

Office | Retail | Medical (E Class) TO LET



6 Union Street, London, SE1 1SZ

Office | Retail | Medical (E Class)

AREA: 1,025 sq.ft (95 sq.m) approx. | **RENT:** £32,500 PAX (£32 per sq.ft)

LOCATION:

The subject property is located at the Borough High Street end of Union Street, easily accessible from both Borough and London Bridge Station (Jubilee & Northern lines). Union Street is located to the west of Borough High Street and to the East of Blackfriars Road within the London Borough of Southwark. A highly sought after area benefitting from well-established local amenities from Borough High Street and Bermondsey Street are all within walking distance. Several popular tourist destinations are within the immediate vicinity including Tower Bridge.

DESCRIPTION:

The office, medical or retail space is arranged over the ground floor and basement. Providing a mix of clear open plan offices and meeting rooms situated behind a presentable glazed frontage with entry phone access. This property offers an open plan ground floor and lower ground unit suitable for a wide variety of commercial users. The unit benefits from ground window frontage, A/C, flexible space, close to transport (London Bridge) and amenities.

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor	625	58
Basement	400	37
TOTAL	1,025 sq.ft	95 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Open Plan Space
- Ready for Occupation
- Entry Phone System
- Close to Amenities
- Close to Public Transport
- Ground Floor Shop Frontage
- Low Costs of Occupation
- Air conditioning Unit

TERMS:

A new Full Repairing and Insuring lease for terms to be agreed.

RENT: £32,500 PAX (£32 per sq.ft)

RATES PAYABLE: Rateable Value estimated to be £_TBC. Each party is advised to contact the relevant local council.

VAT: Not applicable (TBC).

SERVICE CHARGE: To be confirmed.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

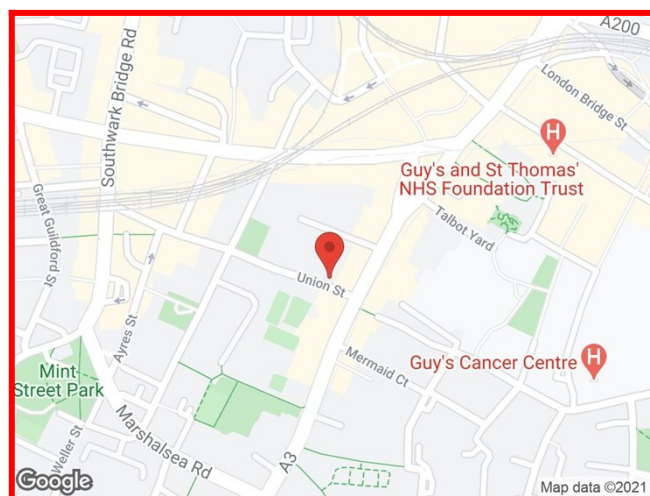
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