

# Office Unit To Let Unit A, 2 Whitacre Mews, London, SE11 4AB

#### Location

Whitacre Mews is located on Stannary Street between Kennington Road and Kennington Park Road and within walking distance to both Oval and Kennington Underground stations (Northern line – City and West End branches).

Built approximately 15 years ago, the development comprises a front residential block with courtyard offices to the rear accessed via an electric security gate.

#### **Accommodation**

Unit A is arranged as an open plan L-shaped office with own entrance direct from the central courtyard. Finished as high quality studio/accommodation including fitted kitchen and w.c's (including disabled).

#### Size

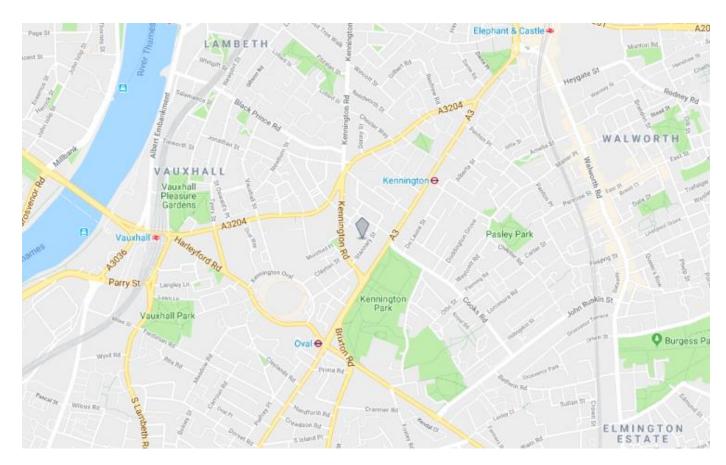
Total 1,259 sq.ft 116.9 sq.m

#### **Tenure**

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







### Office Unit To Let

## Unit A, 2 Whitacre Mews, London, SE11 4AB

#### Rent

£50,000

#### **Business Rates**

Rateable Value: £27,250

Rates Payable 18/19: £12,700pa

#### Use

B1 use permitted.

#### **Service Charge**

The approximate service charge for the year is £3,400.

#### EPC

EPC rating of D (89)

#### **VAT**

There is no VAT is payable on the rent and service charge.

#### Contact

Through Joint Agents:

**DPC Property:** 

Will Beresford MRICS

E: will@dymondpropertyconsulting.co.uk

M: 07392876416

Tom Dymond MRICS

E: tom@dymondpropertyconsulting.co.uk

M: 07810 756 399

Lim Commercial:

Ian Lim

E: ian@limcommercial.com

M: 07885 912 982

