



# PHOENIX WORKS

Oval Village

---

A new dawn for London office space  
[phoenixworks.london](http://phoenixworks.london)



A computer generated image of Phoenix Works, which is part of Oval Village.

# PART OF OVAL VILLAGE



Over 100,000 sq ft  
of new public realm



Vibrant  
local area



London's Best  
Mixed-Use scheme



120,000 sq ft of  
commercial office space



50,000 sq ft of retail  
and leisure space



Close proximity to  
Vauxhall, Kennington  
and Oval stations

# OV VILLAGE

Phoenix Works offers brand new office space at the heart of Oval Village, a vibrant new campus set to transform this corner of London. Once completed, Oval Village will provide over 1,300 homes, 170,000 sq ft of mixed-use commercial space and 1 hectare of new public realm.





# MAKE OVAL'S HISTORY YOUR FUTURE

Oval Village traces its heritage back to the original Oval gasholders. Built in 1847, and the largest of their kind in the world, the gasholders exemplify the ingenuity and creativity of Victorian engineering – and today they're a firm presence in the fabric of Phoenix Works.





STROZ-ZOMBA

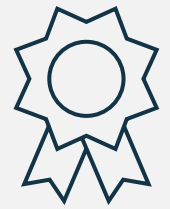
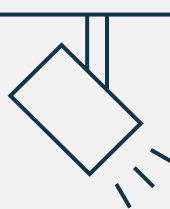
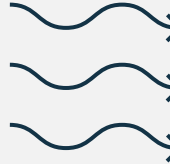

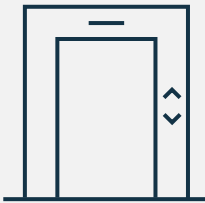

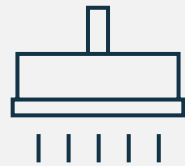

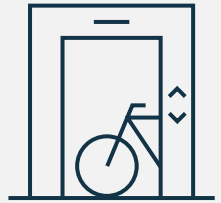
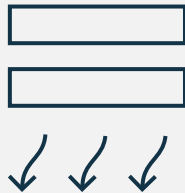
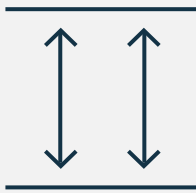
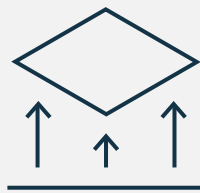
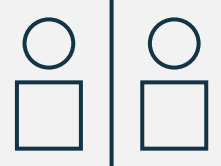


# PHOENIX WORKS FOR YOU

Spread over two floors of light-filled, Grade A office space with its own private entrance, Phoenix Works is designed for flexibility.



## SPECIFICATION

 self-contained Grade A office space	 LED lighting	 VRF system	 full height glazing	
 1 x passenger lift	 40 x lockers	 shower facilities	 36 x secure cycle storage spaces	 dedicated bike lift
 hybrid ceiling system	 2nd floor: 3.95m 1st floor: 3.3m floor to ceiling heights	 2nd floor: 400mm 1st floor: 150mm raised flooring	 designed to 1:8 occupational density	





# TWO FLOORS OF CONTEMPORARY WORKSPACE

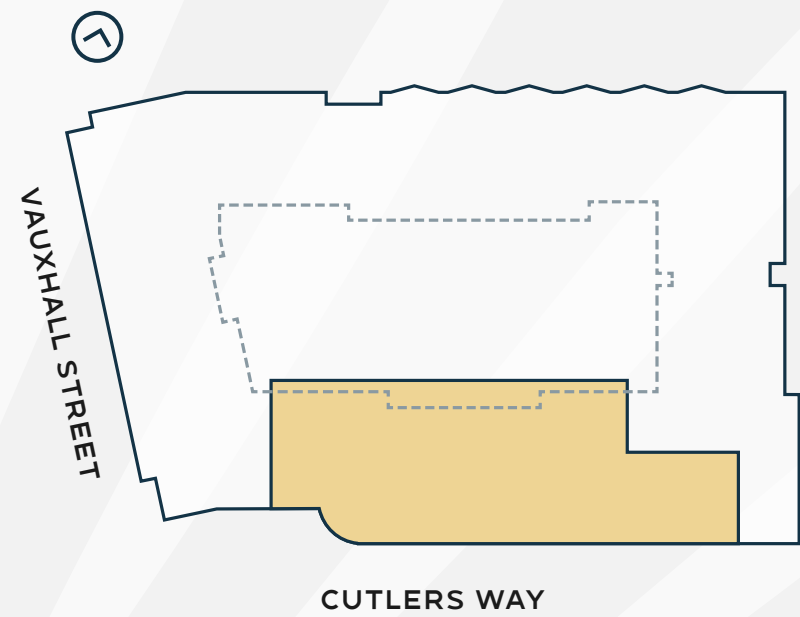
FLOOR	NIA (SQ FT)	NIA (SQ M)
SECOND	10,454	971
FIRST	16,640	1,546
RECEPTION	691	64
<b>TOTAL</b>	<b>27,785</b>	<b>2,581</b>

FLOOR PLAN  
**SECOND  
FLOOR**

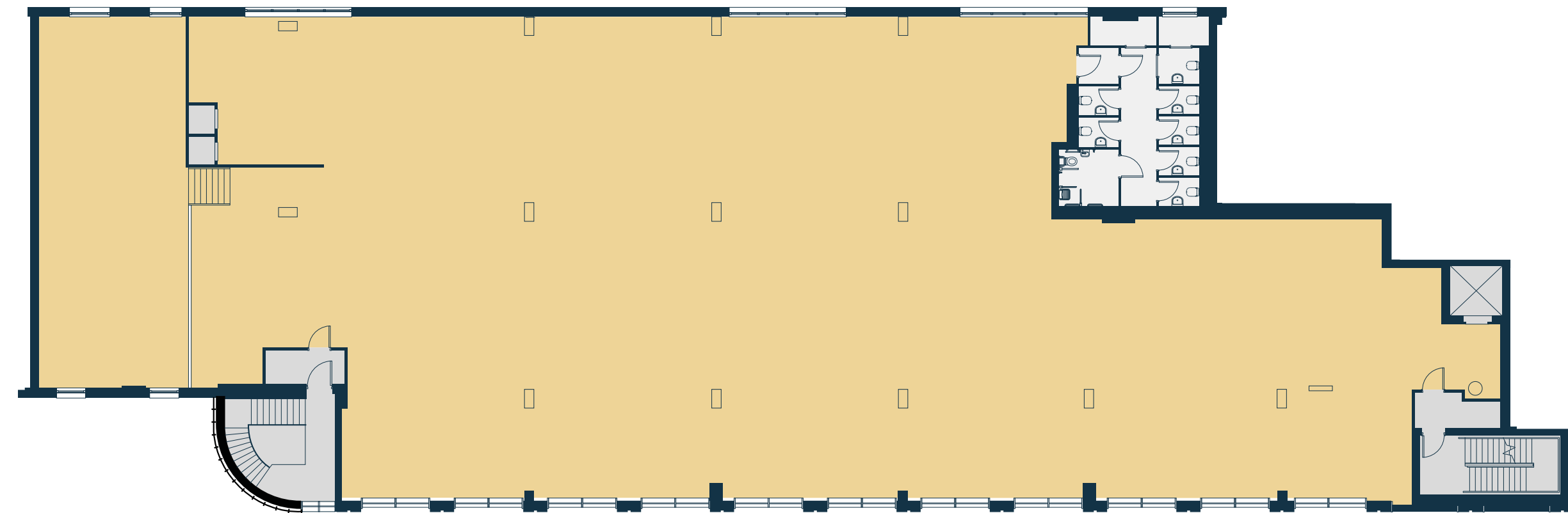
10,454 SQ FT  
971 SQ M



-  WORKSPACE
-  CORE



VAUXHALL STREET



CUTLERS WAY

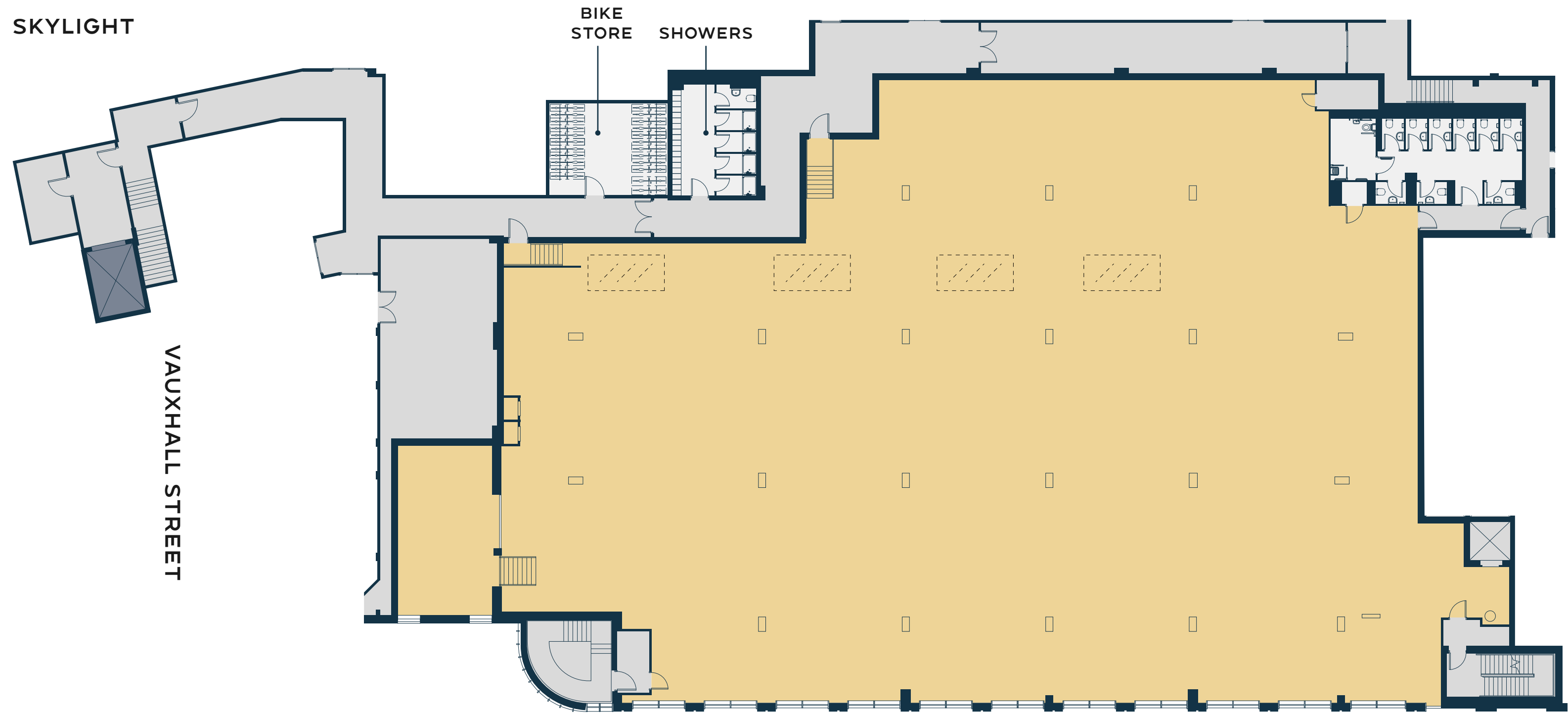


FLOOR PLAN  
FIRST  
FLOOR

16,640 SQ FT  
1,546 SQ M



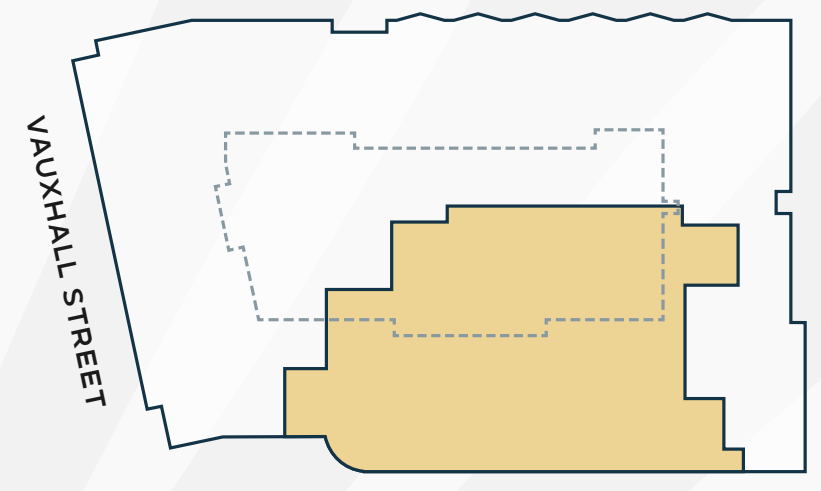
- WORKSPACE
- CORE
- BIKE LIFT
- SKYLIGHT



VAUXHALL STREET

BIKE STORE SHOWERS

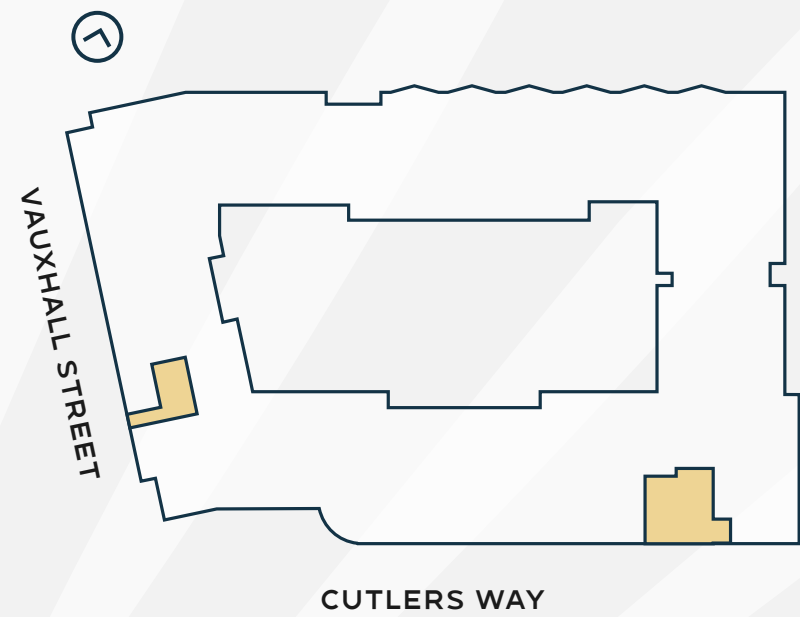
CUTLERS WAY



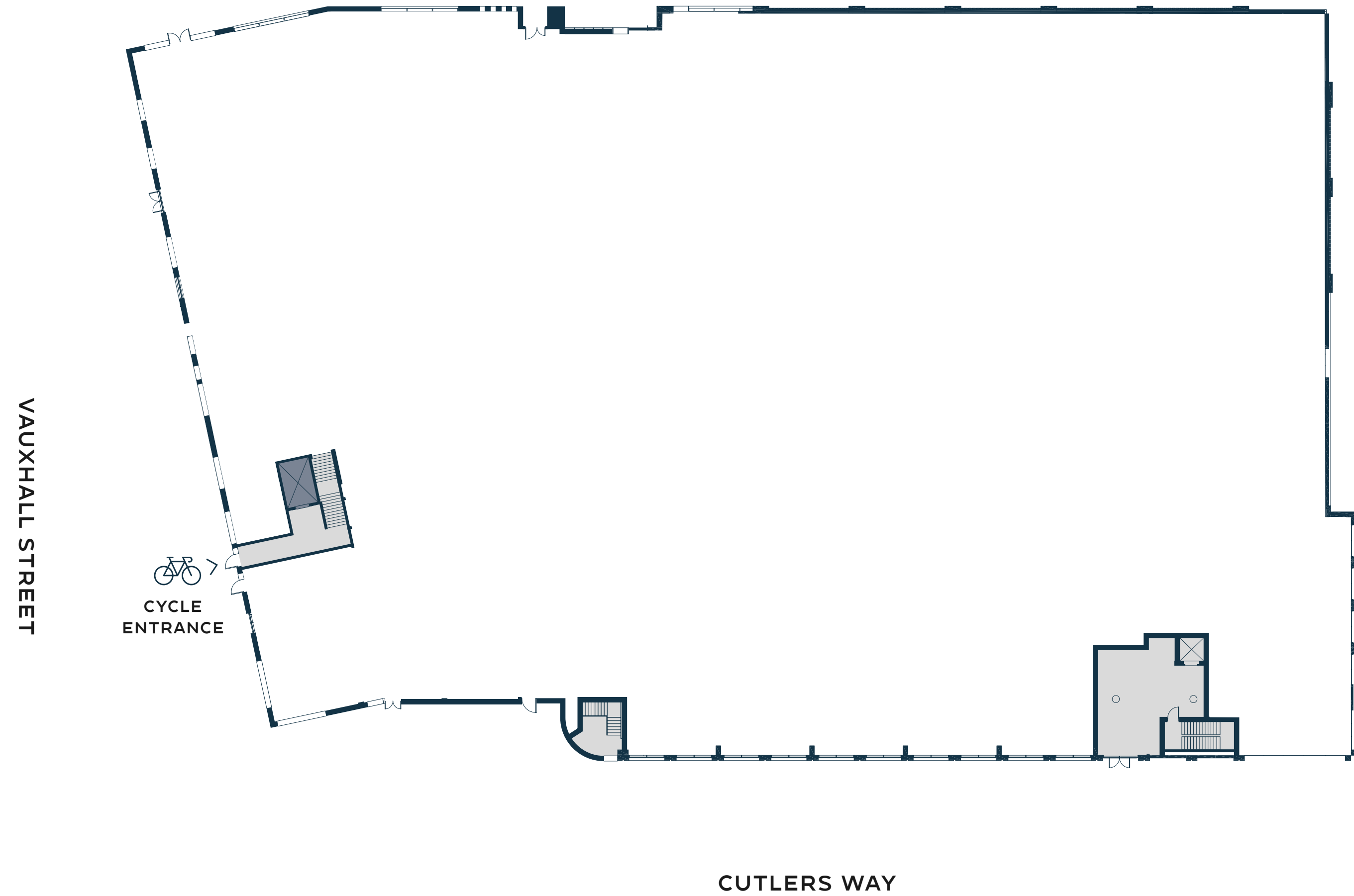
CUTLERS WAY

FLOOR PLAN  
GROUND  
FLOOR

RECEPTION  
691 SQ FT  
64.2 SQ M



- CORE
- BIKE LIFT



SPACE PLAN  
**SECOND  
FLOOR**

---

10,454 SQ FT  
971 SQ M

---

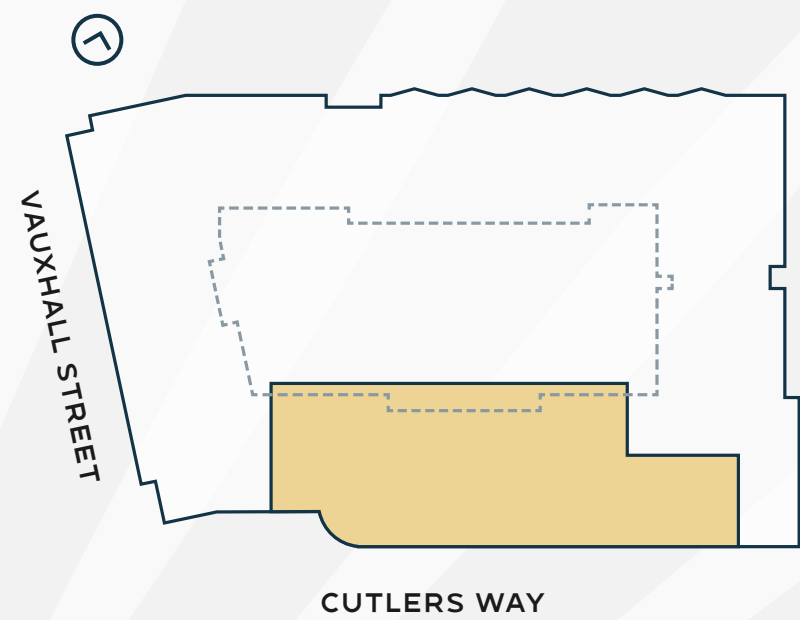
1:8 OCCUPATION  
DENSITY


124 WORKSPACES  
(INCL. 32 HOT DESKS)

4 MEETING ROOMS

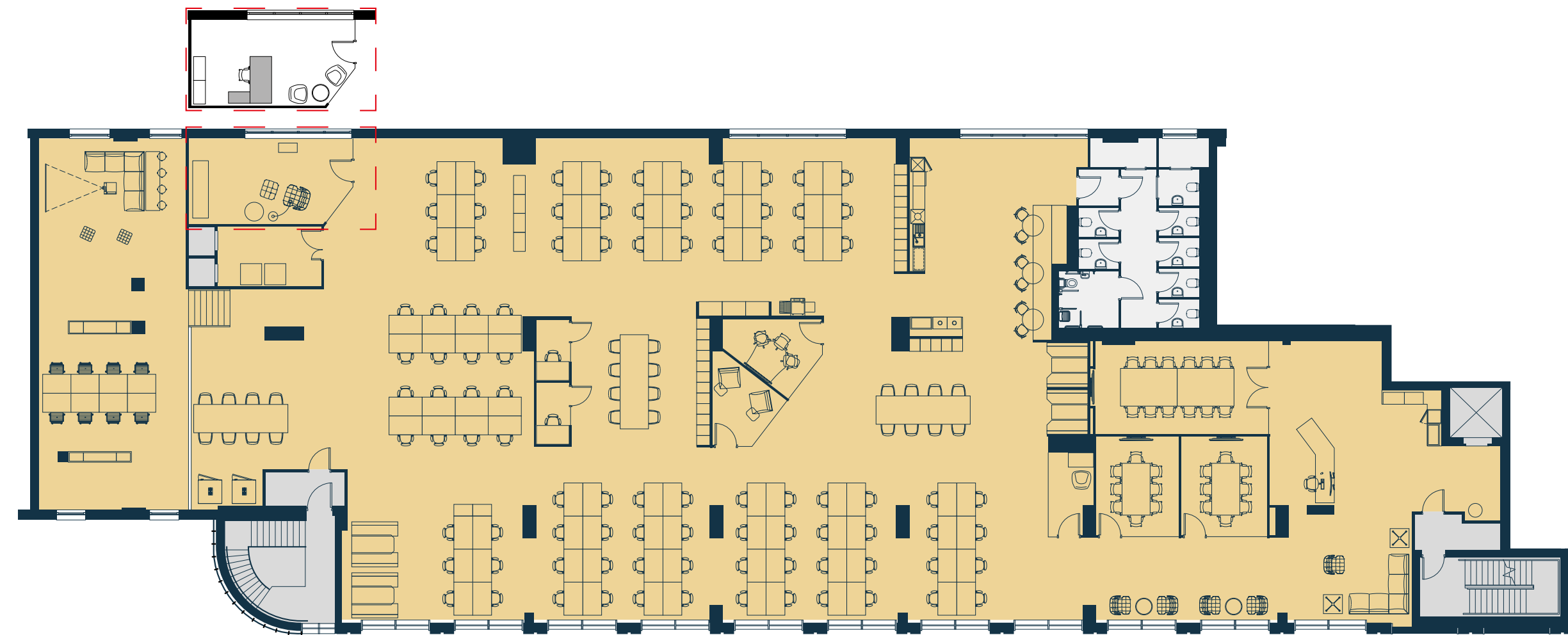
4 PODS

4 OPEN BOOTHS



-  WORKSPACE
-  CORE

Vauxhall Street



Cutlers Way

SPACE PLAN  
**FIRST FLOOR**

16,640 SQ FT  
1,546 SQ M

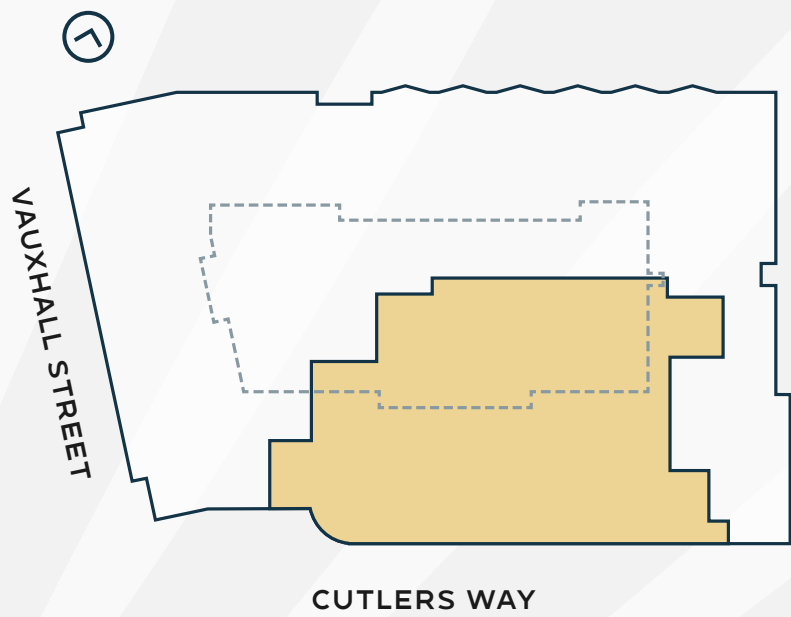
1:6 OCCUPATION DENSITY

184 WORKSPACES  
(INCL. 42 HOT DESKS)

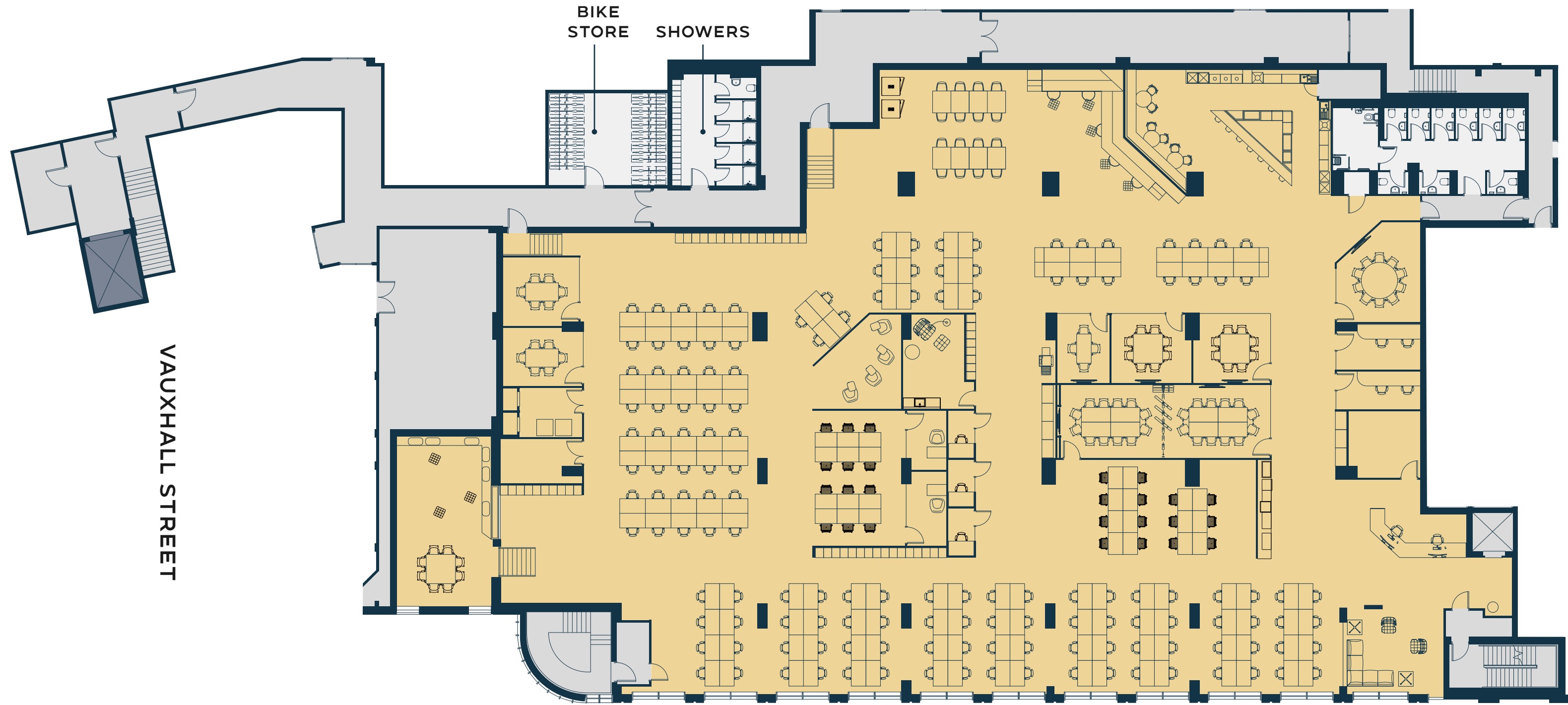
5 MEETING ROOMS

5 PODS

2 OPEN BOOTHS



- WORKSPACE
- CORE
- BIKE LIFT



VAUXHALL STREET

CUTLERS WAY

SPACE PLAN  
**FIRST FLOOR**

16,640 SQ FT  
1,546 SQ M

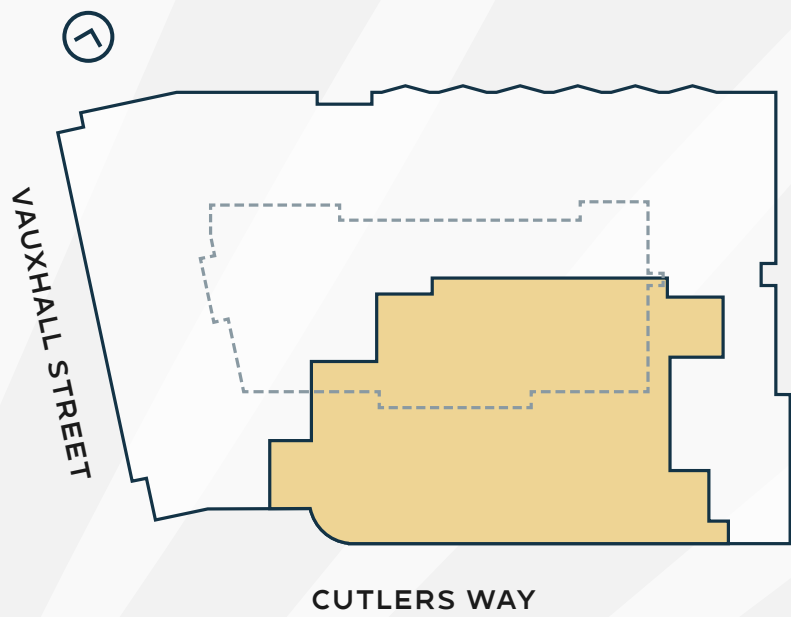
1:10 OCCUPATION  
DENSITY

146 WORKSPACES  
(INCL. 36 HOT DESKS)

5 MEETING ROOMS

5 PODS

2 OPEN BOOTHS



- WORKSPACE
- CORE
- BIKE LIFT





COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.





COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF SECOND FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF SECOND FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF SECOND FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF SECOND FLOOR OFFICE.



VAUXHALL  
8 MINS WALK

PHOENIX  
WORKS

KENNINGTON  
10 MINS WALK

OVAL  
10 MINS WALK

COMPUTER GENERATED AERIAL VIEW OF PHOENIX WORKS.

# REAL LONDON RISING

From food and drink to leisure and culture, something new is always rising out of Oval's diverse and thriving community.

## COFFEE & LUNCH

- |                      |                                  |
|----------------------|----------------------------------|
| 1. District          | 10. Vanilla Black Coffee & Books |
| 2. Italo             | 11. Sally White                  |
| 3. Market Place      | 12. Sainsbury's Local            |
| 4. Bonnington Café   | 13. Vauxhall Street Food Garden  |
| 5. Windmill Fish Bar | 14. Little Waitrose & Partners   |
| 6. Urban Botanica    | 15. Tea House Theatre            |
| 7. Tesco Superstore  |                                  |
| 8. Livewire          |                                  |
| 9. Sugar Pot         |                                  |

## DRINKING

- |                        |                          |
|------------------------|--------------------------|
| 1. The Derby           | 8. Tamesis Dock          |
| 2. Eagle London        | 9. Royal Vauxhall Tavern |
| 3. The Pilgrim         | 10. The Rose             |
| 4. The Jolly Gardeners | 11. The Prince of Wales  |
| 5. Mother Kelly's      | 12. The Dog House        |
| 6. The White Bear      | 13. The Black Prince     |
| 7. The Duchy Arms      |                          |

## DINING

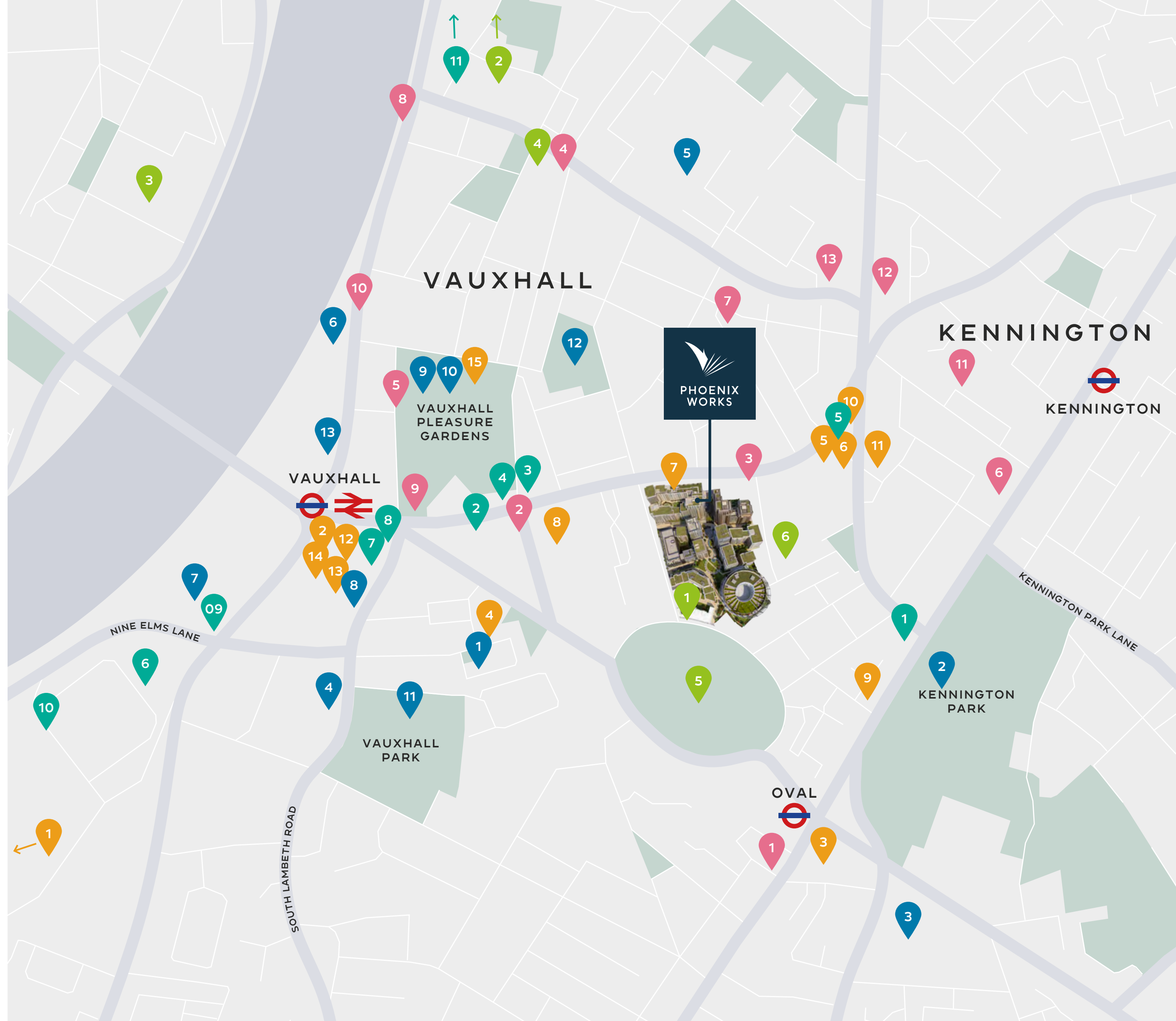
- |                  |                    |
|------------------|--------------------|
| 1. Taro          | 7. Dirty Burger    |
| 2. JIHWAJA       | 8. Nando's         |
| 3. Daebak        | 9. Brunswick House |
| 4. The Coriander | 10. LINNAEAN       |
| 5. Firecracker   | 11. Garden Cafe    |
| 6. Darby's       |                    |

## CULTURE & ENTERTAINMENT

- |                           |                             |
|---------------------------|-----------------------------|
| 1. Gasworks               | 5. The Oval                 |
| 2. Lambeth Palace         | 6. Beefeater Gin Distillery |
| 3. Tate Britain           |                             |
| 4. Newport Street Gallery |                             |

## FITNESS & LEISURE

- |                                      |                                  |
|--------------------------------------|----------------------------------|
| 1. Bonnington Square Pleasure Garden | 8. VauxWall West Climbing Centre |
| 2. Kennington Park                   | 9. Vauxhall Pleasure Gardens &   |
| 3. PureGym                           | 10. Vauxhall City Farm           |
| 4. Vauxhall Leisure Centre           | 11. Vauxhall Park                |
| 5. The Foundry                       | 12. Go Mammoth                   |
| 6. Manor                             | 13. F45 Vauxhall                 |
| 7. The Gym Group                     |                                  |



# OUR NEIGHBOURS

---

WHITE STUFF

BLOOM  
& WILD



MACMILLAN  
CANCER SUPPORT

Penguin  
Random  
House

 Beauhurst

SQUIRE & PARTNERS

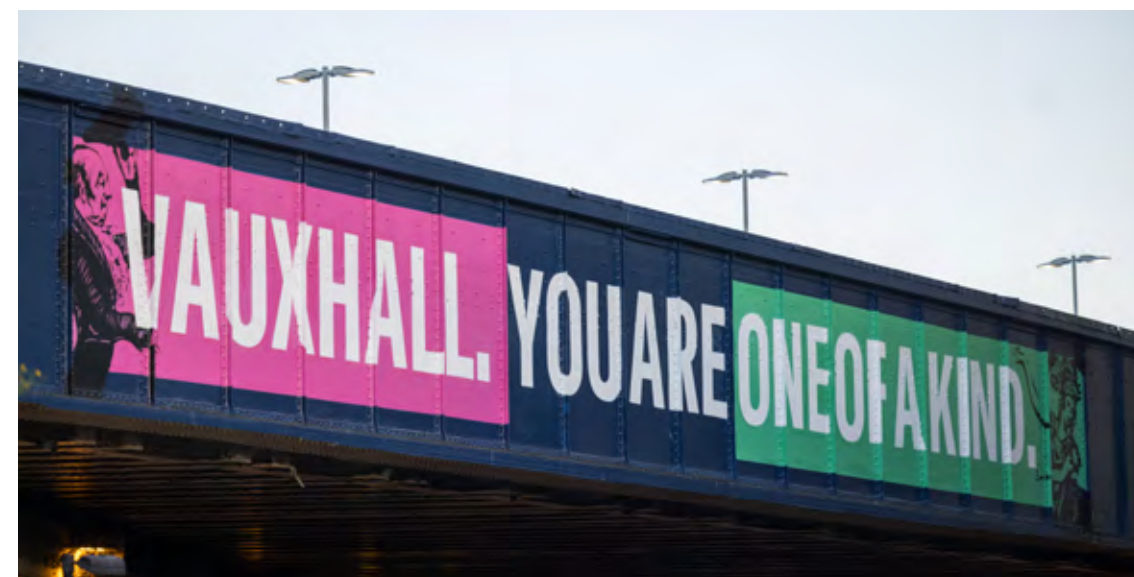


Shark | NINJA

BEEFEATER  
LONDON



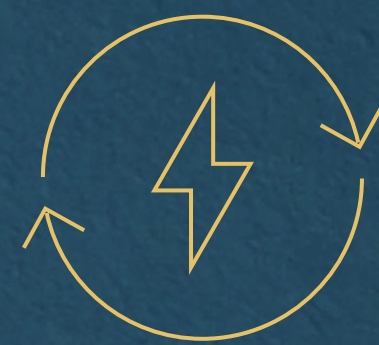
# CHANGE MOVES SOUTH



---

# SUSTAINABLE FROM THE INSIDE OUT

---



100% renewable electric tariff during construction



36 bike storage spaces with 40 lockers and 6 showers



PV panels that power the office spaces



Rainwater harvesting that feeds into landscaping irrigation



100% FSC certified timber used during construction



Net biodiversity gain across Oval Village of 179%



Certified BREEAM Very Good



LED lighting throughout the office spaces



Targeted EPC rating B

# RESPONSIBILITY THAT RISES ABOVE

---

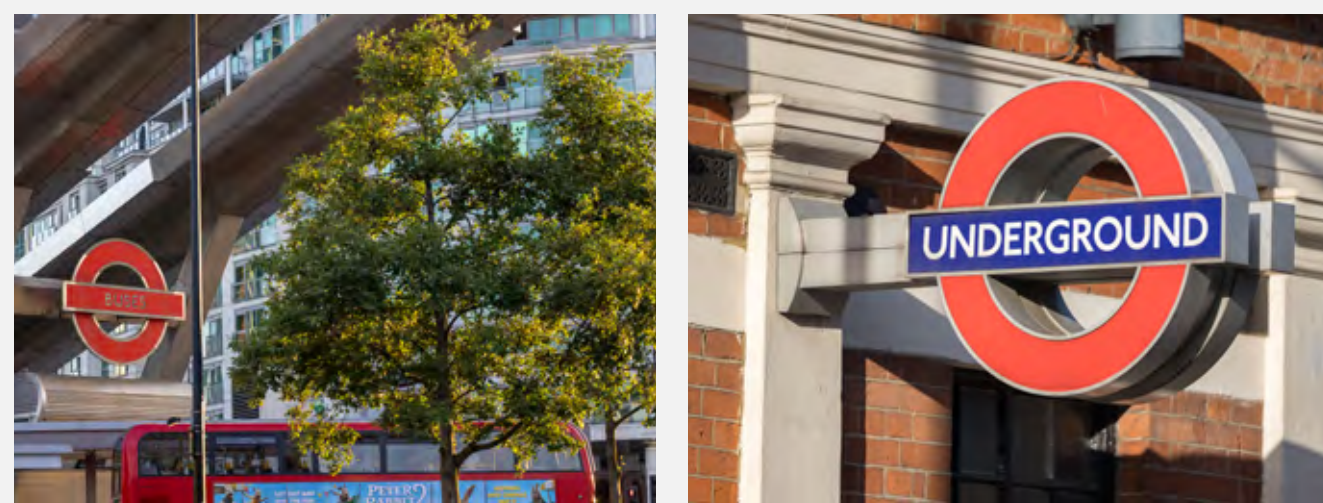
Energy-efficient, clean and considered – Phoenix Works is designed to give each of its occupants a sustainable place to thrive and prosper.

From the use of specially certified materials and innovative construction processes, through to the incorporation of biodiverse natural elements, Phoenix Works highlights Berkeley’s environmental ethos and commitment to becoming a net zero business by 2040.

The building is equally considered in its day-to-day operation. Clean air is circulated throughout to support health and wellbeing while dedicated bike storage spaces and showering facilities foster active commutes.

This overarching emphasis on wellbeing that runs through every aspect of Oval Village gives the people who work, visit and live in the area an environments that supports a better way of life.





# BUILT TO BRING YOU CLOSER

With superb connections to every corner of London, Phoenix Works brings your team closer to the distinct personalities and opportunities of each part of the city.



**VAUXHALL**  
8 MIN WALK  
NATIONAL RAIL



<b>4</b> mins Clapham Junction	<b>5</b> mins Waterloo	<b>12</b> mins Wimbledon	<b>39</b> mins Gatwick Airport (via Clapham Junction)
--------------------------------------	------------------------------	--------------------------------	--



**VAUXHALL**  
8 MIN WALK  
VICTORIA LINE



<b>3</b> mins Victoria	<b>5</b> mins Green Park	<b>7</b> mins Oxford Circus	<b>11</b> mins Euston	<b>12</b> mins King's Cross St Pancras
------------------------------	--------------------------------	-----------------------------------	-----------------------------	---



**OVAL**  
10 MIN WALK  
NORTHERN LINE



<b>2</b> mins Kennington (10 min walk)	<b>5</b> mins Waterloo	<b>5</b> mins Green Park	<b>7</b> mins London Bridge	<b>7</b> mins Charing Cross	<b>9</b> mins Bank	<b>13</b> mins Tottenham Court Road
---	------------------------------	--------------------------------	-----------------------------------	-----------------------------------	--------------------------	---



**AIRPORTS**

<b>39</b> mins Gatwick Airport (via Clapham Junction)	<b>46</b> mins Heathrow Airport (Via Victoria and Paddington)
--	--



**CYCLING ROUTES**

<b>CS5</b> Oval to Pimlico	<b>CS7</b> Cannon Street to Colliers Wood	<b>CS8</b> Westminster to Wandsworth	<b>Q5</b> Waterloo to Clapham
-------------------------------	--	---	----------------------------------

Journey times taken from Google Maps and Citymapper. Walking times from Phoenix Works.



For more information please contact:



**BEN FISHER**

ben@usp.london  
+44 (0) 7810 676 168

**SIMON SMITH**

simon@usp.london  
+44 (0) 7736 880 316

**SUZY VILLERS**

suzy@usp.london  
+44 (0) 7562 624 652

Phoenix Works is  
part of Oval Village



**PHOENIX  
WORKS**

Berkeley and USP for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and, therefore, prospective occupiers should satisfy themselves as to their operation. 3. These particulars are produced in good faith, and set out as a general guide only and do not constitute part of any offer or contract. 4. No person in the employment of Berkeley has any authority to make or give representation or warranty whatever to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Indicative computer generated images used throughout. Designed by J2. February 2023.



**PHOENIX  
WORKS**