



## Chester House Kennington Business Park Kennington / Oval SW9 6DE

FORMER WAREHOUSE CONVERTED TO OFFICES  
SINGLE FLOOR | NOW AVAILABLE

Area: 9,886 FT<sup>2</sup> (918 M<sup>2</sup>)  
Initial Rent: £469,585 PA



LOCATION  
Kennington Park



AREA  
9,886 SQ. FT.



TUBE  
Oval Tube  
(Northern line)



TRAIN  
Vauxhall Station



OFFICE  
First Floor



MEETING ROOMS  
Private



CAFÉ (S)  
On-site



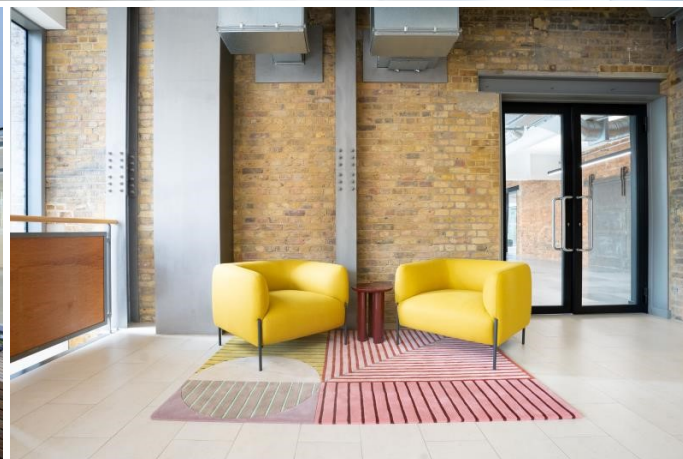
GYM  
Pure Gym on-site



AVAILABILITY  
Now Available



PARKING  
Available @ £3,000  
pa per space.



## Chester House Kennington Business Park Kennington / Oval SW9 6DE

### LOCATION:

Chester House is located on the junction of Brixton Road (A23) and Camberwell New Road (A202) and forms part of the vibrant Kennington Business Park, which consists of 11 commercial buildings around a courtyard managed by Workspace Group Plc.

Oval Underground Station (Northern line) is approximately 3 minutes walk from the property (15 minutes to Oxford Circus) and Vauxhall Station (Mainline and Victoria lines) is approximately 10 minutes walk away providing direct access to the West End and Waterloo Station.

The property is located outside the congestion zone.

### FLOOR AREA:

PREMISES	AREA FT <sup>2</sup>	AREA M <sup>2</sup>
First Floor	9,886	918
TOTAL	9,886	918

### DESCRIPTION:

Formerly a light warehouse building, Chester House has been comprehensively refurbished and converted to offices in recent years. The building comprises modern loft style offices, and retains many of its original features including exposed brick walls, steel beams and warehouse doors.

Chester House extends to approximately 10,300 sq.ft. The offices benefit from a generous ceiling height with exposed services and excellent natural light. The office floor is constructed around a central atrium and courtyard.

We understand that the premises benefits from the new Class E of the 2020 Use Classes Order, enabling the building to be used for a wider variety of purposes, including retail, financial and professional services, office and medical uses.

### LEASE:

A new lease to be agreed.

### VAT:

Applicable.

### SERVICE CHARGE:

Fixed at £72,940 pa subject to annual increases.

### RATES PAYABLE:

Estimated at approx. £11 per sqft

### EPC:

Coming Soon

### LEGAL COSTS:

Each party responsible for their own legal costs.



### CONTACT:

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### OFFICES:

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10 Enterprise Way  
SW18 1FZ

#### WIMBLEDON

0208 947 5050

11 Alexandra Road  
SW19 7JZ