405 KENNINGTON ROAD
LONDON SE11 4PT

OFFICES AVAILABLE FROM
366 SQ FT–13,286 SQ FT

BUILDING DESCRIPTION

405 Kennington Road has been comprehensively refurbished to provide exceptionally light offices owing to full height windows on highly efficient floor plates.

The offices are arranged over first to third floors, with a communal ground floor break out area and informal meeting lounge.

Prominently located on Kennington Road, the building also provides excellent end of trip facilities, with separate secure access for cyclists and charging points for e-bikes and e-scooters along with shower facilities on the ground floor.



THE BUILDING



Ground floor shared amenity space



Typical upper floor in open plan

SUMMARY SPECIFICATION



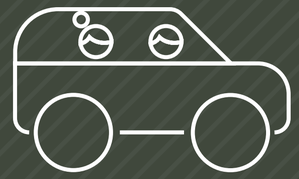
Excellent levels of natural light



EPC B



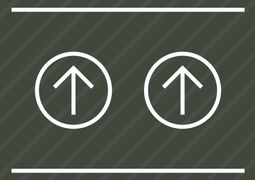
High speed internet



Car Parking



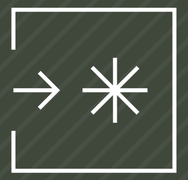
Highly efficient floor plates



Raised floors



VRV System, utilising an Air Source Heat Pump



Impressive entrance hall



Shared meeting / touchdown area



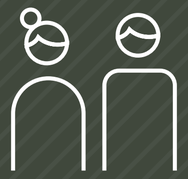
Secure cycle storage



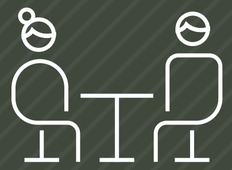
Charging points for E-Bikes and E-Scooters



Showers



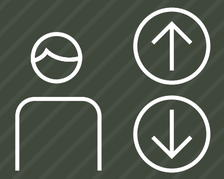
WCs per floor



Shared amenity space



DDA Compliant



10-person passenger lift



Tenant storage

405 KENNINGTON ROAD

WELCOME TO KENNINGTON

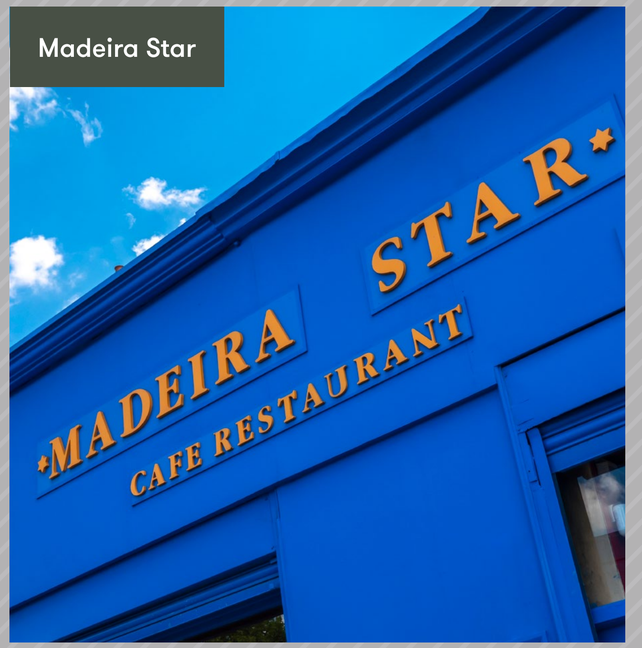


Kennington Park



The Oval

ON THE UP AND UP



Madeira Star



Pizza Express



Kennington Park



Sugar Pot



Kennington Station



Prince of Wales



Taro

LOCAL AREA

RESTAURANTS & PUBS

1 The Pilgrim
2 Madeira Star
3 Pizza Express
4 LASSCO Brunswick House
5 Taro Japanese Restaurant
6 The Prince of Wales
7 The White Bear
8 Fentiman arms
9 Cock Tavern
10 Black Dog
11 Market Place

CAFÉS

1 Sally Whites
2 Sugar Pot
3 Vanilla Black Coffee & Books
4 Urban Botanico
5 Buzz Coffee Oval
6 Pret a Manger
7 Starbucks
8 Parco Café

CULTURE & LIFESTYLE

1 Gasworks
2 The Oval Cricket Ground
3 Tate Britain
4 Whistle Punks Urban Axe Throwing

GYMS & FITNESS

1 Crossfit Vauxhall
2 The Gym
3 Vauxhall Leisure Centre
4 Kennington Park Courts
5 Solo60
6 Vauxhall Power League
7 VauxWall Climbing Centre
8 Anytime Fitness

HOTELS

1 Holiday Inn
2 Crowne Plaza
3 Staybridge Suites

CONVENIENCE

1 Little Waitrose
2 Tesco Superstore
3 Tesco Express
4 Sainsbury's Local
5 Nisa Local

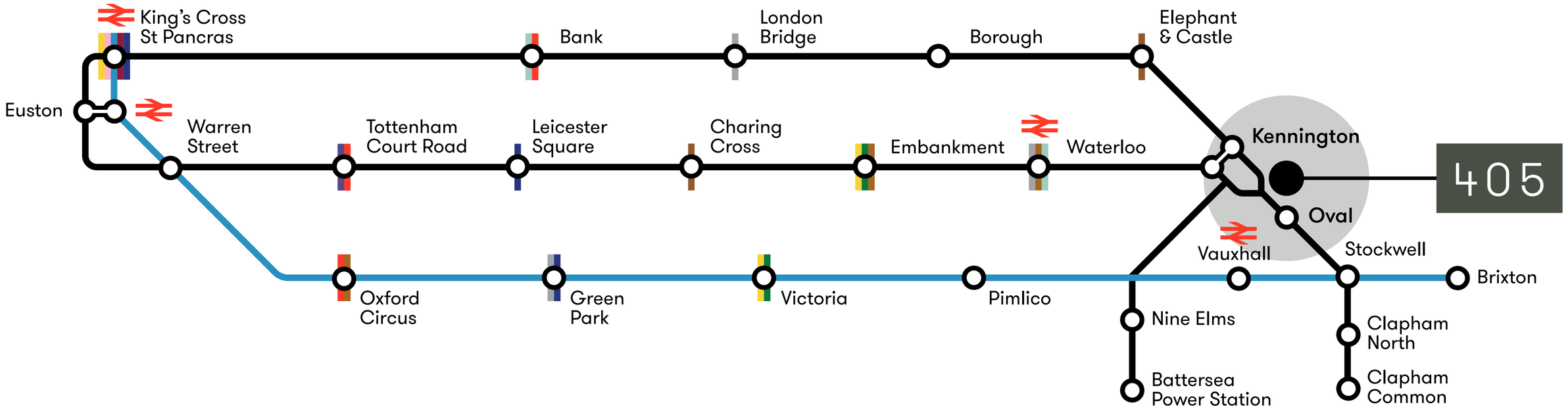
LOCAL OCCUPIERS

1 Bloom & Wild
2 Nutmeg
3 Penguin / DK
4 US Embassy
5 Whitestuff
6 Perrigo
7 Clearscore



GETTING AROUND

405 Kennington Road is located opposite the beautiful Kennington Park, with Oval and Kennington Underground Stations (Northern Line) close by. Vauxhall Mainline Station in just 13 minute walk to the north with access to the Victoria Line.



Euston
23 mins from Kennington

Oxford Circus
21 mins from Kennington

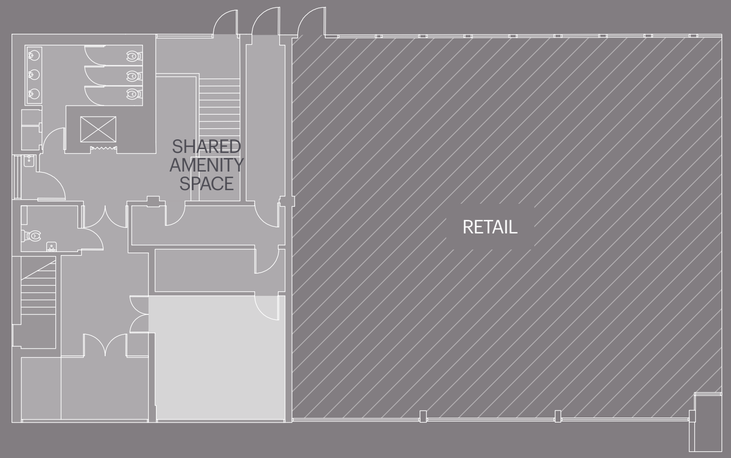
Tottenham Court Road
19 mins from Kennington

Bank
14 mins from Kennington

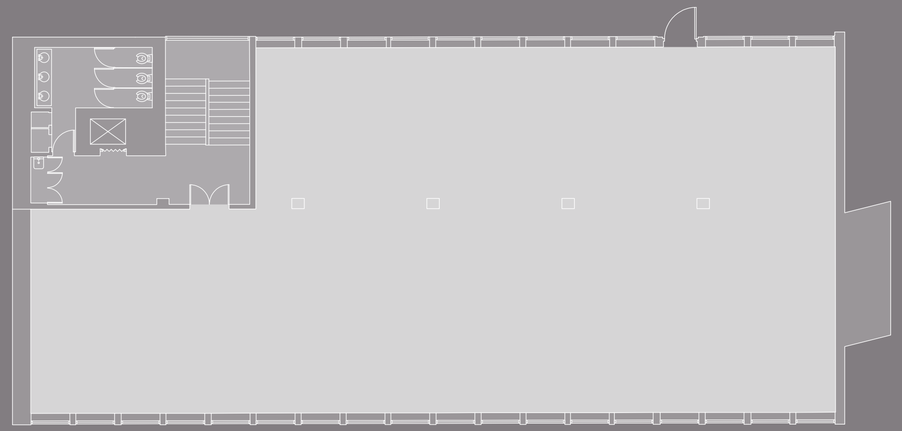
Charing Cross
15 mins from Kennington

London Bridge
18 mins from Kennington

FLOORPLANS



GROUND 366 SQ FT / 34 SQ M



TYPICAL UPPER 4,294 SQ FT / 399 SQ M

ACCOMODATION

FLOOR	SQ FT	SQ M
Third	4,287	398
Second	4,294	399
First	4,339	403
Ground	366	34
TOTAL	**13,286**	**1,234**

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NOT TO SCALE.
Indicative only

GET IN TOUCH

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