

# The **Binary**

●

27 COPPERFIELD STREET

SE1

**Fabrix**



# The Building

**Design-led. Stylish. Characterful. Exceptional.**

—

The Binary. A fully redeveloped design-led office that makes a bold statement. A building by Fabrix and designed by Soda Studio. A smart building for smart people. A Shoreditch vibe with Southbank elan.

Located in lively Copperfield Street. In touch with everything the South Bank has to offer. Flat Iron Square, Union Street Arches and Bankside.

Highly sought-after building with almost full occupancy. Only the part first-floor unit of 1,307 sq ft remains available, allowing occupancy for up to 18 people.

## The Office

**Let there be light**

—

Large, beautiful windows naturally illuminate the workspace. When the daylight dims, turn on the sustainable suspended LED lights.

**Let there be height**

—

Lofty floor to ceiling height of 3.3m. No suspended ceilings. Serious head space for heads that think free.

**Breathe easy**

—

VRF air conditioning technology with zonal control and windows that actually open. Fresh air to encourage fresh thinking.

**Always on**

—

High-speed fibre optic broadband is already connected. So you'll be too.

**Fabrix purposefully repurposing**

—

Why knock down when you can refit. No need for needless landfill. Cut down on CO2 emissions and retain many original features. Simple, effective thinking.









# The Yard

## Clean and green

Binary Yard. A vibrant, newly refurbished outdoor space designed to bring people together.

Enhanced green space with fresh landscaping and planting. Comfortable seating areas for relaxation, collaboration, or informal meetings. Dedicated BBQ facilities perfect for community events and gatherings.

This revitalized garden is more than just an amenity - it's a hub for connection and wellbeing.





WE  
THE  
T

LOCATION

## The Area

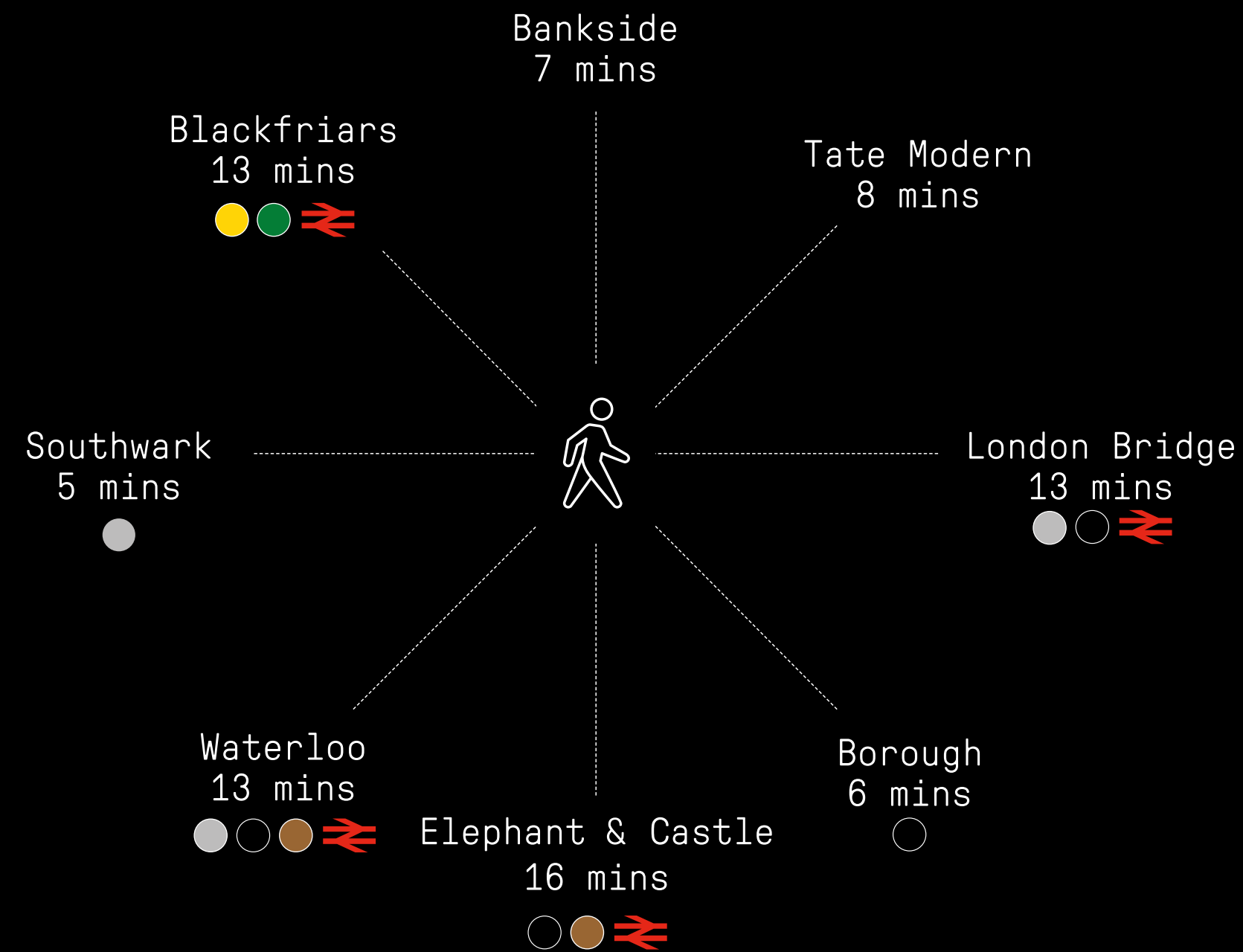
Immerse yourself in the South Bank and feed your mind with its heady cultural mix of theatres both classic and new (Old and Young Vic), as well as some of the world's best art galleries and spaces - Tate Modern, the Jerwood and The Africa Centre just over the road.

Feed your body with the local vibrant food and drinks scene. Taste artisan coffee, sample destination bars and eat in acclaimed restaurants, all within a stone's throw.

From experimental street food to Michelin starred chefs there's something to suit any occasion. Flat Iron Square, Old Union Yard Arches and Borough Market all offer a host of exciting new food outlets.

## Nearby Connections

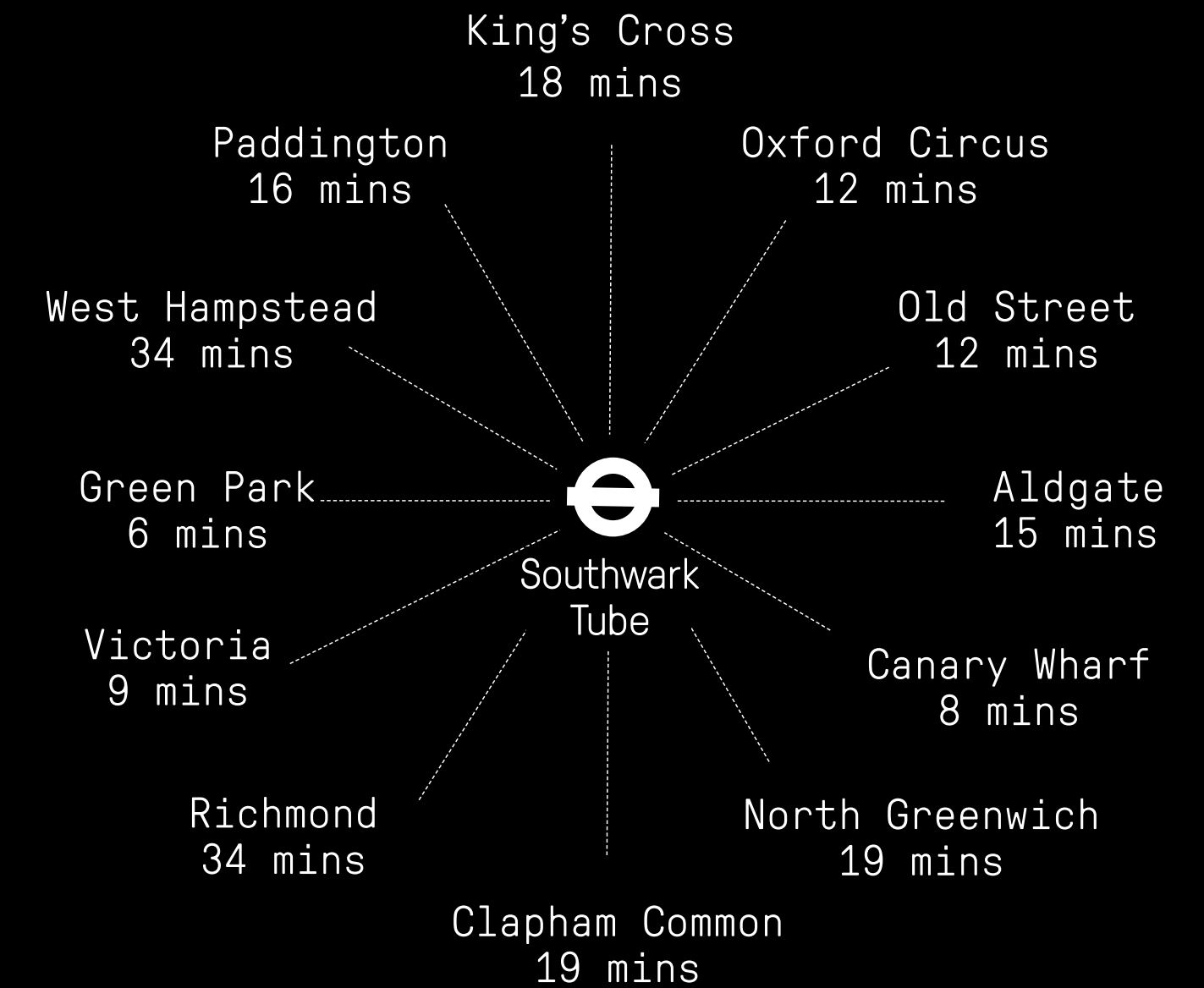
### Walking Distances



### Train Lines

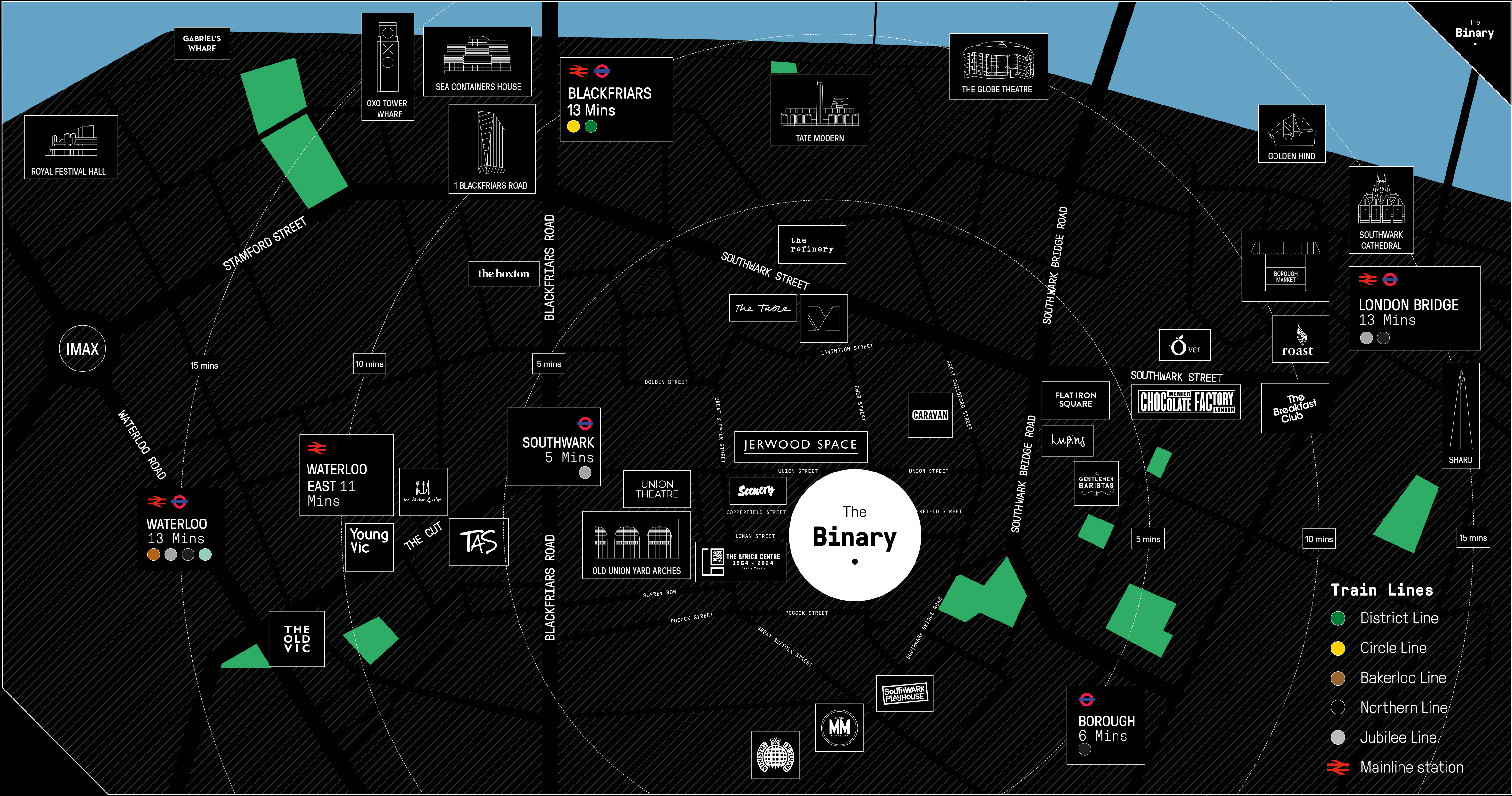
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|-----------------|--------------------|
| ● District Line | ○ Northern Line    |
| ● Circle Line   | ● Jubilee Line     |
| ● Bakerloo Line | ➤ Mainline station |

### Tube Travel Times



### Journey time to Airports





GABRIEL'S WHARF

OXO TOWER WHARF

SEA CONTAINERS HOUSE

1 BLACKFRIARS ROAD

BLACKFRIARS  
13 Mins

TATE MODERN

THE GLOBE THEATRE

GOLDEN HIND

SOUTHWARK CATHEDRAL

LONDON BRIDGE  
13 Mins

SHARD

roast

The Breakfast Club

over

CHOCOLATE FACTORY LONDON

FLAT IRON SQUARE

Lupins

GENTLEMEN BARISTAS

CARAVAN

JERWOOD SPACE

Scenery

THE AFRICA CENTRE  
1964 - 2024  
SIXTY YEARS

OLD UNION YARD ARCHES

UNION THEATRE

SOUTHWARK  
5 Mins

TAS

THE ANCHOR & HOPE

Young Vic

WATERLOO EAST  
11 Mins

WATERLOO  
13 Mins

IMAX

ROYAL FESTIVAL HALL

STAMFORD STREET

BLACKFRIARS ROAD

SOUTHWARK STREET

SOUTHWARK BRIDGE ROAD

WATERLOO ROAD

THE OLD VIC

ROYAL FESTIVAL HALL

MM

SOUTHWARK PLAYHOUSE

Train Lines

- District Line
- Circle Line
- Bakerloo Line
- Northern Line
- Jubilee Line
- Mainline station



Local Occupiers

Cheil

WPP

The Restaurant Group plc

The Garden

mediaocean

News UK

OMG OMNICOM MEDIA GROUP

FOLD7

LEON. NATURALLY FAST FOOD

FINANCIAL TIMES

tp bennett

IBM





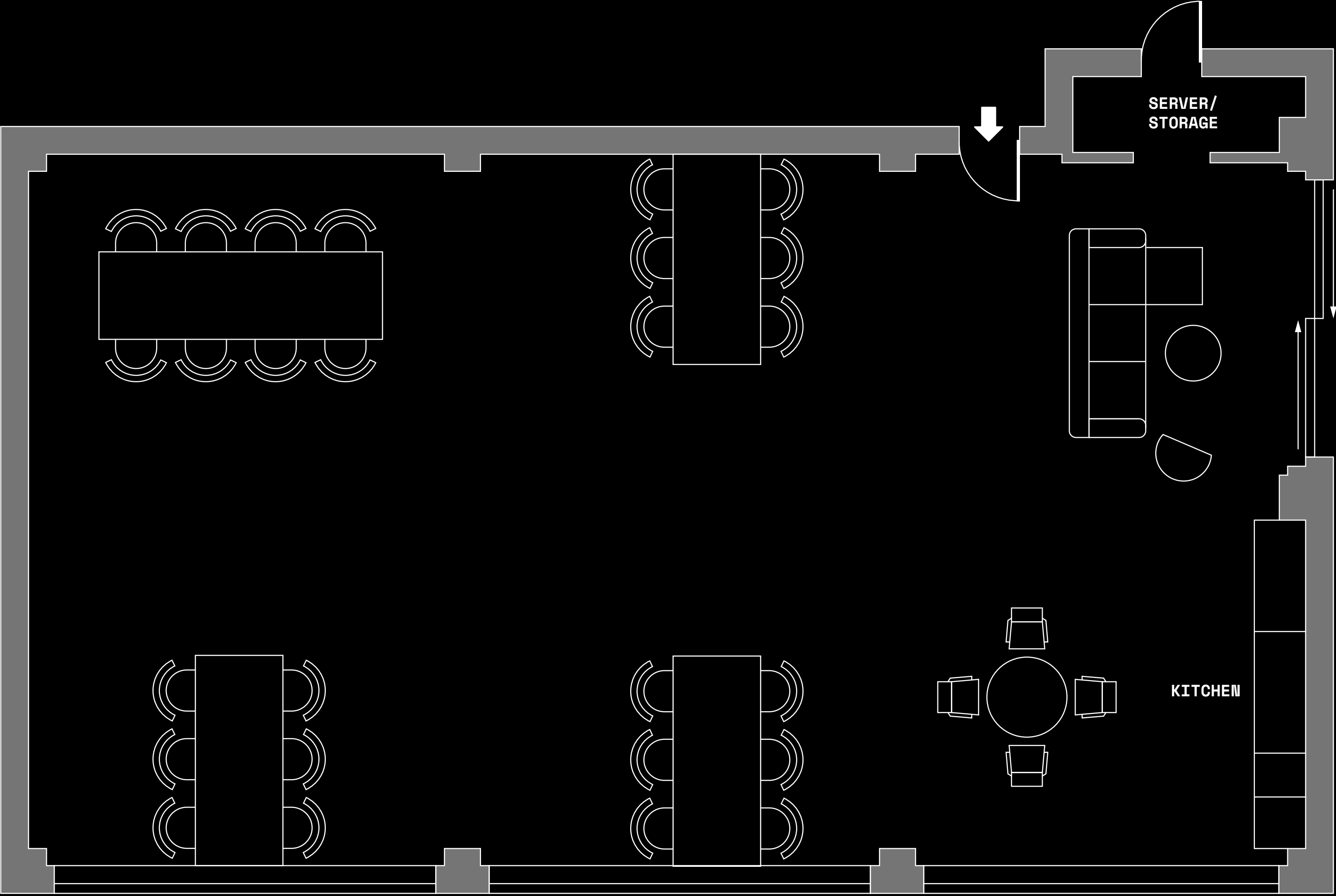
FLOOR

PLANS



Floor Plan

Part first floor - 1,307 sq ft



The  
Binary



For indicative purposes only.  
Not to scale.



Indicative Space Plan

Part first floor - 1,307 sq ft



The layout is ideal for adding meeting rooms or cellular offices.

18x Open plan desks  
1x Breakout area

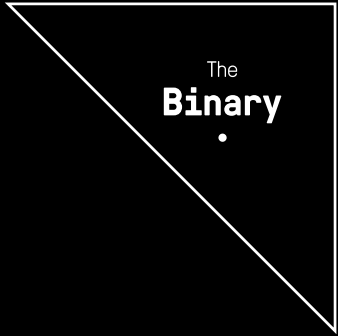
**Total occupancy 18**



For indicative purposes only.  
Not to scale.



# Facilities Specifications



## Occupancy Levels

- Occupancy levels designed to 1 person/7m<sup>2</sup> which equates to 18 people in the available office space on the 1st floor.

## Facade & Glazing

- The existing brick facades have been repaired and refinished in banded contrasting paintwork and the Crittall-type windows have been overhauled and redecorated. The office boasts new sliding doors overlooking Binary Yard.

## Lift

- A goods/passenger lift with eight person capacity, travelling between ground and two upper floors, which are also serviced by a staircase.

## W.C.s & Shower Facilities

- All W.C.s are ‘superloos’. Each floor has its own shower.

## Servicing

- Refuse storage is located externally to the rear of the building on the ground floor.

## Office CAT A

- Brand new, contemporary kitchenette.
- Fibre-ready for ultra-fast broadband.
- Exposed painted brickwork feature walls.
- Exposed concrete columns, beams and soffits which reflect the character of the building.
- Exposed ceiling mounted services.
- Glazed/partially glazed facades.
- Patio sliding doors overlooking the beautiful Binary Yard.

## Building Reception

- The ground floor of the building provides a reception and communal space.

## Cycle Provision

- There is cycle storage within Binary Yard for tenant use.

## Mechanical Services

- All areas are air conditioned using a VRF system with zonal control. Heat rejection occurs via a roof mounted cooling plant.
- MVHR for superior air quality and energy efficiency.

## Public Health Services

- Potable boosted cold water service is provided to all drinking water outlets and sanitaryware cold water connections.

## Electrical Services

- The floor has a dedicated distribution board and is metered to monitor small power and lighting consumption.

## Lighting

- Beautiful, large windows naturally illuminate the workspace. When the day gets dim, turn on to sustainable suspended LED luminaries. The lighting is controlled by means of a programmable control system. This enables the lighting layout to be easily reconfigured for partitioning works without major alterations.

## Access & Security Systems

- Video entrance system.



# CONTACT US

**Terms**

Upon request.

**Viewings**

Through joint-sole letting agents.



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