

# USP.

Phoenix Works  
Oval Village  
London SE11 5QU

**OFFICES TO RENT**

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

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

usp.london

020 3757 7777





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## 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.



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## Accomodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Second Floor	Available	10,454		£48.00	
First Floor	Available	16,640		£48.00	
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

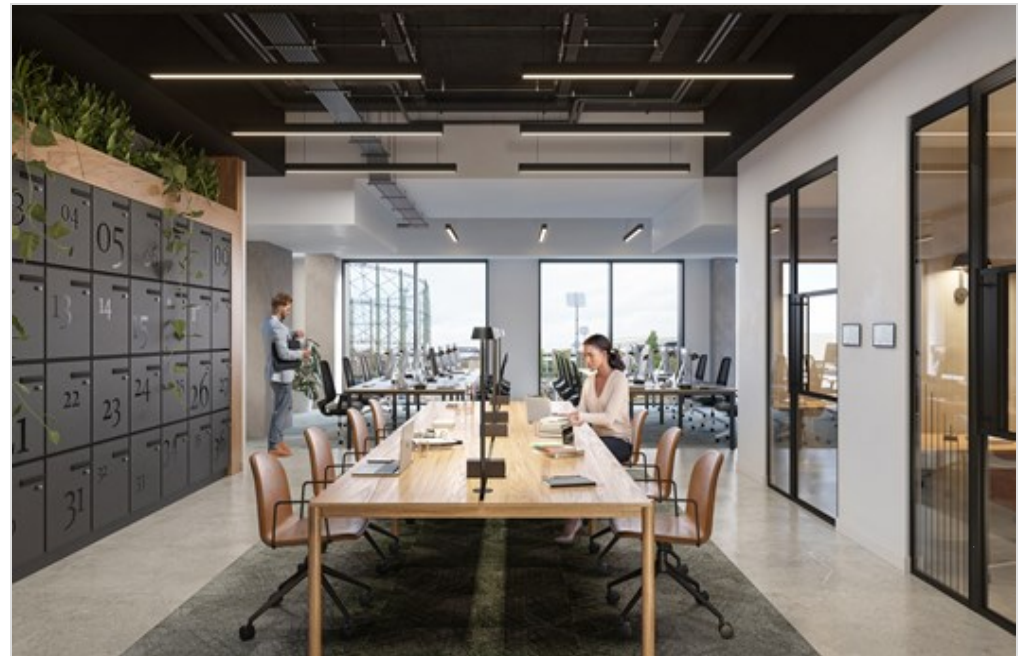
LED lighting

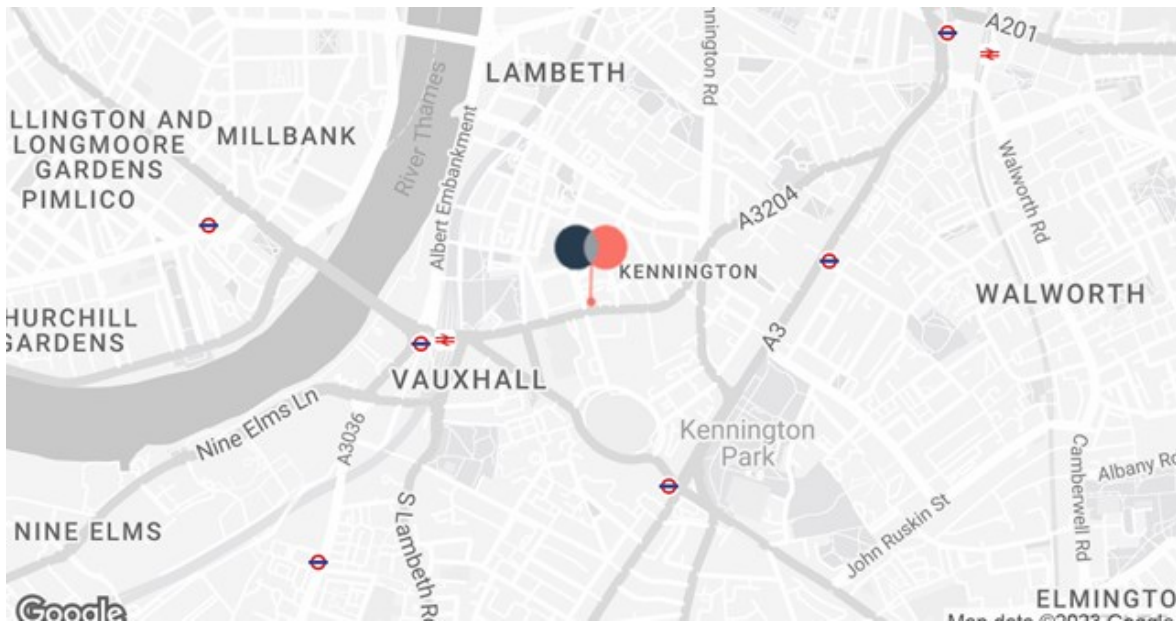
Full height glazing

Shower facilities

3.3m - 3.95m floor to ceiling heights

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

£48.00 per sq ft

### Service Charge

£2.00 per sq ft

### Rates

TBC

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### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

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