

PETERMANS
LOCAL PROPERTY EXPERTS

Sint.

Chartered Surveyors | Commercial Agents



103 Union Street, London, SE1 0LA

**OFFICE/SHOWROOM/
RETAIL UNIT CLOSE TO
BOROUGH STATION
1,677 SQ FT OVER GROUND &
LOWER GROUND FLOORS**

**NEW LEASE AVAILABLE
ASSIGNMENT OF EXISTING
LEASE/SUBLEASE**

- Self-Contained Office
- Comfort Cooling
- CCTV
- Spot & strip lighting
- Kitchenette
- Marble Flooring
- 24 Hour Access
- 2 Secure Undercroft Parking Spaces

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



NORTH-LONDON
HOSPICE



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LOCATION

The property is located on the western side of Union Street on its junction with Great Guildford Street and close to its junction with Southwark Bridge Road. Borough Station (Northern Line) is located 0.3 miles away & Southwark Station (Jubilee Line) is located only 0.4 miles away, numerous bus routes also serve Southwark Bridge Road & Borough High Street connecting the property to central and north London. The immediate area benefits from an abundance of amenities comprising pubs, restaurants, cafes and convenience stores. Borough Market is also 0.3 miles away



DESCRIPTION

The available accommodation comprises the ground floor and lower ground floor of this residential building. The property is entirely self contained and benefits from return frontage facing Union Street and Great Guildford Street. The property has been recently refurbished and has aircon/heating, a reception area, directors office/meeting rooms, in its current configuration can accommodate c25 desks and undercroft parking for 2 cars.



Amenities

- Self-Contained Office
- Comfort Cooling
- CCTV
- Spot & strip lighting
- Kitchenette
- Marble Flooring
- 24 Hour Access
- 2 Secure Undercroft Parking Spaces
- WCs – including 1 x DDA compliant
- Inset Floor Trunking
- Glass Partitioned Meeting Rooms
- 14.5m Fully glazed return frontage
- Meeting Rooms
- Video Entry System
- Open Plan

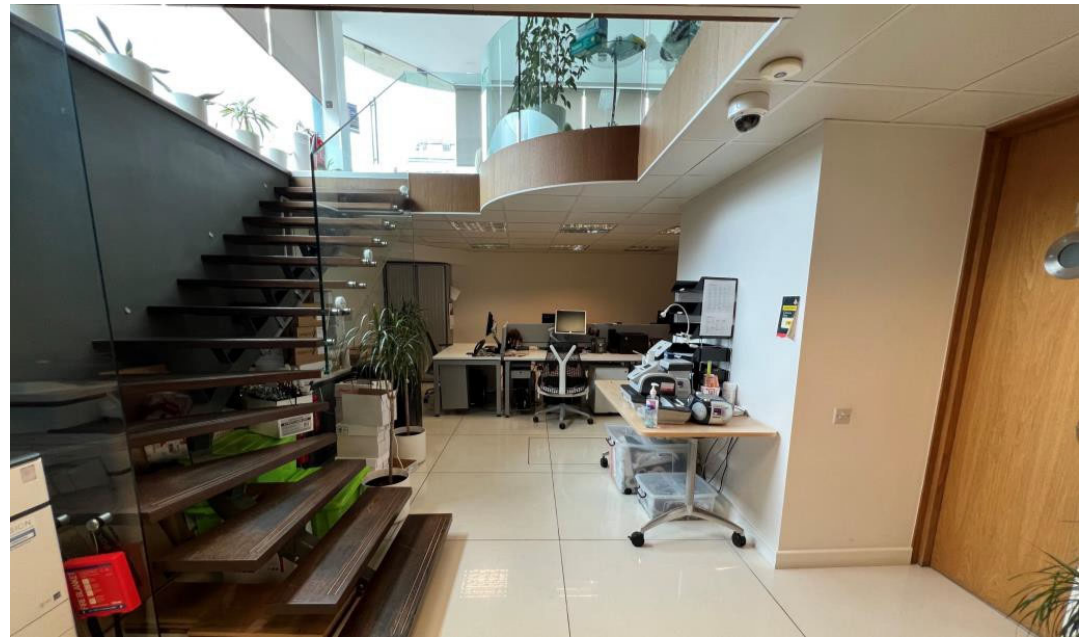
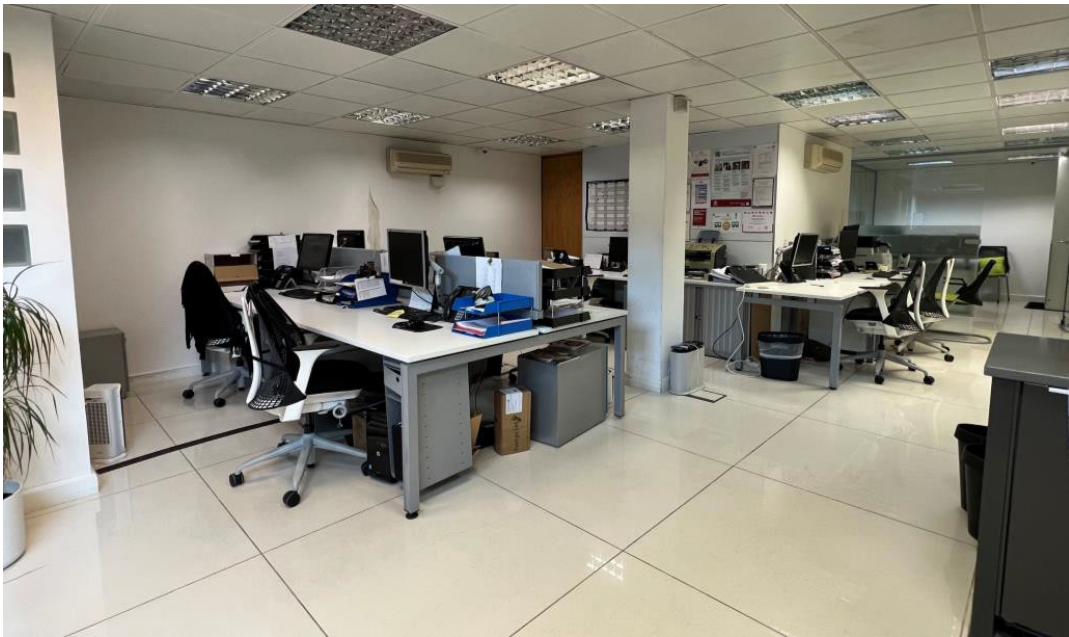
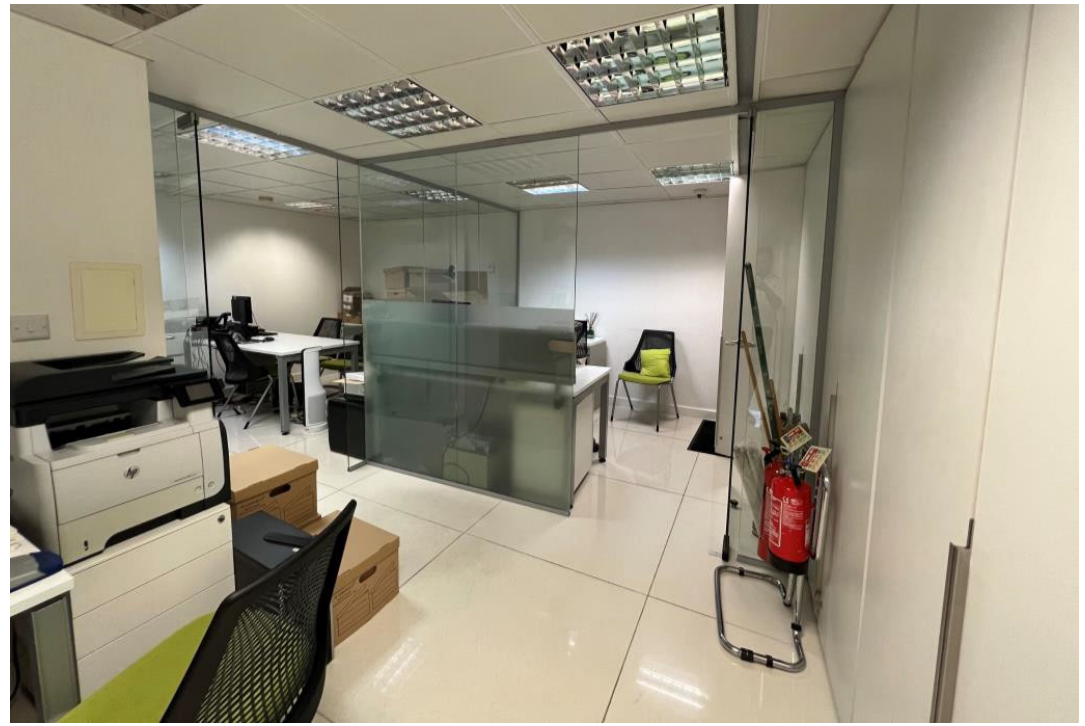


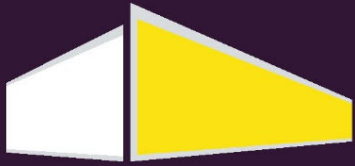
SIZE

Floor	Size (sq ft)	Size (sq m)
Ground	658	61.13
Lower Ground	1,019	94.67
	1,677	155.8

OUTGOINGS

Rent (per annum)	Business Rates Payable* (per annum)	Service Charge (per annum)	Total Outgoings (per annum)
£45,000	£14,078	£3,354	£62,432

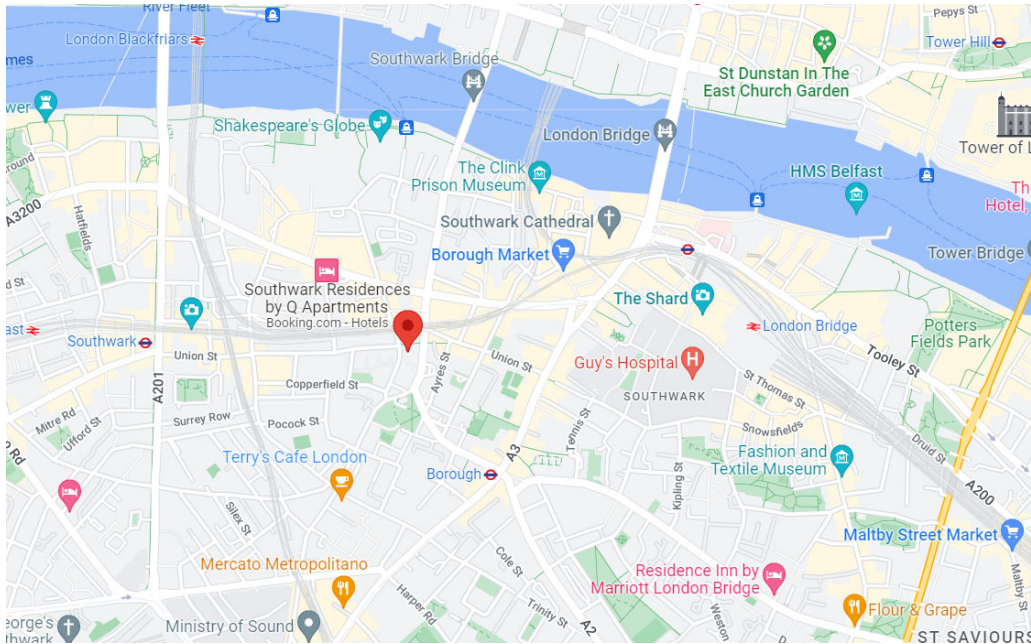




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Viewing:

By appointment only via:

Howard Peterman of Petermans on 020 8958 5040 or 07973 224048

howard@petermans.co.uk

David Raymond of Sint on 0207 763 6363 or 07808 238 184

david@sint.co.uk

Dan Harris of Sint on 0207 763 6363 or 07834 357 260

daniel@sint.co.uk

LEASE:

A new Fully Repairing and Insuring Lease is available direct from the Landlord, for a term to be agreed.

Alternatively, an assignment or sublease on the existing Lease is also available. The existing Lease expires in July 2025 and is held outside of the Landlord & Tenant Act 1954.

RENT:

Reduced to only £45,000 per annum.

SERVICE CHARGE:

Currently £2 per sq ft per annum equating to £3,354 per annum.

BUSINESS RATES:

Business rates payable equate to approximately £14,078 per annum. All parties are advised to make their own enquiries with the Valuation Office Agency.

USE:

The property benefits from Class 'E' use and be used for several different uses including office, medical, retail, leisure etc.

VAT:

The building is registered for VAT which is payable on the rent and service charge.

POSSESSION:

The properties are ready for occupation immediately upon completion of legal formalities.

LEGAL COSTS

Each party to bear their own costs.