

**90 Union Street,  
Southbank, London, SE1 0NW**



**OFFICE TO LET | 3,969 sq ft**



## Location

The building is conveniently located close to the junction of Great Guildford Street and Union Street. Situated in London's South Bank, the office benefits from all the entertainment and leisure facilities the area has to offer with London Bridge, Borough and Southwark stations a short walk away.

## Floor Areas

Floor	sq ft	sq m
2nd Floor	3,969	368
<b>TOTAL (approx.)</b>	<b>3,969</b>	<b>368</b>

\*Measurement in terms of \*NIA

## Description

A former warehouse house, 90 Union Street has been recently refurbished to provide bright office space and a brand new reception. The 2nd floor is fitted to a high quality and provides a mixture of open plan office space, meeting rooms and a large kitchen/breakout. The building also benefits from a large communal roof terrace with stunning views over London as well as showers and cycle storage.

Spanning from Tower Bridge to Waterloo Bridge, Southwark is arguably the most diverse of London's villages. Entertainment can be found at every corner, with plays, concerts and shows found at the IMAX cinema, Royal Festival Hall and National Theatre, whilst family fun is offered by the London Eye, London Dungeons and London Aquarium.

The Shard and London Bridge Quarter have helped transform the area's business vitality, bringing in many new organisations benefitting from the redesigned and well-connected London Bridge Station

### Paul Dart, Partner

📞 020 7025 1392

Joint Agents: Union Street Partners, 020 3757 7777

### Rebecca Saxon, Associate Partner

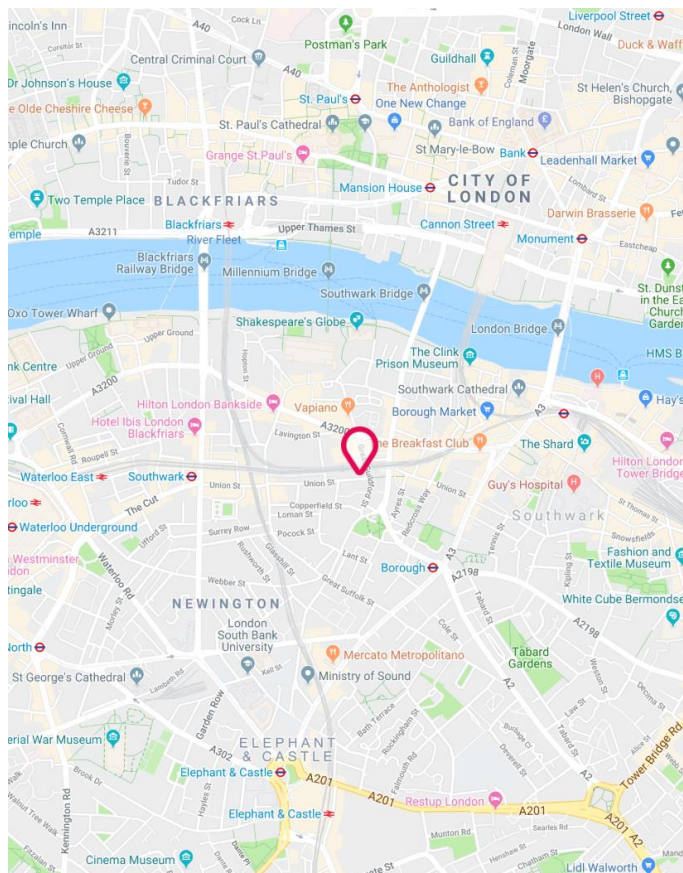
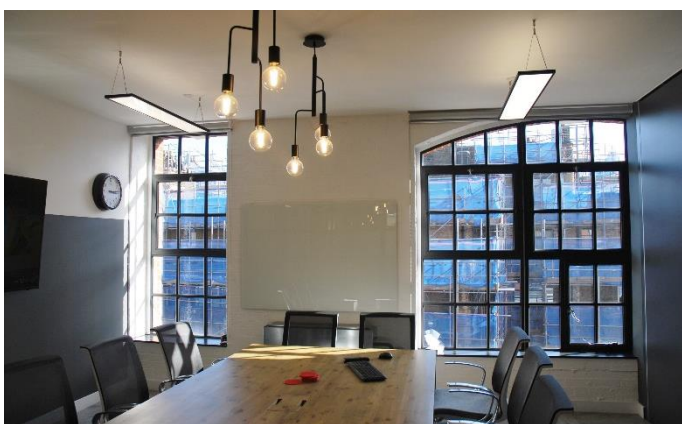
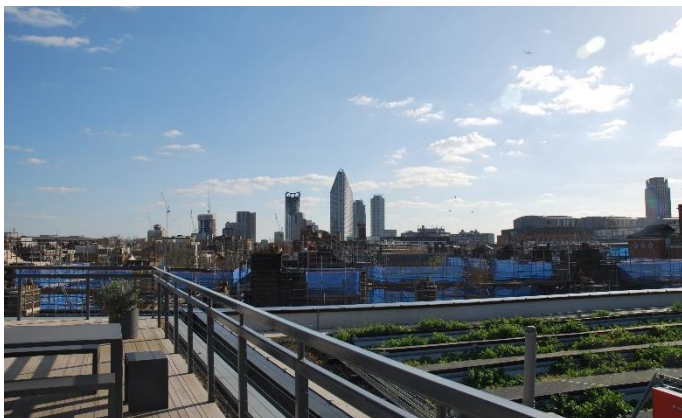
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract April 2019**

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## Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease to 5th July 2022
Rent Passing:	£62.50 psf pax
Rates:	Estimated at £15.90 psf pa (2018/19)
Service Charge:	TBC
EPC Rating:	TBC

## Amenities

- Fully fitted with meeting rooms
- Kitchen/large breakout
- Large communal roof terrace (4th floor)
- Beautifully refurbished building
- Warehouse accommodation and features
- New perimeter air conditioning
- New suspended LED lighting
- New raised floors
- Cycle storage, lockers and showers
- Excellent natural light
- Manned reception
- 24 hour access

### Paul Dart, Partner

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