

FOR SALE
VACANT FREEHOLD OFFICE BUILDING
27 UNION STREET LONDON SE1 1SD

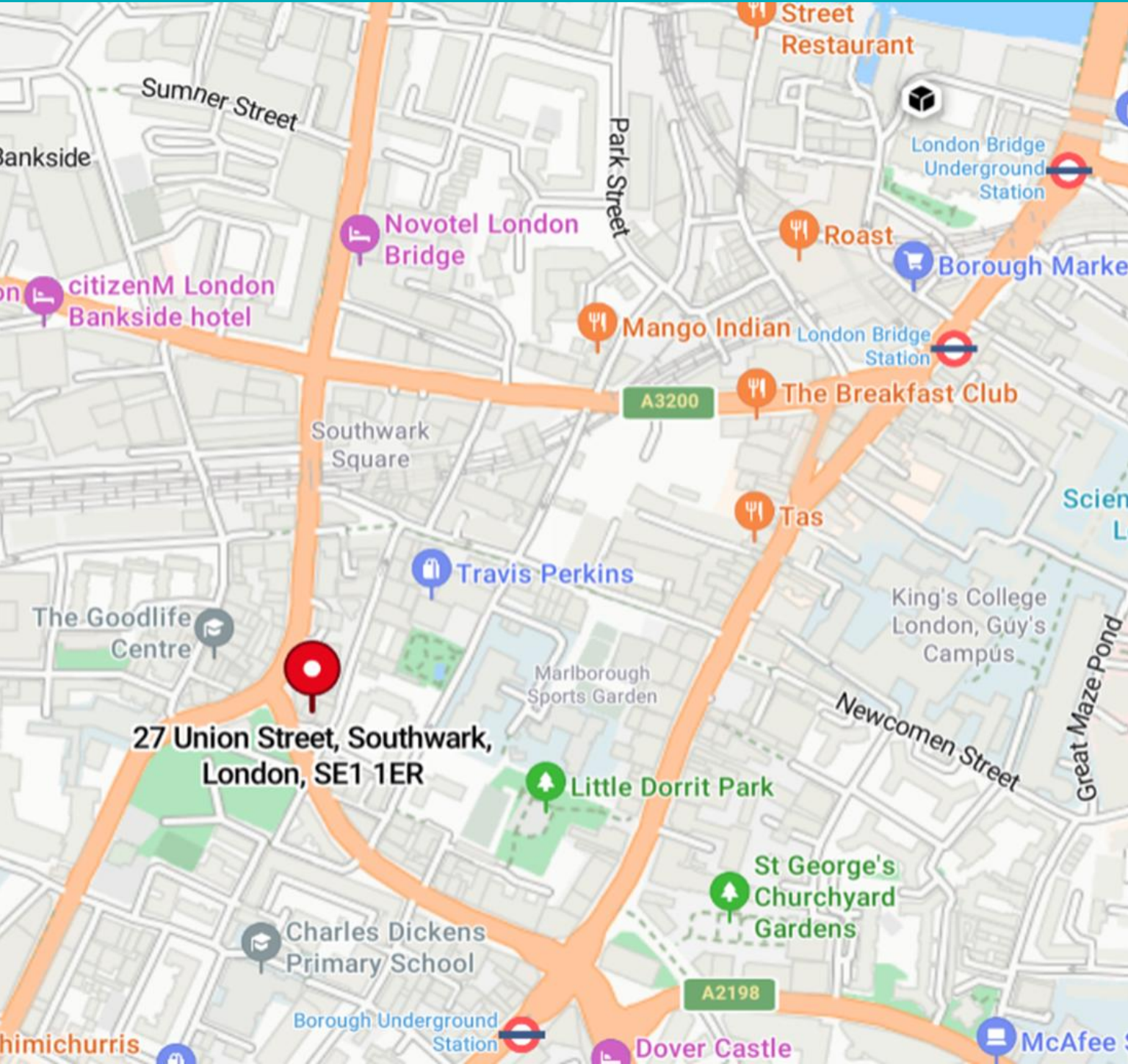


7,851 SQ FT NIA / 11,479 SQ FT GIA

LOCATION

The property is located on the South side of Union Street close to the junction with Borough High Street. Transport facilities are excellent with easy access to Both London Bridge and Borough Stations (Jubilee and Northern lines and National Rail services).

The South Bank district of London has benefitted from huge investment and improvements in recent years with many landmarks and attractions including Borough Market, Tate Modern, The Shard and The Globe theatre. The surrounding streets benefit from numerous restaurants, gyms, bars, shops and street food markets.



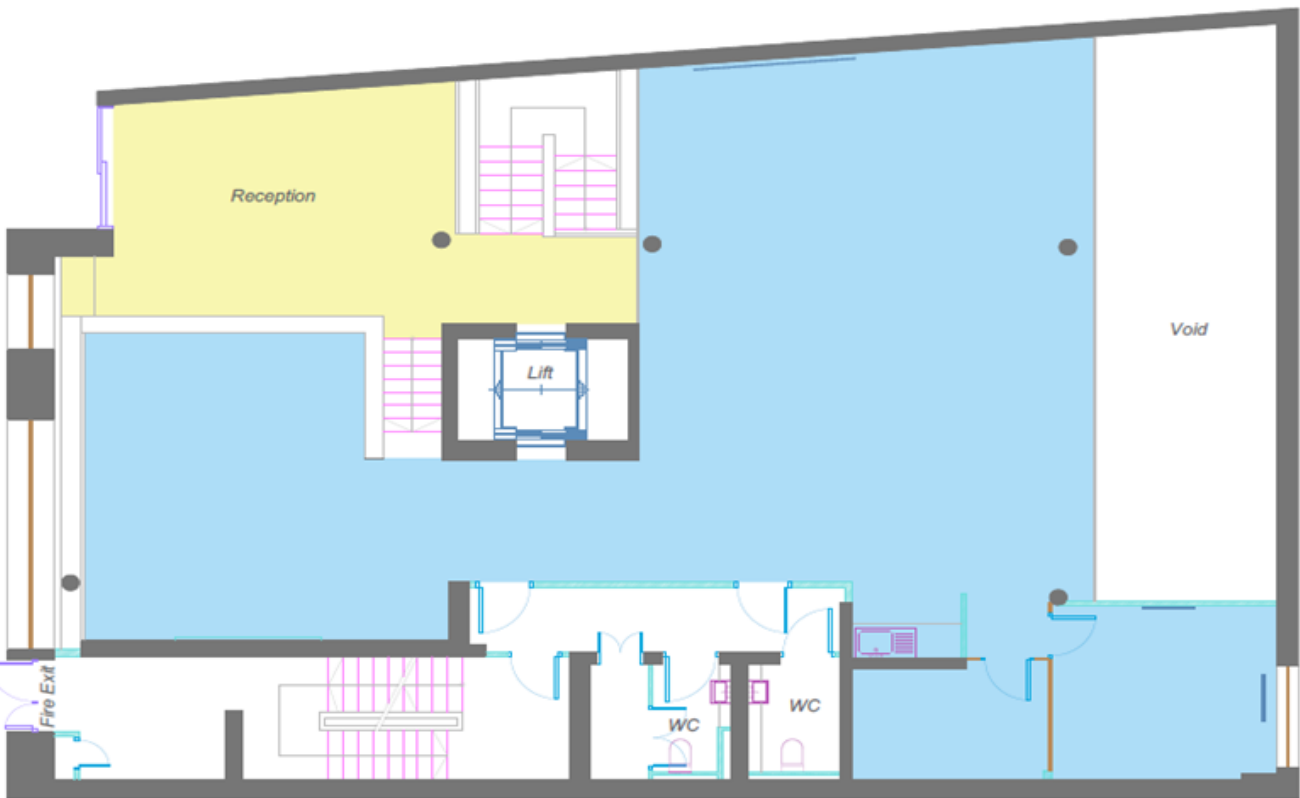
Misrepresentation Act 1967: Savoy Stewart for themselves and for the lessors of this property whose agents they are, give notice that: (1) The particulars are set out as a general outline only for guidance and do not constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.(3) no person in the employment of Savoy Stewart has any authority to make or give representation or warranty whatever in relation to this property.

FLOOR AREAS

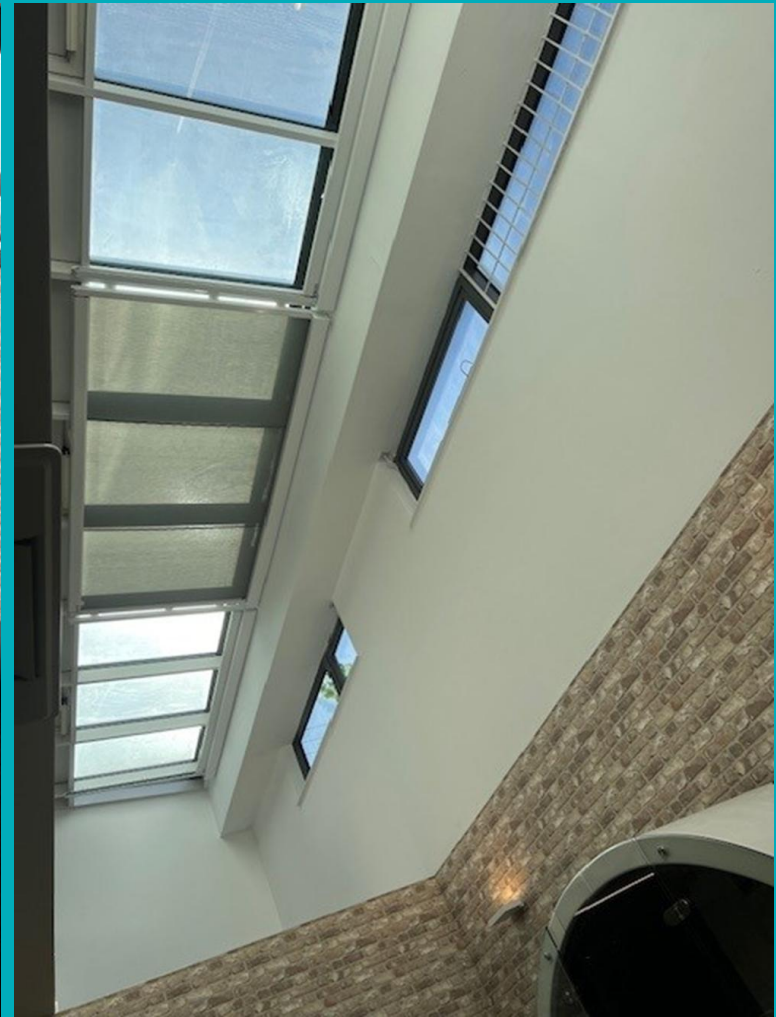
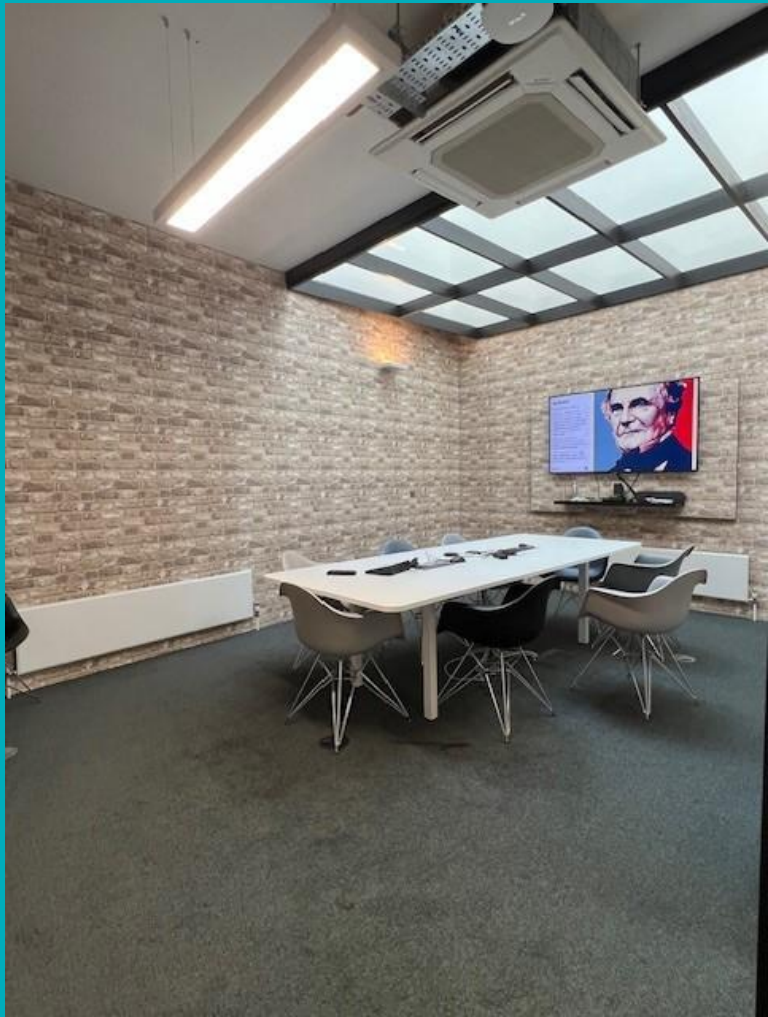
FLOOR	(NIA)	(GIA)
Third	811 sq ft	1,179 sq ft
Second	1,826 sq ft	2,287 sq ft
First	1,820 sq ft	2,282 sq ft
Ground	1,786 sq ft	2,864 sq ft
Lower Ground	1,608 sq ft	2,866 sq ft
Total	7,851 sq ft	11,479 sq ft

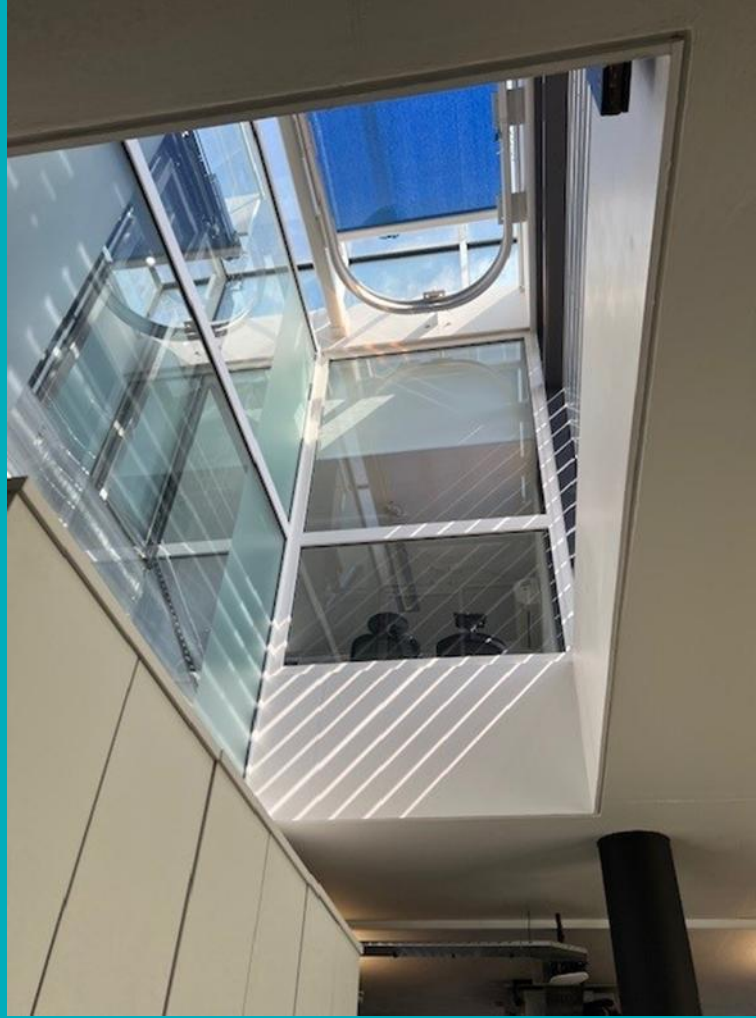


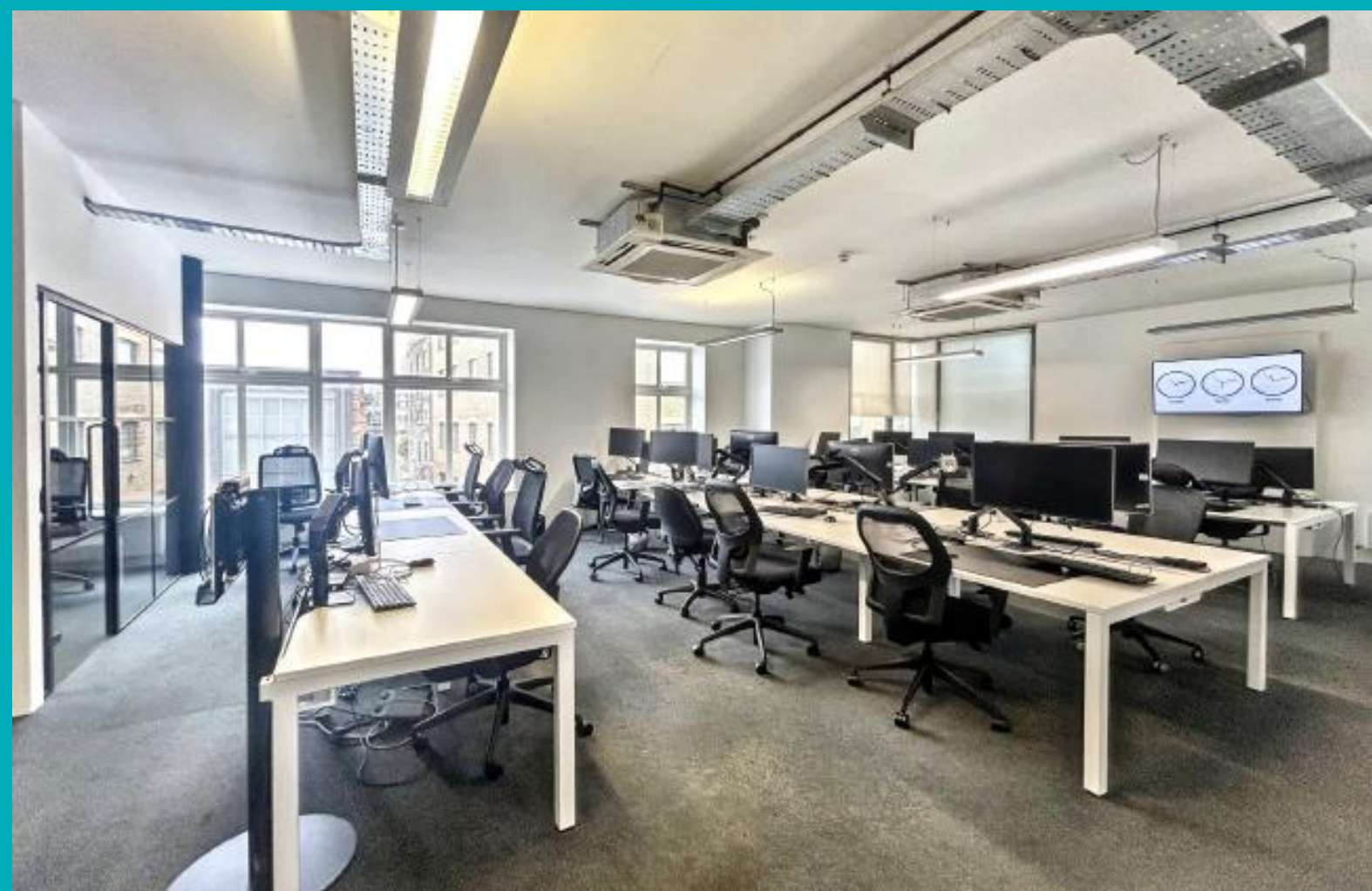
Second Level



Ground Level







DESCRIPTION

The property is planned on Lower Ground to Third floors and was constructed approx. 25 years ago. Each floor benefits from excellent natural light including on the lower ground floor.

The floor are currently laid out mainly in open plan with a number of meeting rooms and a break out areas on the lower ground floor.

The building benefits from a passenger lift that serves all floors and the third floor benefits from a roof terrace.

AMENITIES

- Passenger Lift
- Roof Terrace (3rd floor)
- Comfort Cooled
- Excellent Natural Light

TERMS

The property is available for sale as a freehold with full vacant possession available on completion.

PRICE

We are instructed to seek offers over £4,000,000 for the freehold interest reflecting £509 psf on the NIA or £348 psf on the GIA.

VAT

VAT will be payable on the purchase price.

ANTI-MONEY LAUNDERING

The successful purchaser will be required to satisfy the vendor in relation to the source of funds for this transaction.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

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