

Coming Spring 2026

18,000 sq ft of fully refurbished warehouse offices

SODA

London SE1



Refreshed & redefined

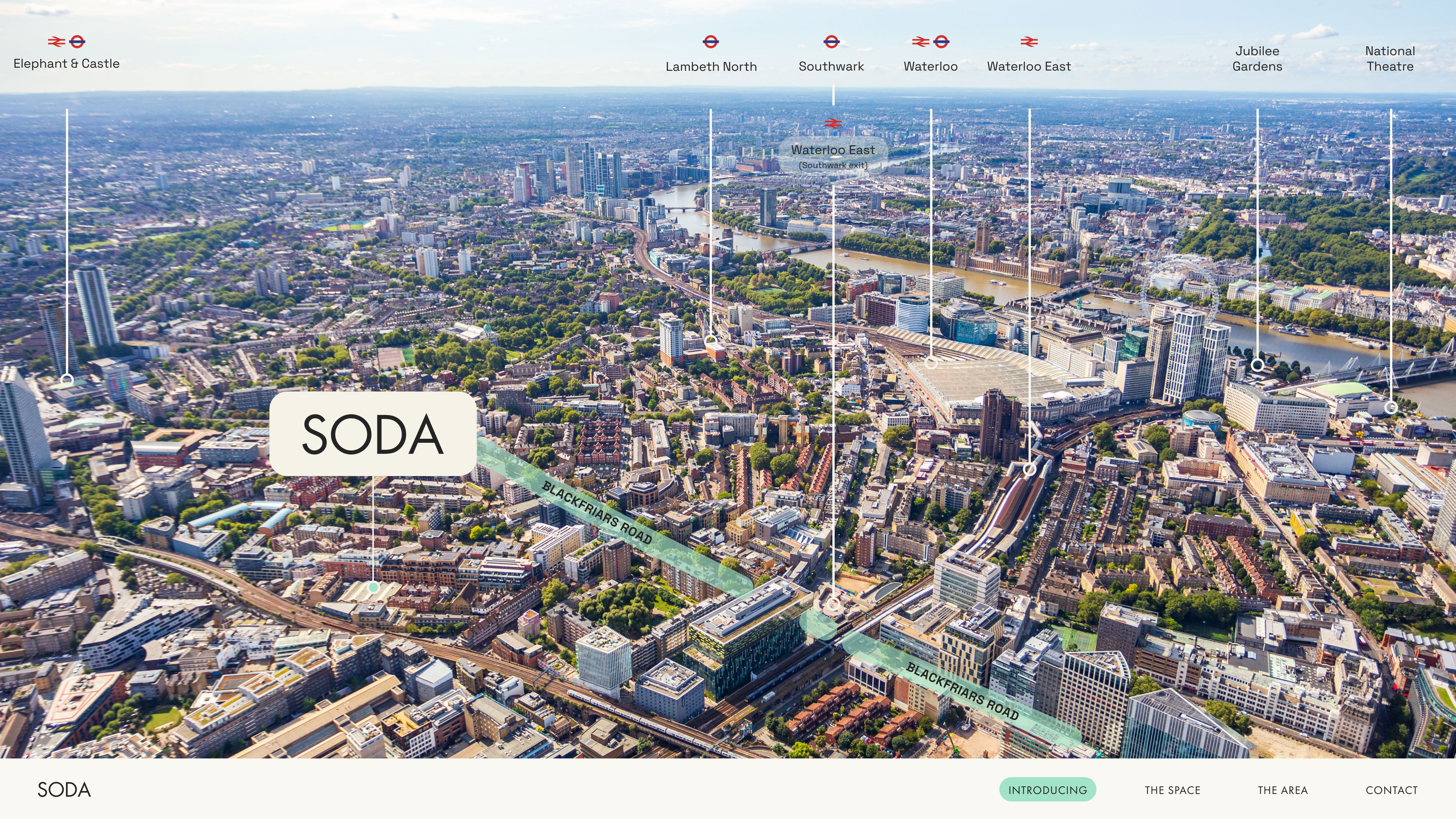


A characterful facade, SODA has thoughtfully preserved its heritage by restoring many building features.

SODA has been transformed, now offering 18,000 sq ft of creative warehouse space in the heart of Southwark. Two spacious floors and a serene roof terrace, it blends industrial charm with contemporary design to provide the perfect working environment.

A building with fizz from the very beginning; SODA was once home to Quinette Ltd Soft Drinks & Kia-Ora Ltd (1940) alongside Cola Bottling Co and Schweppes (1970).

Having undergone an extensive refurbishment, it now provides a striking new arrival experience, excellent end-of-trip facilities, two modern CAT A floors and a roof terrace.



Elephant & Castle



Lambeth North



Southwark



Waterloo



Waterloo East

Jubilee
Gardens

National
Theatre



Waterloo East
(Southwark exit)

SODA

BLACKFRIARS ROAD

BLACKFRIARS ROAD



THE SPACE

Bursting with potential

A major architectural feature, the atrium bathes the reception in natural light and is complimented through refined materials and modern finishes.

Fresh thinking starts here

Step into SODA through a spacious, light filled entrance. The triple height space underlines the character and scale of the building.



Indicative CGI of reception

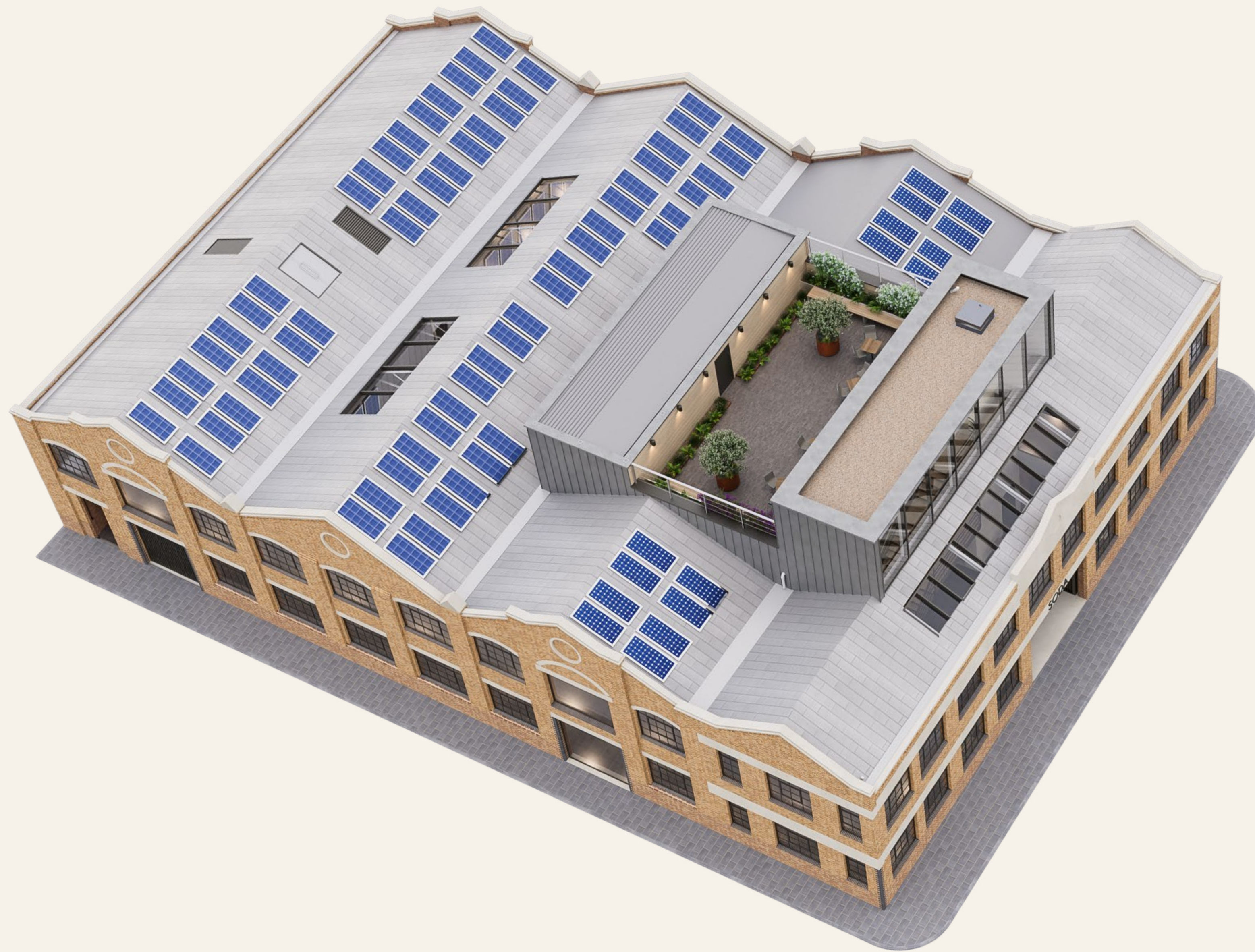
Bold from the very beginning

FLOOR	SQ FT	SQ M
Roof terrace	958	89
First	9,860	916
Ground	7,911	735
TOTAL	18,729	1,740

Areas are subject to measurement.



King's Bench Street main entrance



Take it all in

Soda in full dimension. With a rooftop rich in biophilia and solar panels that reflect sustainable thinking, it's a building designed to stand out from every angle.

[Discover more here](#)



Floor

Ground

Size

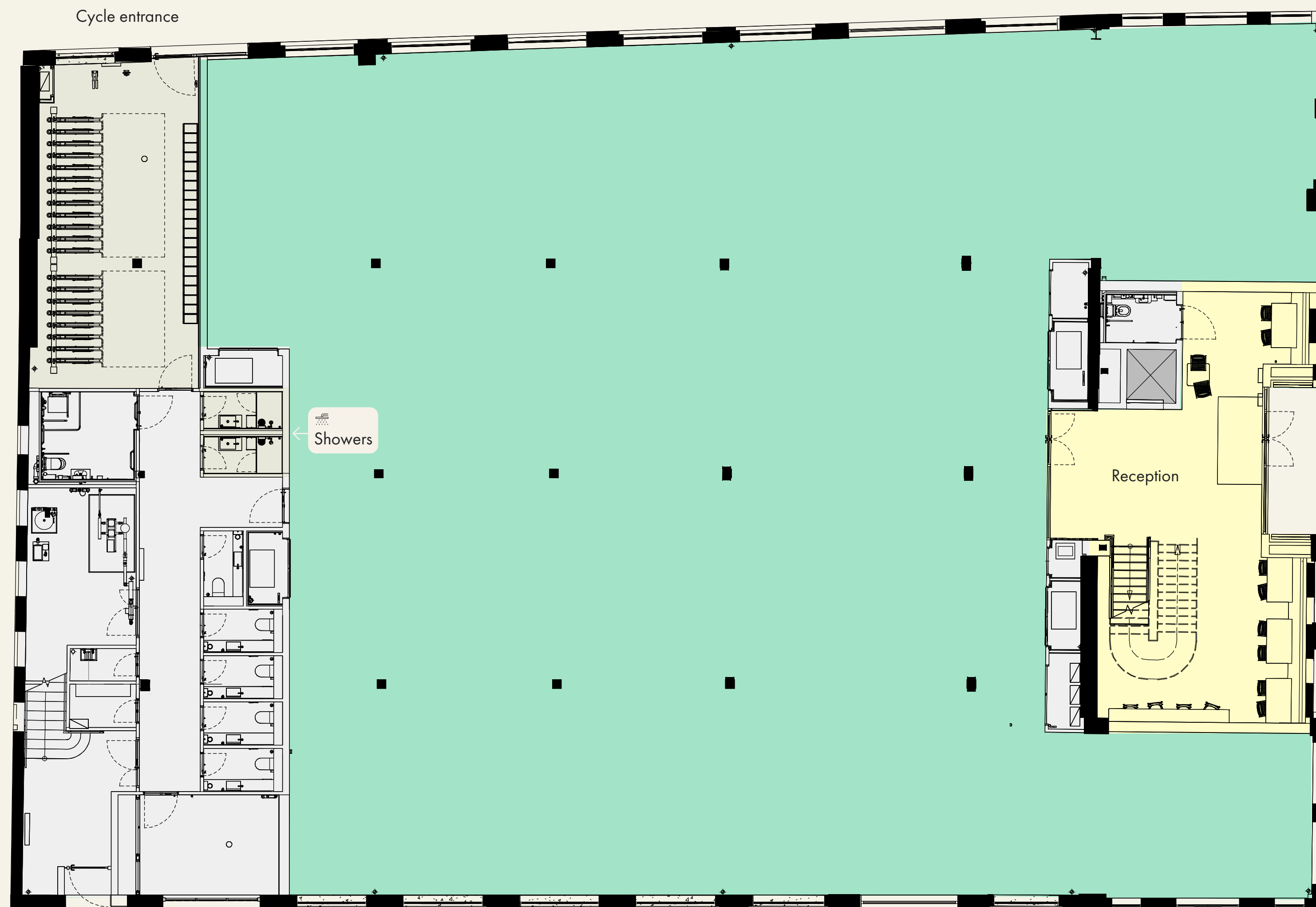
7,911 sq ft

735 sq m

- Office
- Core
- Reception
- Bike store

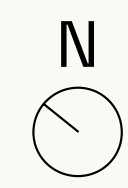


Floor plans not to scale.
For indicative purposes only.



RUSHWORTH STREET

KING'S BENCH STREET



Floor

Ground

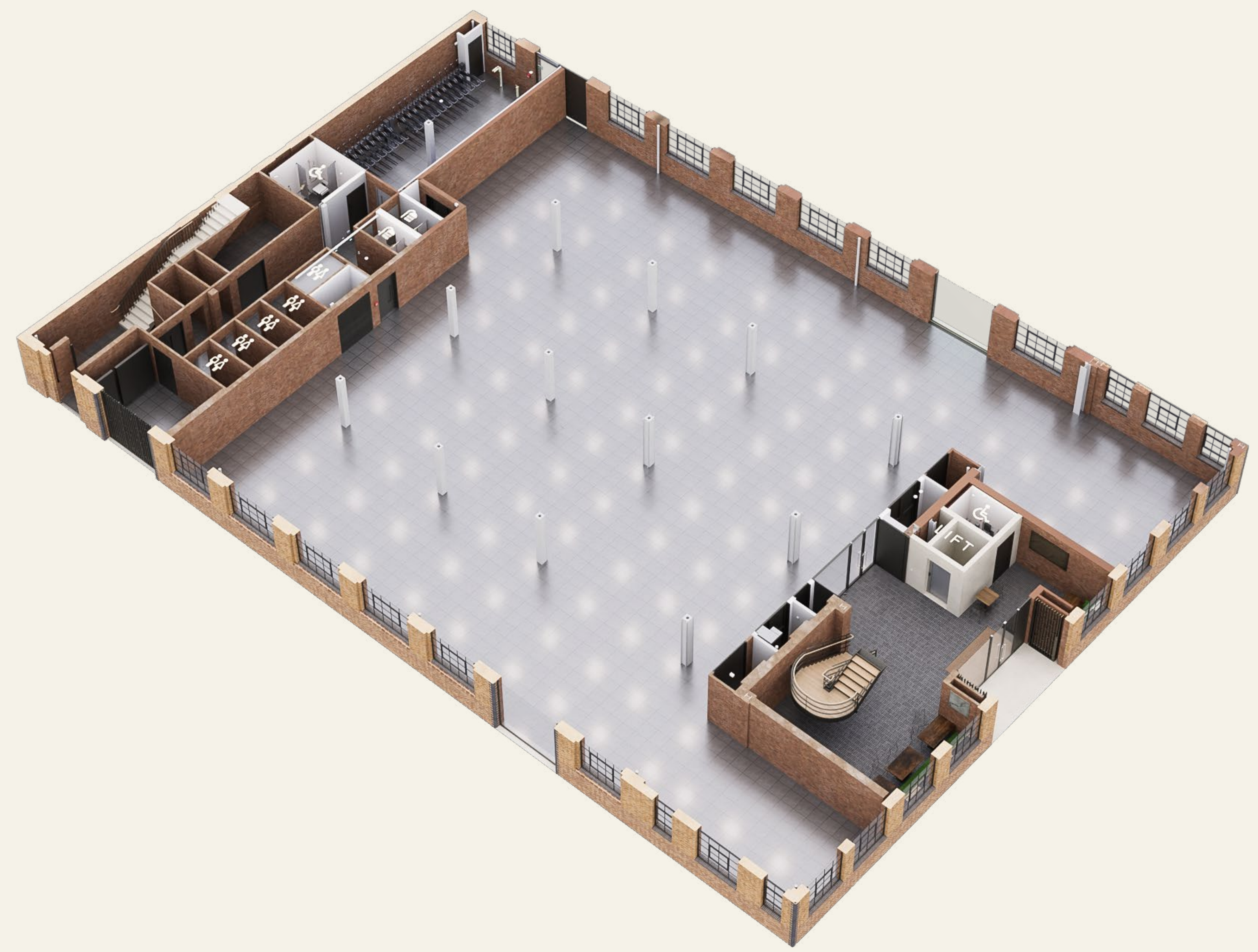
Size

7,911 sq ft

735 sq m



3D view for indicative purposes only.



A comprehensive CAT A refurbishment providing a blank canvas for occupiers to tailor the space to their every need.

Ground Floor

Indicative CGI of Ground floor - CAT A fit out

A fully furnished workspace carefully designed, the office combines comfort and function retaining its industrial look and feel through its materiality.

Ground Floor

Indicative CGI of Ground floor - CAT B fit out



Floor

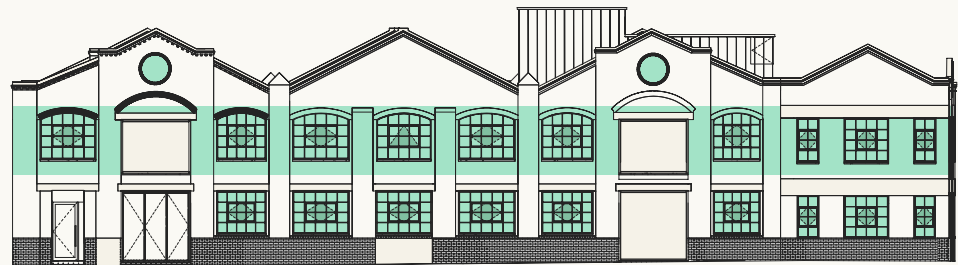
First

Size

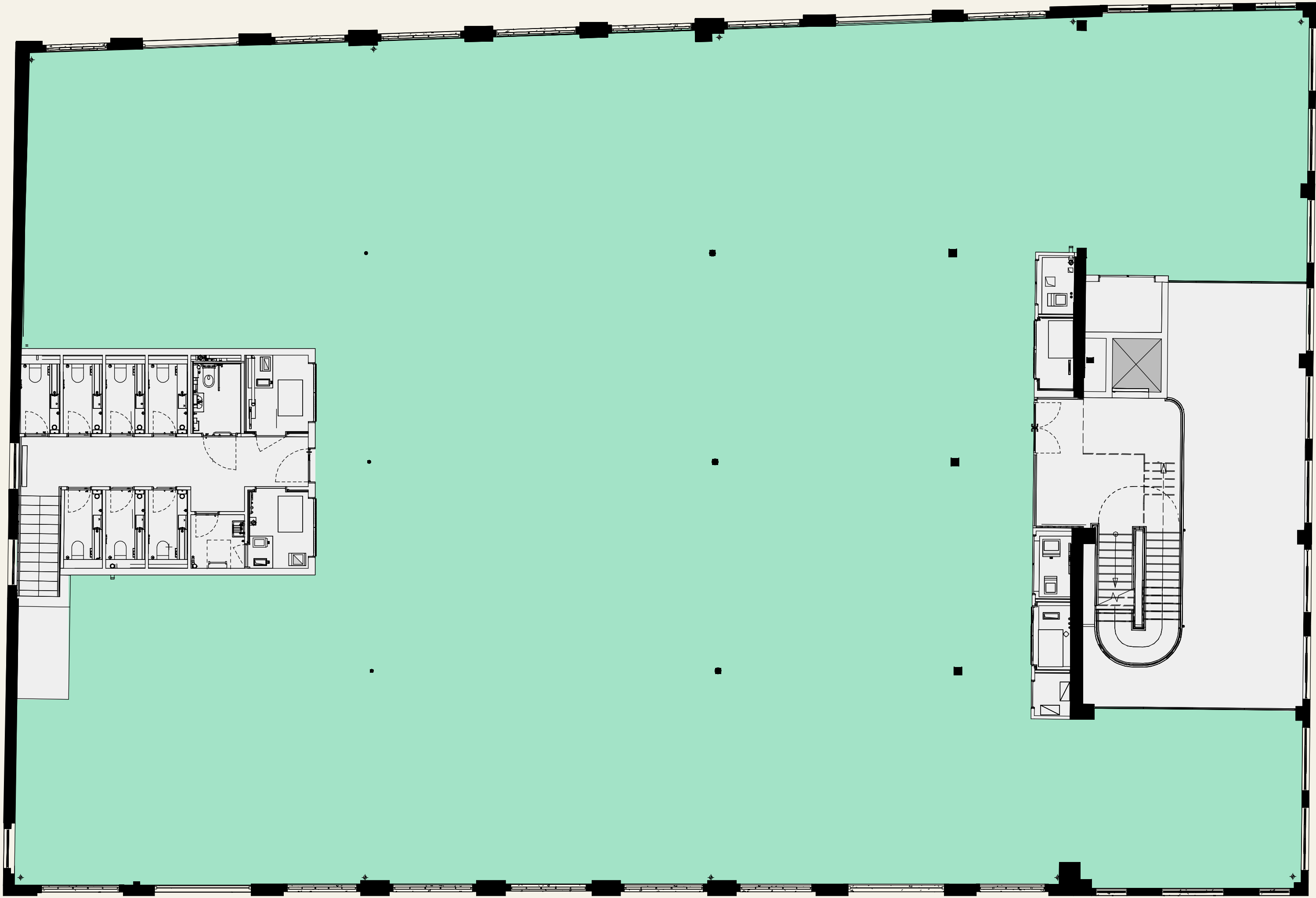
9,860 sq ft

916 sq m

- Office
- Core



Floor plans not to scale.
For indicative purposes only.



RUSHWORTH STREET

KING'S BENCH STREET

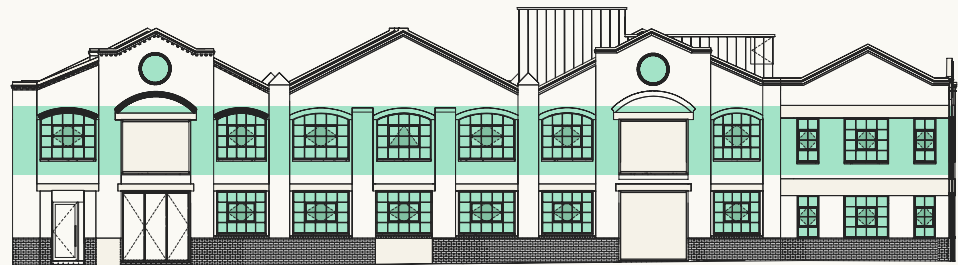


Floor

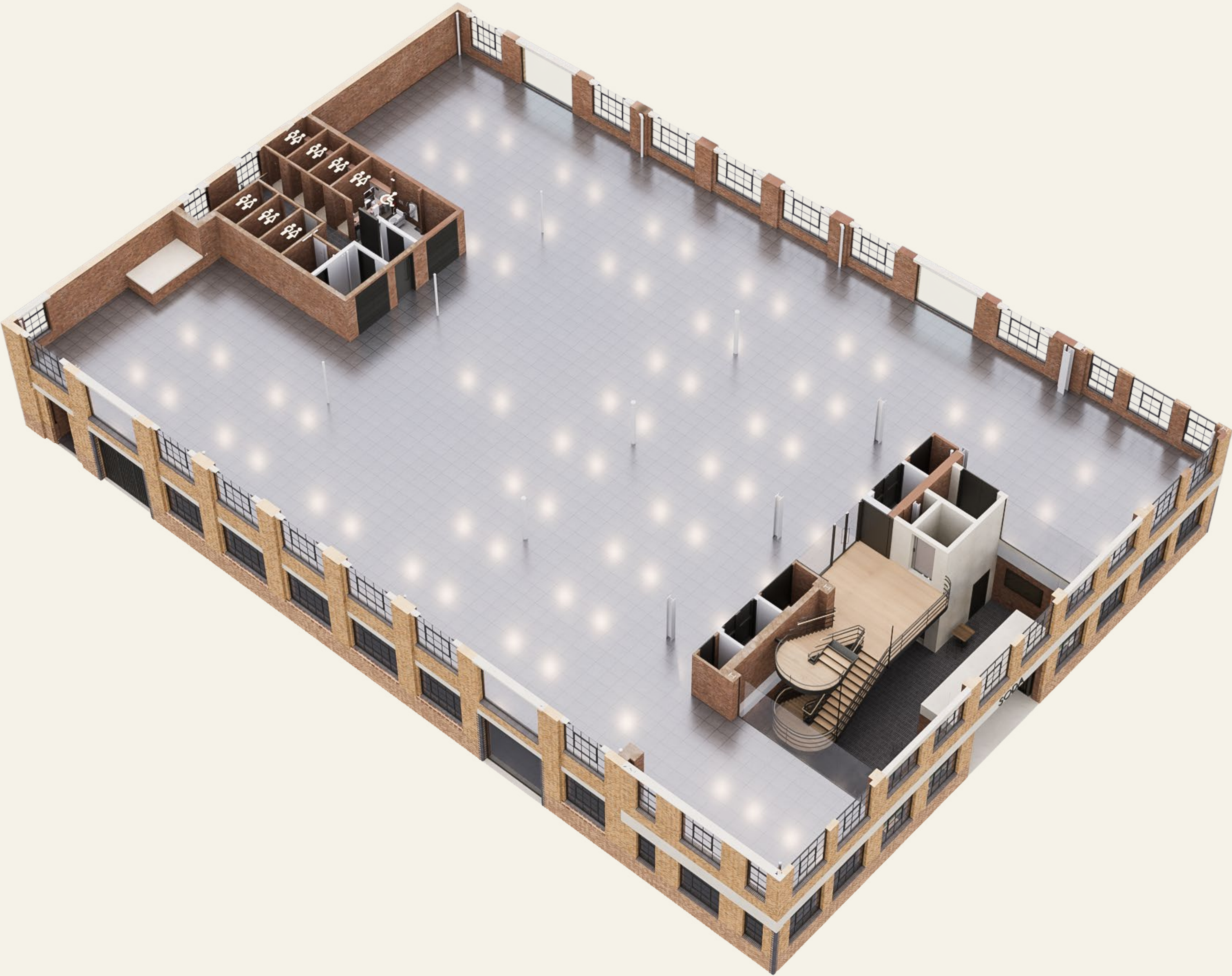
First

Size

9,860 sq ft
916 sq m



3D view for indicative purposes only.



A comprehensive CAT A refurbishment providing a blank canvas for occupiers to tailor the space to their every need.

First Floor

Indicative CGI of First floor - CAT A fit out

A fully furnished workspace carefully designed, the office combines comfort and function retaining its industrial look and feel through its materiality.

First Floor



Indicative CGI of First floor - CAT B fit out

A communal roof terrace totalling 958 sq ft



Indicative CGI of roof terrace



SPECIFICATION

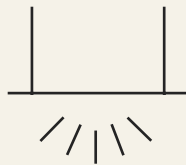
Mixing character & function

Explore the key features and interior details that set SODA apart.



A warm welcome

Remodelled reception and break out space



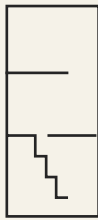
Low energy lighting

Automatic lighting control to reduce energy



Staying cool

New underfloor displacement air conditioning



Look up

Triple storey atrium in reception area



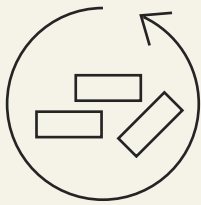
Tranquil

Roof terrace with views across the South Bank



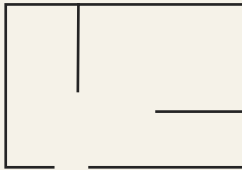
Rooftop panels

PV Panels to generate sustainable energy



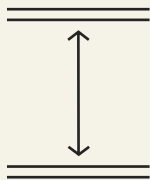
Past & present

Re-use and restoration of existing materials



Bespoke

Flexibility with floor plates and layout



Reaching new heights

Generous floor to ceiling heights of up to 4.8m



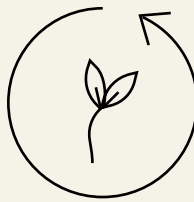
Industrial style

Exposed concrete beams and gabled roof



Racing ahead

Secure cycle storage for 40 bikes with showers



Sustainable

EPC Rating A



THE AREA

Awaken every sense in SE1



▲ Mercato Metropolitano



▲ The Hoxton



▲ Terry's Cafe

▼ Bread Street Kitchen



▼ The Libertine



A fusion of culture and cuisine, Southwark has everything you could possibly want.

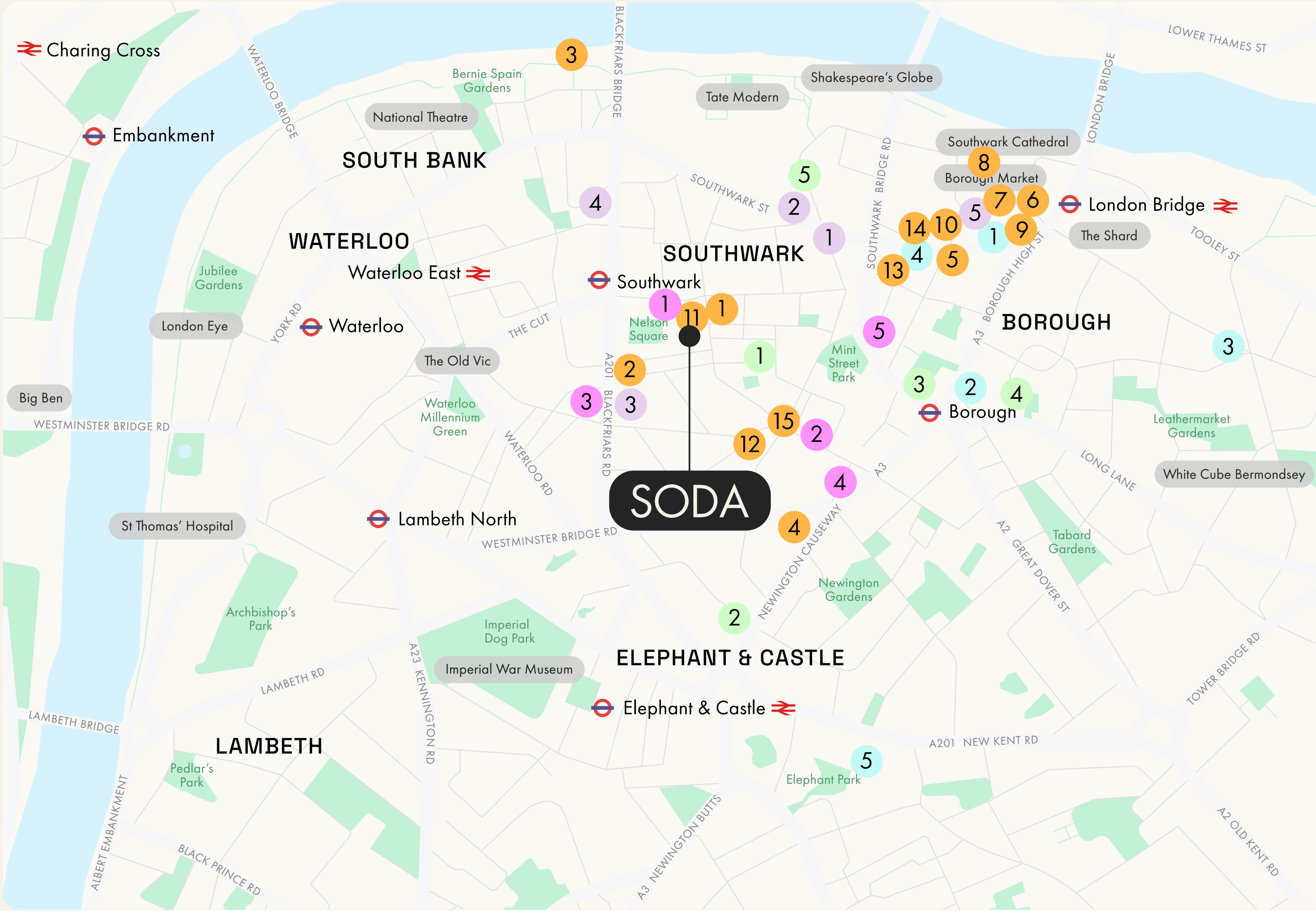
A lunchtime jog along the South Bank, a mooch around Borough Market admiring the gourmet products and artisan ingredients or a bite to eat at one of SE1's authentic eateries, SODA is perfectly positioned.

▼ Nelson Square



Soak up the atmosphere

The neighbourhood buzz



● Restaurants

- 1 Bread Street Kitchen
- 2 Sushi Sashmi
- 3 Sea Containers
- 4 Mercato Metropolitano
- 5 Flat Iron Square
- 6 Agora
- 7 Rambutan
- 8 BAO
- 9 Padella
- 10 Casa do Frango
- 11 Bala Baya
- 12 Chimichurris
- 13 Lupins
- 14 Lantana
- 15 Terry's Cafe

▼ Mercato Metropolitano



● Café spots

- 1 Saint Nine Coffee
- 2 The Table Café
- 3 Foundry Coffee
- 4 The Hoxton, Southwark
- 5 The Gentlemen Baristas

● Hidden gems

- 1 The Hop Exchange
- 2 Tabard Street Food Market
- 3 Vinegar Yard
- 4 Menier Chocolate Factory
- 5 Elephant Springs

● Bars/Pubs

- 1 Lord Nelson
- 2 The Libertine
- 3 The Crown
- 4 The Ship
- 5 Lord Clyde Southwark

● Fitness

- 1 Energie Fitness
- 2 UNIT Southwark
- 3 3Tribes: Hot Yoga
- 4 PureGym
- 5 Club Pilates

Southwark Street



A talented neighbourhood

SODA is nestled within a thriving neighbourhood filled with energy, innovation, and well-established companies. From forward thinking start-ups to industry leaders, SODA is surrounded by talent.

SODA

Clear.Bank

LEGO®

News Corp

IBM®

PayPal

KraftHeinz

 allfunds

WPP

Aēsop®

OmnicomGroup

CHARLES
TYRWHITT

 Rider
Levett
Bucknall

MANUAL



tp bennett

FLIGHT CENTRE

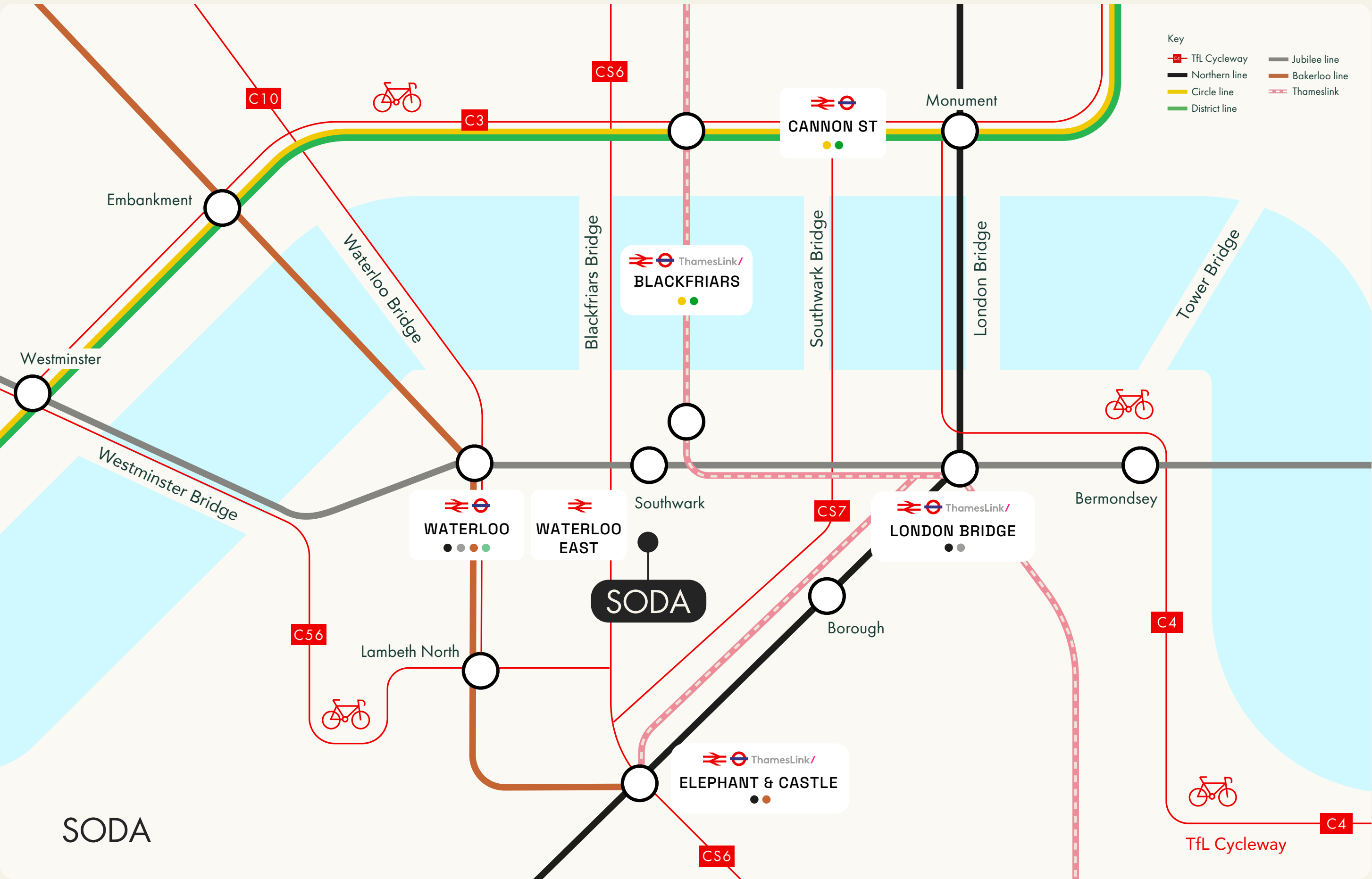


Waterloo Rail Station

Travel times from SODA

		
Southwark	2 mins	6 mins
Borough	3 mins	10 mins
Elephant & Castle	3 mins	11 mins
Waterloo	4 mins	11 mins
London Bridge	5 mins	15 mins
Lambeth North	5 mins	15 mins

Uncapped connectivity



SODA

Southwark Station



Blackfriars Thameslink Station

Perfectly positioned just moments from Southwark Station, SODA offers seamless connectivity at the heart of one of London’s most vibrant quarters.

Whether it’s an early dinner and a theatre show in the West End, or a spot of shopping in Coal Drops Yard, SODA offers convenient access to both Underground and National Rail lines, making after-work plans effortlessly reachable.



SODA

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