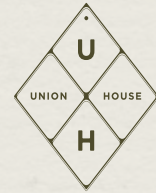




UNION HOUSE

**4,902 SQ FT
FULLY-FITTED REFURBISHED
OFFICE SPACE
LONDON, SE1**

A HISTORIC FORMER PAPER FACTORY



1903





BEAUTIFULLY RESTORED
TO CREATE AN INSPIRING
WORKSPACE WHERE
PEOPLE COME TOGETHER

TODAY

- ◆ Original features
- ◆ Contemporary design
- ◆ Fully fitted
- ◆ Furniture by Vitra
- ◆ Connected location
- ◆ Ready to move in immediately



Computer generated image



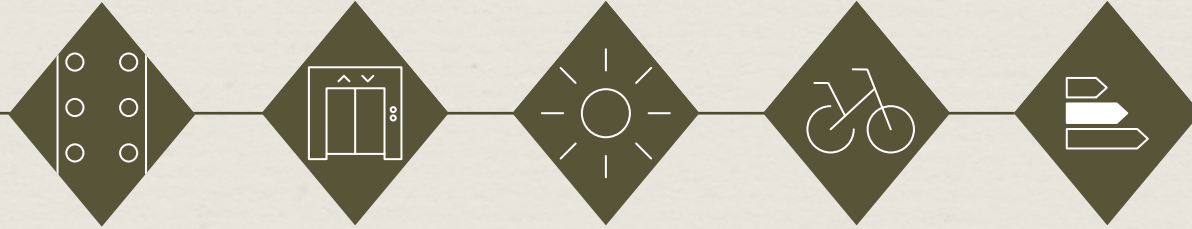
**UNITING ORIGINAL
BUILDING FEATURES WITH
CONTEMPORARY FINISHES**





CAREFULLY DESIGNED
TO OPTIMISE PRODUCTIVITY

BUILDING SPECIFICATION



Original
warehouse

2 x 13
passenger lifts

Excellent
natural light

Secure cycle
storage and
showers

EPC B

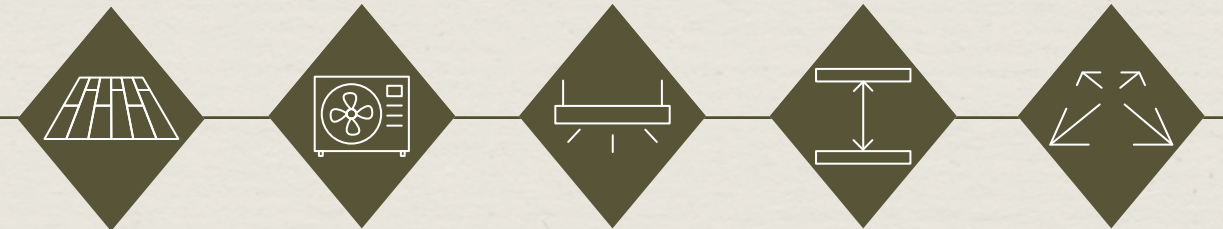


RECEPTION

THIRD FLOOR



FLOOR SPECIFICATION



Timber floor

Exposed VRF
heating and
cooling

Suspended
LED lighting

Floor to ceiling
height 3.18m

Efficient
floor plate



Computer generated image

THIRD FLOOR

EVERYTHING YOU NEED

- ▲ Ready to move in immediately
- ▲ Bright, efficient, design led space
- ▲ Short form leases
- ▲ Pre-installed fibre
- ▲ Perfectly curated furniture by Vitra

vitra.

CLI Dartriver have collaborated with Vitra for the design, manufacture, and delivery of the high-end office furniture for Union House.

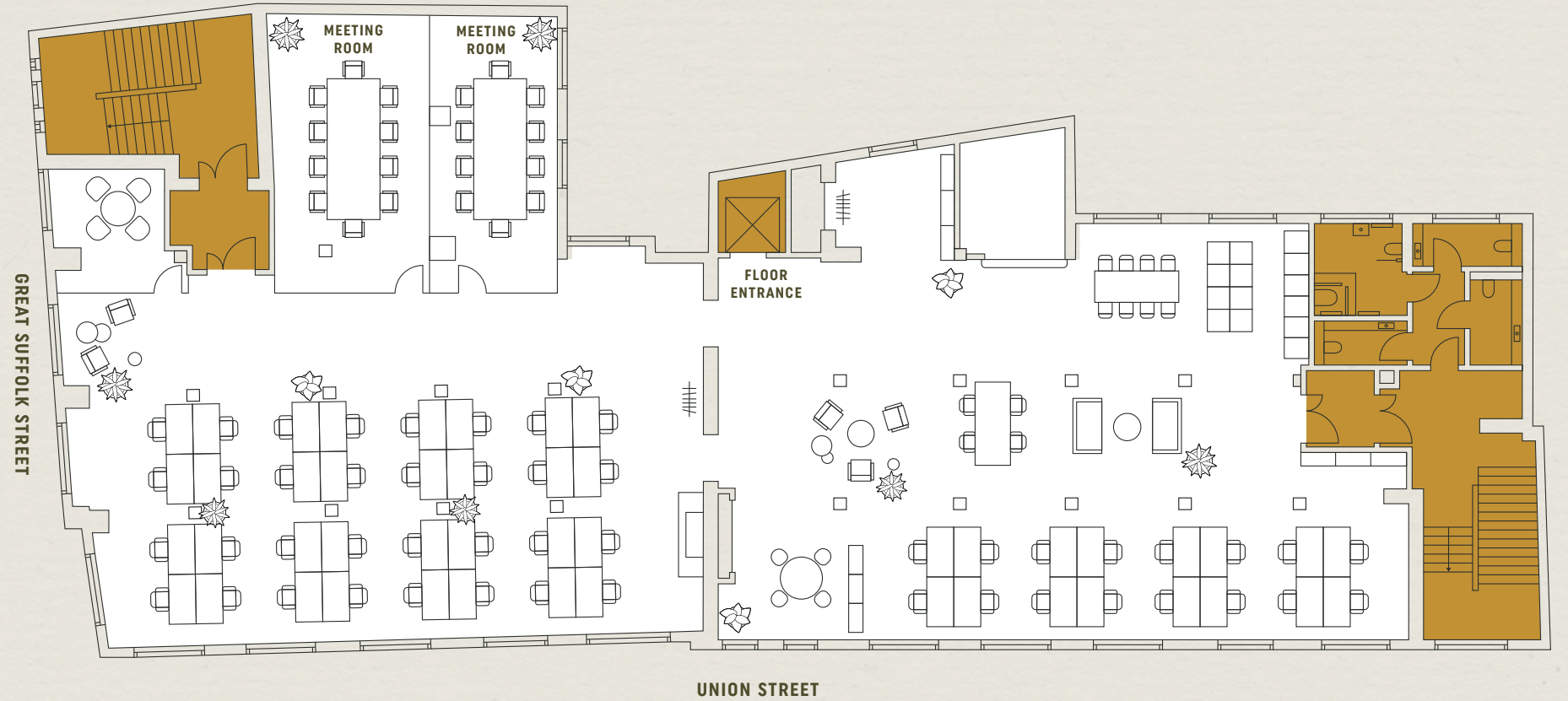
Driven by a mutual dedication to sustainability, quality, and attention to detail Vitra are the perfect partner. For this project, we have sought to create a carefully curated design that stands the test of time, both aesthetically and in terms of durability.



DESIGNED TO HELP YOUR BUSINESS CONNECT AND THRIVE

- ▲ 48 desks
- ▲ 3 breakout spaces
- ▲ 1 x 4 person meeting room
- ▲ 2 x 10 person meeting rooms
- ▲ 1 dining area
- ▲ 5 open meeting areas
- ▲ 6 storage cabinets
- ▲ 1 kitchen

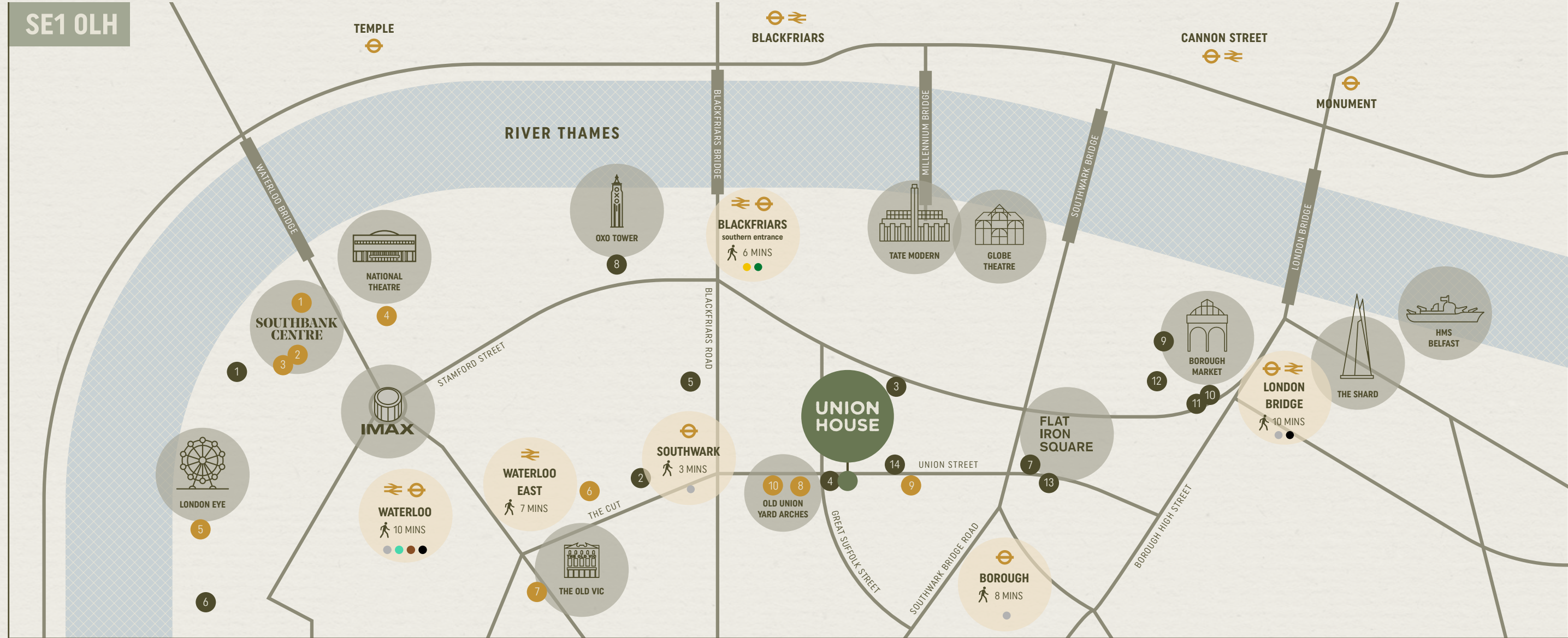
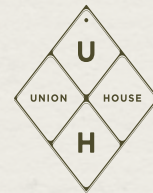
THIRD FLOOR



4,902 SQ FT
455 SQ M

◆ OFFICE
◆ CORE

SE1 0LH



BUSTLING SOUTHBANK

● ARTS & CULTURE

- 1 Hayward Gallery
- 2 Southbank Centre
- 3 Royal Festival Hall
- 4 National Theatre
- 5 London Eye
- 6 Young Vic Theatre
- 7 The Old Vic
- 8 Union Theatre
- 9 Jerwood Space
- 10 Old Union Yard Arches

● FOOD & DRINK

- 1 Skylon
- 2 Anchor & Hope
- 3 Marco's by Marco Pierre White
- 4 Bread Street Kitchen & Bar
- 5 Seabird
- 6 Gillray's Steakhouse & Bar
- 7 Flat Iron Square
- 8 Oxo Tower Restaurant
- 9 Roast
- 10 Padella
- 11 Tapas Brindisa
- 12 El Pastor
- 13 The Gentlemen Barista
- 14 Mc & Sons



Bread Street Kitchen
1 min walk



Flat Iron Square
5 mins walk



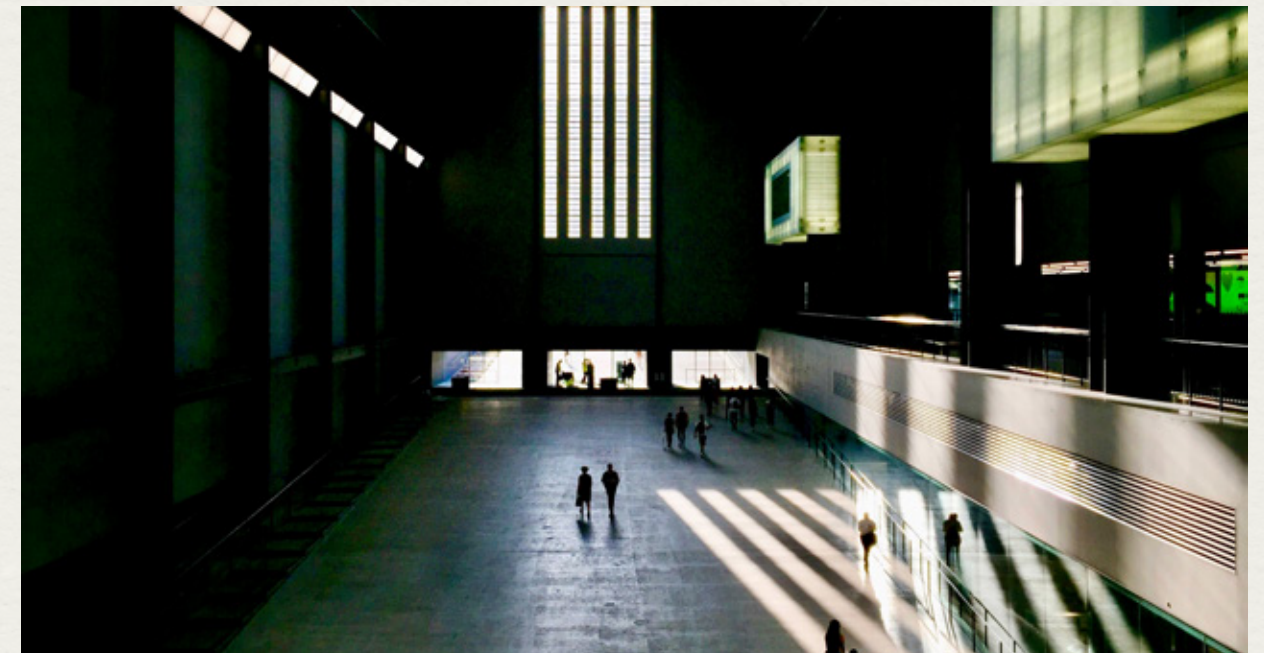
Tapas Brindisa
10 mins walk



Old Union Yard Arches
2 mins walk



Tate Modern
6 mins walk



**AN ABUNDANCE OF
EXPERIENCES WITHIN
WALKING DISTANCE**

EAT, DRINK AND PLAY

Union House sits at the heart of London's Southbank, surrounded by the best bars, restaurants, markets and cultural institutions.



Borough Market
10 mins walk



Southbank Centre
12 mins walk



Borough Yards
10 mins walk

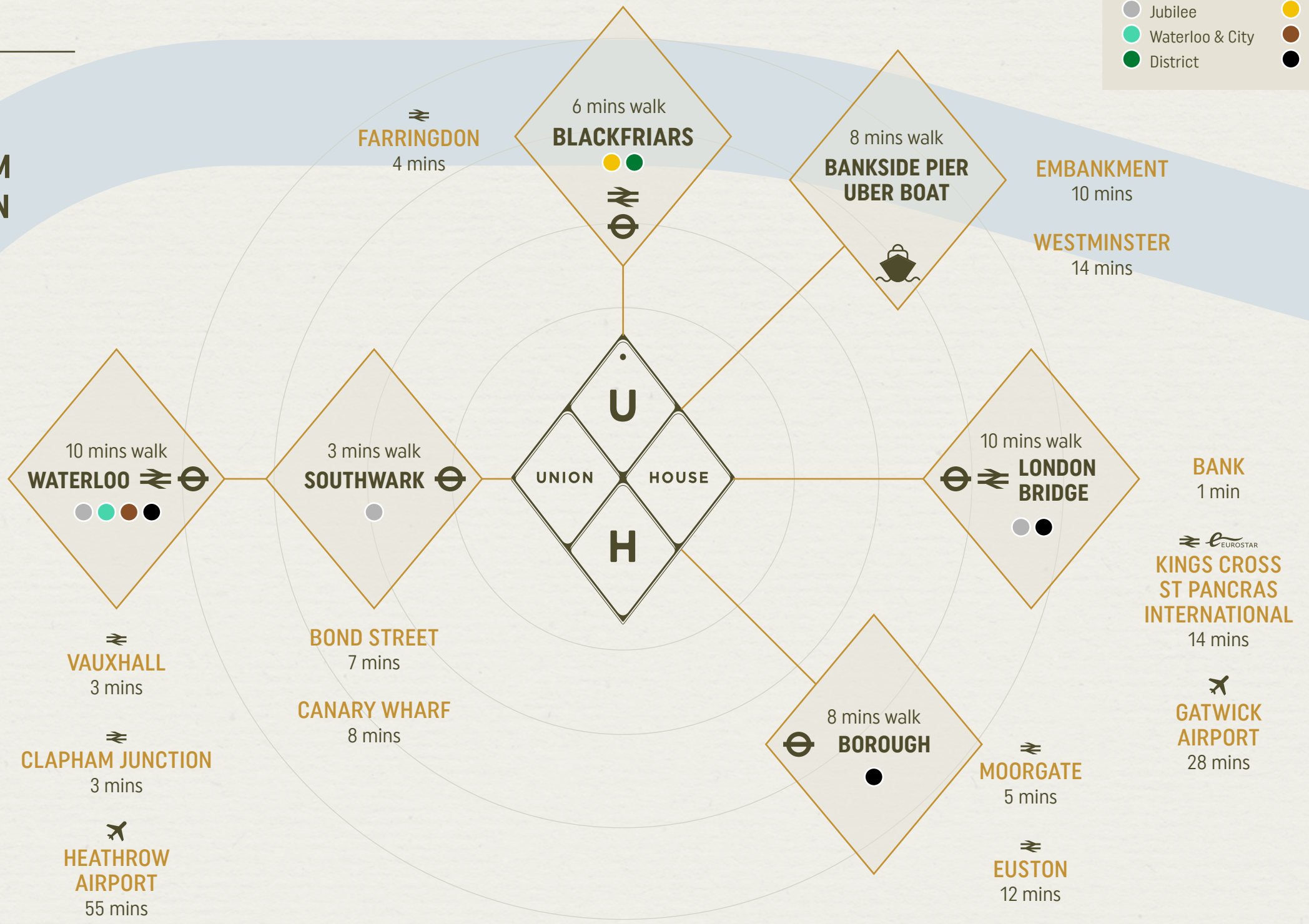
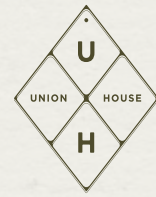


Bedales
12 mins walk



STAY CONNECTED A HOP & A SKIP FROM SOUTHWARK STATION

 Jubilee	 Circle
 Waterloo & City	 Bakerloo
 District	 Northern



A WEALTH OF EXPERTISE

CLI Dartriver's team have developed over 2.8m sq ft of best-in-class commercial office space across 25 projects in Central London.



63 COLEMAN STREET
LONDON EC2

SIZE 40,200 sq ft
COMPLETION Q1 2025
PROPOSED WORKS New development



ELDON HOUSE
LONDON EC2

SIZE 48,100 sq ft
COMPLETION Q3 2024
PROPOSED WORKS Innovative re-positioning works which will deliver space with character and broad appeal to the occupier market



MEWES AND DAVIS BUILDING
LONDON EC2

SIZE 37,149 sq ft
COMPLETION Q3 2023
PROPOSED WORKS Refurbishment of the existing building including refurbishment of the 7th and 5th office floors and enhancement of the tenant amenities



FOLGATE BUILDING
LONDON E1

SIZE 66,800 sq ft
COMPLETION Q4 2024
PROPOSED WORKS New development

JOIN US, GET IN TOUCH

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CL I

DARTRIVER

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