

TO LET

Tel: 07885 912 982

SELF-CONTAINED RETAIL / OFFICE / SHOWROOM UNIT (JUST OFF BOROUGH HIGH STREET, LONDON SE1)



**Address – 33, Union Street, London SE1 1SD.
Approx. 2,154 sq ft (200 sqm).**

**Class E (Various Uses).
Rent - £60,000 per annum exclusive.**





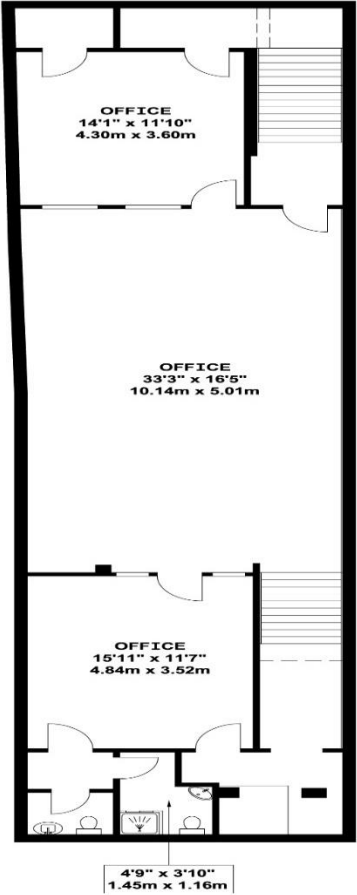




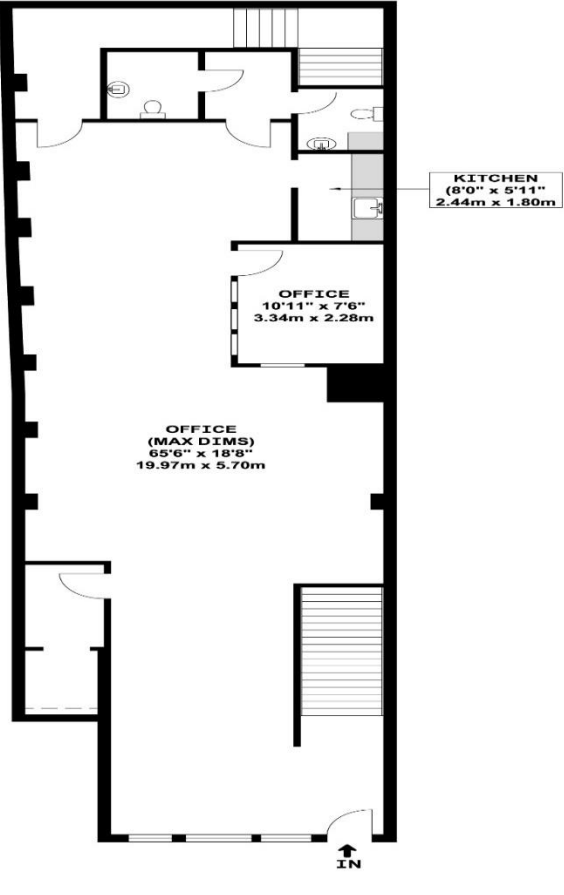




UNION STREET
LONDON SE1



BASEMENT



GROUND FLOOR

APPROX. NET FLOOR AREA 2153.64 SQ. FT / 200.08 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Description

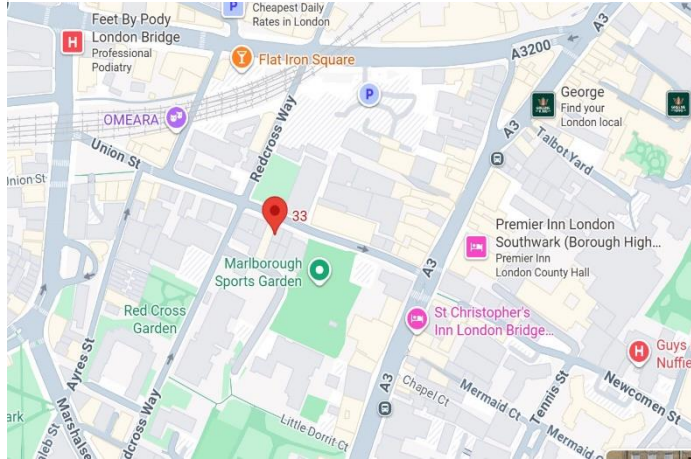
A self-contained retail / showroom / office with frontage of approximately 2,154 sq ft (200 sqm), that offers a multitude of uses under Class E. Arranged over the ground and basement floors previously used as an office / showroom.

Located at the eastern end of Union Street close to the junction with Borough High Street.

Union Street remains as a cut through to all major destinations with a constant footfall going between London Bridge and Southwark & Waterloo stations.

This vibrant area of the South Bank hosts a variety of restaurants, bars and cafes not to mention a short walk from Flat Iron Square and Borough Market.

Available to view immediately.



Office Specifications

Self-contained
Frontage
Own entrance
Heating / cooling cassettes
Wood effect flooring throughout
Kitchen
W.C facilities
LED Lighting
Central SE1 location

Terms

A new lease on terms by arrangement

Service Charge

Re-charge of buildings insurance only.

EPC

C = Rating - 59

Contact Details

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Lim Commercial
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Email: ian@limcommercial.com

Business Rates

The Rateable Value for 2025/26 is £42,000 per annum. Rates payable, approx. £21,000 per annum.

Floor Area

2,154 sq ft (200 sqm).

Rent

£60,000 per annum exclusive