


USP.

Cranmer House, Brixton Road, London, SW9 6DE

**Commercial/Storage Space Available**

**2,800 - 5,850 SQ FT**

AVAILABLE IMMEDIATELY

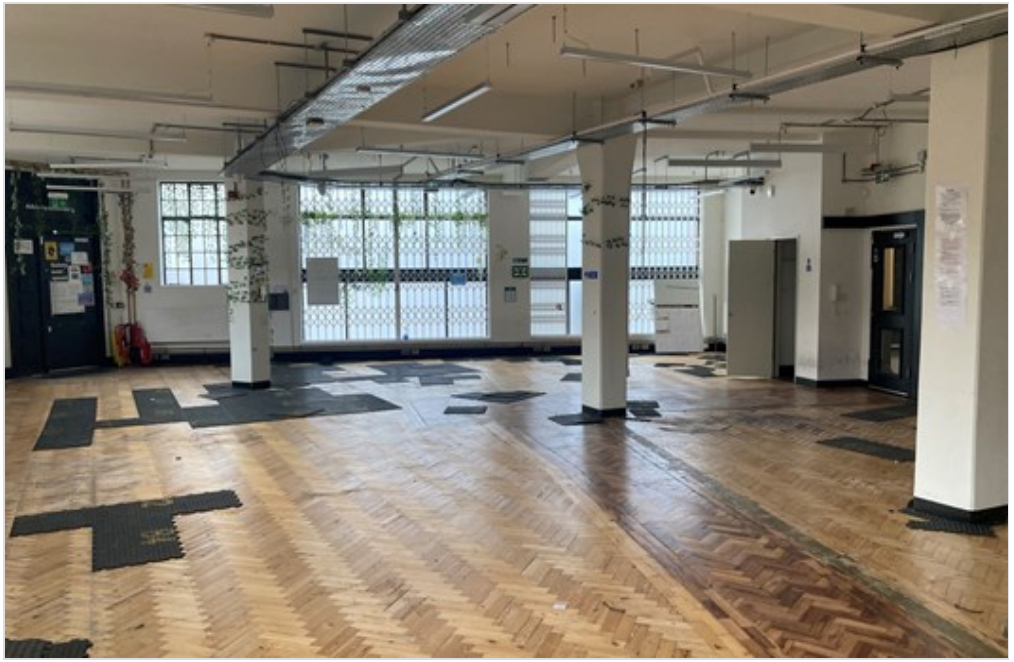
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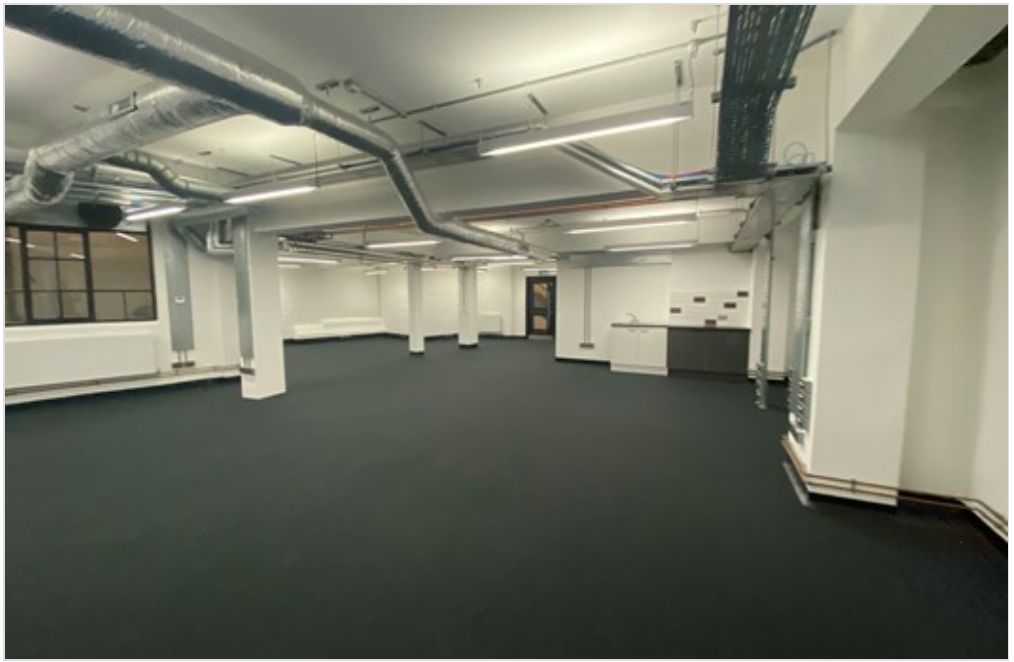
## Accommodation

| Floor | Availability | Area (sq ft) | Rent (psf) |
|---|---|---|---|
| Ground | Available | 2,800 | £20.00 |
| Lower Ground | Available | 3,050 | £15.00 |

## Amenities

| | |
|---|---|
| Well located in South West London | Close proximity to Oval station |
| Frontage on to Brixton Road | Flexible uses (Subject to Planning) |
| 24 hour access | Secure unit |
| Self contained | Bike storage on site |
| Part of a creative campus | Large park adjacent |
| Good natural light | Strip lighting |
| Kitchenette | Available together or individually |








## Description

### Well located commercial premises to rent in Kennington Park

Accessible off Brixton Road, this unit consists of a ground floor and lower ground floor unit, available together or separately. Complete with 3 phase power and gas, WCs as well as strip lighting.

Kennington Park is prominently located at the junction of Camberwell New Road (A202) and Brixton Road (A23) with numerous bus services available on it's doorstep. Oval Underground Station (Northern Line) is approximately 4 minutes walk away from the property (15 minutes to Tottenham Court Road).

## Further Information

A new lease(s) is available direct from the landlord.

**Rent**
£15psf - £20psf

**Service Charge**
TBC

**Rates**
Please rely on your own investigations.


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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


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