

# OVAL HOUSE

60-62 CLAPHAM ROAD, OVAL, SW9 0JJ

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FOREST  
REAL ESTATE



# TO LET

## 1,242 TO 2,516 SQ FT

### Selection Of Beautifully Crafted Offices Refurbished To Grade A Standard

#### Key Features

- Choice Of 3 Office Suites
- Recently Renovated to Grade A
- Landscaped Courtyard Garden
- LED Lighting
- Disabled Access WCs
- Parking Available On First Come First Served
- Fitted and Non Fitted Options
- On-Site Shower Facilities
- 3 Minute Walk To Oval Station
- VRF Air System
- Secondary Glazing
- Suite 7 Self Contained With 3 Private Entrances

**Oval House, 60-62 Clapham Road**  
Oval, SW9 0JJ







## Description

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 ft<sup>2</sup> - 1,935 ft<sup>2</sup> totalling 9,050 ft<sup>2</sup> 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.

Only three office suites are remaining, and can be provided either fitted or unfitted according to preference.

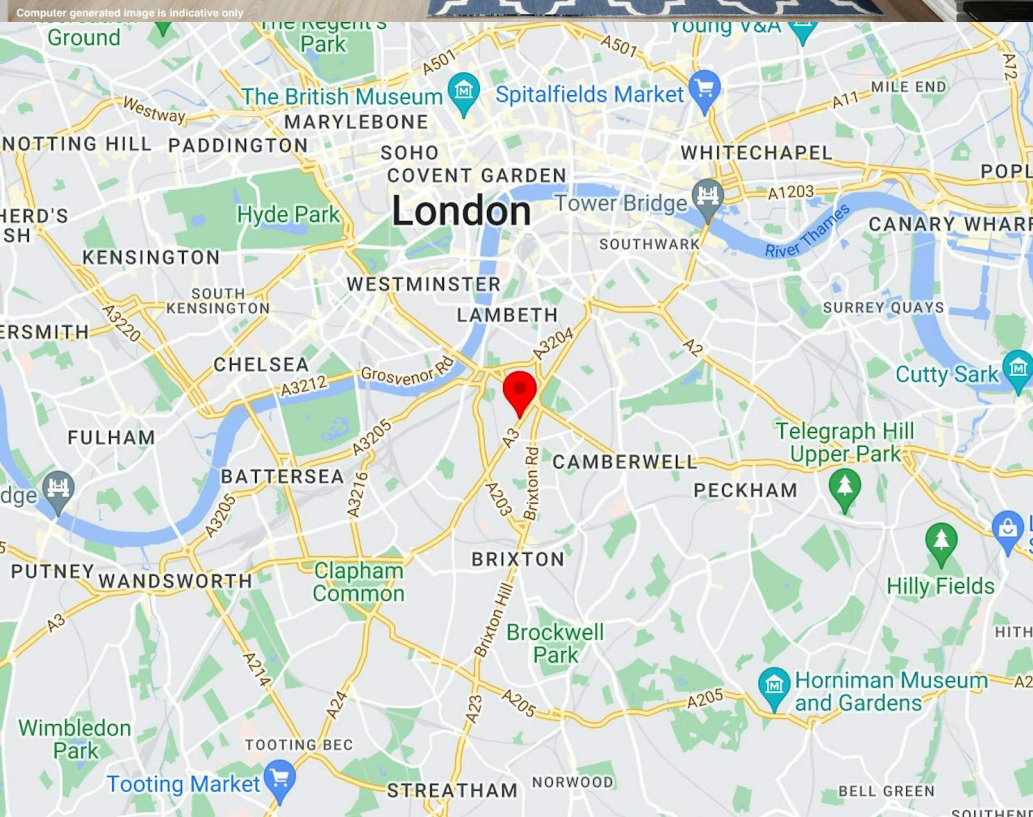
On-site parking is available on a first come first served basis.

## Location

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.

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.







First floor

Office 4

1,242 sq ft 115.4 sqm

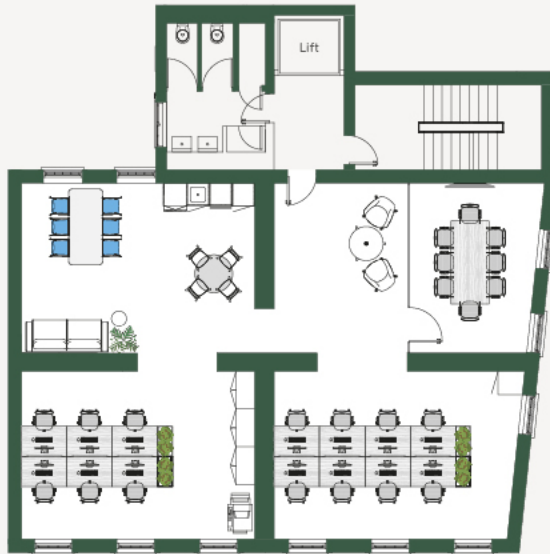


*Indicative layout*

Second floor

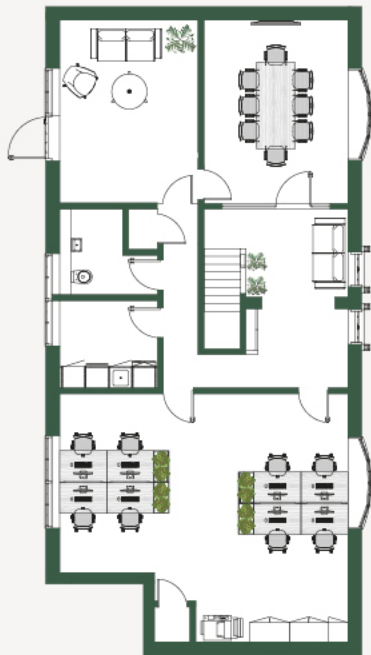
Office 5

1,274 sq ft 118.4 sqm





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



*Indicative layout*



*Indicative layout*

# Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Service charge	Availability
1st - Suite 4	1,242	115.39	£49,680 /annum	£6,914 /annum	Available
2nd - Suite 5	1,274	118.36	£52,871 /annum	£7,094 /annum	Available
Ground - Suite 7	1,935	179.77	£77,400 /annum	£10,366 /annum	Available
<b>Total</b>	<b>4,451</b>	<b>413.52</b>			
<b>Lease</b>	New Lease				
<b>Rent</b>	£49,680.00 - £179,951.00 per annum				
<b>Rates</b>	Applicants are to make their own enquiries to the London Borough of Lambeth.				
<b>Service Charge</b>	£5.50 per sq ft circa				
<b>VAT</b>	Applicable				
<b>EPC</b>	B (28)				

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