



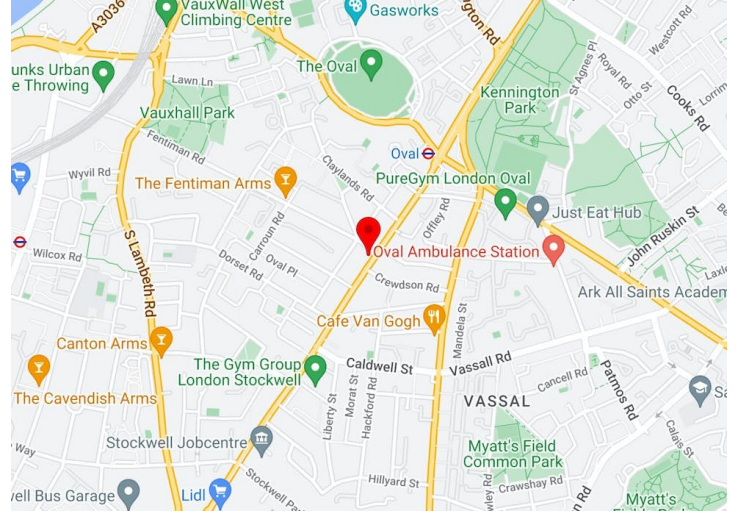
Refurbished Self
Contained building 1,935
sq ft

- Refurbished
- Self-contained
- New A/C
- EPC
- Kitchenettes
- Shower
- Meeting Rooms
- Open plan

Oval House

1 Fentiman Road, London, SW8 1LD

AVISON
YOUNG



Summary

Available Size	1,935 sq ft / 179.77 sq m
Rent	£42 per sq ft
Rates Payable	£13 per sq ft
Service Charge	£5.50 per sq ft
EPC	B

Property Highlights

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

The property provides 1,935 sq ft totalling 7,115 sq ft across the property a self contained building over Ground and 1st floor.

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
Ground	977.50	90.81	Available
1st	977.50	90.81	Available
Total	1,955	181.62	



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Amenities specifications

- _ Build Status: Refurbished
- _ Fitout Concept: CAT B