



**10 KENNINGTON PARK PLACE, LONDON, SE11 4AS**  
**GROUND & LOWER GROUND FLOOR – 1,736 SQ FT (161.3 SQM)**

**AVAILABLE APRIL 2022**  
**RENT - £ 45,000 PER ANNUM**













### **Location**

A beautiful period property located on Kennington Park Place opposite Kennington Park and within a short walk to Kennington Park and Oval underground stations. All amenities can be found on Kennington Road offering a host of restaurants, bars and convenience stores.

### **The Property**

Arranged over the ground and lower ground floors currently presented as a showroom office on the ground floor with high ceilings, hardwood flooring and double height sash windows benefitting for excellent natural light.

The lower ground floor (accessed via a spiral staircase) comprises a selection of private rooms all with natural light to include a kitchen, W.C facilities, workshop and direct access on to a large communal garden. In addition, there is a separate access through a private path at the front of the property.

The property requires some cosmetic works throughout and an incentive is offered to any party subject to proposed terms.

Parking for one parking space is available subject to a separate licence agreement.

#### MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.





## Location

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

The unit is arranged over the ground and lower ground floors offering a selection of small of medium sized suites. The floors are interconnected via a spiral staircase and benefits from a large private meeting room. Further benefits include direct access to a large communal garden

Office specifications include:

- ❖ Wood flooring (ground floor)
- ❖ Part recessed spotlight
- ❖ Gas central heating
- ❖ High ceilings
- ❖ Category 5 cabling
- ❖ Entry phone
- ❖ Alarm
- ❖ Kitchen / W.C facilities
- ❖ Boardroom
- ❖ Access to large communal garden

## Service Charge.

Approx. £3.44 psf to include buildings insurance.

## Rates

The Rateable Value for 2021/22 is approx. £20,005. Therefore the rates payable is £9,982

## Terms

A new lease offered on terms by arrangement.

## VAT

VAT is payable on the rent and service charge.

## EPC

EPC Rating = E - 123.

## Rent

£ 45,000 per annum exclusive of all outgoings.

## Further Details

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