

USP.

Phoenix Works
Oval Village
London SE11 5QU

OFFICES TO RENT

10,000 - 27,785 SQ FT

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.



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Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Second Floor	Available	10,454		POA	
First Floor	Available	16,640		POA	
Reception	Available	691		POA	
TOTAL		27,785			

Amenities

Self contained Grade A office space

LED lighting

VRF System

Full height glazing

Passenger and bike lift

Shower facilities

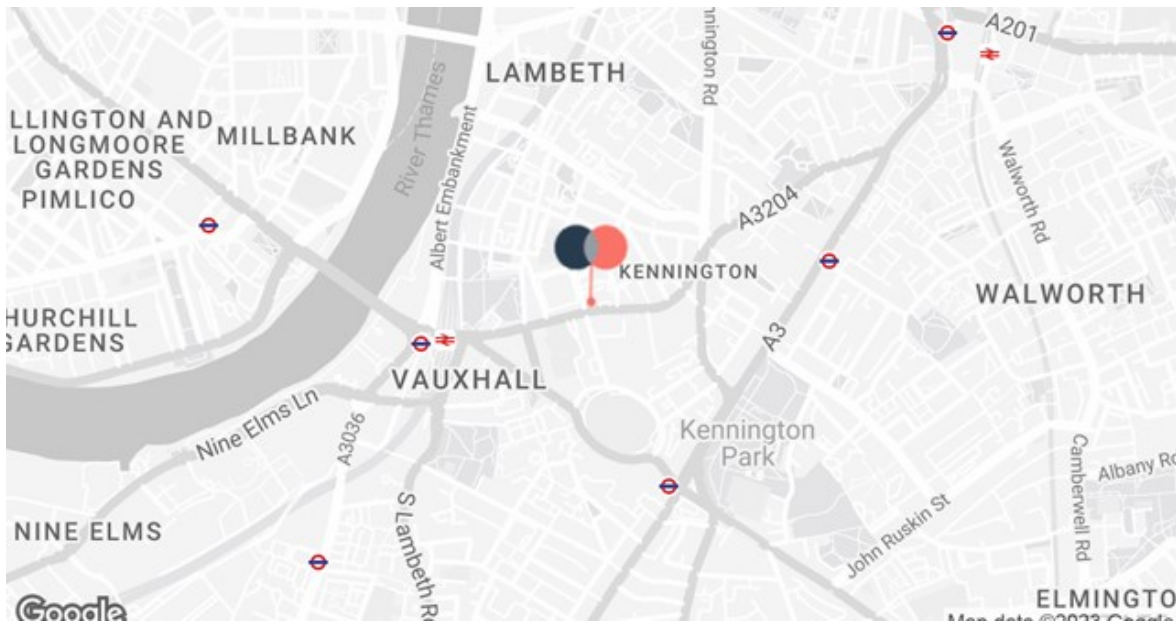
Secure bike storage

3.3m - 3.95m floor to ceiling heights

BREEAM Very Good

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.

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Further Information

A new lease is available direct from the landlord

Rent

POA

Service Charge

N/A

Rates

TBC

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