FIELD & SONS
COMMERCIAL



A2 Offley Works

Second Floor Office

2,368 sq ft | 245 sq m

Second floor office to let in creative development

Unit A2 Second Floor
Offley Works
Pickle Mews
Oval, London, SW9 0FJ

A2 Offley Works

Office In Creative Development

Location

Offley Works is located between Clapham Road and Brixton Road, close to the main crossroads junction at Kennington Park and within a very short walk of Oval Underground station (Northern line). Block C is on the eastern side of the site with access direct from Offley Road and from the Clapham Road entrance to Pickle Mews.

The development comprises a mixed commercial and residential regeneration of this former pickling factory complex, with a central communal courtyard and restaurant/café.

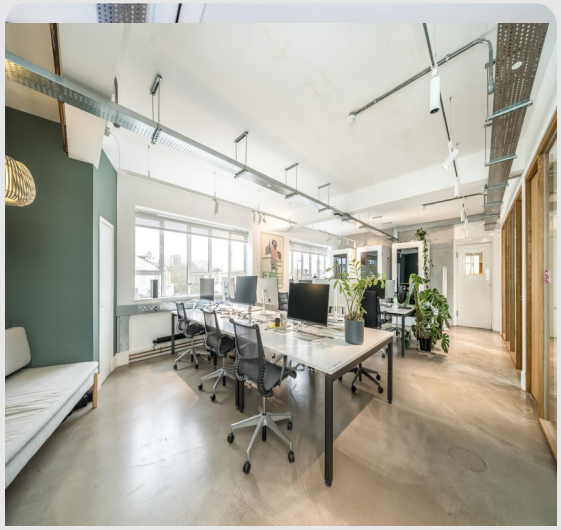
Description

Block A second floor comprises a fully refurbished contemporary office and the available accommodation comprises approximately 2,368 sq ft (245 sqm), arranged as two main open plan area and three meeting rooms plus kitchen. Excellent natural light, with windows along two sides, overlooking the central courtyard.

The courtyard café provides a central focal point for tenants within the development to promote flexible working and co-operation between occupiers and also has free Wi-Fi access together with a variety of food and drink offerings.

Ample on site cycle storage plus workshop. A number of additional amenities are available on a pay to use basis including; storage units/cages, cinema/presentation room, fitness studio and on site catering for meetings or events.







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Amenities

- Gas central heating
- Surface power & data
- Track mounted spot lighting
- Polished concrete flooring throughout
- High speed fibre available
- On site security
- Excellent natural light
- Own kitchen
- W.C.s and showers in the communal areas

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Tenure

New direct lease on flexible terms.

Rent

£69,000 per annum, exclusive. VAT applicable.

Business rates

Rates payable for the year 2026/27 are approximately £10,733 (Ratable value £36,250).

Service charge

Currently approx. £8.50 per sq ft per annum.

Energy performance

EPC Asset Rating = Band B.

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