

# FIELD & SONS

COMMERCIAL

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## OFFICE TO LET IN CREATIVE DEVELOPMENT



### **BLOCK E OFFLEY WORKS, PICKLE MEWS, OVAL, LONDON SW9 0FJ APPROX. 1,700 SQ FT (157.9 SQM)**

#### **LOCATION AND DESCRIPTION**

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.

Block E comprises a newly fully refurbished building providing office space over lower ground, ground and first floors. The available accommodation comprises the entire first floor of approximately 1,700 sq ft (157.9 sqm), arranged as a single open plan area plus kitchen point and own w.c. 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.

# BLOCK E OFFLEY WORKS, OVAL SW9



**CENTRAL COURTYARD & CAFE**

## AMENITIES

- Gas central heating
- Perimeter and column trunking
- Ceiling mounted Cat. II lighting
- Double glazing
- Vinyl floor finish
- New passenger lift
- High speed fibre available
- On site security
- W.C.s and showers in the communal areas

## TERMS

New lease on terms by negotiation.

## RENT

£63,750 per annum, exclusive of all outgoings.

## SERVICE CHARGE

Currently approximately £7 per sq ft.

## BUSINESS RATES

To be assessed but estimated to be circa £17,500 payable for the year 2017/18.

## VAT

VAT is applicable to rent and service charge.

## ENERGY PERFORMANCE

To be assessed.

## FURTHER DETAILS

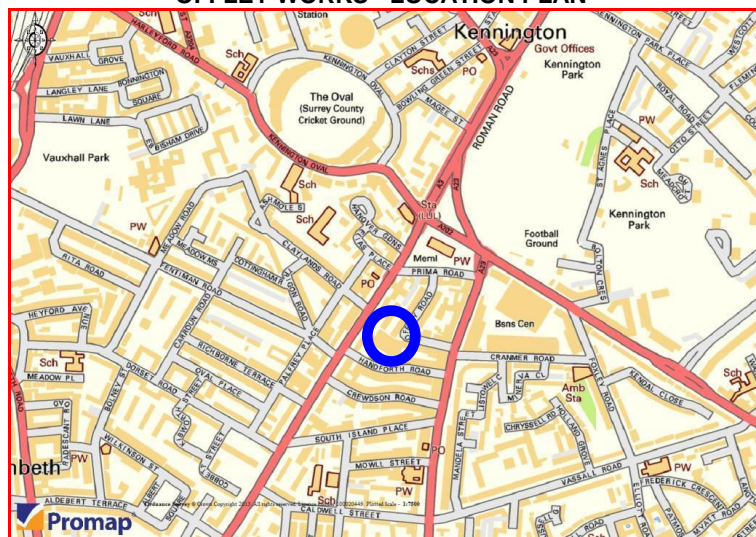
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## OFFLEY WORKS - LOCATION PLAN



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