

FIRST FLOOR CHARACTER STUDIO/ OFFICE TO LET

Tel: 07885 912 982



**LAMBETH WALK STUDIOS
6 BEDLAM MEWS, LONDON, SE11 6DF**

**APPROX. 650 SQ FT (60.4 SQM)
£22,000 PER ANNUM EXCLUSIVE**



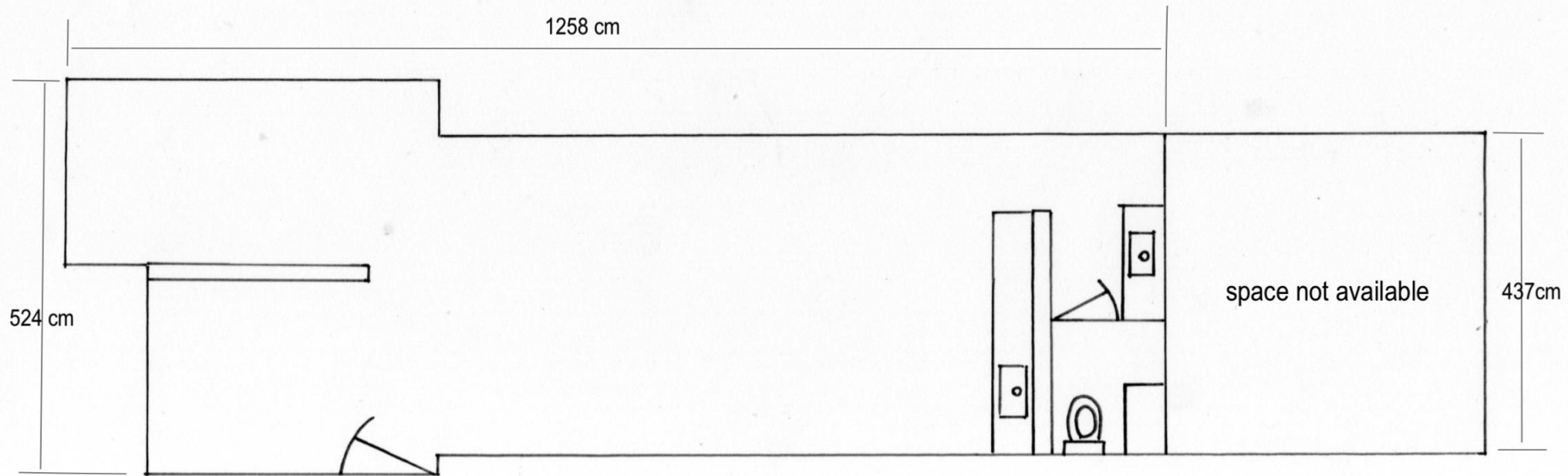




STUDIO PROPERTIES

1st floor studio/office. 676.6 sq ft. - 63 sq meters

6 Bedlam Mews
Kennington
London
SE11 6DF





Location

The property is located just off Walnut Tree Walk between Kennington Road and Lambeth Walk and within a short walk of Lambeth North station (Bakerloo line) and Waterloo mainline and underground services.

Description

A self-contained recently refurbished office / studio office on the first floor set within a private gated mews, off Walnut Tree Walk.

The space is predominantly open plan to include a newly fitted kitchen. This is a single W.C and excellent natural light.

Office specifications include:

- ❖ Gas central heating
- ❖ Kitchenette
- ❖ Wood flooring
- ❖ Own W.C
- ❖ Excellent natural light
- ❖ Remote control gate access
- ❖ Quiet/safe location

Parking for one car can be arranged by way of a licence at £2,000 per annum.

Term

A new lease available for a minimum term of two years on terms by arrangement.

Service Charge

£2 per sq ft to include buildings insurance.

EPC

Energy Rating 58 - C

Rates

To be confirmed.

VAT

VAT is payable on the rent and service charge

Rent

£ 22,000 per annum exclusive of all outgoings

Further Details

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