



Cranmer House, 39 Brixton Rd, Kennington, SW9 6DZ

**REFURBISHED FIRST FLOOR OFFICE TO LET | READY FOR
OCCUPATION SEPTEMBER**

TO LET

Area: 3,314 FT² (308M²) | Initial Rent: POA |



LOCATION:

Situated just minutes from Oval tube station, Kennington Park Business Centre is a large and popular business complex owned by and now the HQ offices of Workspace Group plc, comprising a number of attractive period properties that have been converted into a variety of commercial uses, occupying a large island site with the main entrance prominently located at the junction of Camberwell New Road (A202) and Brixton Road (A23).

Oval Underground Station (Northern line) is approximately 4 minutes walk from the property (15 minutes to Oxford Circus).

A fantastic business hub with an on-site gym, high spec meeting rooms with plug and play technology along with regular networking and social events.

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DESCRIPTION:

Situated just minutes from Oval tube station, the available self-contained open-plan office at Cranmer House extends to approximately 3,314 sq ft and benefits from on-site gym (Pure Gym), on-site cafe and a dedicated centre manager at Kennington Park.

Ready for occupation September 19.

Floor plans available upon request.

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Floor Area	3,314	308
TOTAL	3,314FT²	308M²

AMENITIES:



Use consent
B1 office



Meeting Rooms
Private rooms



Natural Light
Good



Internet
High speed



Parking
Via S/A



Gym
Pure Gym on-site

TENURE:

A new Full Repairing and Insuring lease is available for a minimum term of three years, incorporating periodic rent reviews (please note that the rent will be subject to 5% annual uplifts).

INITIAL RENT PA: POA

VAT: Applicable.

SERVICE CHARGE: £15,245 pa.

RATES PAYABLE: Upon application.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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