



FIELD & SONS

COMMERCIAL

Unit E0 Ground Floor
Offley Works
Pickle Mews
Oval, London, SW9 0FJ



E0 Offley Works

Ground Floor Office

1,738 sq ft | 161 sq m

Ground floor office to let in creative development

E0 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 E is on the western side of the site with access direct from the Clapham Road entrance to Pickle Mews.

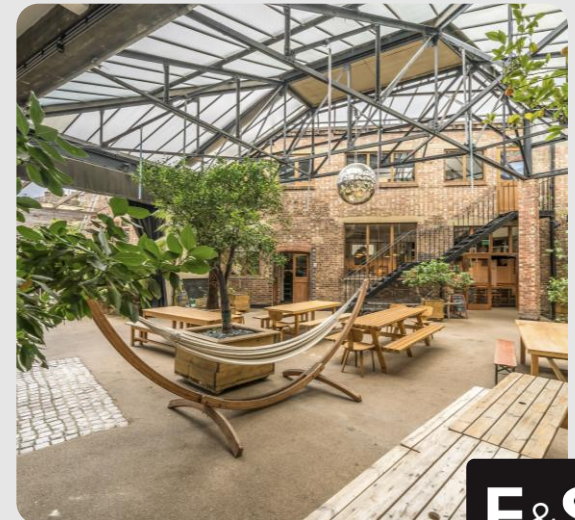
The development comprises a mixed commercial and residential regeneration of this former pickling factory complex, with a central communal courtyard and restaurant/café.

Description

Block E comprises a fully refurbished building providing office space over lower ground, ground and two upper floors. The available accommodation comprises the entire ground floor of approximately 1,738 sq ft (161.46 sqm), arranged as a single open plan area plus kitchen point and two w.c.s. Excellent natural light, with windows along both external walls.

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.



Amenities

- Gas central heating
- Perimeter and column trunking
- Suspended linear LED lighting
- Polished concrete floor finish
- New passenger lift
- High speed fibre available
- On site security
- Own kitchen point & two w.c.s
- Further W.C.s and showers in the communal areas

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Tenure

New direct lease on flexible terms.

Rent

£60,830 per annum, exclusive. VAT applicable.

Business rates

Rates payable for the year 2025/26 are approximately £17,465 (Ratable value £35,000).

Service charge

Currently approx. £8.50 per sq ft per annum.

Energy performance

EPC Asset Rating = 47 (Band B).

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For further details, please contact:
Ben Locke or Nigel Gouldsmith
Tel: **020 7234 9639**
E-mail: com@fieldandsons.co.uk

www.fieldandsons.biz

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