



CONRAN
BUILDING

SHAD
THAMES

Become a custodian of quality and take space in a home that has made British design history.

15,988 sq ft of high quality, fully restored and highly sustainable, Thameside office space in London's newest listed building. Built by Sterling-prize winner Hopkins for David Mellor CBE, re-imagined by Sir Terence Conran, now updated and restored to design-led, contemporary office space by Squire & Partners.

BETTER BY

15,988 SQ FT

6 FLOORS WITH THAMESIDE VIEWS

EXCEPTIONAL VIEWS OF TOWER BRIDGE, THE SHARD AND BEYOND

HIGHLY SUSTAINABLE, DESIGN-LED OFFICE SPACE

FULLY FITTED FLOORS, READY TO MOVE IN

DESIGN AND LAYOUT OPTIONS AVAILABLE FOR CAT A FLOORS

MANAGED OFFICE SOLUTION PROVIDED BY KITT





Sir Michael Hopkins

HERITAGE WITHOUT QUESTION

Designed by Sir Michael Hopkins, built for David Mellor, re-imagined by Sir Terence Conran, now updated and restored to high quality contemporary office space by Squire & Partners.



Sir Terence Conran at home in the Conran Building

HOPKINS. MELLOR. CONRAN. SQUIRE.



David Mellor CBE at work in his studio

22 Shad Thames was designed by Sir Michael and Patty Hopkins and built in 1991 following a unique collaboration with designer David Mellor. Many non-structural elements were either hand made or hand finished by David Mellor, 'complementing the carefully crafted design, emphasising the separation of form and function.'

- Historic England

'The building is consciously made up of few elements and the aim was to refine their details as much as possible and express the construction of each component as fully as possible.'

- John Pringle

Michael Squire



SIR MICHAEL HOPKINS

In 1976, The RIBA Royal Gold Medal-winning architect founded Hopkins Architects with his wife Patty, and was part of a select group of leading British architects regarded as the founders of the 'High-Tech' architectural movement – along with Norman Foster, Richard Rogers and Nick Grimshaw.



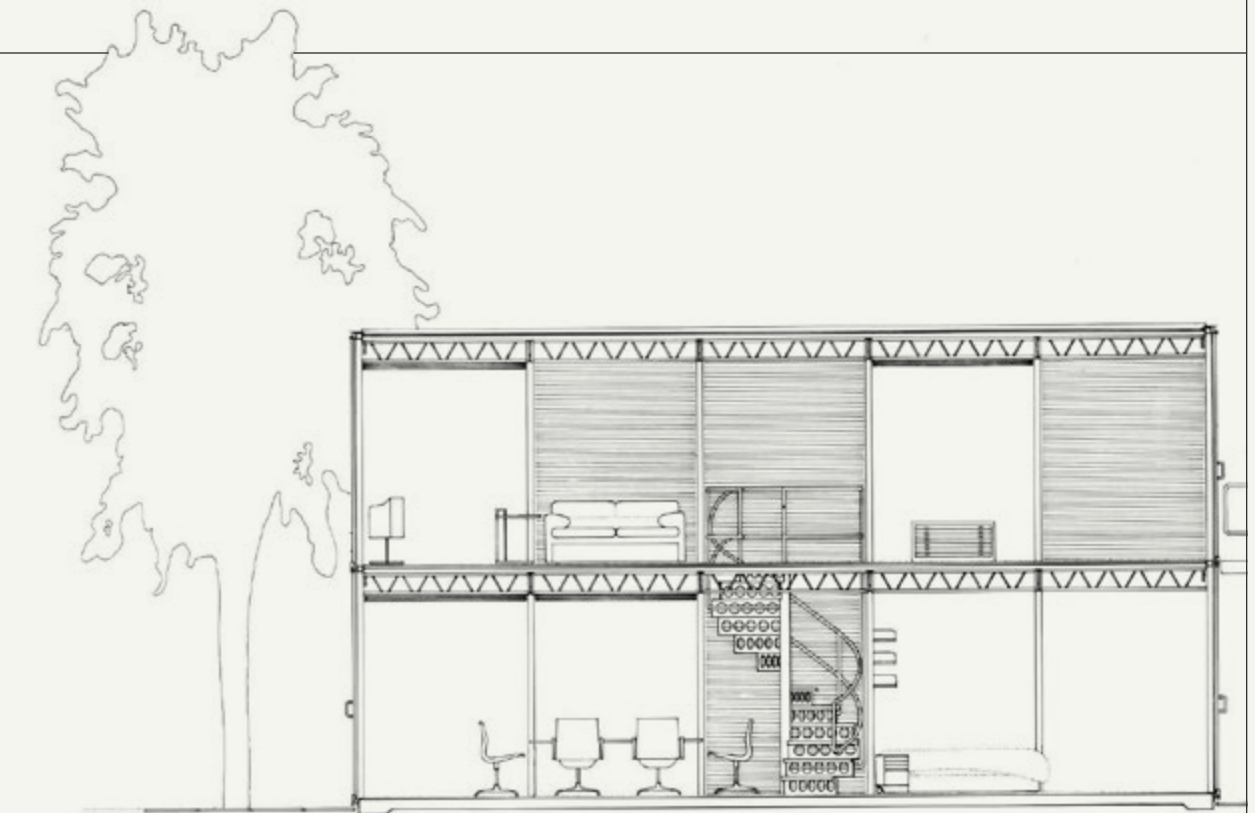
Sir Michael & Patty Hopkins



The David Mellor Cutlery Factory, Heathersage

NOTABLE PROJECTS

Hopkins House	1976
Schlumberger's Research Laboratories	1985
Mound Stand, Lord's Cricket Ground	1987
David Mellor Cutlery Factory	1989
22 Shad Thames - Conran Building	1991
Portcullis House	2000
Olympic Velodrome	2012



Hopkins House



David Mellor in his workshop

DAVID MELLOR MBE

A designer renowned for his contributions to modern design and craftsmanship, he gained acclaim in the 1960s with his iconic 'Pride' cutlery and later became known for his work in urban design, including redesigning traffic lights across the UK.

Mellor's commitment to quality craftsmanship and design left a lasting legacy, inspiring appreciation for beauty and utility in everyday objects.



Cutlery – Chinese Green



Cutlery – Symbol

NOTABLE PROJECTS

Designed his first cutlery set 'Pride'	1950
Created UK's first stainless steel cutlery set	1963
Designed the UK's traffic light system	1965
Opens first David Mellor shop	1969
Begins manufacturing his own cutlery	1973
Hopkins-designed 'Round Factory' opens	1990
David Mellor shop opens in 22 Shad Thames	1991



Sir Terence Conran at home in the Conran Building

NOTABLE PROJECTS

Sets up first practice, Conran Design Group	1956
Opens 40,000 sq ft factory in Thetford, Suffolk	1963
First Habitat store opens in Chelsea	1964
Terence Conran's 'House Book' published	1974
Knighted for services to the design industry	1983
Opens the Design Museum at Butlers Wharf	1989
Redesigns the interior of Concorde	2001
Design museum moves to Kensington	2016

SIR TERENCE CONRAN

A pioneering British designer, entrepreneur, and restaurateur renowned for shaping modern design and lifestyle, he founded Habitat in 1964, revolutionizing home furnishings. Emphasizing functionality and elegance at affordable prices. Conran's minimalist aesthetic and innovative approach extended beyond design, into hospitality and urban regeneration – most notably the regeneration of Shad Thames with the establishment of the Design Museum.

Knighted in 1983, his legacy of accessible design and entrepreneurial spirit continues to inspire across industries worldwide.



Habitat catalogues – 1971





Chelsea Barracks

MICHAEL SQUIRE

Born in 1946, Michael James Squire studied architecture at St John's College, Cambridge, and established Michael Squire Associates with Paul Harrison in 1976. The business evolved into Squire & Partners and - under his direction - became one of the UK's most respected architecture practices.

Now led by his son Henry, and fellow partners Tim Gledstone and Murray Levinson, Squire & Partners has a reputation for beautiful, crafted buildings in sensitive urban locations, winning it a significant number of design awards.



NOTABLE PROJECTS

Sufferance Wharf	1987
Brook House	1998
One Tower Bridge	2017
The Department Store	2017
Clarges Estate	2018
Chelsea Barracks	2019
Southbank Place	2021



One Tower Bridge



View along Shad Thames



DESIGNED BY HOPKINS.
BUILT FOR MELLOR.
HOME TO CONRAN.
REIMAGINED BY SQUIRE.

First floor office space



Fifth floor - looking out onto the terrace



Ground floor

A PERFECTLY-DESIGNED HABITAT ACROSS SIX STUNNING STOREYS

Designed by Sir Michael and Patty Hopkins, 22 Shad Thames was constructed in 1991 as part of a unique collaboration with renowned designer David Mellor MBE.

Many of its non-structural features were personally hand-crafted or hand-finished by Mellor, enriching the meticulously designed space and underscoring the nuanced interplay between form and function.



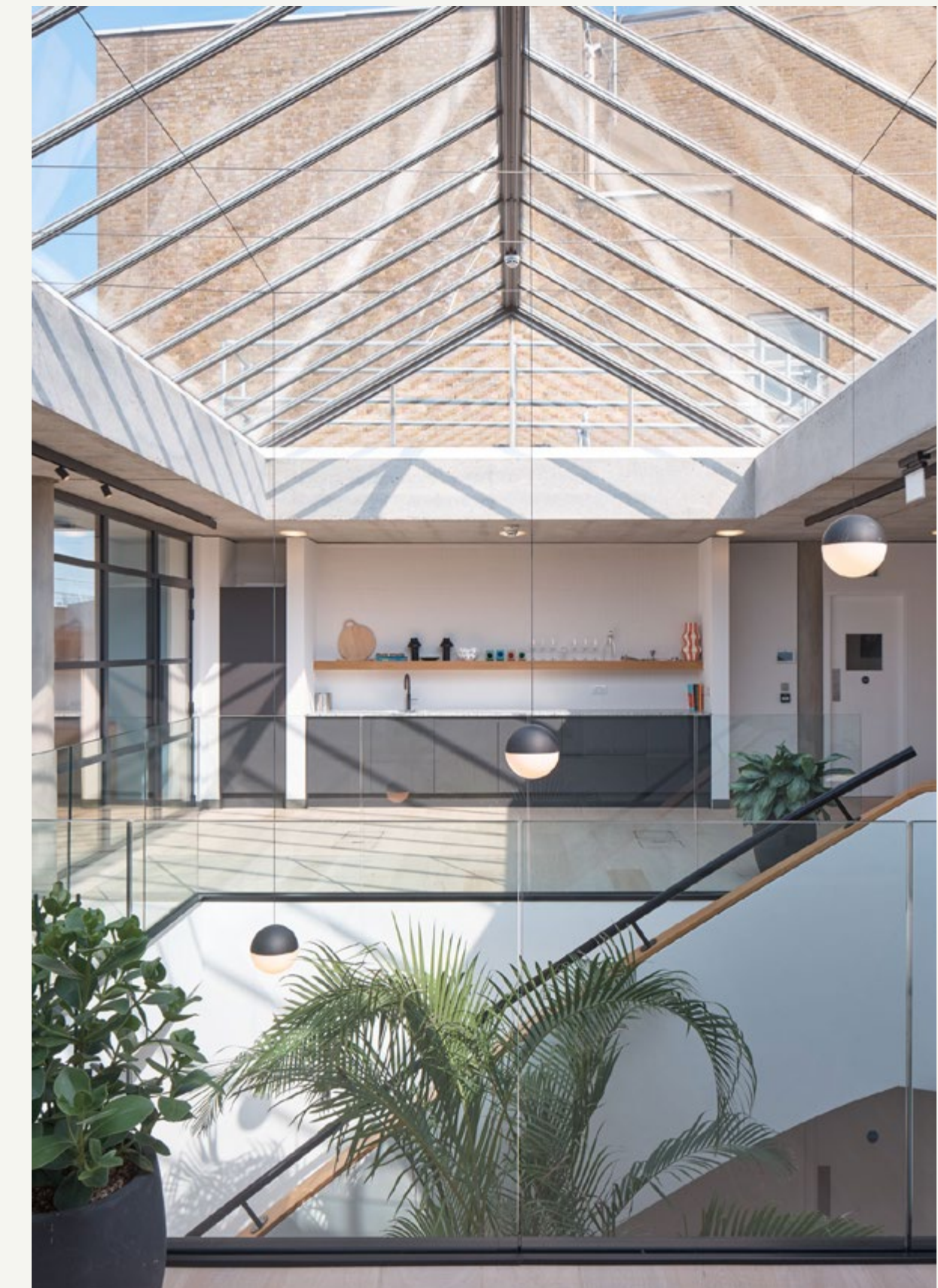


First floor office space



Fifth floor kitchen space

Fourth & fifth floors



View from fifth floor terrace



SENSE

“If our homes should provide anything, they should provide a sense of who we are and how we got here, a sense of connection balanced by a sense of direction and progress.”


- Sir Terence Conran

WHO

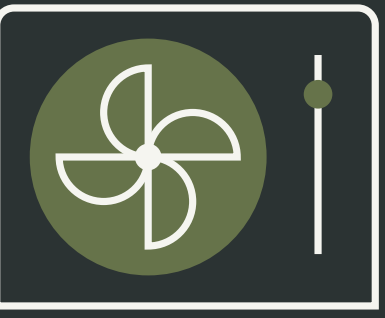
WE ARE

OF





100% ELECTRIC



AIR SOURCE
HEAT PUMP

BY



INTELLIGENT
CONTROLS



EPC RATING B

HIGH
SPEC



NATURAL
VENTILATION



WATER SAVING
MEASURES



EMPLOYEE CYCLE
STORAGE



SHOWERS, LOCKERS &
CHANGING FACILITIES



WALKING DISTANCE
TO LONDON BRIDGE

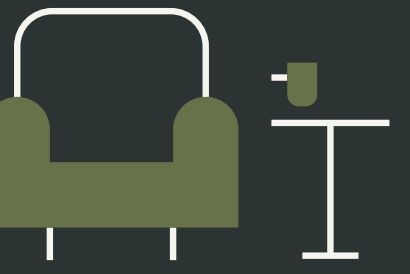


EXTERNAL TERRACES
& BALCONIES



INDOOR AND
OUTDOOR PLANTING

DESIGN



COLLABORATION &
BREAKOUT SPACES

SCHEDULE OF AREAS

- Six floors to choose from with two generous riverside terraces.
- All floors have river views and floor to ceiling dual aspect glazing.
- Show suites, on ground, fourth and fifth floors are ready to occupy.
- Floors one to three have three distinct layout options to suit your work style.



FLOOR	SQ FT	SQ M
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DUPLEX

FIVE	1,891	175	THE CONRAN
FOUR	2,926	271	
THREE	2,926	271	
TWO	2,926	271	THE SQUIRES
ONE	2,926	271	
GROUND	2,258	209	THE MELLOR
TOTAL	15,988	1,485	

SUMMARY SPECIFICATION

- Fully refurbished
- Full air conditioning (Daikin) and mechanical ventilation
- 1 passenger lift
- Fully fitted space
- Fibre enabled
- Concierge reception
- Seamless end of journey facilities – external ramp to basement cycle storage and shower rooms, straight into the lift
- 5 showers (1 accessible)
- New WCs on every floor
- 24 lockers
- 20 cycle storage spaces
- 4 E-bike charging points
- Complimentary towel service
- Floor-to-ceiling sliding windows, with Juliet balconies on the fourth floor

SUSTAINABILITY & WELLBEING

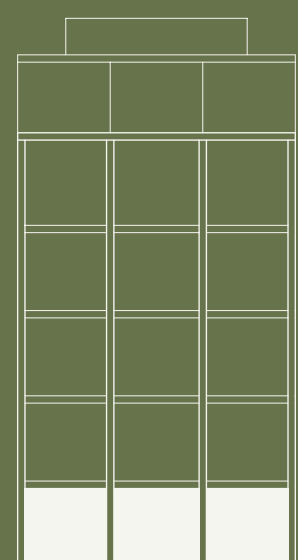
- EPC Rating “B”
- Natural ventilation optionality, all floors have full height opening windows and terraces/balconies at Ground, 4th , 5th floors.
- Re-use of key architectural features including light fittings repurposed with LEDs
- Fully electric heating and cooling system
- High efficiency LED lighting throughout
- Cycle and public transport led scheme
- Indoor planting throughout and on external terraces
- Thameside terrace

FLOOR PLAN

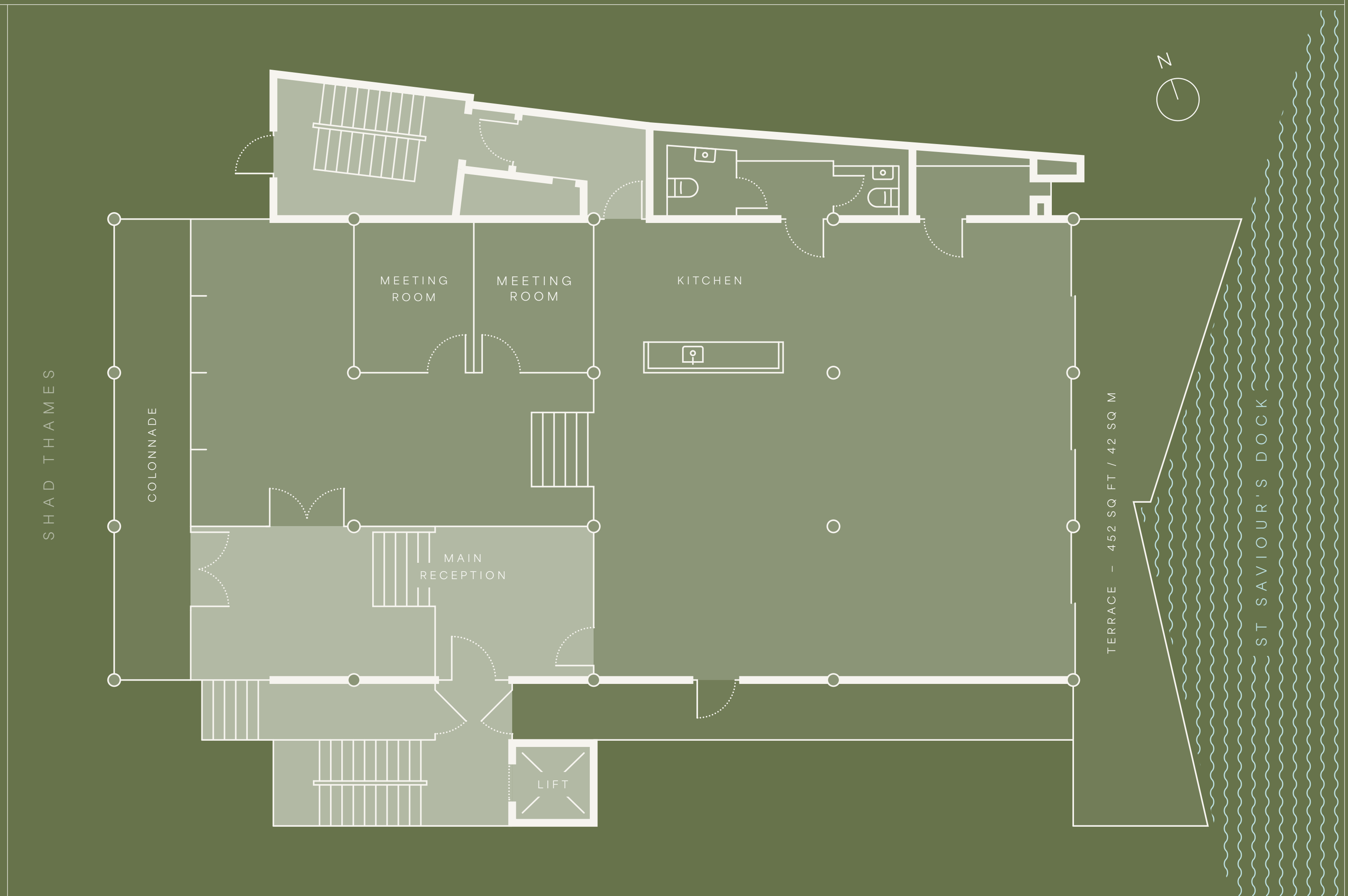
THE MELLOR

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TOTAL	15,988	1,485
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- OFFICE
- CORE



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

FLOOR PLAN

THE SQUIRES

TYPICAL OF FIRST,
SECOND & THIRD FLOORS

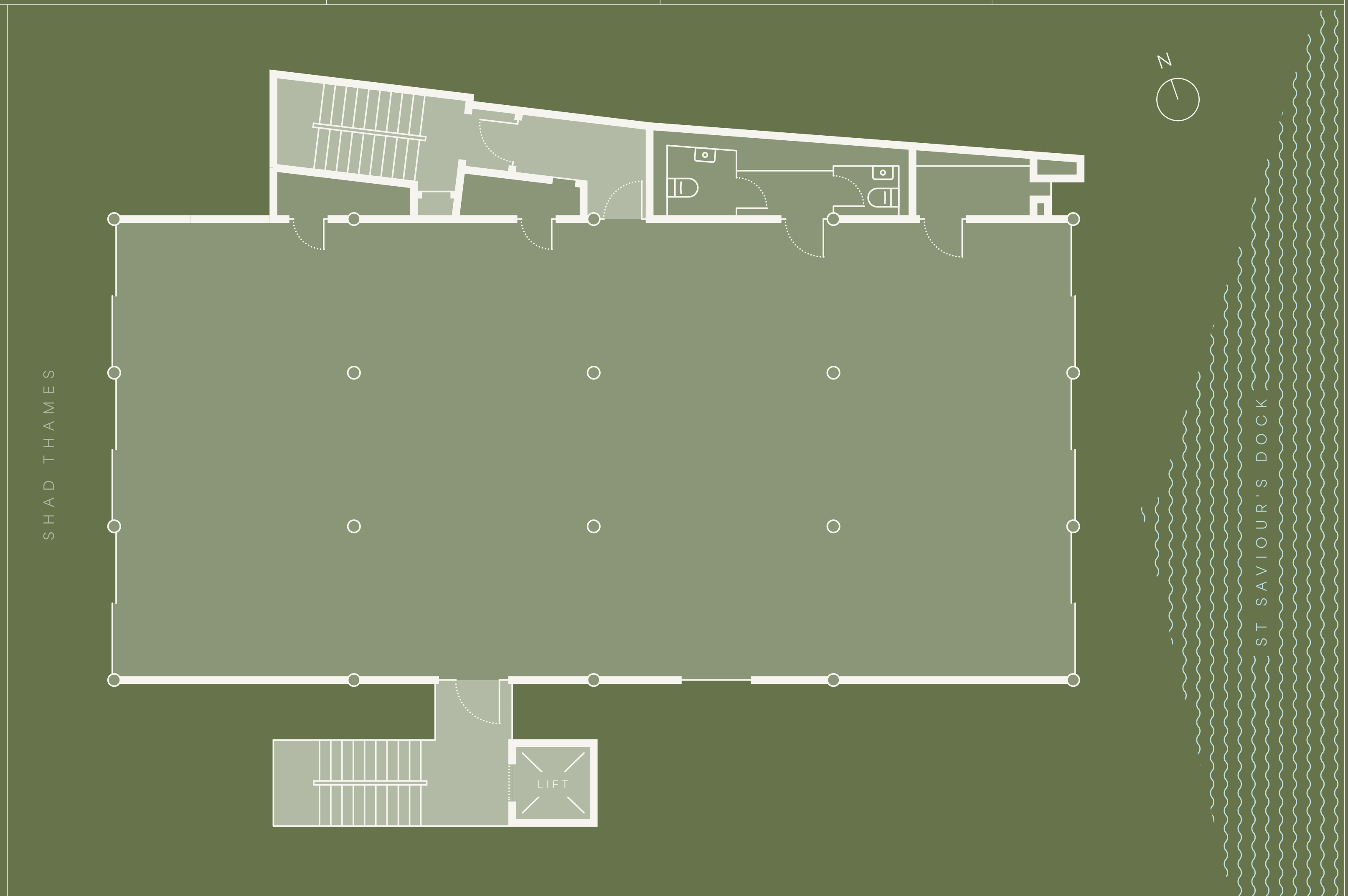
FIRST FLOOR
CAT A+, FULLY FITTED WITH
FURNITURE & READY TO MOVE IN

SECOND FLOOR
CAT A WITH TURNKEY DESIGN
& LAYOUT OPTIONS AVAILABLE

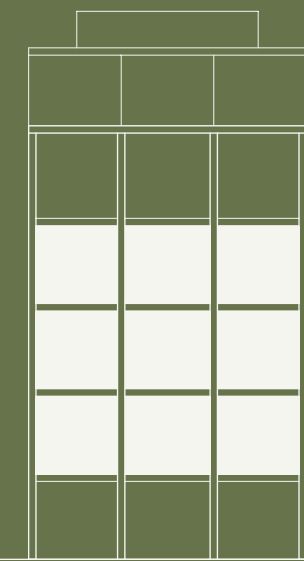
THIRD FLOOR
CAT A WITH TURNKEY DESIGN
& LAYOUT OPTIONS AVAILABLE

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TOTAL	15,988	1,485
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- OFFICE
- CORE



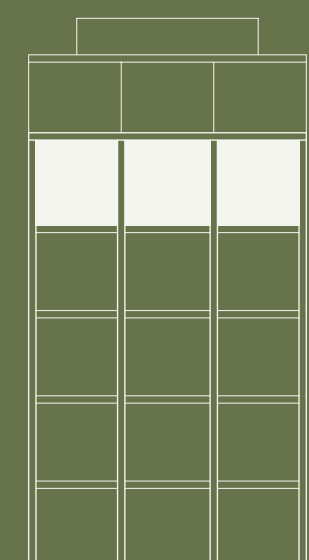
FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

FLOOR PLAN

THE CONRAN

ATRIUM SPACE WITH FLOOR-TO-CEILING GLAZING*

	FLOOR	SQ FT	SQ M
DUPLEX	FIVE	1,891	175
	FOUR	2,926	271
	THREE	2,926	271
	TWO	2,926	271
	ONE	2,926	271
	GROUND	2,258	209
	TOTAL	15,988	1,485



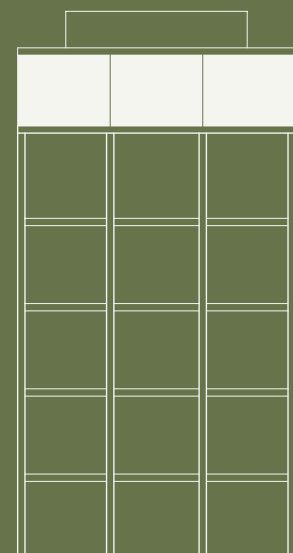
- OFFICE
- CORE

FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

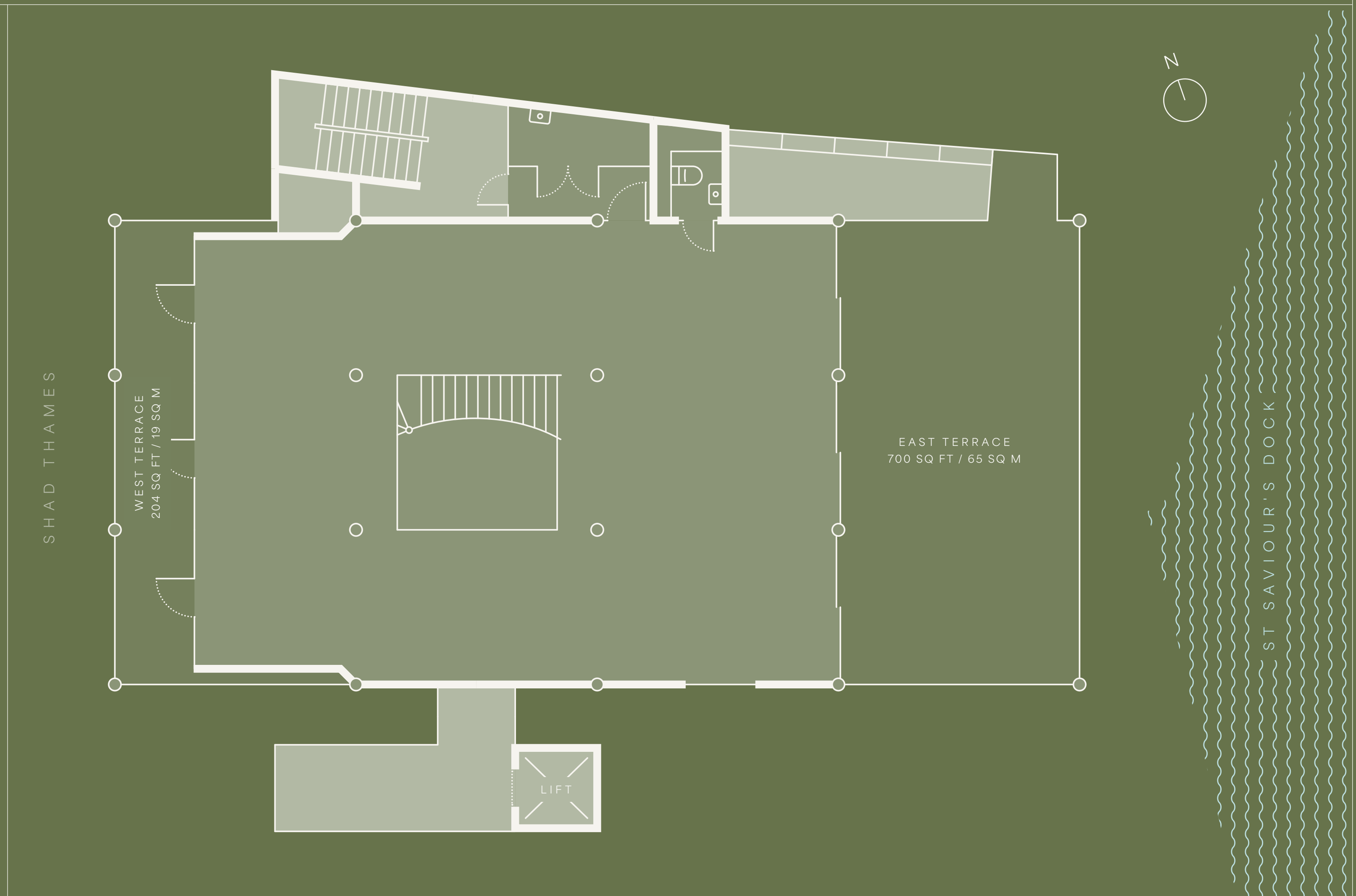
FLOOR PLAN

THE CONRAN

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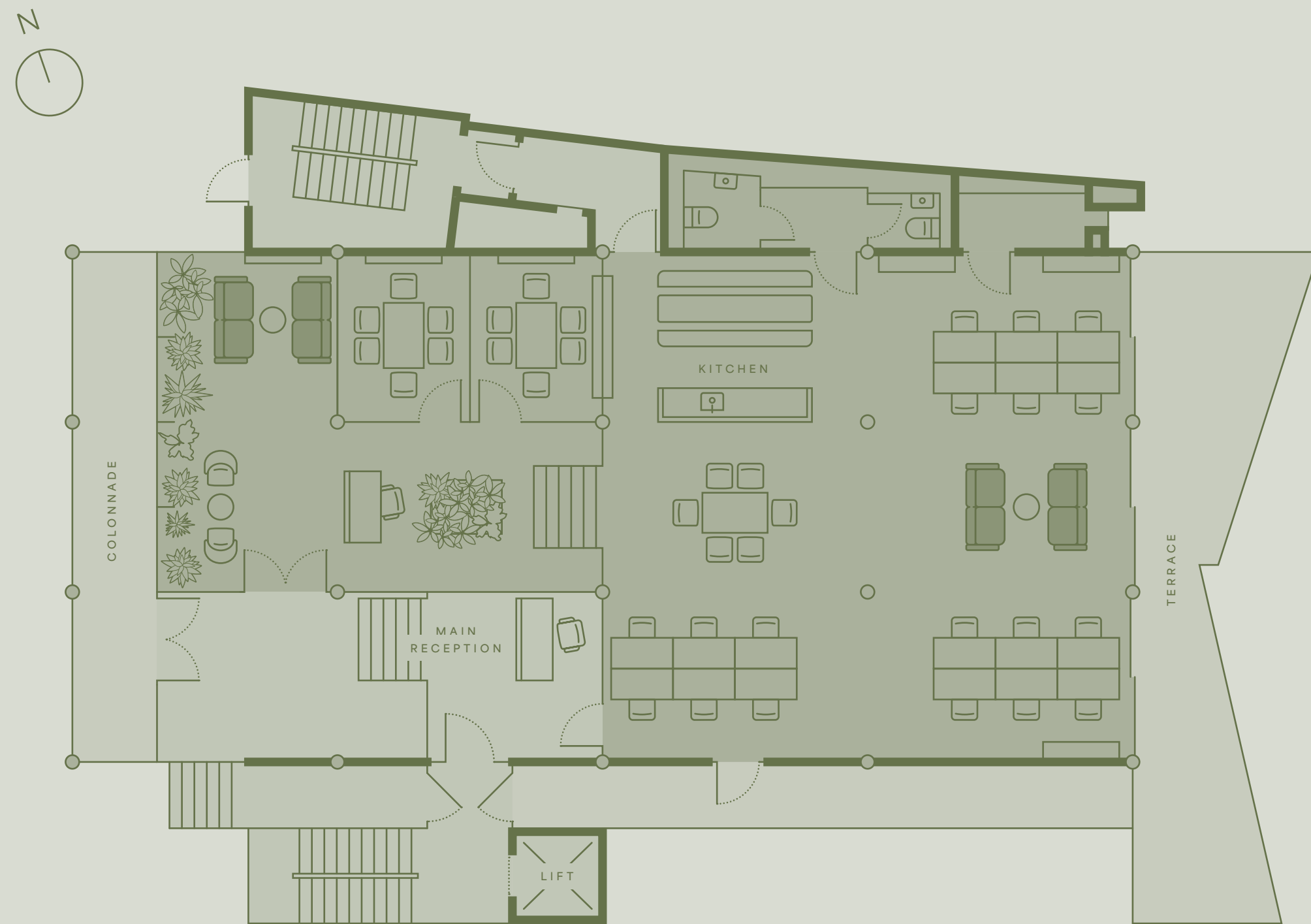
- OFFICE
- CORE



FLOOR PLANS NOT TO SCALE - FOR INDICATIVE PURPOSES ONLY

SPACE PLAN

THE MELLOR



GROUND

Floor area 2,258 sq ft

Desks 18-22

Occupational density 1:12 to 1:10

Meeting rooms 2

Video call rooms 0



THE SQUIRES

TYPICAL OF FIRST,
SECOND & THIRD FLOORS

FIRST FLOOR
CAT A+, FULLY FITTED WITH
FURNITURE & READY TO MOVE IN

SECOND FLOOR
CAT A WITH TURNKEY DESIGN
& LAYOUT OPTIONS AVAILABLE

THIRD FLOOR
CAT A WITH DESIGN & LAYOUT
OPTIONS AVAILABLE



FITTED – FIRST FLOOR

Floor area	2,926 sq ft
Desks	28-38
Occupational density	1:77

Meeting rooms	2
Video call rooms	2



LOW DENSITY

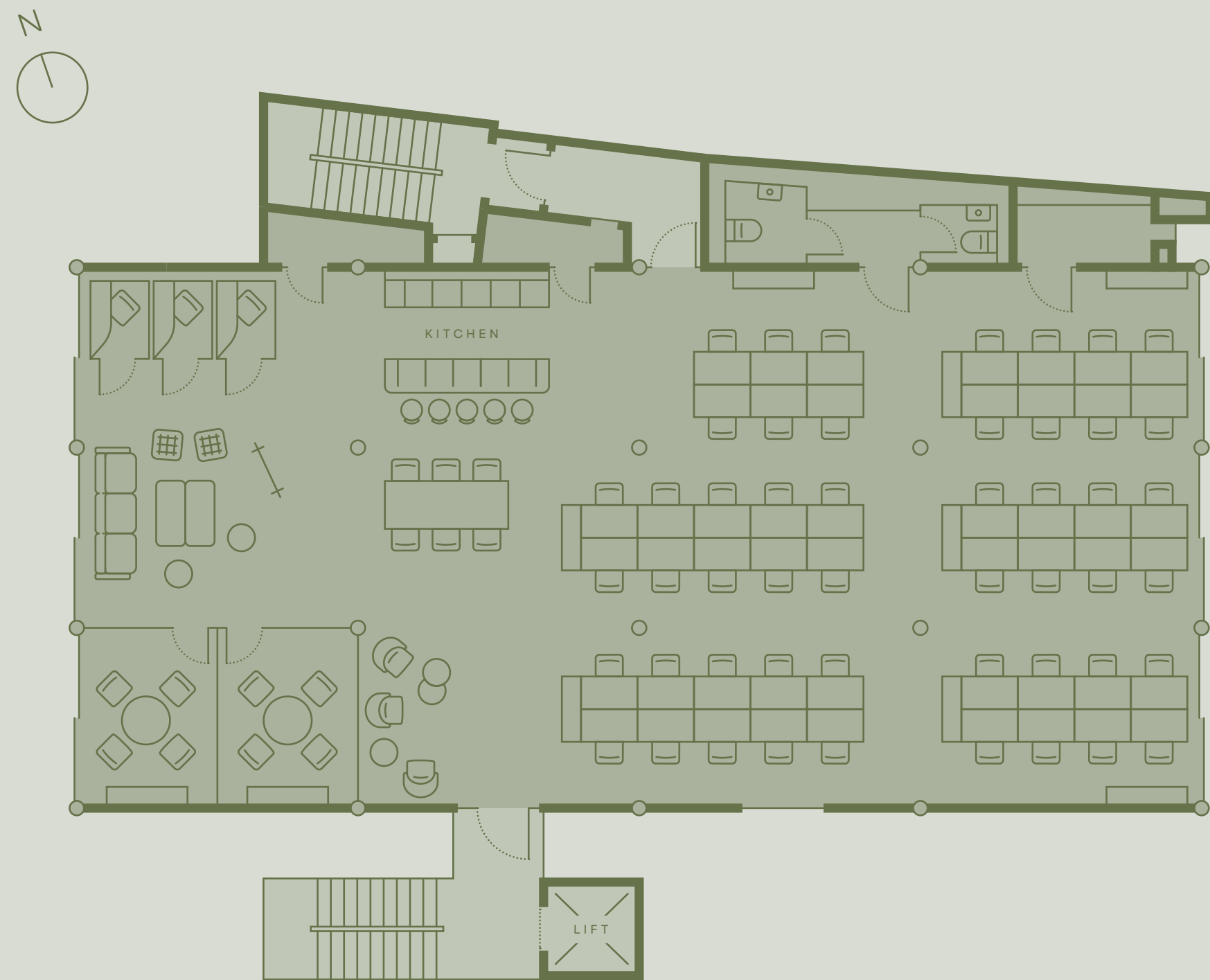
Floor area	2,926 sq ft
Desks	36
Collaboration	3

Meeting rooms	4
Welcome area	1
Occupational density	1:81

SPACE PLAN

THE SQUIRES

TYPICAL OF FIRST, SECOND & THIRD FLOORS



HIGH DENSITY

Floor area 2,926 sq ft

Desks 50

Collaboration 1

Meeting rooms 2

Quiet booths 3

Welcome area 1

Occupational density 1:58



SPACE PLAN

THE CONRAN

ATRIUM SPACE WITH FLOOR-TO-CEILING GLAZING



FOURTH

Floor area 2,926 sq ft

Desks 38-46

Occupational density 1:12 to 1:10

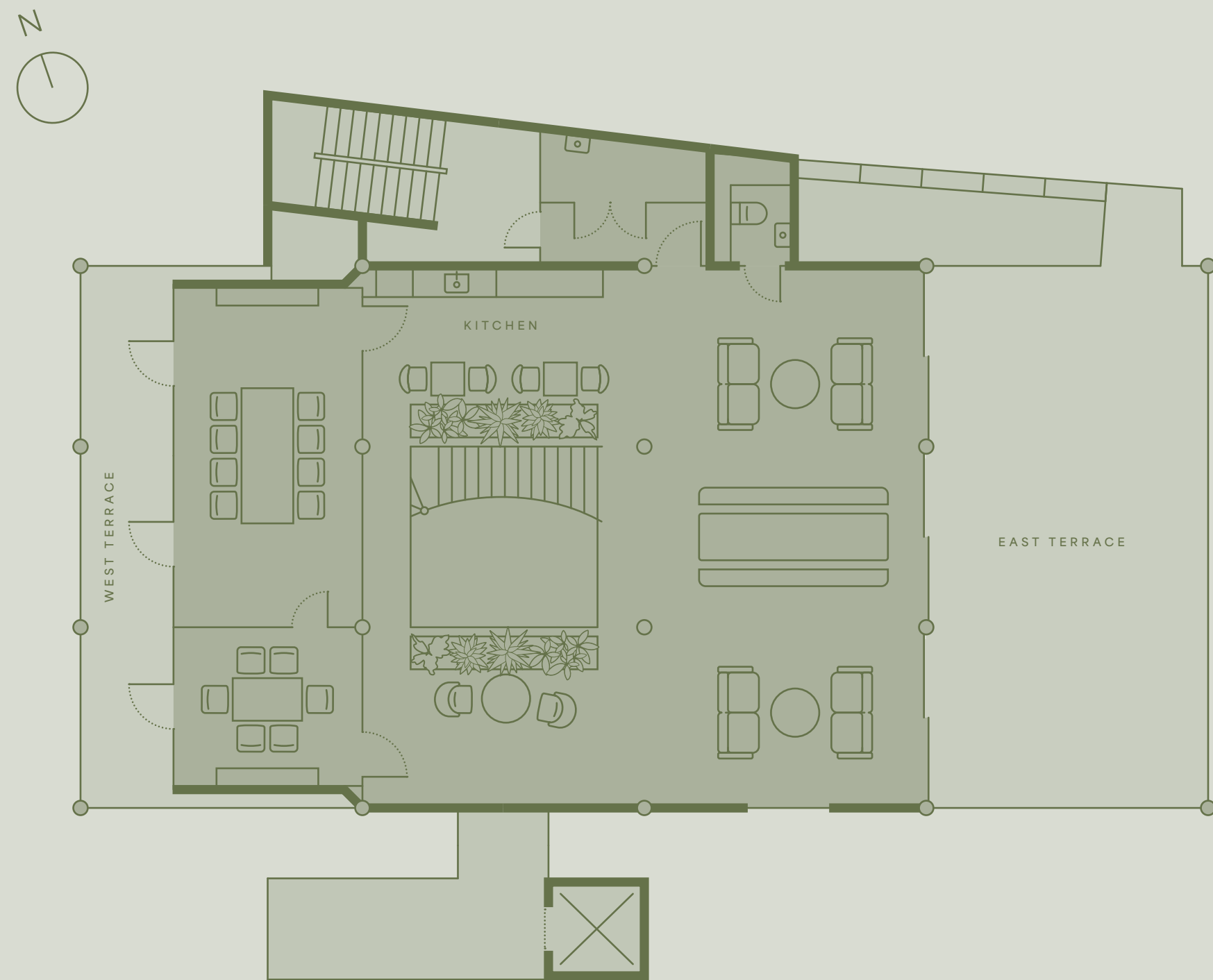
Meeting rooms 3

Video call rooms 2



SPACE PLAN

THE CONRAN



FIFTH

Floor area 1,891 sq ft

Desks n/a

Occupational density n/a

Meeting rooms 2

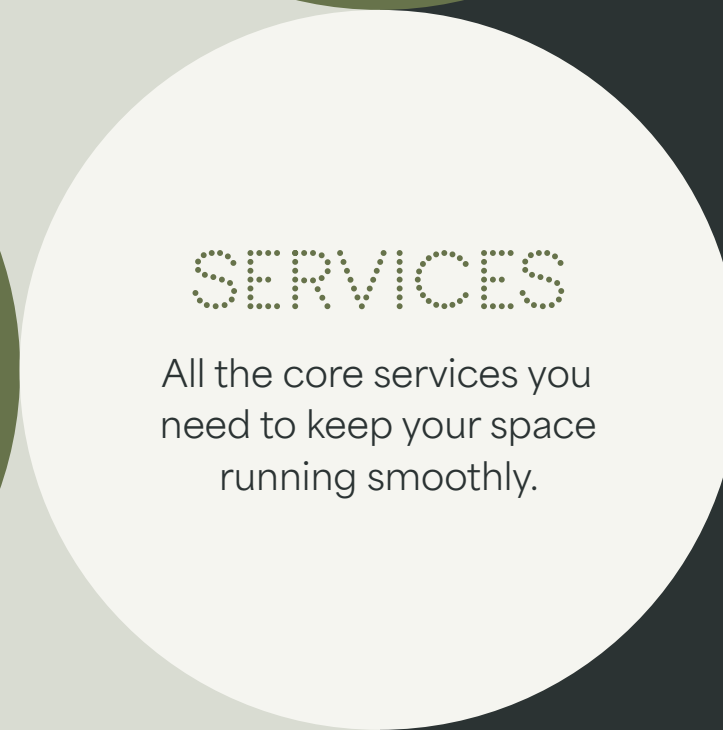
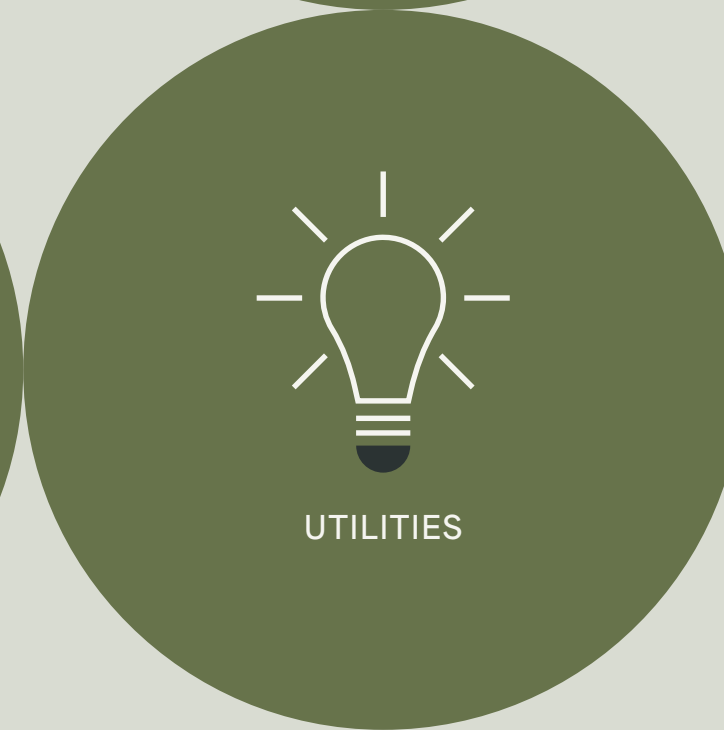
Video call rooms 0



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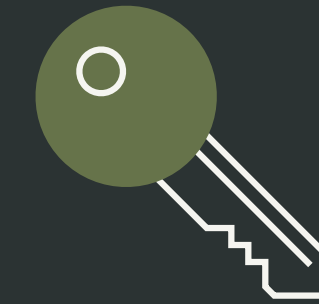
FULLY MANAGED OFFICE SOLUTION

This space is available on a traditional lease or fully managed by Kitt. Managed packages are all-inclusive, perfect for those wanting everything taken care of by workplace experts.



LEASE

Your core lease costs:



SUPPORT

A network of in-house experts, making your space work for you and your team.

IT SUPPORT

INTERIOR DESIGN TEAM

PROJECT MANAGEMENT

FACILITIES MANAGEMENT

DEDICATED ACCOUNT MANAGER

WORKSPACE APP

HYBRID WORK DATA

CONCIERGE SERVICES



SHAD THAMES.
UNIQUE STREETS
RICH WITH HISTORY..



ON THE DOORSTEP
OF A LONDON ICON

Nestled alongside St Saviour's Dock, Shad Thames is a unique location with its cobble streets and Victorian warehouses lining the riverside. Formerly a bustling tea trade centre, it now hosts trendy eateries, boutique shops, and chic apartments, all set against the iconic Tower Bridge backdrop.

With London Bridge and Bermondsey stations a short walk away, the Conran Building is well connected to the heart of the city.

WEALTH OF AMENITIES
A SHORT WALK AWAY

Restaurants	41
Cafés	10
Pubs & Bars	35
Gyms	6
Arts & Culture	19

1865 → TODAY

HERITAGE WITHOUT QUESTION



Horselydown stairs



Carriages from Butlers Wharf Ltd

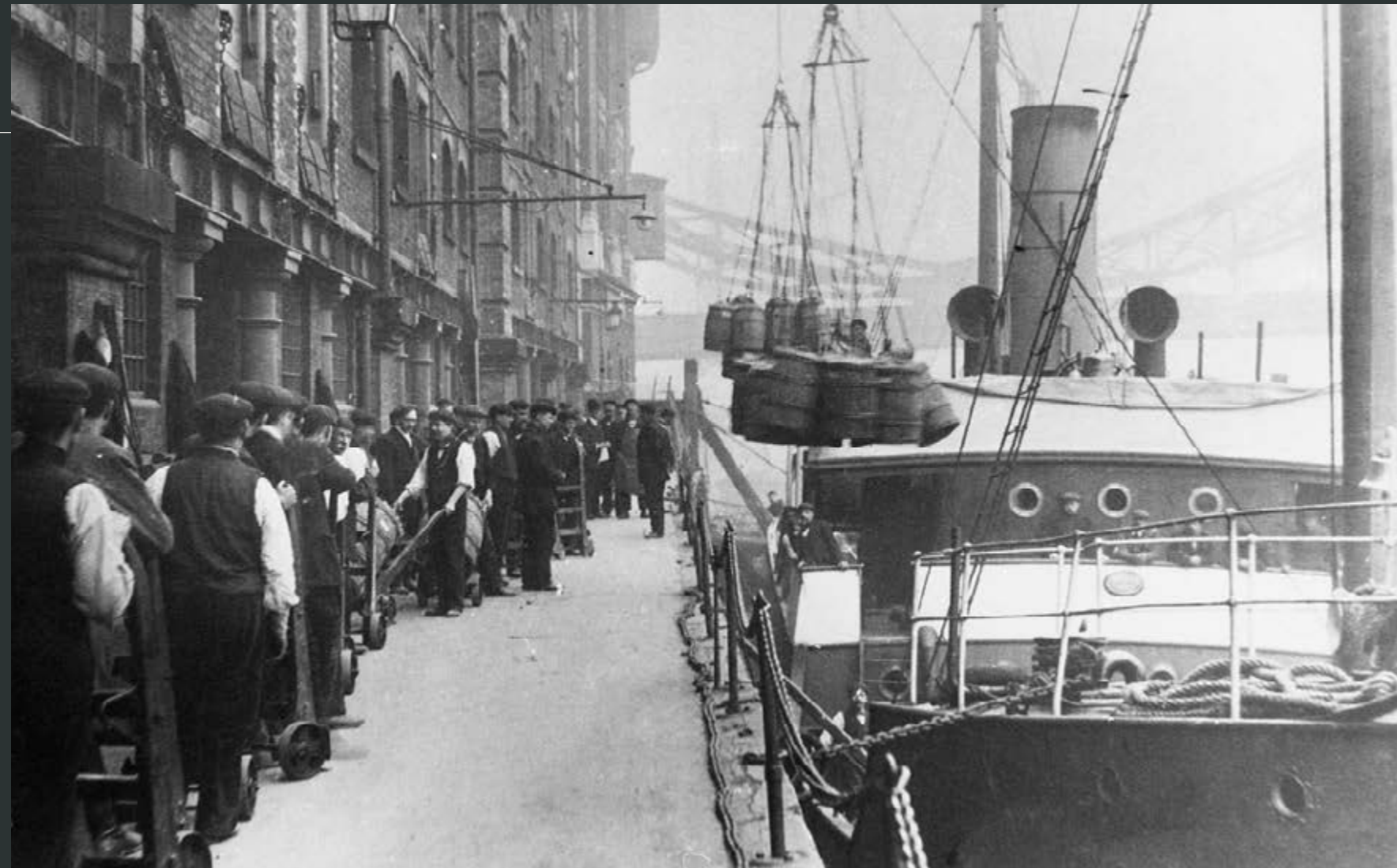
Once known as 'the larder of London', the warehouses of Butler's Wharf were built between 1865-1873, leading Shad Thames to become the largest warehouse complex in the UK of the time – housing and supplying vast quantities of commodities like tea, coffee spices and malt.

Part of the area of the river known as the 'Pool of London', its place on the banks of the Thames and proximity to the heart of central London made it the ideal location for the delivery and distribution of these products across the country.

Tower Bridge



Shad Thames



Workers unloading cargo along the wharves

Catwalks over Shad Thames



TODAY SHAD THAMES IS AWASH WITH HIGH-QUALITY WATERSIDE RESTAURANTS, APARTMENTS, OFFICES AND CULTURAL SPACE...

ZHF
BLUEPRINT
EVENT SPACE

Events space at the prior site of the design museum

ARTS & CULTURE VENUES ON YOUR DOORSTEP
19



International flavours at the weekly Maltby Street market

RESTAURANTS WITHIN A FEW MINUTES WALK
4



Le Pont de la Tour - French cuisine with views of the river

NARROW STREETS WHERE CHOICES ARE WIDE OPEN

The area has undergone a complete redevelopment and regeneration, beginning in the 1980's after Sir Terence Conran led the successful bid for the historic site to transform the area into more than one million square feet of retail, cultural, work and living space.



Retail and restaurants under the catwalks along Shad Thames

EVEN MORE TO DISCOVER ALONG THE SOUTH BANK

Stretching along the riverside is a vibrant and bustling area of the city, filled with restaurants, green spaces and cultural venues. From Borough Market's myriad of stalls, to the 200 barrels of beer from Barrel Project at the London Beer Factory – the possibilities are endless.



Borough Market



Hay's Galleria



Your own private gym at Solo 60

PUBS & BARS WITHIN A FEW MINUTES WALK

35



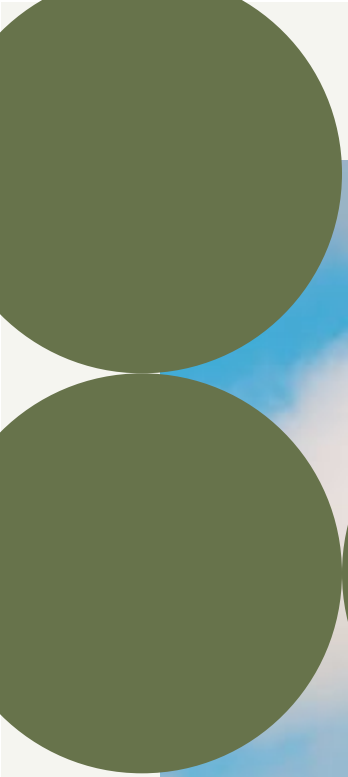
Butler's Wharf Chop House



The Barrel Project at the London Beer Factory

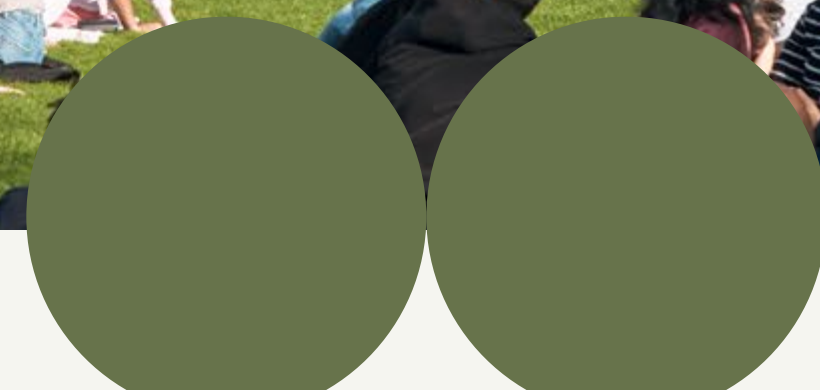


Vinegar Yard - Food, Drink & art with a unique flea market in the shadow of The Shard



PARKS & GREEN SPACE WITHIN A FEW MINUTES WALK

05



WHETHER CUTLERY BY MELLOR, HOME FURNISHINGS FROM CONRAN'S HABITAT, OR DELFTWARE FROM THE POTTERS THAT WORKED HERE FROM THE 17TH CENTURY — THIS AREA OF THE CITY HAS HOSTED CRAFTSMEN DESIGNING AND MAKING OBJECTS FOR OUR HOMES FOR MANY CENTURIES.

On the banks of the river, in the shade of the iconic Tower Bridge, Potters Fields Park has given new life to an area that is steeped in history. With it's earliest reference on a London Map in 1681, 40 potters worked on the site making English Delftware – an internationally renowned style of pottery – at the Pickleherring Pottery, roughly where City Hall stands today.



LOCAL OCCUPIERS

The Shad Thames area is home to a vibrant occupier community, all contributing to the continuing development of the area.

- 1 EVENT COMMUNICATIONS
- 2 LEXICA
- 3 NHS LPP
- 4 SAE MEDIA
- 5 WITHSECURE
- 6 REC
- 7 WALSH ASSOCIATES
- 8 VERSO IM
- 9 THE FOLIO SOCIETY
- 10 TRANSMISSION
- 11 PENSON ARCHITECTURE
- 12 ZOOPLA
- 13 ALTO
- 14 THE MAVERICK GROUP
- 15 EAST ALPHA
- 16 MOLSON COORS
- 17 NORTON ROSE FULBRIGHT
- 18 JSS SEARCH
- 19 PWC
- 20 EY
- 21 MONTAGU PRIVATE EQUITY
- 22 LANDOR ASSOCIATES
- 23 CYGNET SEARCH

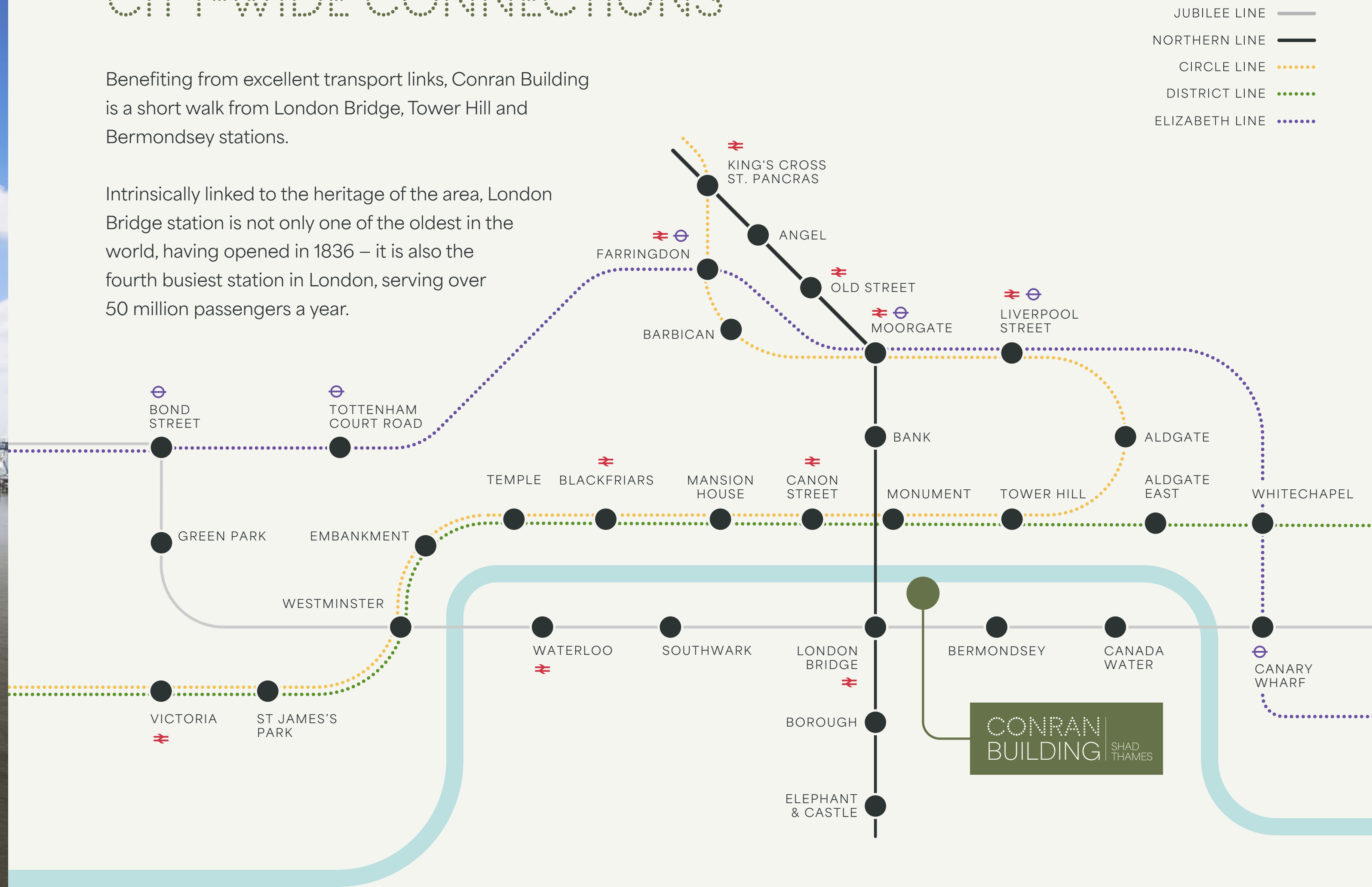
CONRAN BUILDING | SHAD THAMES



CITY-WIDE CONNECTIONS

Benefiting from excellent transport links, Conran Building is a short walk from London Bridge, Tower Hill and Bermondsey stations.

Intrinsically linked to the heritage of the area, London Bridge station is not only one of the oldest in the world, having opened in 1836 – it is also the fourth busiest station in London, serving over 50 million passengers a year.





Fifth floor roof terrace

GET IN TOUCH



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AMAZON
CAPITAL

Development Manager:

Lateral⁺

Architect:

SQUIRE & PARTNERS

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