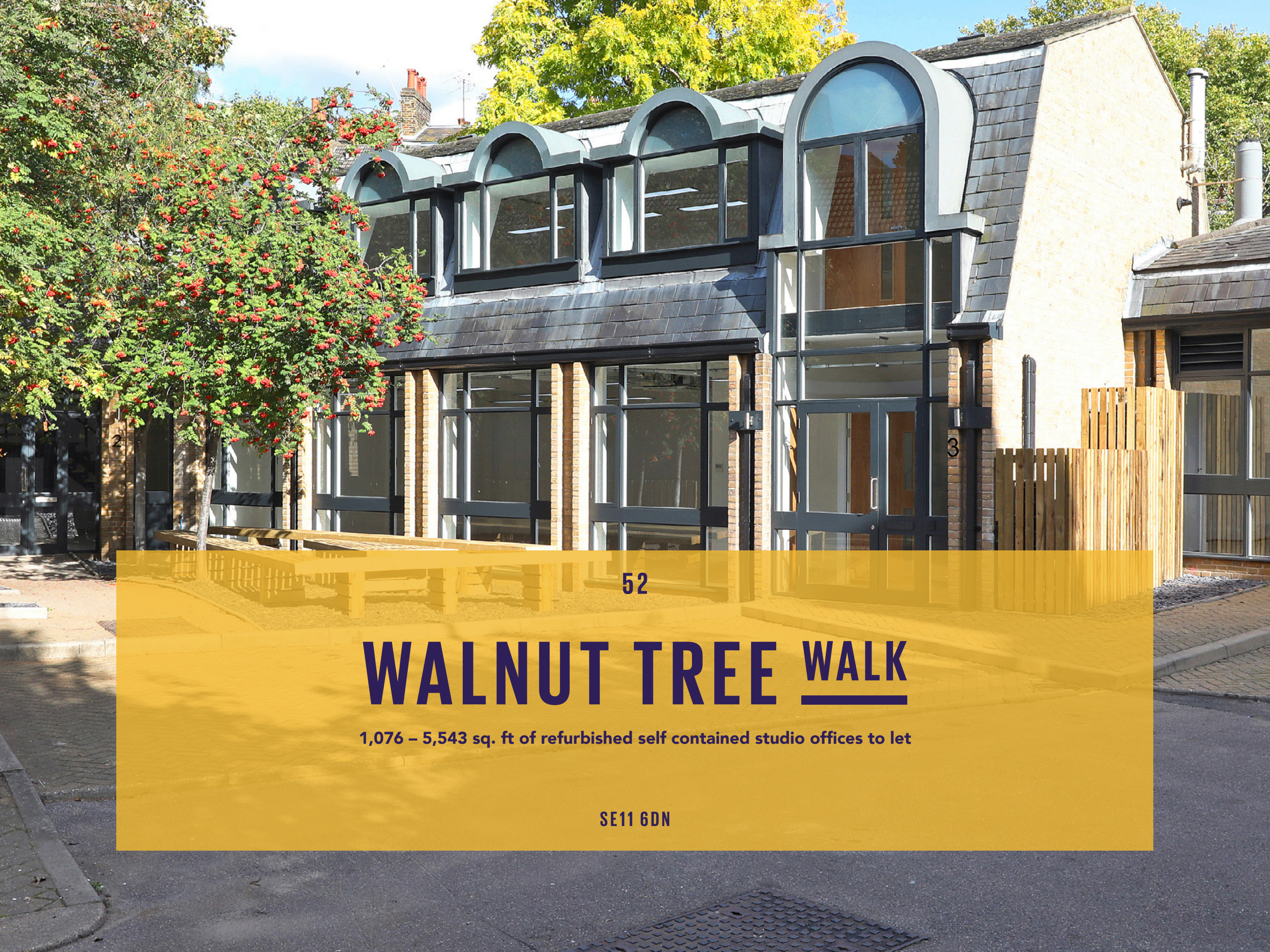




52

WALNUT TREE WALK

1,076 – 5,543 sq. ft of refurbished self contained studio offices to let

SE11 6DN

WALNUT TREE WALK

WALK.

Lambeth North		10 minutes
Kennington		13 minutes
Elephant & Castle		15 minutes
Vauxhall	 	18 minutes
Waterloo	 	19 minutes

EAT + DRINK.

- 1 Mercato Metropolitano
- 2 The Dog House
- 3 The Prince of Wales
- 4 The White Bear
- 5 The Tommyfield
- 6 Amici Italian
- 7 Kennington Coffee Shop
- 8 Grand Union Kennington

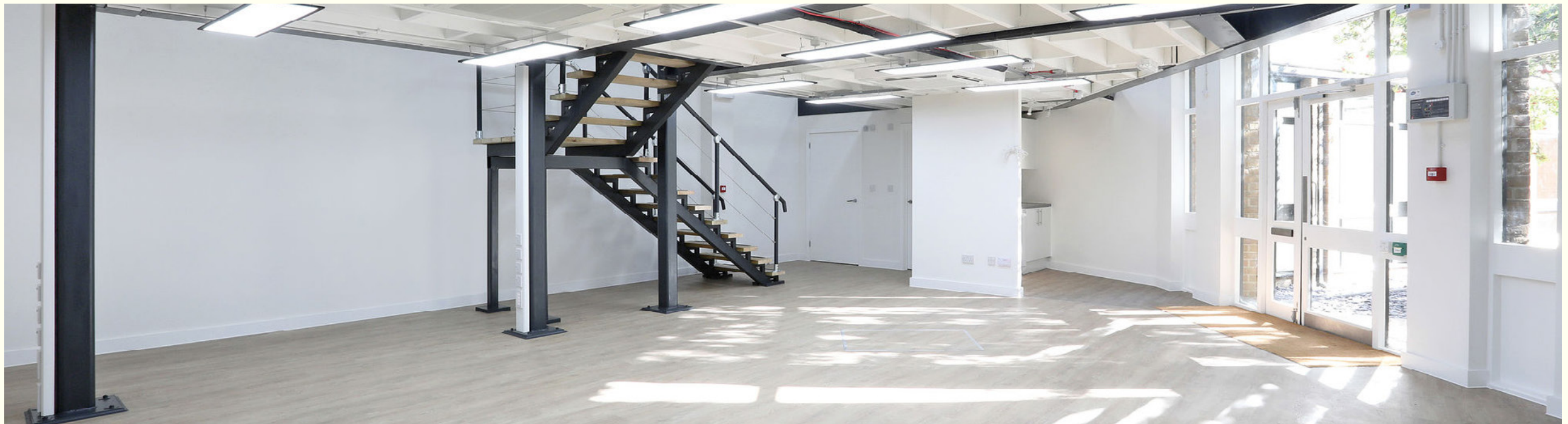
DO.

- 9 Imperial War Musuem
- 10 Cinema Museum
- 11 Old Vic Theatre
- 12 Geraldine Mary Harmsworth Park
- 13 Kennington Park
- 14 Beefeater Gin Distillery
- 15 Oval Cricket Ground
- 16 London College of Communication
- 17 Ministry of Sound



Key:





WALNUT TREE WALK





SPECIFICATION

Walnut Tree Walk offers **contemporary open plan studio office spaces** set in an exclusive gated courtyard. The accommodation has undergone a substantial refurbishment and provides the following specification:



Gated security and 24/7 access



8 x **bike racks**



Private leafy courtyard area with seating



4 x **car parking spaces**



New self-contained W/Cs



Attractive self-contained studio spaces



Cat 6 cabling from points in each unit to a main point where switch and server can be located



Video **entry system**



Exposed services including **contemporary LED lighting** and **suspended comfort cooling**



Porcelanosa L'Antique Colonial wood effect laminate flooring throughout

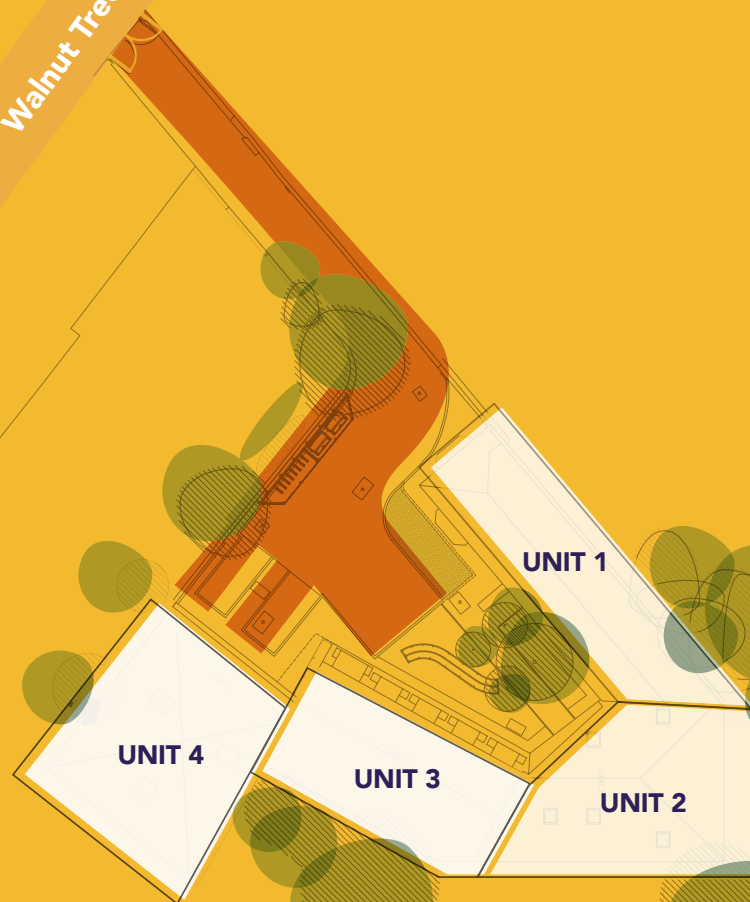


Perimeter trunking



Modern kitchenettes

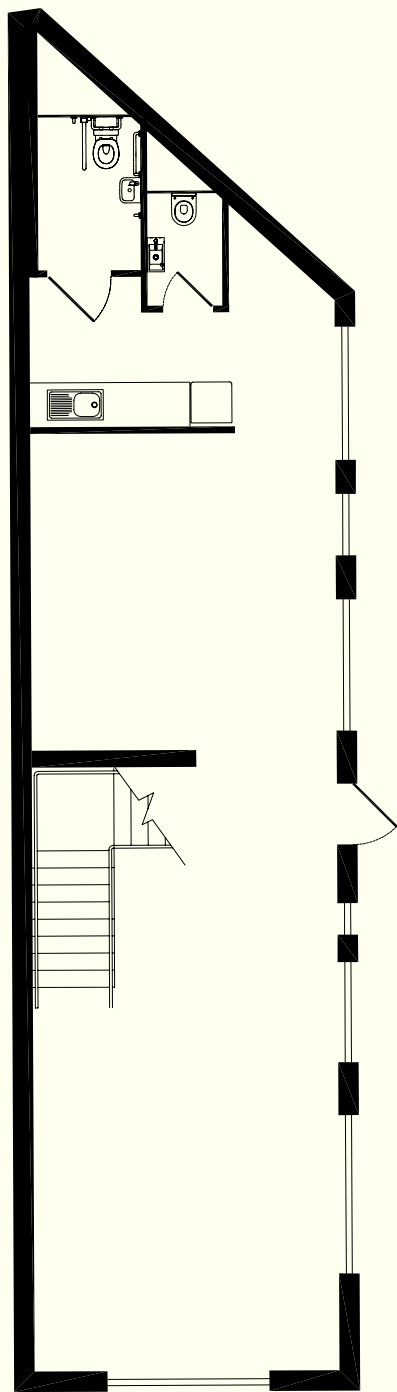
Walnut Tree Walk



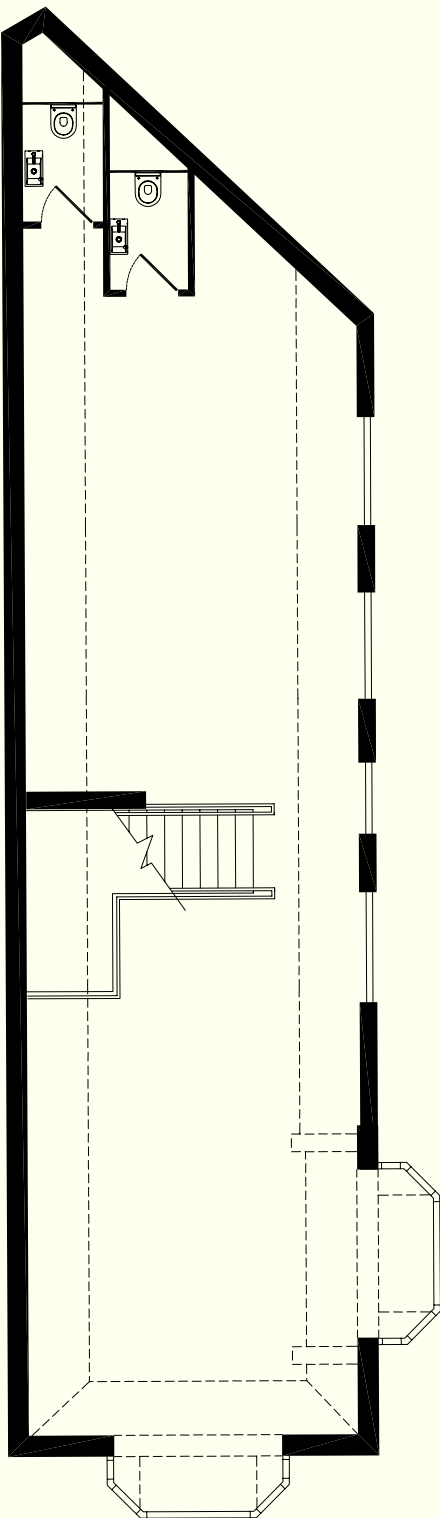
FLOOR PLANS

UNIT 1

GROUND FLOOR
71m² 764ft²



FIRST FLOOR
77m² 828ft²

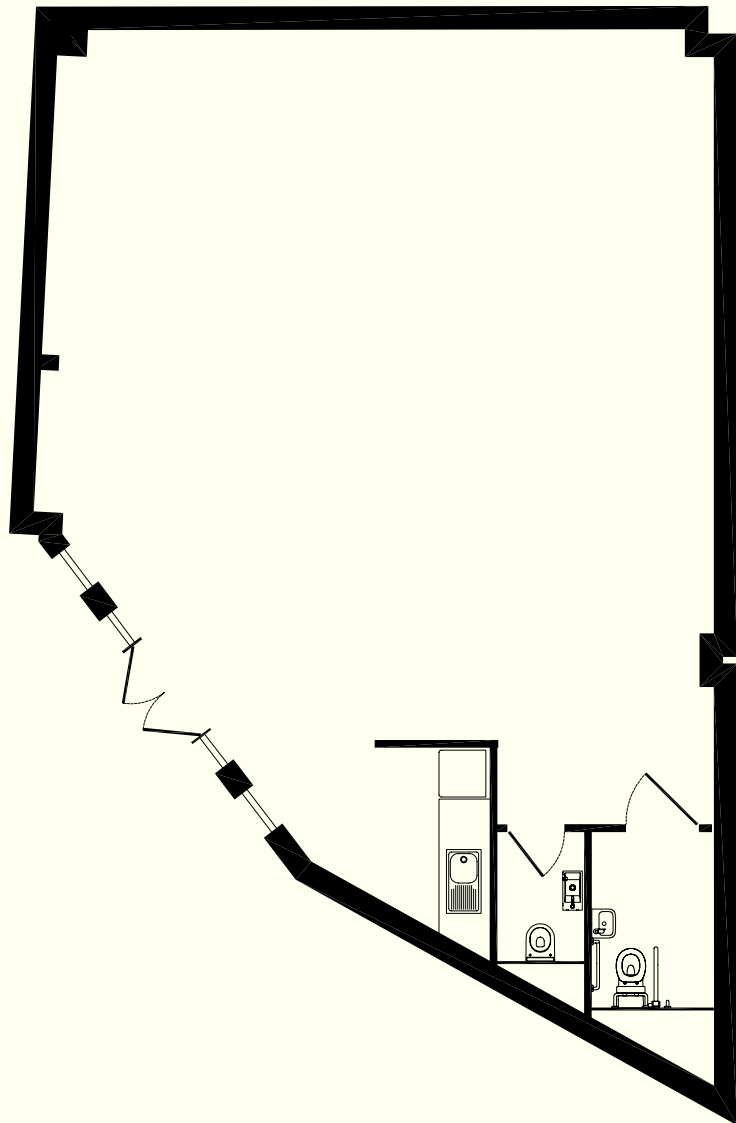


Floor plans are not to scale and are for indicative purposes only

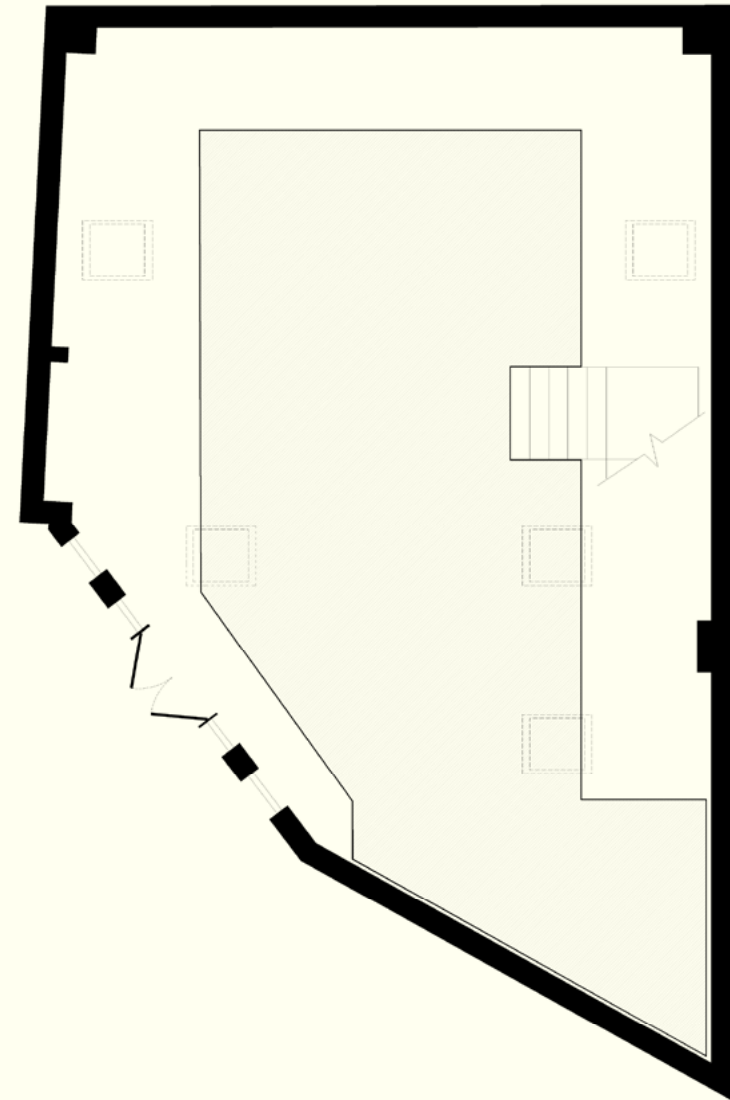
FLOOR PLANS

UNIT 2

GROUND FLOOR
82m² 883ft²



FIRST FLOOR
42m² 452ft²

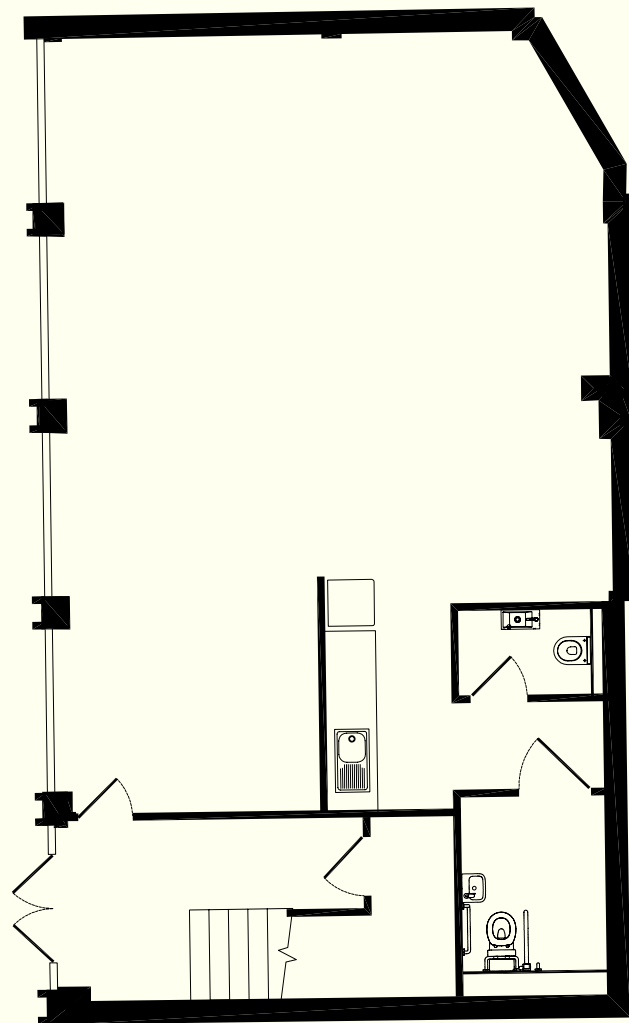


Floor plans are not to scale and are for indicative purposes only

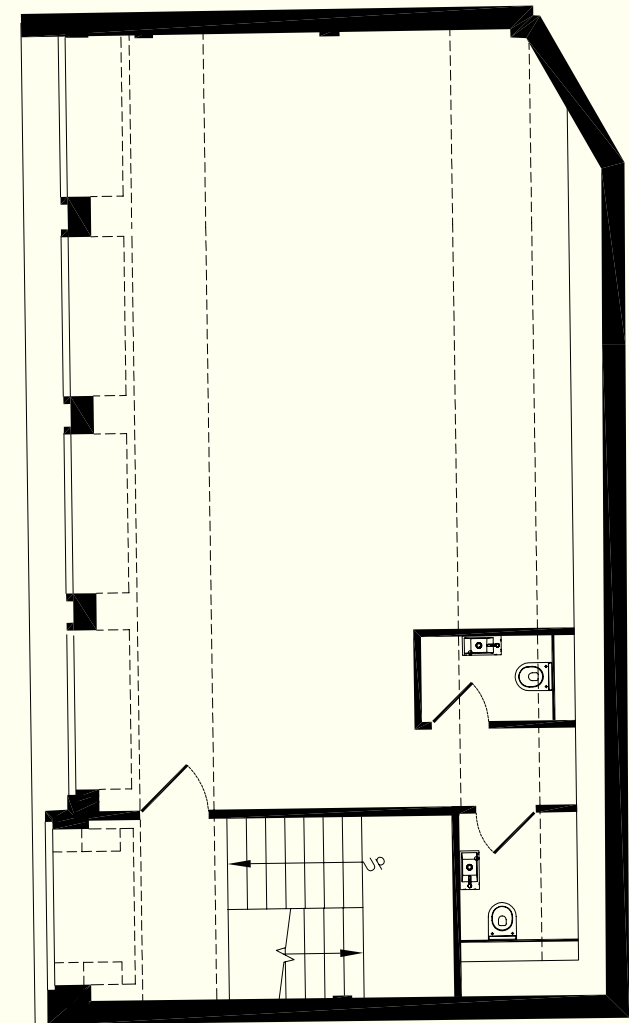
FLOOR PLANS

UNIT 3

GROUND FLOOR
78m² 840ft²



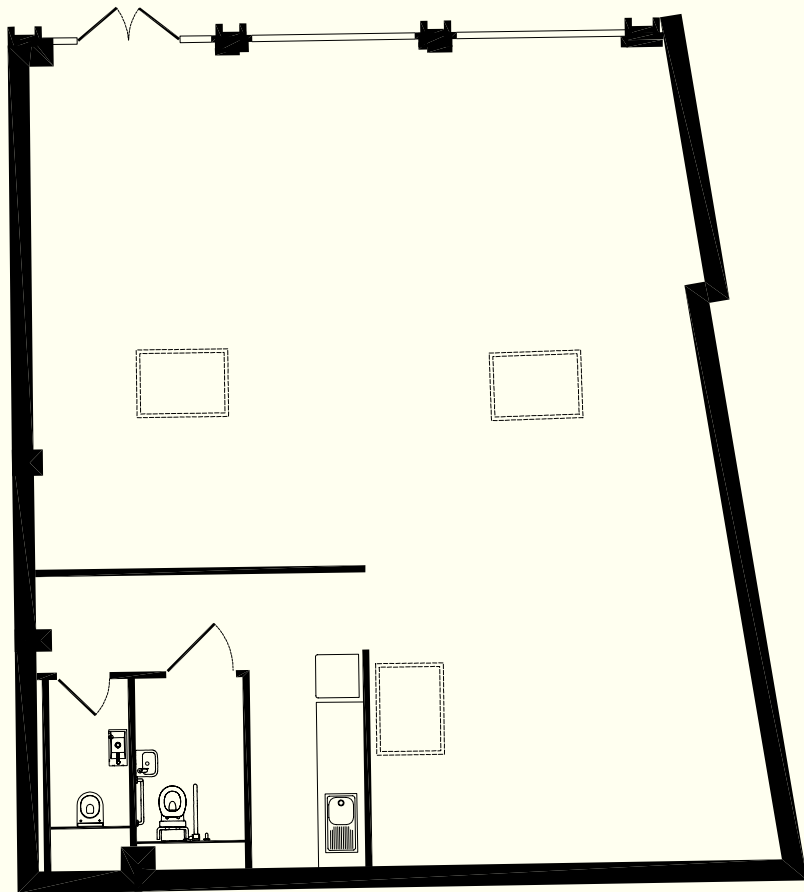
FIRST FLOOR
65m² 700ft²



FLOOR PLANS

UNIT 4

GROUND FLOOR
100m² 1076ft²



SCHEDULE OF AREAS

UNIT NO	GROUND FLOOR	FIRST FLOOR
1	71m ² 764ft ²	77m ² 828ft ²
2	82m ² 883ft ²	42m ² 452ft ²
3	78m ² 840ft ²	65m ² 700ft ²
4	100m ² 1076ft ²	
TOTALS	331m ² 3563ft ²	184m ² 1980ft ²

Floors areas quoted are approximate and subject to formal verification



020 3757 7777
UNIONSTREETPARTNERS.CO.UK

Vincent Cheung

vc@unionstreetpartners.co.uk
020 3757 8571 • 07736 880 310

Charlie Collins

cc@unionstreetpartners.co.uk
020 3757 8570 • 07508 024 451

Harriet de Freitas

hdf@unionstreetpartners.co.uk
020 3328 5380 • 07890 572 225

WALNUT TREE WALK

Terms

New FRI lease(s) available direct from the
Landlord for terms by arrangement.

Rent

Upon application.

**Lambert
Smith
Hampton**

020 7955 8454

Harry Gittoes

HGittoes@lsh.co.uk
020 7198 2182

James Couse

JCouse@lsh.co.uk
020 7955 8416

Aitch
GROUP

in partnership with

Mura
ESTATES

Misrepresentation 1. Lambert Smith Hampton or Union Street Partners collectively known as 'Agents' on their behalf and on behalf of the vendor/lessor of this property whose Agents, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representative of fact; and (c) the vendor/lessor does not make or give, and neither Agents nor any of their members or any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. November 2017.