

FIELD & SONS

COMMERCIAL

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54 BOROUGH HIGH STREET
LONDON BRIDGE
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SE1 1XL

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SELF CONTAINED OFFICE/E CLASS TO LET



33 UNION STREET, LONDON SE1 1SD APPROX. 2,216 SQ FT (205.9 SQ M)

LOCATION

The available accommodation is located at the eastern end of Union Street, close to the junction with Borough High Street. The redeveloped London Bridge station and Underground is within a short walk and also close by is the popular Borough Market and the various attractions of the Bankside locality.

Recent and on-going major redevelopment has transformed this area into one of London's most sought after business, leisure and residential destinations.

DESCRIPTION

Comprises an office arranged over the ground and lower ground floor forming part of this small mixed use building.

Each level provides predominantly open plan accommodation plus glazed meeting rooms/private offices.

Fully self-contained with own kitchen and w.c.s (inc. disabled accessible). Accessed via with own entrance direct from street level. The floors are connected by way of stairs at both the front and rear of the space.

ACCOMMODATION

Ground Floor :	1,144 sq ft (106.3 sq m)
Lower Ground :	1,072 sq ft (99.6 sq m)
Total :	2,216 sq ft (205.9 sq m)

33 UNION STREET, LONDON SE1

AMENITIES

Amenities for the premises include :

- Heating/cooling cassettes
- Wood effect flooring
- Suspended ceiling with recessed panel LED lighting
- Perimeter trunking
- Kitchen
- Male/female W.C's (inc. disabled accessible)
- Flexible E Use Class

TERMS

Available by way of a new lease on terms by arrangement. Lease to be outside the Landlord & Tenant Act

RENT

£66,500 per annum, exclusive of all outgoing. VAT applicable.

BUSINESS RATES

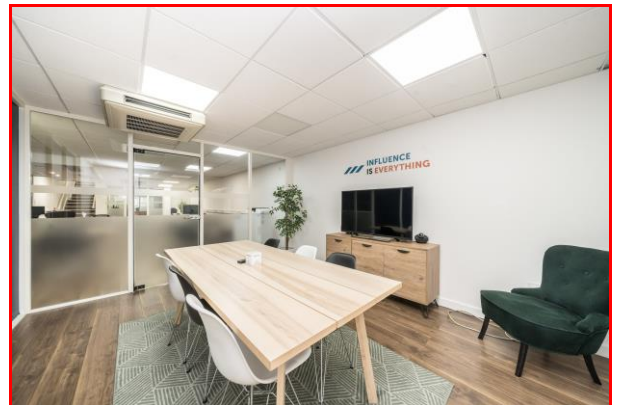
Approximately £20,958 payable for the year 2024/25 (the Rateable Value being £42,000).

SERVICE CHARGE

Recharge of buildings insurance only,

ENERGY PERFORMANCE

EPC Asset Rating = 59 (Band C).



FURTHER DETAILS

For further details please contact :

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www.fieldandsons.biz



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