



HAYS GALLERIA

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Positioned on the doorstep of London Bridge, Hay's Galleria is a destination. An architectural statement designed to deliver bright, flexible and contemporary workspace for truly ambitious companies.



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Flexible and Fully-connected Floorplates



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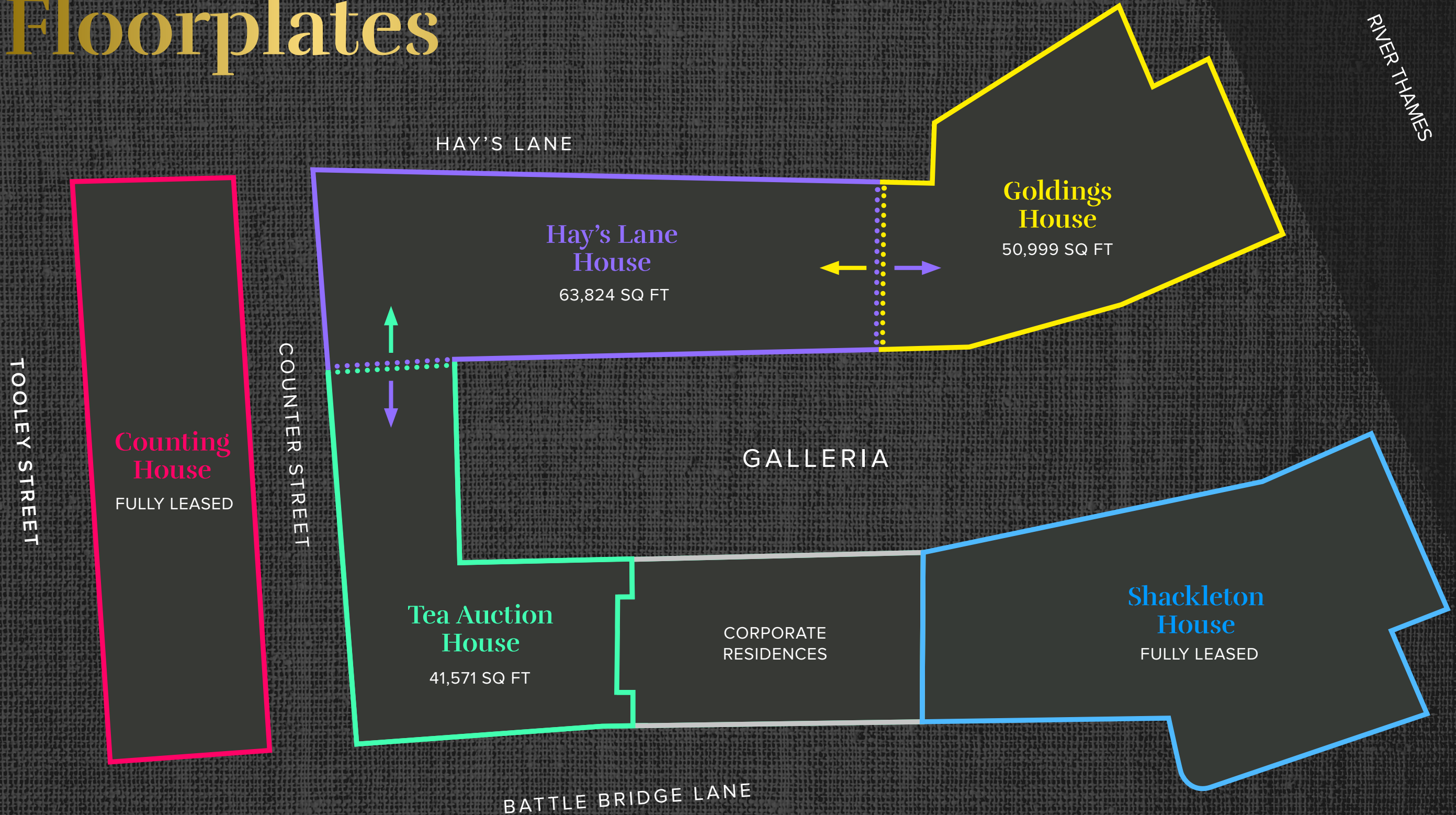
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Hay's Galleria offers a spectrum of tenant splits



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The three buildings can be leased individually; however due to their fluid connectivity, two or even three buildings can be combined to provide open and expansive floorplates – a rarity in Central London.

Floor	Total (Sq Ft)	Tea Auction House	Hay's Lane House
5th	17,147	7,093	10,054
4th	18,902	7,707	11,195
3rd	18,664	7,642	11,022
2nd	18,547	7,675	10,872
1st	18,072	7,330	10,742
Reception	1,934	1,029	905
Basement	12,128	3,094	9,034
Total (Sq Ft)	105,395	41,571	63,824

Floor	Total (Sq Ft)	Hay's Lane House	Goldings House
5th	18,913	10,054	8,859
4th	20,947	11,195	9,752
3rd	20,763	11,022	9,741
2nd	20,549	10,872	9,677
1st	20,333	10,742	9,591
Reception	1,890	905	985
Basement	11,428	9,034	2,394
Total (Sq Ft)	114,823	63,824	50,999

Floor	Total (Sq Ft)	Tea Auction House	Hay's Lane House	Goldings House
5th	26,006	7,093	10,054	8,859
4th	28,654	7,707	11,195	9,752
3rd	28,406	7,642	11,022	9,741
2nd	28,223	7,675	10,872	9,677
1st	27,663	7,330	10,742	9,591
Reception	2,919	1,029	905	985
Basement	14,522	3,094	9,034	2,394
Total (Sq Ft)	156,393	41,571	63,824	50,999

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London's most dramatic riverside district



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Indulge the taste buds



3 minute walk
The Hide Bar



4 minute walk
Comptoir Gourmand



4 minute walk
Vinegar Yard



8 minute walk
Le Pont de la Tour

A vast array of the Capital's finest eateries and drinking holes all lie within a 10 minute walk.

5 minute walk
The Ivy



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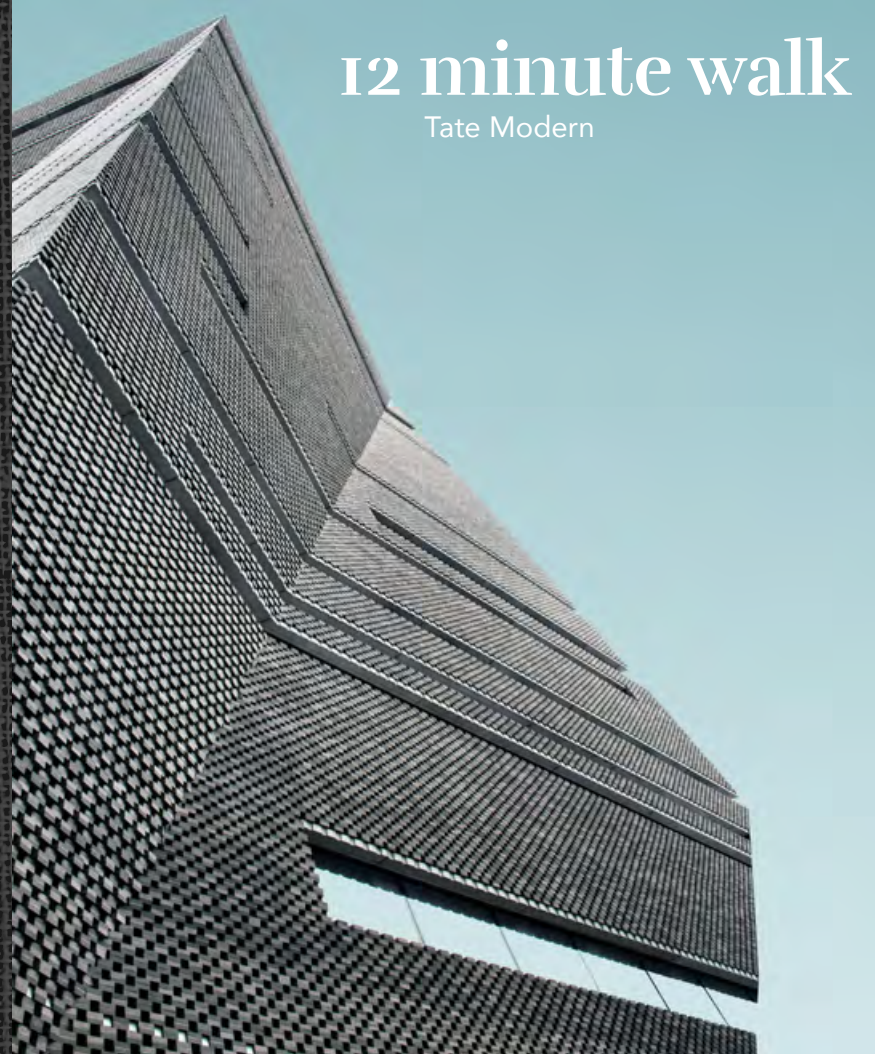
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12 minute walk
Tate Modern



5 minute walk
The Bridge Theatre

Brimming with culture



5 minute walk

Fashion
and Textile
Museum
Exhibitions Shop Events Learning
www.ftmlondon.org

From the Tate Modern to The White Cube Gallery, The London Bridge Theatre to The Globe, Hay's Galleria is surrounded by the very best London has to offer.



8 minute walk
The White Cube Gallery

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An eclectic delight

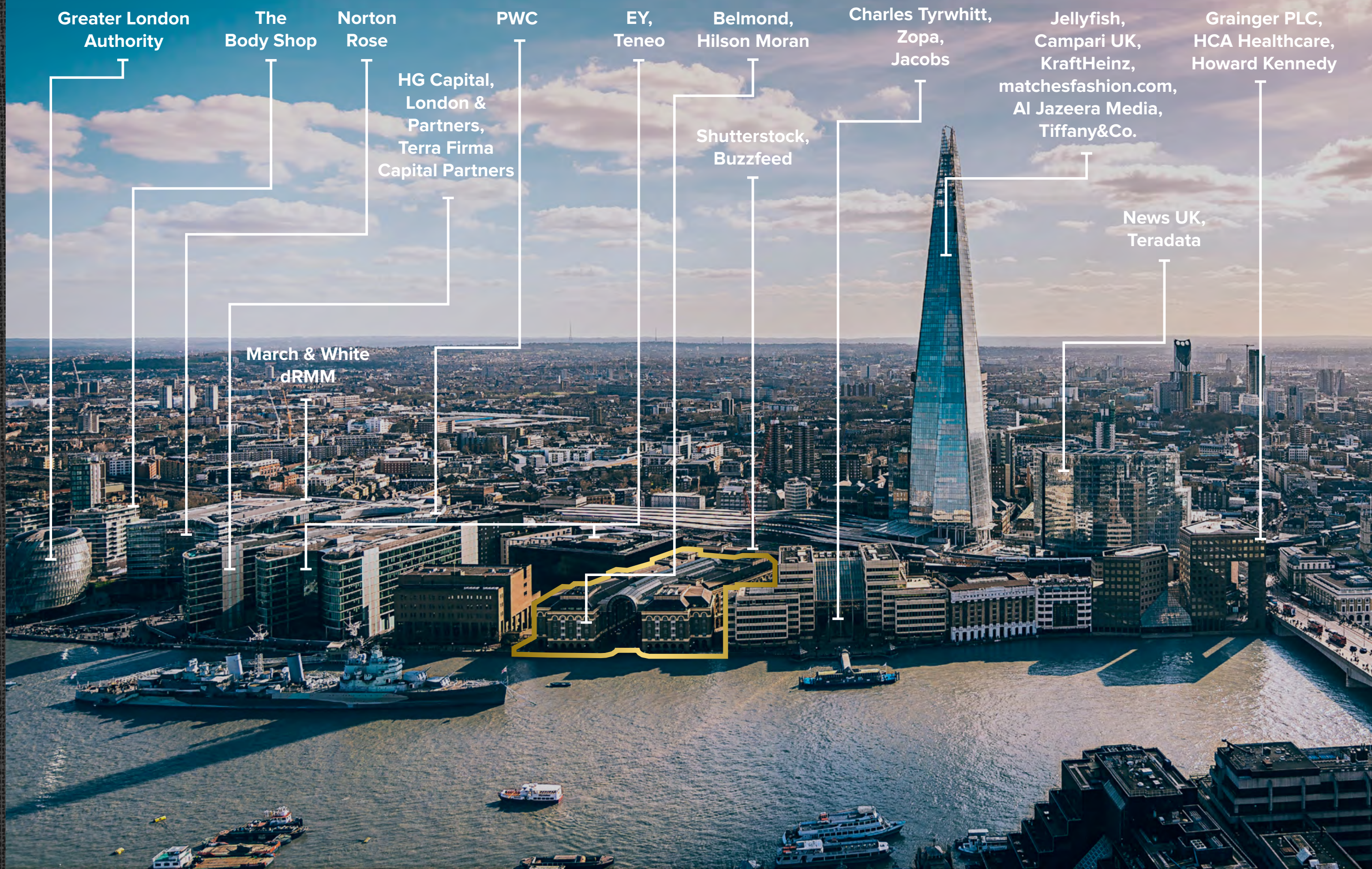


5 minute walk
Borough Market

Borough Market, Bermondsey Street, Maltby Street Market and Southbank are all in immediate proximity.



In great company



Greater London Authority

The Body Shop

Norton Rose

PWC

EY, Teneo

Belmond, Hilson Moran

Charles Tyrwhitt, Zopa, Jacobs

Jellyfish, Campari UK, KraftHeinz, matchesfashion.com, Al Jazeera Media, Tiffany&Co.

Grainger PLC, HCA Healthcare, Howard Kennedy

HG Capital, London & Partners, Terra Firma Capital Partners

Shutterstock, BuzzFeed

News UK, Teradata

March & White dRMM

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Wimbledon at The Scoop



Look Mum No Hands

A world-class estate brimming with activity

Pop Up Eis Haus Ice Bar



The Christmas Market



London Bridge City is teeming with all-year-round festivals, markets and stunning events to satisfy the needs of everyone.

Summer by the River



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View of The City

Green spaces in London Bridge City



Riverside sunset at London Bridge City



Tower Bridge

An exceptional waterside campus

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View of Hay's Galleria from the River



Shopping at Hay's Galleria



View of Hay's Galleria

View of the Galleria



Hay's Galleria is packed with food, drink and shopping opportunities. Fantastic on and off-site amenities give tenants a truly rare variety of choice and convenience.

North entrance to Hay's Galleria



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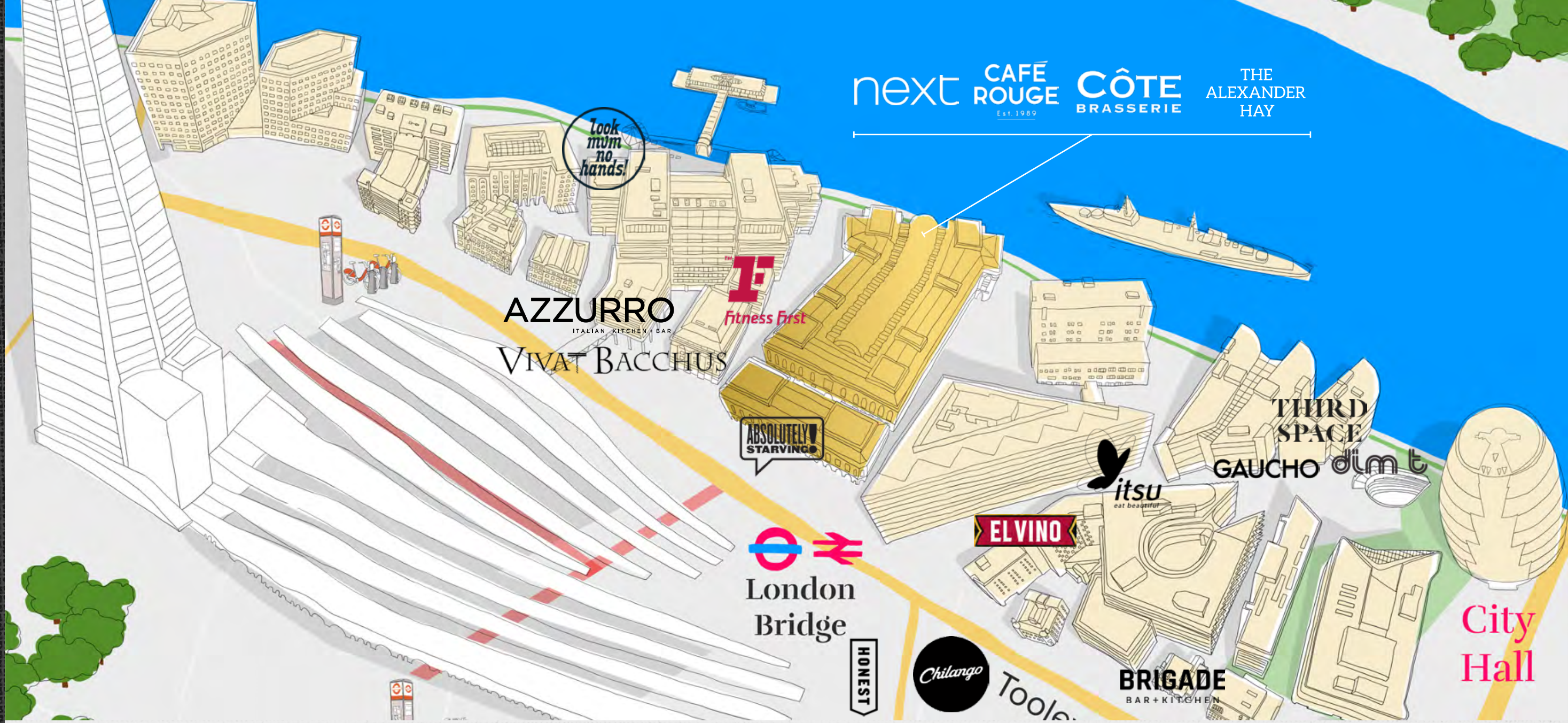
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London Bridge Amenities Include



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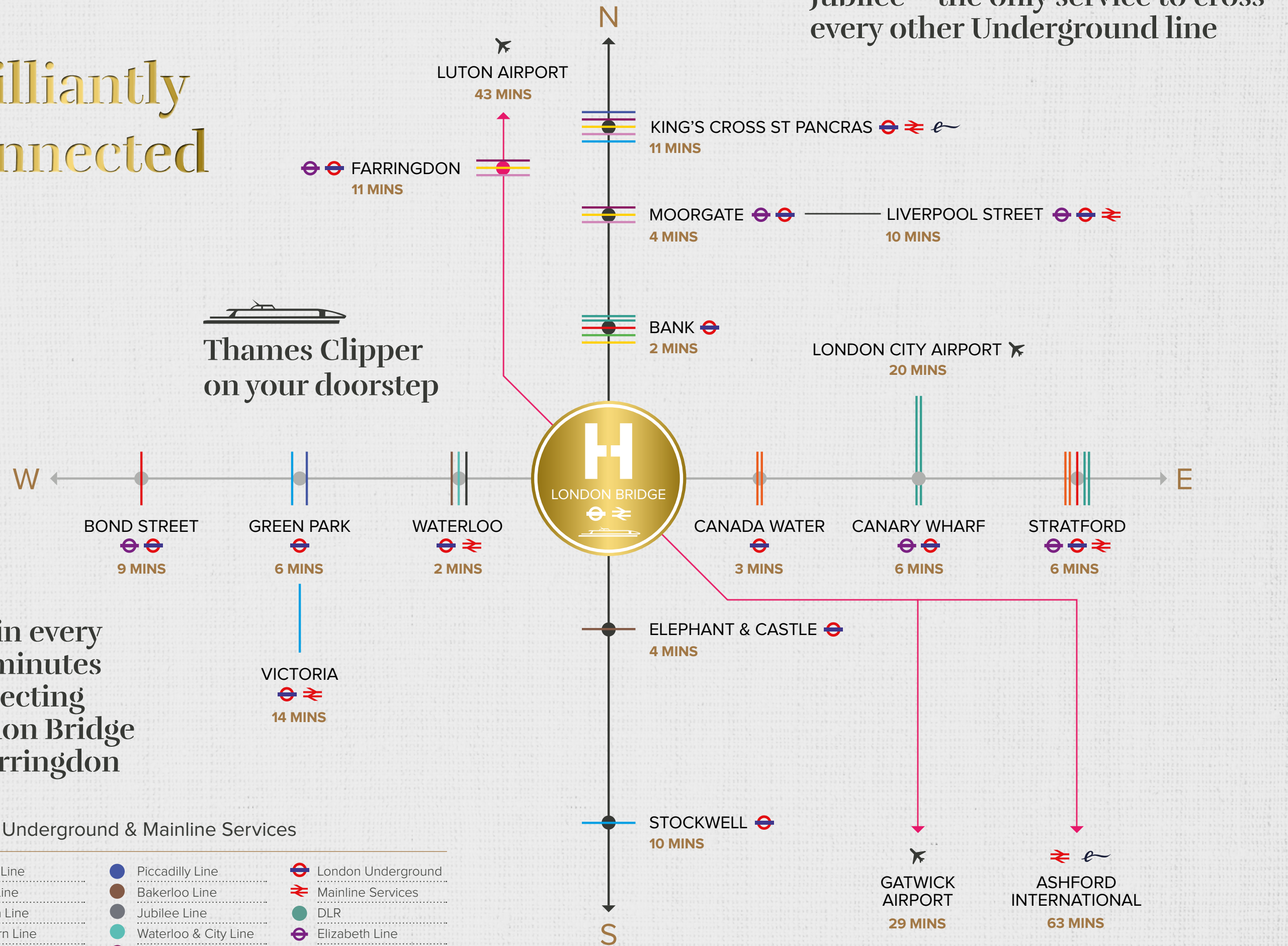
Brilliantly connected

Thames Clipper
on your doorstep

A train every
4-5 minutes
connecting
London Bridge
to Farringdon

London Underground & Mainline Services

- | | | |
|--------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------|
| ● District Line | ● Piccadilly Line | London Underground |
| ● Circle Line | ● Bakerloo Line | Mainline Services |
| ● Victoria Line | ● Jubilee Line | ● DLR |
| ● Northern Line | ● Waterloo & City Line | Elizabeth Line |
| ● Hammersmith & City | ● Metropolitan Line | ● Thameslink |



TRAVEL TIMES FROM LONDON BRIDGE STATION
ALL TIMES SOURCED FROM TRANSPORT FOR LONDON

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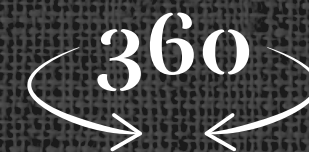
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Typical Floor

- Level 5: **26,006 sq ft**
- Level 4: **28,654 sq ft**
- Level 3: **28,406 sq ft**
- Level 2: **28,223 sq ft**
- Level 1: **27,663 sq ft**



View 360 VR Tour



Goldings House

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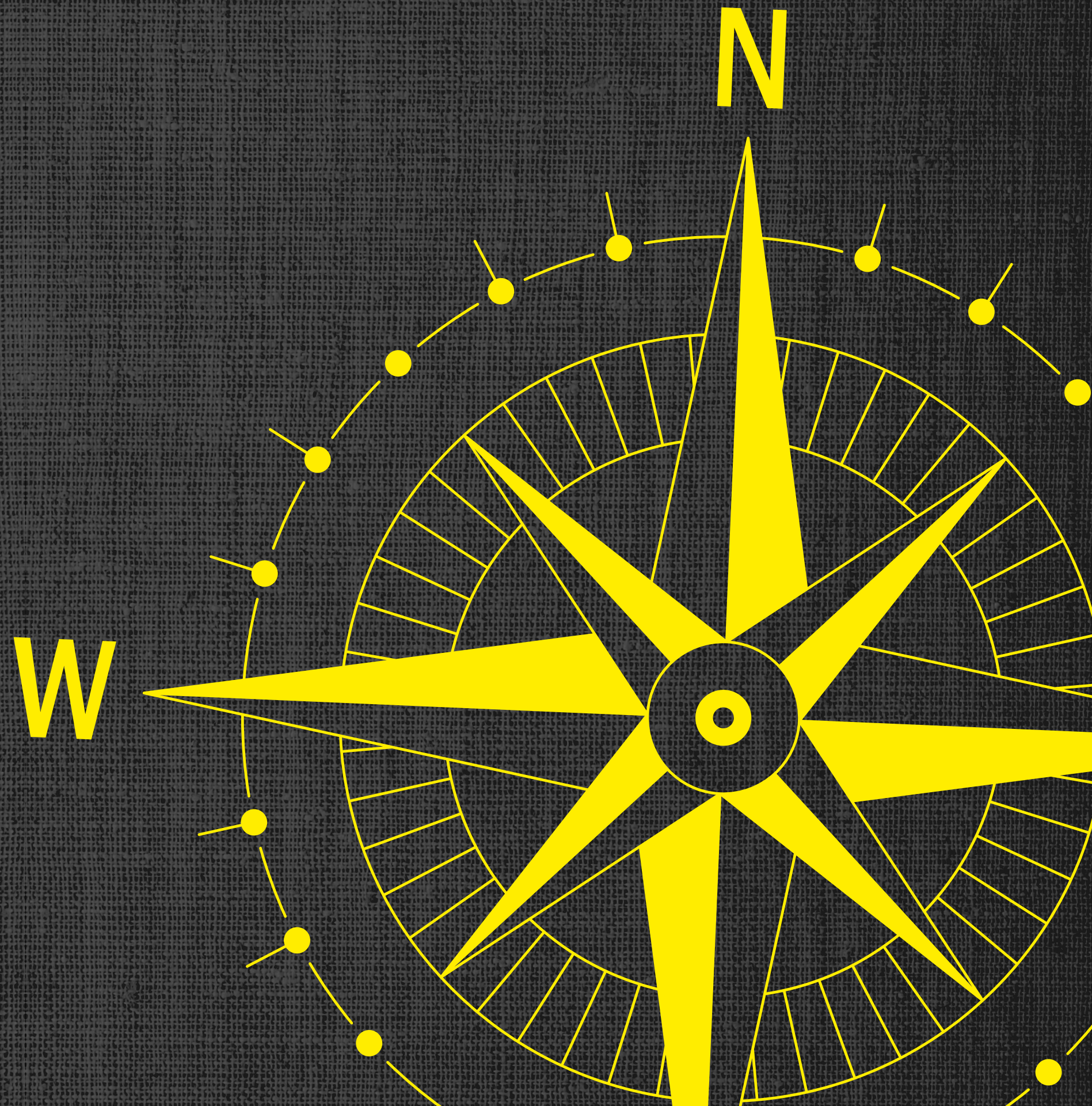
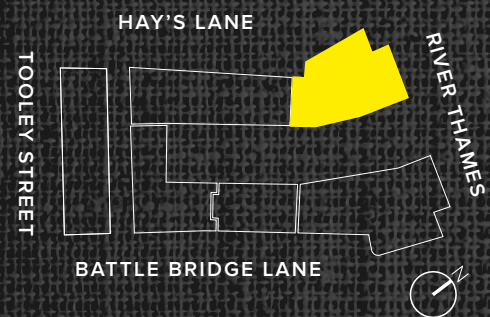
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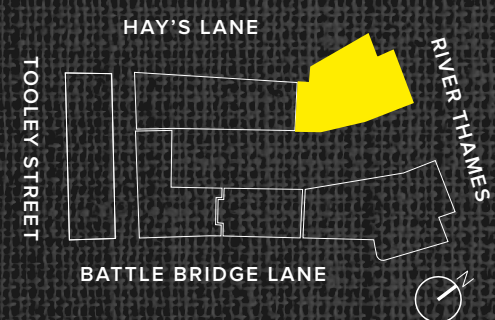


Goldings House

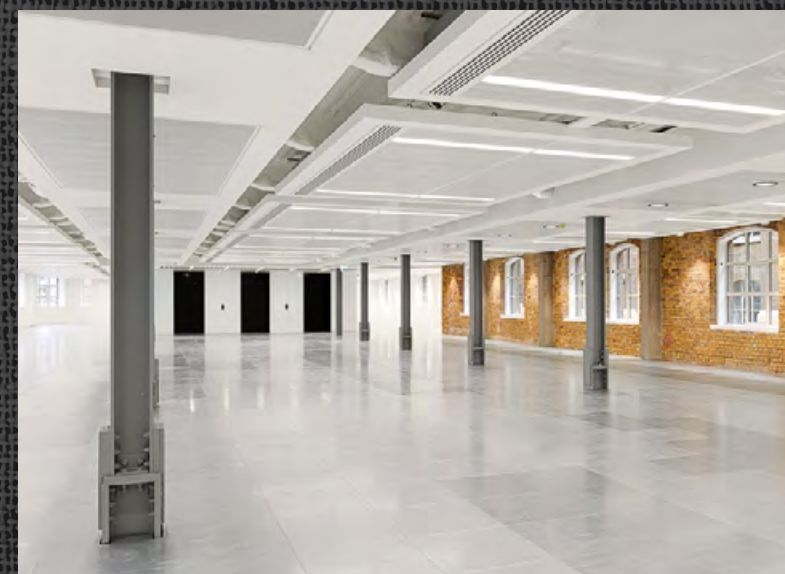
Goldings House enjoys stunning views over the Thames and across central London. Goldings House offers modern offices with exceptional finishes in a location hard to beat and fronting onto Hay's Lane and The Queen's Walk.



Spectacular riverside workspace



Indicatives view of office floor and WCs





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Typical Floor

Level 5: **8,859 sq ft**

Level 4: **9,752 sq ft**

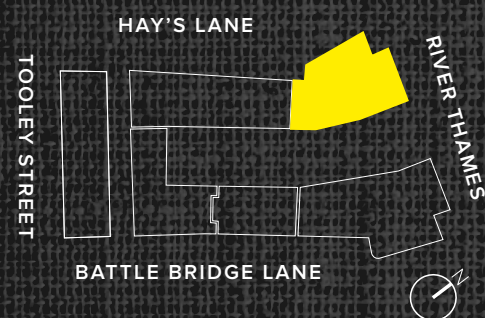
Level 3: **9,741 sq ft**

Level 2: **9,677 sq ft**

Level 1: **9,591 sq ft**



Indicative level 5 floorplan shown



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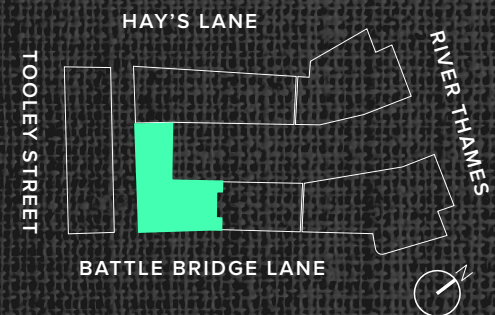
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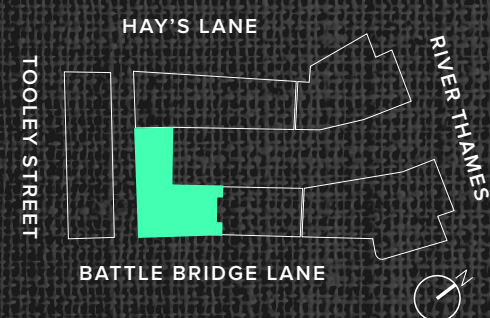
Bound by Counter street and Battle Bridge Lane, Tea Auction House boasts a feature reception and offers its tenants bright and flexible workspace with abundant exposed brick finishes.



Stunning new arrival experiences



Exceptional finishes



Indicatives view of receptions, office floor and WCs

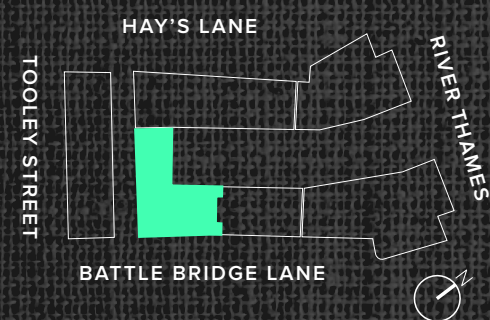
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Typical Floor

- Level 5: **7,092 sq ft**
- Level 4: **7,707 sq ft**
- Level 3: **7,642 sq ft**
- Level 2: **7,675 sq ft**
- Level 1: **7,330 sq ft**



Tea Auction House

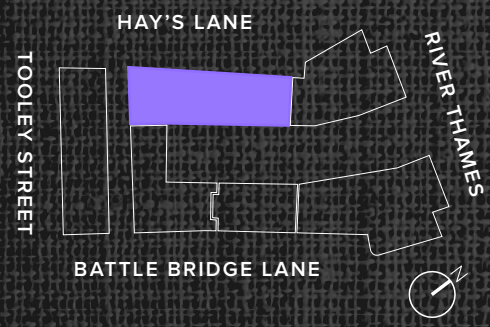


Indicative level 5 floorplan shown



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Hay's Lane House

Hay's Lane House connects Goldings and tea Tea Auction Houses. It provides large and expansive floorplates. Contemporary workspace meets heritage.

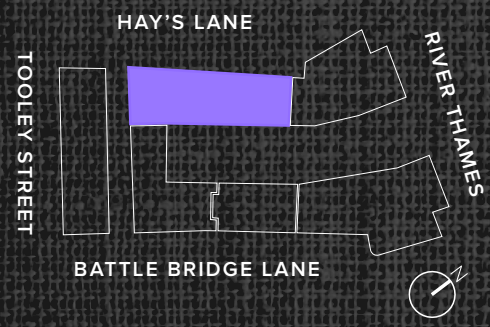


Workspace at the heart of the Capital



Transformed arrival experiences

Indicatives view of receptions, office floor and WCs



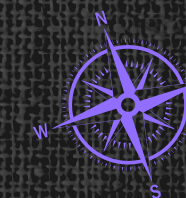
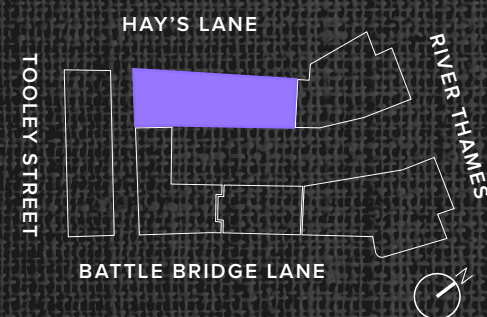
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Typical Floor

- Level 5: **10,054 sq ft**
- Level 4: **11,195 sq ft**
- Level 3: **11,022 sq ft**
- Level 2: **10,872 sq ft**
- Level 1: **10,742 sq ft**



Indicative level 5 floorplan shown



Hay's Galleria



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- Level 5: **26,006 sq ft**
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Summary Specification



Car parking available



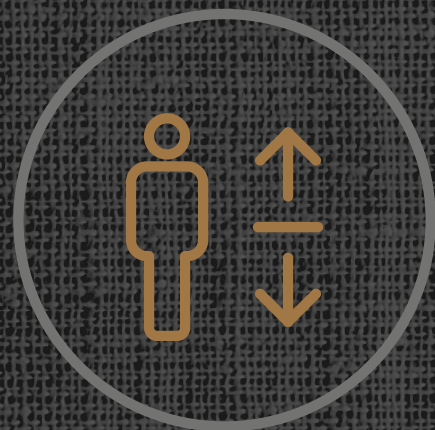
200+ Bicycle spaces available



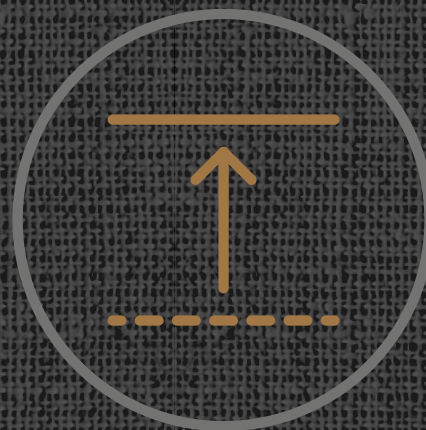
Occupancy ratio 1:8



4-Pipe fan coil air conditioning



3 passenger lifts



150 mm raised flooring



3m floor-to-soffit height



LED lighting

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A scheme by

**ST
MARTINS**

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HAYS GALLERIA

[HAYS-GALLERIA.COM](https://www.hays-galleria.com)

