



## Office Unit To Let

### 10 Kennington Park Place, London, SE11 4AS

#### Location

Kennington Park Place is located on a quiet residential street close to the junction with Doddington Place and directly opposite Kennington Park.

Kennington Park underground is a short distance from the property to include Oval underground station approximately 5 minutes walk. All local amenities can be found along Kennington Park Road with a host of restaurants and café bars along Kennington Road.

#### Accommodation

The unit is arranged over the ground and first floors connected via a spiral staircase and offering predominantly open plan office accommodation. Both floors offer excellent natural light with a separate meeting room located on the first floor. Further benefits include direct access to a large communal garden and boardroom facilities (subject to prior arrangement).

#### Size

Total	1,020 sq.ft	94.7 sq.m
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#### Tenure

Available on a new Lease, for terms to be agreed.



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#### Rent

£32,000 PA Exclusive.

#### Business Rates

Rateable Value: £32,250  
Rates Payable 19/20: £15,835p.a

#### Use

B1 use permitted.

#### Service Charge

To be confirmed.

#### EPC

EPC rating of E (114)

#### VAT

There is VAT is payable on the rent and service charge.

#### Contact

Through Joint Agents:

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