



Newly refurbished
period building - Fully
Fitted floors

- EPC B
- Fitted Floors
- Communal Courtyard
- Showers & Cycle racks
- Reception area
- Newly refurbished
- New A/C system
- Passenger lift

Oval House

60-62 Clapham Road, London, SW9 0JJ

**AVISON
YOUNG**



Summary

Available Size	1,242 to 2,516 sq ft / 115.39 to 233.74 sq m
Rent	£42.50 - £47.50 per sq ft
Rates Payable	£13 per sq ft
Service Charge	£5.50 per sq ft
Car Parking	TBC
EPC	B

Property Highlights

Positioned proudly on the corner of Clapham Road & Fentiman Road with excellent access to central London.

The property provides 5 floors of office accommodation with suites ranging from 233 sq ft - 1,935 sq ft totalling 7,115 sq ft across the property.

The building has been transformed with new heating and cooling systems making the building 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 providing views of a secret garden.

Oval House is the ideal London home for any future office occupier.

Location

The property 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, the office 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	1,267	117.71	Let
2nd - Fitted	1,274	118.36	Available
1st	1,242	115.39	Available
Ground - Right	233	21.65	Let
Ground - Left	623	57.88	Let
Lower Ground	1,255	116.59	Let
Total	5,894	547.58	



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Amenities specifications

– Build Status: Refurbished