



## 3 Loughborough Street, London, SE11 5RB

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Self-contained 14,670 sq ft of unique converted warehouse space available on a short term basis on economical terms

- Excellent ceiling heights throughout
- Fully functional kitchen
- Suitable for a range of E Class uses including:  
Office/Showroom/Storage
- Fitted and furnished
- Vehicular access into the studio warehouse

## Overview.

Self-contained 14,670 sq ft of unique converted warehouse space available on a short term basis on economical terms

## Location.

Located on Loughborough Street close to the junction with Kennington Lane and a short walk from Vauxhall, Oval and Kennington Underground Stations as well as bus routes serving most Central London locations. The area enjoys a mix of offices, coffee shops, pubs as well as famous art dealer warehouse occupiers. The building can be accessed from both Loughborough Street and Dolland Street.

## Financials.

Rent	£17.50 per sq ft
Rates Payable	£3.25 per sq ft

## Terms.

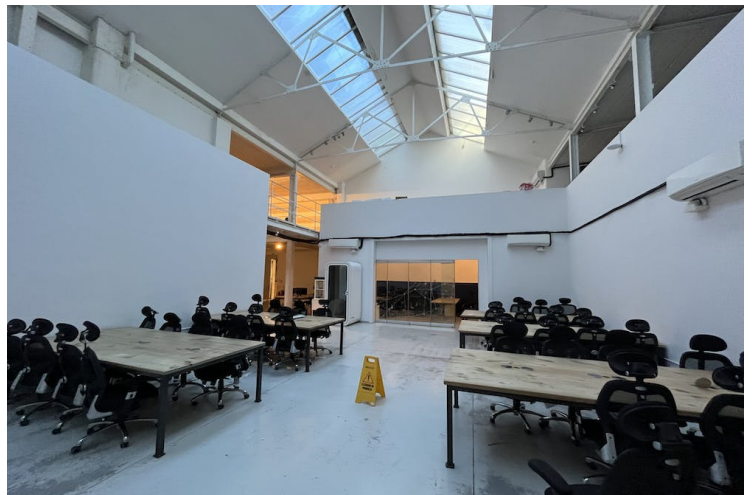
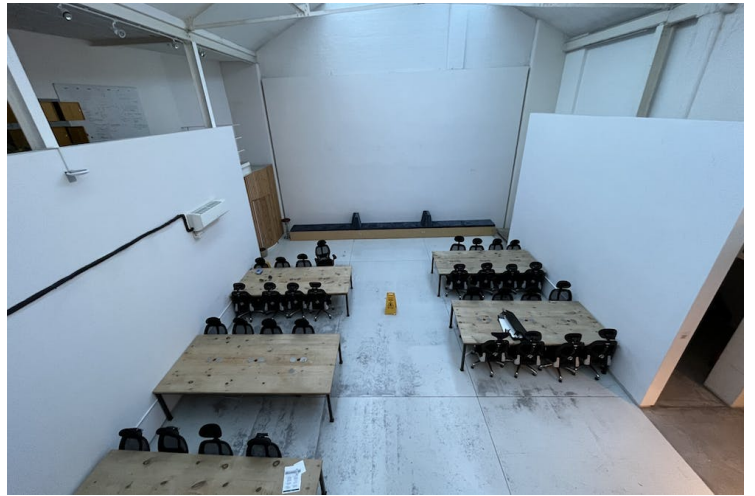
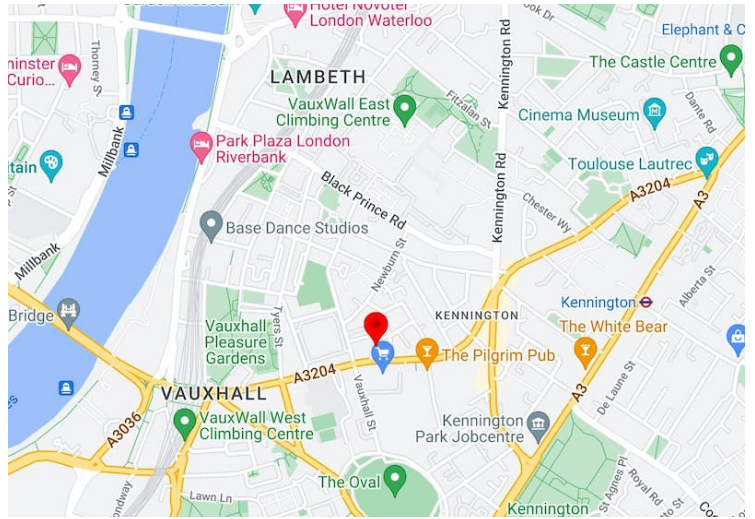
Available on a new lease for a term certain of 12 - 24 months

## Contacts.

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