



EDGE

LONDON BRIDGE

Overview

	OFFICE (SQ FT NIA)	TERRACE (SQ FT)
26	LET TO SERVICENOW	
25	LET TO SERVICENOW	
24	LET TO SERVICENOW	
23	LET TO SERVICENOW	
22	LET TO SERVICENOW	
21	UNDER OPTION	
20	UNDER OPTION	
19	UNDER OPTION	
18	FALLS AWAY 15 TH JAN UNDER OPTION	
17	10,570	
16	10,570	291
15	10,570	
14	10,570	291
13	10,570	
12	10,570	291
11	10,570	
10	10,527	291
9	10,527	
8	10,527	291
7	10,527	
6	10,527	291
5	10,527	
4	10,527	291
3	7,599	893
2	3,079	
1	AUDITORIUM (2,217 SQ FT) 2,260	
G	RECEPTION & CAFÉ (2,315 SQ FT)	
LG	11,937	
Gym & Studios	4,478	
TOTAL OFFICE NIA: 172,554		2,930

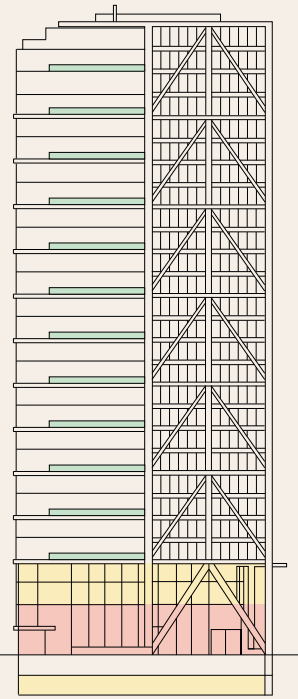
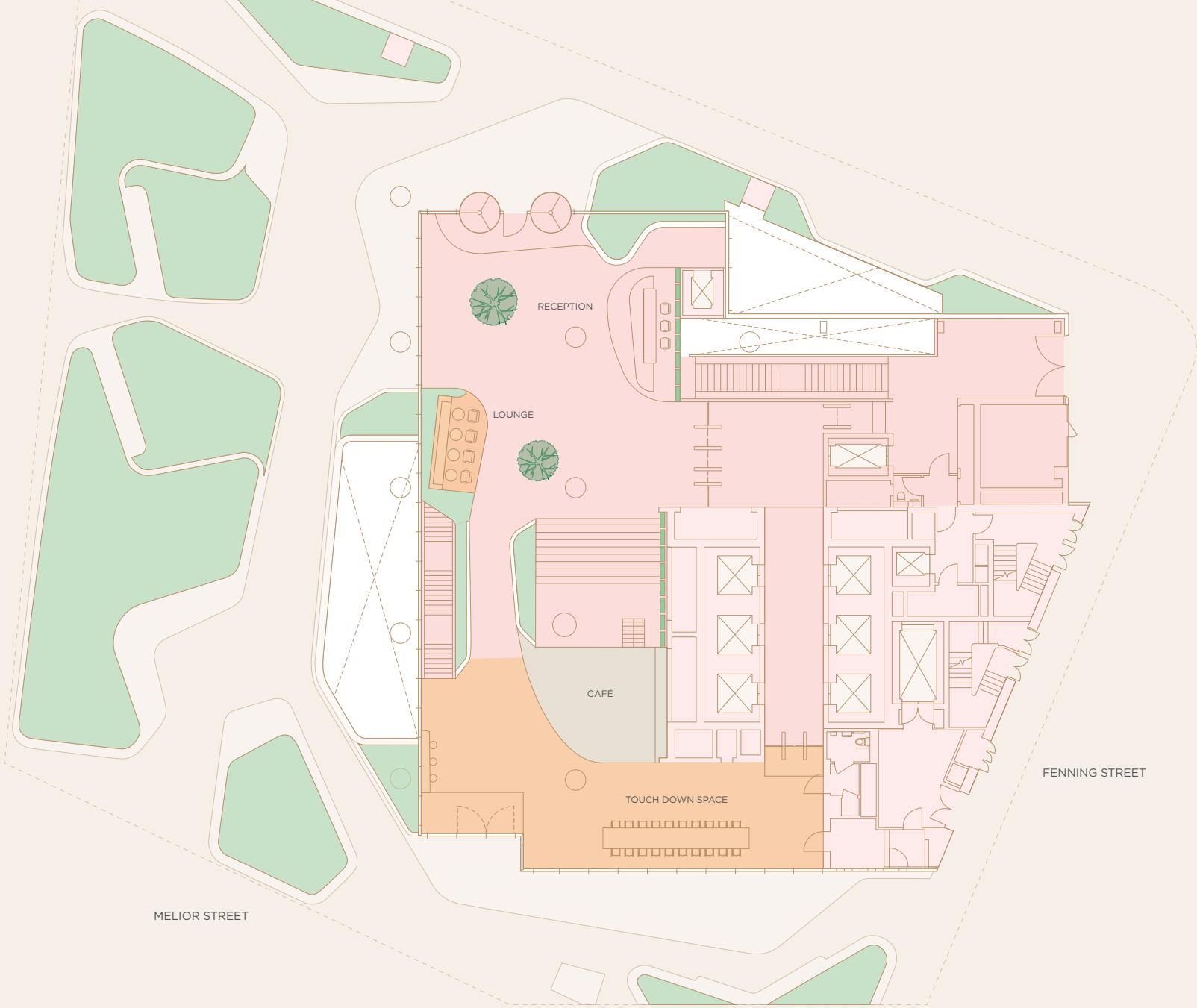


Ground Floor

RECEPTION

2,863 sq ft

- TOUCH DOWN SPACE
- CORE
- RECEPTION AND LIFT LOBBY
- LIFTS
- CAFÉ
- LANDSCAPING
- VERTICAL GREENING
- VOID



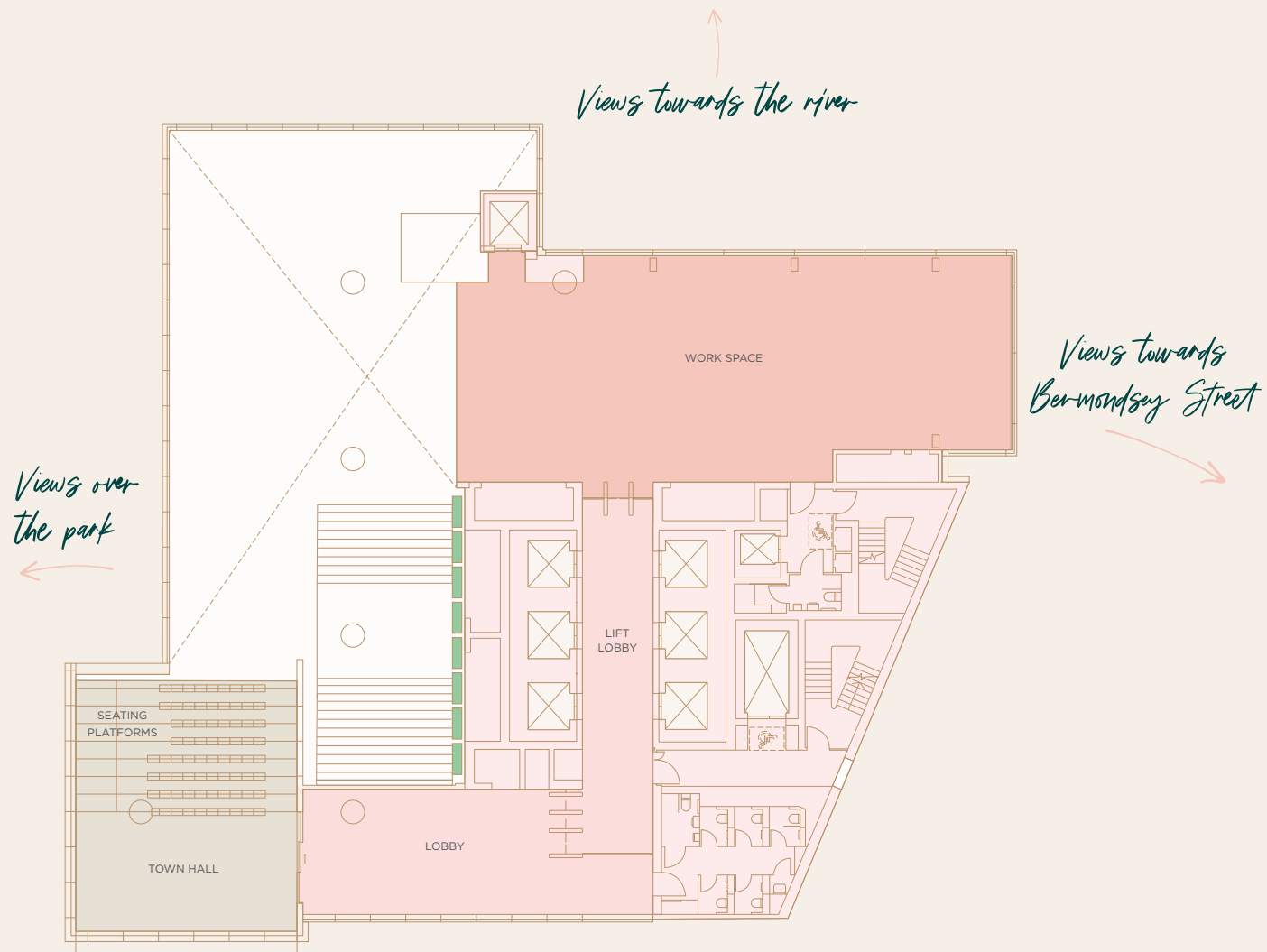
1st Floor

WORK SPACE

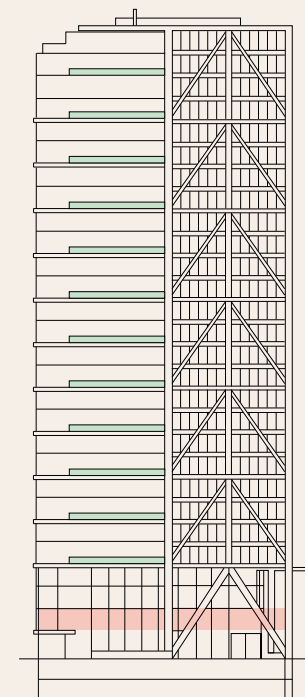
2,260 sq ft

- CORE
- LIFT LOBBY
- WORK SPACE
- LIFTS
- TOWN HALL
- VERTICAL GREENING
- VOID

EDGE/LONDON BRIDGE



View CGI



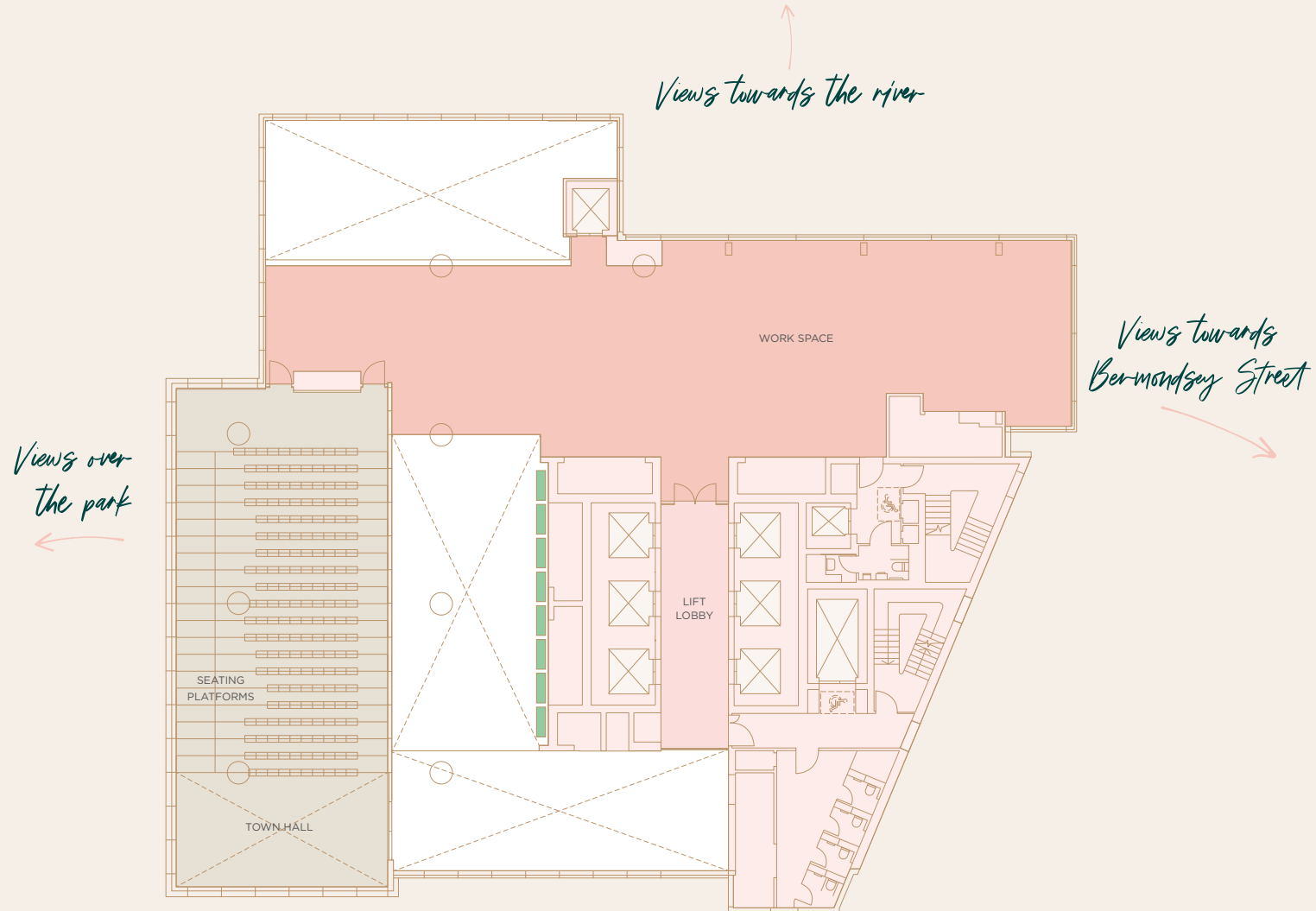
2nd Floor

WORK SPACE
3,079 sq ft

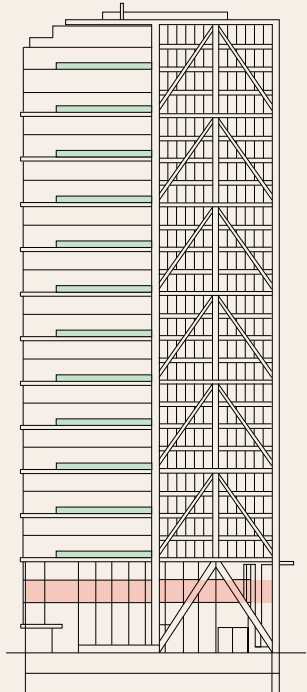
- CORE
- LIFT LOBBY
- WORK SPACE
- LIFTS
- TOWN HALL
- VERTICAL GREENING
- VOID

EDGE / LONDON BRIDGE

View Third Floor



View CGI



3rd Floor

WORK SPACE

7,535 sq ft

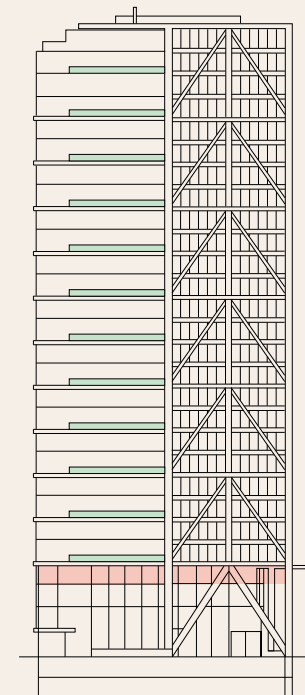
TERRACE

893 sq ft

- CORE
- LIFT LOBBY
- WORK SPACE
- LIFTS
- TERRACING

EDGE / LONDON BRIDGE

View Second Floor



Typical Layout for Odd Numbered Floors

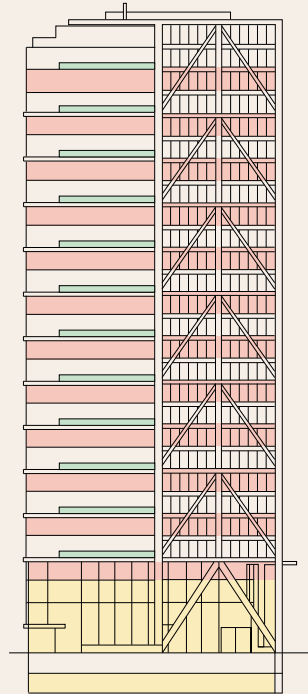
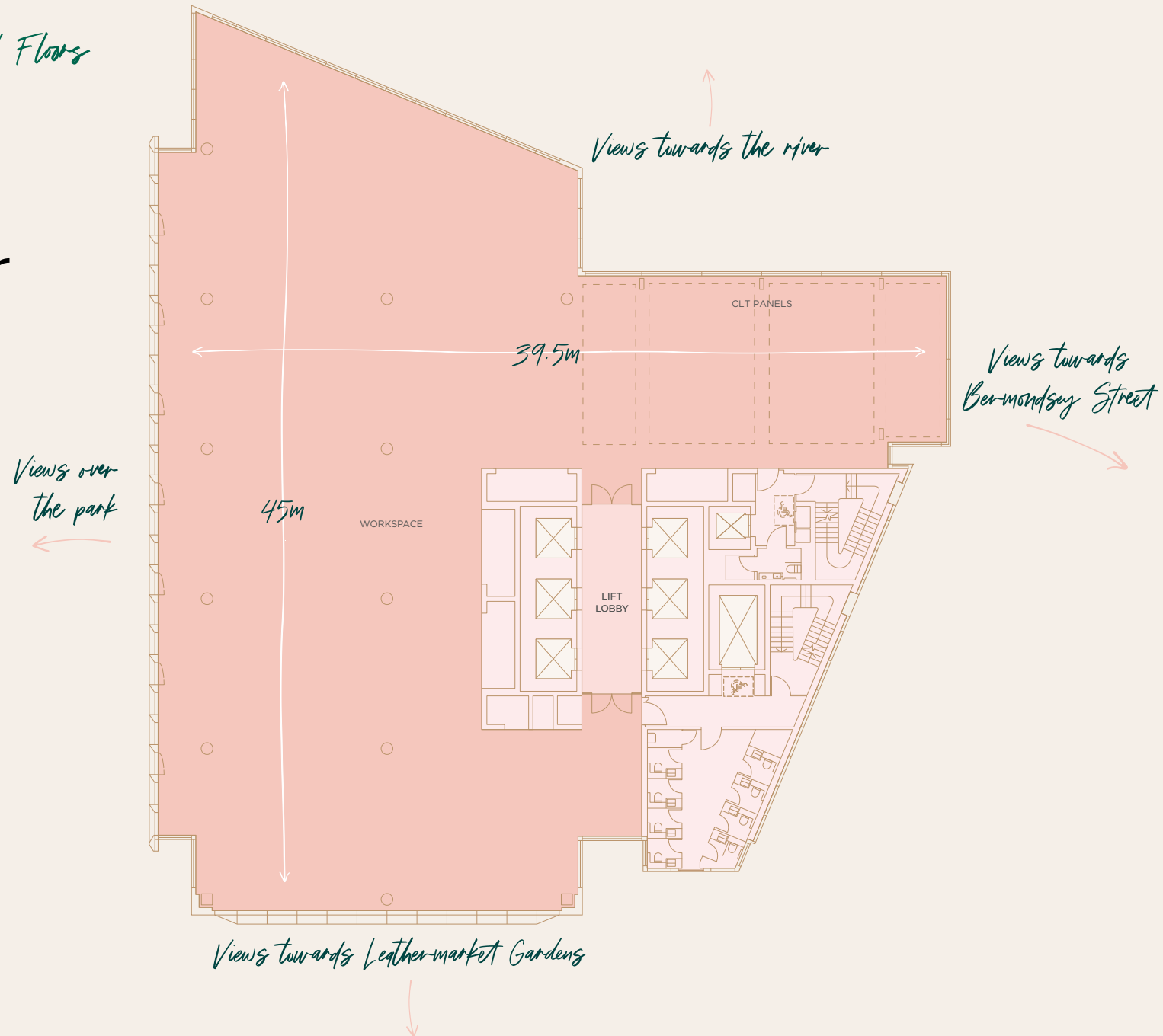
Typical Office Floor

WORKSPACE

10,570 sq ft

- CORE
- LIFT LOBBY
- WORKSPACE
- LIFTS

EDGE / LONDON BRIDGE



Typical Layout for Even Numbered Floors

Typical Terrace Floor

WORKSPACE

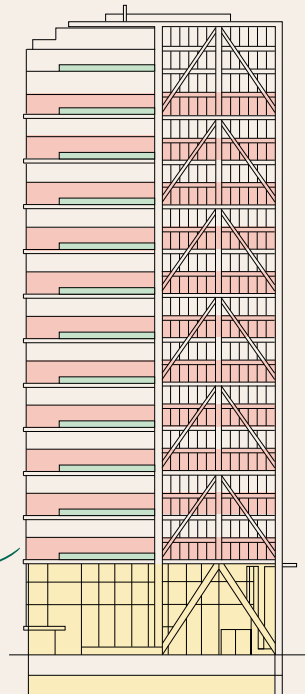
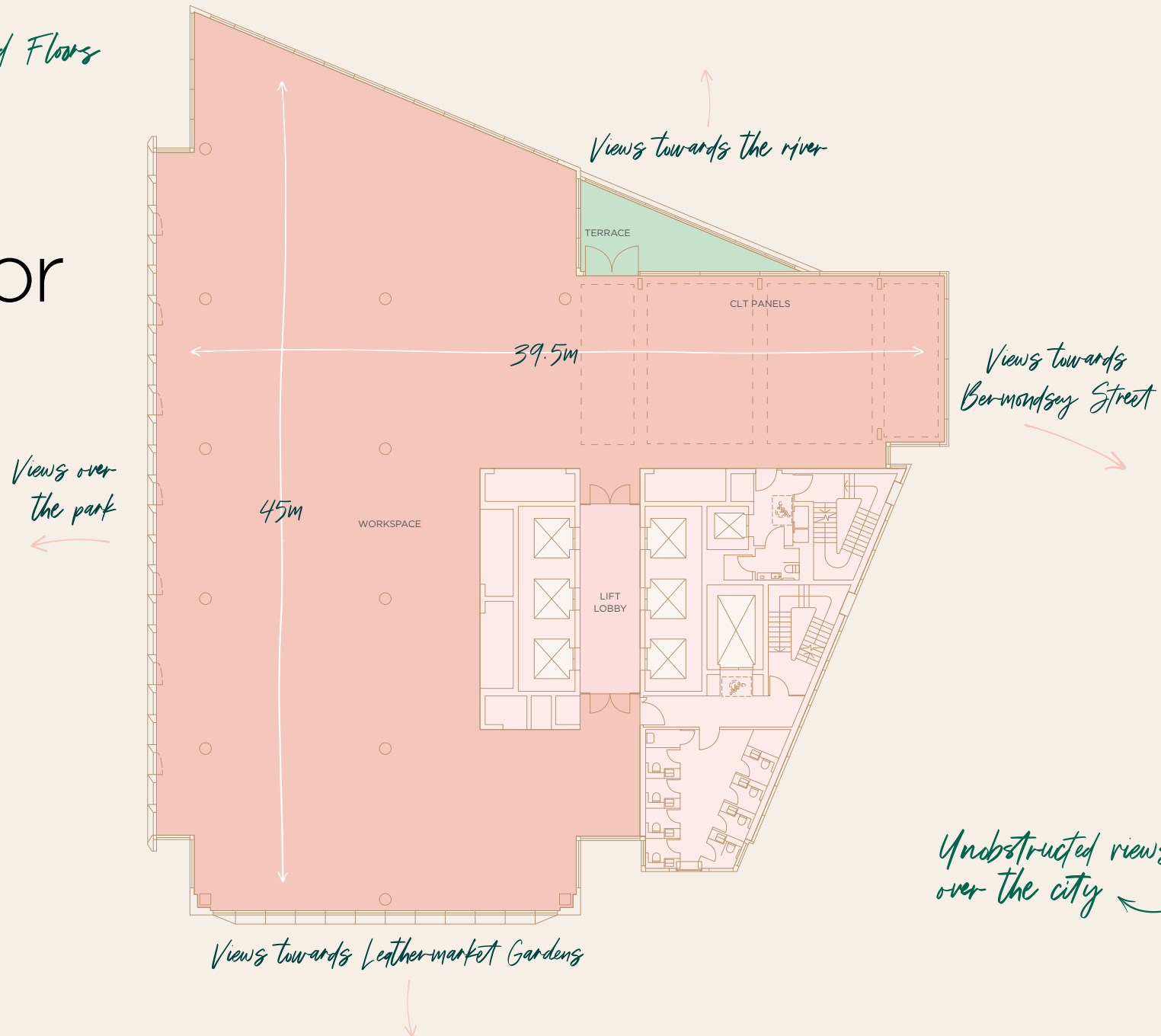
10,570 sq ft

PRIVATE TERRACE

291 sq ft

- CORE
- LIFT LOBBY
- WORKSPACE
- LIFTS
- TERRACING

EDGE / LONDON BRIDGE

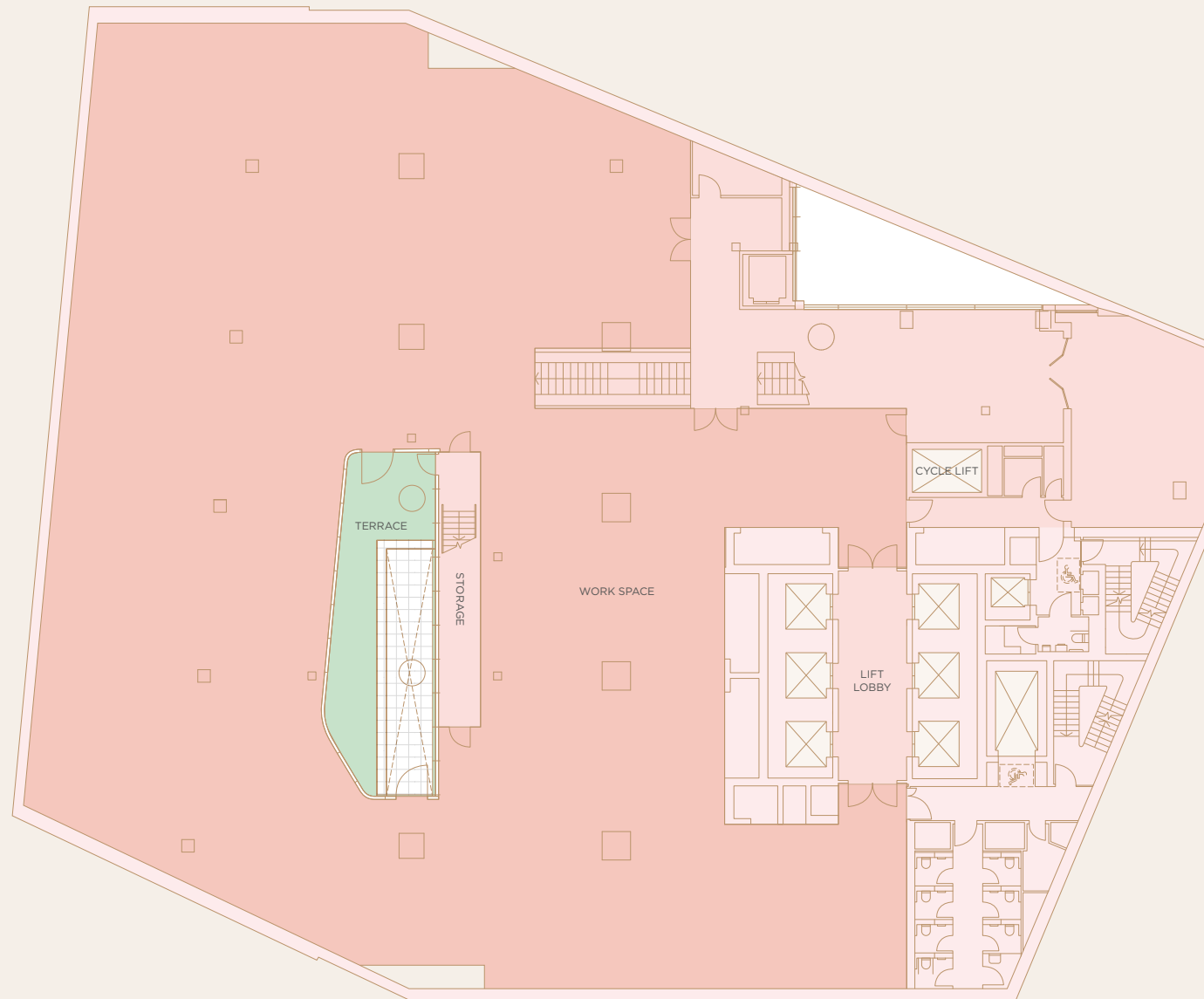


Lower Ground Floor

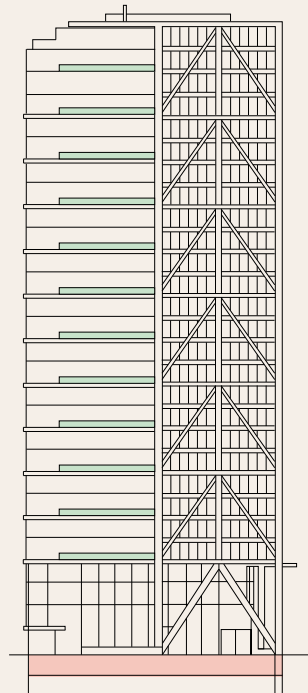
WORK SPACE
12,034 sq ft

- CORE
- LIFT LOBBY AND HALLWAY
- WORK SPACE
- LIFTS
- TERRACING
- VOID

EDGE/LONDON BRIDGE



View CGI



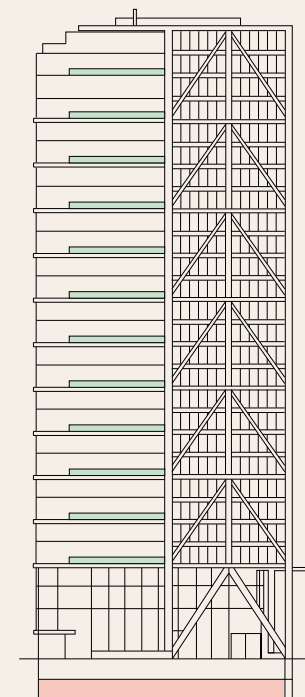
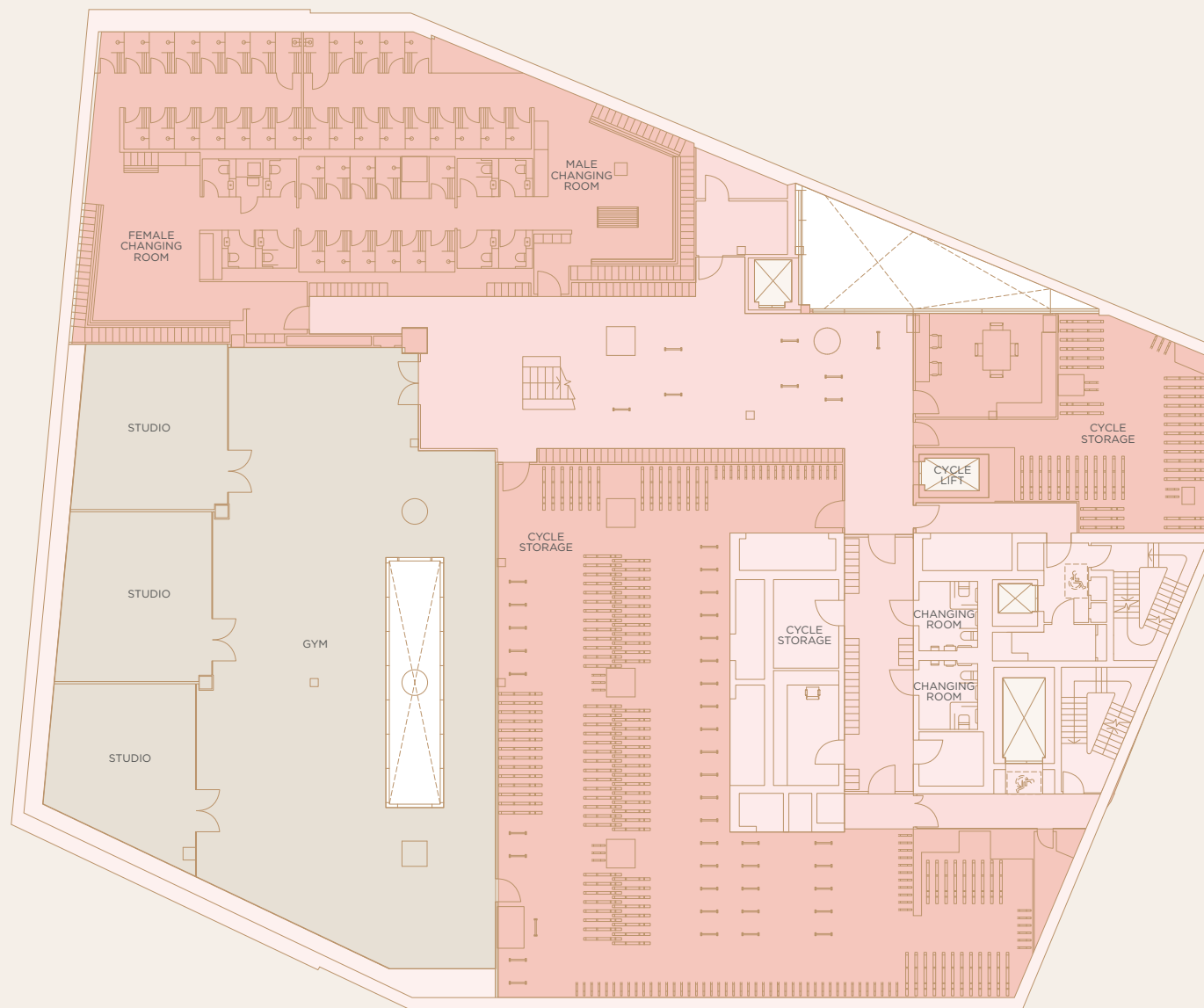
Basement Floor

GYM & STUDIOS

4,478 sq ft

- CORE
- LIFT LOBBY AND HALLWAY
- END OF TRIP FACILITIES
- LIFTS
- GYM AND STUDIOS
- VOID

EDGE/LONDON BRIDGE



Let's *chat*

WE'LL BE OPENING OUR DOORS TO THE WORLD IN Q3 2026



JONNY LEE

T: +44 (0)20 7861 1541
M: +44 7885 389 426
jonny.lee@knightfrank.com

LUCY DOWLING

T: +44 (0)20 3640 7049
M: +44 (0)7557 310 233
lucy.dowling@knightfrank.com

DAN GAUNT

T: +44 (0)20 7861 1314
M: +44 7818 008 981
dan.gaunt@knightfrank.com

MIKE VOLLER

T: +44 (0)20 7861 1318
M: +44 (0)7739 763 699
mike.voller@knightfrank.com



DAVID WILSON

T: +44 (0)20 7182 2000
M: +44 (0)7584 339 242
david.t.wilson@cbre.com

LUKE HACKING

T: +44 (0)20 7182 2169
M: +44 (0)7951 224 060
luke.hacking@cbre.com

DAVID PEROWNE

T: +44 (0)20 7182 3235
M: +44 (0)7739 814 720
david.perowne@cbre.com

PHILLIP HOWELLS

+44 (0)20 7182 2648
+44 (0)7836 223 161
phillip.howells@cbre.com