

The background of the entire page is an abstract, textured composition of various shades of green and teal. The colors are applied in thick, expressive brushstrokes that create a sense of movement and depth. The palette ranges from dark, almost blackish-green to bright, vibrant turquoise and light sage green. The overall effect is organic and painterly, reminiscent of a forest scene or a close-up of natural textures like bark or stone.

OV AL HOUSE

60-62 CLAPHAM ROAD
OVAL • SW9





Positioned proudly on the corner of Clapham Road & Fentiman Road with excellent access to central London. Oval House provides 5 floors of office accommodation with suites ranging from 233 sq ft - 1,935 sq ft totalling 9,050 sq ft across the property.

The building has been transformed with new heating and cooling systems making Oval House as environmentally conscious as possible. Tenants will have access to the newly landscaped courtyard area providing rarely available private outdoor space with a custom mural illustrating views of a secret garden.





Oval, London SW9

Oval sits on the edge of one of London's most exciting new regeneration projects, Nine Elms and co-exists with some of the capital's most established landmarks.

Oval House is located in a prominent position in the heart of Oval, 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 Overground Stations (Southwest Trains) are within a 10 minute walk to the property.

Set between Vauxhall and Kennington, Oval House is a short walk from the River Thames and is surrounded by a wealth of local amenities and parks.

There are numerous cafés, pubs and gyms in the surrounding area including the Fentiman Arms, Brunswick House and 24 The Oval to name a few. There is a wealth of local green spaces with 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.





Connectivity

Oval House is within walking distance of Oval, Kennington and Vauxhall Stations bringing about efficient journey times into Central London, as well direct access out to the regions.



From Oval Station
2 min walk

4 mins
CLAPHAM COMMON

5 mins
WATERLOO

8 mins
LONDON BRIDGE

9 mins
BANK

10 mins
TOTTENHAM COURT ROAD

17 mins
KING'S CROSS

19 mins
CAMDEN



From Stockwell Station
10 min walk

2 mins
BRIXTON

5 mins
VICTORIA

7 mins
GREEN PARK

9 mins
OXFORD CIRCUS

15 mins
KING'S CROSS

19 mins
FINSBURY PARK



From Oval House

4 mins
VAUXHALL ➡

5 mins
KENNINGTON

13 mins
VICTORIA ➡

14 mins
CLAPHAM COMMON

15 mins
CLAPHAM JUNCTION ➡

16 mins
BATTERSEA POWER STATION



From Oval House

3 mins
THE FENTIMAN ARMS

6 mins
PURE GYM

7 mins
KENNINGTON PARK

7 mins
TESCO EXPRESS

7 mins
THE OVAL

7 mins
VAUXHALL PARK



Meet the locals

Restaurants, Bars & Cafés

- Pizza Express
- Vauxhall Food and Beer Garden
- Sugar Pot
- Kennington Tandoori
- The Pilgrim
- The Black Dog
- Darby's
- The Fentiman Arms
- LASSCO
- Brunswick House
- Linnaean
- The Rose
- Tamesis Dock
- Café Parco
- Dirty Burger
- Pret a Manger
- Tea House Theatre
- Nandos
- Gail's Bakery

Arts, Culture & Lifestyle

- Gasworks
- Newport Street Gallery
- KIA Oval
- Tate Britain
- Vauxhall Pleasure Gardens
- Vauxhall City Farm
- Beefeater Gin Distillery

Retail, Leisure & Amenities

- Little Waitrose
- Crossfit Vauxhall
- Vauxhall West Climbing Centre
- Whistle Punks Urban Axe Throwing
- The Gym Group
- Crowne Plaza London, Albert Embankment
- Park Plaza London Riverbank
- Kennington Park
- Vauxhall Park & Tennis Courts
- New Covent Garden Market
- Tesco Express





Local Occupiers

- Apple
- Comic Relief
- Nutmeg
- Penguin Books
- U.S. Embassy
- The Office Group
- National Crime Agency (NCA)
- MacMillan Cancer Support
- Met Police HQ
- Behavox
- Secret Intelligence Service
- International Maritime Organization
- Bloom & Wild (HQ)
- British Interplanetary Society







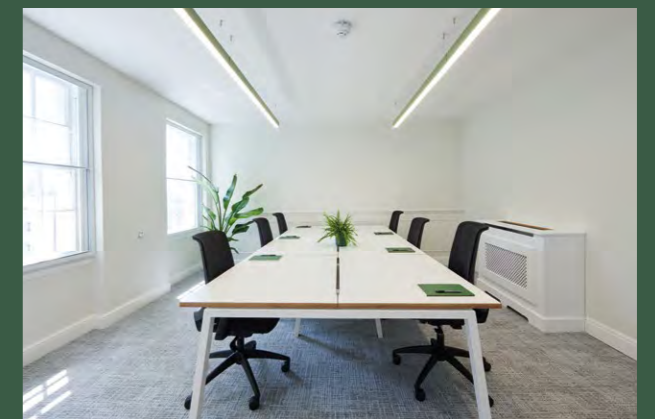
OVAL HOUSE

Specifications & details

-  Communal entrance lobby with seating
-  Passenger lift
-  Dedicated kitchenette
-  VRF AC System

-  Internet enabled
-  LED Lighting
-  Shower facilities
-  Bicycle shelter


-  Two fully fitted office suites
-  Comprehensive refurbishment
-  EPC B
-  Communal courtyard with breakout seating & tables



Wellbeing

Wellbeing is now recognised as one of the most essential aspects to the modern-day office, as a result Oval House has been renovated to put health and wellness at its core. The courtyard provides access to newly landscaped open space with plenty of room to relax, socialise and exercise.

Both Vauxhall and Kennington Park are a short walk from the office, offering sport and leisure facilities such as tennis and football courts, a flower garden, and cafe. Also nearby is the river Thames where people can stroll along the embankment and unwind.

-  Openable windows for natural ventilation and fresh air

ESG

By incorporating the latest technologies as well as high quality tenant amenities we have been able to create a Grade A office building located in the heart of Oval, which will operate to the highest standards of sustainability:

- LED Lighting
- VRF AC System
- Secondary Glazing
- Disabled access WC's
- Excellent natural light

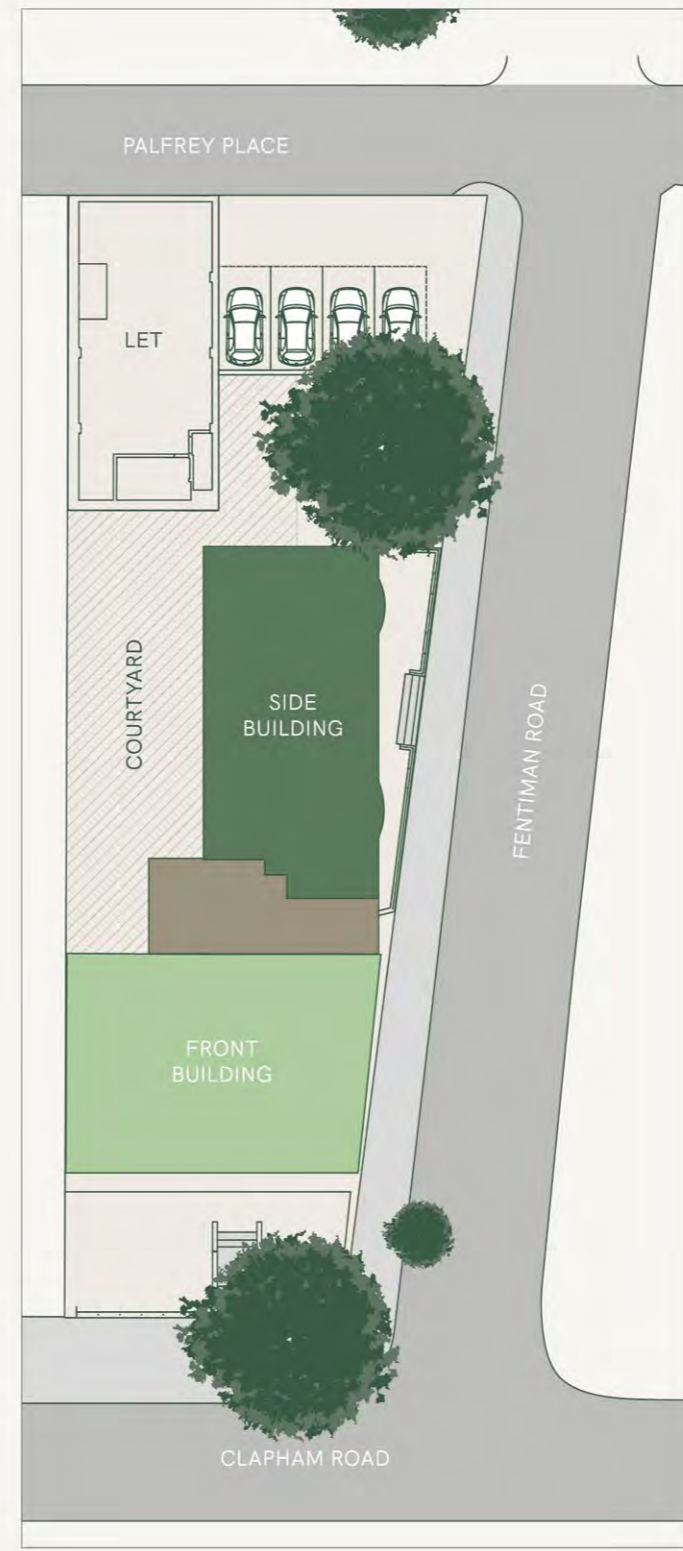
As a result of the extensive refurbishment of Oval House, the EPC rating of the building has been upgraded from an E to a B, providing tenants with the knowledge that they are in climate conscious space that has been sustainably developed.





Site Plan

Oval House | 60-62 Clapham Road



Offices 1-6		
Lower Ground	1,267 sqft	116.60 sqm
Ground -1	623 sqft	57.90 sqm
Ground -2	233 sqft	21.60 sqm
First	1,242 sqft	115.40 sqm
Second	1,274 sqft	118.40 sqm
Third	1,267 sqft	117.70 sqm
Offices 7-8		
Ground/First	1,935 sqft	179.80 sqm
Second	1,267 sqft	117.70 sqm
Communal Areas		
Communal courtyard		
Ground	1,722 sqft	160 sqm



Accommodation

Oval House | 60-62 Clapham Road
Front Building

Lower ground floor
Office 1
1,255 sq ft 116.6 sqm



LET



Indicative layout

Ground floor
Office 2
623 sq ft 57.9 sqm



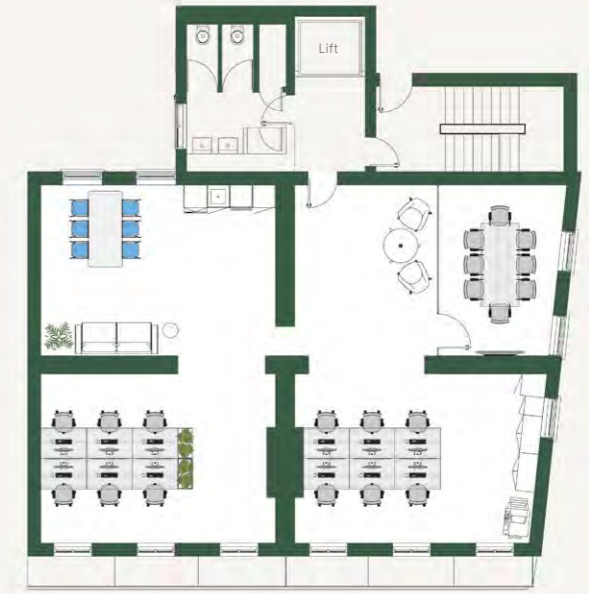
Office 3
233 sq ft 21.6 sqm

 Fully fitted



Indicative layout

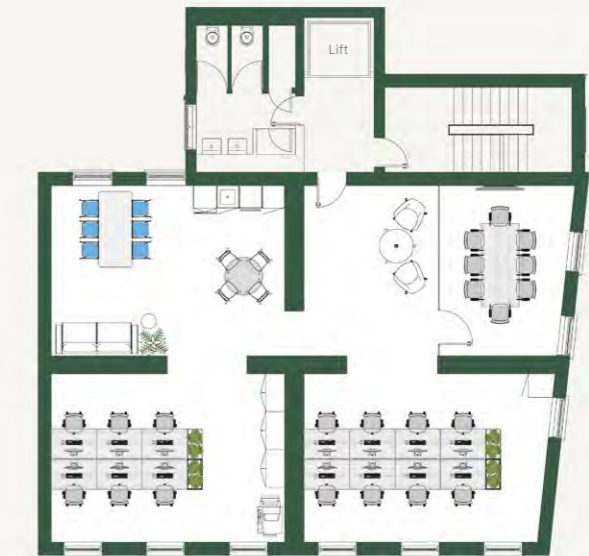
First floor
Office 4
1,242 sq ft 115.4 sqm



Indicative layout

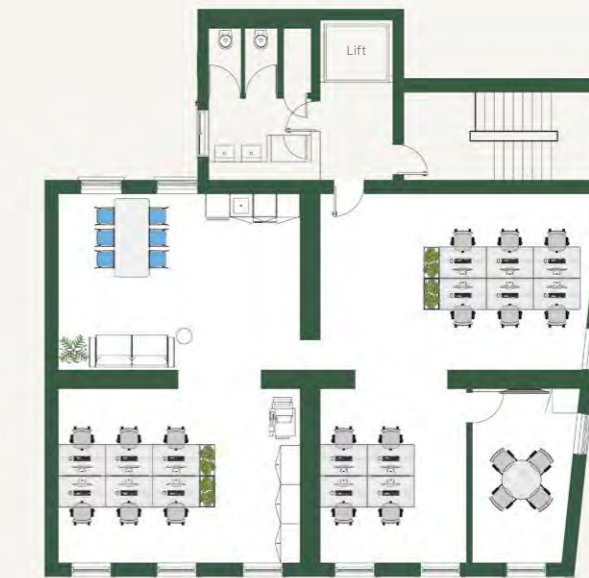
Second floor
Office 5
1,274 sq ft 118.4 sqm

 Fully fitted



Third floor
Office 6
1,267 sq ft 117.7 sqm

 Fully fitted



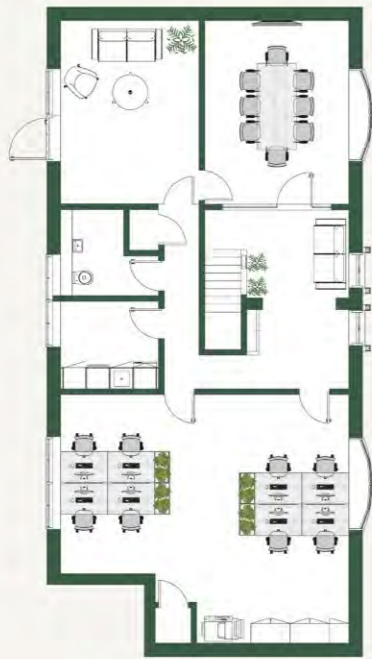
Indicative layout



Accommodation

Oval House | 60-62 Clapham Road
Side building

Ground floor & First floor
Office 7
1,935 sq ft 179.8 sqm*



Indicative layout



Indicative layout

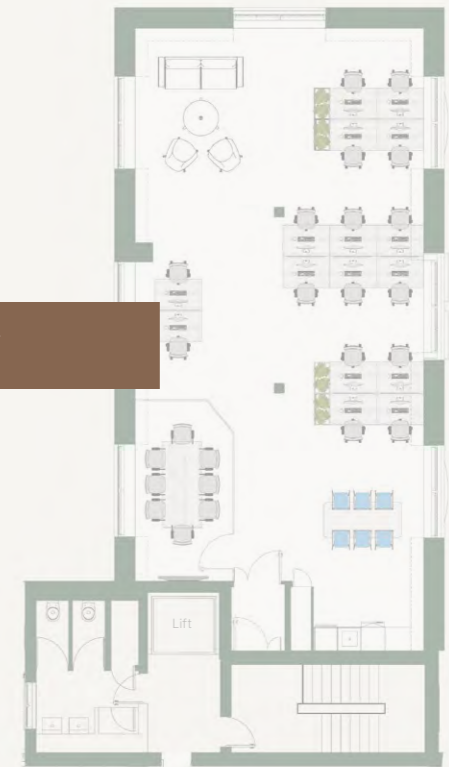
*Combined sq ft over Ground and First floors.

Second floor
Office 8
1,224 sq ft 113.7 sqm

 Fully fitted



LET



CAT A or CAT A+



Two fitted floors refurbished to Cat A+, with the remaining floors finished to Cat A providing tenants with the opportunity to put a stamp on their own space. There is an option to fully furnish any of the other floors with the tenant specific fit out.

LEASE TERMS

New lease for a term to be agreed.





OVAL HOUSE

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OVAL • SW9

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