

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)

£25,000 PER ANNUM EXCLUSIVE
FLEXIBLE TERMS OFFERED

5 BEDLAM MEWS, LONDON SE11 6DF



5 BEDLAM MEWS, 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 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

To be confirmed.

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

£25,000 per annum exclusive of all outgoings

Further Details

Ian Lim
Lim Commercial

E: ian@limcommercial.com

Tel: 07885 912 982