

TO LET

Tel: 07885 912 982

**NEWLY REFURBISHED SELF-CONTAINED OFFICE BUILDING
(LOCATED IN CENTRAL SE1)**



Address – 183-185 Union Street, London SE1 0LN.

Approx. 2,391 sq ft (222 sqm)

Rent - £115,000 per annum exclusive

FIRST FLOOR



SECOND FLOOR





Description

183-185 Union Street is located on the corner of Union Street and Risborough Street, within easy walking distance of Southwark, London Bridge and Waterloo Stations.

This vibrant area of the South Bank hosts a variety of restaurants, bars and cafes whilst the building is also just a short walk from Flat Iron Square and Borough Market.

The building has undergone an extensive refurbishment and provide high quality self-contained offices with air-conditioning and kitchenettes on the ground, first and second floors as well as new WC / disabled WC facilities and shower. In addition there is a private roof terrace and enclosed courtyard.



Office Specifications

- Self-contained
- Newly refurbished
- Roof terrace
- Air-conditioning
- LED lighting
- Kitchenette x 3
- Disabled W.C
- W.C's / shower facilities
- Enclosed private courtyard

Terms

A new lease on terms by arrangement

Service Charge

To be confirmed

EPC

To be processed

Business Rates

To be confirmed.

Rent

£115,000 per annum exclusive

Floor Areas	Sq Ft
2 nd Floor	632
1 st Floor	633
Ground Floor	1,020
Basement	106
Total	2,391

183-185 UNION STREET SE1 0LN

Strictly via appointment through joint agents

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