

FULLY FITTED CONTEMPORARY OFFICE TO LET | 4,510 sqft



### Location

The property is located on the North side of Union Street, approximately midway between London Bridge Station and Waterloo.

100 Union Street is also located close to several tube lines, buses, bike lanes and the river transport hubs, thus ensuring it is one of the most accessible locations in London.

### Floor Areas

Floor	sq ft	sq m
1 <sup>st</sup> Floor	4,510	419
TOTAL (approx.)	4,510	419

\*Measurement in terms of \*NIA


### Description

100 Union Street offers contemporary office space with the character and qualities of bankside's industrial past. The 1<sup>st</sup> floor provides 4,510 sq ft of fully fitted space with high concrete ceilings, minimal columns, outstanding natural light and a large communal terrace with panoramic views.


### Waterloo

Waterloo is a district of central London, and part of the London Borough of Lambeth. The area is part of a business improvement district known as Waterloo Quarter, which includes The Cut, The Old Vic and Young Vic theatres, including some sections in the London Borough of Southwark. Waterloo is connected to the Strand area on the North bank of the River Thames by Waterloo Bridge.

Paul Dart, Partner

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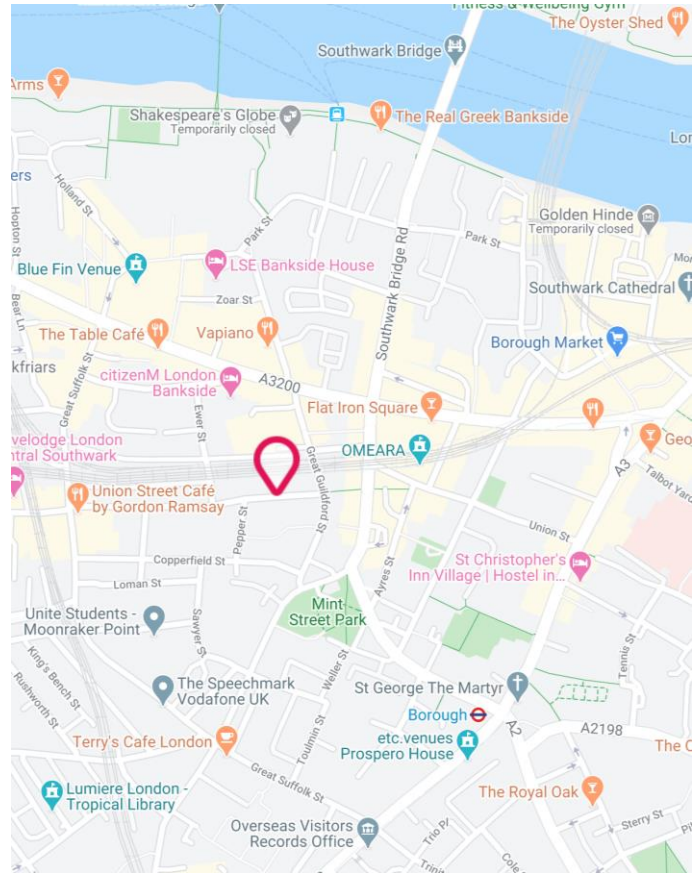
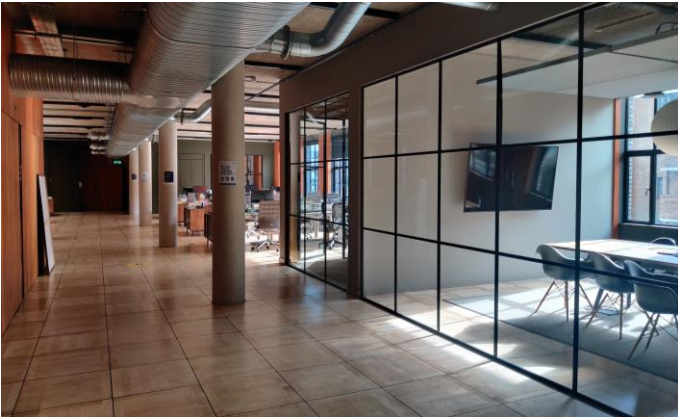
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. 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 June 2022

**100 Union Street**  
London, SE1 0NW



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## Terms

Tenure:	Leasehold
Lease:	Assignment of lease until Jan 2024 or a new lease is available.
Rent:	£67.50 per sq ft
Rates:	Estimated £16.01 per sq ft
Service Charge:	£10.00 per sq ft

## Amenities

- Fully fitted
- High ceilings
- Raised floors
- Air Conditioning
- Exposed concrete ceiling/walls
- Two lifts
- Communal roof terrace with panoramic views
- Large reception
- Showers
- Bike racks

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Subject to Contract June 2020