

FIELD & SONS

COMMERCIAL

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DOUBLE FRONTAGE RETAIL / E CLASS UNIT TO LET



377-379 KENNINGTON LANE LONDON SE11 5QY
OVERALL APPROX. 992 SQ FT (92.1 SQM)

LOCATION

Located at the south west end of Kennington Lane, the premises occupy a prominent position in this busy local shopping area serving the surrounding residential and commercial locality, less than 150 metres from Vauxhall mainline, Underground and bus stations.

The wider area has and continues to undergo extensive residential and commercial redevelopment including the high profile schemes on Bondway, Nine Elms Lane and New Covent Garden, all situated just to the south and west of the property.

DESCRIPTION

Comprises an end of terrace unit with double frontage arranged over ground floor and basement.

The ground floor provides a main open plan space with small raised rear part and meeting room, whilst the basement is arranged with two ancillary rooms plus kitchen and two w.c.s at the rear. The floors are interconnected by an internal stair at the rear. There is also a rear yard providing parking spaces, accessed from Harleyford Road.

Ground Floor : 547 sq ft (50.8 sqm)

Basement : 445 sq ft (41.3 sqm)

Overall Total : 992 sq ft (92.1 sqm)

377-379 KENNINGTON LANE, SE11

USE

Most recently an estate agents office but potential for alternative uses under Use Class E.

AMENITIES

- Gas central heating
- Cooling cassette in front ground floor
- Spotlighting
- Double frontage
- Rear yard/parking area

TERMS

Available by way of a new lease on terms by arrangement.

RENT

£36,500 per annum, exclusive of all outgoings.

BUSINESS RATES

Approx. £8,359 payable for the year 2025/26 (the Rateable Value being £16,750).

SERVICE CHARGE

Building insurance recharge, currently £894.04.

ENERGY PERFORMANCE

EPC Asset Rating – 61 (Band C).

FURTHER DETAILS

For further details please contact :

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