

FIELD & SONS

COMMERCIAL

Suite 4, Oval House
60-62 Clapham Road,
London, SW9 0JJ



Oval House

Fitted & Furnished Office

1,242 sq ft | 115 sq m

First Floor Office To Let

Oval House

Fitted & Furnished Office

Location

Positioned proudly on the corner of Clapham Road and Fentiman Road in Oval, on the edge of one of London's most exciting regeneration projects, Nine Elms and co-existing with some of capital's most established landmarks.

The property is prominently located 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 Mainline Stations (Southwest Trains) are within a 10 minute walk. The office is a short walk from the River Thames and is surrounded by a wealth of local amenities and parks, together with numerous cafes, pubs and gyms in the surrounding area. Easy access to Vauxhall Park and Kennington Park, as well as numerous public sports facilities.

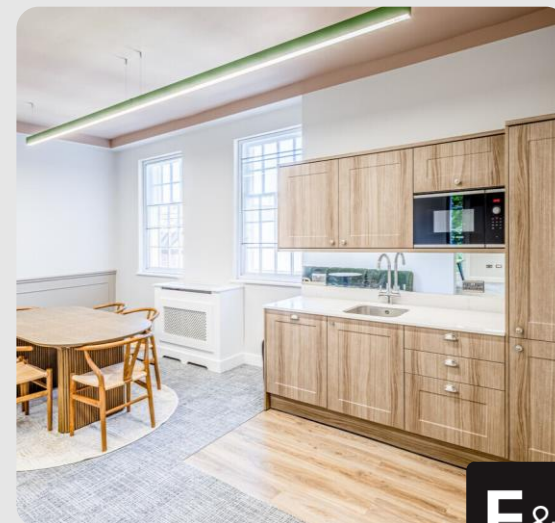
Description

Oval House provides a selection of beautifully crafted offices refurbished to a Grade A standard within this attractive period building, providing contemporary workspace within a classic setting.

The available suite is located on the first floor front of the building arranged as four interconnected rooms, reception space and fully equipped galley kitchen.

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

Accessed via the ground floor lounge style waiting room with stairs and passenger lift to the upper floors. W.C.s are located on every floor, together with showers on the ground and lower ground floors. Tenants have access to the newly landscaped rear courtyard.



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Amenities

- Recently renovated to Grade A
- Fully fitted & furnished
- VRF air system
- LED lighting
- Fully equipped kitchen in office
- Lounge style building reception area
- Passenger lift
- Shower facilities
- Landscaped courtyard garden
- On site cycle racks
- First come first serve parking

Terms

New lease direct on flexible terms.

Rent

£55,890 per annum, exclusive (£45 per sq ft). VAT applicable.

Accommodation

Suite 4 = 1,242 sq ft (115 sq m).



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Business rates

The rates payable for the year 2025/26 are approx. £13 per sq ft. Interested parties should make their own enquiries with London Borough of Lambeth.

Service charge

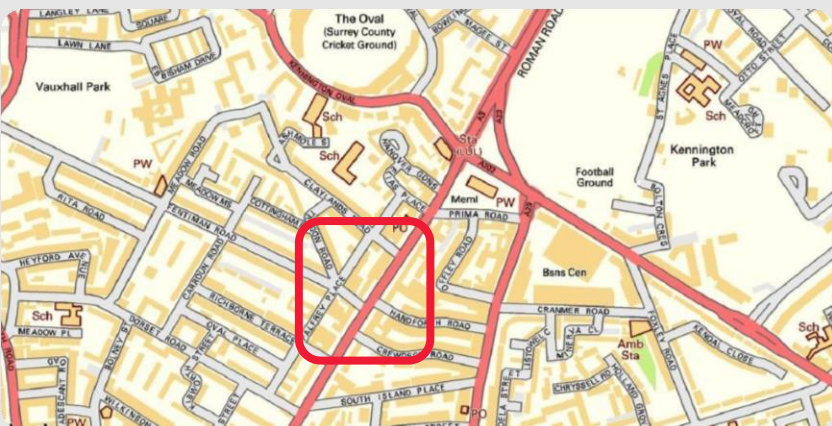
The current service charge payable is £7,353 per annum (£5.92 per sq ft).

Energy performance

EPC Asset Rating = 28 (Band B).

Address

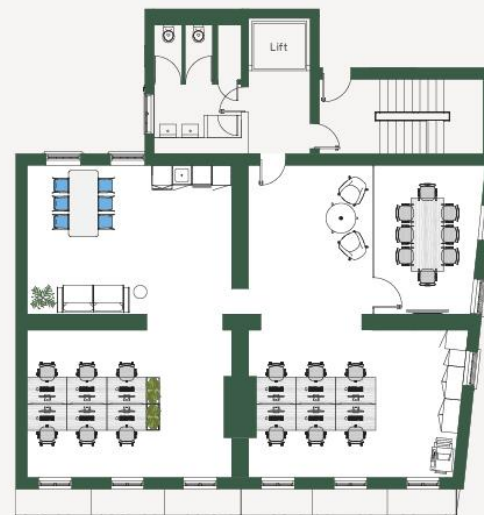
Suite4, Oval House, 60-62 Clapham Road, London SW9 0JJ.



First floor

Office 4

1,242 sq ft 115.4 sqm



Indicative layout



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