



*Location*

The Walnuts is a vibrant, mixed-use retail and leisure hub positioned in the affluent, inner M25 town of Orpington—just 13 miles from Central London. Spanning approximately 400,000sqft of mixed-use space, the centre benefits from exceptional transport connectivity (Orpington station being just 0.6miles away). The catchment population is characterised by above-average disposable incomes.

The scheme has a 7-screen Odeon, alongside a 14,000sqft Pure Gym and a 61-room Premier Inn, with a broad tenant mix now including Nando’s, B&M, Poundstretcher and Creams. The centre has a multistorey shopping centre providing 500+ parking spaces, The Walnuts offers a compelling blend of shopping, dining, fitness in a community-focused environment

*Accommodation*

Ground Floor	1,929 sq ft	179.28 sq m
<b>Total</b>	<b>1,929 sq ft</b>	<b>179.28 sq m</b>

*Lease Term*

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

*Rent*

£45,000 per annum exclusive.

*Rates*

Rateable Value	£24,250
UBR	0.499

*Service Charge*

£13,359 (25/26)

*Costs*

Each party is responsible for their own legal costs incurred in this transaction.

*Energy Performance Certificate*

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*Contact*

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