

**FIELD & SONS**

COMMERCIAL



## Arch 29, Old Union Yard

Rail Arch Office/E-Class

Arch 29, Old Union Yard Arches  
Great Suffolk Street  
London, SE1 0LR

2,208 sq ft | 205 sq m

Ground & mezzanine office/E-Class To Let



# Arch 29 Old Union Yard

## Rail arch office/E-Class

### Location

Arch 29 is situated in The Old Union Arches complex, a mixed office, restaurant and leisure development in a courtyard location between Union Street and Great Suffolk Street.

Positioned in this rejuvenated Bankside location, the premises comprise a self-contained rail arch office off 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 a short walk.

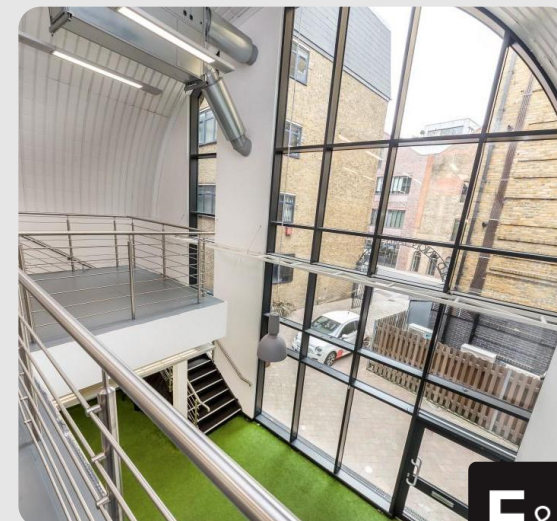
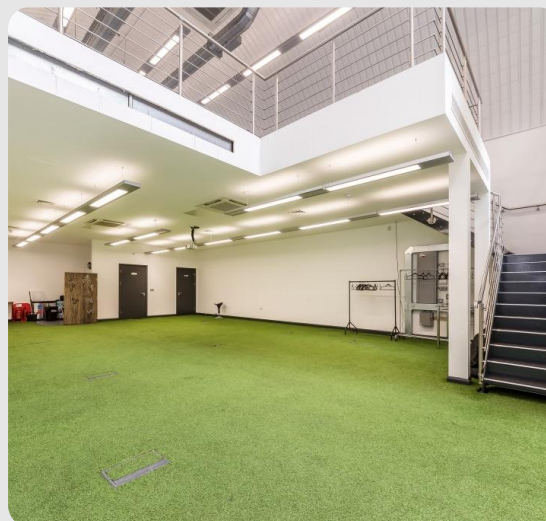
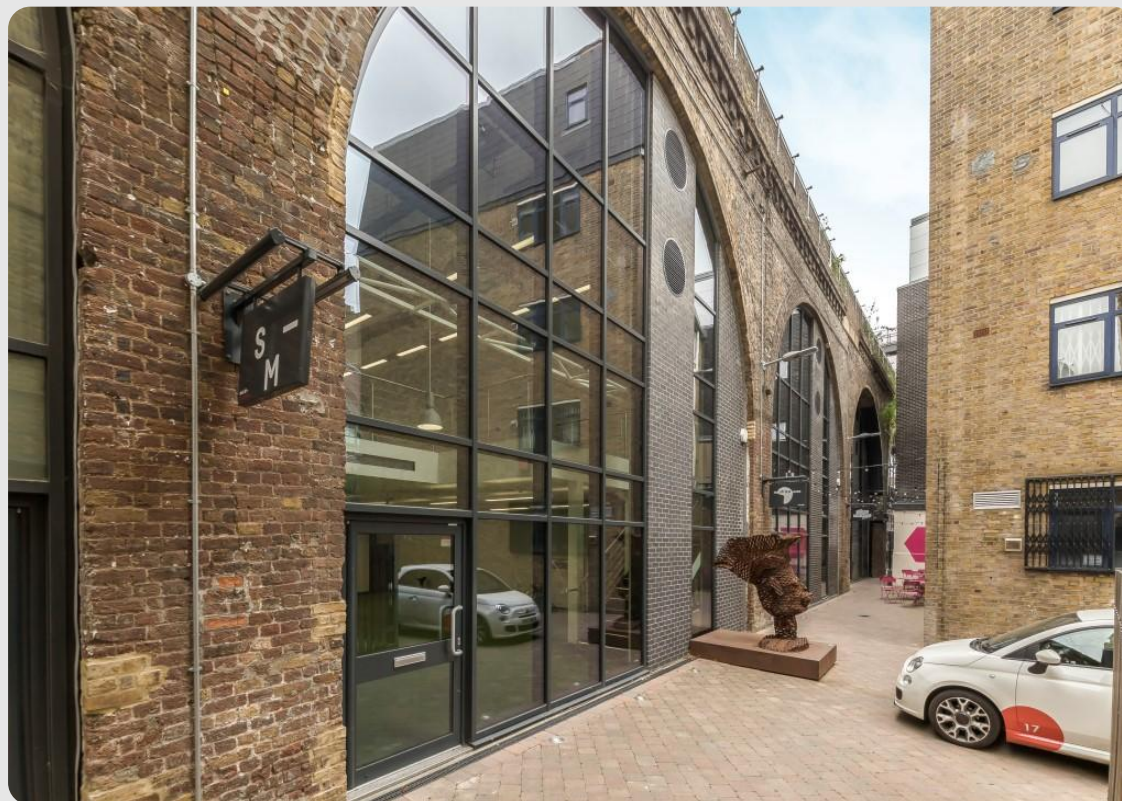
The property is also close to the popular Borough Market and the various attractions of the Bankside locality including the Tate Modern and the Millennium Footbridge.

### Description

Comprises an attractive contemporary fully refurbished rail arch providing modern excellent open plan office space over two floors with double height entrance area, two W.C's (one DDA compliant), kitchen and excellent natural light with glazing at both ends of the space.

Access is via Old Union Arches Yard communal entrances from Great Suffolk Street and Union Street.

The overall approx. floor area is 2,208 sq ft (205 sq m).





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### Amenities

- Air Conditioning
- LED panel lighting
- Fibre optic broadband
- Under floor trunking
- Mix of Astroturf carpet and solid vinyl floors
- Self-contained entrance with mezzanine and double height glazing
- Fully equipped kitchen point in main office
- 2 WC's (including DDA)
- Security alarm

### Business rates

The Rateable Value is £66,500 and therefore the business rates payable for the year 2025/26 are approx. £36,908.

### Service charge

Currently approx. £850 per annum.

### Energy performance

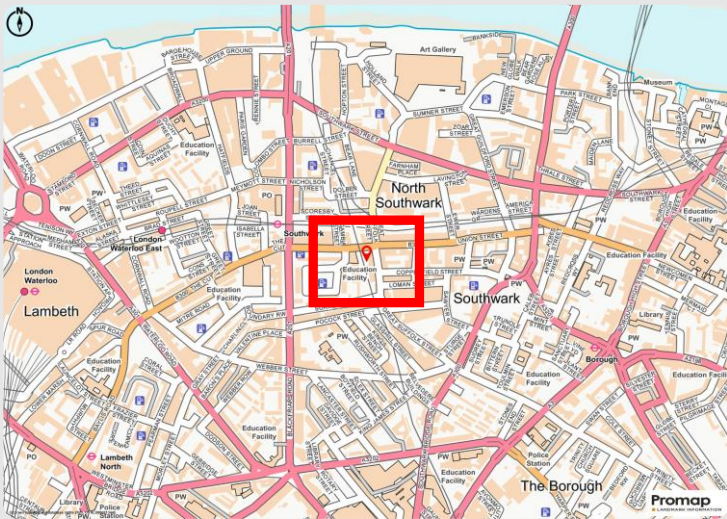
EPC Asset Rating = 27 (Band B).



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### Terms

New sublease on terms by negotiation, outside the Landlord & Tenant Act 1954.

### Rent

£85,000 per annum, exclusive of all outgoings.

VAT is applicable.

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