

# Archbishop Tenison's School

55 KENNINGTON OVAL • LONDON • SE11 5SR

## Educational occupier sought for school buildings in Kennington Oval.

On the instructions of the Trustees of Archbishop Tenison's School Foundation we are seeking a qualifying education occupier for school premises in Kennington Oval, London. Details of the location, premises, title and Trustee aspirations are set out below.

**The Trustees are inviting any interested party to submit their interest based on the following criteria:**

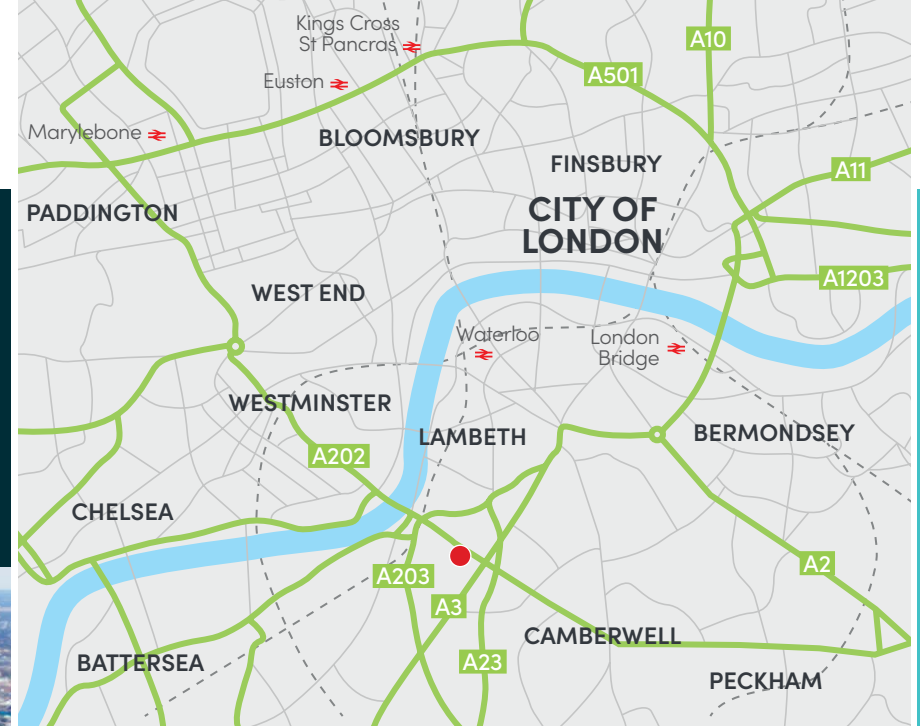
- The party must not want to offer (from this site) mainstream primary or secondary provision. The Trustees do not wish to compromise London Borough of Lambeth's existing local provision and Education strategy.
- Providers offering tertiary, specialist or further education would be, in principle, welcome.
- Interest from developers is welcome, but the Trustees wish to make it clear that they will not accept offers subject to planning or variation of the headlease.
- The Trustees are open minded on the structure of the relationship with a future occupier. Options include but are not limited to:
  - Sale of the Foundation's interest in the land
  - The Foundation granting a lease of all or part of this site
  - A joint venture



# Location.

Archbishop Tenison's School is located opposite The Oval Cricket Ground in Kennington, South London. The nearest public transport station is Oval Underground (Northern Line). Vauxhall underground and rail station is a ten minute walk. Victoria Station is 1.5 miles away to the north west.

The Houses of Parliament are 1.4 miles to the north. Numerous bus routes run past the site along Kennington Oval.



 [Click here for Google Maps link](#)

 [What3words sweep.bands.allows](https://www.what3words.com/sweep.bands.allows)



## Description.

The premises consists of a main school building (built 1928), a connected annex block on three floors, a detached Technology Block and extensive playgrounds. These are arranged as set out on the enclosed plan.

The school is in reasonable condition, having been occupied as a secondary school until May 2023. There are some needs of repair. A condition report is held by the Trustees and may be shared with appropriate parties.

The buildings are divided into classrooms, offices, storage rooms and toilet blocks. There is a large canteen (with commercial kitchen), assembly hall and a gymnasium. The school is surrounded by playgrounds and external sports areas. There is vehicular access from Kennington Oval and additionally from Ashmole Street to the rear. The whole site is secured with fences and walls.



## Accommodation.

	Sq M	Sq Ft
<b>Main School Building</b>		
Ground Floor	930.4	10,015
First Floor	932.7	10,040
Second Floor	753.6	8,112
Third Floor	749.4	8,067
<b>Total</b>	<b>3366.1</b>	<b>36,233</b>

<b>Annex Building</b>		
Ground floor	268.2	2,887
First Floor	242.4	2,609
Second Floor	275.8	2,969
Third Floor	263.5	2,836
<b>Total</b>	<b>1049.9</b>	<b>11,301</b>

<b>Tech Block</b>		
Ground Floor	348	3,746
First Floor	78	840
<b>Total</b>	<b>426</b>	<b>4,585</b>

	Sq M	Sq Ft
<b>Summary</b>		
Main Building	3366.1	36,233
Annex Building	1049.9	11,301
Tech Block	426	4,585
<b>Total</b>	<b>4,842</b>	<b>52,119</b>

Note: This data comes from architects plans and is based on Gross Internal areas and has not been checked. In addition and not included above are storage outbuildings and a plant room in the basement of the main school building.

The whole site (plots 1, 2, 3 and 4 but excluding former Ashmole Street) totals approximately 1.2 acres.

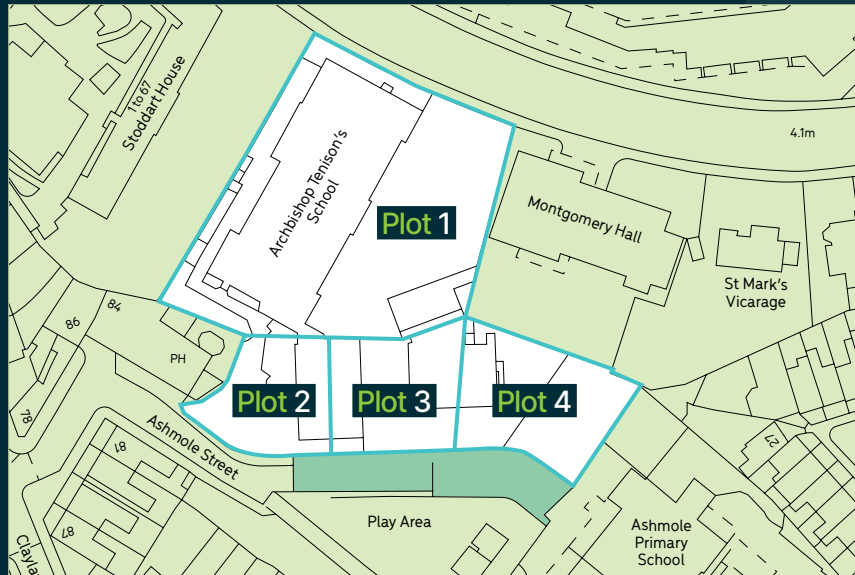


## Title.

The site is held in four titles. The main school and playground is "plot 1". This is held on a Long Leasehold interest from The Duchy of Cornwall at a peppercorn rent. The lease can be assigned, Landlord's consent NTBUW. The head lease is silent on the ability to under-let. The user clause in the lease is "Schoolhouse and premises"

The remaining three titles (plots 2, 3 and 4) are held Freehold. There are restrictions on the titles that can be discussed with interested parties.

It should be noted that at the rear part of the site, contained within the school grounds, is land not owned by The Foundation. This is formerly part of Ashmole Street. This is identified on the plan.



## Planning.

Interested parties should make their own planning enquiries. This site has been in use as a school for over 100 years and it is assumed the permitted use is as a school.



## Contact.

For further information or a viewing, please contact the sole letting agents.

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