



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	2,214 sq ft	205.76 sq m
Total	2,214 sq ft	205.76 sq m

Lease Term

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

Rent

£47,500 per annum exclusive.

Rates

Rateable Value	£26,250
UBR	0.499

Service Charge

£7,559 (25/26)

Costs

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

Energy Performance Certificate

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