

# FIELD & SONS

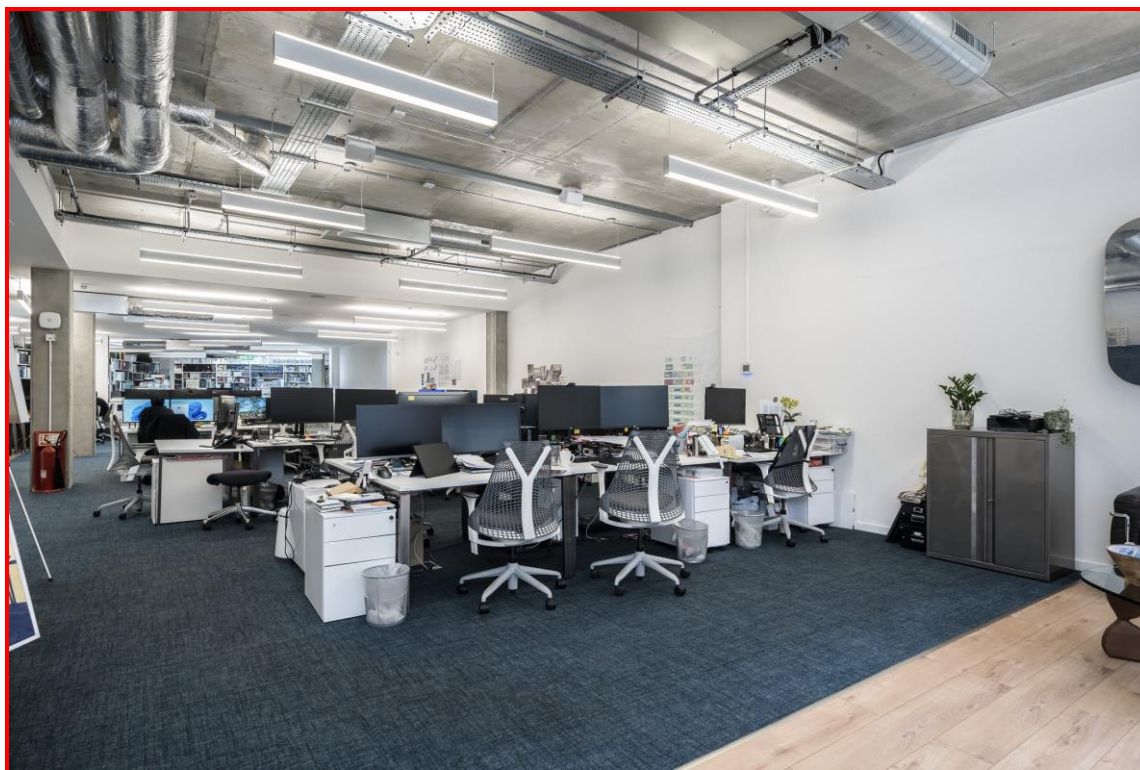
COMMERCIAL

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## 8 LAMB WALK, LONDON SE1 3GL FULLY FITTED MODERN SELF CONTAINED GROUND FLOOR OFFICE (E CLASS) UNIT TO LET



### APPROX. 3,218 SQ FT (298.96 SQ M)

#### 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, as are the high profile schemes at 'morelondon', 'Bermondsey Square' and 'The Shard'.

#### 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, SE1

## AMENITIES

- 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

## TERMS

New lease available on terms by arrangement.

## RENT

**£282,500 per annum**, inclusive of business rates and service charge. VAT is applicable.

## BUSINESS RATES

Included in rent.

## SERVICE CHARGE

Included in rent.

## ENERGY PERFORMANCE

EPC Asset Rating = 29 (Band B).

## FURTHER DETAILS

For further details please contact:

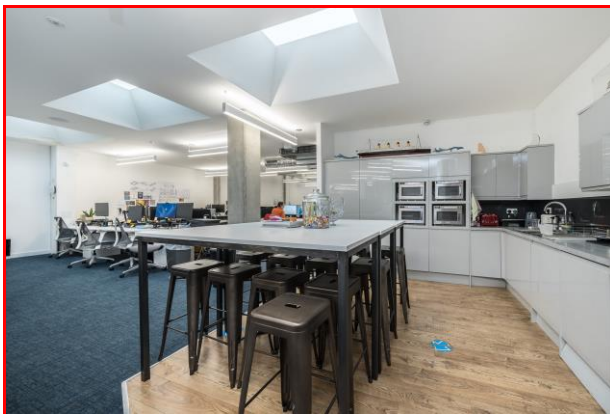
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## 8 LAMB WALK LOCATION

