

# FIELD & SONS

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## REFURBISHED OFFICE SUITE TO LET



### SUITE 7, OVAL HOUSE, 60-62 CLAPHAM ROAD OVAL SW9 0JJ

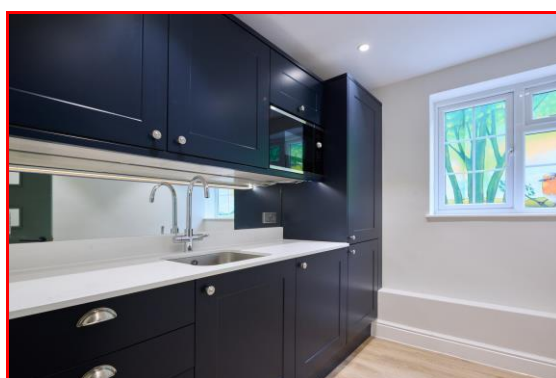
APPROX. 2,440 SQ FT GROSS (226.68 SQ M)

#### DESCRIPTION

Oval House provides a selection of beautifully crafted offices refurbished to a Grade A standard within this attractive period building, providing contemporary workspace within a classic setting.

The available suite is self-contained over ground and first floor with internal connecting stair, arranged as an open plan office on first floor with the ground floor being another office space, meeting room, reception area and break out room. There is a fully equipped kitchen on each level together with one w.c. on each (inc. shower on first floor). Own entrance from Fentiman Road but can also be accessed via main building front ground floor lounge style waiting room.

The building has been transformed with new heating/cooling systems making the property as environmentally conscious as possible. W.C.s are located on every floor, together with showers on the ground and lower ground floors. Tenants have access to the newly landscaped rear courtyard providing rarely available private outdoor space with a custom 'secret garden' mural. Cycle hoops on site and there are also a limited number of parking spaces on a first come first served basis.



# OVAL HOUSE SW9



## AMENITIES

- Recently renovated to Grade A
- VRF air system
- LED lighting
- Available unfitted or fully fitted
- Two fully equipped kitchens
- Lounge style building reception area
- Passenger lift
- Shower facilities
- Landscaped courtyard garden (which Suite 7 has direct access to)
- 3 separate entrances
- On site cycle racks
- First come first serve parking

## LOCATION

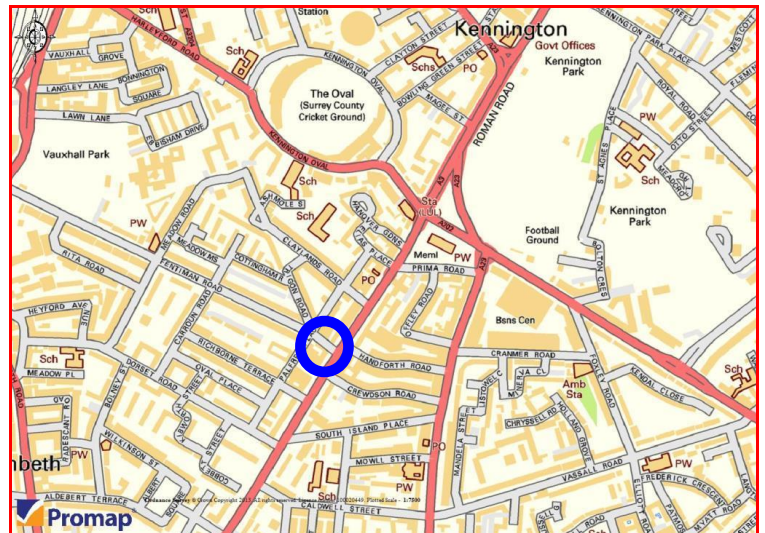
Positioned proudly on the corner of Clapham Road and Fentiman Road in Oval, on the edge of one of London's most exciting regeneration projects, Nine Elms and co-existing with some of capital's most established landmarks.

The property is prominently located just a 3 minute walk from Oval Underground station (Northern line) providing excellent connectivity to the West End and City of London. Vauxhall Underground (Victoria line) and Mainline Stations (Southwest Trains) are within a 10 minute walk. Set between Vauxhall and Kennington, the office is a short walk from the River Thames and is surrounded by a wealth of local amenities and parks.

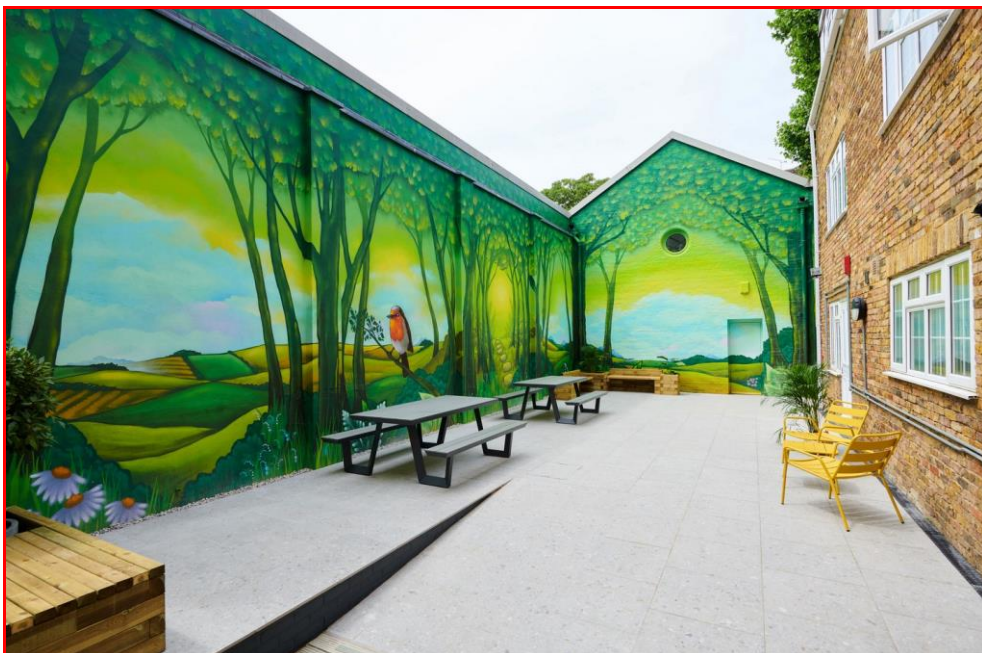
There are numerous cafes, pubs and gyms in the surrounding area including the Fentiman Arms, Brunswick House and 24 The Oval to name a few. Easy access to Vauxhall Park and Kennington Park, as well as numerous public sports facilities. Local landmarks include Oval Cricket Ground, Lambeth Palace, Brixton Market and Battersea Power Station.



## OVAL HOUSE - LOCATION PLAN



# OVAL HOUSE SW9



# OVAL HOUSE SW9

## SUITE 7 – INDICATIVE FLOORPLAN

Ground floor & First floor

Office 7

1,935 sq ft 179.8 sqm\*

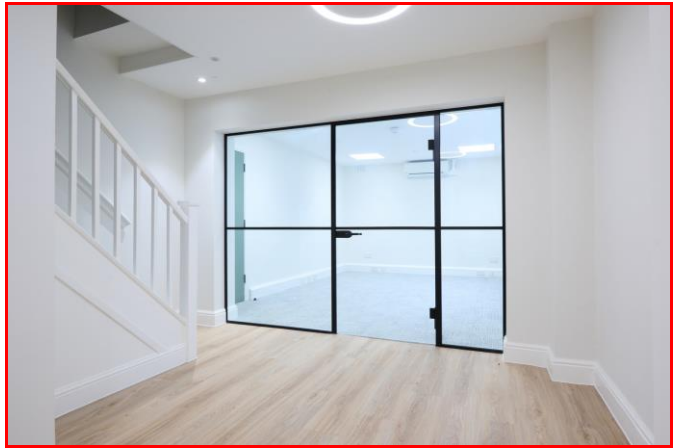


*Indicative layout*



*Indicative layout*

# OVAL HOUSE SW9



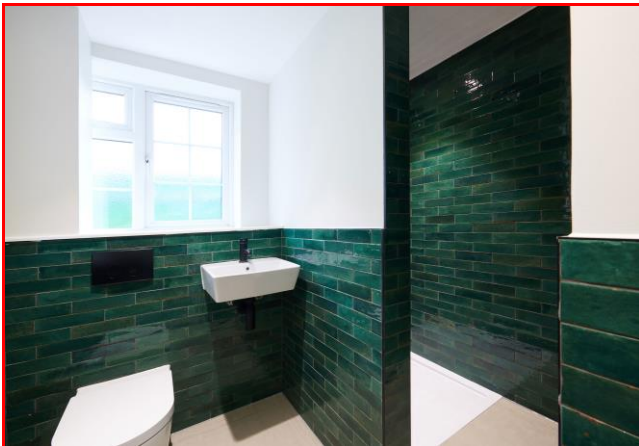
**SUITE 7 : 1,865 SQ FT (179.77 SQ M) – 2,400 Sq Ft GROSS**

**RENT : £74,600 PER ANNUM, EXCLUSIVE (£40 PER SQ FT)**

**SERVICE CHARGE : £10,366 PER ANNUM (£5.36 PER SQ FT)**

**BUSINESS RATES : CURRENTLY £11.66 PER SQ FT PAYABLE. INTERESTED PARTIES TO MAKE THEIR OWN ENQUIRIES TO THE LONDON BOROUGH OF LAMBETH**

**ENERGY PERFORMANCE : EPC ASSET RATING = 28 (BAND B)**



## FURTHER DETAILS



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