

UNION STREET PARTNERS



UNIT 4, BADEN PLACE  
LONDON, SE1

522 SQ FT (48.5 SQ M)

GROUND FLOOR OFFICE SUITE TO LET



One America Street, SE1 0NE  
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[unionstreetpartners.co.uk](http://unionstreetpartners.co.uk)

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Floor	Sq Ft	Sq M
Ground	522	48.5

## Location

The unit occupies a desirable and quiet spot on the ground floor of Baden Place, which is situated on Crosby Road. The premises benefits from nearby transport links with Borough Underground Station (Northern line), whilst London Bridge mainline station is also within walking distance, providing national rail links in addition to the underground (Northern and Jubilee lines).

## Description

The property comprises a self-contained unit which is divided into main rooms of office space with a demised kitchen area and W/C facilities. The office also benefits from electric heating and suspended ceilings whilst offering good natural light for any potential tenant.

## Amenities

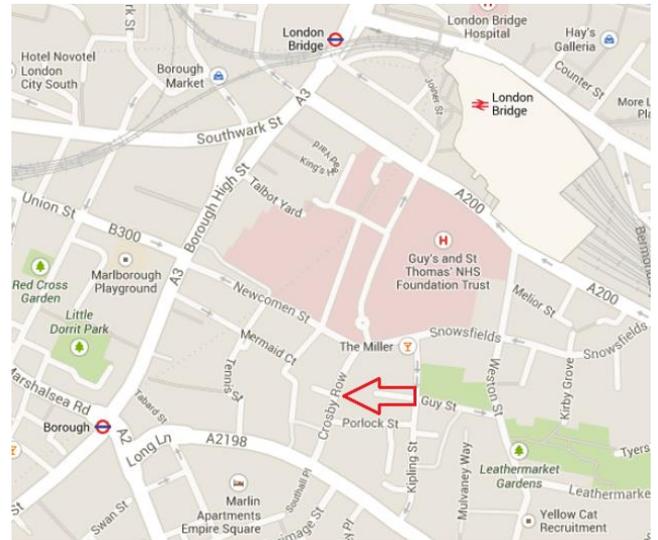
- Good natural light
- Electric heating
- Demised Kitchen
- Demised WC
- Desirable & quiet location

## EPC

This property has an EPC rating of 136 and falls within Band F.

## Rent

£15,400 per annum exclusive.



## Service Charge

TBC.

## Rates

£5,300 per annum.

## Lease

Sublet direct from leaseholder expiring December 2018.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Contact

### Union Street Partners

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