



Sanderson
Weatherall

OPEN LAND SUITABLE FOR STORAGE OR
OTHER USES, SUBJECT TO PLANNING



301-303 KENNINGTON LANE, LONDON, SE11 5RQ

sw.co.uk



- Central location
- Good access to central London and south London
- Close to Vauxhall Station and Oval Station
- Suitable for storage and other uses, subject to planning

Location

The property is located between Vauxhall and Kennington in the London Borough of Lambeth on Kennington Lane, and so is accessible to both central London and south London. The property consists of a cleared site on the south side of Kennington Lane (A3204) at the junction with Oval Way, adjacent to Big Yellow and close to Tesco.

Vauxhall Station (National Rail & Victoria Line): 0.3 miles; and Oval Station (Northern Line): 0.5 miles are both a short walk away.

Description

The property consists of a cleared site with frontage onto Kennington Lane, located between Oval Way and Farnham Royal, a short thoroughfare that runs between the site and Big Yellow. There is a former electricity substation to the south of the site (outside the demise) and the ground is mainly laid as concrete.

NB: There is currently a hoarding which extends beyond the boundary and takes in Farnham Royal and part of the pavement on Oval Way. The ingoing tenant will be required to remove the existing hoarding, install a new hoarding on the boundary and keep the entire site secure.

Accommodation

Description	Metric	Imperial
Cleared Site	313.35 sq m	3,373 sq ft
Total	313.35 sq m	3,373 sq ft

Lease

The property is available on a new 3 year FRI lease, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent

On application.

Rent Deposit

A rent deposit equivalent to 6 months' rent will be paid to the landlord as security and held for the duration of the lease.



Rateable Value

To be assessed.

Planning

The site has been cleared following demolition of a former office/warehouse property. All planning related enquiries can be addressed via Lambeth Council Planning dept Tel: 020 7926 1180.

VAT

All prices quoted are exclusive of VAT.

Costs

The ingoing tenant will be responsible for the landlord's legal, administrative and agent's costs incurred in connection with the transaction.

Offers

Please include the following information with your offer:

- Any proposed capital works to improve the site.
- Proposed business use and business plan containing 3 years' financial forecast and track record.
- A Tenancy Application Form can be provided on request.



Strictly by prior appointment:

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