

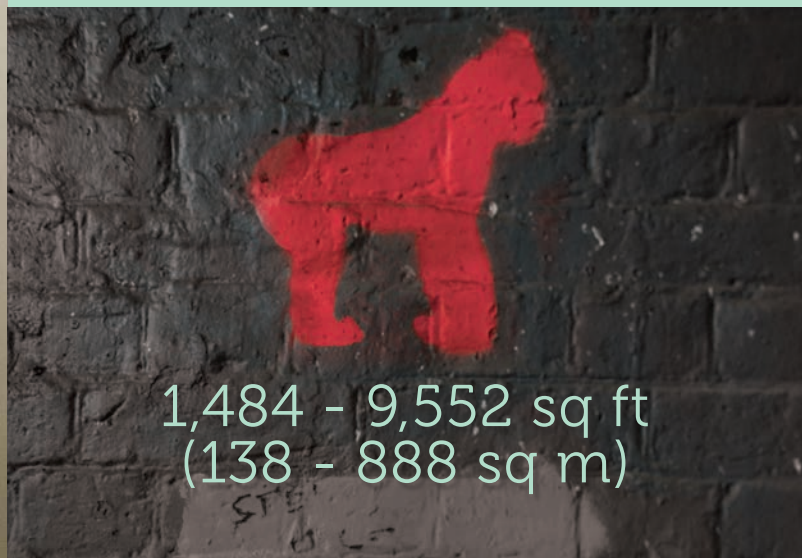


8-10



lamb walk
bermondsey se1

new air conditioned
offices To Let / Sell



1,484 - 9,552 sq ft
(138 - 888 sq m)



8-10

description

the new build ground floor commercial units benefit from their own individual off street entrance/reception areas, and have been fitted out to the highest exposed services specification to cohesively blend in with the local bermondsey high street vibe.

specification

- individual off street front doors
- capped off services
- raised floor
- suspended ceiling
- VRV systems with exposed fan coil type heating & cooling units
- suspended/recess LG7 compliant led light fittings, controlled by localised pir light sensors
- each unit has its own unisex wc





images 1, 2 & 3 are representative and are taken from a similar bouldbee development

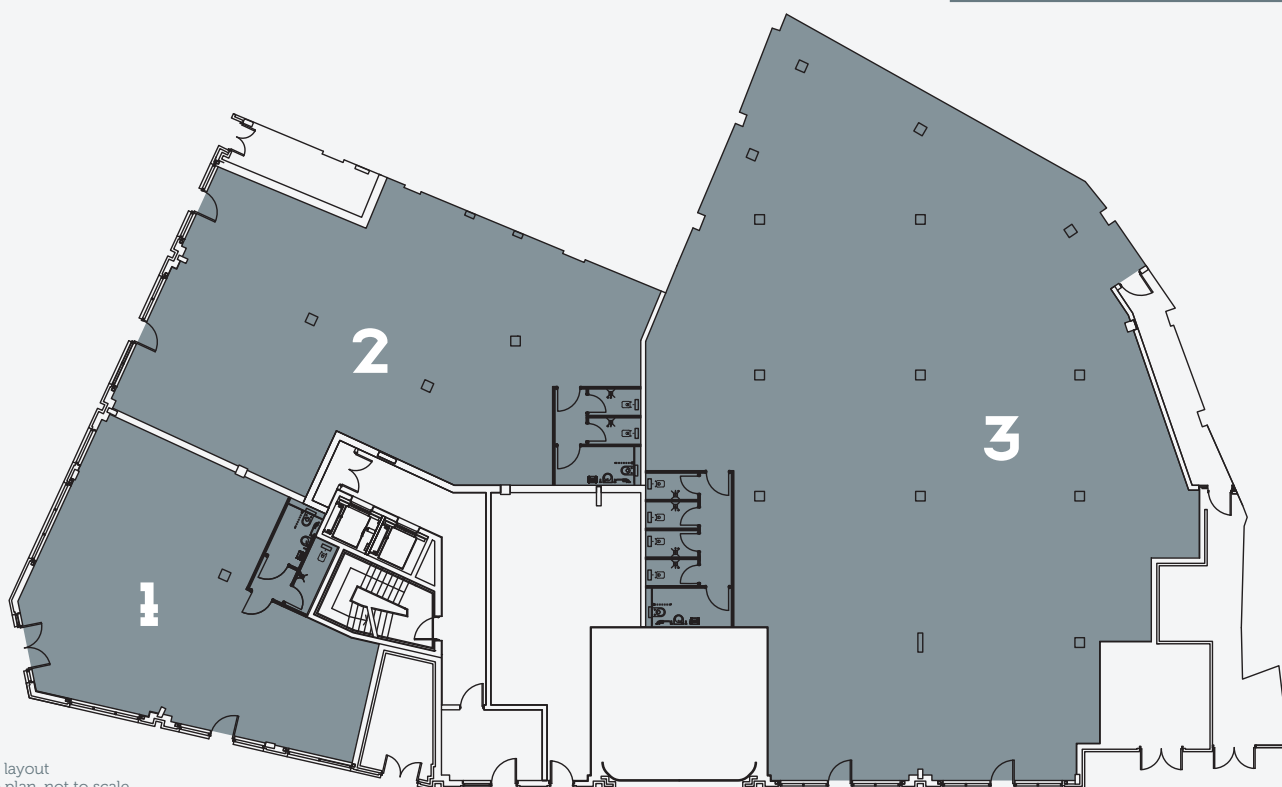
accommodation

the units can be let independently or together to suit prospective tenants requirements

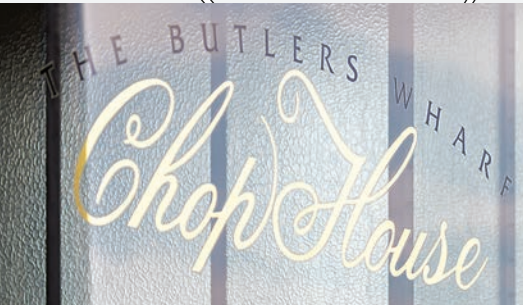
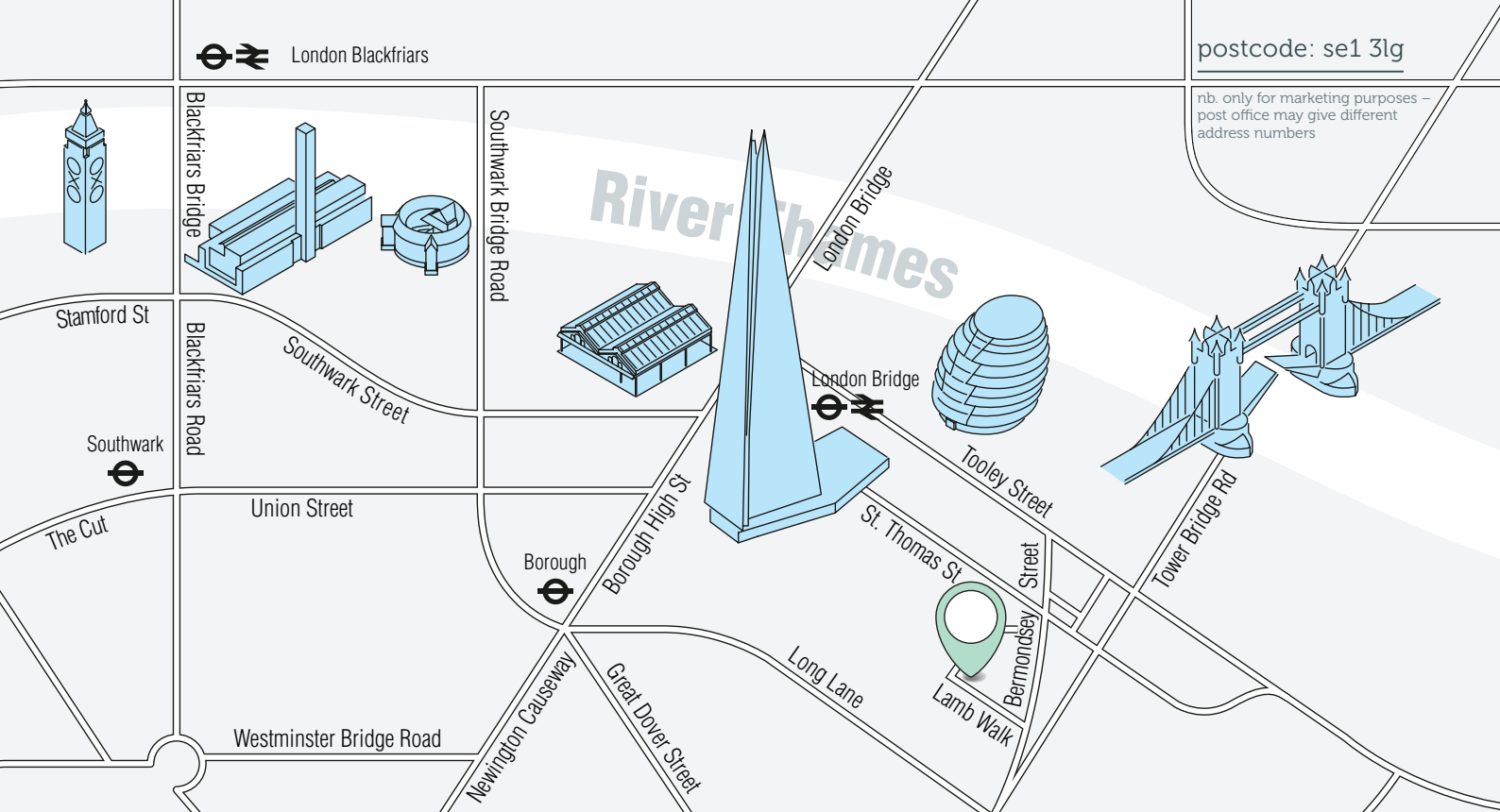
sustainability

target EPC rating of 'A'
target BREEAM 2011 'very good'

unit	sq m	sq ft
1	137.9	1,484
2	216.9	2,334
3	532.7	5,733
	887.5	9,552



proposed layout
indicative plan, not to scale



location

the property is prominently located on the junction of morocco street and lamb walk se1 being less than 10 minutes' walk only of london bridge mainline and underground(jubilee / northern lines).

the immediate vicinity has undergone significant change and regeneration in recent years and boasts a number of award winning restaurants and wine bars; this location is now a vibrant and exciting part of central london. when london bridge station on going modernisation programme is completed, there will be a new entrance hall in tooley street only a few minutes' walk of the property.

journey times from london bridge

bank: 2 minutes
westminster: 5 minutes
green park: 7 minutes
canary wharf: 7 minutes
london city airport: 21 minutes
gatwick airport: 35 minutes

terms

new lease(s) available for term(s) by arrangement.

rent

upon Application

sole letting agents

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