



Refurbished Office
Building in the heart of
Kennington - 16,100 Sq Ft

- Excellent Natural Light
- New M&E
- Car Parking
- Showers & Cycle racks
- Good F2C Height
- Excellent local amenity
- Can offer CAT A or CAT A+

Gateway House

Gateway House, 8 Milverton Street, London, SE11 4AP

**AVISON
YOUNG**



Summary

Available Size	3,772 to 16,093 sq ft / 350.43 to 1,495.09 sq m
Rent	£45 - £49.50 per sq ft
Rates Payable	£11.86 per sq ft
Service Charge	TBC
Car Parking	Subject to requirement
EPC	B

Property Highlights

Gateway House is an office building over 5 floors, comprising 20,455 sq ft of office accommodation arranged over lower ground, ground and three upper floors.

The offices are configured as two self-contained suites on each floor, centred around the lift core and primary stairwell. There is a terrace on the third floor, providing access to the roof, and at lower ground floor level there is a private courtyard.

The property benefits from 11 secure car parking spaces located at the rear, accessed from Cumberland Mews. In addition there is secure cycle rack space. There is also a secondary office entrance via Ravensdon Street.

Location

The property is situated on Milverton Street opposite Kennington Road, which links to the A3 road network.

Gateway House is within 8 minutes of both Kennington and Oval underground stations, which provide access to the Northern Line.

Kennington Station is a key junction on the Northern line, facilitating direct access to both the City (via Bank) and the West End (via Charing Cross). Vauxhall station is within a 12 minute walk from Gateway House, providing access to the Victoria underground line and mainline railway services.

The nearest bus stop is a 1 minute walk from the property with connections south to Streatham and Crystal Palace and north to Westminster, Oxford Circus and Euston. A separate stop, a 3 minute walk from the property, provides a 3 minute bus journey to Vauxhall station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	3,772	350.43	Coming Soon
2nd	4,340	403.20	Coming Soon
1st	4,323	401.62	Coming Soon
Ground - Offices	3,658	339.84	Available
Total	16,093	1,495.09	



Harriet De Freitas

07940516827 | (0)7940 516 827
harriet.defreitas@avisonyoung.com



Rachael Currie

07979 475 052
rachael.currie@avisonyoung.com

USP London (Joint Agent)