

# MODERN STUDIO UNIT TO LET

Tel: 07885 912 982



**UNIT A, 2 Whitacre Mews,  
Stannary Street, Kennington, London SE11 4AB  
Approx. 1,259 sq ft (117 sqm)**

**Rent – £45,000 Per Annum.  
Class E (various uses).  
Available to view.**

















## **Location**

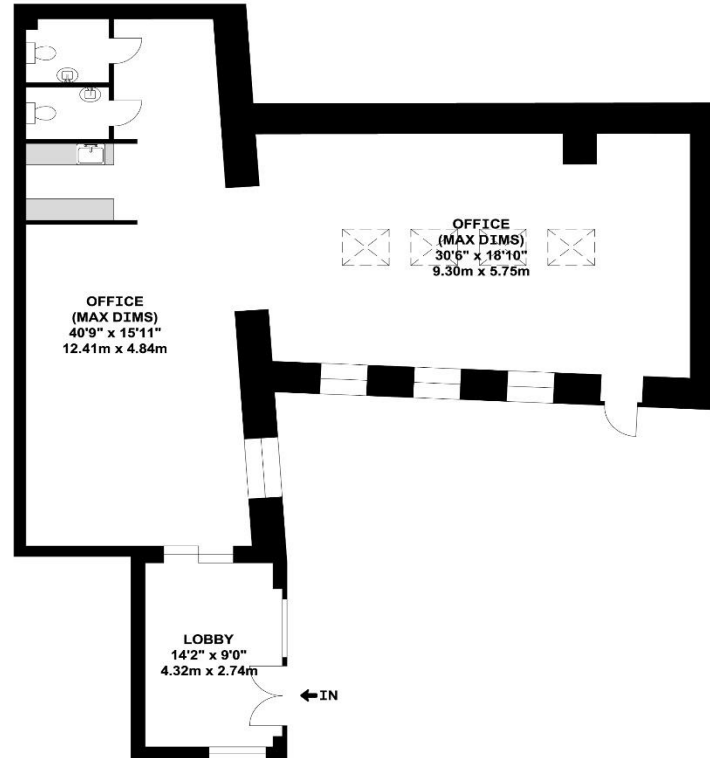
The property is located within a secure gated mixed use development at the eastern end of Stannary Street and close to the junction with Kennington Road where there are plenty of local amenities nearby and a short walk from Kennington underground station and The Oval underground.

## **The Property**

A self-contained Ground Floor Studio Unit benefitting from high ceilings, heating / cooling cassettes, disabled W.C's. kitchen and reception room.

## **Rent**

£45,000 per annum exclusive of all outgoings equating to £35 per sq ft.



### NET FLOOR AREA

APPROX. GROSS NET FLOOR AREA 1259.00 SQ. FT / 116.96 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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

Whitacre Mews is located on Stannary Street between Kennington Road and Kennington Park Road and within walking distance to both Oval and Kennington Underground stations (Northern line – City and West End branches).

### Description

Built approximately 18 years ago, the development comprises a front residential block with courtyard offices to the rear accessed via an electric security gate.

Unit A is arranged as an open plan L-shaped office with own entrance direct from the central courtyard. Finished as high quality studio/accommodation including fitted kitchen and W.C's (including disabled).

Office specifications include:

- ❖ Cassette heating cooling units
- ❖ Wood flooring throughout
- ❖ Perimeter trunking
- ❖ Wall mounted electric heaters
- ❖ Suspended Cat 11. lighting
- ❖ High ceilings
- ❖ Kitchen / w.c facilities
- ❖ Controlled gated access

### EPC

To be re-assessed..

### Rates

The Rateable Value for the years 2024/25 is £24,500 Therefore, the rates payable is approximately £12,000.

### Service Charge

The approximate service charge for the year is £3,400.

### Terms

A new lease offered on terms by arrangement.

### VAT

There is no VAT is payable on the rent and service charge.

### Rent

Rent on application.

### Further Details

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