

FIELD & SONS

COMMERCIAL

Unit A0 Ground Floor
Offley Works
Pickle Mews
Oval, London, SW9 0FJ



A0 Offley Works

Ground Floor Office

420 sq ft | 39 sq m

Ground floor office to let in creative development

A0 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.

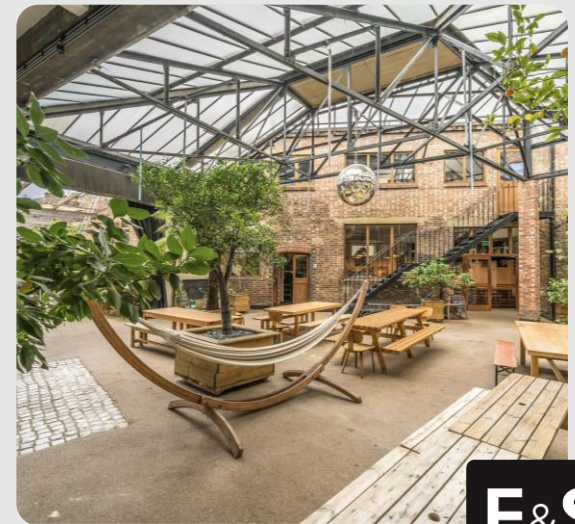
The development comprises a mixed commercial and residential regeneration of this former pickling factory complex, with a central communal courtyard and restaurant/café.

Description

Block A ground floor comprises a ground floor office suite of approximately 420 sq ft (39 sqm), arranged as a main open plan area and meeting room plus kitchen point. 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.

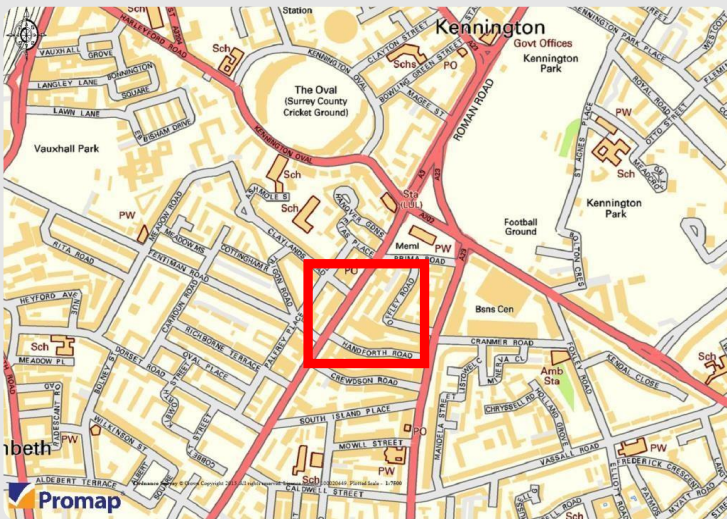


Amenities

- Gas central heating
- Surface power & data
- Cat II mounted lighting
- Carpeted throughout
- High speed fibre available
- On site security
- Excellent natural light
- Own kitchen point
- W.C.s and showers in the communal areas

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Tenure

New direct lease on flexible terms.

Rent

£15,120 per annum, exclusive. VAT applicable.

Business rates

TBC

Service charge

Currently approx. £8.50 per sq ft per annum.

Energy performance

EPC Asset Rating = 53 (Band C).

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