

TO LET

2 x COMMERCIAL UNITS, LAMBETH SE11

Tel: 07885 912 982



**TO LET AS SINGLE OR
COMBINED UNITS**

FROM 250 SQ FT TO 500 SQ FT

**£12,000 - £24,000 PER ANNUM
EXCLUSIVE**

CLASS E (OFFICE/RETAIL USE

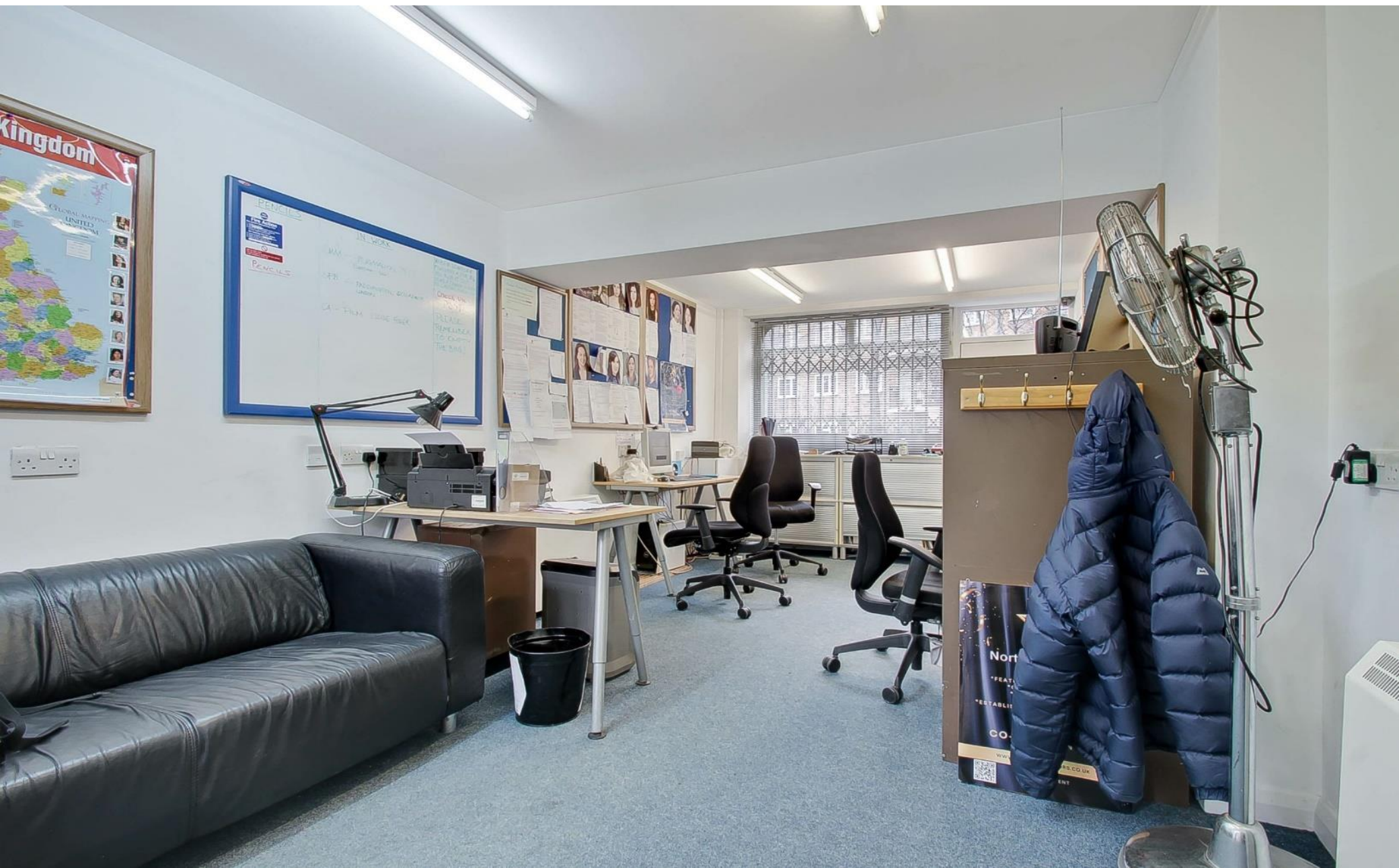
AVAILABLE NOW

**53 & 55 LAMBETH WALK
LONDON, SE11 6DX
FROM 250 - 500 SQ FT (23 SQM TO 46 SQM)**

53 LAMBETH WALK, LONDON SE11 6DX



53 LAMBETH WALK, LONDON SE11 6DX



SHARED COMMUNAL PATIO



55 LAMBETH WALK, LONDON SE11 6DX



55 LAMBETH WALK, LONDON SE11 6DX



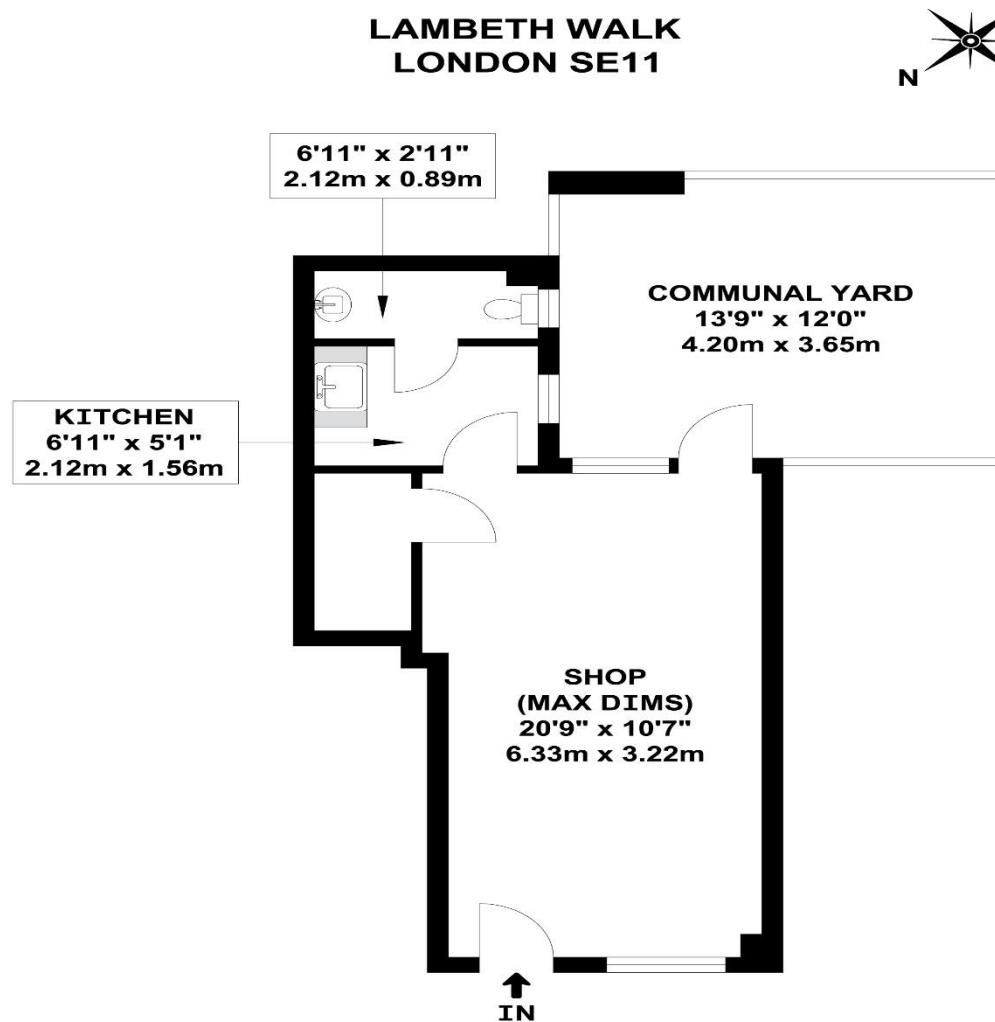
55 LAMBETH WALK, LONDON SE11 6DX



55 Lambeth Walk, London SE11 6DX



53 LAMBETH WALK, LONDON SE11 6DX



APPROX. NET FLOOR AREA 256.18 SQ. FT / 23.80 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
FLOOR PLANS ARE NOT DONE TO "SCALE".



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

2 x self-contained ground floor retail / office units with the benefit of a shared enclosed patio.

Both units are open plan with a kitchen, W.C each and storage areas.

Each units specifications include:

- ❖ Electric heating
- ❖ Kitchenette
- ❖ Carpeted throughout
- ❖ Own W.C
- ❖ Own entrance
- ❖ Communal patio
- ❖ Close to Lambeth North station

Term

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

Service Charge

A nominal service charge to be applied to the ground floor office.

EPC

Energy Rating

No.53 - C – 74

No.54 – C - 66

Rates

The Rateable Value for 2026/2027 is as follows:

No.53 RV - £5,400

No.55 RV - £5,400

VAT

VAT is NOT payable on the rent and any service charge

Rent

£ 12,000 - £24,000 per annum exclusive of all outgoing

Further Details

Ian Lim
Lim Commercial

E: ian@limcommercial.com

Tel: 07885 912 982