

USP.

405 Kennington Road
London SE11 4PT

OFFICES TO RENT

4,287 - 13,147 SQ FT

405kenningtonroad.london/

usp.london
020 3757 7777







Description

Refurbished Offices To Let

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 reception. Tenants will have access to a shared informal meeting room and breakout area. A single tenant for the building could use this space for meeting rooms or a larger manned reception if required.



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4PT

Accommodation

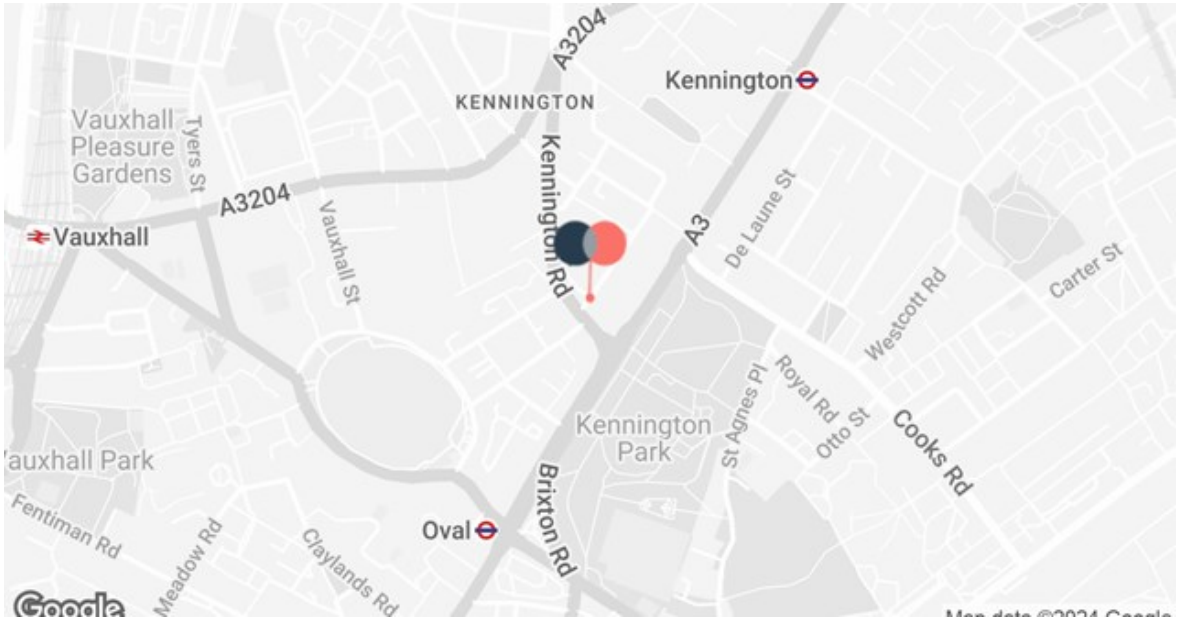
Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
3rd	Available	4,287		POA	
2nd	Available	4,294		POA	
1st	Available	4,229		POA	
Ground	Available	337		POA	

Amenities

- Shared Meeting/Touchdown Area
- 10 Person Passenger Lift
- Bike Racks & Showers
- Raised Floors
- DDA Compliant
- Air Conditioning
- Excellent Levels of Natural Light







Location

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

Further Information

New lease available direct from the Landlord.

Rent
£45.00 - £49.50 psf

Service Charge
Est £10.00 psf

Rates
Est £17.00 psf

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 25/08/2026