

USP.

54-58 Union Street,
London, SE1 1TD

**Flexible Class E Premises To
Let**

2,939 SQ FT GIA

AVAILABLE Q3 2024

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020 3757 7777



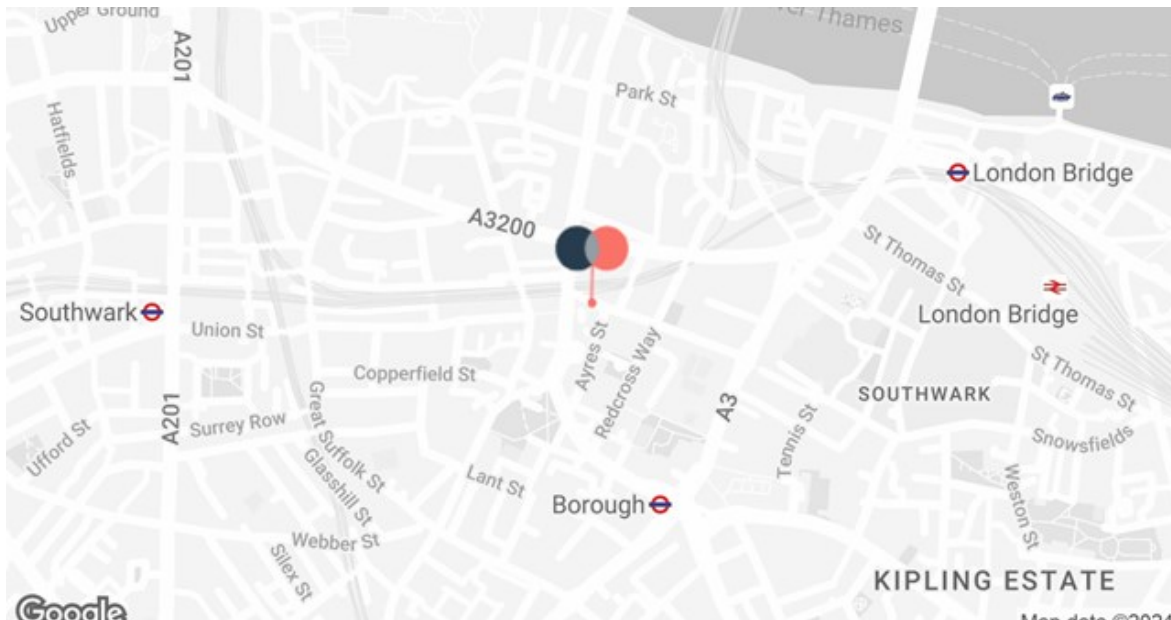
Accommodation

Floor	Availability	Area (sq ft)
Ground Floor	Available	1,325
Lower Ground	Available	1,614
TOTAL		2,939

Amenities

Prime SE1 location	Suitable for a variety of uses
Return frontage	3 phase power
Shell & core finish	Existing gas supply
Split level accommodation	High footfall location





Description

New Build Accommodation - Various Uses Considered

This property comprises an open plan, split level unit over ground and lower ground floor of this contemporary new development on Union Street SE1.

Finished to shell & core specification and ready for an incoming occupier's fit out, this unit would be suitable for a wide variety of uses under Use Class E including restaurant, retail, leisure and bar (subject to necessary licencing).

54-58 Union Street is located on the North side of Union Street, midway between Waterloo and London Bridge Station. Blackfriars, Southwark and Borough Underground Stations are also very close by.

There are numerous amenities in the vicinity including Borough Market, Flat Iron Square, Tate Modern and a wide range of restaurants, cafes, and bars.

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Further Information

A new lease is available direct from the landlord.

Rent
£125,000pa

Service Charge
TBC

Rates
To be assessed.

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