

31 UNION YARD

GREAT SUFFOLK STREET
LONDON SE1 0LR

/// tube.rarely.drape

TO LET
2,280 SQ FT
OFFICE

2 minutes from Southwark Station



SPACE TO THRIVE @

31 UNION YARD

Fully self-contained unit arranged over ground and mezzanine floors, and benefitting from double-glazed crittall-style windows creating a bright and spacious property.

The unit benefits from air-conditioning, raised floor, WCs, and excellent ceiling height.

The space is fitted out for office use but could suit other uses including gym, retail, and other leisure businesses.



SMALL
BACK
ROOM 31

THE
ARCH
CO
TO LET

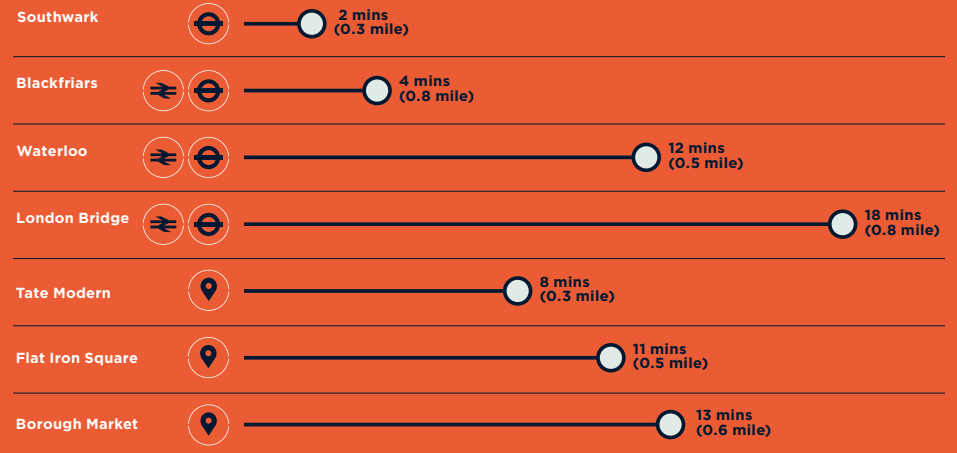
LOW
LINE

LOCATION

OLD UNION YARD IS A COLLECTION OF RECENTLY REFURBISHED RAILWAY ARCHES RUNNING ADJACENT TO GREAT SUFFOLK STREET, JUST A 2-MINUTE WALK FROM SOUTHWARK TUBE STATION.

Waterloo Station is also just a 12-minute walk away. Entrances to Old Union Yard are from both Union Street and Great Suffolk Street, and it is home to a mix of thriving businesses including food & drink establishments Macellaio RC and Bala Baya, Flying Fantastic gym, Union Theatre and Cervantes Theatre, as well as offices.

WALK TIMES



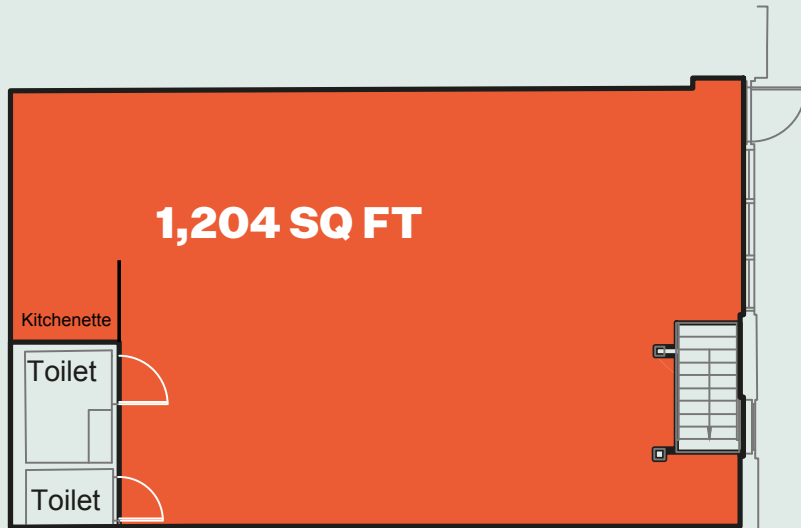


ACCOMMODATION

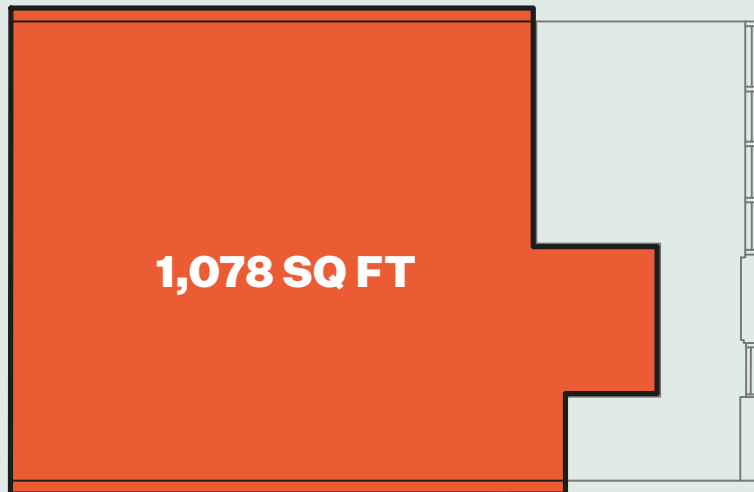
UNIT	SQ FT	RENT PA
GROUND FLOOR	1,200	£91,000
MEZZANINE	1,080	
TOTAL	2,280	£91,000

- Situated in a conveniently central location, and surrounded by a diverse array of unique and imaginative businesses, contributing to a vibrant and creative atmosphere in the vicinity.
- Distinctive and adaptable arch structures, featuring double-glazed crittall-style windows, impressive vertical space, and ample width, offering a generously sized open layout suitable for a range of potential occupiers.
- Available immediately.





Ground Floor



Mezzanine

GREAT SUFFOLK STREET

SPECIFICATION



24/7
access



Fully
refurbished



Fully glazed
frontage



WC
facilities



Kitchenette



LED
lighting



Air
conditioning



Good
ceiling height
(4.8m
mezzanine
level)



Great
location



Available
immediately

COSTS PER ANNUM

Rent	£91,000
Service Charge	£1,410
Insurance	£514
RV Business Rates	£60,000

Indicative total monthly costs: **£10,000**.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

EPC

B (27).

TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

VIEWING & FURTHER INFORMATION

Strictly by appointment via our enquiries team.

ENQUIRIES

+44 (0)800 830 840
leasing@thearchco.com

THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND & WALES (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

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.

Particulars issued October 2023.



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