

# OVAL HOUSE

60-62 CLAPHAM ROAD, OVAL, SW9 0JJ

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FOREST  
REAL ESTATE

# TO LET

## 1,242 SQ FT

### Last Remaining Fully Fitted Office - Refurbished To Grade A Standard

#### Key Features

- Fully Fitted for 16 Desks & Break Out Space
- Recently Renovated to Grade A
- On-Site Shower Facilities
- Landscaped Courtyard Garden
- 3 Minute Walk To Oval Station
- LED Lighting
- VRF Air System
- Disabled Access WCs
- Secondary Glazing
- Parking Available On First Come First Served

**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 building provides 5 floors of office refurbished accommodation.

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.

The office has been fully fitted and furnished to provide desk space for 16 people, breakout space with occasional seating, and a large meeting room.

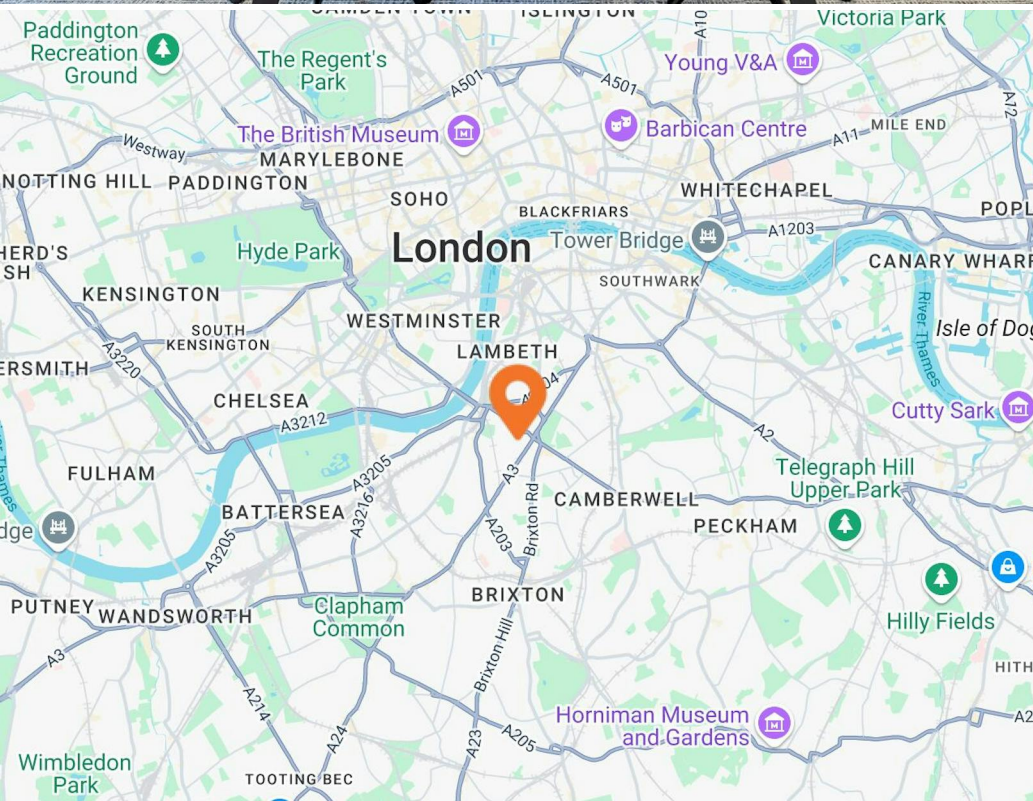
On-site parking is available on a first come first served basis.

## 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.







# Availability

The accommodation comprises the following areas:

Name	sq ft	Rent	Service charge	Availability
1st - Suite 4	1,242	£47,500 /annum	£8,403 /annum	Available
Lease	New Lease			
Rent	£38 per sq ft			
Rates	Applicants are to make their own enquiries to the London Borough of Lambeth.			
Service Charge	£8,403 per annum			
VAT	Applicable			
EPC	B (28)			

# Contact

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