

FIELD & SONS

COMMERCIAL

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FLEXIBLE ECONOMIC OFFICES TO LET



181 UNION STREET, LONDON SE1 0LN APPROX. 792-1,584 SQ FT (73.6-147.2 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 first and second floors of this small mid-terrace office building.

First floor is arranged as a central space plus four small meeting rooms and server room, whilst the second floor provides a single open plan office. Each office has its own kitchen point and male and female w.c.s are located on the stair half landings.

Excellent natural light with windows front and rear.

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

181 UNION STREET, SE1

ACCOMMODATION

The approx. area of each floor is 792 sq ft (73.6 sqm).

AMENITIES

Amenities for the offices include :

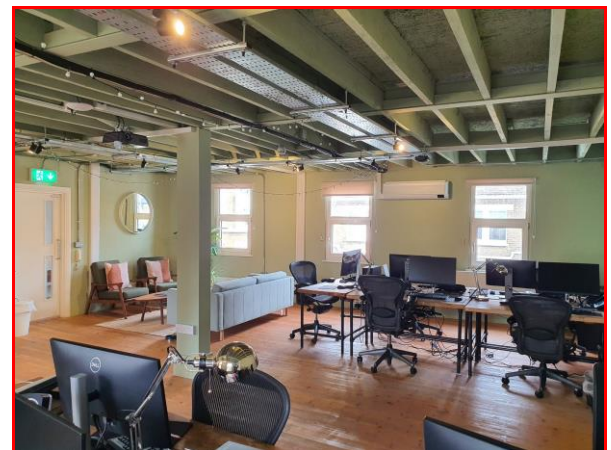
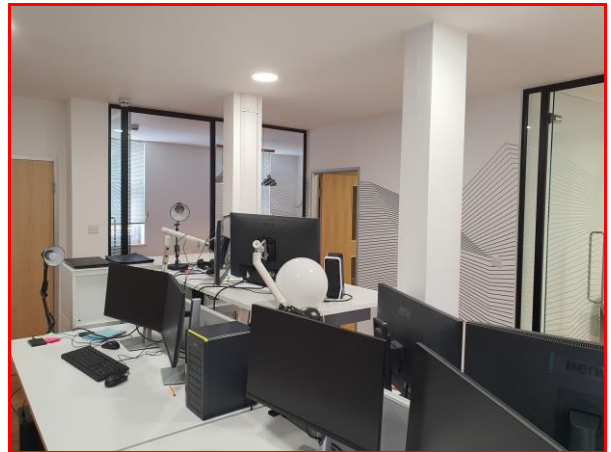
- Cooling cassettes
- Gas central heating
- Wood flooring
- Perimeter trunking
- Kitchen point in office
- Security alarm
- Excellent natural light
- Use of communal ground floor rear courtyard

TERMS

Available individually or combined by new direct lease/s on flexible terms, outside the Landlord & Tenant Act 1954.

RENT

£32,000 per annum for each floor, exclusive of all outgoings. VAT is applicable.



BUSINESS RATES

First Floor approx. £10,854 payable for the year 2024/25.
Second Floor approx. £9,980 payable for the year 2024/25.

SERVICE CHARGE

Currently £4,506.25 per annum per floor.

ENERGY PERFORMANCE

EPC Asset Rating = 73 (Band C).

FURTHER DETAILS

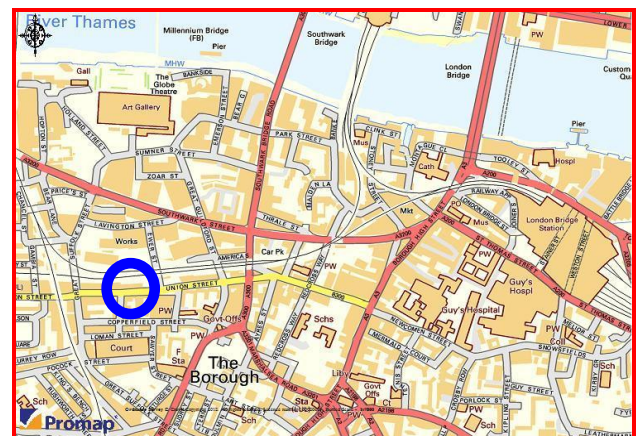
For further details please contact :

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www.fieldandsons.biz



181 UNION STREET – LOCATION PLAN



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