

FIELD & SONS

COMMERCIAL



Unit C Flat Iron Yard
Ayes Street,
London, SE1 1ES



Flat Iron Yard Business Unit

908 sq ft | 84 sq m
Ground floor space to let

Flat Iron Yard

Business Unit

Location

Flat Iron Yard is located between Aryes Street and Southwark Bridge Road, just off Union Street and opposite the vibrant selection of restaurants, bars and street food stalls in Flat Iron Square.

London Bridge Station and Underground is within a short walk together with the attractions of the Borough Market and Bankside localities.

Description

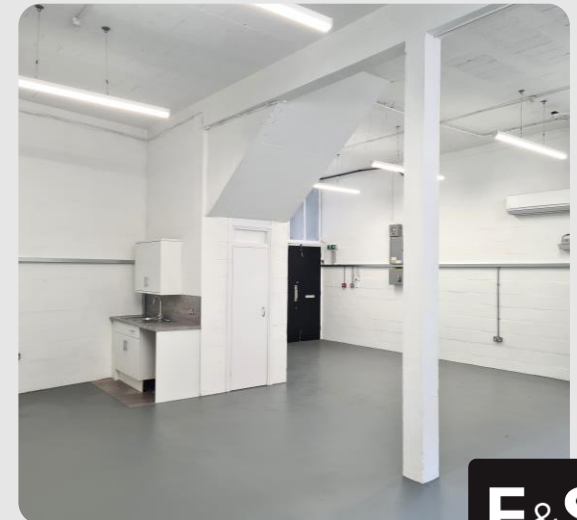
Comprises a newly refurbished self-contained ground floor business unit arranged as an open plan space with kitchen point and w.c. plus one allocated parking space in the central courtyard.

4m ceiling height and potential for a variety of uses under the E Use Class.

Net internal area = 908 sq ft (84 sq m).

Amenities

- Heating/cooling cassette
- Linear LED lighting
- Three phase power
- Painted concrete floor
- High ceiling
- Allocated parking space



Flat Iron Yard

Business Unit



Tenure

New direct lease on flexible terms.

Rent

£40,800 per annum, exclusive. VAT applicable.

Business rates

Rates payable for the year 2025/26 are approximately £11,727. (Rateable value £23,500).

Service charge

£3,396 per annum.

Energy performance

EPC Asset Rating = 51 (Band C)

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