

USP.

Kennington Park
1-3 Brixton Road
London SW9 6DE

OFFICE TO RENT

7,621 SQ FT

usp.london

020 3757 7777



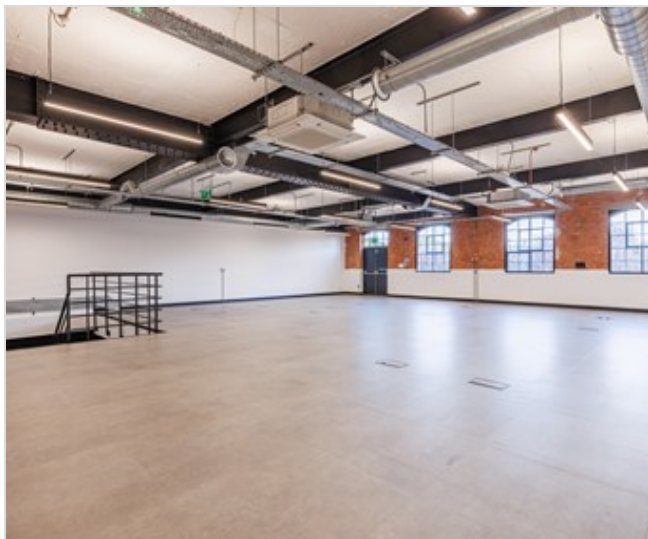


Description

Stunningly Refurbished Workspace Offices To Let

With a contemporary lounge area, open plan atrium, stylish offices for customers to make their own, and meeting rooms for hire, Kennington Park has everything a modern business needs. There's even a generously sized outdoor terrace, with the on-site café serving up BBQ in the summer and regular Workspace hosted events for after work socialising.

Unit 188 - The premises has been refurbished to provide 7,600 sq ft CAT A space with E use class. The unit has two self contained entrances as well as direct access into Canterbury Court to take advantage of the building amenity i.e. cafe and bookable meeting rooms.



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Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Unit 118	Available	7,621		POA	

Amenities

Excellent Transport Links	Creative Campus Environment
Meeting Room Facilities on site	Communal Breakout Space
Excellent Natural Light	Bike Storage
PureGym on site	Showers
Manned Reception	On site cafe
Large park adjacent	Car parking available by separate arrangement





Location

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 Oxford Circus).

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Further Information

New lease available direct from Workspace.

Rent

£39.50 psf

Service Charge

£7.50 psf

Rates

£16.00 psf

EPC

Available upon request.

Alex Jackson-Clifford

USP London

07562 649126

alexj@usp.london

Scott Fisher

USP London

07890 572225

scott@usp.london

Jules Hind

USP London

07976 839011

jules@usp.london

George Rowling

Houston Lawrence

0207 801 9027

George.Rowling@houstonla...

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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