

# Spectra

Royal Street North Arches

Westminster Bridge Rd

London SE1

# Making light work

Spectra is the space for those who want to work differently, 25,500 sq ft of outstanding workspace, moments from Waterloo.





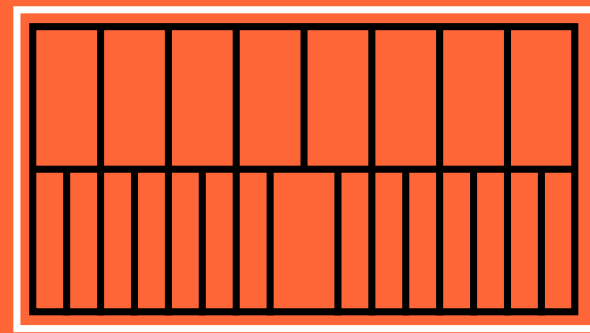
Spectra benefits from an abundance of natural light on both ground and mezzanine floors, owing to a fully glazed external facade running down Royal Street.

# A different angle



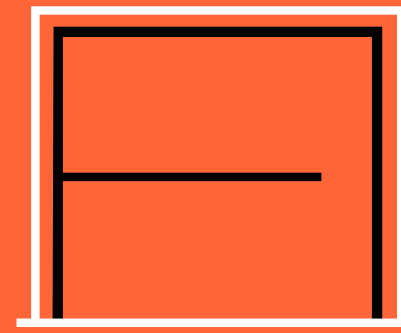
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Prime location  
adjacent to  
Waterloo Station



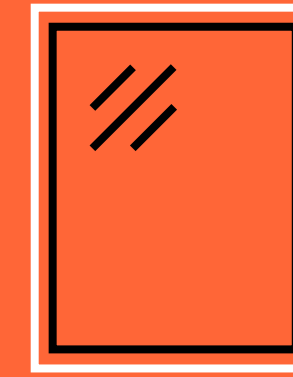
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Self-contained  
HQ building



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Arranged over  
Ground & Mezzanine  
floors



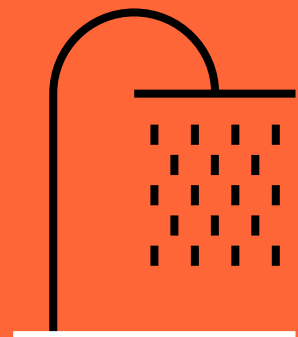
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Feature floor to  
ceiling glazing



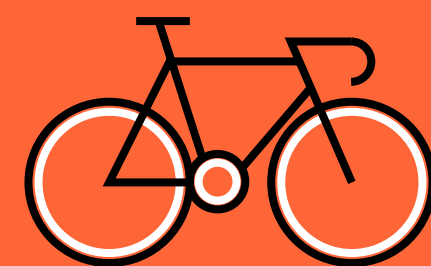
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New VRF  
air conditioning



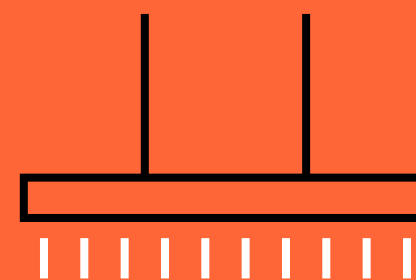
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Showers & WCs



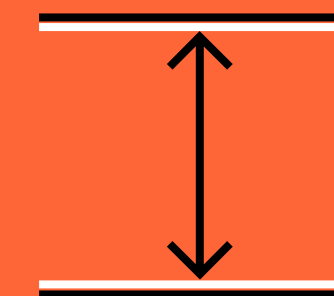
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Secure  
cycle store



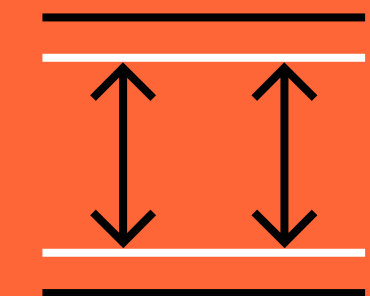
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LED  
lighting



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Up to 2.75m floor  
to ceiling heights



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Fully accessible  
raised floor  
(Ground floor)

Considerately designed by AHMM, the new entrance could deliver a dedicated reception area, providing an impressive welcome to the space.

Reception CGI



# For the bright & bold

Prominently located in the heart of Waterloo, the surrounding area is filled with vibrant amenities and famous landmarks, making this the destination of choice.



Lower Marsh Market

# A world of colour

Whether its a lunchtime stroll along the river, or relaxing in one of the many local green spaces, this is a destination that has it all.

- 1 Flat Iron
- 2 Lower Marsh Market
- 3 Southbank Centre
- 4 Sista Barista
- 5 Jubilee Gardens



# Spectrum of choice



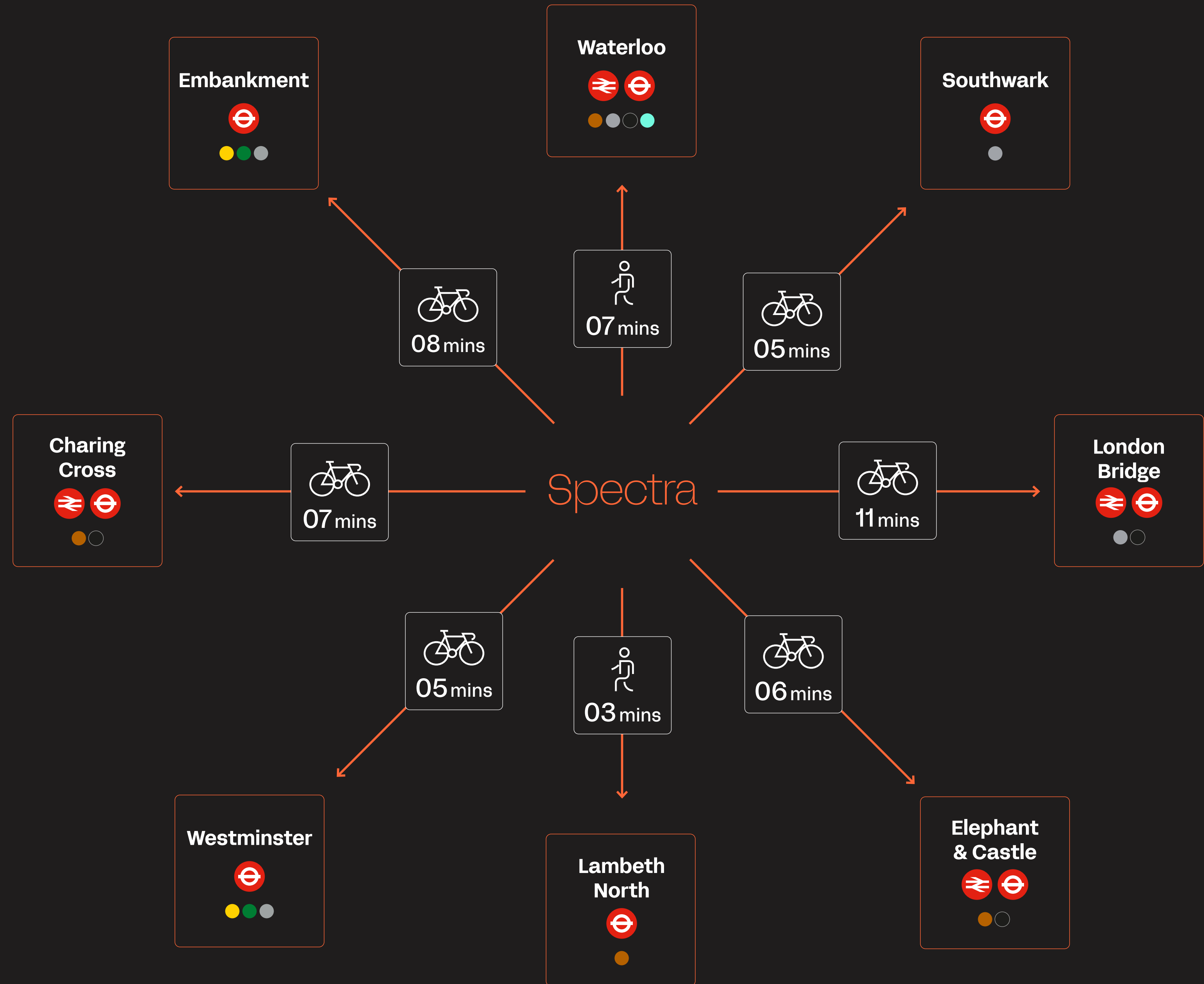
Take time out and grab something to eat at a bustling local food market, or take a seat for coffee and drinks.

- 1 The BBQ Club
- 2 Wahaca
- 3 The Hoxton
- 4 Leake Street
- 5 River Thames
- 6 The Green Room



# Straight to the point

This is what well connected looks like. Waterloo and Lambeth North stations are on the doorstep and provide access to the Underground and National Rail networks, or hop on your bike to travel to even more destinations across London.



 Walk time

 Cycle time

Journey times taken from the building. Source: TfL

# Set the tone

A host of bars, restaurants and gyms are all within easy reach of Spectra, providing a host of choices throughout the working day.

## Coffee

- 01 Gail's Bakery
- 02 The Travel Café
- 03 Sista Barista
- 04 Illy Café
- 05 Scootercaffe
- 06 Cafe del Marsh
- 07 Mama's Cafe
- 08 Little Bread Pedlar
- 09 Balance
- 10 Black Sheep Coffee

## Bars / Pubs

- 01 The Duke of Sussex
- 02 Bar @ 26 Leake St
- 03 Brewdog
- 04 St Stephen's
- 05 Le Champagne Bar
- 06 The Kings Arms
- 07 The White Hart
- 08 Mulberry Bush
- 09 Ev Bar
- 10 Tonight Josephine

## Restaurants

- 01 ICHI sushi
- 02 Hannah Japanese
- 03 Wahaca
- 04 Rosa's Thai
- 05 La Barca
- 06 Sticky Mango
- 07 Auberge
- 08 Brasserie Joël
- 09 Flat Iron
- 10 Lasdun

## Gyms

- 01 The Gym Group
- 02 Pure Gym
- 03 King's Sports
- 04 Exerceo

## Hotels

- 01 NOX Waterloo
- 02 Premier Inn
- 03 Hampton by Hilton
- 04 H10
- 05 The Hoxton
- 06 Novotel

Spectra



A new  
point of  
view



Arranged over Ground and Mezzanine floors, Spectra will provide a contemporary workspace designed for collaboration and productivity.


Ground floor CGI



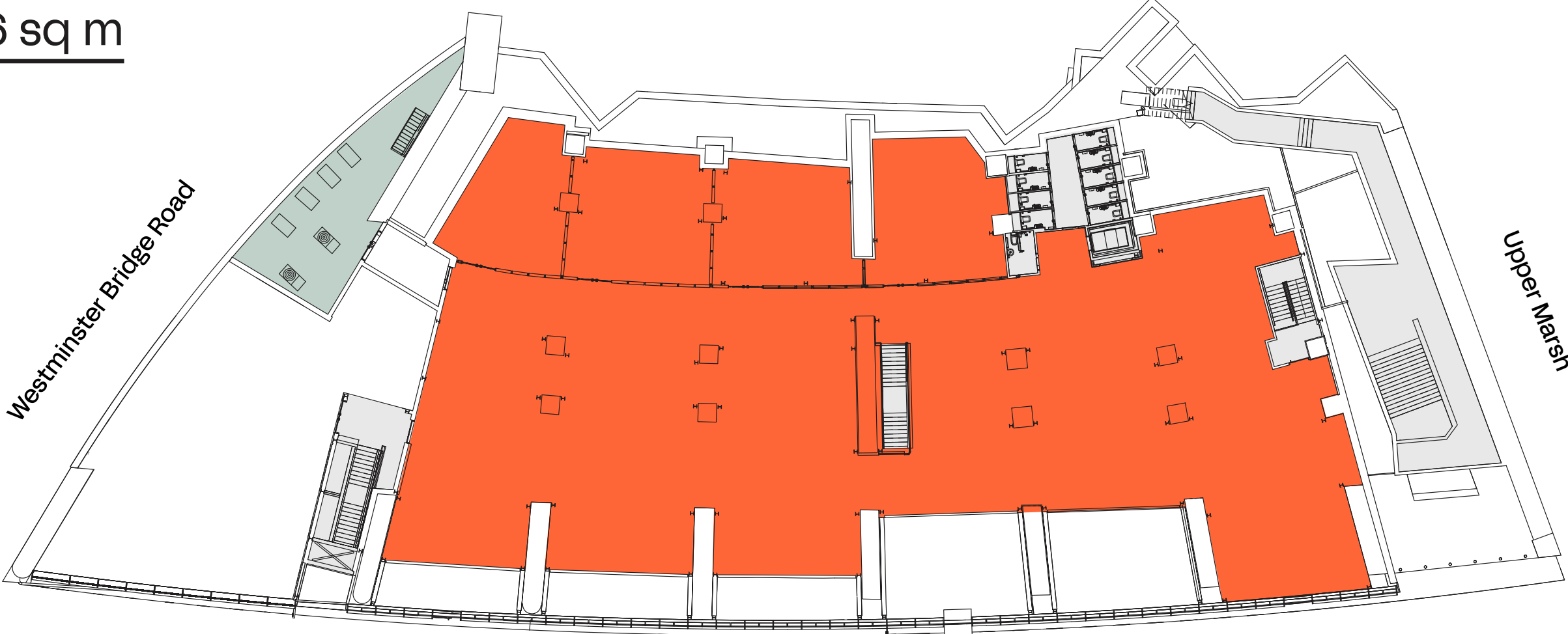
# See the space

Floor	Sq m	Sq ft
Mezzanine	1,142.6	12,299
Ground	1,233.5	13,278
<b>Total</b>	<b>2,376.1</b>	<b>25,577</b>

- Office
- Reception
- Bike storage
- Lockers
- Plant
- Core

N  
 For indicative purposes only, not to scale.

Mezzanine Floor  
 12,299 sq m / 1,142.6 sq m



Ground Floor  
 13,278 sq ft / 1,233.5 sq m



Mezzanine level CGI



# Further information

## Viewings

Please contact  
the letting agents.

## Terms

Upon application.

# USP.

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# Spectra

The Royal Street North Arches,  
Westminster Bridge Road, London, SE1 7NN

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2023.

Designed by Cre8te – 020 3468 5760 – cre8te.london