



HAYS GALLERIA

[Introduction](#)

[Hay's History](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

[Specification](#)

[Contact](#)

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



[View Hay's History](#)



Introduction

Hay's History

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact

Steeped
in history



Introduction

Hay's History

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

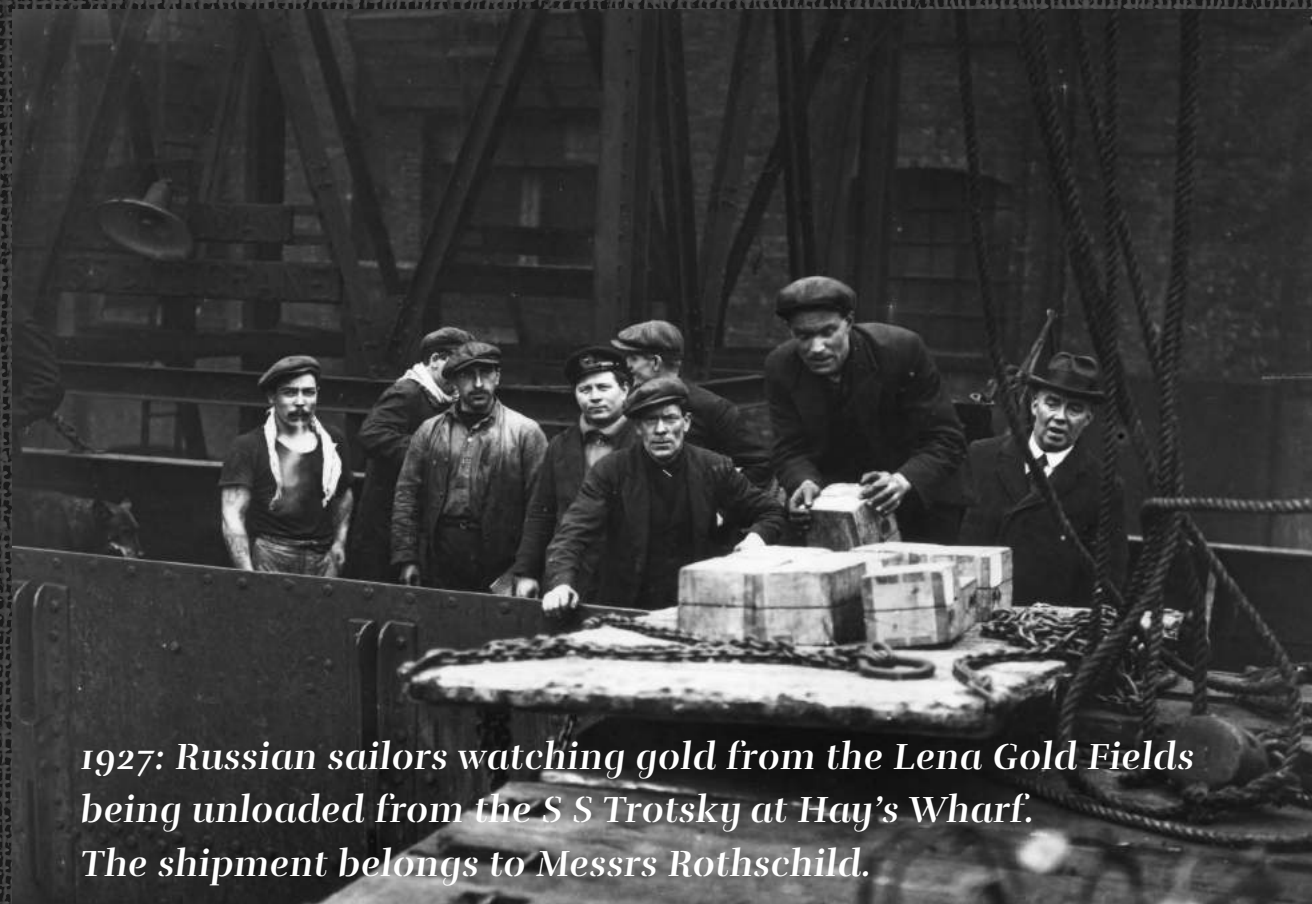
Hay's Galleria

Specification

Contact



1935: Barges moored at Hay's Wharf.



1927: Russian sailors watching gold from the Lena Gold Fields being unloaded from the S S Trotsky at Hay's Wharf. The shipment belongs to Messrs Rothschild.



1926: Volunteers unloading ships at Hay's Wharf, London Bridge, during the 1926 General Strike.



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

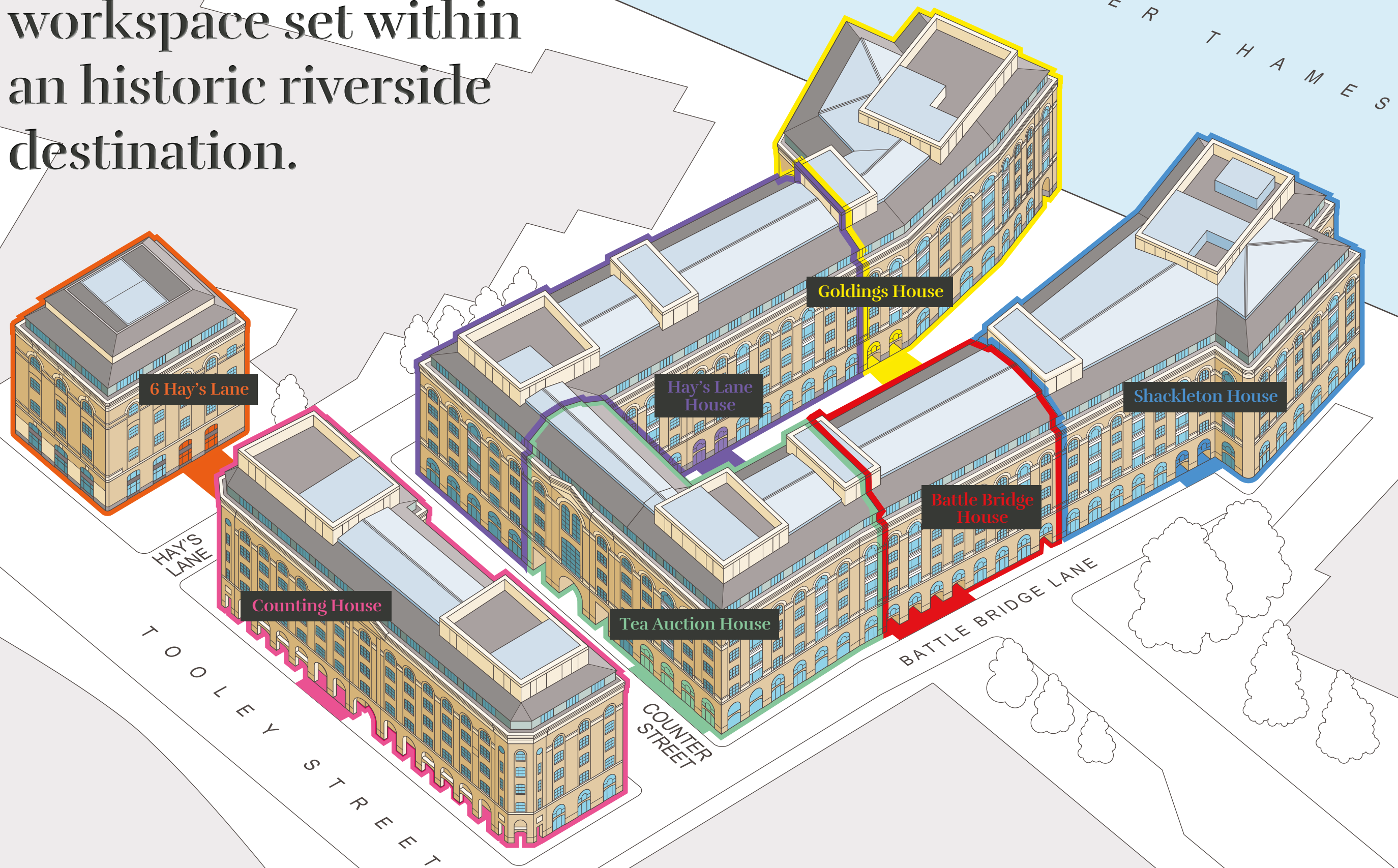
Hay's Galleria

Specification

Contact



Contemporary warehouse workspace set within an historic riverside destination.



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



VIEW
ONLINE
STACKER

- Introduction
- The Estate
- The Collection**
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

Flexible and Fully-connected Floorplates

6 Hay's Lane
14,763 SQ FT

TOOLEY STREET

Counting House
20,778 SQ FT

COUNTER STREET

FULLY LEASED

Tea Auction House

HAY'S LANE

Hay's Lane House
10,369 SQ FT

GALLERIA

FULLY LEASED

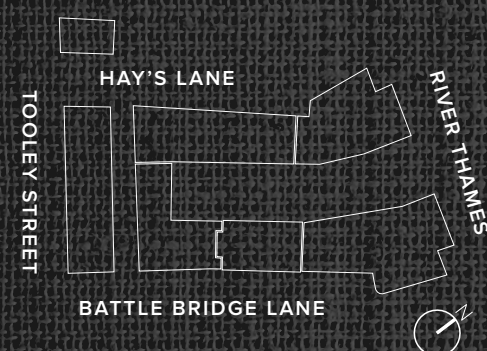
Goldings House

CORPORATE RESIDENCES

Shackleton House
50,684 SQFT

BATTLE BRIDGE LANE

RIVER THAMES



Availability Schedule



VIEW
ONLINE
STACKER

Floor	Goldings House	Hay's Lane House	Tea Auction House	Shackleton House (Q4 2023)	Counting House (Q4 2023)	6 Hay's Lane
5th	LET	10,369	LET	12,004 - U/O	LET	3,340
4th	LET	LET	LET	13,080 (Q3 2024)	LET	LET
3rd	LET			13,000 (Q3 2024)	10,903 (Q3 2024)	3,825
2nd	LET	LET	LET	LET	10,685 (Q3 2024)	3,808
1st	LET			12,600 (Q2 2023)	LET	3,790
Total (sq ft)	N/A	10,369	N/A	50,684	20,778	14,763

- Introduction
- The Estate
- The Collection
- The Area**
 - Location 1 | 2 | 3 | 4
 - In Great Company
 - The Neighbourhood
 - London Bridge City
 - Hay's Galleria
 - Estate Map
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact



Introduction

The Estate

The Collection

The Area

Location 1 | 2 | 3 | 4

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact

London's most dramatic riverside district



Introduction

The Estate

The Collection

The Area

Location 1 | 2 | 3 | 4

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact

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

5 minute walk
The Ivy



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

Introduction

The Estate

The Collection

The Area

Location 1 | 2 | 3 | 4

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

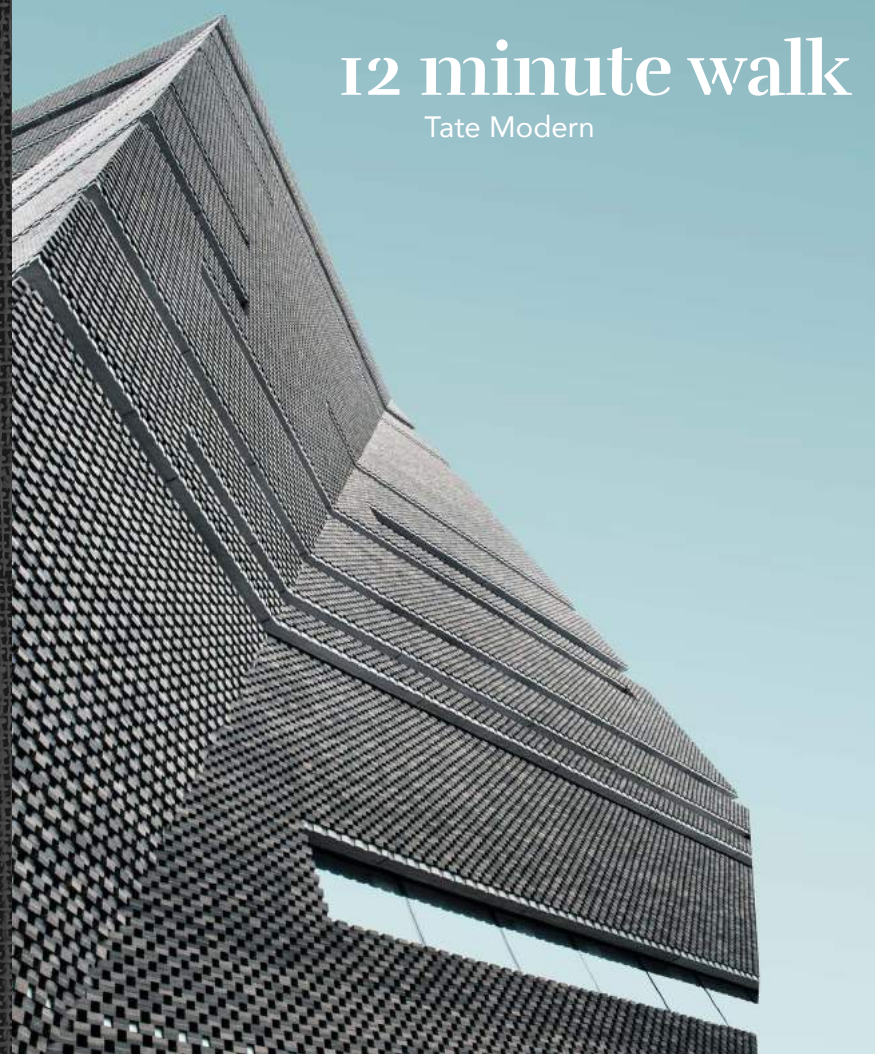
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Brimming with culture



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



Introduction

The Estate

The Collection

The Area

Location 1|2|3|4

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



An eclectic delight

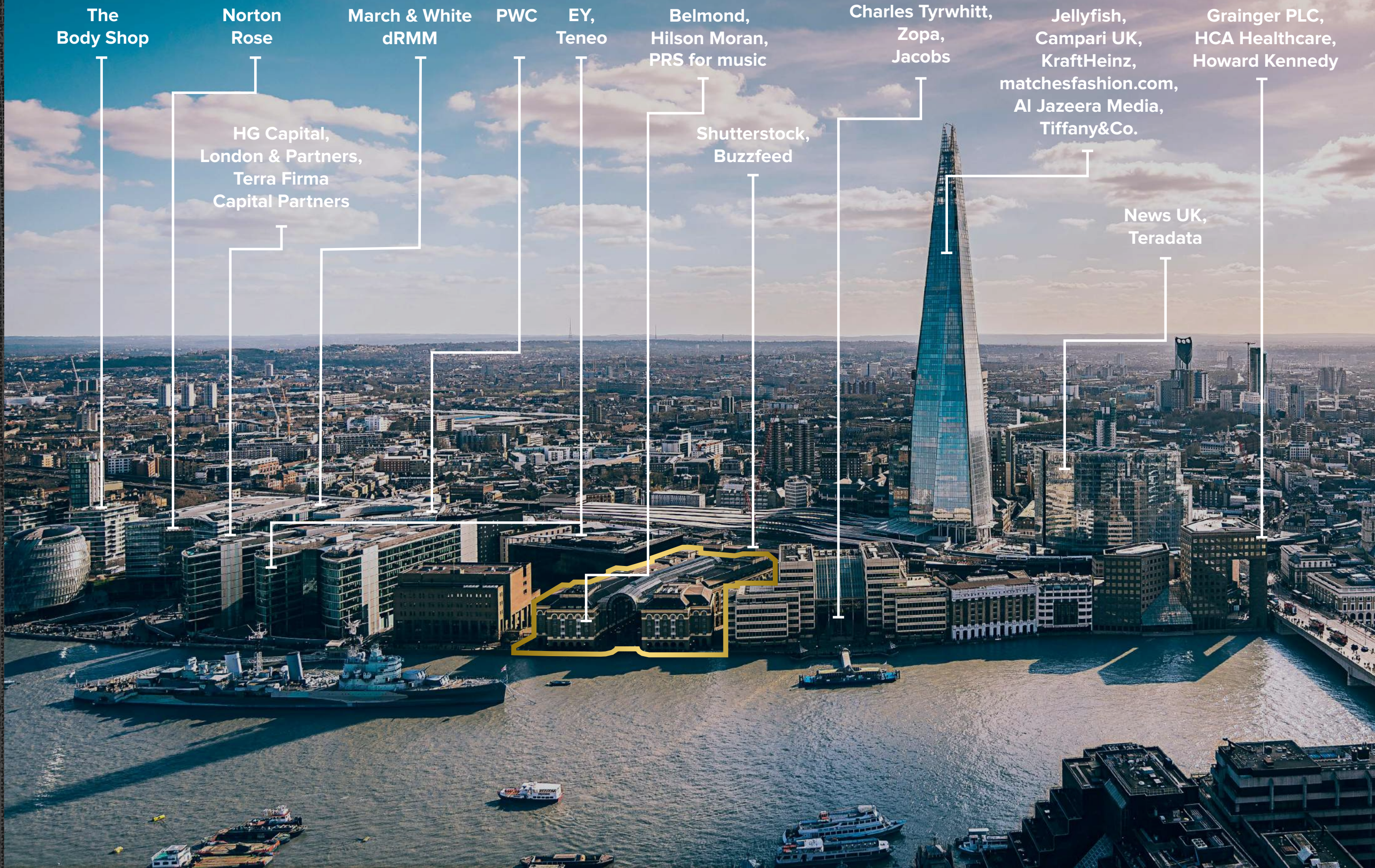


5 minute walk
Borough Market

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



In great company



Introduction

The Estate

The Collection

The Area

Location

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact

Introduction

The Estate

The Collection

The Area

Location

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

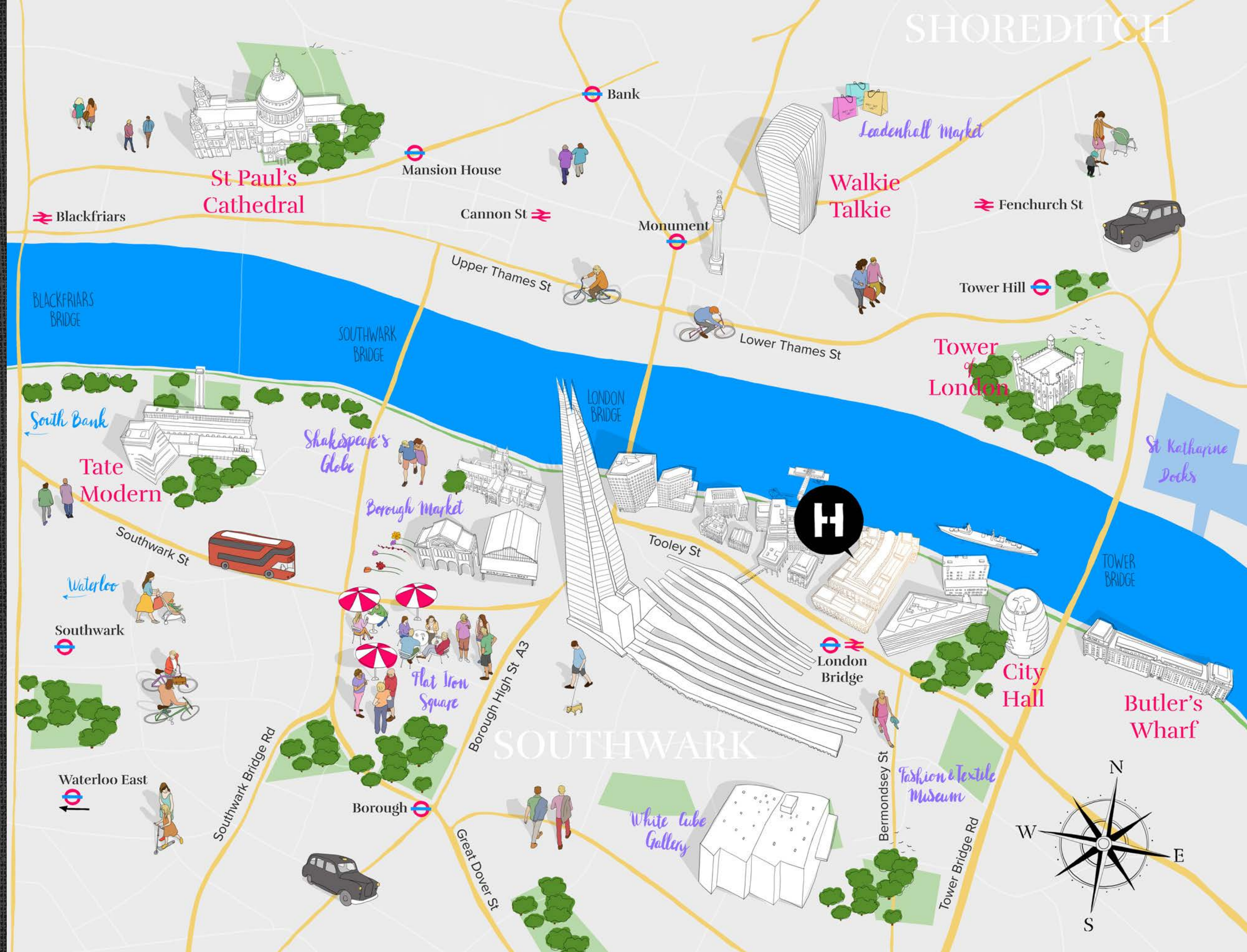
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Introduction

The Estate

The Collection

The Area

Location

In Great Company

The Neighbourhood

London Bridge City 1 | 2

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



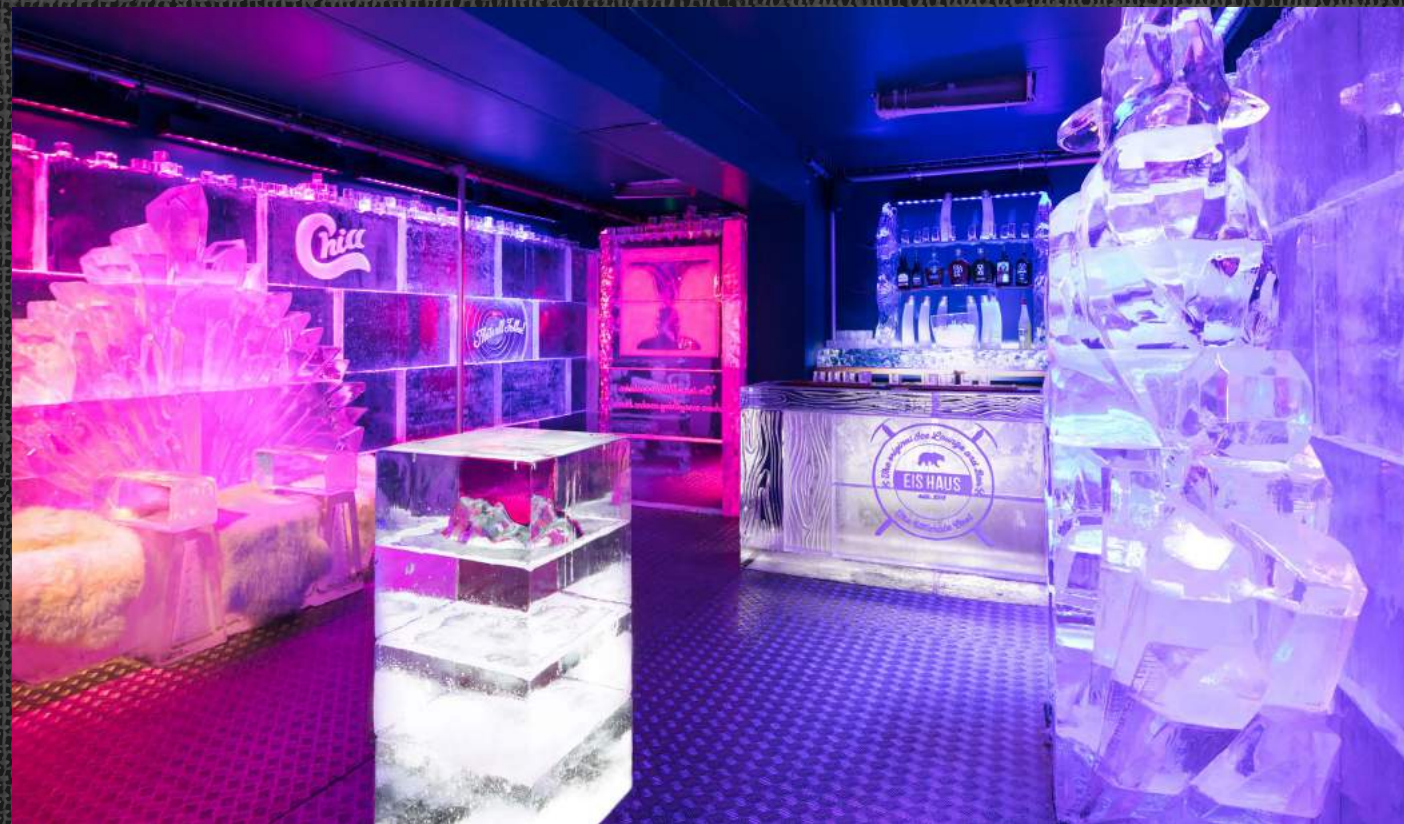
Wimbledon at The Scoop



Look Mum No Hands

A world-class estate brimming with activity

Pop Up Eis Haus Ice Bar



The Christmas Market



Summer by the River



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

Introduction

The Estate

The Collection

The Area

Location

In Great Company

The Neighbourhood

London Bridge City 1 | 2

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of The City

Green spaces in London Bridge City



Riverside sunset at London Bridge City



Tower Bridge

An exceptional waterside campus

Introduction

The Estate

The Collection

The Area

Location

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



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



Introduction

The Estate

The Collection

The Area

Location

In Great Company

The Neighbourhood

London Bridge City

Hay's Galleria

Estate Map

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

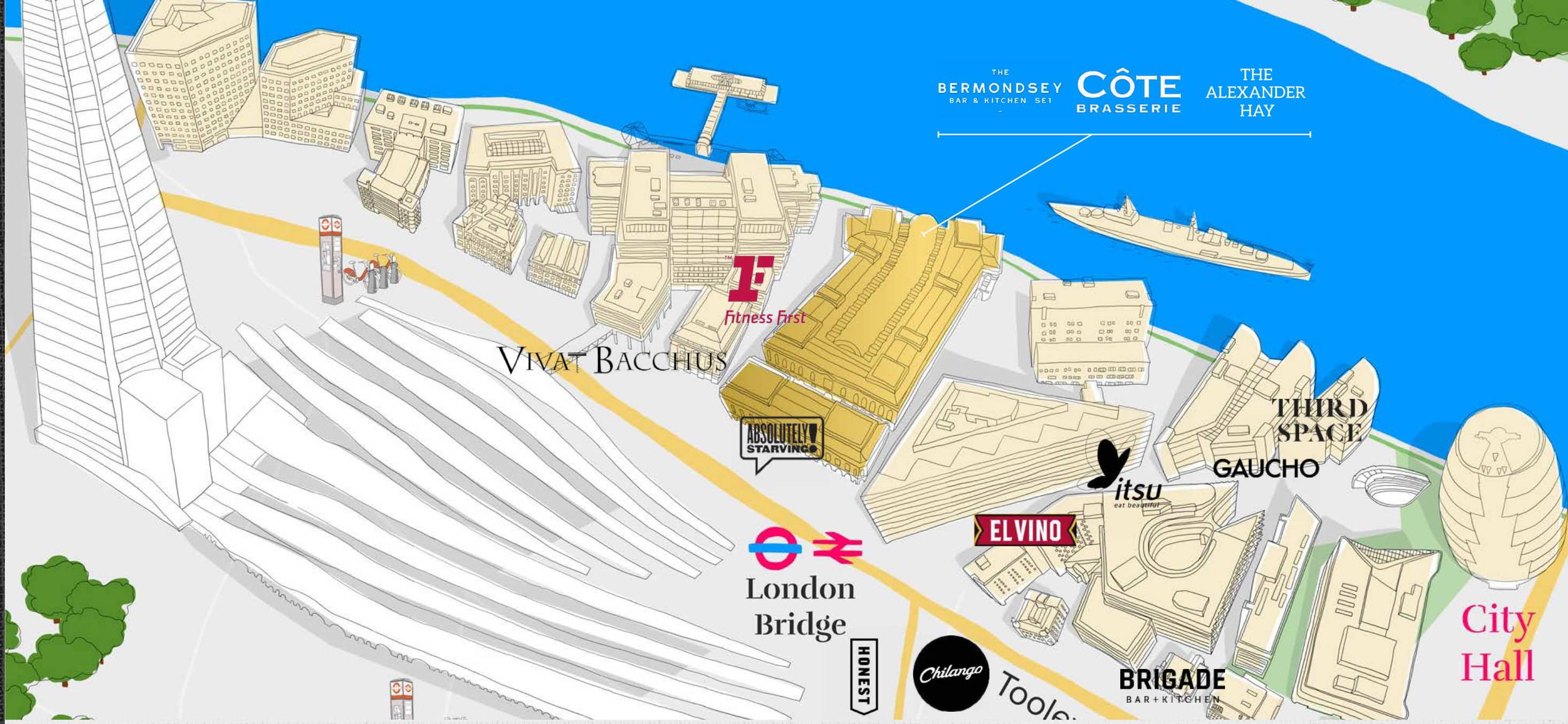
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



London Bridge Amenities Include



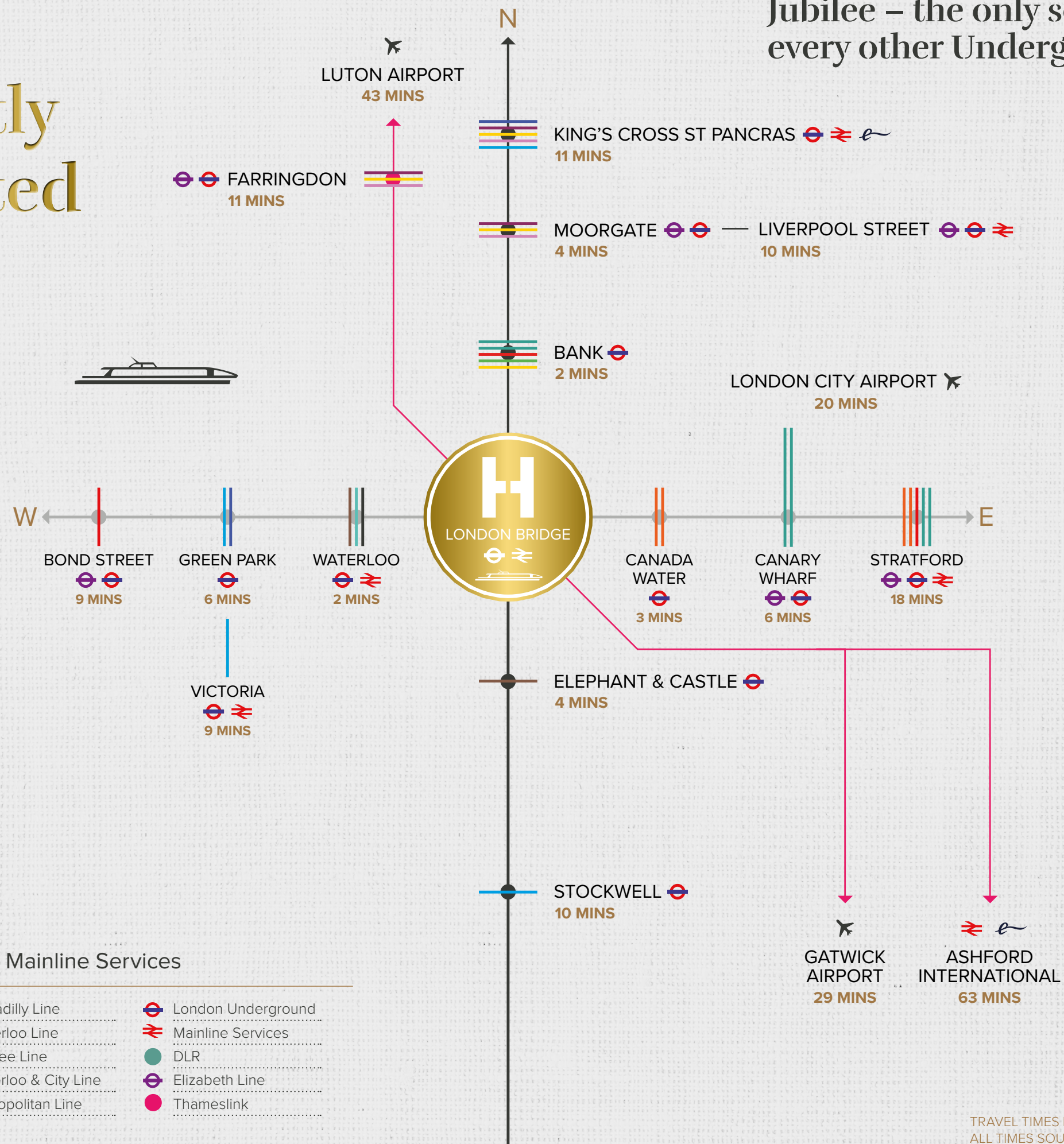
- Introduction
- The Estate
- The Collection
- The Area
- Connectivity**
- Connectivity Map**
- Site Plan
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

Brilliantly connected

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



Jubilee – the only service to cross every other Underground line

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

Introduction

The Estate

The Collection

The Area

Connectivity

Connectivity Map

Site Plan

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

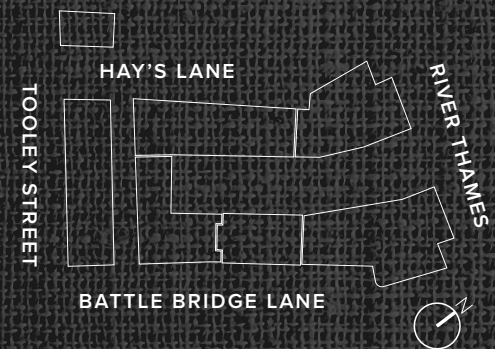
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Hay's Galleria



VIEW
ONLINE
STACKER

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Floorplan

Views

Counting House

Goldings House

Hay's Lane House

Shackleton House

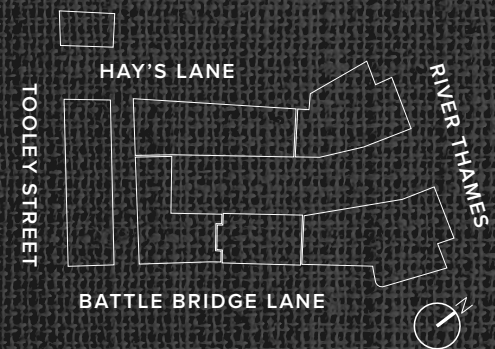
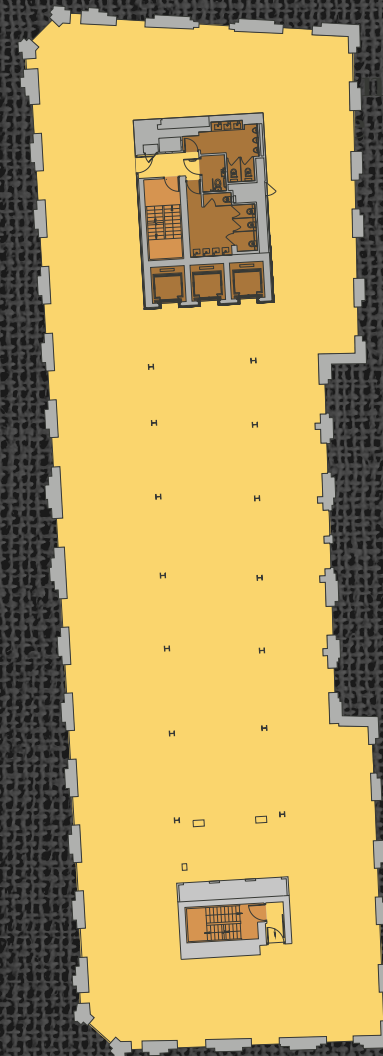
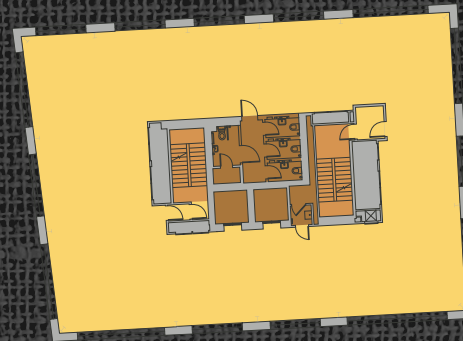
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View 360 VR Tour

Typical Floor



Stunning views east and west

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Floorplan

Views

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Gallery

Floorplans Levels 1– 5

Specification

Goldings House

Hay's Lane House

Shackleton House

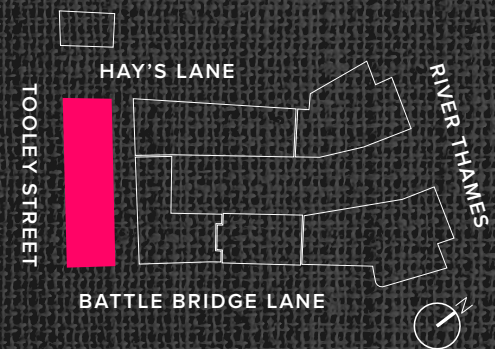
Tea Auction House

6 Hay's Lane

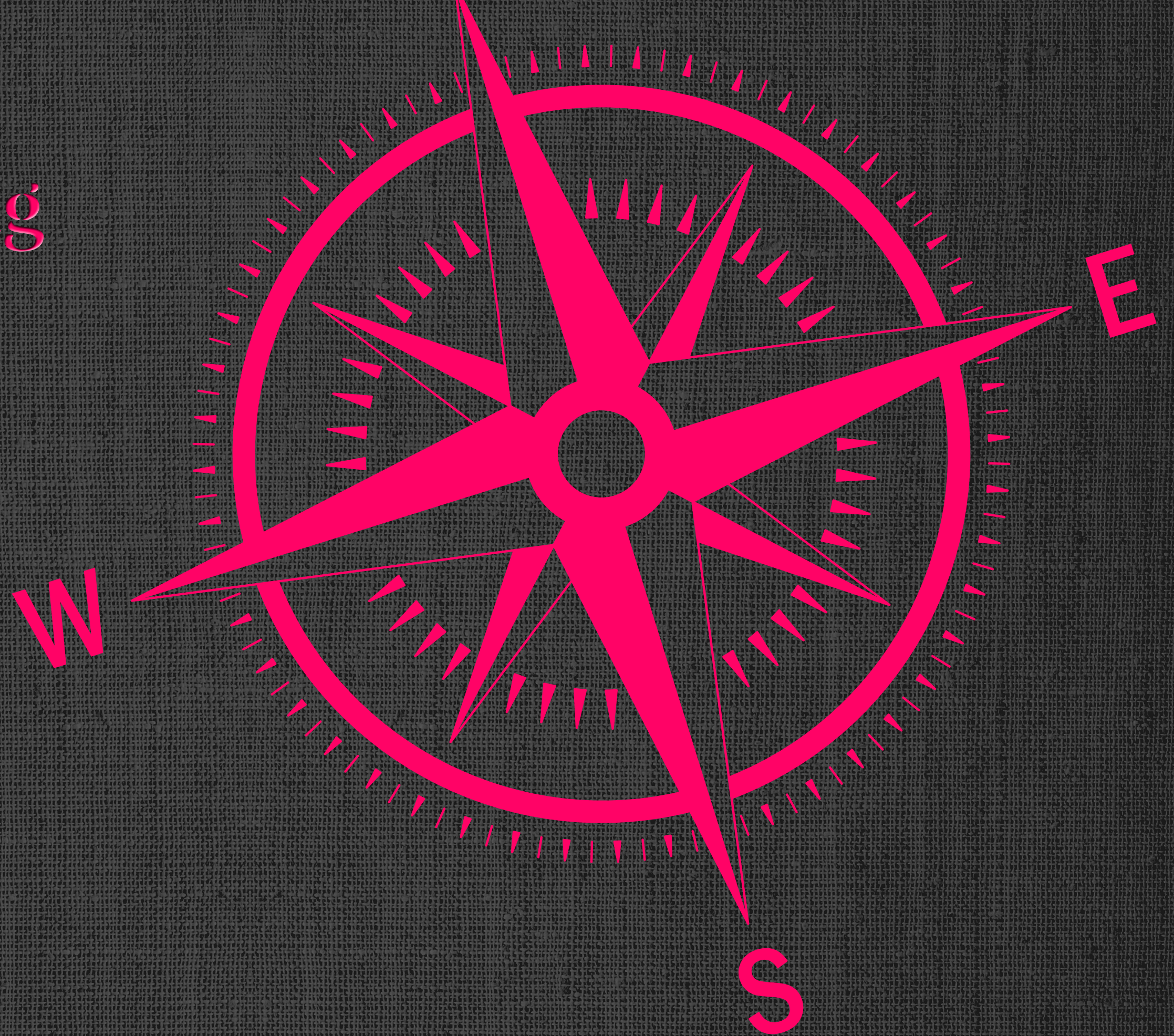
Hay's Galleria

Specification

Contact



Counting House



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Gallery

Floorplans Levels 1– 5

Specification

Goldings House

Hay's Lane House

Shackleton House

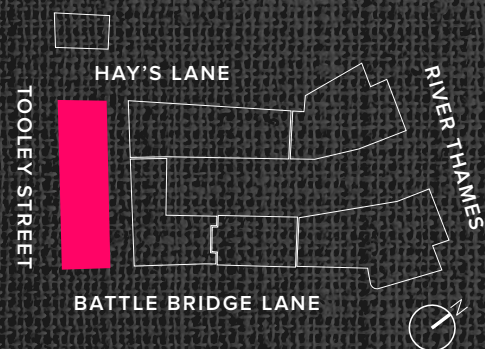
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



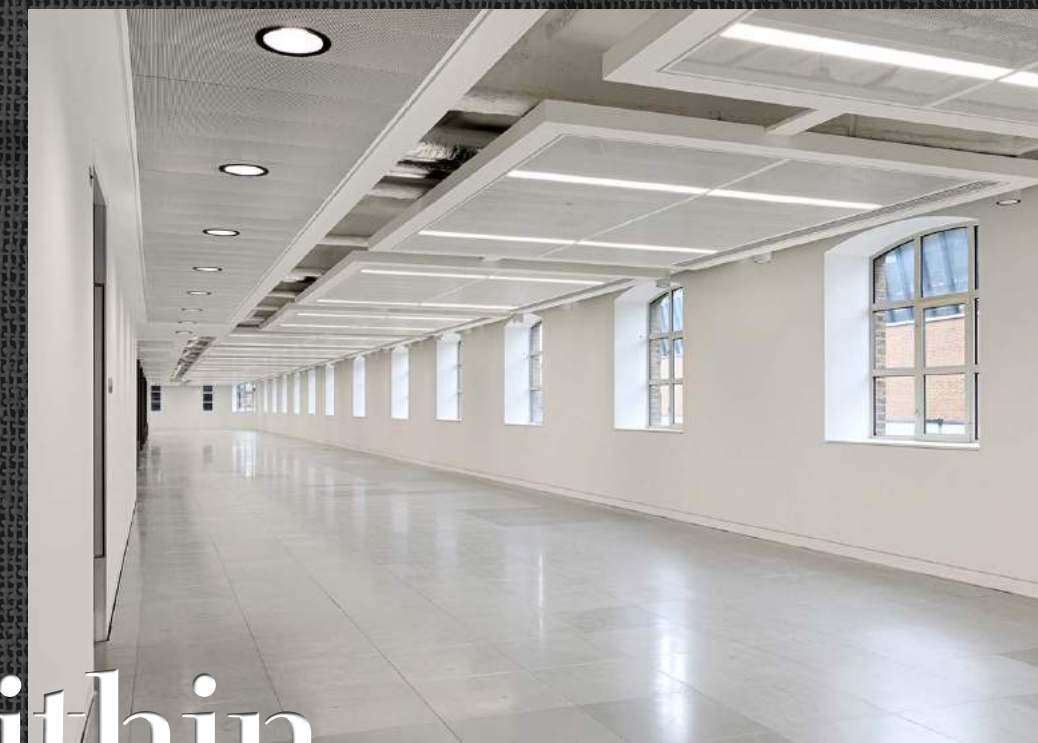
Counting House

Fronting onto Tooley Street, Counting House boasts bright, light and modern workspace with exposed brickwork and feature columns, less than a minutes' walk from London Bridge Station.

An exceptional & flexible workspace



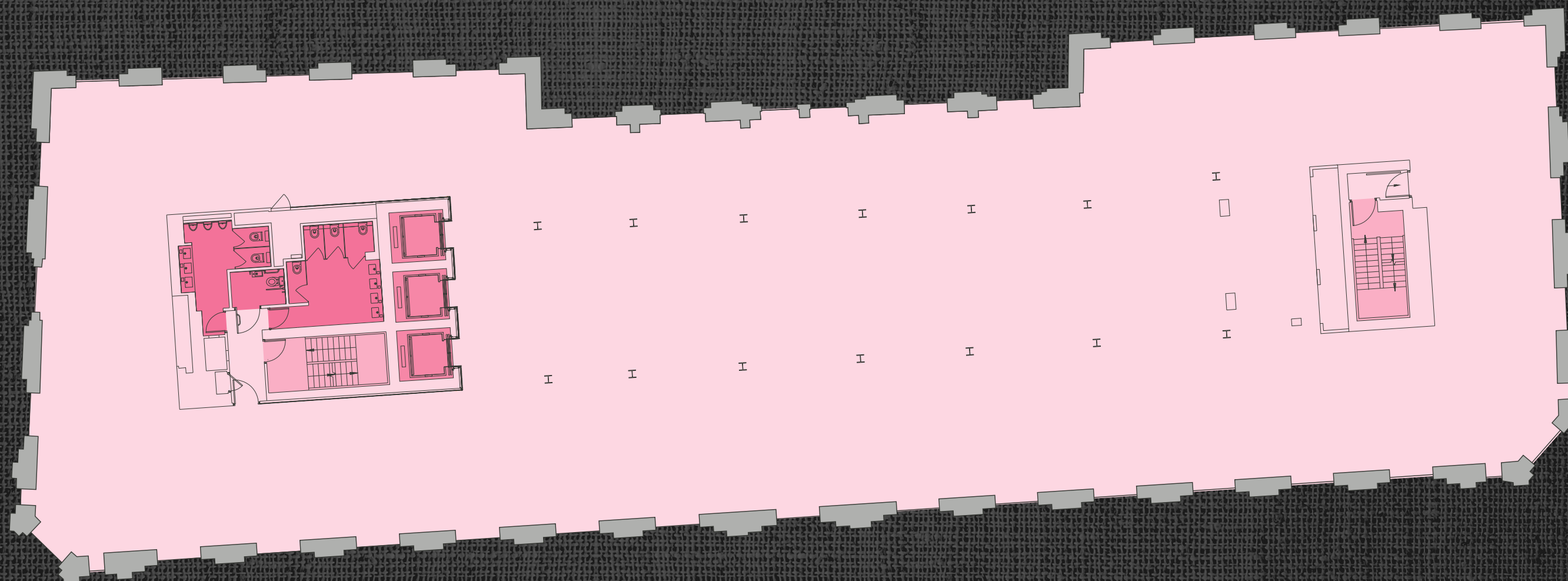
Within an historical context



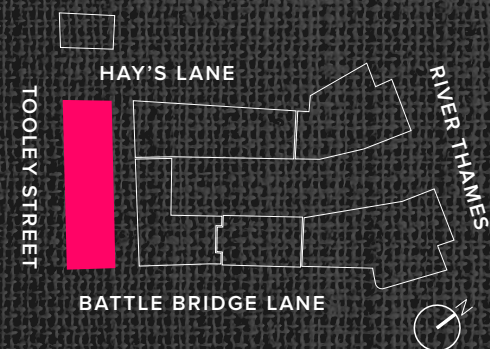
- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House**
 - Gallery
 - Floorplans Levels 1 – 5**
 - Specification
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

Typical Floor

- Level 5: **LET**
- Level 4: **LET**
- Level 3: **10,903 sq ft**
- Level 2: **10,685 sq ft**
- Level 1: **LET**

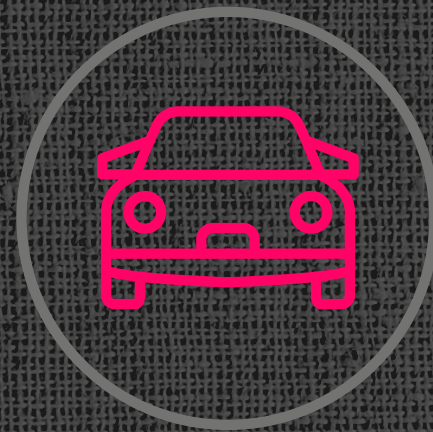
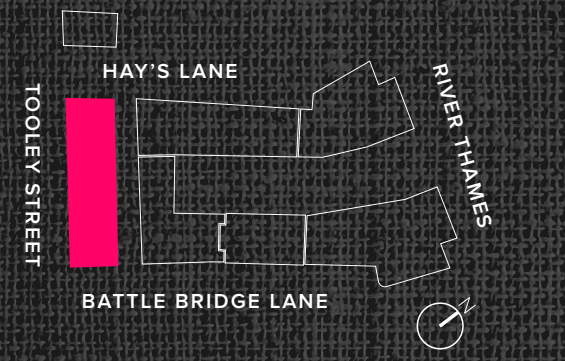


Indicative level 2 floorplan shown



Summary Specification

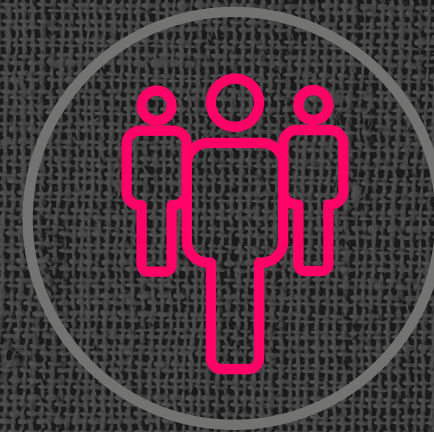
- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House**
 - Gallery
 - Floorplans Levels 1– 5
 - Specification**
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact



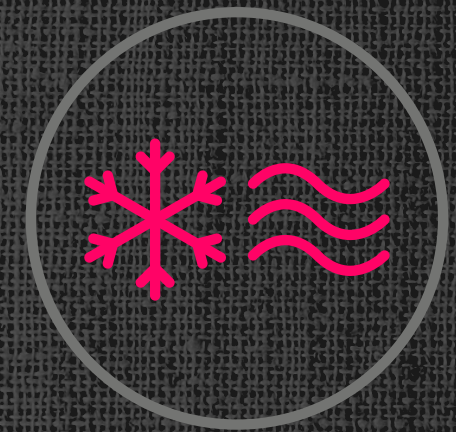
Car parking available



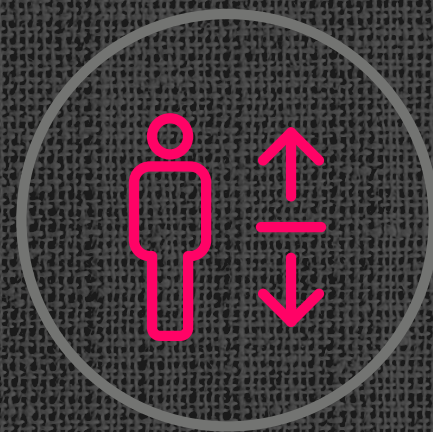
Bicycle spaces available



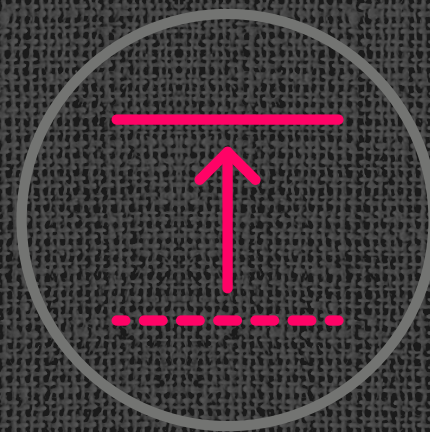
Occupancy ratio 1:10



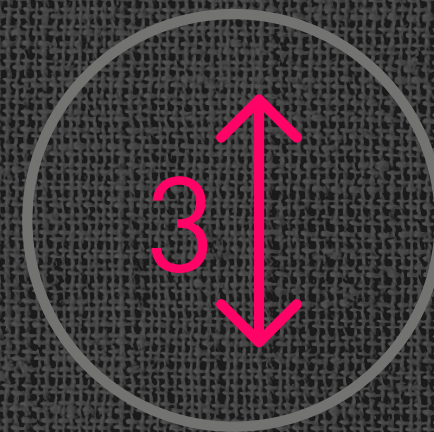
4-Pipe fan coil air conditioning



3 passenger lifts



150 mm raised flooring



3m floor-to-soffit height



LED lighting

[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Gallery](#)

[Floorplan Levels 1 – 5](#)

[Hay's Lane House](#)

[Shackleton House](#)

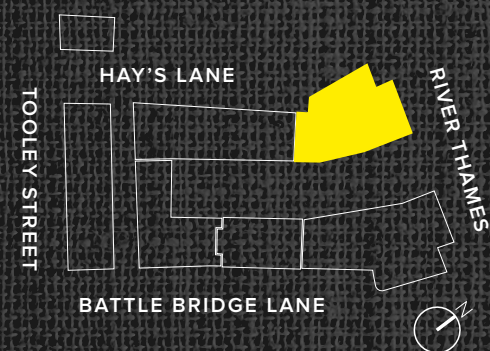
[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

[Specification](#)

[Contact](#)



Goldings House

FULLY LEASED



- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House**
- Gallery**
- Floorplan Levels 1 – 5
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

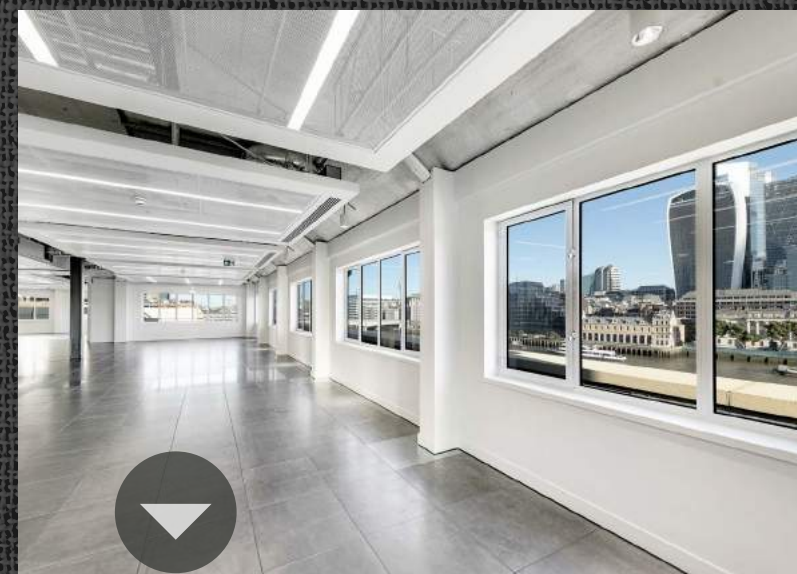
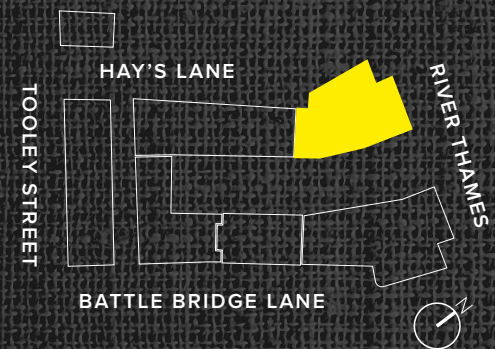


Goldings House

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



Indicative view of office floors, reception and WCs

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Gallery

Floorplan Levels 1 – 5

Hay's Lane House

Shackleton House

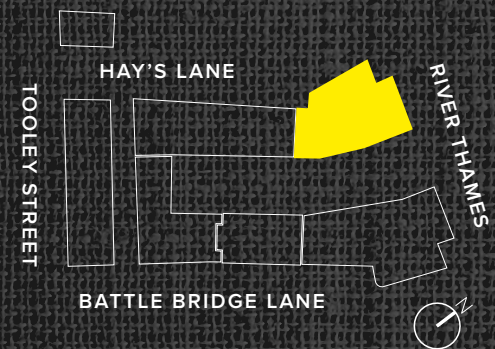
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of reception



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Gallery

Floorplan Levels 1 – 5

Hay's Lane House

Shackleton House

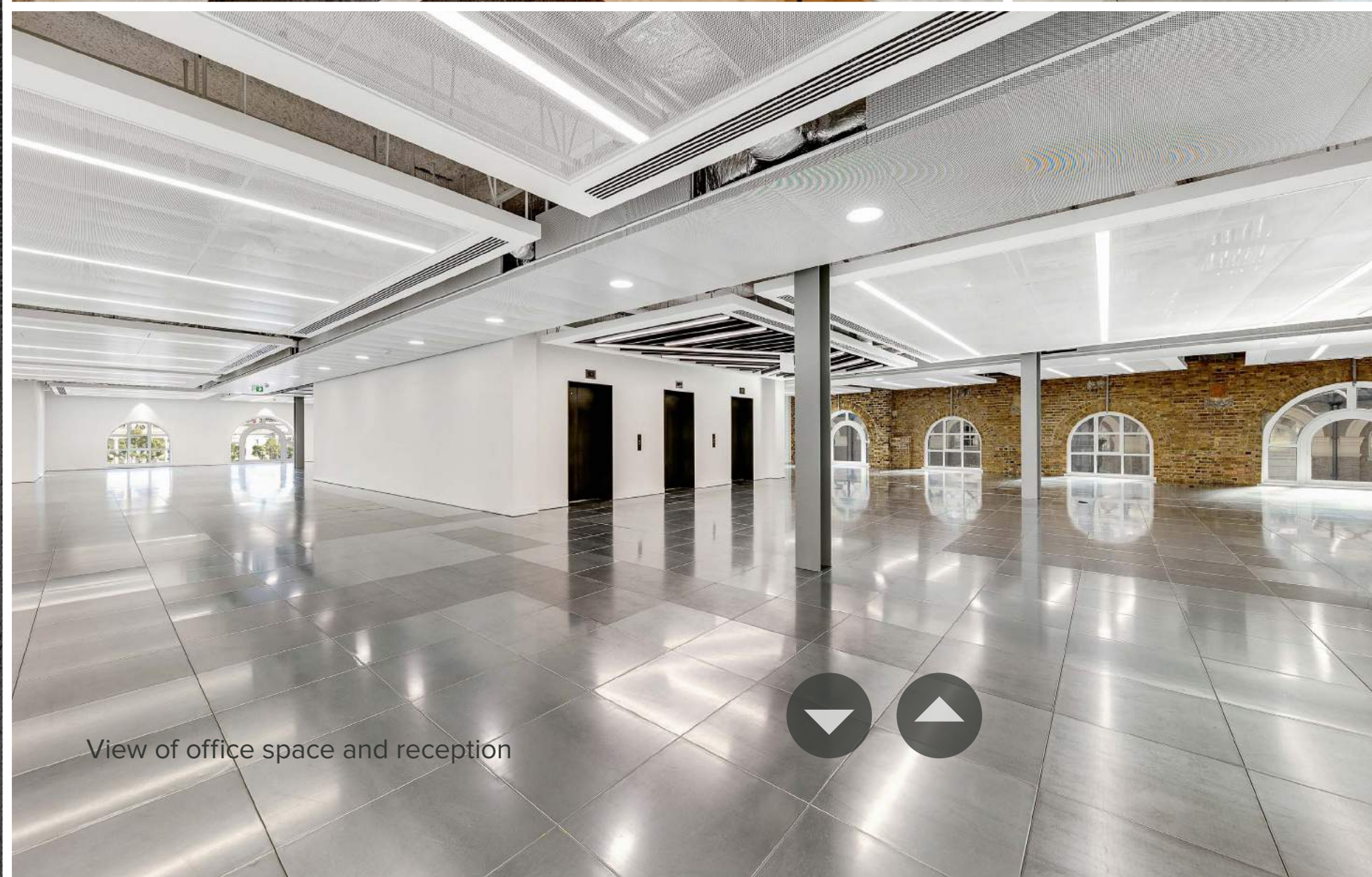
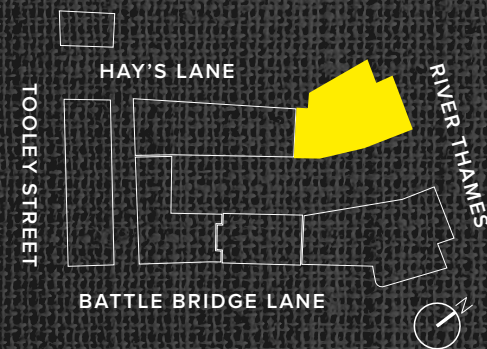
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of office space and reception



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Gallery

Floorplan Levels 1 – 5

Hay's Lane House

Shackleton House

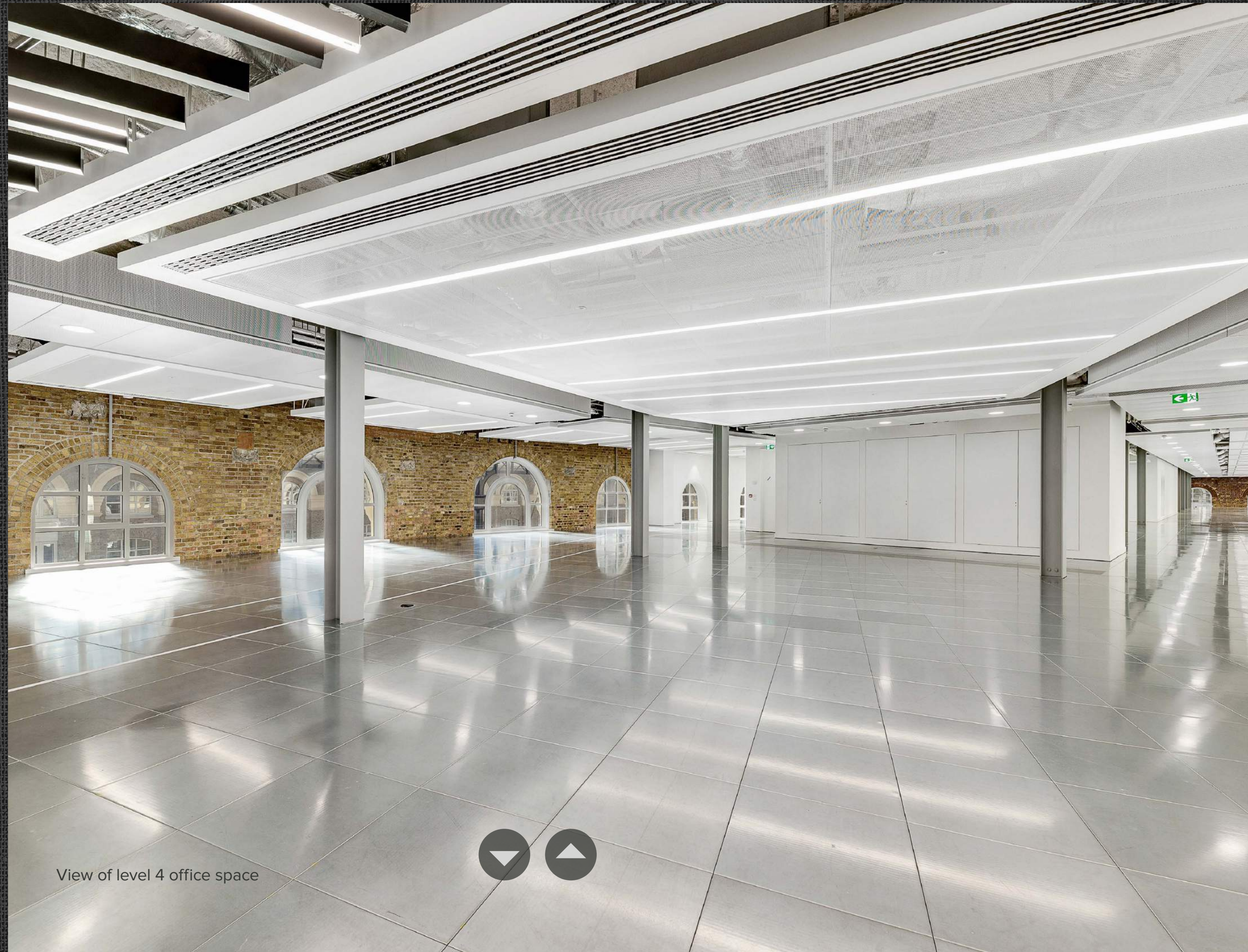
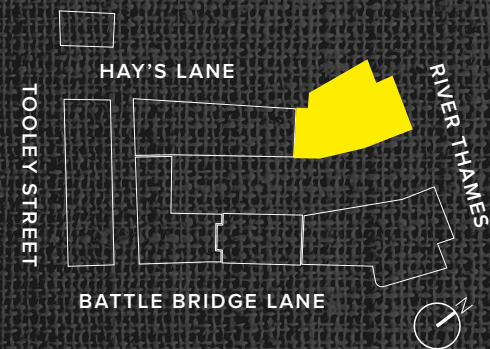
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of level 4 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Gallery

Floorplan Levels 1 – 5

Hay's Lane House

Shackleton House

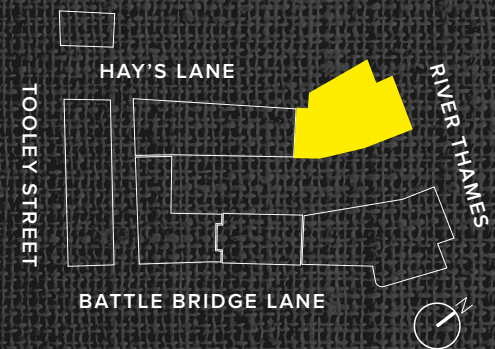
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of level 5 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Gallery

Floorplan Levels 1 – 5

Hay's Lane House

Shackleton House

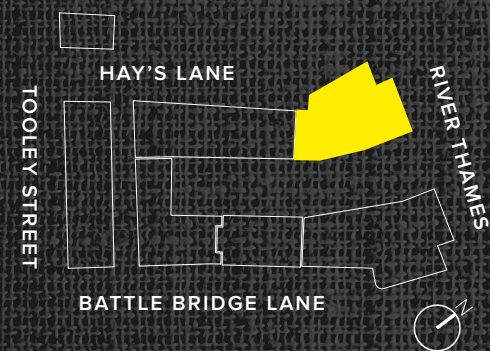
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Indicative view of fitted office





VIEW
ONLINE
STACKER

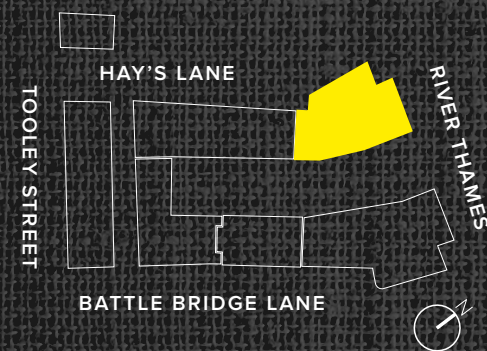
- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House**
- Gallery
- Floorplan Levels 1 – 5**
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

Typical Floor

- Level 5: **LET**
- Level 4: **LET**
- Level 3: **LET**
- Level 2: **LET**
- Level 1: **LET**



RIVER THAMES



Indicative level 5 floorplan shown



[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Gallery](#)

[Floorplan Levels 1 – 5](#)

[Shackleton House](#)

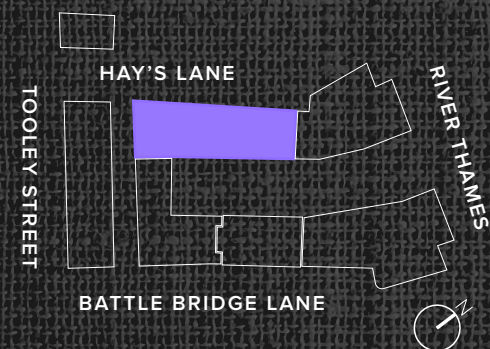
[Tea Auction House](#)

[6 Hay's Lane](#)

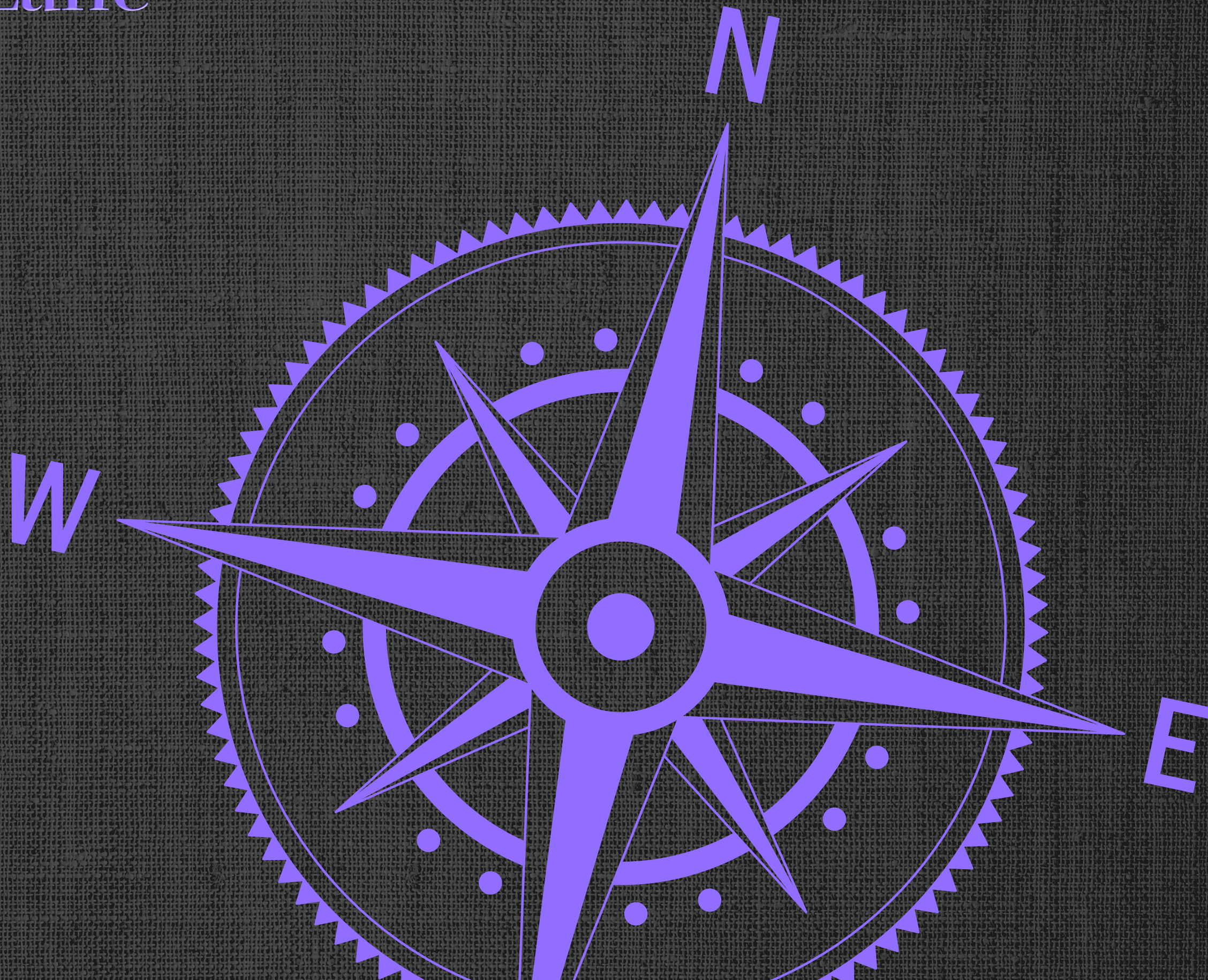
[Hay's Galleria](#)

[Specification](#)

[Contact](#)



Hay's Lane House



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Gallery

Floorplan Levels 1 – 5

Shackleton House

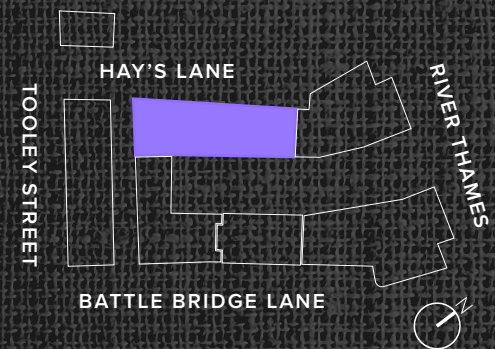
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Hay's Lane House

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



Workspace at the heart of the Capital



Indicative view of office floors and reception

Transformed arrival experiences

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Gallery

Floorplan Levels 1 – 5

Shackleton House

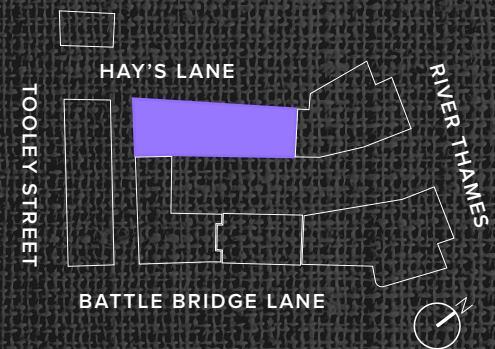
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of reception

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Gallery

Floorplan Levels 1 – 5

Shackleton House

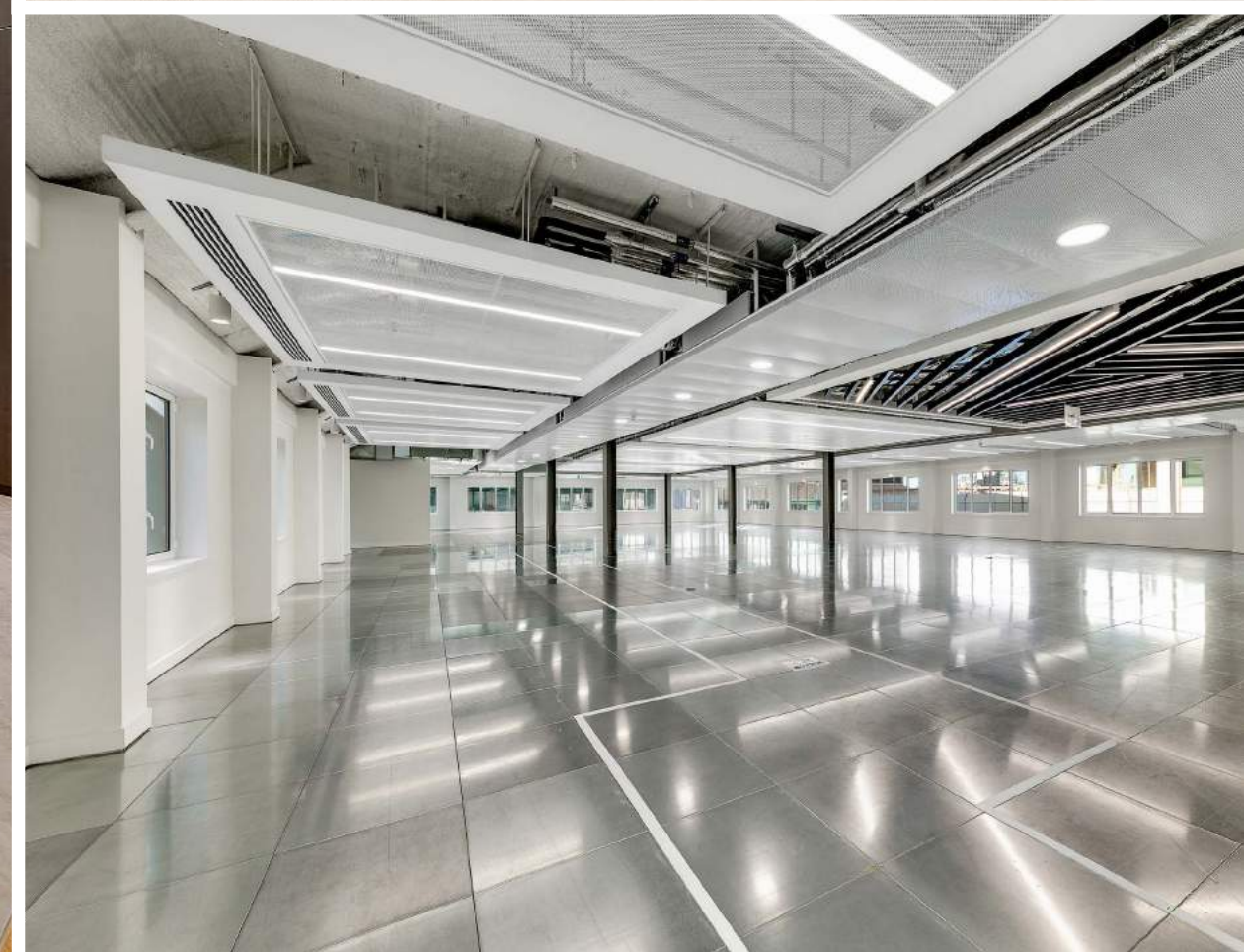
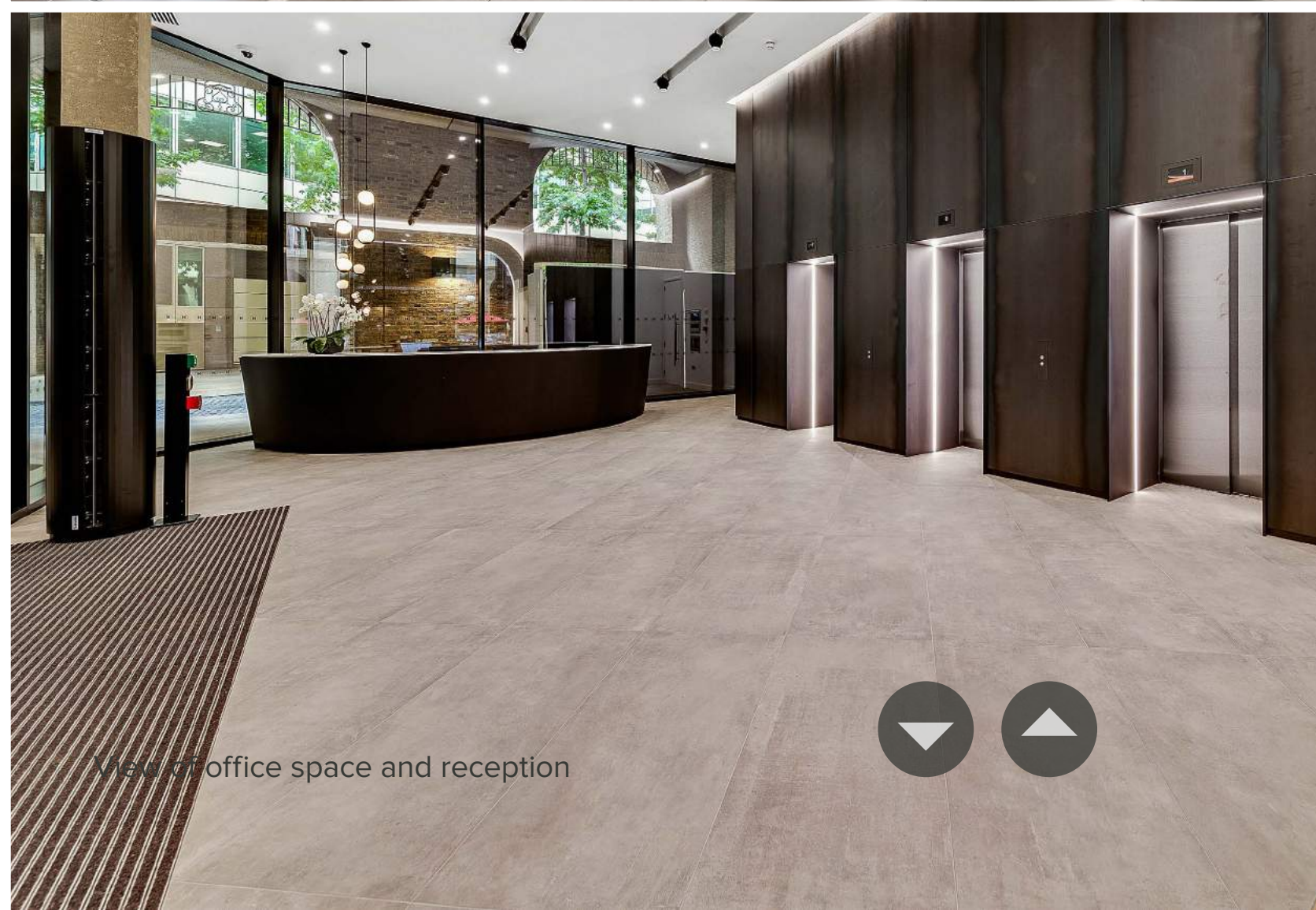
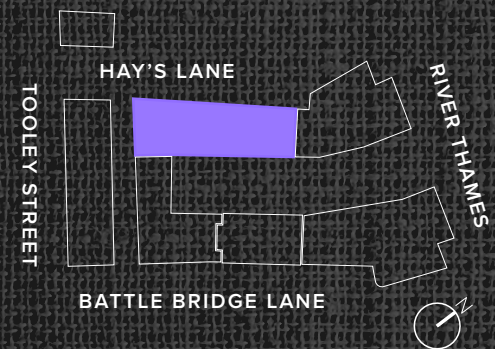
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of office space and reception

[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Gallery](#)

[Floorplan Levels 1 – 5](#)

[Shackleton House](#)

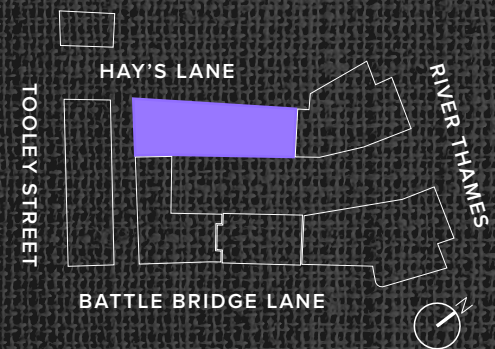
[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

[Specification](#)

[Contact](#)



View of the level 4 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Gallery

Floorplan Levels 1 – 5

Shackleton House

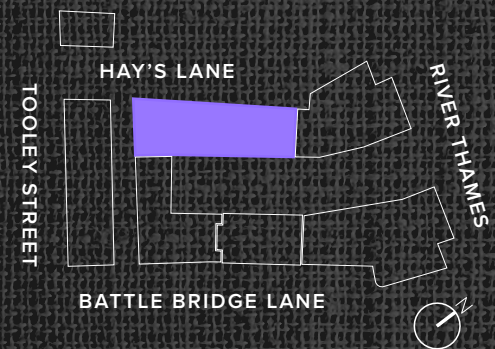
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of the level 5 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Gallery

Floorplan Levels 1 – 5

Shackleton House

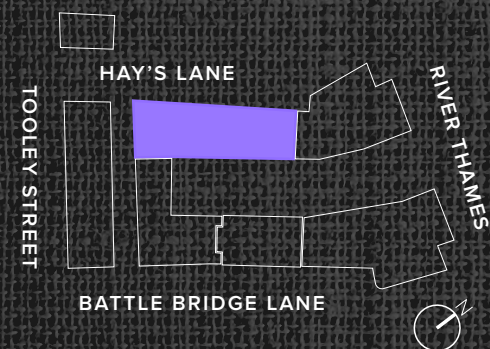
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Indicative view of fitted office



- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House**
- Gallery
- Floorplan Levels 1 – 5**
- Shackleton House
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

Typical Floor

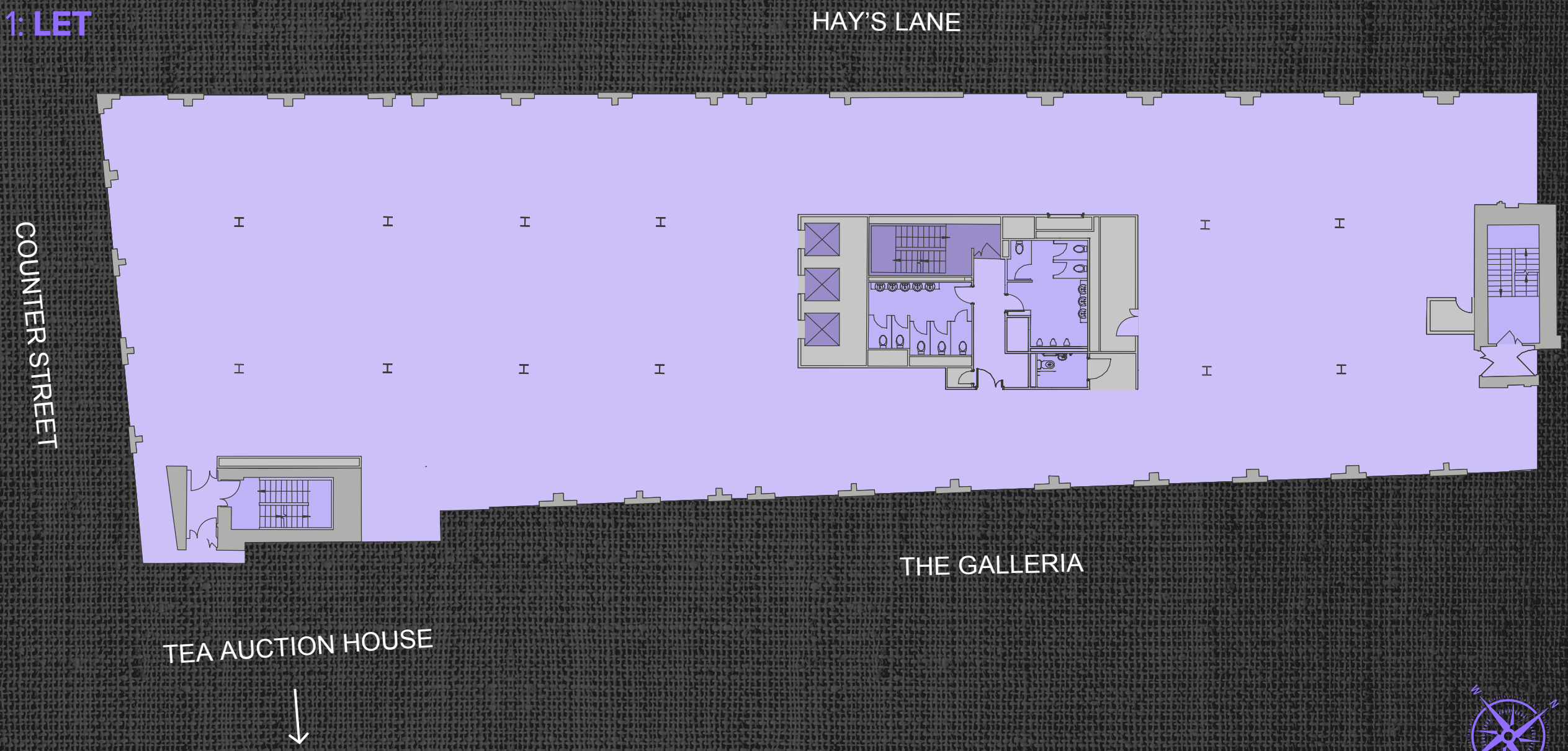
Level 5: **10,369 sq ft**

Level 4: **LET**

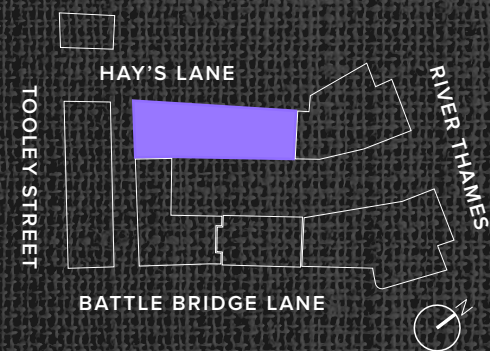
Level 3: **LET**

Level 2: **LET**

Level 1: **LET**



Indicative level 5 floorplan shown



Shackleton House

[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Gallery](#)

[Floorplans Levels 1–5](#)

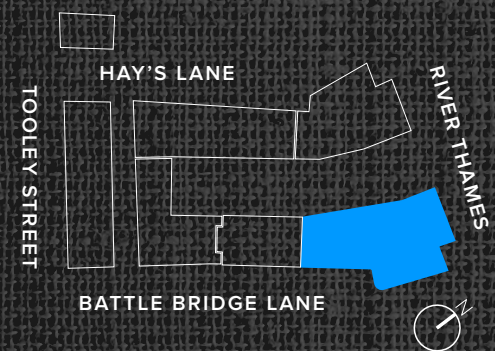
[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

[Specification](#)

[Contact](#)



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Gallery

Floorplans Levels 1-5

Tea Auction House

6 Hay's Lane

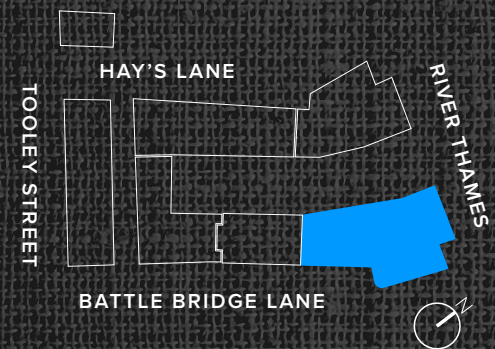
Hay's Galleria

Specification

Contact



View of reception



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Gallery

Floorplans Levels 1-5

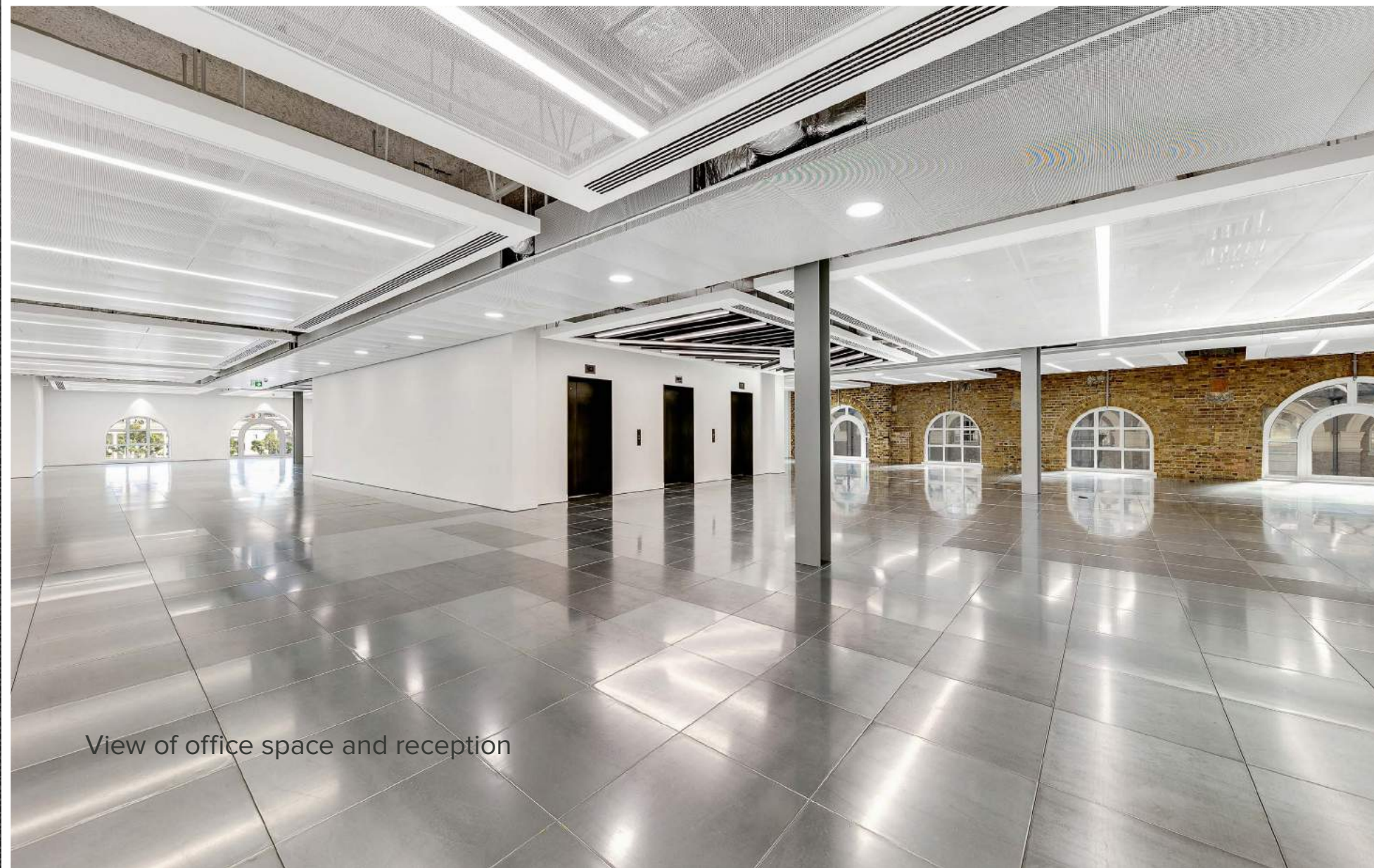
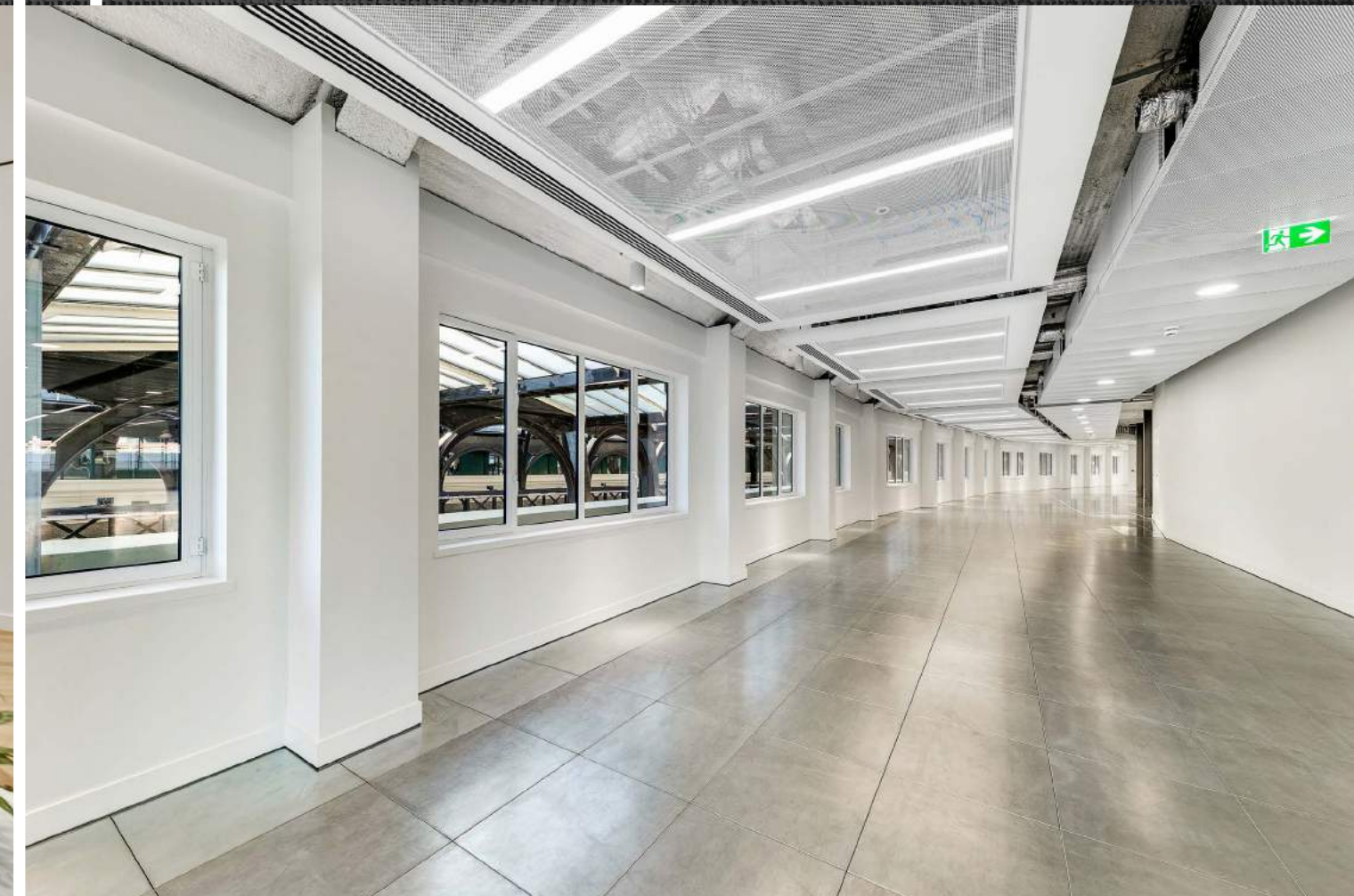
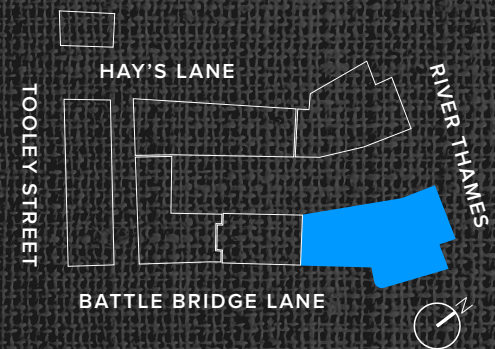
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of office space and reception



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Gallery

Floorplans Levels 1-5

Tea Auction House

6 Hay's Lane

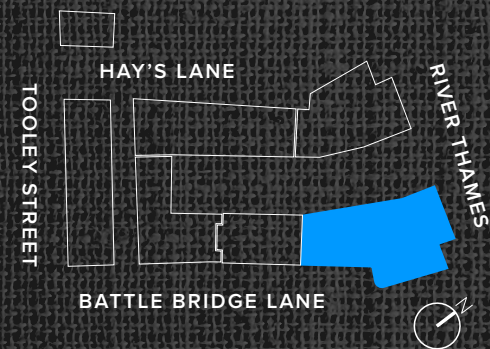
Hay's Galleria

Specification

Contact



View of level 4 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Gallery

Floorplans Levels 1-5

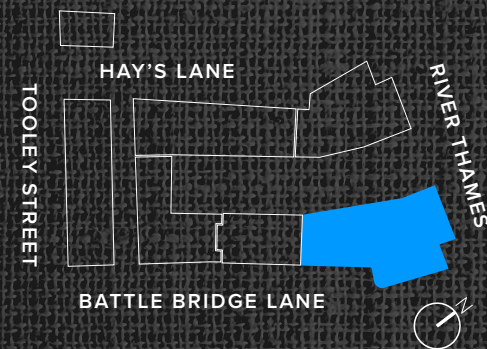
Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact



Indicative view of fitted office

- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House**
 - Gallery
 - Floorplans Levels 1 – 5**
- Tea Auction House
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

Typical Floor

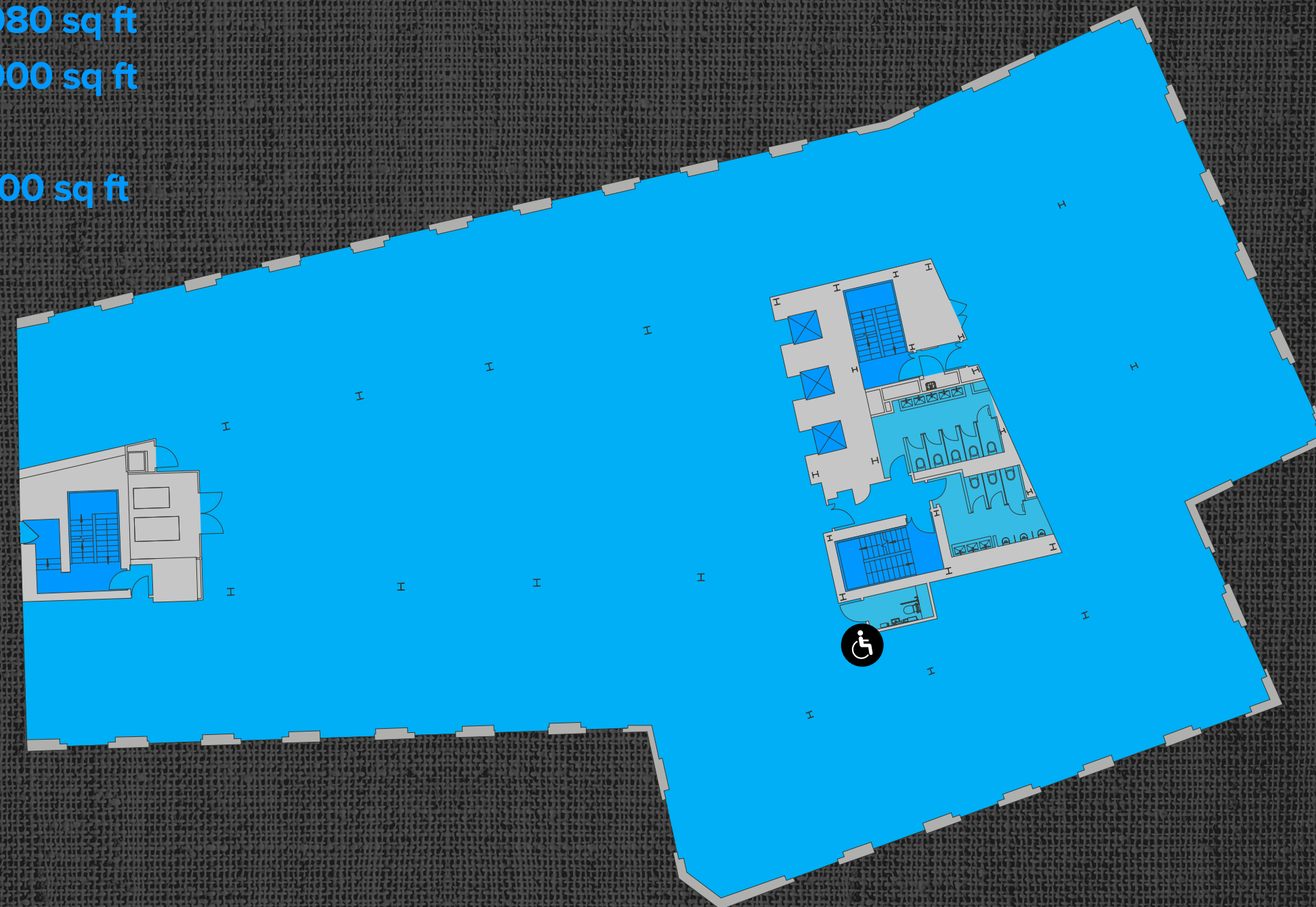
Level 5: **12,004 sq ft - U/O**

Level 4: **13,080 sq ft**

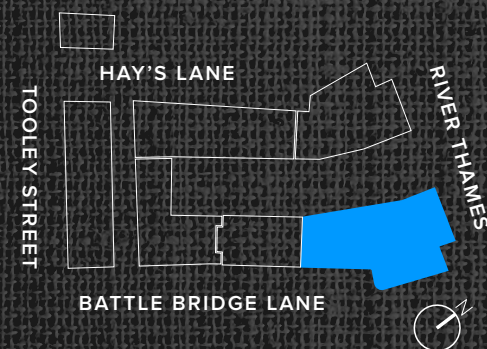
Level 3: **13,000 sq ft**

Level 2: **Let**

Level 1: **12,600 sq ft**



Indicative level 2 floorplan shown



[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[Gallery](#)

[Floorplan Levels 1 – 5](#)

[6 Hay's Lane](#)

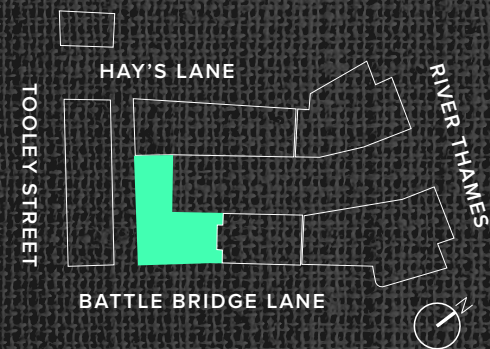
[Hay's Galleria](#)

[Specification](#)

[Contact](#)

Tea Auction House

FULLY LEASED



- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House**
- Gallery**
- Floorplan Levels 1 – 5**
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact

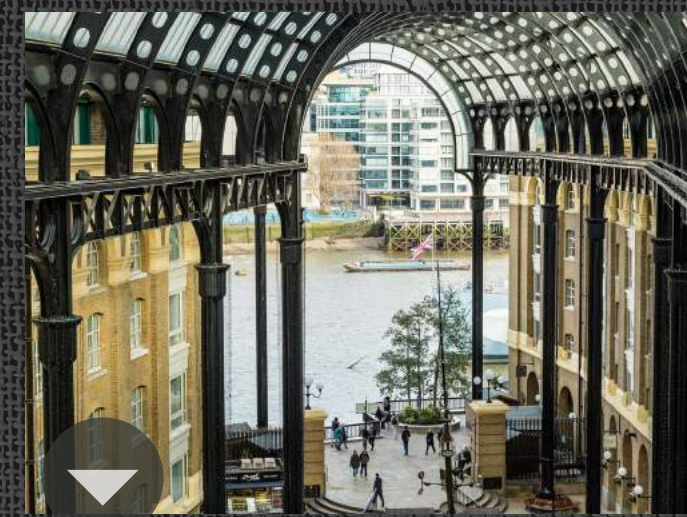


Tea Auction House

Bound by Counter street and Battle Bridge Lane, Tea Auction House boasts a unique perspective through the galleria and offers its tenants bright and flexible workspace with abundant exposed brick finishes.

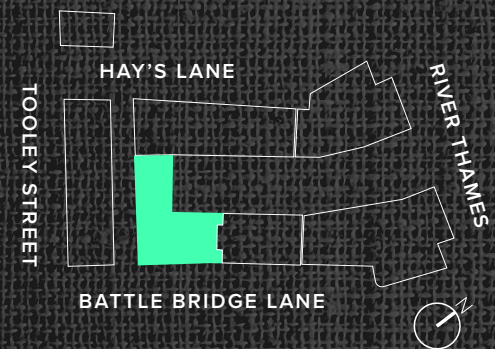


Stunning new arrival experiences



Exceptional finishes

Indicative view of office floor and reception



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

Gallery

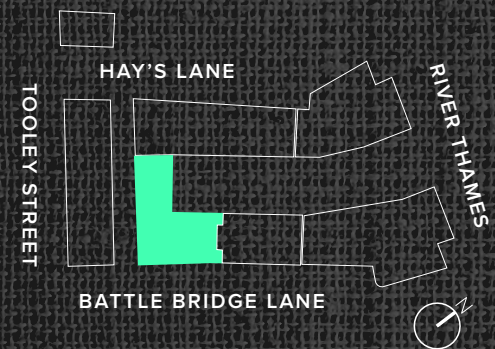
Floorplan Levels 1 – 5

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of reception



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

Gallery

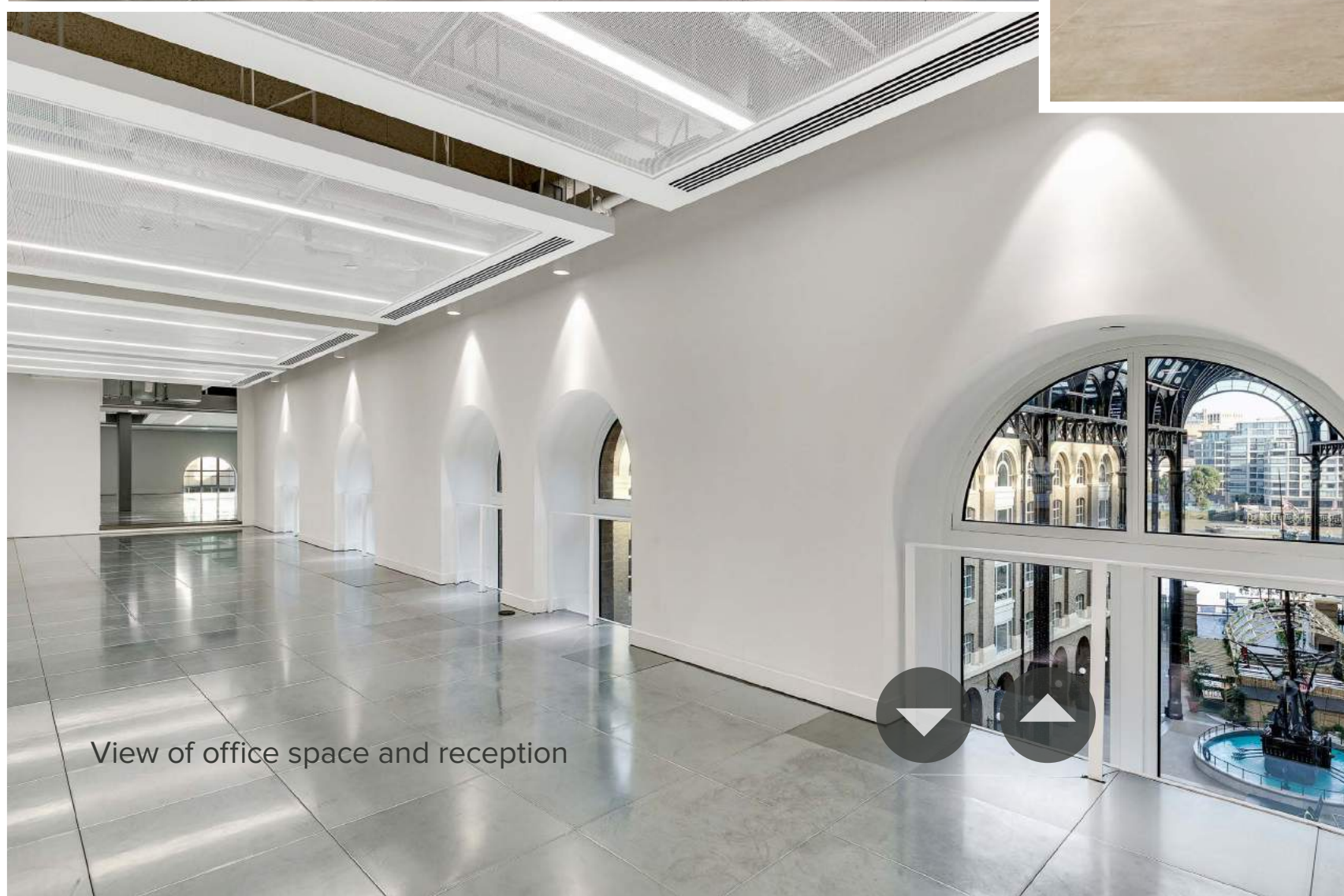
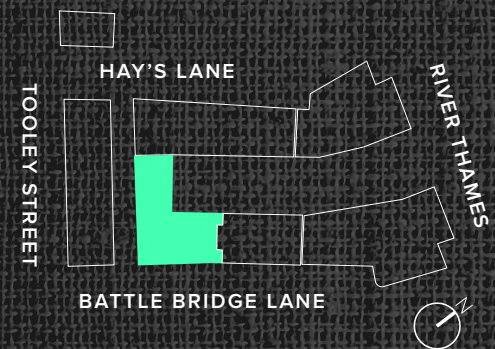
Floorplan Levels 1 – 5

6 Hay's Lane

Hay's Galleria

Specification

Contact



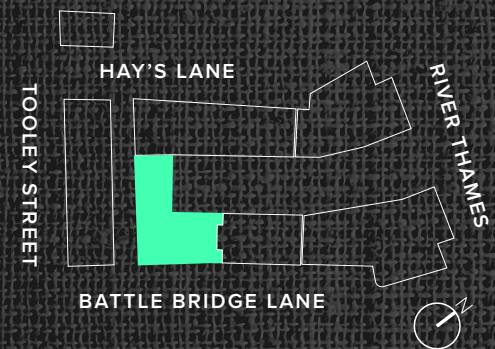
View of office space and reception



- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House**
- Gallery**
- Floorplan Levels 1 – 5**
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact



View of level 4 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

Gallery

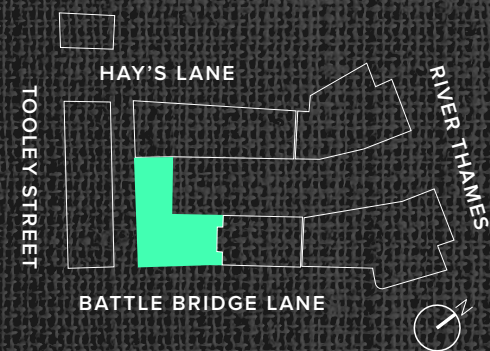
Floorplan Levels 1 – 5

6 Hay's Lane

Hay's Galleria

Specification

Contact



View of level 5 office space



Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

Gallery

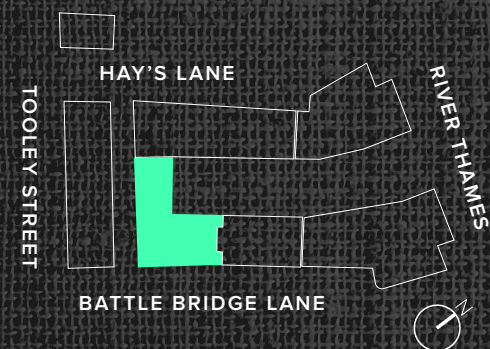
Floorplan Levels 1 – 5

6 Hay's Lane

Hay's Galleria

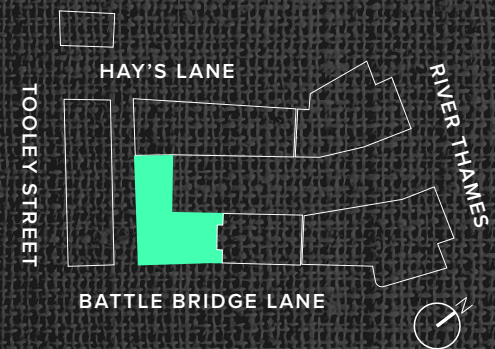
Specification

Contact



Indicative view of fitted office

- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House**
- Gallery
- Floorplan Levels 1 – 5**
- 6 Hay's Lane
- Hay's Galleria
- Specification
- Contact



Typical Floor

- Level 5: **LET**
- Level 4: **LET**
- Level 3: **LET**
- Level 2: **LET**
- Level 1: **LET**

Indicative level 5 floorplan shown




**VIEW
ONLINE
STACKER**

**Tea Auction
House**



6 Hay's Lane

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

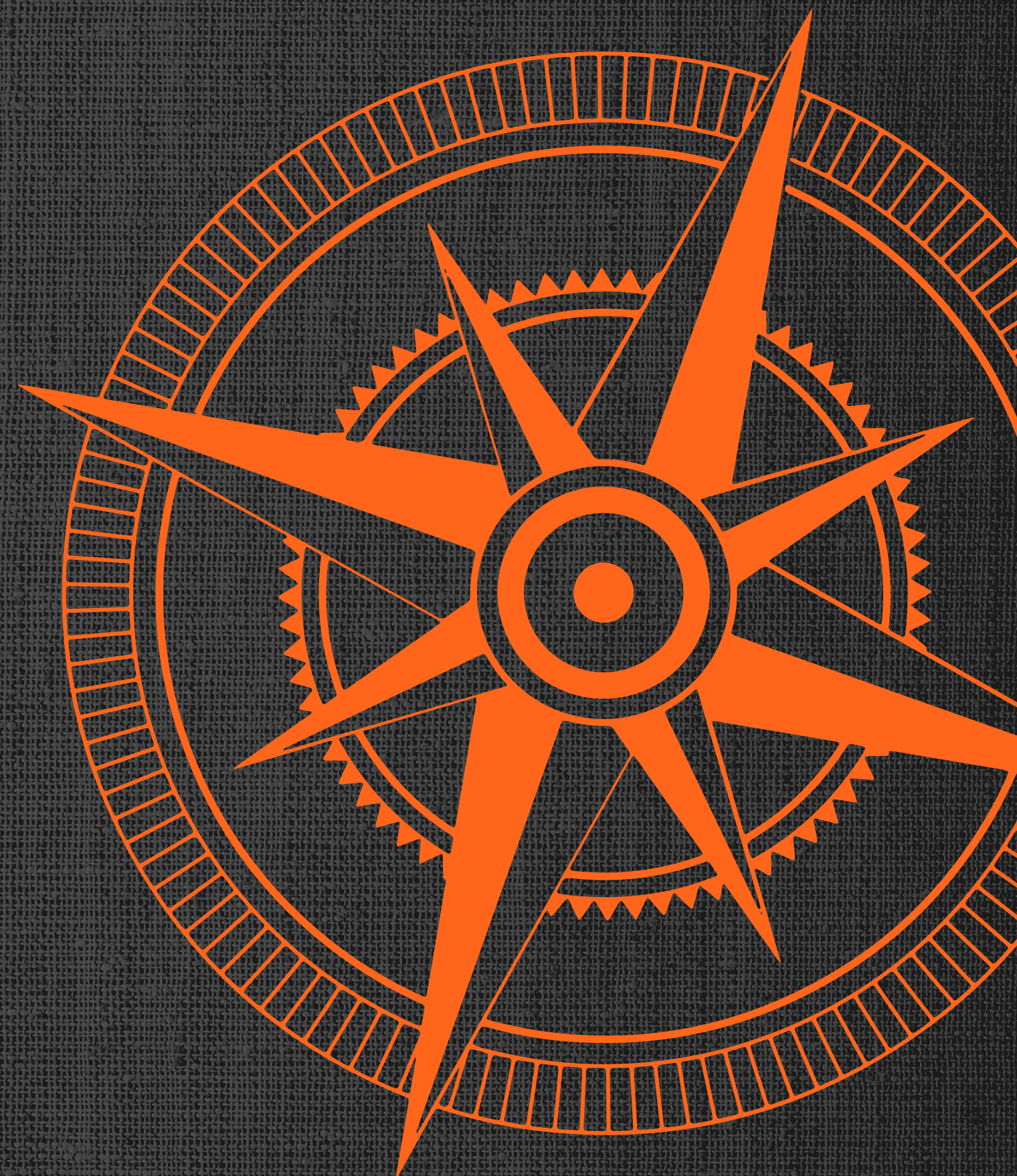
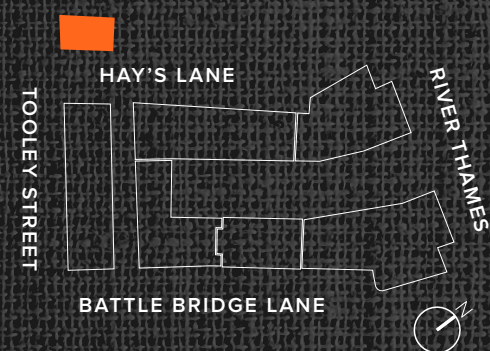
Gallery

Floorplan Levels 1 – 5

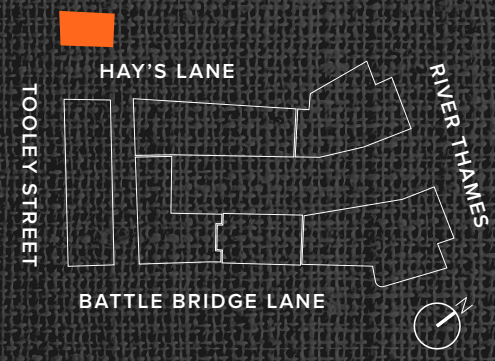
Hay's Galleria

Specification

Contact

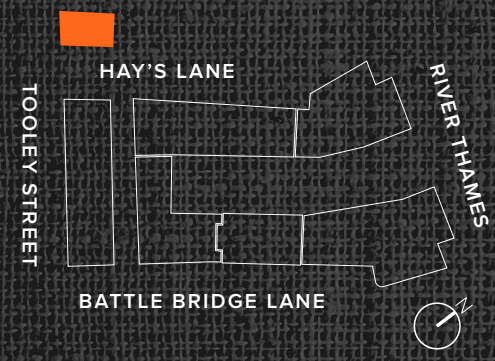


- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane**
- Gallery**
- Floorplan Levels 1 – 5**
- Hay's Galleria
- Specification
- Contact

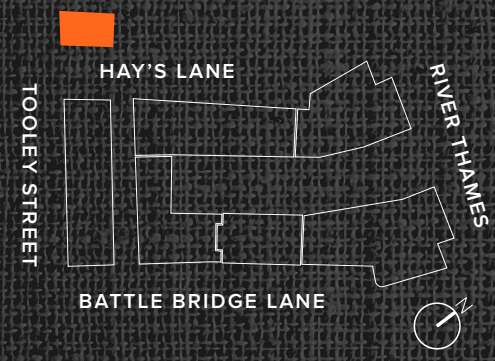


- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane**
- Gallery**
- Floorplan Levels 1 – 5
- Hay's Galleria
- Specification
- Contact

Heritage meets contemporary



- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane**
- Gallery**
- Floorplan Levels 1 – 5**
- Hay's Galleria
- Specification
- Contact





VIEW
ONLINE
STACKER

6 Hay's
Lane

- Introduction
- The Estate
- The Collection
- The Area
- Connectivity
- Hay's Galleria
- Counting House
- Goldings House
- Hay's Lane House
- Shackleton House
- Tea Auction House
- 6 Hay's Lane**
- Gallery
- Floorplan Levels 1 – 5**
- Hay's Galleria
- Specification
- Contact

Typical Floor

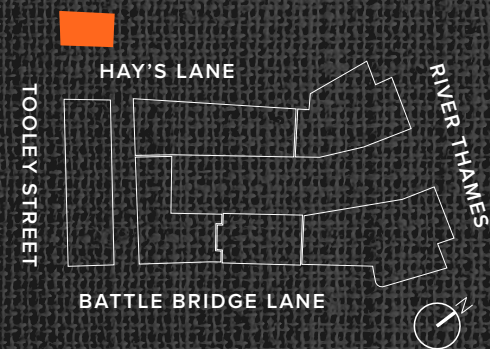
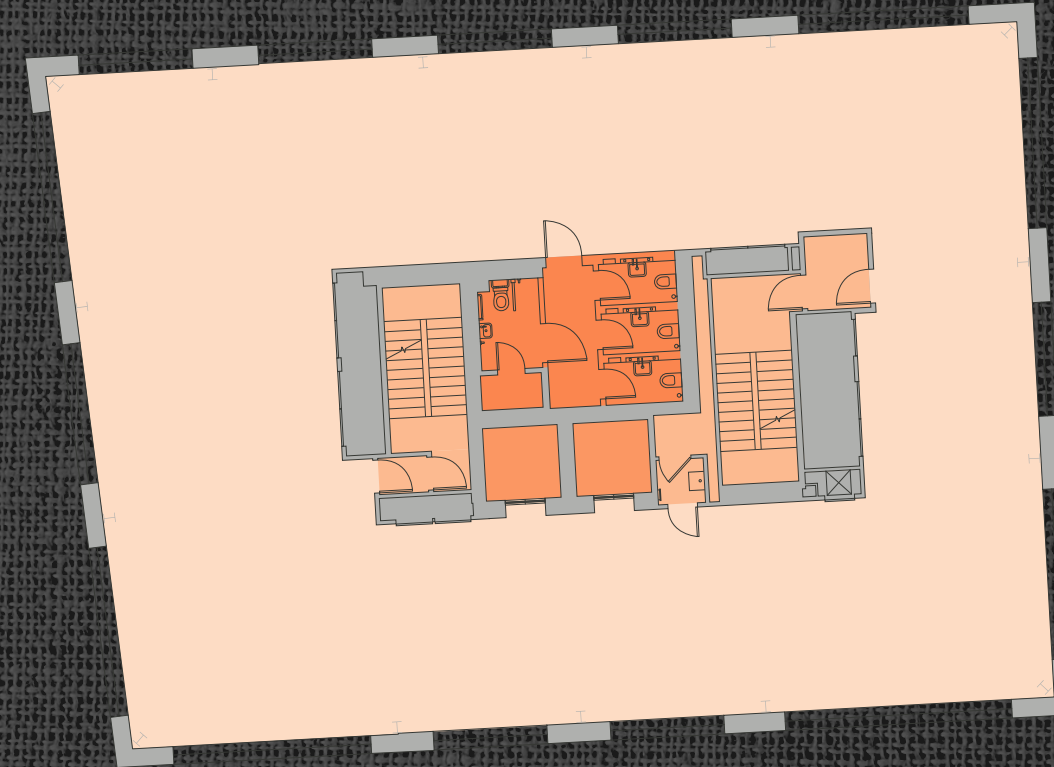
Level 5: **3,340 sq ft**

Level 4: **LET**

Level 3: **3,825 sq ft**

Level 2: **3,808 sq ft**

Level 1: **3,790 sq ft**



Level One

Fitted solution

3,790 sq ft / 352 sq m



Welcome area



Kitchen



- 38 Fixed desks
- 6 Casual desks
- 6 High desks

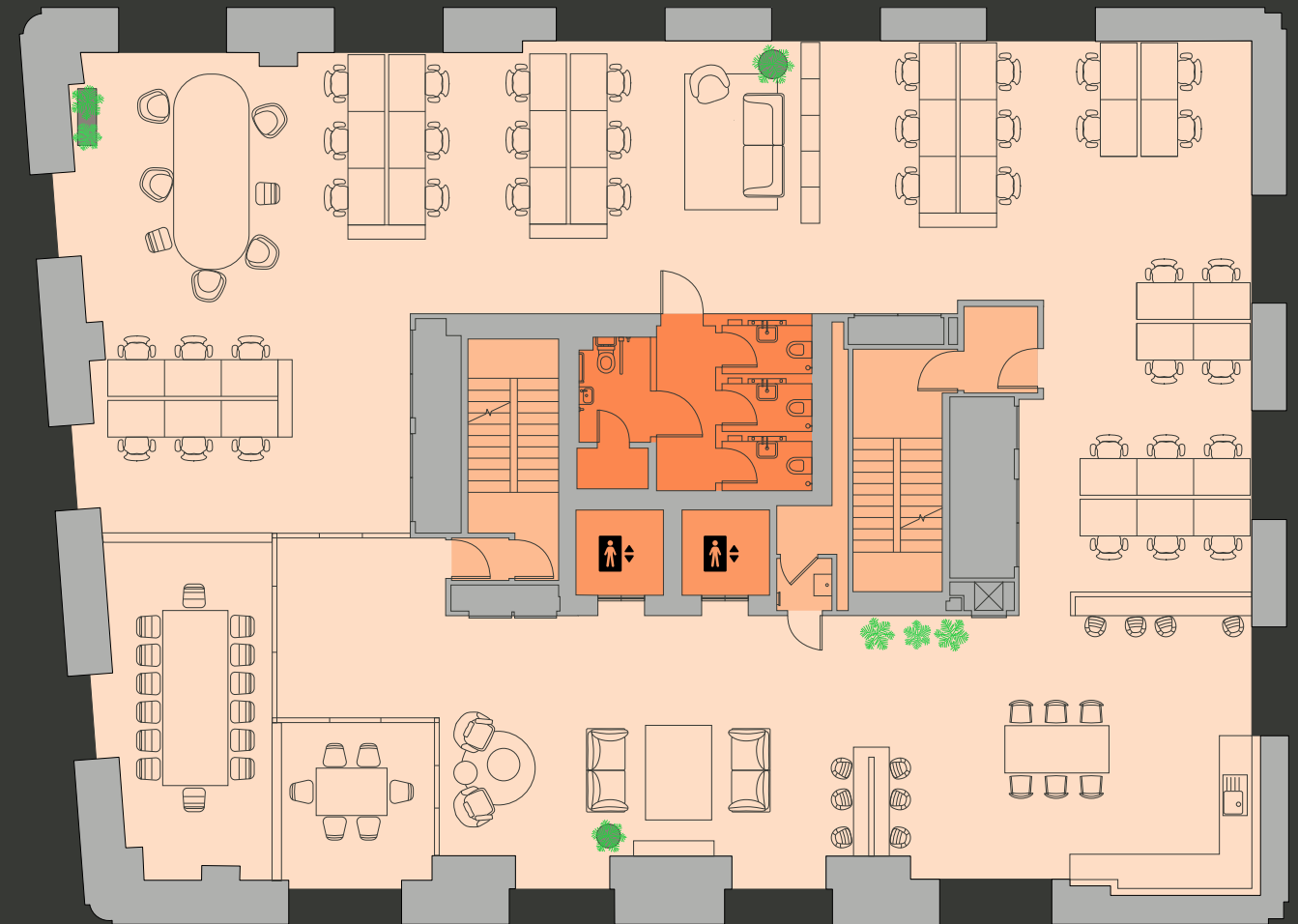


- 14 person board room
- 6 person meeting room



N

TOOLEY STREET



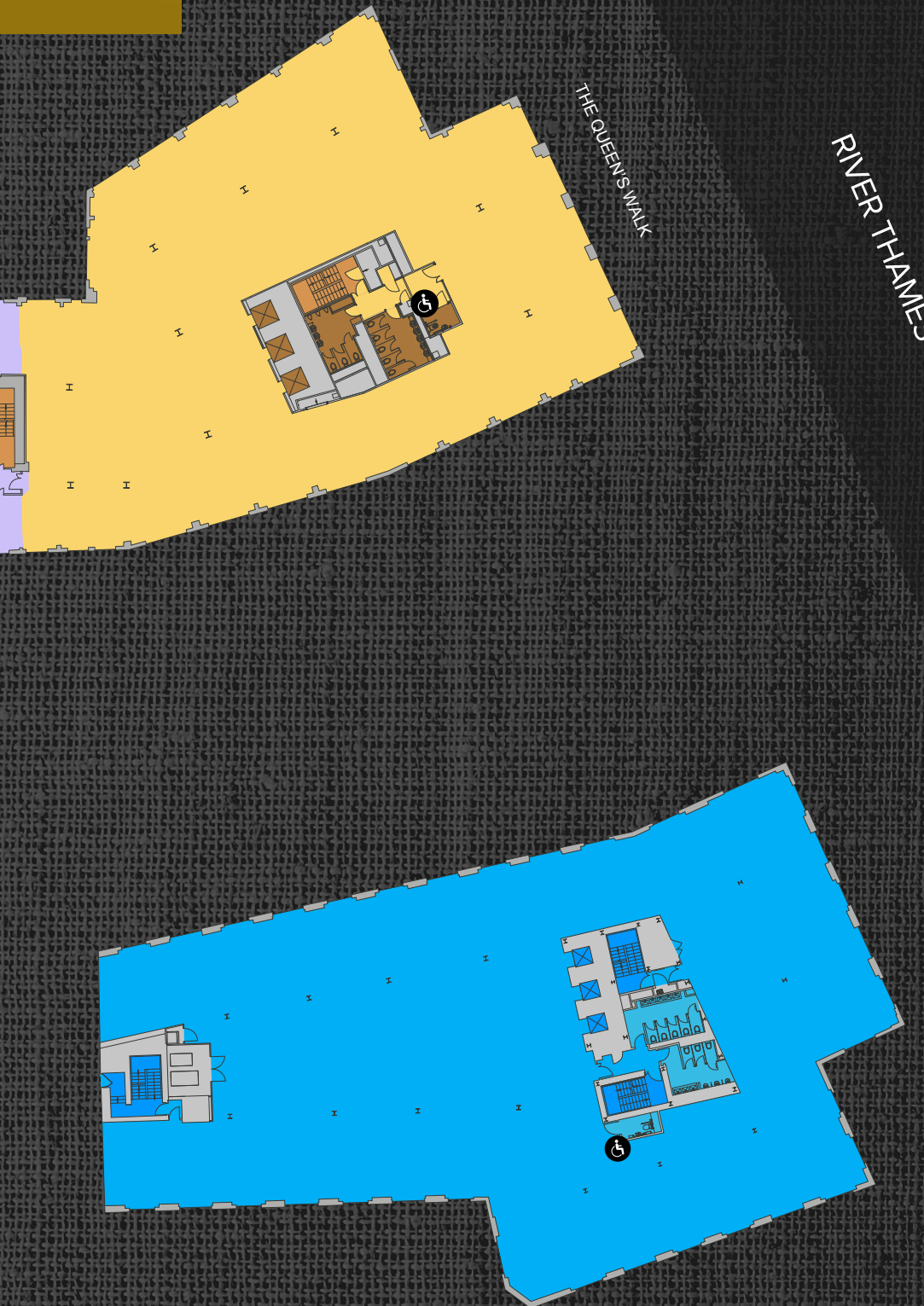
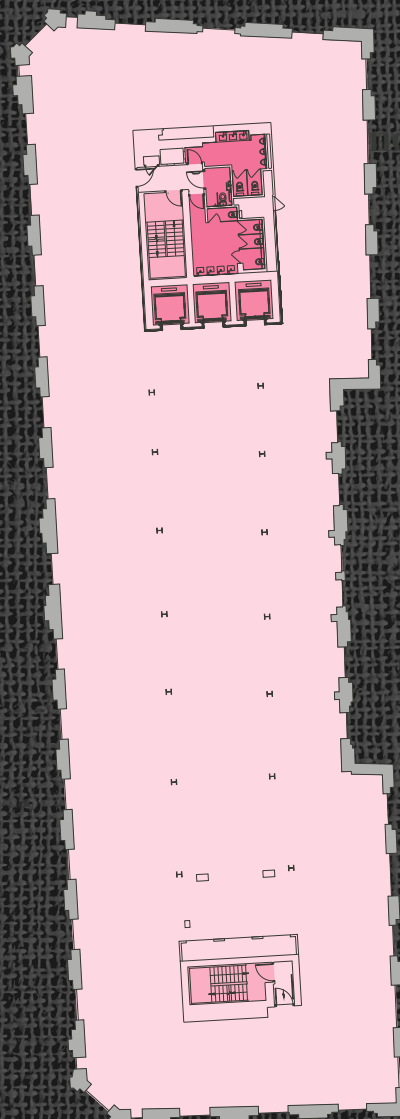
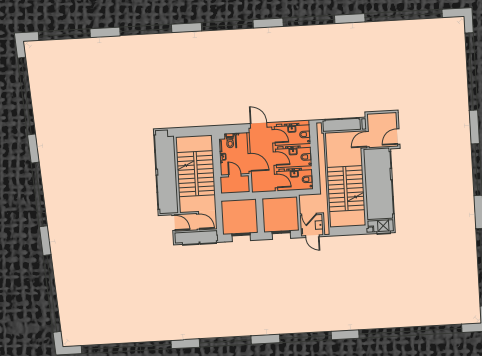
HAY'S LANE

- [Introduction](#)
- [The Estate](#)
- [The Collection](#)
- [The Area](#)
- [Connectivity](#)
- [Hay's Galleria](#)
- [Counting House](#)
- [Goldings House](#)
- [Hay's Lane House](#)
- [Shackleton House](#)
- [Tea Auction House](#)
- [6 Hay's Lane](#)
- [Hay's Galleria](#)**
- [Specification](#)
- [Contact](#)

Hay's Galleria



VIEW
ONLINE
STACKER



COUNTER STREET

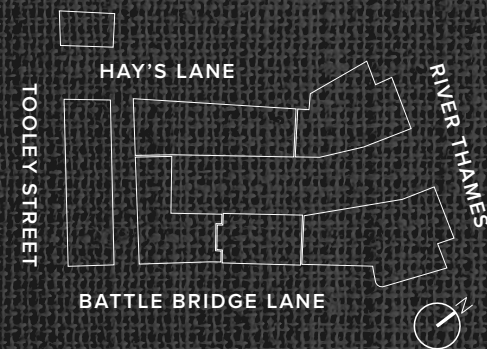
HAY'S LANE

THE GALLERIA

BATTLE BRIDGE LANE

THE QUEEN'S WALK

RIVER THAMES



View 360 VR Tour

Typical Floor



Summary Specification

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Summary Specification

Cat A Fitout Specification

Marketing Specification Summary

Sustainability Specification

Contact



Car parking available



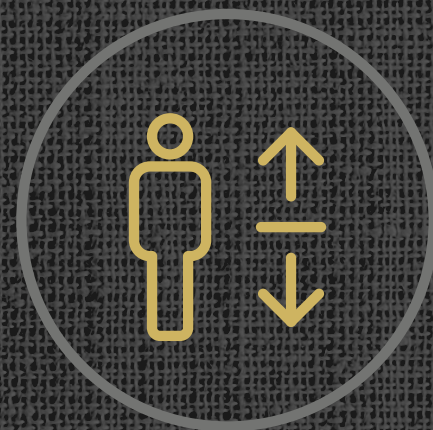
200+ Bicycle spaces available



Occupancy ratio up to 1:8



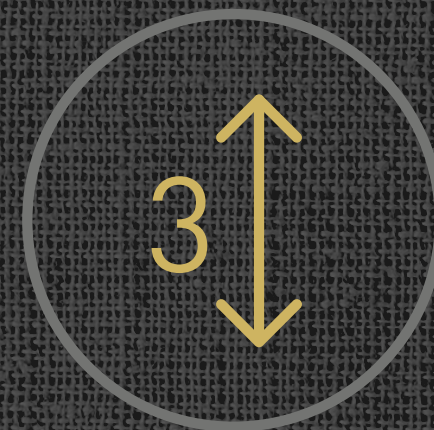
4-Pipe fan coil air conditioning



9 passenger lifts



Openable windows



3m floor-to-soffit height



LED lighting

Cat A fitout – High Level Specification

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Summary Specification

Cat A Fitout Specification

Marketing Specification Summary

Sustainability Specification

Contact

Occupancy – 'Cat A' office areas

- Means of escape at 1 person per 8 sq m
- Office floor density at 1 person per 8 sq m
- Sanitary accommodation at 1 person per 10 sq m (60:60 separate male and female facilities to BS6465-1)
- 2006 + A1 2009) Separate disabled WC facilities

Finishes – Reception area – Tea Auction house floor finishes

Grey ceramic tile. Large format

Natural Timber waiting area

Black barrier matt.

2006 + A1 2009) Separate disabled WC facilities

Walls

Double height exposed London yellow Stock brick facade.

Lift doors, reveals and cores clad in Blackened Hot rolled steel sheets, matt finish.

New Door and glazing system

New Internal partitions with skirtings finished in emulsion paint.

New entrance from Galleria

Marble and blackened hot rolled steel clad reception desk

Ceilings

Double height space.

Feature coved ceiling with Flat ceiling incorporating recessed and exposed lighting and services

Lift Car

Means of escape at 1 person per 8 sq m

Office floor density at 1 person per 8 sq m

Sanitary accommodation at 1 person per 10 sq m (60:60 separate male and female facilities to BS6465-1)

2006 + A1 2009) Separate disabled WC facilities

Walls, columns, windows, and partitions

Original exposed London yellow Stock brick.

New Insulated perimeter linings with skirtings finished in emulsion paint.

New Internal partitions with skirtings finished in emulsion paint.

New Solid core doors to cores and risers.

Exposed Steel columns finished in smooth fire protective finish.

Refinished windows incorporating new glazing, ironmongery and windowsills.

[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

Specification

[Summary Specification](#)

[Cat A Fitout Specification](#)

[Marketing Specification Summary](#)

[Sustainability Specification](#)

[Contact](#)

Finishes – ‘Cat A’ office areas

Access flooring

New 600 x 600 metal access raised floor to level 1-5 at 130mm above slab level

Ceiling

New perforated metal access tile islands bound with plasterboard margins incorporating all linear recessed light fittings, air conditioning diffusers, PIR and detectors.

New perforated metal tile services zone incorporating recessed lighting and services.

New feature strip ceiling in lift lobbies, incorporating all linear recessed light fittings, air conditioning diffusers, PIR and detectors.

Perimeter feature adown lighting

Internal signs

Means of escape and other statutory signage provided to meet code requirements.

Floor	Top of raised floor to u/s ceiling open plan	Top of raised floor to u/s ceiling service zone	Slab to slab
1	2,650mm	2,450mm	3,275mm
2	2,650mm	2,450mm	3,280mm
3	2,650mm	2,450mm	3,271mm
4	2,650mm	2,600mm	3,590mm
5	2,650mm	2,600mm	3,390mm

Decorations

– Vinyl emulsion eggshell paint finish to drylined core and perimeter walls, plasterboard margins and bulkheads to suspended ceilings.

– Hot rolled blackened steel linings to lift reveals and door.

Demise partitions

Where applicable, two layers of plasterboard to both faces of metal stud wall incorporating sheet metal lining and mesh layer with plywood for anti-tamper / delay attack properties. Partition void to include suspended mineral wool quilt for acoustic properties, partition should be no less than 40 DB rated.

Partition to be constructed between top of slab and underside of structural soffit and from solid masonry and existing fire rated partition.

Partition to be 60 minutes fire and smoke rated.

Where applicable, door may be incorporated, doors shall be of a solid core construction incorporating vision panels and be rated to 30 minutes integrity an insulation. All ironmongery to match core ironmongery.



[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

Specification

[Summary Specification](#)

[Cat A Fitout Specification](#)

[Marketing Specification Summary](#)

[Sustainability Specification](#)

[Contact](#)

Finishes – ‘Cat A’ office areas (cont)

Finishes - toilets

Floors will comprise high quality porcelain floor tiles with matching skirting.

Walls will comprise of part tiled and painted plasterboard with full height tiled splash backs integrated with vanity unit.

Integrated plumbing system panels incorporating WCs and urinals will comprise laminated panels.

Full height WC cubicles incorporating solid core timber doors and integrated ironmongery solid core panels with continuous finish side panels.

Ceilings will comprise of large module metal tile and painted plasterboard with integrated linear lighting and flush services.

Vanity tops will comprise a resin bonded material or similar with seamless integrated basins, wall mounted hot and cold water sensor taps.

Paper towel dispensers and refuse bins will be provided.

Silvered mirrors above basins and a full height mirror will be provided along with liquid soap dispensers. Toilet paper holders will be provided throughout but sanitary towel disposal facilities will not be provided as part of the landlord facilities.

Tenancy split options

Floors will comprise high quality porcelain floor tiles with matching skirting.

Finishes – changing facilities

Anti slip rubber flooring or similar

Full height cubicle partitions, wet areas finished in full height ceramic tiles integrated into shower.

Dividing partition finished in Eggshell emulsion paint

Full height cubicle partitions, incorporating shower, and drying area

Vanity unit area fully tiled incorporating resin bonded worktop and integrated sinks with wall mounted sensor hot and cold taps

heated and non-heated lockers

The Design Team

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HLW

HR MEP
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STRUCTURAL ENGINEER
Campbell Reith

COST CONSULTANTS
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Marketing Specification Summary

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Summary Specification

Cat A Fitout Specification

Marketing Specification Summary

Sustainability Specification

Contact

Mechanical

The mechanical installation has been designed and installed in accordance with the relevant British, European and ISO Standards in addition to the BCO Guide for Offices 2014.

External Design Conditions

- Summer 30°C Dry Bulb / 20°C Wet Bulb / 26°C Dry Bulb Extreme
- Winter -4°C Dry Bulb / -4°C Wet Bulb / -9°C Dry Bulb Extreme

Internal Design Conditions

Summer

Office – 22°C ± 2°C

Reception – 24°C ± 2°C

Toilets – 23°C ± 2°C

Basement Showers – 26°C ±2

Winter

Office – 22°C ± 2°C

Reception – 20°C ± 2°C

Toilets – 22°C ± 2°C

Basement Showers – 22°C ±2

Fresh air 12 l/s / person based on occupancy density of 8m² /person.

Chilled Water

The chilled water is provided from a central Landlord plant, at basement level, installed in 2018.

From the chiller plant the building is served with chilled water at a temperature of 6°C flow and 12°C return.

The primary plant chilled water serves plate heat exchangers on each floor level.

From each plate heat exchanger a secondary chilled water circuit provides chilled water to 4 pipe fan coil units at 7°C flow and 13°C return.

There is an independent roof mounted chilled water system that serves the Air Handling Units providing fresh air to the offices.

LTHW

The LTHW is provided from a Land Lords new central boiler plant, located at Basement Level.

The boilers are condensing modular type providing a high efficiency operation, providing LTHW to the building at temperatures of 80°C flow and 60°C return

The system serves the on floor plate heat exchangers and the Fresh Air Handling units mounted at roof level.

Fresh Air Ventilation

Fresh air to the building is provided by air handling units mounted at roof, at a temperature of 20°C

The units are sized to meet the requirement of 12l/s / person

Toilet Ventilation

Toilet supply and extract is provided from central Landlords plant mounted at roof level.



[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

Specification

[Summary Specification](#)

[Cat A Fitout Specification](#)

[Marketing Specification Summary](#)

[Sustainability Specification](#)

[Contact](#)

Mechanical (cont)

Office Heating & Cooling

Heating and cooling shall be provided by exposed 4-Pipe Fan coil units to meet the internal design conditions. The FCU's shall be served via on floor local plant rooms, which supply both metered chilled water and low temperature hot water.

All FCU's will be installed directly above raft style ceilings complete with pumped condensate and shall supply air via 3 slot barrel diffusers on the perimeter of the ceiling rafts.

Reception Heating and Cooling

Heating and cooling to the receptions areas shall be provided from an all air system served from a local air handling units to each space.

In addition to heating provided by the AHUs, overdoor air curtains will be installed above the entrance doors and electric kick space heaters will be installed below the reception desks.

Public Health Services

On floor capped connections shall be provided within each core for the future provision of boosted cold water and waste.

Electrical

The electrical installations and systems to the office areas have been fully replaced / refurbished back to a CAT A standard in line with all statutory regulations.

Standby generation is provided for life safety system backup.

Electrical Infrastructure

Office floors are serviced via a rising busbar system and local on floor 250A rated TP+N Split Way Type B Distribution boards, with WC / Core areas served by a dedicated landlord's distribution board.

Each reception area is served by its own dedicated distribution board.

All distribution boards have been fitted with new MCB / RCBO protective devices, fully tested in accordance with BS 7671.

There are sufficient spare ways provided to facilitate the fit-out of the future tenant's small power and ancillary power requirements.

Each tenant distribution board is connected via a MID compliant meter, connected to the EMS for central monitoring.

Typical power allocation for the tenant's demise is based upon the recommendations of the BCO guide 2014, as below:-

- **Small Power** – 25W/M2
- **Lighting** – 10W/M2



[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

Specification

[Summary Specification](#)

[Cat A Fitout Specification](#)

[Marketing Specification Summary](#)

[Sustainability Specification](#)

[Contact](#)

Electrical (cont)

Small Power

A cleaner's socket arrangement has been provided to both the tenant demise, central core areas and receptions, served by RCBO protection.

Small power supplies have been provided at high level, to serve mechanical fan coil units and ancillary equipment, via a dedicated modular wiring system.

Small power provision to the central core and plant areas is provided by a conduit / trunking arrangement at high level.

Lighting

The lighting installation has been designed and installed in accordance with BS EN: 12464.

- **Office areas 500Lux** (@ 750mm working plan)
- **WC areas 150-200Lux** (@ floor level)
- **Reception areas 200Lux** (@ floor level, with 300Lux on the desk)

A new lighting installation has been provided to the office areas, comprising of high efficiency LED recessed linear luminaires, recessed LED downlighters and pendant LED fittings, complete with illuminated exit signage.

New lighting to the core / WC areas has been undertaken using high efficiency recessed linear luminaires and LED down-lighters.

All risers and plant areas are served by linear luminaires.

All open plan and core areas lights are served by an integral 3 hour emergency battery back up arrangement, with the reception areas supported by a stand-alone configuration.

Lighting Control

A new intelligent lighting controls system has been installed to the office floors, core areas and receptions. The system is based upon a dimmable addressable DALI control system with local presence detection / daylight saving sensors and scene setting within the reception areas.

Local lighting control modules are provided at high level to facilitate local point of use connection / control. The system is expandable and programmable to facilitate any future fit out works.

Communications

Comms containment is provided within the main electrical riser servicing each office floor.

Fire Alarm

New fire alarm detection and sounders have been installed throughout the refurbished CAT A office floors, centre cores and receptions, complete with new main fire alarm panel and repeater panels. Joint boxes are provided within each tenant riser to aid future fit-out with minimum disruption to other building users.

Disabled refuge intercom and disabled toilet alarm systems have been installed within all 3No. blocks at all levels, connected back to a central control panel at each reception.

Access Control

Containment has been allowed at each demise doorway for future access control equipment / wiring.



Hay's Galleria Sustainability Credentials

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Summary Specification

Cat A Fitout Specification

Marketing Specification Summary

Sustainability Specification

Contact

Carbon

Energy Performance Certificate (EPC)

The Building has achieved an EPC of B(44). Please see [Link to EPCs here](#).

Green Building Certification

When the refurbishment was embarked upon, the landlord considered BREEAM certification. This was not pursued because BREEAM does not adequately reflect or reward embodied carbon savings or indeed energy in use and savings available from, for example, fresh air ventilation. NABERS UK was not available at the time and indeed is not yet fully up and running. The EPC rating referred to above is at a good level for the age of building and indeed when compared also to new buildings.

It is worth noting that the building has a number of sustainability benefits. For example:

- As a substantial refurbishment, rather than a new build, there is a very significant embodied carbon saving and every effort has been made to re-use rather than throw away.
- Walls are lined to meet the current building regulations thermal performance standards
- The glazing has been replaced to contribute to the improved thermal performance
- The WC systems incorporate water saving measures
- All lighting is LED and the occupier can add controls to manage their own lighting regime for energy saving. The floors are shallow plate with excellent natural light, so savings will be available.

- All floors incorporate openable windows, allowing occupiers to make use of fresh air cooling, either in mixed mode or entirely fresh air. The landlord will facilitate the occupier's control systems to provide access to the BMS, allowing for as much local control of the air conditioning as the occupier requires. The occupier can therefore directly influence its own carbon savings through making use of fresh air cooling at appropriate times of the year.
- All materials are sustainably sourced.

Metering & Billing

The Landlord procures energy and the occupier is recharged via our recharge consultant. The office is sub metered and you will be charged for your usage. Half hourly data is available from our Energy Monitoring System data hosting system and the occupier will have direct login access to real time data.

Green Energy

The Landlord is in the process of signing a green energy supply deal and will have this in place in the very near future. Further details will be provided shortly.

Green Transport

The new "End of Trip" facilities include 32 No. showers. There are plenty of unused car spaces in the basement car parks for additional cycle storage if this is required. Please note that over 200 spaces will be provided as part of the works.

[Introduction](#)

[The Estate](#)

[The Collection](#)

[The Area](#)

[Connectivity](#)

[Hay's Galleria](#)

[Counting House](#)

[Goldings House](#)

[Hay's Lane House](#)

[Shackleton House](#)

[Tea Auction House](#)

[6 Hay's Lane](#)

[Hay's Galleria](#)

Specification

[Summary Specification](#)

[Cat A Fitout Specification](#)

[Marketing Specification Summary](#)

[Sustainability Specification](#)

[Contact](#)

Human/Social

Living Wage

London living wage is paid to all third-party contractors.

Wellbeing Standards

- The openable windows referred to above provide a significant wellness benefit to staff
- The fire stairs have been finished to an accommodation stair standard to encourage their use instead of lifts. They are convenient, easy to access and there are 6 on each full floorplate, making regular exercise during the day easy to achieve.
- The floorplate is relatively shallow meaning all staff can be located close to a window, with excellent levels of natural light
- The river frontage provides water views, which will contribute to the overall wellbeing of occupants
- The soffit and structure have been finished with a high-grade acoustic treatment
- There is a wealth of food and beverage options within Hay's Galleria and in the immediate area, with sheltered seating in the Galleria, providing alternative places to work, meet and socialise outside the office but under cover – this is a significant benefit for staff wellbeing.
- The river walkway is a very popular place for walkers and runners to exercise in a relatively unpolluted environment along the river.

Circularity

Waste & Recycling

- Waste streams are DMR, General waste, Glass and Food waste.
- Estate won the Green Apple award in November 2019 for Environmental Improvements category under Property Estate Management in the Waste Management category.
- London Bridge City (in which Hay's Galleria sits) was awarded a silver CSR award in October 2020
- Monthly waste reports available for Hays Galleria which includes break down of waste streams.
- The estate has a zero to landfill policy.

Introduction

The Estate

The Collection

The Area

Connectivity

Hay's Galleria

Counting House

Goldings House

Hay's Lane House

Shackleton House

Tea Auction House

6 Hay's Lane

Hay's Galleria

Specification

Contact

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A scheme by

**ST
MARTINS**

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HAYS GALLERIA

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