

243-245 Kennington Lane, SE11

Stunningly Refurbished, Period Office
Building To Let

Total Floor Area : 3,608 sq ft (335 sq m)



- Beautifully restored, self contained period building
- Grade II listed
- Comfort cooled
- Period features
- Fully cabled
- Showers and kitchen installed
- Outside space
- 3 x Parking Spaces by arrangement

243-245 Kennington Lane, SE11

Location

Located on the south side of Kennington Lane, a 10-minute walk from both Vauxhall (Victoria line and National Rail services) and Kennington (Northern line) stations. The local amenities of Kennington are a two-minute walk away.

Accommodation

The self-contained building, which is set back from the road, has been lovingly and sympathetically restored to its former glory; providing high quality, well-specified office accommodation over the lower ground, raised ground and three upper floors.

Each floor is configured as two to three rooms, with high ceilings, period features and large windows. A kitchen and showers have been installed and the accommodation is comfort cooled and cabled. There is outside space at the rear and three off-street parking spaces available by arrangement at the front of the building.

3rd floor	657 sq ft
2nd floor	830 sq ft
1st floor	780 sq ft
Grd floor	596 sq ft
<u>LG floor</u>	<u>745 sq ft</u>
TOTAL	3,608 sq ft

Lease

Available by way of a new lease direct from the landlord for a term by arrangement.

Rent

£39.50 per sq ft.

Rates

£9.29 per sq ft. Interested parties are encouraged to make their own enquiries with the Local Authority.

Energy Performance

TBC.

For further information or to arrange a viewing, please contact the sole agents:

Crossland Otter Hunt

Jess Flather | jessica@coh.eu
Phil Frenay | phil@coh.eu

11/20