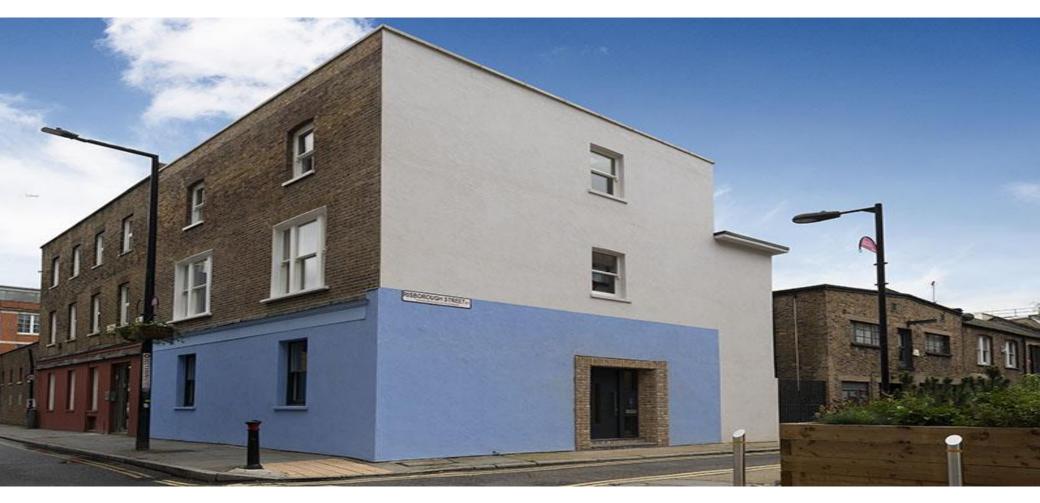
TO LET

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 selfcontained 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.

MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



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Sa Ft

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

MISREPRESENTATION ACT 1967

Floor A roos

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

183-185 UNION STREET SE1 OLN

Strictly via appointment through joint agents

Ian Lim Lim Commercial Tel: 07885 912 982 Email: ian@limcommercial.com

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