



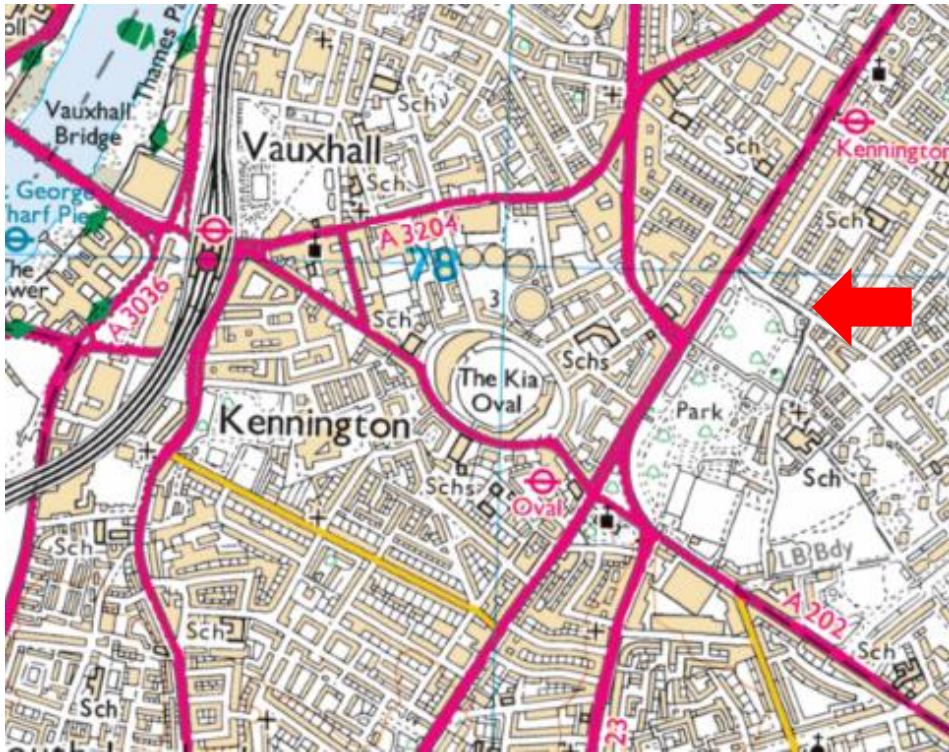
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# Office Unit To Let

10 Kennington Park Place, London, SE11 4AS

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## Location

**Nearest Town**

Kennington



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.



## Description

<b>Tenure</b>	Leasehold - Terms to be agreed	
<b>Rent</b>	£32,000p.a.	
<b>Accommodation</b>		
Ground Floor:	1,020 sq.ft	94.8 sq.m

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).

## Use

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It is understood that the building currently benefits from use class B1. Other uses may be considered subject to planning permissions.

## Business Rates

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

## Legal Costs

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Each party to cover their own legal costs in this transaction.

## VAT

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All figures are exclusive of VAT

## EPC

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Previous EPC rating is E (114).

## Contact

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Through Joint Agents:

DPC Property:

Will Beresford MRICS

M: 07392876416

E: will@dymondpropertyconsulting.co.uk

Tom Dymond MRICS

M: 07810 756 399

E: tom@dymondpropertyconsulting.co.uk

Lim Commercial:

Ian Lim

E: ian@limcommercial.com

M: 07885 912 982

