

## CHESTER HOUSE | KENNINGTON PARK 1-3 BRIXTON ROAD | LONDON SW9 6DE

FORMER WAREHOUSE CONVERTED TO OFFICES  
SINGLE FLOOR | 10,952 SQ FT



### LOCATION

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Chester House is located on the junction of Brixton Road and Camberwell New Road, just three minutes walk from Oval Underground Station (Northern Line). Lambeth North underground station (Bakerloo Line) and Vauxhall Mainline and Underground Station (Victoria Line) are easily accessible, providing fast access to the West End and City of London.

### THE PROPERTY

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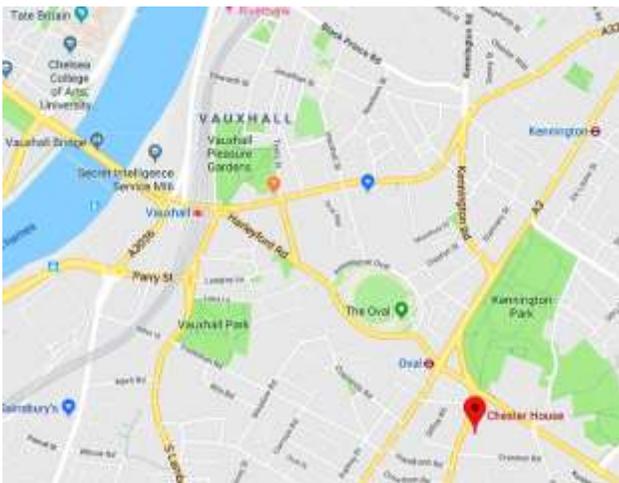
Chester House forms part of the vibrant Kennington Business Park, which consists of 11 buildings around a courtyard managed by Workspace Group Plc. Formerly a light industrial building, Chester House has been comprehensively refurbished and converted to offices in recent years. The building comprises modern loft style offices, and retains many of its original features including exposed brick walls, steel beams and warehouse doors.



### ACCOMMODATION

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This comprises the first floor. The offices are largely open plan and divided to form reception area and a number of meeting rooms and private offices. The offices benefit from a generous ceiling height with exposed services and excellent day light. The office floor is constructed around a central atrium/courtyard, which is timber decked, providing an external seating/leisure area for the sole use of the first floor occupiers.



## FLOOR AREA

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10,952 sq ft net

## AMENITIES

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Spacious modern double height entrance

Automatic passenger lift

Fully fitted

Comfort cooling

Wired Certified Gold fibre

Fitted kitchen/breakout area

Private WC's

Excellent natural light

Exclusive use of decked central court/atrium

Use of Kennington Park facilities (at a cost) including award winning Mimosa Café Kennington, Pure Gym and car parking

## LEASE

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Offered on two bases, excluded from the L&T Act 1954 either:

1. Lease to November 2026, with a tenant's option to determine in November 2021 or:
2. Lease to November 2021.

## OUTGOINGS

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Rent: £42.50 per sq ft

Rates: £12.26 per sq ft (2018/2019)

Service Charge: £5.93 per sq ft (fixed, subject to annual increase of 5%)

## VIEWING

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For further information please contact:

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