

# USP.

405 Kennington Road,  
London, SE11 4PT

**OFFICES TO RENT**  
**4,047 - 12,478 SQ FT**

usp.london  
020 3757 7777





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## Accommodation

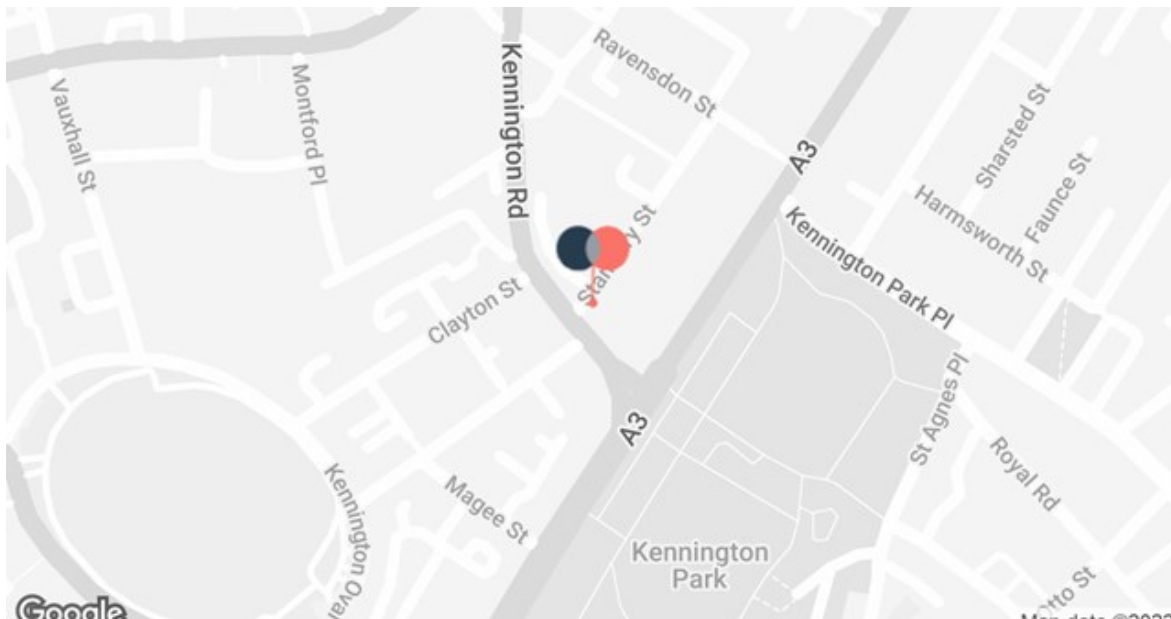
Floor	Availability	Area (sq ft)
3rd	Available	4,047
2nd	Available	4,047
1st	Available	4,047
Ground	Available	337
<b>TOTAL</b>		<b>12,478</b>

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## Amenities

Shared Meeting/Touchdown Area	DDA Compliant
10 Person Passenger Lift	Air Conditioning
Bike Racks & Showers	Excellent Levels of Natural Light





## Description

### Refurbished Offices To Let

405 Kennington Road has been comprehensively refurbished to provide exceptionally light offices, owing to full height windows on highly efficient floor plates. The offices are arranged over first to third floors, with a communal ground floor reception. Tenants will have access to a shared informal meeting room and breakout area. A single tenant for the building could use this space for meeting rooms or a larger manned reception if required.

Prominently located on Kennington Road, the building also provides excellent facilities with separate secure access for cyclists and charging points for e-bikes and e-scooters, along with shower facilities on the ground floor. Located opposite the beautiful Kennington Park, with Oval and Kennington Underground Stations (Northern Line) close by. Vauxhall Mainline Station in just 13 minute walk to the north with access to the Victoria Line.

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4PT

## Further Information

New lease available direct from the Landlord.

Rent  
£45.00 psf

Service Charge  
TBC

Rates  
TBC

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