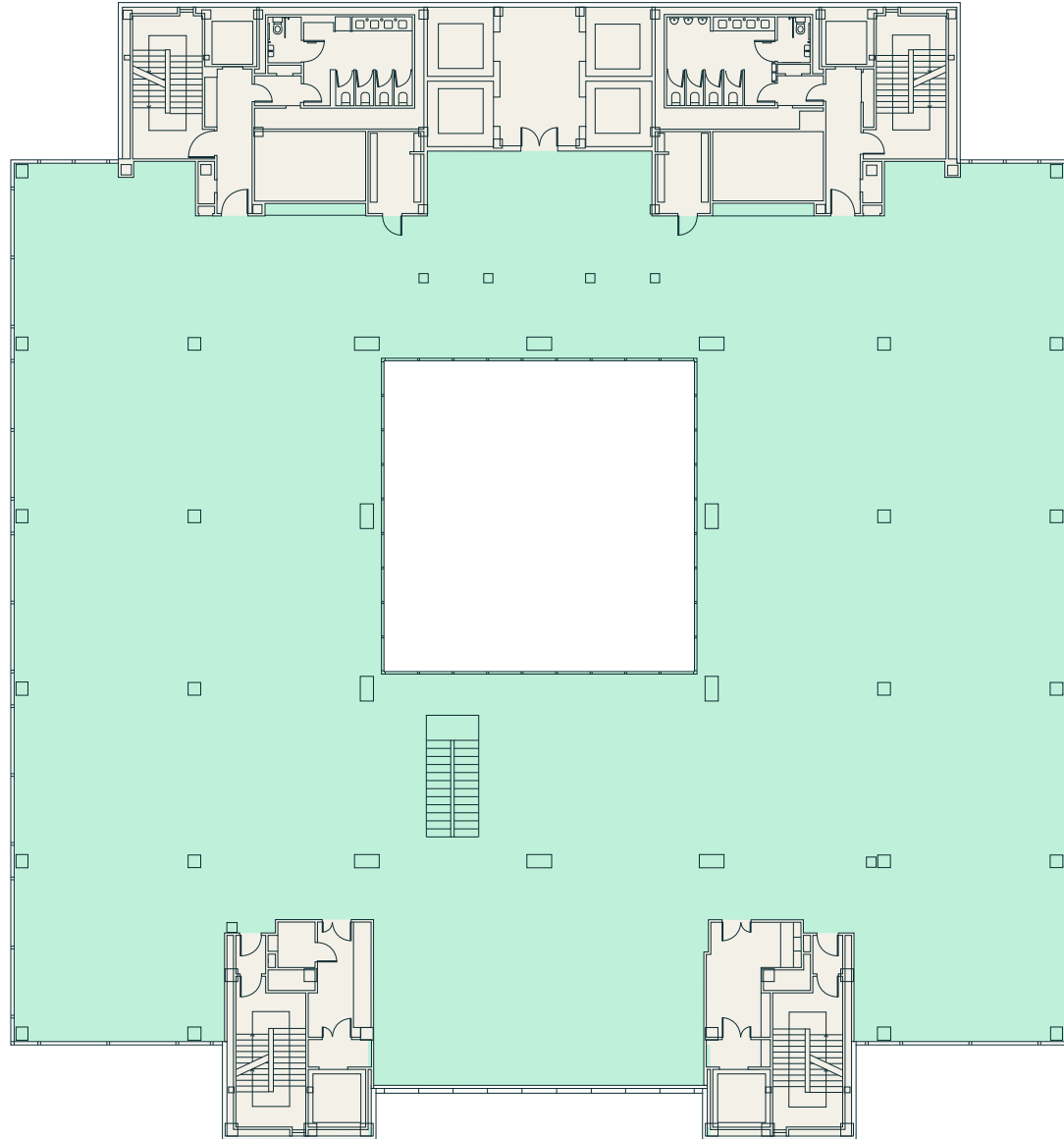
FLOOR **11**

16,214 sq ft

1,506 sq m



- Core
- Office space

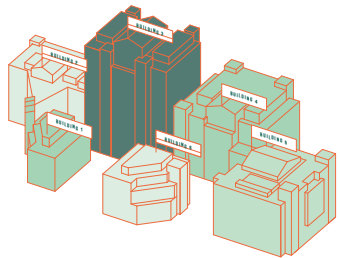


AVAILABILITY
BUILDING 3

FLOOR **11**

16,214 sq ft

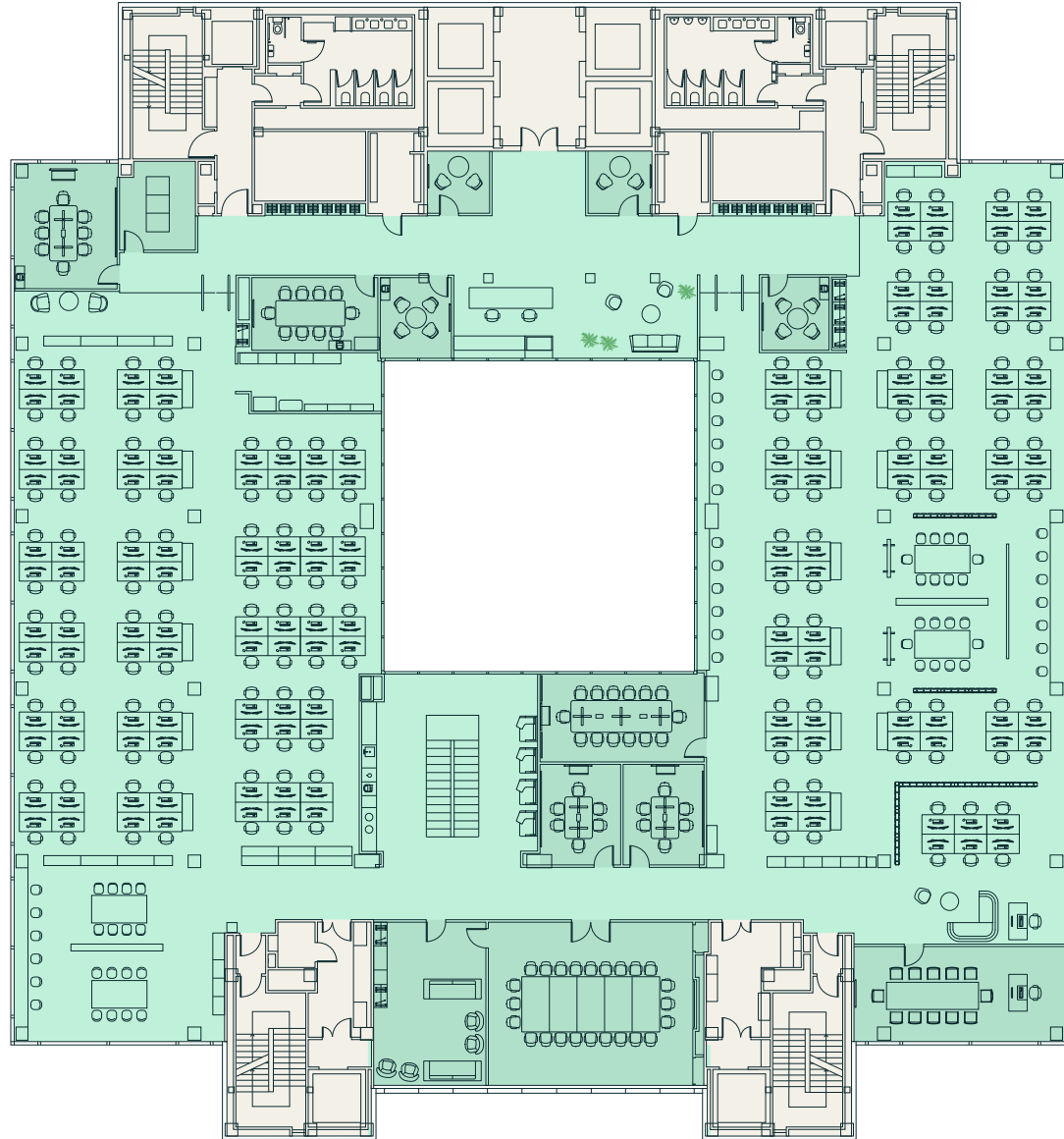
1,506 sq m



- Core
- Office space
- Meeting Rooms

Space Breakdown:

- 1 x** Reception Area
- 2 x** 2p Meeting Room
- 2 x** 4p Meeting Room
- 2 x** 6p Meeting Room
- 1 x** 8p Meeting Room
- 1 x** 10p Meeting Room
- 1 x** 14p Meeting Room
- 1 x** 24p Meeting Room
- 1 x** Office
- 1 x** Presentation Room
- 2 x** Kitchen Area
- 154 x** Desks

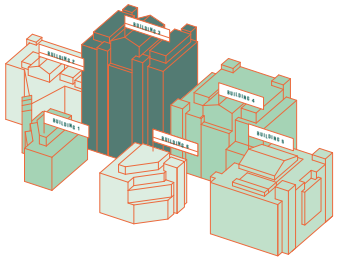


AVAILABILITY
BUILDING 3

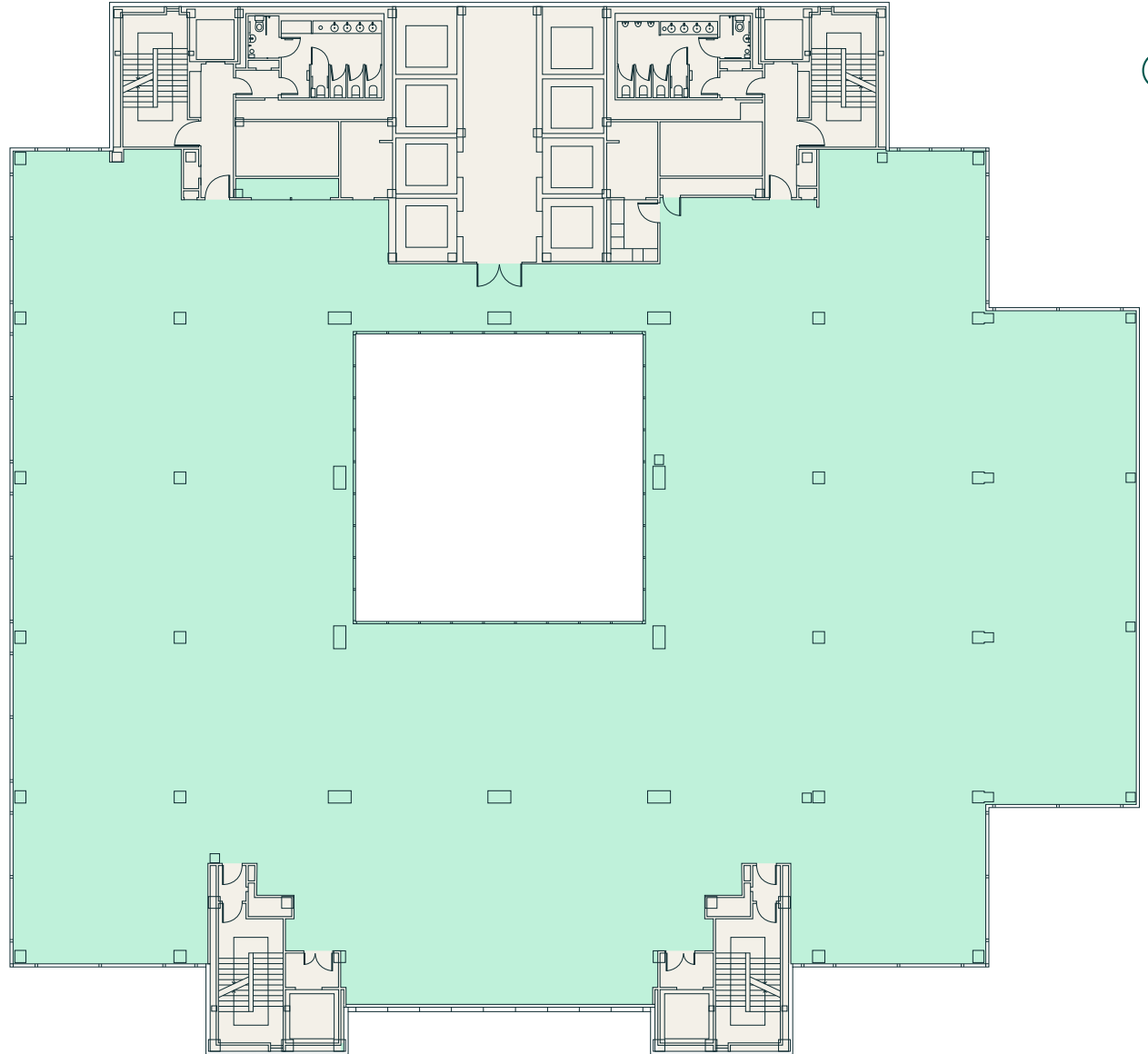
FLOOR **6**

17,446 sq ft

1,621 sq m



- Core
- Office space

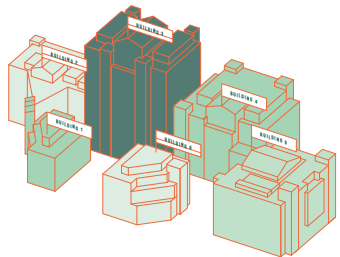


AVAILABILITY
BUILDING 3

FLOOR **6**

17,446 sq ft

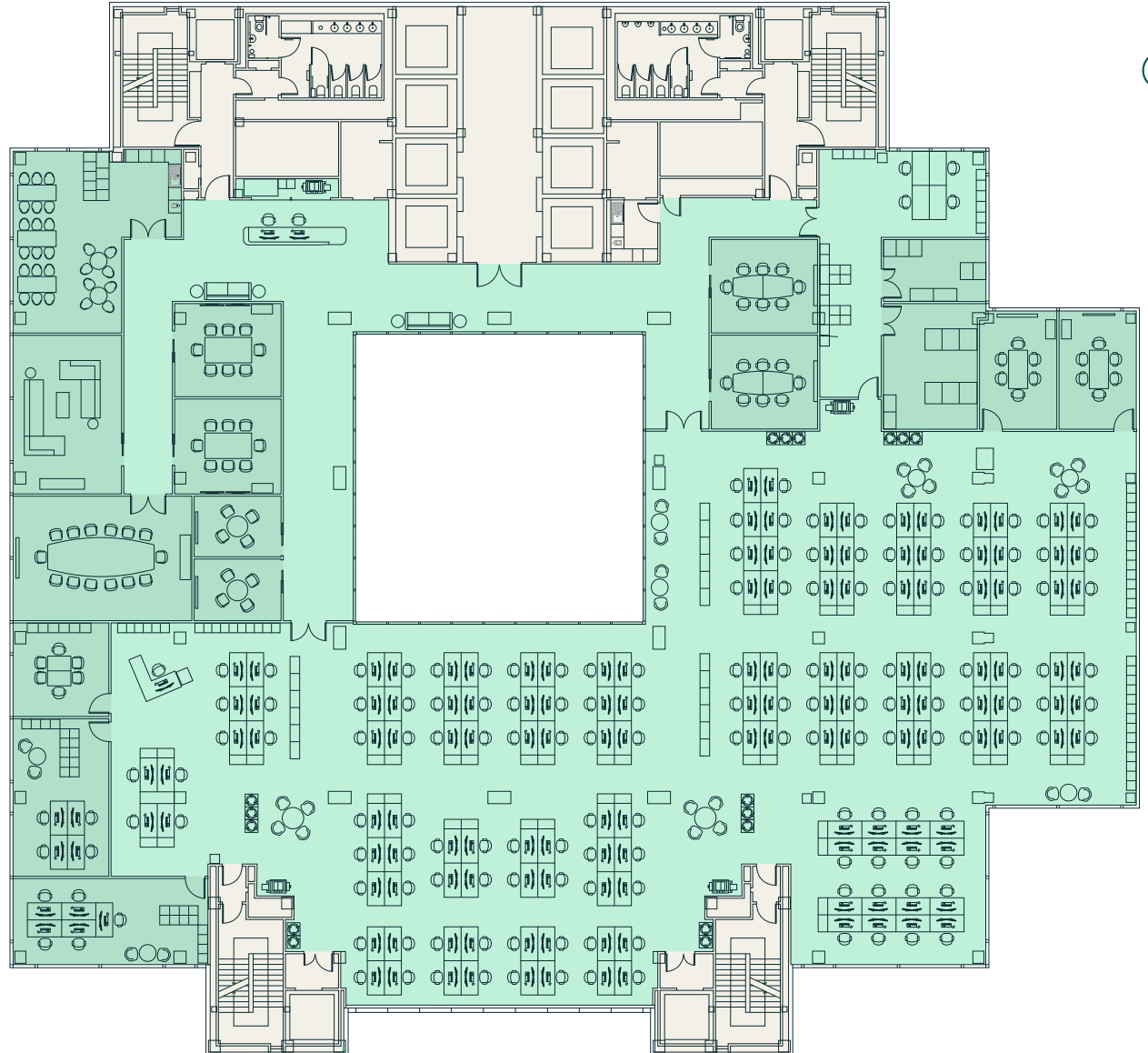
1,621 sq m



- Core
- Office space
- Meeting Rooms

Space Breakdown:

- 1 x** Reception Area
- 2 x** 4p Meeting Room
- 3 x** 6p Meeting Room
- 2 x** 8p Meeting Room
- 1 x** 14p Meeting Room
- 2 x** 6p Desk Room
- 1 x** 26p Desk Room
- 1 x** Office
- 2 x** Kitchen Area
- 148 x** Desks



SUMMARY SPEC

GENERAL

OCCUPANCY LEVELS

1 person/10 sq m of net lettable.

STRUCTURAL GRID

1 person/10 sq m of net lettable.

FLOOR TO CEILING HEIGHTS

Ground-1st floor 2.95m, 2nd floor up 2.75m.

FLOOR VOID DEPTH (INCL. FLOOR THICKNESS)

Ground 350mm, 1st 275mm and 2nd floor up 200mm.

FLOOR LOADINGS

Office areas 4 + 1 kN/sq m.

CYCLE SPACES

Can accommodate approximately 274 cycles within a secure covered area. Additionally, there are 31 showers available along with lockers and drying facilities.

PARKING

Approximately 175 public car spaces on-site and 132 private spaces located at basement levels serving the offices.

LOADING BAY

A shared, secure loading bay is provided with a maximum vehicle height of 4.6m

MECHANICAL SERVICES

Ceiling void VAV air conditioning system to provide cooling loads as follows:
Lighting 12w/sq m, small power 30w/sq m.

RECEPTION

The reception area extends to 9,652 sq ft and includes a staffed reception desk, café and seating area.

SECURITY

The estate benefits from a 24/7 manned security presence along with CCTV and access control to common areas and entrances.

ELECTRICAL SERVICES

Lighting installation including a lighting control system and emergency lighting.

Refurbished fire detection system.

STANDBY POWER PROVISION

Diesel standby power generator provided for the life safety systems.

LIFTS

4 Low-rise passenger 24 person 1,800kg serving floors 1-7,

4 High-rise passenger 24 person 1,800kg serving floors 7-13,

2 goods 13 person 1,000kg serving all floors

2 fireman's 8 person 830kg serving all floors
Ground to 13

SUSTAINABILITY

MECHANICAL SERVICES

Cooling to the tenants' area is provided in the main by ceiling void VAV air conditioning units which have benefitted from a BMS controller upgrade in 2025.

A condenser water system via a dry air cooler is provided giving tenants the opportunity to utilise water cooled CRAC units within their comms rooms.

The base build design loads are as follows:

Lighting 12 w/sq m

Small power 30 w/sq m.

There is space available for future tenants' plant at both roof and basement levels (subject to necessary consents).

The refrigeration plant serving Building 3 was replaced in 2024. Control of the air conditioning systems is achieved by a new site-wide BMS system.

ELECTRICAL SERVICES

Two diverse fed incoming UKPN high voltage electrical supplies.

Low voltage electrical infrastructure comprises of 2 rising electrical busbar systems, each serving half of a floor (notional split). Lighting is provided to the floor plates by recessed modular lighting.

LIFE SAFETY

Full fire detection system installed to category L2 with phased voice evacuation (PAVA). Smoke clearance via smoke management system.

LIFTS

Passenger, goods and fireman's lifts have been installed within the building with a "Hall Call" destination system to ensure fully automated and time-saving lift waiting and travel times.



GET IN TOUCH

LEASING ENQUIRIES

ASSET MANAGERS