

OVAL HOUSE

60-62 CLAPHAM ROAD
OVAL • SW9



O



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.

<p> From Oval Station 2 min walk 4 mins</p> <p>CLAPHAM COMMON</p> <hr/> <p>5 mins</p> <p>WATERLOO</p> <hr/> <p>8 mins</p> <p>LONDON BRIDGE</p> <p>9 mins</p> <hr/> <p>BANK</p> <p>10</p> <hr/> <p>TOTTENHAM COURT ROAD</p> <p>10 mins</p> <hr/> <p>17 mins</p> <p>KING'S CROSS</p> <p>19 mins</p> <hr/> <p>CAMDEN</p>	<p> From Stockwell Station 10 min walk</p> <p>2 mins</p> <p>BRIX TON</p> <hr/> <p>5 mins</p> <p>VIC TORIA</p> <hr/> <p>7 mins</p> <p>GREEN PARK</p> <hr/> <p>9 mins</p> <p>OXFORD CIRCUS</p> <hr/> <p>15 mins</p> <p>KING'S CROSS</p> <p>19 mins</p> <hr/> <p>FINSBURY PARK</p>	<p> From Oval House</p> <p>4 mins</p> <p>VAUXHALL </p> <p>5 mins</p> <hr/> <p>KENNINGTON</p> <p>13 mins</p> <hr/> <p>VICTORIA </p> <p>14 mins</p> <hr/> <p>CLAPHAM COMMON</p> <hr/> <p>15 mins</p> <p>CLAPHAM JUNCTION </p> <hr/> <p>16 mins</p> <p>BATTERSEA POWER STATION</p>	<p> From Oval House</p> <p>3 mins</p> <p>THE FENTIMAN ARMS</p> <hr/> <p>6 mins</p> <p>PURE GYM</p> <hr/> <p>7 mins</p> <p>KENNINGTON PARK</p> <p>7 mins</p> <hr/> <p>TESCO EXPRESS</p> <p>7 mins</p> <hr/> <p>THE OVAL</p> <p>7 mins</p> <hr/> <p>VAUXHALL PARK</p>
--	--	--	--



OVAL HOUSE



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	1,435 sqft	116.60 sqm
Ground -1	623 sqft	57.90 sqm
Ground -2	238 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	1,274 sqft	118.40 sqm
Communal Areas		
Ground	1,722 sqft	160 sqm
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

Fully fitted



Office 3

233 sq ft 21.6 sqm

LET



Indicative layout

First floor

Office 4

1,242 sq ft 115.4 sqm



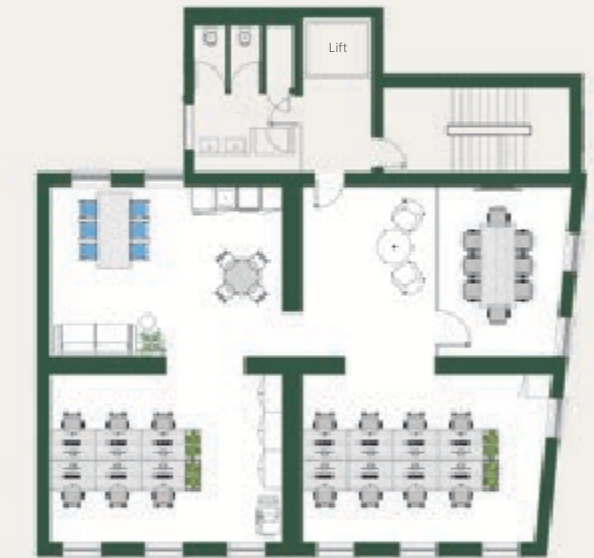
Indicative layout

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

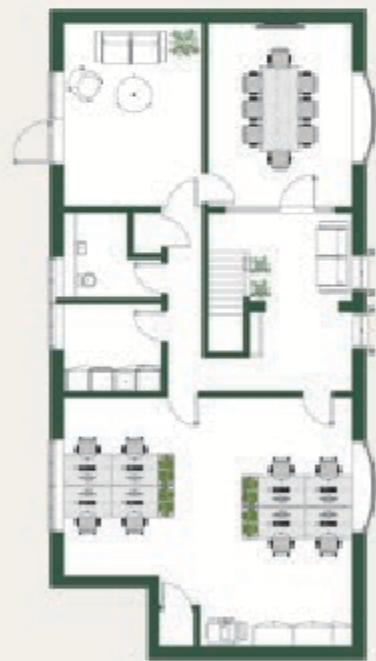


Indicative layout

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

60-62 CLAPHAM ROAD
OVAL • SW9

Enquiries:



+44 (0)20 7491 2188

Harriet de Freitas

Harriet.defreitas@avisonyoung.com
07940 516827

Chris Commins

Chris.commins@avisonyoung.com
07917 874139



Charlie Boyce

charlie@henshallandpartners.co.uk
0207 125 0377
07880 241200

Chloe Hill

chloe@henshallandpartners.co.uk
0207 125 0377
07737 301149

GEN
TWO

gentwo.co.uk

Designed by freshlemon.co.uk

