

FIELD & SONS

COMMERCIAL

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LONDON BRIDGE
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SE1 1XL

www.fieldandsons.biz

WAREHOUSE STYLE OFFICES TO LET ***REDUCED RENT ONLY £23 PER SQ FT***



14 BOWDEN STREET, LONDON SE11 4DS APPROX. 1,235 – 2,485 SQ FT (114.7 – 230.8 SQM)

LOCATION

14 Bowden Street is located off Kennington Road at the junction with Kennington Lane and close to the popular Cleaver Square area. Both Kennington and The Oval underground stations (Northern line City and West End branches) are within a short walk.

Numerous shops and other facilities are close by along Kennington Road and Kennington Lane.

DESCRIPTION

The available accommodation comprises the first and second floor offices within this attractive former warehouse building.

Each floor is self-contained and arranged as predominantly open plan space together with a meeting room plus own kitchen and w.c.s. Excellent natural light with windows front and rear and retained period features including exposed brickwork and iron columns

Accessed via the communal ground floor entrance, with stairs leading to the upper floors.

First Floor : 1,235 sq ft (114.7 sqm)
Second Floor : 1,250 sq ft (116.1 sqm)
Total : 2,485 sq ft (230.8 sqm)

14 BOWDEN STREET, SE11

AMENITIES

- Suspended ceiling with recessed panel LED lighting
- Perimeter trunking
- Gas central heating
- Fully carpeted
- Two w.c.s (shower in first floor)

TERMS

The floors are available individually or as a combination on new lease/s direct from the landlord on terms by arrangement..

RENT

£23 PER SQ FT.

BUSINESS RATES

Approximately £15 per sq ft.

SERVICE CHARGE

Approx. £3.40 per sq ft per annum.

ENERGY PERFORMANCE

First Floor = 74 (Band C)
Second Floor = 92 (Band D)

FURTHER DETAILS

For further details please contact the Joint Agents:

Field & Sons

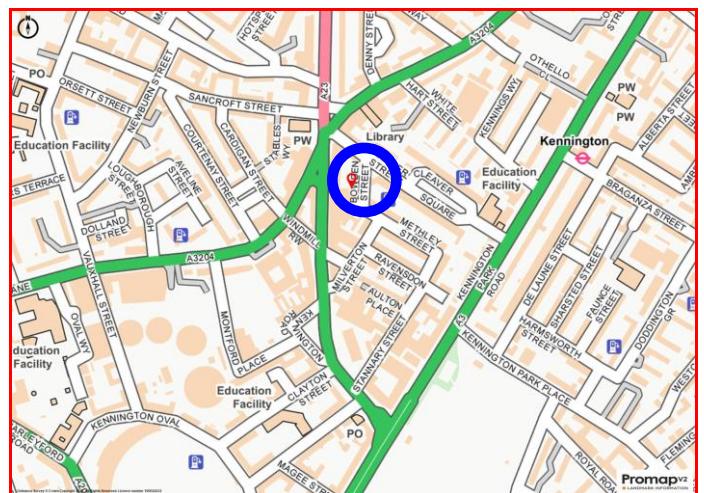
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14 BOWDEN STREET – LOCATION PLAN



Important Notice

The Joint Agents for themselves and for their clients of this property whose agents they are given notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the Joint Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.