

Oval Works



A workplace with an authentic village vibe

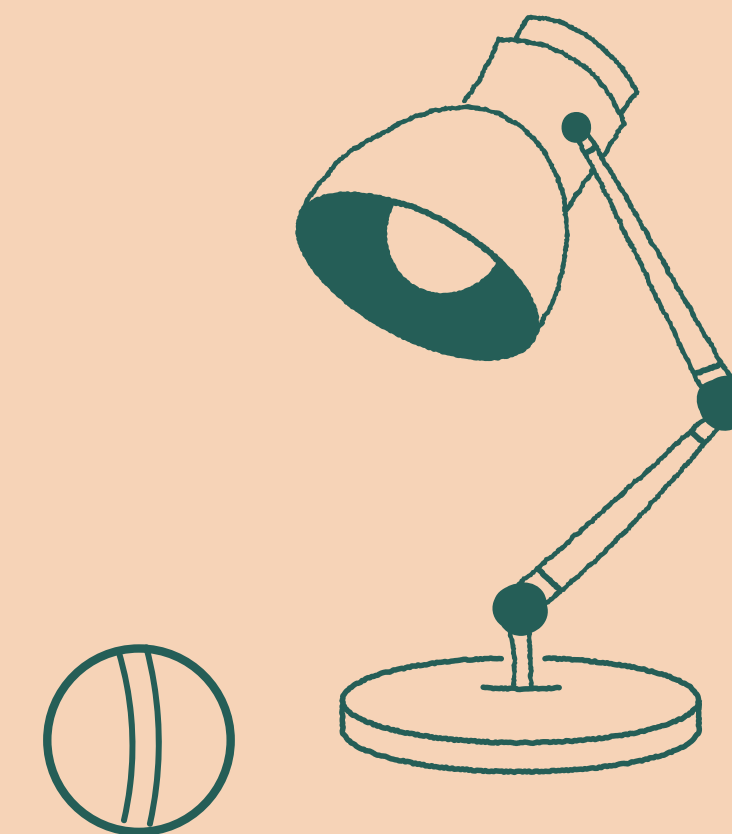
Contents







The highlights



69,000 sq ft workspace
12,400 sq ft floor plates
1,876 sq ft clubroom with terrace
Part of Oval Village

St.James's Park

Waterloo

Victoria Station

Vauxhall Station

Battersea Power Station

Oval Works

Kennington Station

Oval cricket ground

Kennington Park

Oval Station

In the heart of London

And next door to
a **sporting icon.**
Oval cricket ground.



Oval is a magnet for Business

Oval, with 3 million sq ft of offices still to develop, already attracts innovative tech firms, inspiring nonprofits, artists and startups.

Vauxhall Park – 4 mins walk



Three things that make this place so **special**

Part of Oval Village, Oval Works is built around a central plaza, shops and gardens. It's calm, perfect for fostering a **focused work culture**.

Workplace

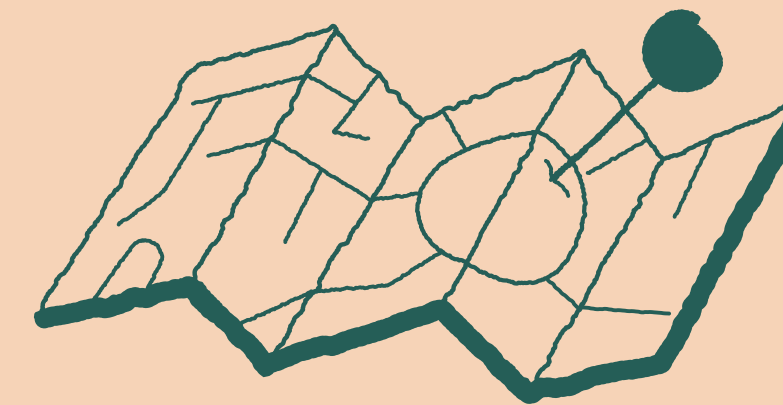


Community



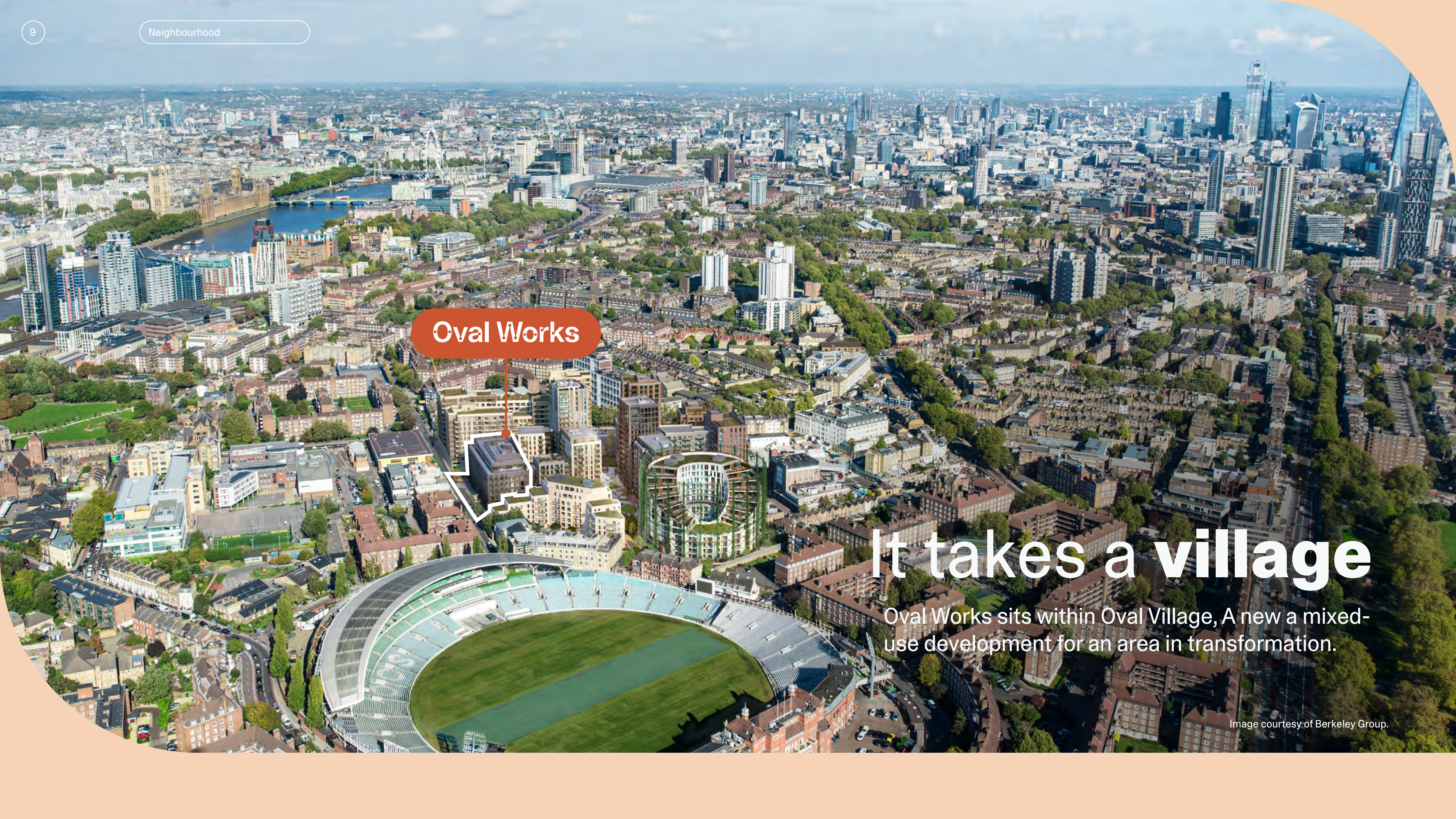
69,000 sq ft of flexible, workspace with a roof terrace, clubroom and shared areas all geared for hybrid work and wellbeing.

Connectivity



5 mins from Oval and **8 mins to Vauxhall** stations. Easy tube access, plus national rail. Also, excellent cycling routes to Central London and beyond.



An aerial photograph of London, showing the River Thames, the London Eye, and the dense urban landscape. A red callout box with the text 'Oval Works' points to a specific area in the Oval district, near the Oval Cricket Ground. The area is characterized by a mix of traditional brick buildings and modern developments, including a prominent circular building with a glass facade.

Oval Works

It takes a **village**

Oval Works sits within Oval Village, A new a mixed-use development for an area in transformation.

Image courtesy of Berkeley Group.

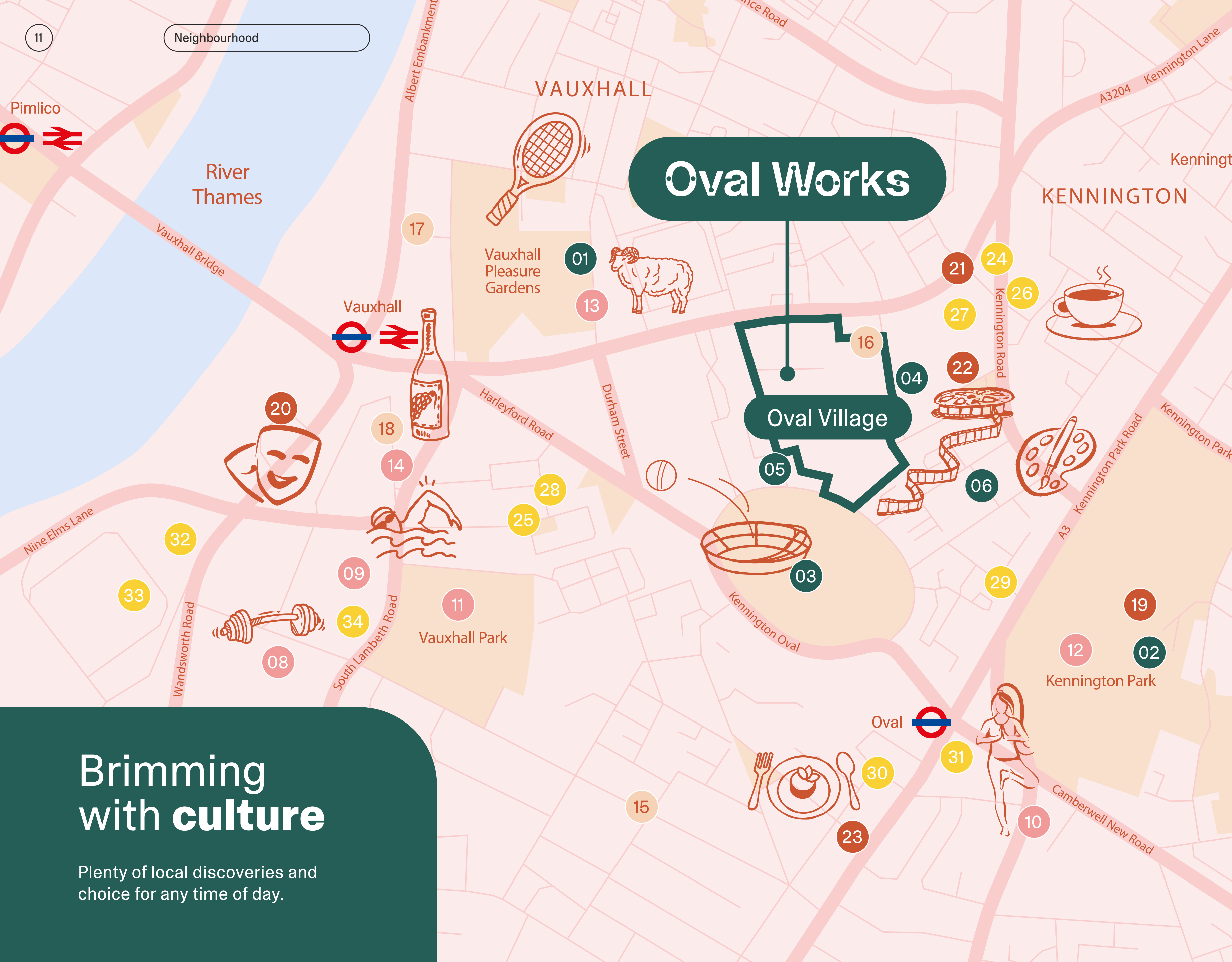
A true neighbourhood story

Oval is a hidden gem - genuine, full of unique places and green spaces yet just minutes from central London.



Kennington Road – 4 mins walk





Oval Works

Oval Village

Brimming with culture

Plenty of local discoveries and choice for any time of day.

Culture & Entertainment

- 01 Beefeater Gin Distillery
- 02 Bee Urban
- 03 The Kia Oval
- 04 Lumen Airings Cinema
- 05 Gasworks
- 06 Heart in Art Workshops

Fitness & Leisure

- 08 CrossFit Vauxhall
- 09 Vauxhall Leisure Centre
- 10 Pilates Nutrition
- 11 Vauxhall Park
- 12 Kennington Park
- 13 Vauxhall City Farm
- 14 VauxWall Climbing

Drinking

- 15 The Fentiman Arms
- 16 The Pilgrim Pub
- 17 Mother Kelly's
- 18 The Garden Vauxhall

Dining

- 19 Collective
- 20 Vine Bar London
- 21 Doost & Amici
- 22 Frida's Kennington
- 23 24 The Oval

Coffee & Lunch

- 24 Vanilla Black
- 25 Italo
- 26 Sally White
- 27 Urban Botanica
- 28 Bonnington Café
- 29 Sugar Pot
- 30 Liloo Coffee & Kitchen
- 31 Buzz Coffee Oval
- 32 Black Sheep Coffee
- 33 Darby's
- 34 GAIL's Bakery



Tea House Theatre – 8 mins walk



Market Place Vauxhall – 10 mins walk



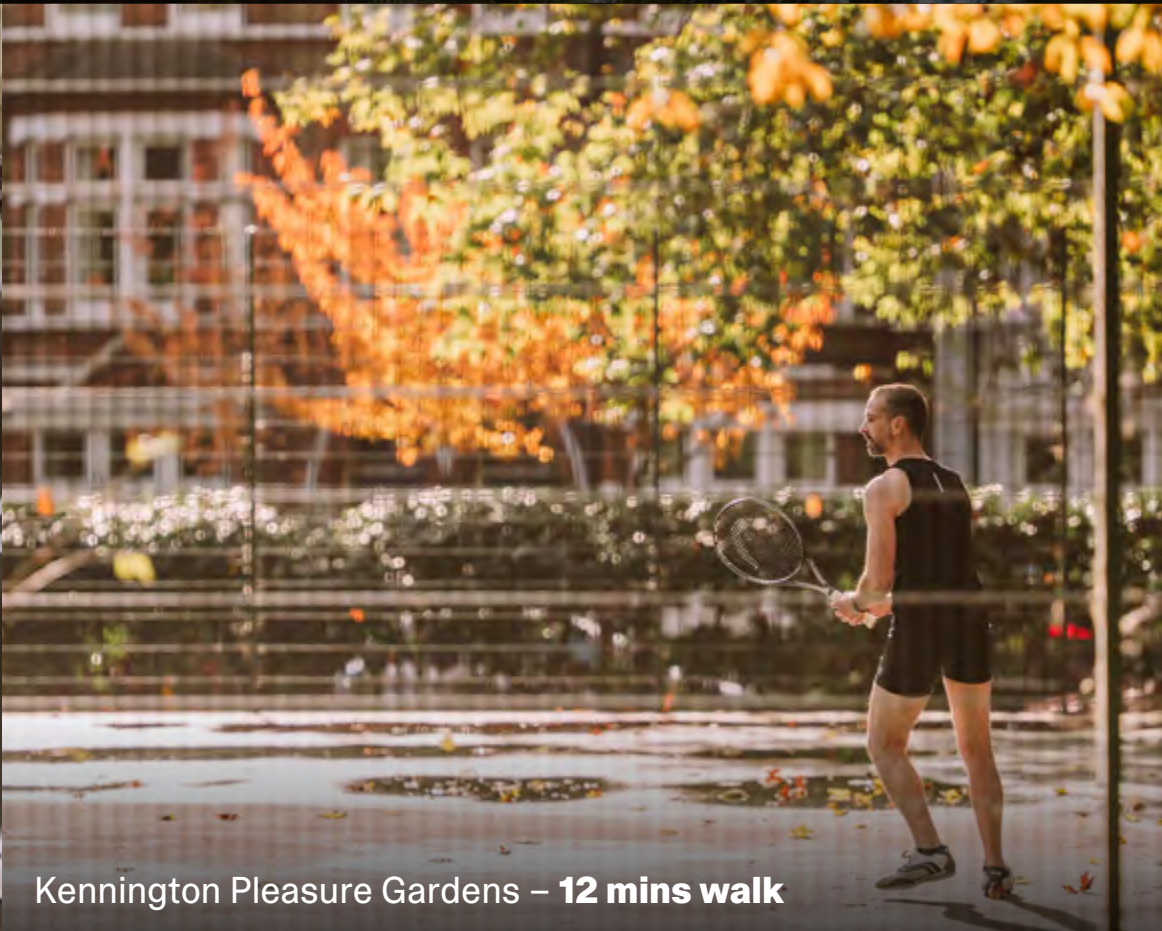
Vauxhall Food & Beer Garden – 10 mins walk



Sally White Cafe and Bakery – 8 mins walk



Sugar Pot Cafe – 6 mins walk



Kennington Pleasure Gardens – 12 mins walk



Urban Botanica – 7 mins walk



Albert Embankment – 11 mins walk

Feel a part of something **real**

Oval reflects the evolving spirit of London – a place where an authentic village lifestyle thrives alongside a dynamic community of business trailblazers.



Kennington Park – 7 mins walk



Market Place Vauxhall – 10 mins walk



Vanilla Black – 8 mins walk

Connections to all of central London

5 minute walk from the Northern Line at **Oval**.

8 minute walk from the Victoria Line at **Vauxhall**.

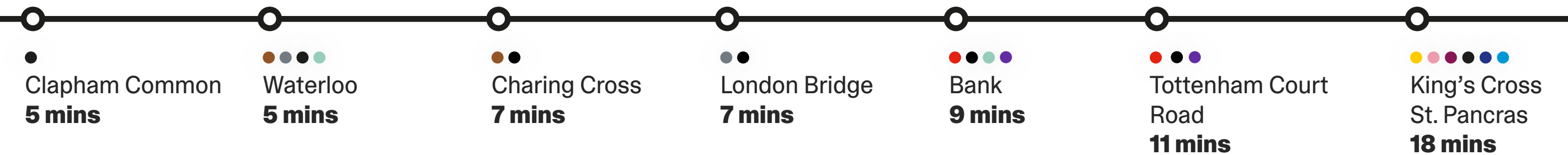
Numerous bus routes within a short walk.



300m from Oval cricket ground (as the ball flies)

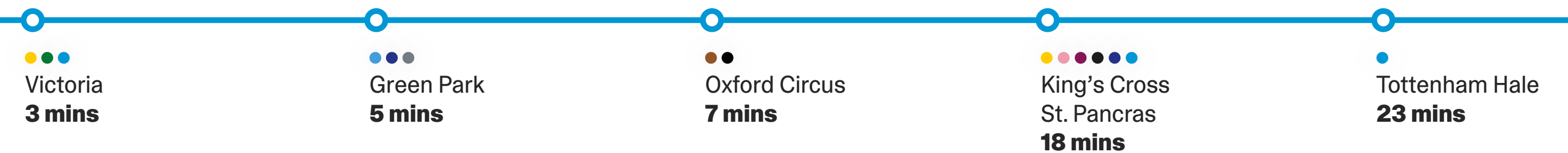
🚇 Oval (Northern line)

5 mins walk



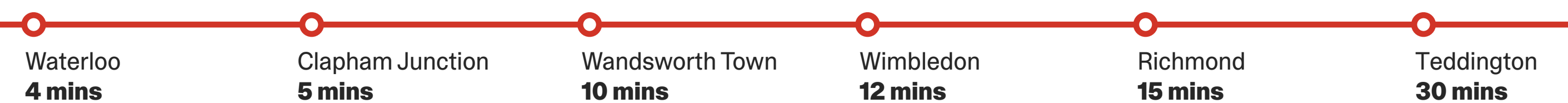
🚇 Vauxhall (Victoria line)

8 mins walk



🚆 Vauxhall (South Western Railway)

8 mins walk



🚲 Cycle

CS7

Colliers Wood

Oval

Cannon Street

CS8

Wandsworth

Oval

Westminster

✈️ Airports

Vauxhall
8 mins walk

Gatwick Airport
39 mins

Heathrow Airport
46 mins



Boosting your
work life

Practical and purposeful

Oval Works goes beyond being a mere workspace, it's a tailored platform blending practicality and personality to boost your productivity.

OV AL WORKS

Lobby style reception

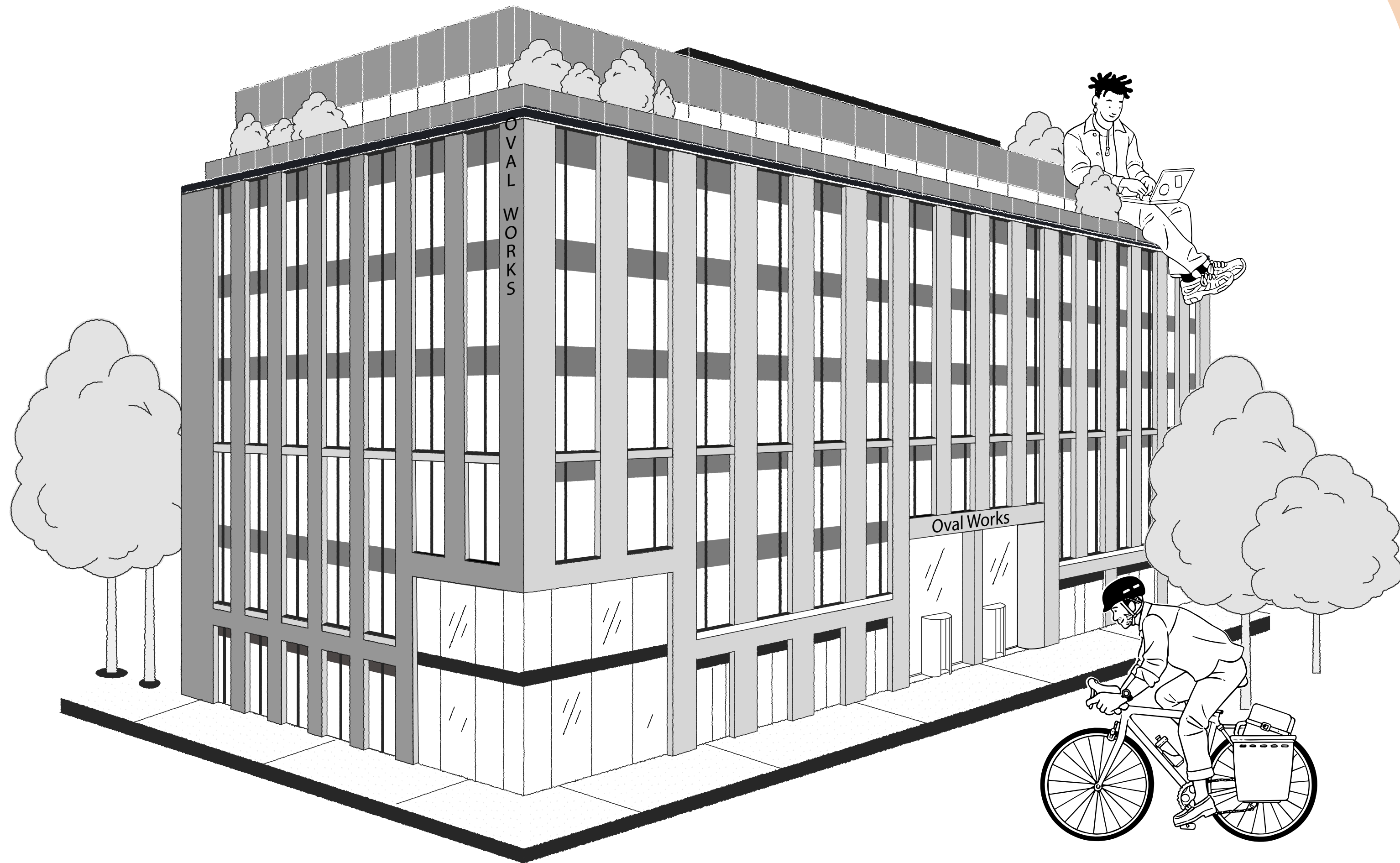
The clubroom and terrace

Your adaptable hub for meetings and events, a space designed for socialising and connecting, complete with a 1,876 sq ft external terrace boasting views over London.

Breakout space

Schedule of areas

Floor	Demise	Sq ft	Sq m
6	Office	5,264	489
	Clubroom	1,916	178
	Clubroom Terrace	1,876	174
5		12,314	1,144
4		12,314	1,144
3		12,314	1,144
2		12,314	1,144
1		9,895	920
GF	Office	4,564	424
	Retail	4,263	396
	Reception	2,196	204
Total		68,979	6,409



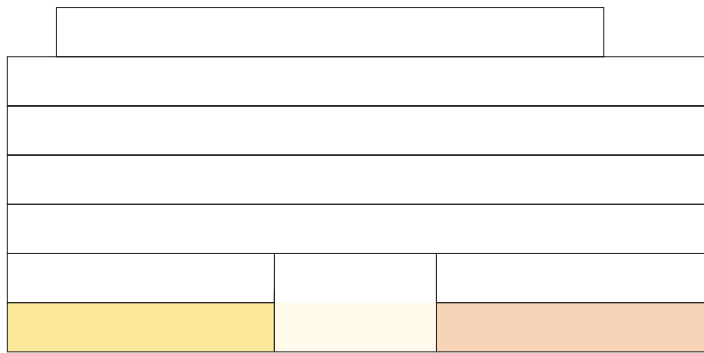
Ground floor

Floor plan



North
424 sq m / 4,564 sq ft

Elevation Guide



Key

- Retail
- Reception
- Office

GROUND FLOOR	Sq Ft	Sq M
Office	4,564	424
Retail	4,263	396
Reception	2,196	204

Ground floor

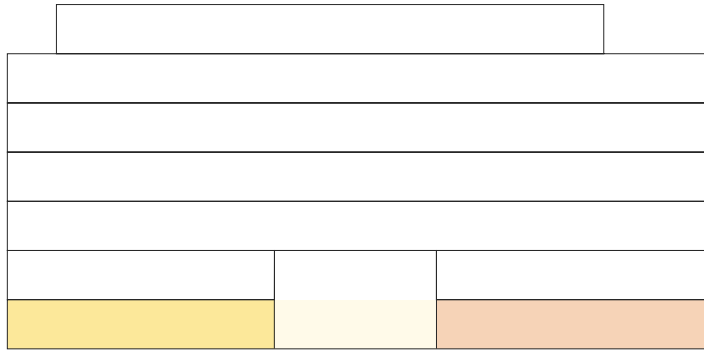
Space plan – client suite



North

424 sq m / 4,564 sq ft

Elevation Guide



Key

- Retail
- Reception
- Office

GROUND FLOOR	Sq Ft	Sq M
Office	4,564	424
Retail	4,263	396
Reception	2,196	204

WORKSTATIONS	
Workstations	36
Private booths	3
Single offices	2
Agile workstations	16

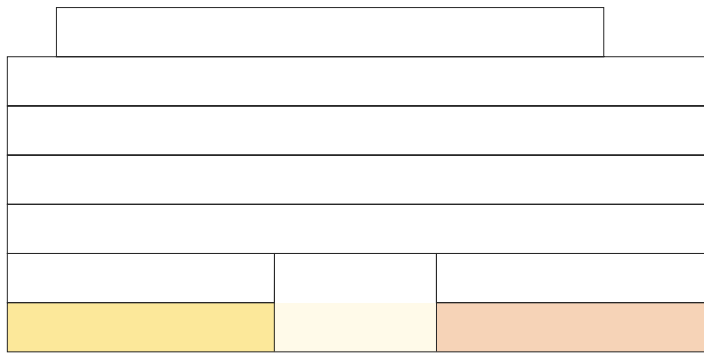
MEETING ROOMS	
3 seater meeting room	2
6 seater meeting room	1
10 seater meeting room	1

Ground floor

Space plan – self contained occupier

North
424 sq m / 4,564 sq ft

Elevation Guide



Key

- Retail
- Reception
- Office

GROUND FLOOR	Sq Ft	Sq M
Office	4,564	424
Retail	4,263	396
Reception	2,196	204

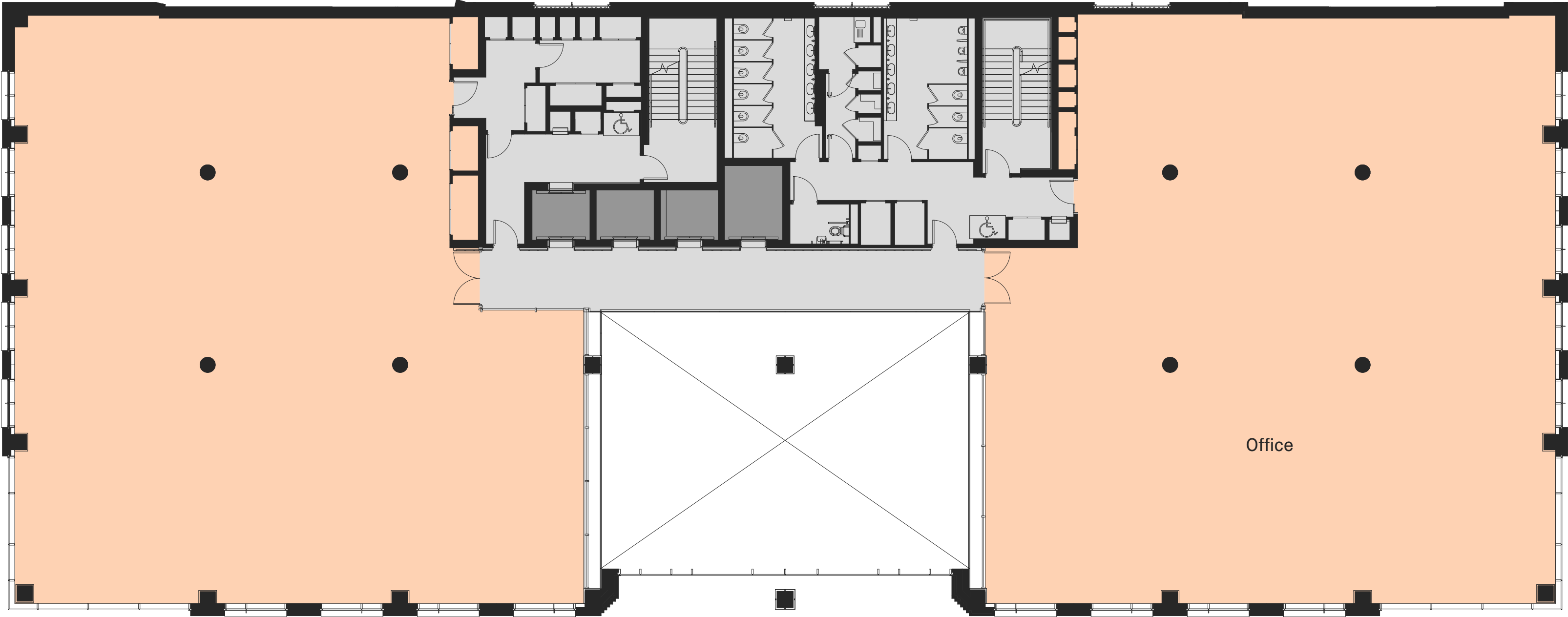
WORKSTATIONS	
Private booths	3

MEETING ROOMS	
10 seater meeting room	1
8 seater meeting room	2
5 seater meeting room	2
4 seater meeting room	2



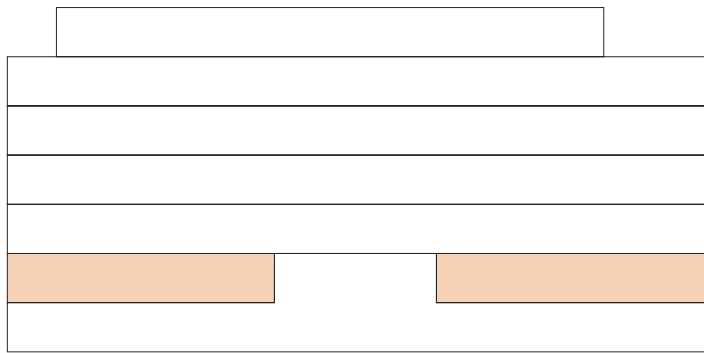
First floor

Floorplan



North
920 sq m / 9,895 sq ft

Elevation Guide



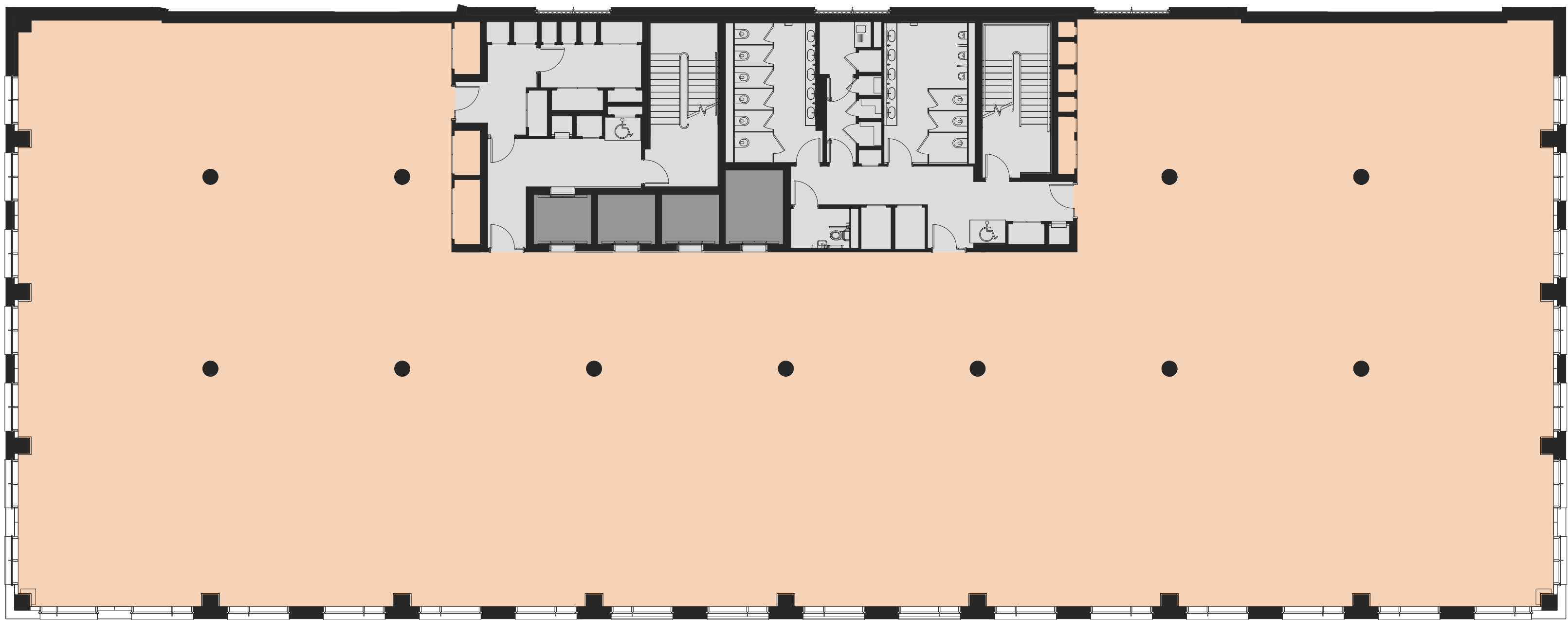
Key

Office

FLOOR	Sq Ft	Sq M
North	4,806	447
South	5,089	473

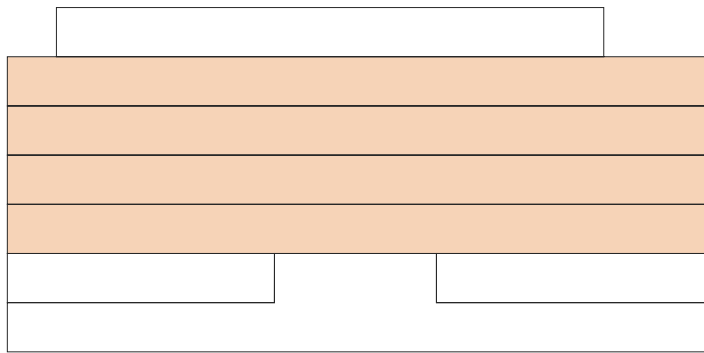
Typical floor

Floor plan – levels 2 to 5



1,144 sq m / 12,314 sq ft

Elevation Guide



Key

Office

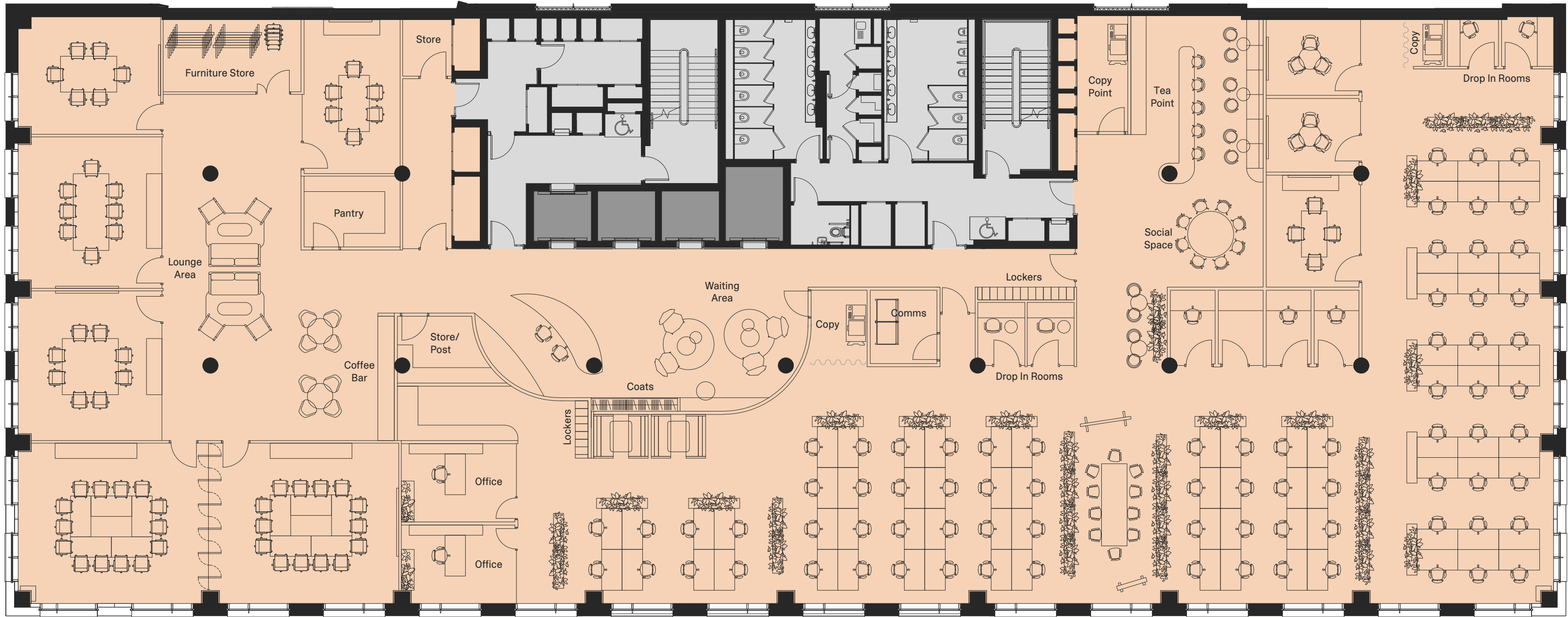
FLOOR	Sq Ft	Sq M
5	12,314	1,144
4	12,314	1,144
3	12,314	1,144
2	12,314	1,144



CAT A typical floor

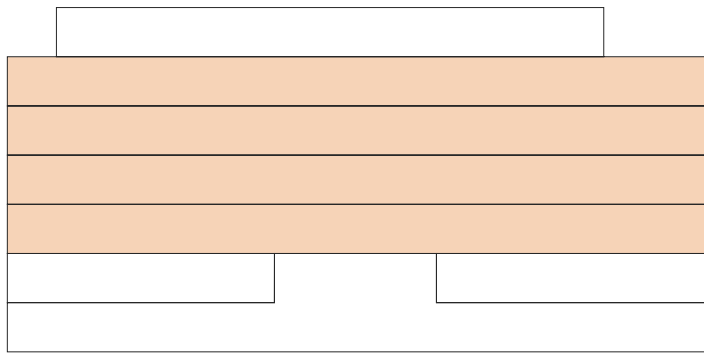
Typical floor

Space plan – modern corporate



1,144 sq m / 12,314 sq ft

Elevation Guide



Key

Office

FLOOR	Sq Ft	Sq M
5	12,314	1,144
4	12,314	1,144
3	12,314	1,144
2	12,314	1,144

WORKSTATIONS	
Workstations	78
Private workstations	8
Private offices	2
MEETING ROOMS	
14 seater meeting room	2
8 seater meeting room	2
6 seater meeting room	2
4 seater meeting room	1
3 seater meeting room	2

Typical floor

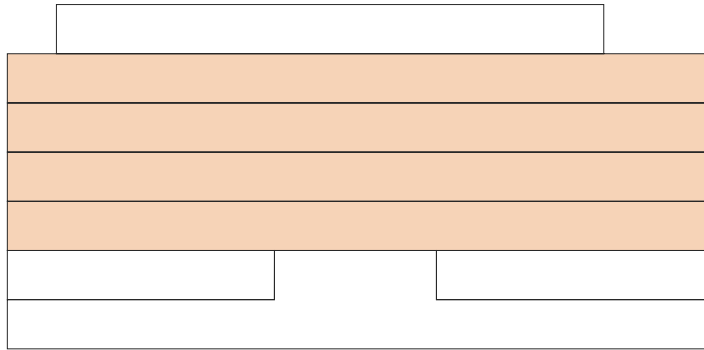
Space plan – creative



North

1,144 sq m / 12,314 sq ft

Elevation Guide



Key

Office

FLOOR	Sq Ft	Sq M
5	12,314	1,144
4	12,314	1,144
3	12,314	1,144
2	12,314	1,144

WORKSTATIONS	
Workstations	48
Private workstations	4
Agile workstations	84

MEETING ROOMS	
14 seater meeting room	2
10 seater meeting room	1
6 seater meeting room	4
4 seater meeting room	3





Sixth floor

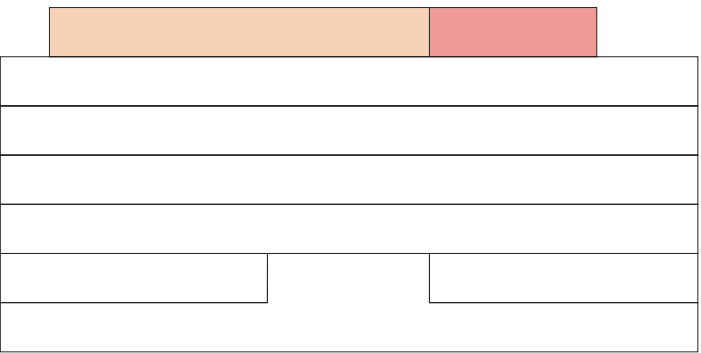
Floor plan



Amend layout as per new plan

North
489 sq m / 5,264 sq ft

Elevation Guide



Key

- Office
- Clubroom

6	Sq Ft	Sq M
Office	5,264	438
Terrace	1,972	183
Clubroom	1,916	178
Clubroom Terrace	1,867	174

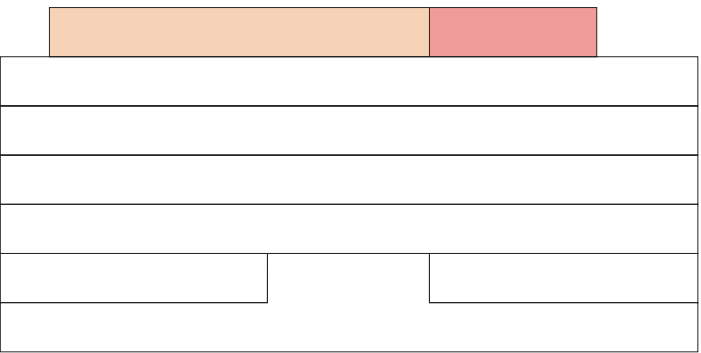
Sixth floor

Space plan: Office – meeting room suite



489 sq m / 5,264 sq ft

Elevation Guide



Key

- Office
- Clubroom

6	Sq Ft	Sq M
Office	5,264	438
Terrace	1,972	183
Clubroom	1,916	178
Clubroom Terrace	1,867	174

MEETING ROOMS	
16 seater meeting room	1
14 seater meeting room	2
12 seater meeting room	1
8 seater meeting room	1
4 seater meeting room	1

Amend layout as per new plan

Sixth floor

Space plan: clubroom – regular layout

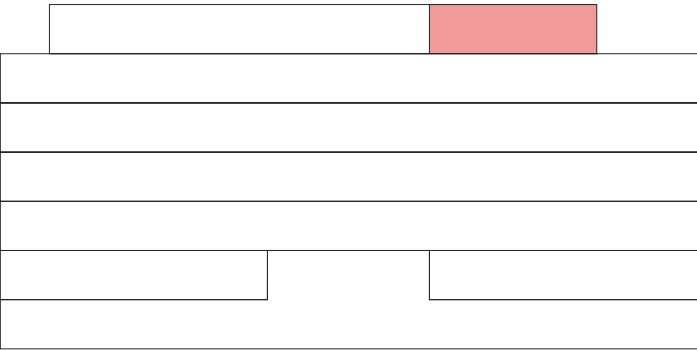
Amend layout as per new plan



North

2,052 sq m / 3,792 sq ft

Elevation Guide



Key

Clubroom

View alternative layout

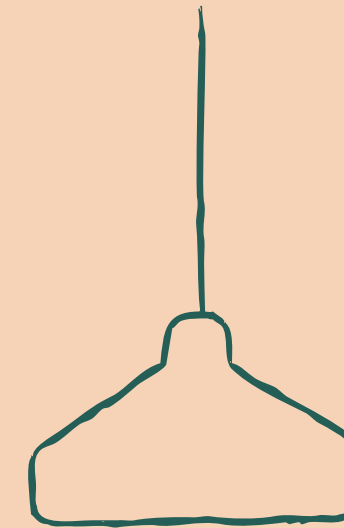
6	Sq Ft	Sq M
Clubroom	1,916	178
Clubroom Terrace	1,876	174

Summary specifications



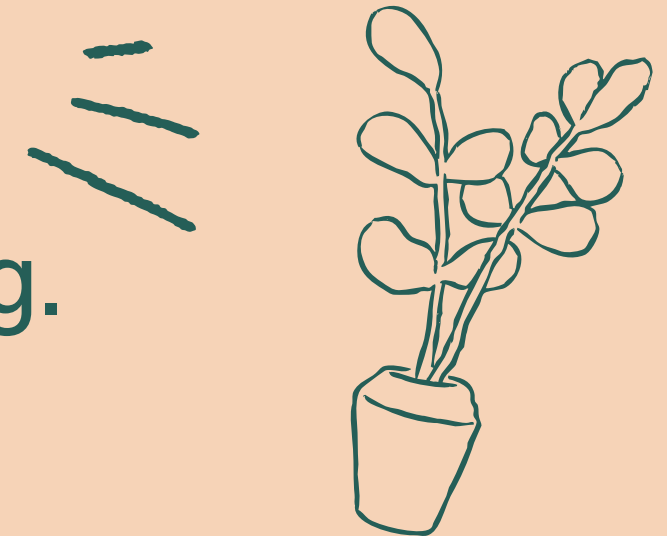
2.7 m floor to ceiling height

Occupational density designed at 1:8 sq m



Exposed ceiling design

100% Electric based air conditioned VRF system; delivering simultaneous heating and cooling.



4 Lifts -
1 goods lift,
3 passenger lifts



Flexible floorplates of
12,400 sq ft



Landsec Experience building app providing digital building access, local information, offers, rewards, live travel and more.

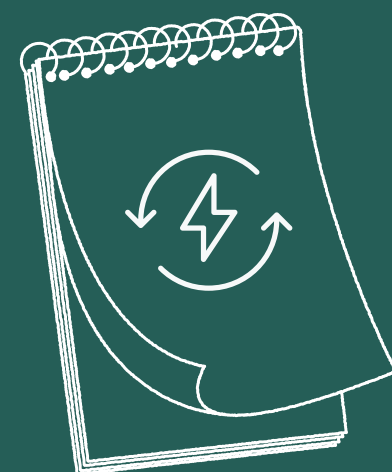
A building with a green heart

We're creating a low-carbon space, encouraging eco-friendly travel, and choosing ethical materials. Plus, we're boosting local nature and economy. It's our big move towards building a greener future.

BREEAM®
EXCELLENT



Fresh air rates 18 l/s /sq ft
Enhancing health and improving performance



100% renewable
electricity in
operations

Heat pump solution
reducing energy cost
and footprint

150 new trees planted at
Oval Village



2.5 acres of
green space in
an urban setting



Over 200 varieties
of plant species
enhancing bio-diversity
throughout the village

Premium end of trip
facilities
10 showers,
56 lockers and
94 cycle spaces



The Terrace

1,876 sq ft outdoor terrace provides immediate access to nature, plus views of the renowned Oval cricket ground.

Delivered by Landsec

Strategic partnerships. Positive places. Curated experiences.

At Landsec, we make work personal. This is a partnership; working together to make sure your workplace works for your people and your business. Listening and collaborating; building a lasting relationship. Understanding your unique needs, at every stage of your journey.

Exceptional spaces, experiences and service

Open communication and collaboration

Planning together to future-proof your business

WORKPLACE
by Landsec



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