



Salisbury House, Kennington Park, Oval, SW9 6DE

OFFICE TO LET | 4,838 SQ.FT. | FLEXIBLE LEASE TERMS

TO LET

Area: 4,838 FT² (449M²) | Initial Rent: £96,760 PA |



LOCATION:

Kennington Park Business Centre is a large and popular business complex owned by and now the HQ offices of Workspace Group plc.

The complex comprises 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 (providing easy access to the City and West End) and the property is outside the Congestion Charge Zone.

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DESCRIPTION:

Comprising open plan first floor offices extending to approximately 4,838 sq.ft the space has the benefit of vaulted ceilings and an air handling system.

The suite contains a mixture of open plan offices and some partitioned offices.

FLOOR AREA:

| FLOOR | AREA FT ² | AREA M ² |
|--------------|----------------------------|-------------------------|
| First Floor | 4,838 | 449 |
| TOTAL | 4,838FT² | 449M² |

AMENITIES:



Natural Light
Good



Kitchen
Private



Cycle Storage
On-site



Gym
Pure Gym on-site



Café
On-site



Office
Private offices

TENURE:

Flexible terms to be agreed, up to 2 years.

INITIAL RENT PA: £96,760

VAT: Applicable

SERVICE CHARGE: £31,447 pa.

RATES PAYABLE: Estimated at approx £43,850 pa.

EPC: Available upon request.

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

CONTACT:

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