



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

***REFURBISHED FIRST FLOOR OFFICE TO LET, SW9
READY FOR OCCUPATION EARLY 2018***

TO LET

Area: 3,314 FT² (308M²) | Rent: £182,270 PA |

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 early 2018.

Floor plans available upon request.

FLOOR AREA:

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

AMENITIES:

- Self contained entrance
- Open Plan Offices
- Parking by arrangement
- Passenger Lift
- Good Natural Light
- On-site Gym (Pure Gym)

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).

RENT PA:	£182,270	VAT:	Applicable.
SERVICE CHARGE:	£14,416 pa (subject to 5% pa uplifts)	RATES PAYABLE:	Rateable Value £101,000 Rates Payable approx £50,197 pa (17-18)
EPC:	Available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

CONTACT:

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