

FIELD & SONS

COMMERCIAL

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REFURBISHED OFFICE SUITE TO LET



SUITE 4, OVAL HOUSE, 60-62 CLAPHAM ROAD OVAL SW9 0JJ APPROX. 1,242 SQ FT (115.39 SQM)

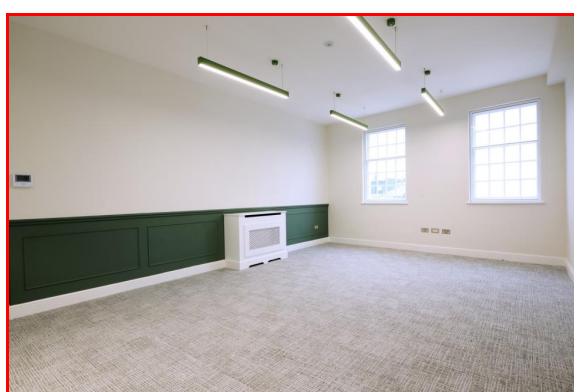
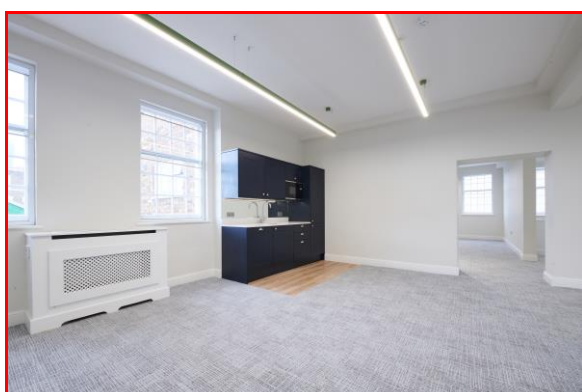
DESCRIPTION

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 located on the first floor front of the building arranged as four interconnected rooms, reception space and fully equipped galley kitchen.

Accessed via the ground floor lounge style waiting room with stairs and passenger lift to the upper floors.

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 space 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
- Fully equipped kitchen in office
- Lounge style building reception area
- Passenger lift
- Shower facilities
- Landscaped courtyard garden
- 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.

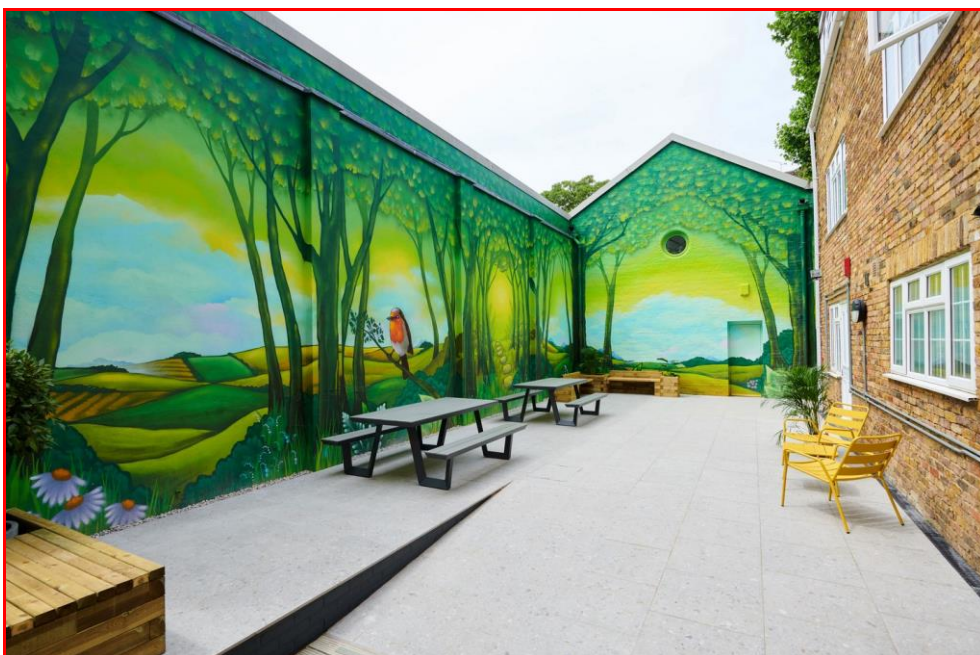
There are numerous cafes, pubs and gyms in the surrounding area including the Fentiman Arms, Brunswick House and 24 The Oval to name a few. Easy access to Vauxhall Park and Kennington Park, as well as numerous public sports facilities. Local landmarks include Oval Cricket Ground, Lambeth Palace, Brixton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



OVAL HOUSE - LOCATION PLAN



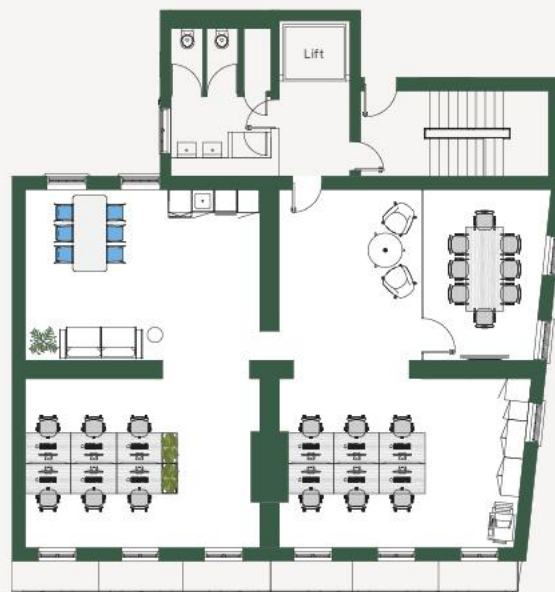
OVAL HOUSE SW9



OVAL HOUSE SW9

SUITE 4 – INDICATIVE FLOORPLAN

First floor
Office 4
1,242 sq ft 115.4 sqm



Indicative layout

OVAL HOUSE SW9



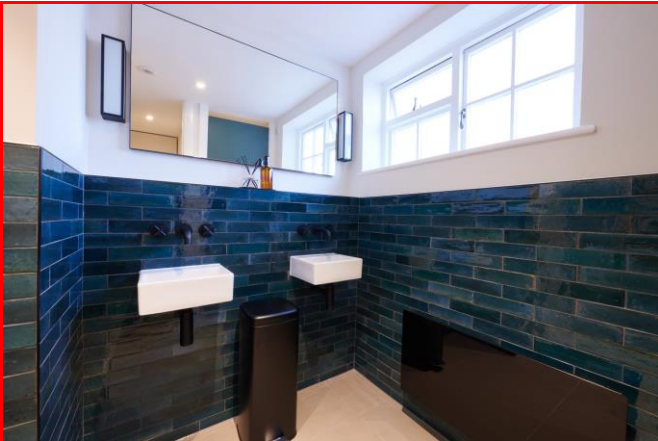
SUITE 4 : 1,242 SQ FT (115.39 SQ M)

RENT : £49,680 PER ANNUM, EXCLUSIVE (£40 PER SQ FT)

SERVICE CHARGE : £6,914 PER ANNUM (£5.56 PER SQ FT)

BUSINESS RATES : 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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