

3RD FLOOR REFURBISHED AIR-CONDITIONED OFFICE TO LET

495 SQ FT (37.71 SQ M)

KALMARs

COMMERCIAL

020 7403 0600



8 Union Street
London
SE1 1SZ

3RD FLOOR REFURBISHED AIR-CONDITIONED OFFICE TO LET

KALMARs

COMMERCIAL

020 7403 0600

495 SQ FT (45.98 SQ M)

LOCATION:

8 Union Street is located just 450m from London Bridge station and 320m from Borough station, offering tenants easy access to the Jubilee line across London and the National Rail service throughout the south. 8 Union Street is set within the heart of Borough, which offers tenants an eclectic mix of renowned attractions such as Borough Market, London Bridge, and an array of prominent bars, restaurants, theatres, and galleries.

DESCRIPTION:

This purpose-built office building is available immediately, with 2 floors remaining. The space has been recently refurbished and each floor is primarily open-plan, with natural light on two sides and communal toilets on every other floor. The office benefits from intercom and lift access, strip lighting, perimeter trunking, air-conditioning and natural light from two sides.



KALMARs

SOUTH LONDON'S LEADING AGENT

3RD FLOOR REFURBISHED AIR-CONDITIONED OFFICE TO LET

495 SQ FT (45.98 SQ M)

KALMARs

COMMERCIAL

020 7403 0600

RENT: £21,500

COSTS:

RATES PAYABLE: £7,909.51 (2022/2023)

SERVICE CHARGE: £8,959.90

VAT: VAT is payable on all aspects

LEGAL COSTS: Each Party to pay their own costs

TENURE:

New flexible lease granted direct from the landlord.

Floor	Sq Ft	Sq M	Availability
Basement	503	46.69	Communal
Ground	406	37.76	Available
1 st	206	27.20	Under Offer
2 nd	520	48.35	Under Offer
3 rd	495	49.98	Available
Total	2,185	203.01	



VIEWING

By appointment through sole agents:

KALMARs COMMERCIAL

Uri Lasker

Tel: 0207 403 0600 / 07788 391 148

Email: uril@kalmars.com

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.