

# MODERN STUDIO UNIT TO LET

Tel: 07885 912 982



**UNIT A, 2 Whitacre Mews,  
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.



## 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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