

USP.

Arch 31, Old Union Yard,
229 Union Street, London,
SE1 0LR

**Self-Contained Office to Let
(Suitable for alternative uses)**

2,282 SQ FT

usp.london

020 3757 7777



Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
Mezzanine	Available	1,078	£40.00
Ground	Available	1,204	£40.00
TOTAL		2,282	

Amenities

CAT A Fitout.

LED Strip Lighting.

WC's.

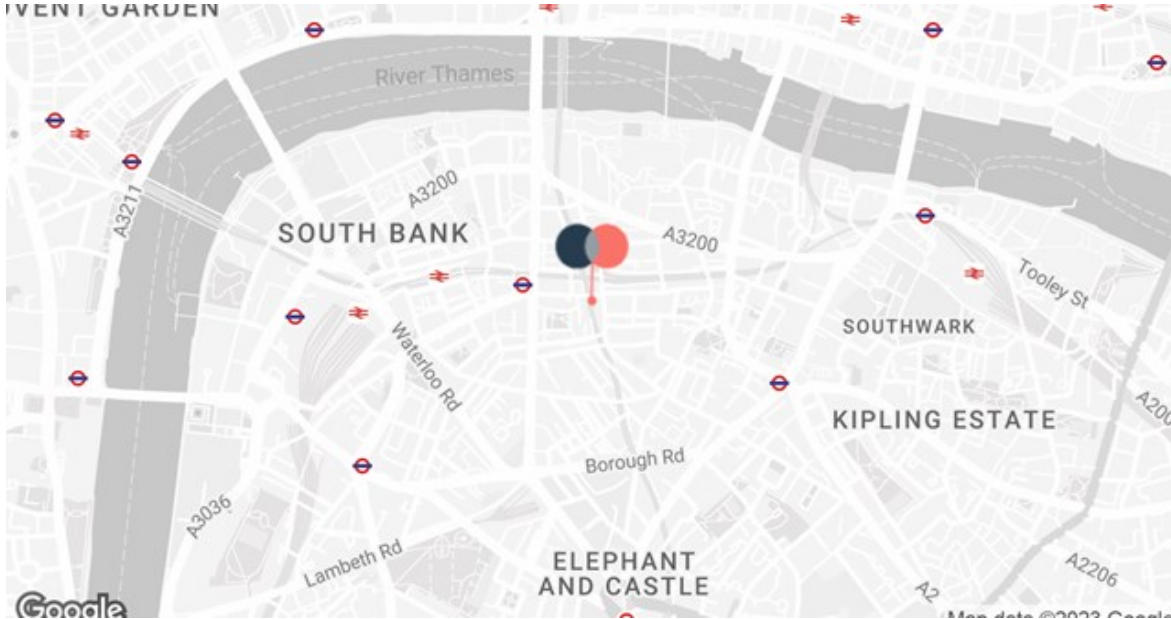
3 Phase Power Supply.

Air Conditioning.

Good Ceiling Heights.

Kitchenette.





Description

Self-Contained Office to Let (Suitable for alternative uses)

Fully self-contained unit arranged over ground and mezzanine floors. The specification includes air-conditioning, raised floor, own WCs, and excellent ceiling height. The space is available by way of a new lease for a maximum term until 2027.

The space is fitted out for office use but could suit other uses including gym, retail, medical etc.

Old Union Yard is a collection of recently refurbished railway arches with running adjacent to Great Suffolk Street with entrances off Union Street and Greta Suffolk Street. The scheme provides a thriving mix of uses including food & drink establishments Macellaio RC and Bala Baya, Flying Fantastic gym, Union Theatre and Cervantes Theatre, as well as offices.

Old Union Yard is located just a 4 minute walk from Southwark tube, and approximately 10 minutes walk from both Waterloo and London Bridge stations.

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Further Information

A new lease available direct from the Landlord.

Rent
£40 per sq ft

Service Charge
£0.45 per sq ft budget

Rates
£13.46 per sq ft

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