

FIELD & SONS

COMMERCIAL

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OFFICE / E CLASS BUILDING TO LET



41 REEDWORTH STREET, LONDON SE11 4PQ
OVERALL APPROX. 1,549 SQ FT (143.9 SQM)

LOCATION

Reedworth Street is a predominantly residential street lying between Kennington Lane and Kennington Road, with Kennington Underground station (Northern line – City and West End branches) approximately 350m to the south east.

DESCRIPTION

Comprises a self-contained corner period office building arranged over basement, ground and three upper floors, laid out as a number of individual rooms on each level plus kitchen, w.c. and shower facilities.

Most recently used as office but potential for alternative uses such as medical under the E Use Class.

41 REEDWORTH STREET, LONDON SE11

ACCOMMODATION AND LAYOUT

Basement :	241 sq ft (22.4 sq m) – office, kitchen and shower
Ground Floor :	484 sq ft (44.9 sq m) – reception, three offices and two w.c.s
First Floor :	360 sq ft (33.5 sq m) – four offices
Second Floor :	264 sq ft (24.5 sq m) – two offices and w.c.
Third Floor :	200 sq ft (18.6 sq m) – two offices and w.c.
Total :	1,549 sq ft (143.9 sq m)

AMENITIES

- Cooling cassette in each office room
- Gas central heating
- Fluorescent lighting
- Data trunking
- Corner frontage/reception
- Excellent natural light

TERMS

Available on a new FRI lease on terms by arrangement.

RENT

£36,000 per annum, exclusive of all outgoings

BUSINESS RATES

Details on application.

ENERGY PERFORMANCE

EPC Asset Rating = 99 (Band D).

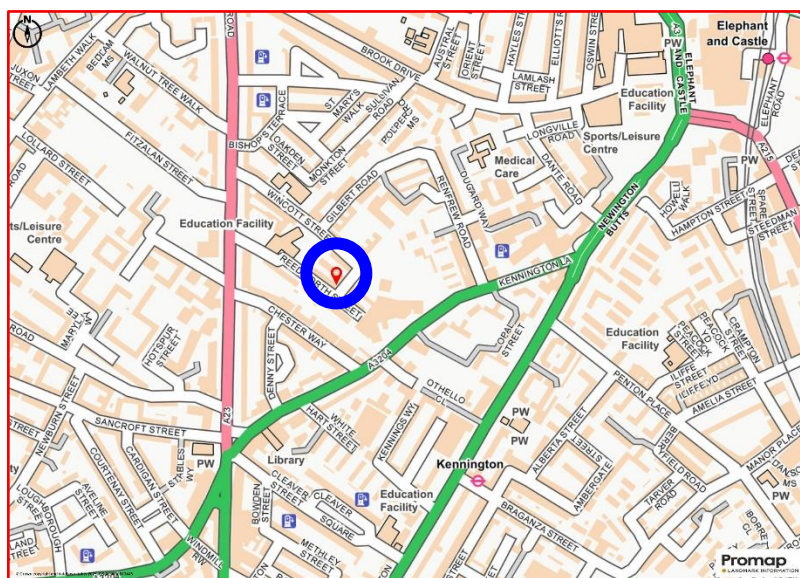
41 REEDWORTH STREET – LOCATION PLAN

FURTHER DETAILS

For further details please contact :

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