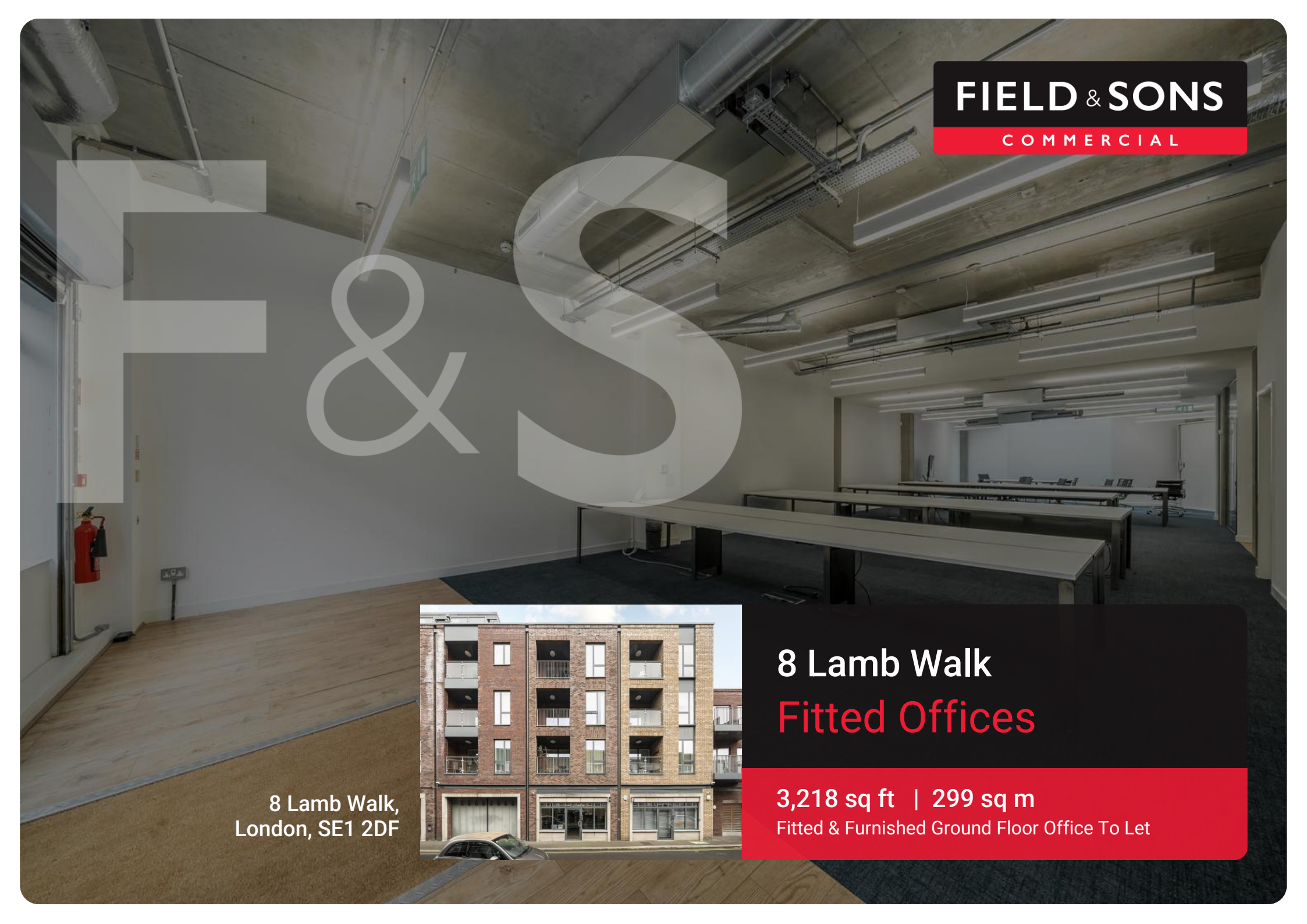




FIELD & SONS

COMMERCIAL

8 Lamb Walk,
London, SE1 2DF



8 Lamb Walk

Fitted Offices

3,218 sq ft | 299 sq m

Fitted & Furnished Ground Floor Office To Let

8 Lamb Walk

Fitted & Furnished Offices

Location

Lamb Walk is a mixed commercial and residential street situated in the heart of popular Bermondsey Street locality. The immediate local area has and continues to undergo extensive redevelopment to provide high quality residential property and numerous new office buildings together with various other bar and restaurant facilities.

The redeveloped London Bridge mainline and underground stations with entrance/exit on St Thomas Street is within a short walk to the north together with the various attractions of the Borough Market and Bankside localities.

Description

Comprises a newly created self-contained ground floor office unit forming part of this modern mixed use development.

Currently arranged as entrance/reception leading to open plan area with kitchen, WCs and meeting room on one side and library space at the rear.

Own entrance direct from street level with fully glazed frontage and security roller shutter. Natural light at the rear by way of large rook lights.

The approximate floor area is 3,218 sq ft (298.96 sq m).



8 Lamb Walk

Fitted & Furnished Offices

Amenties

- Integrated heating/cooling system
- Exposed contemporary concrete ceiling with suspended cable trays
- Fully accessible raised floor
- CAT 5E data cabling
- Suspended LED linear and spot lighting
- Fully carpeted (wood floor in reception)
- Security shutter and alarm
- Excellent natural daylight via south facing floor to ceiling windows at ground floor level & roof lights at rear
- Fully DDA accessible
- Kitchen
- Male and Female W.C.s
- Available as fully fitted and furnished

Tenure

New lease direct from the Landlord.

Rent

£257,000 per annum, **inclusive of business rates and service charge.** VAT applicable.



8 Lamb Walk

Fitted & Furnished Offices

Business rates

Included in rent.

Service charge

Included in rent.

Energy performance

EPC Asset Rating = 29 (Band B).

Address

8 Lamb Walk, London SE1 2DF





8 Lamb Walk

Fitted & Furnished Offices



Disclaimer - Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

FIELD & SONS

COMMERCIAL

For further details, please contact:

Ben Locke or Nigel Gouldsmith

Tel: **020 7234 9639**

E-mail: **com@fieldandsons.co.uk**

www.fieldandsons.biz