

moretown

**PRE-LET BROCHURE
BUILDING 3**



TOTAL NET AREA

231,466 SQ FT

RETAIL & OFFICE NIA

600,000 SQ FT

NO. OF FLOORS

FOURTEEN

TYPICAL FLOORS

20,000 SQ FT

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



Bermondsey
20 min ⌚

Elephant & Castle
29 min ⌚

Tower Bridge Quay
9 min 🚶

London bridge
20 min ⌚

Waterloo
27 min ⌚

Blackfriars
19 min ⌚

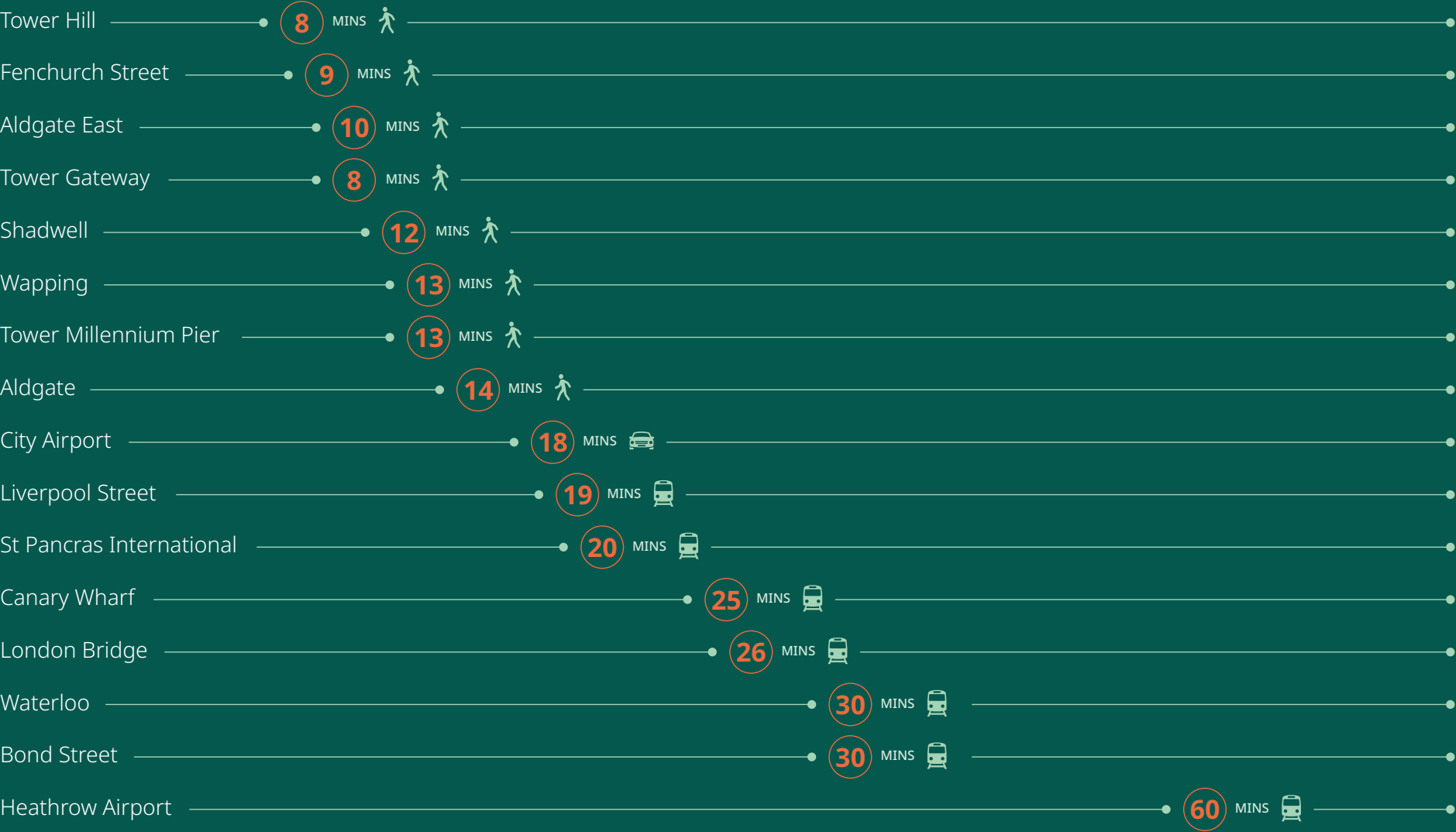
Tower Hill
8 min 🚶

Bank
15 min ⌚

Liverpool Street
20 min 🚶

PRIME LOCATION

TRAVEL

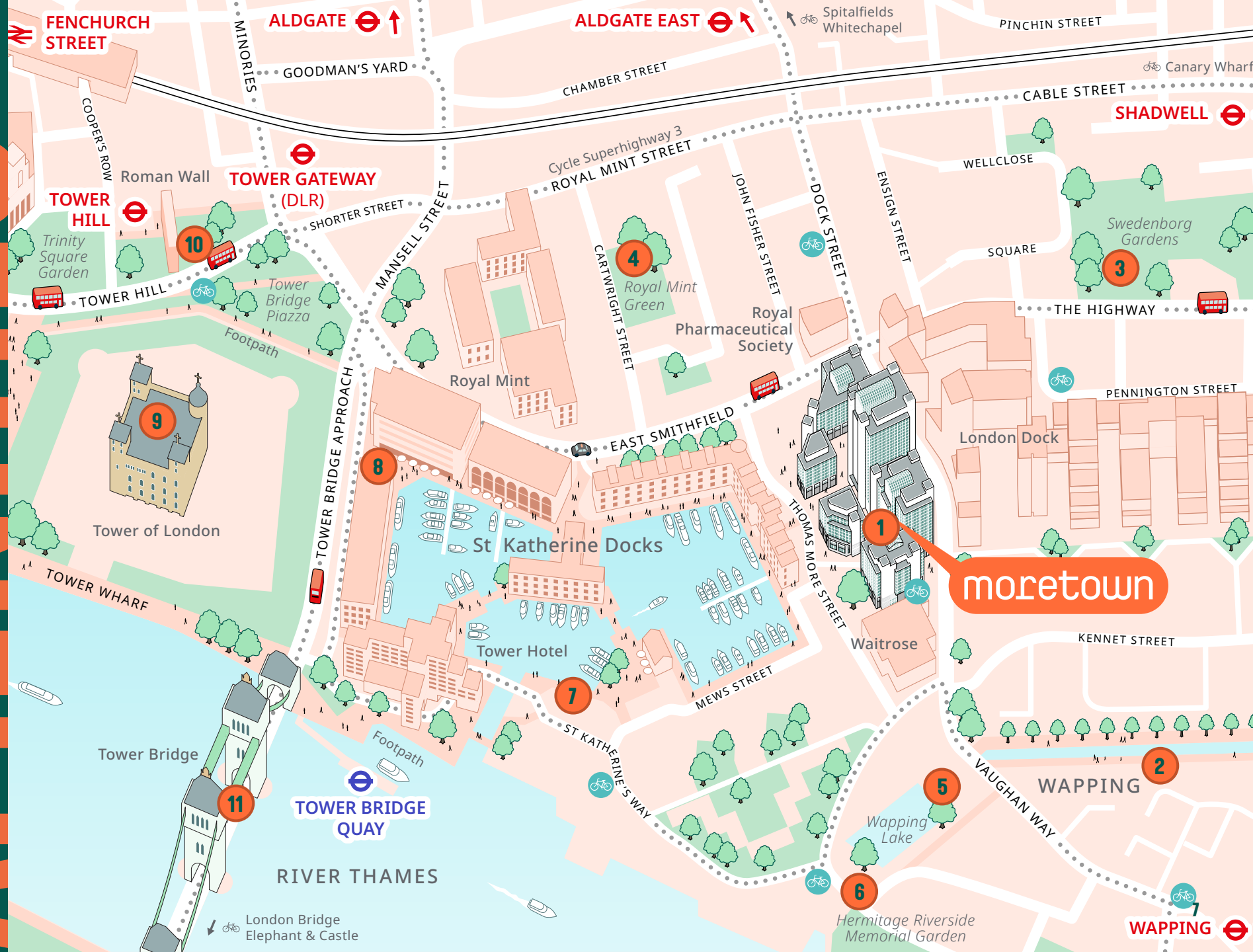


* All tube times include the 8 minute walk to Tower hill

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



Tower of London

14

Bars and Restaurants within a 10 minute walk



The Dickens Inn

8 Cafés within a 10 minute walk



St Katherine's Dock



Thames River Walk



St Katherine's Dock



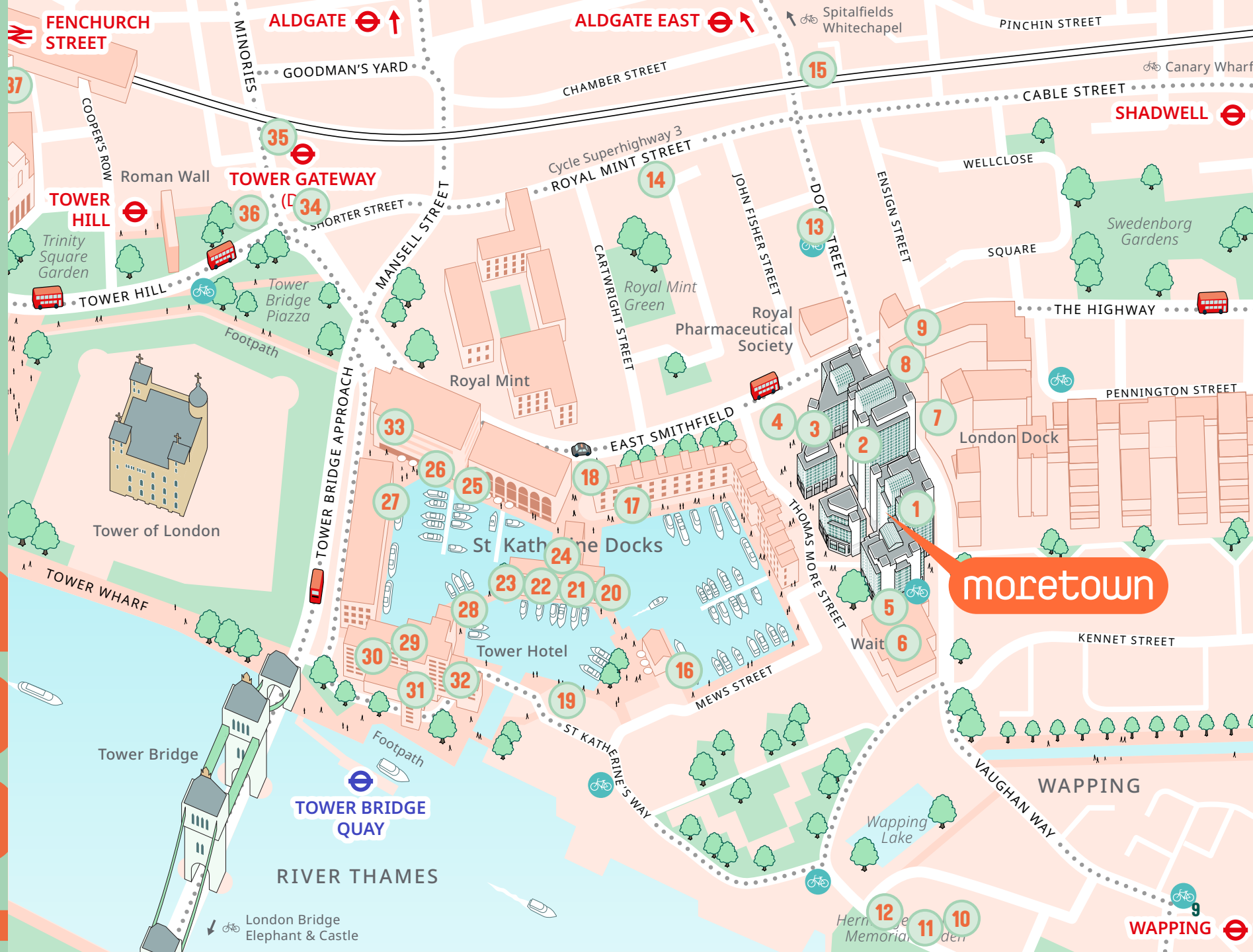
Thames River Walk

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.

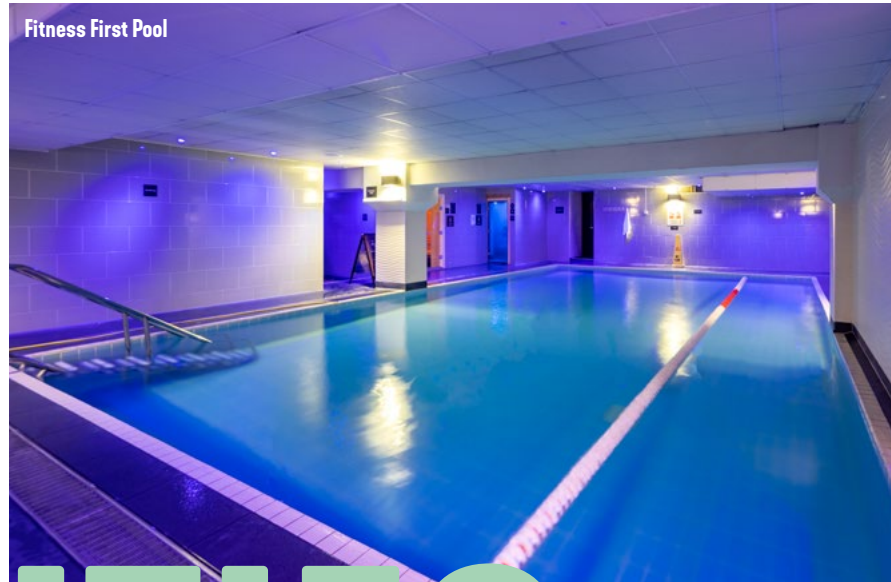
The variety of on-site offerings available to occupiers at Moretown include a Fitness First gym with a 12 metre pool, handmade sourdough, monthly events, a deli and a weekly street food trucks, Waitrose, Pret A Manger, Moretown Belle and Urban Baristas, and Building 3 has it's very own Cafe!



Pret A Manger



Cycle Store



Fitness First Pool



Fitness First Gym



Building 3 Café

AMENITIES

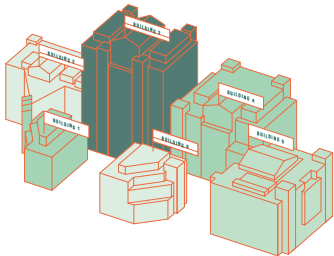


BUILDING 3

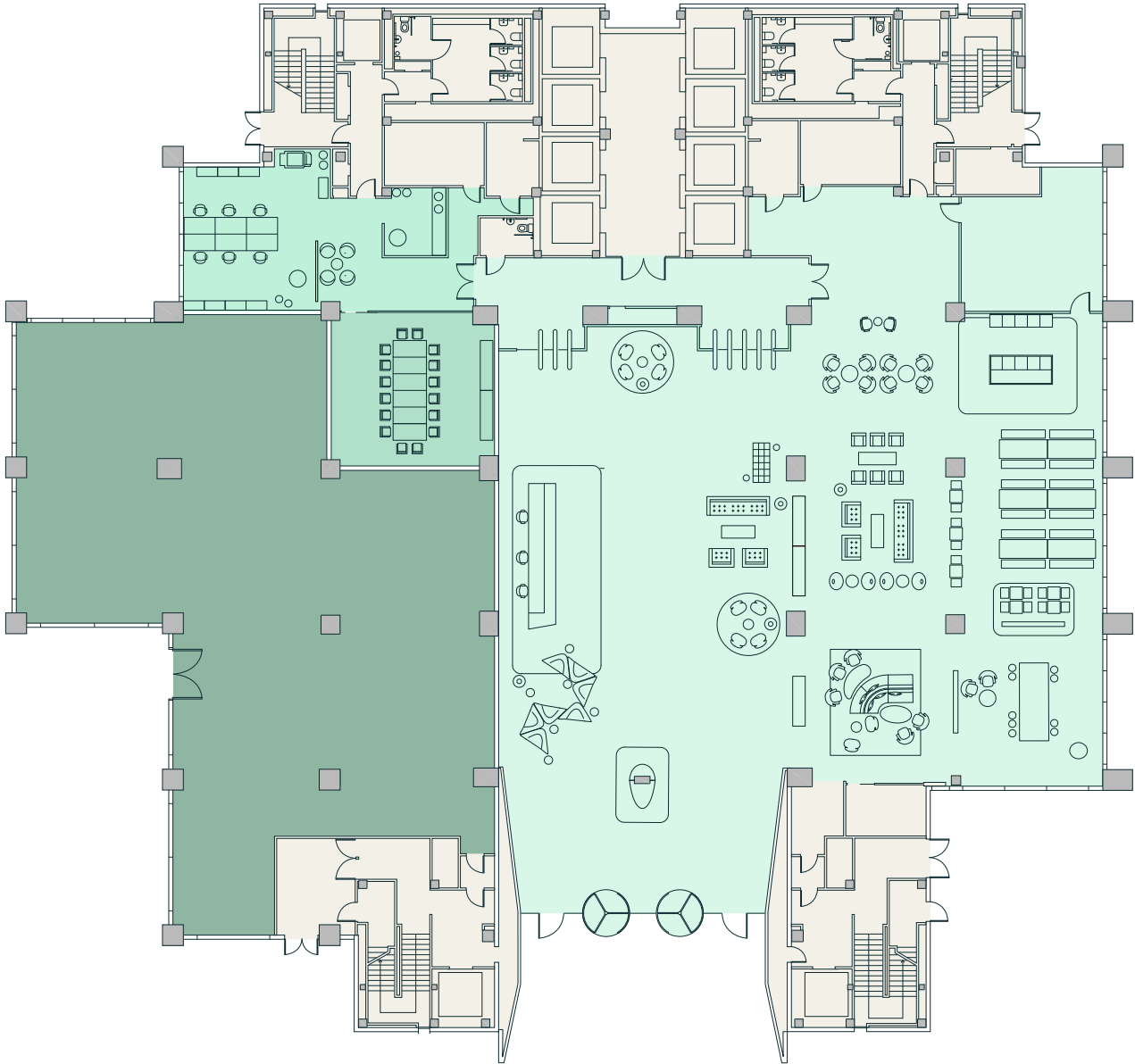
AVAILABILITY
BUILDING 3

FLOOR **G**

Arrival Sequence



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



ARRIVAL



AVAILABILITY

FLOOR	GIA SQ M	GIA SQ FT	NIA SQ M	NIA SQ FT	STATUS
Level 13	1,828	19,676	1,404	15,116	Available
Level 12	1,828	19,676	1,474	15,861	Available
Level 11	1,873	20,161	1,506	16,214	Available
Level 10	1,873	20,161	1,511	16,267	Available
Level 09	1,828	19,676	1,460	15,714	Available
Level 08	1,873	20,161	1,467	15,682	Available
Level 07	2,036	21,915	1,619	17,422	Available
Level 06	2,036	21,915	1,621	17,446	Available
Level 05	2,263	24,359	1,842	19,831	Available
Level 04	2,263	24,359	1,735	18,674	Available from April 2030
Level 03	2,217	23,864	1,798	19,358	Available from April 2030
Level 02	2,190	23,573	1,749	18,827	Available from April 2030
Level 01	1,853	19,946	1,444	15,545	Available from April 2030
Level G	1,847	19,881	883	9,508	Available from April 2030
Total	27,808	299,323	21,504	231,466	

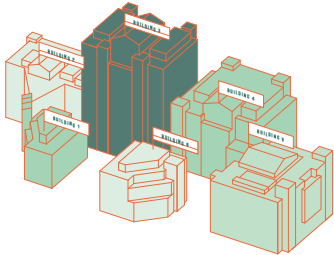
AVAILABILITY

BUILDING 3

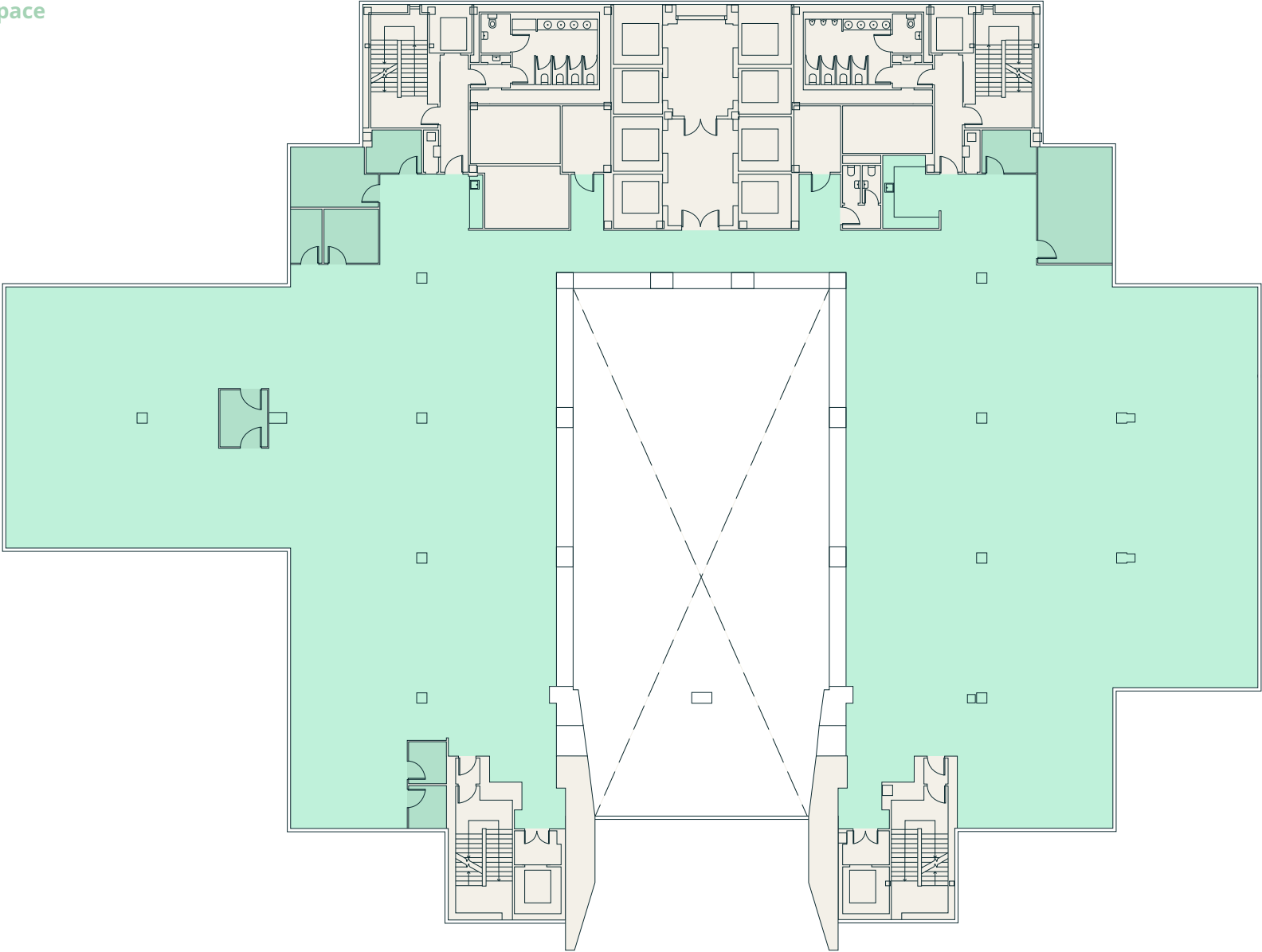
FLOOR 1

19,946 sq ft

1,853 sq m



- Core
- Office space



AVAILABILITY

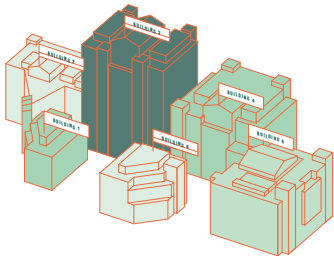
BUILDING 3

TYPICAL LOWER

Plan taken from Floor 6

16,214 sq ft

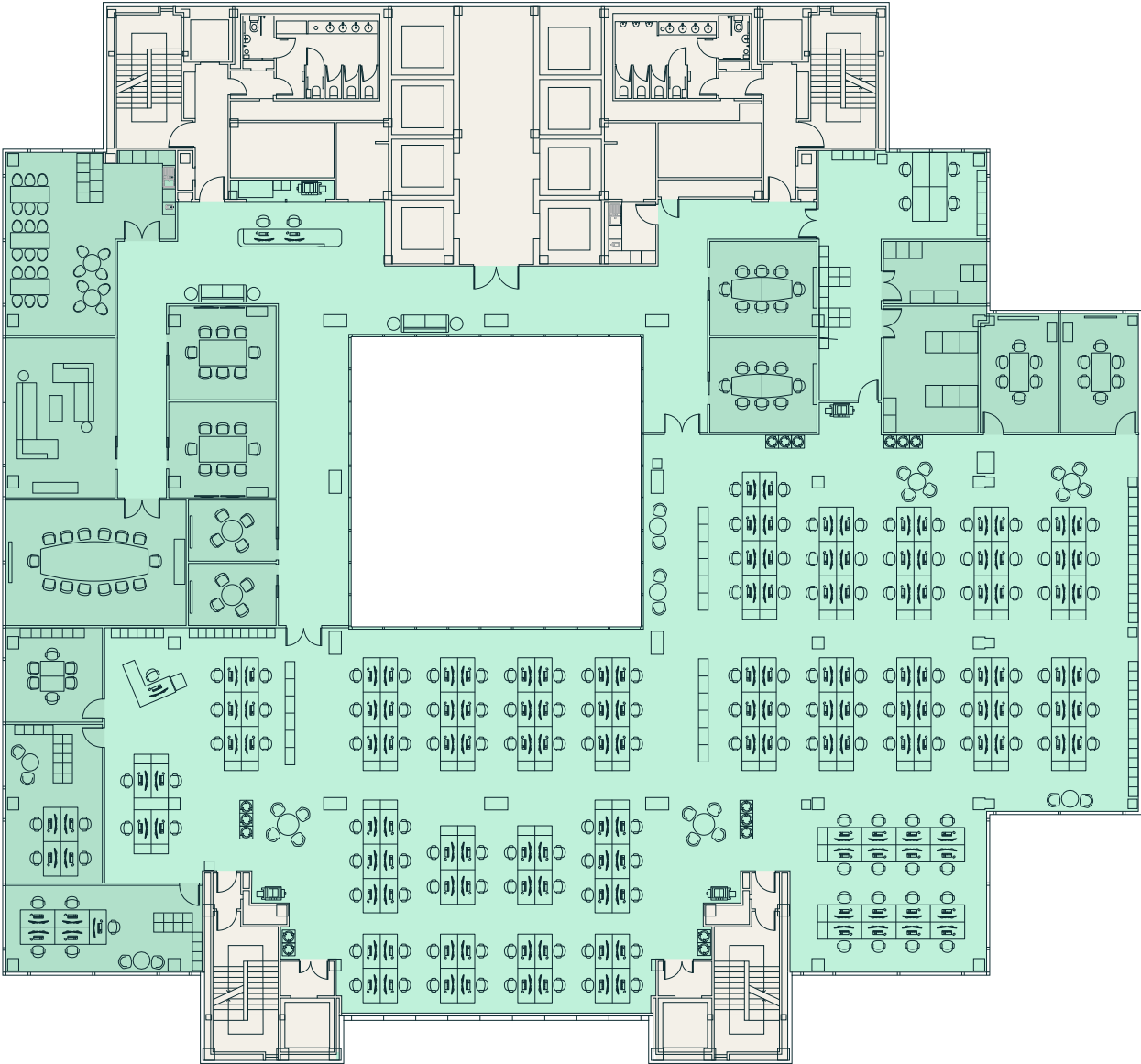
1,506 sq m



- 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





AVAILABILITY

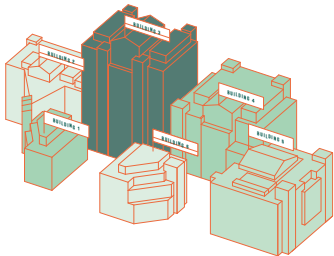
BUILDING 3

TYPICAL UPPER

Plan taken from Floor 13

15,116 sq ft

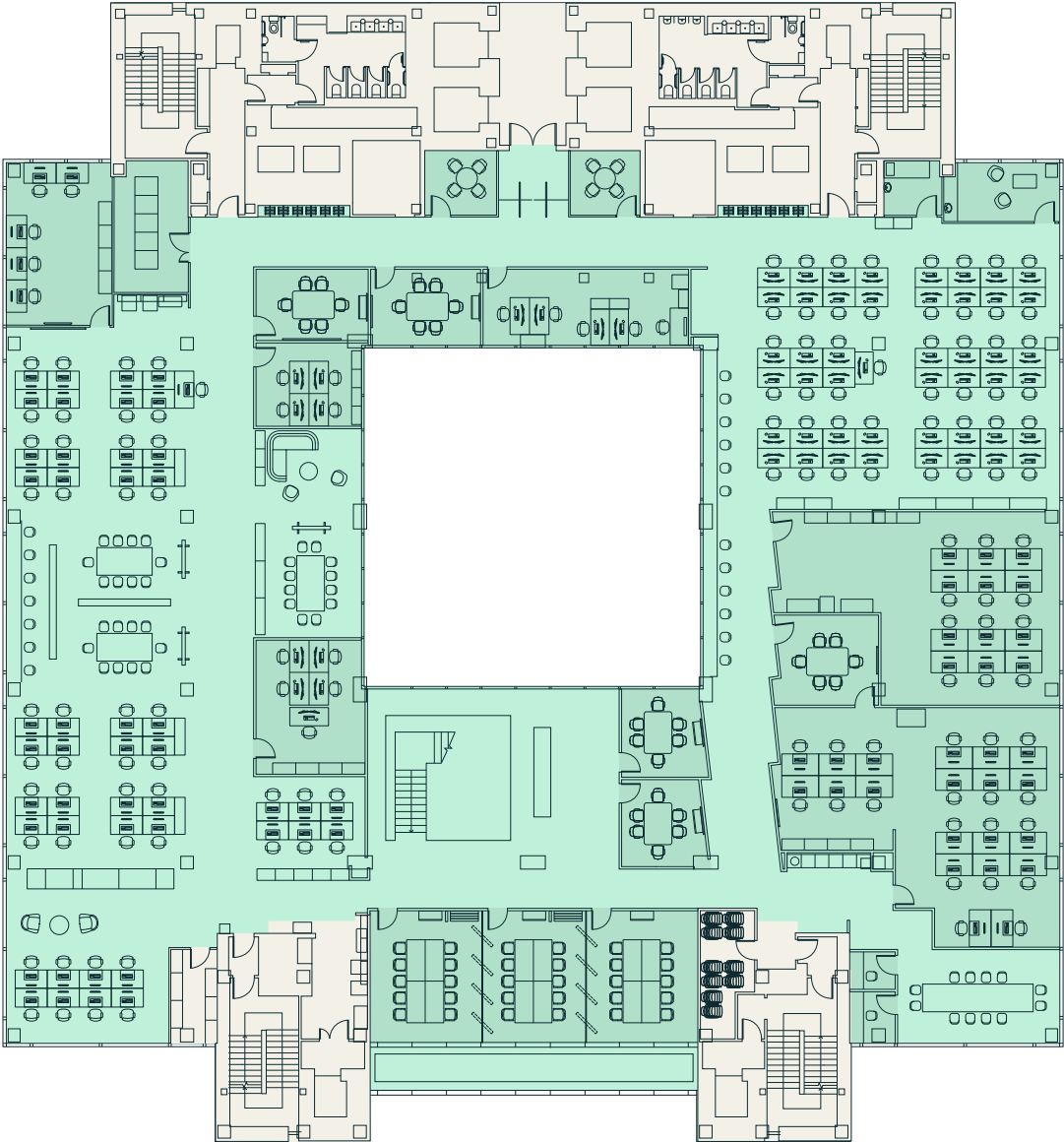
1,404 sq m



- Core
- Office space
- Meeting Rooms

Space Breakdown:

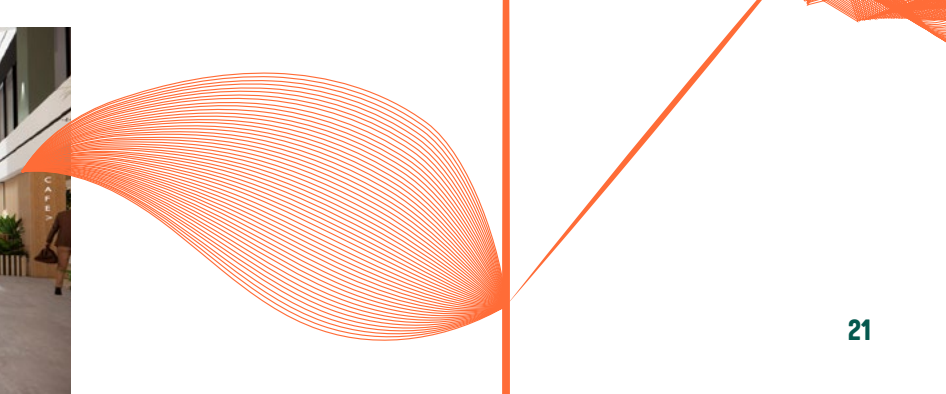
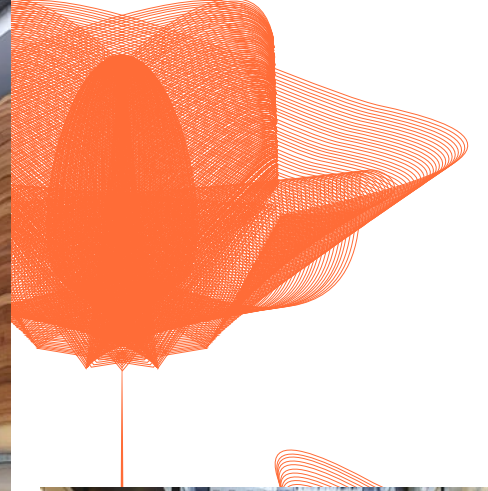
- 2 x Print Room
- 1 x Breakout 2p Room
- 2 x Kitchen Space
- 2 x 4p Meeting Room
- 5 x 6p Meeting Room
- 3 x 10p Meeting Room
- 3 x 5p Desk Room
- 1 x 4p Desk Room
- 2 x 1p Call Booth
- 1 x 12p Desk Room
- 1 x 20p Desk Room
- 92 x Desks







ATRIUM PODS



CAMPUS SPEC



THE TEAM

FOSUN 复星

FIDELIDADE
SEGUROS DESDE 1808

RESOLUTION
PROPERTY

S
& P

pbc

JLL®

allsop

THE **QS**
COMPANY

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