

# USP.

Phoenix Works  
Oval Village  
London SE11 5QU

**OFFICES TO RENT**

**10,000 - 27,785 SQ FT**

[phoenixworks.london/](https://phoenixworks.london/)

usp.london

020 3757 7777







---

## Description

Brand new self contained office space at the heart of Oval Village

Phoenix Works offers two floors of light-filled, Grade A office space with its own private entrance and reception and is available to lease or purchase on a Virtual Freehold basis. The flexible layout of the floors makes the space suitable for a wide range of occupiers.

Target completion date for the scheme is Q2 2024.



Phoenix Works, Oval Village,  
London, SE11 5QU



Phoenix Works, Oval Village,  
London, SE11 5QU



## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Second Floor	Available	10,454	POA
First Floor	Available	16,640	POA
Reception	Available	691	POA
<b>TOTAL</b>		<b>27,785</b>	

## Amenities

Self contained Grade A office space

VRF System

Passenger and bike lift

Secure bike storage

BREEAM Very Good

LED lighting

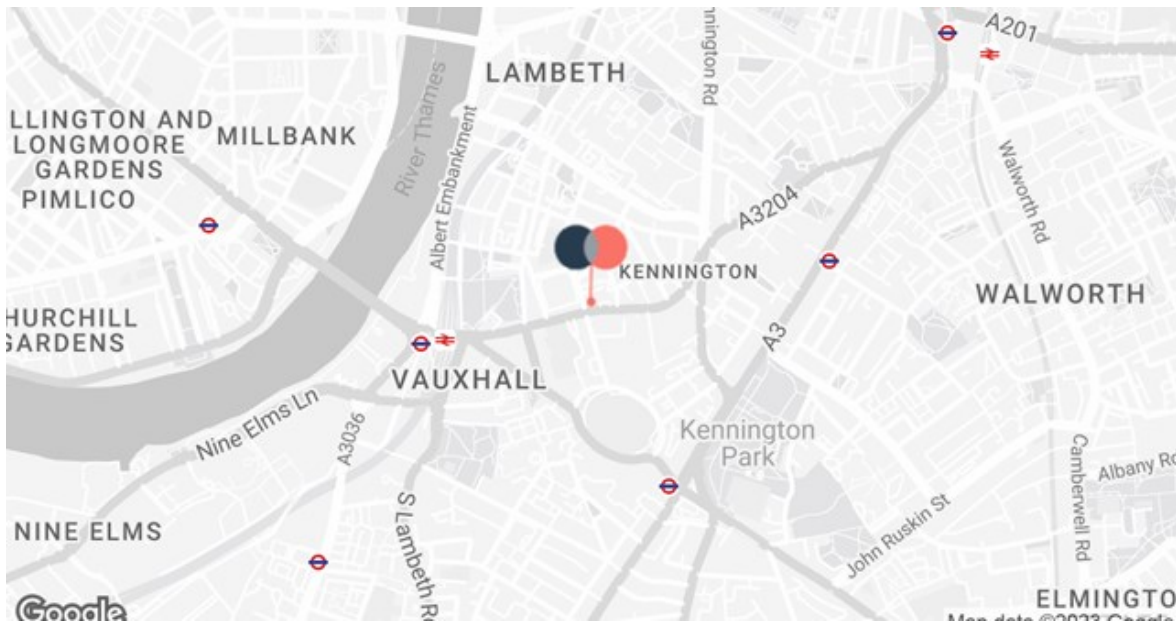
Full height glazing

Shower facilities

3.3m - 3.95m floor to ceiling heights

Targeting EPC rating B





## Location

Phoenix Works is located at the heart of Oval Village, winner of the Mayor's Award for London's Best Mixed-Use Scheme. This vibrant new campus is 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.

Vauxhall Station and Oval Station are within easy walking distance providing you with quick access to the Northern line, Victoria line and National Rail. There are also numerous cycling routes nearby connecting you to every corner of the city.

Phoenix Works, Oval Village,  
London, SE11 5QU

## Further Information

A new lease is available direct from the landlord

Rent

POA

Service Charge

N/A

Rates

TBC

Ben Fisher

USP London

07810 676168

ben@usp.london

Simon Smith

USP London

077368 80316

simon@usp.london

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 13/11/2023