

FIELD & SONS

COMMERCIAL

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LONDON
SE1 1XL

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FLEXIBLE ECONOMIC OFFICE TO LET



181 UNION STREET, LONDON SE1 0LN APPROX. 690 SQ FT (64.1 SQM)

LOCATION

Located in the rejuvenated Bankside area, the premises are located on Union Street just to the east of the junction Great Suffolk Street. Excellent transport links as London Bridge and Waterloo stations, together with Borough Underground (Northern line) and Southwark Underground (Jubilee line) are all within walking distance.

The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and the Millennium Footbridge and the property is next door to the Jerwood Space gallery/café.

DESCRIPTION

The available accommodation comprises the front ground floor of this small mid-terrace office building.

Arranged as an open plan space plus own kitchen point. Male and female w.c.s are located on the stair half landings.

Accessed via the entryphone controlled communal ground floor entrance, with stairs to the upper floors.

ACCOMMODATION

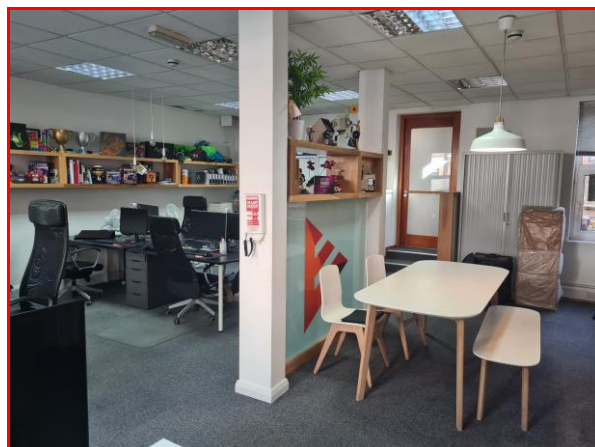
Approx. 690 sq ft (64.1 sqm).

181 UNION STREET, SE1

AMENITIES

Amenities for the office include :

- Gas central heating
- Perimeter trunking
- Mix of recessed Cat. II & pendant lighting
- Fully carpeted
- Kitchen point in office
- Security alarm
- Newly refurbished common parts
- Use of communal ground floor rear courtyard

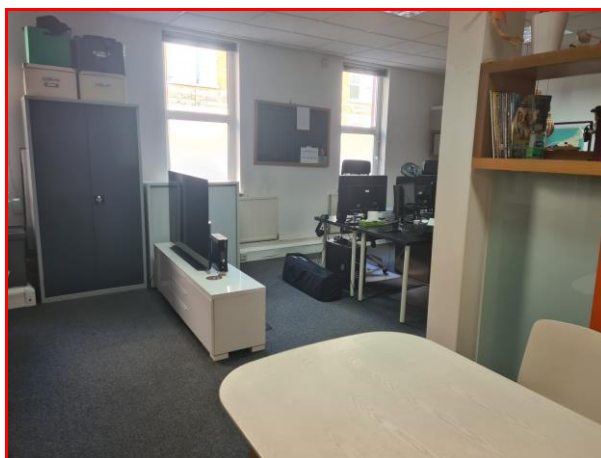


TERMS

Available by new direct lease on flexible terms, outside the Landlord & Tenant Act 1954.

RENT

£24,150 per annum, exclusive of all outgoings. VAT is applicable.



BUSINESS RATES

Approx. £9,980 payable for the year 2024/25 (the Rateable Value being £20,000).

SERVICE CHARGE

Currently £4,506.25 per annum.

ENERGY PERFORMANCE

EPC Asset Rating = 73 (Band C).

FURTHER DETAILS

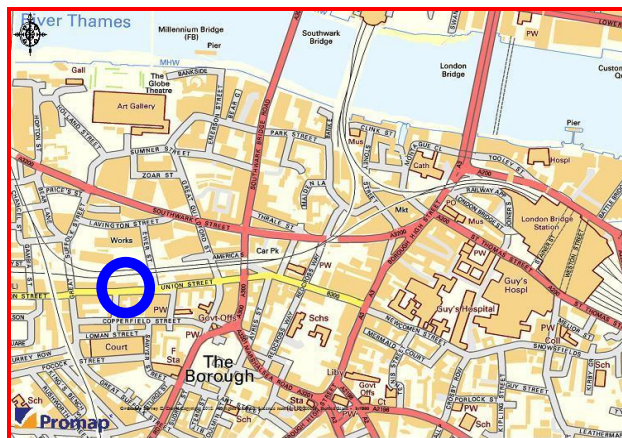
For further details please contact :

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181 UNION STREET – LOCATION PLAN



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