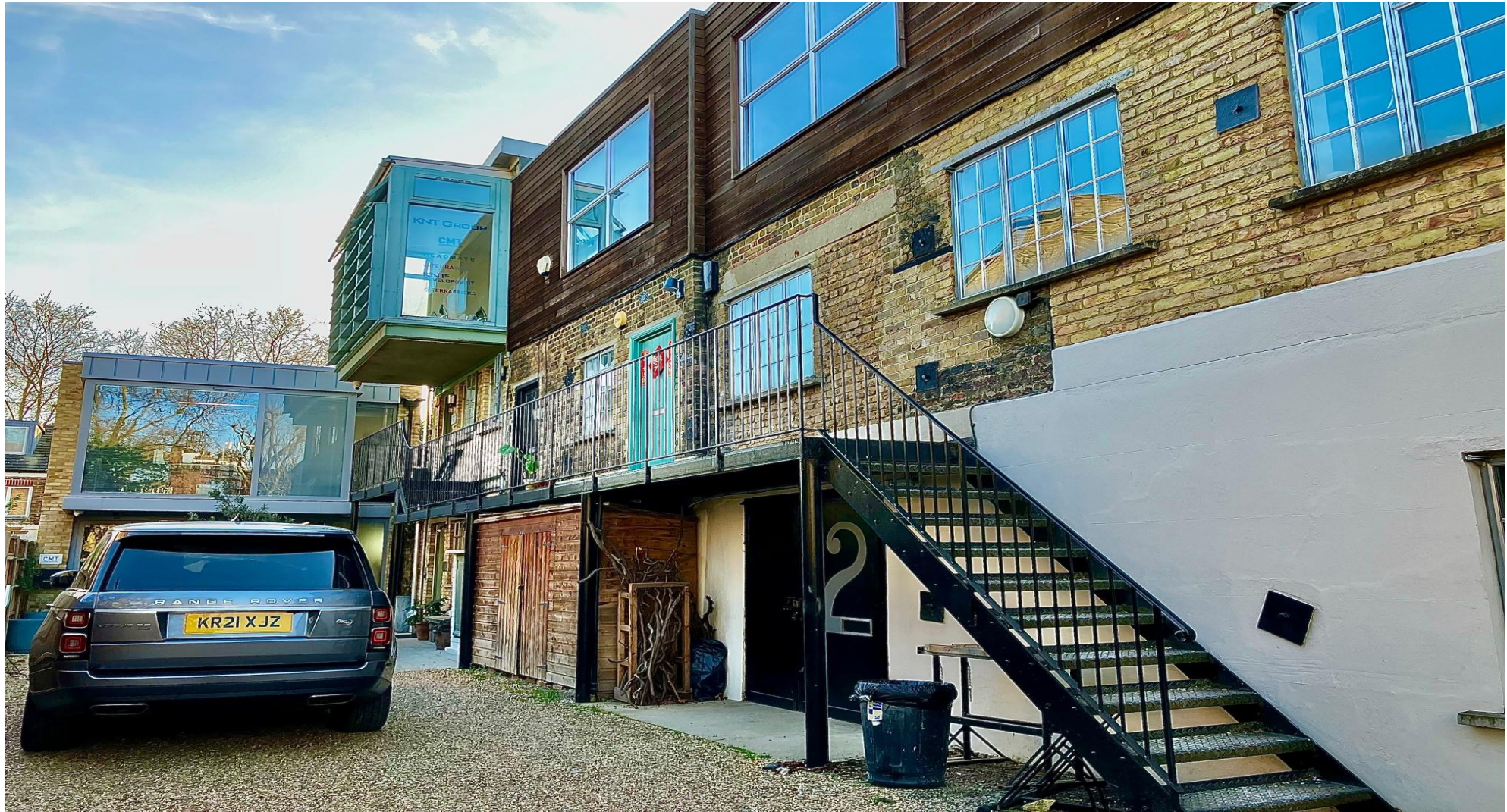


# TO LET

## CHARACTER COMMERCIAL STUDIO UNIT

### LAMBETH SE11

Tel: 07885 912 982



LAMBETH WALK STUDIOS  
5 BEDLAM MEWS, LONDON, SE11 6DF  
APPROX. 775 SQ FT (72 SQM) (CLASS E)

£22,000 PER ANNUM EXCLUSIVE  
FLEXIBLE TERMS OFFERED



## 5 BEDLAM MEWS, LONDON SE11 6DF





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## 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 commercial studio full of character offering an open plan area benefitting from exposed brick, wooden floors and beams and set within a private gated mews, off Walnut tree Walk. The unit is in excellent condition and includes a single W.C and open plan kitchen.

Office specifications include:

- ❖ Gas central heating
- ❖ Air-Conditioning
- ❖ Shower
- ❖ 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 £1,200 per annum.

## Service Charge

An annual service charge of £1,000 to include buildings insurance.

## EPC

Rating D - 89.

## Rates

Approx. £3,600 per annum.

## VAT

VAT is payable on the rent and s/c.

## Term

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

## Rent

£22,000 per annum exclusive of all outgoings

## Further Details

Ian Lim  
Lim Commercial

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