

FIELD & SONS

COMMERCIAL

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OFFICE TO LET IN CREATIVE DEVELOPMENT



BLOCK A OFFLEY WORKS, PICKLE MEWS, OVAL, LONDON SW9 0FJ APPROX. 2,185 SQ FT (203 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 A is on the Offley Road frontage of the site with access also from the Clapham Road entrance to Pickle Mews.

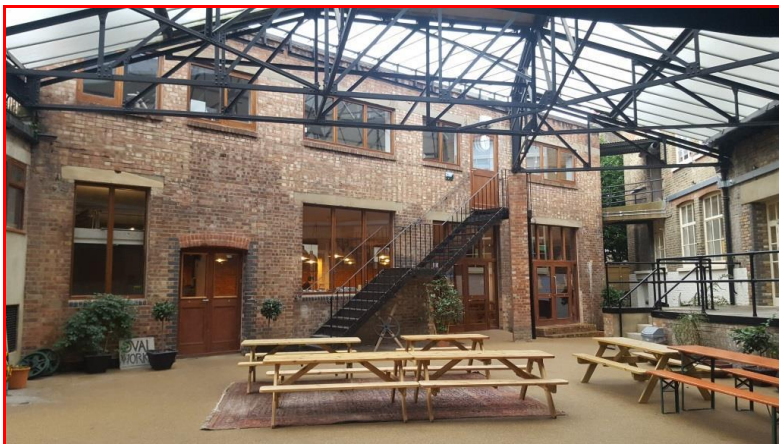
The development comprises a mixed commercial and residential regeneration of this former pickling factory complex, with a central communal courtyard and restaurant/café.

Block A comprises a 1950's building which has been refurbished to provide office space over basement, ground and two upper floors. The available accommodation comprises the entire first floor of approximately 2,185 sq ft (203 sqm), arranged as a main open plan area plus partitioned meeting rooms and kitchen/break out area. 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 A OFFLEY WORKS, OVAL SW9



CENTRAL COURTYARD & CAFE

AMENITIES

- Gas central heating
- Perimeter trunking
- Ceiling cable trays for lighting
- Kitchen area
- Secondary glazing
- Polished Concrete Flooring
- Cat 6 High speed fibre 5 – 200 mb
- On site security with CCTV in common areas
- Basement Cycle Parking
- W.C.s and showers in the communal areas

TERMS

New lease on terms by negotiation.

RENT

£81,940 per annum, exclusive of all outgoings.

BUSINESS RATES

The Rateable Value for the first floor is £44,500 and therefore the base business rates payable for the year 2017/18 will be approx. £21,315.

SERVICE CHARGE

Currently approximately £7 per sq ft.

VAT

VAT is applicable to rent and service charge.

ENERGY PERFORMANCE

To be assessed.

FURTHER DETAILS

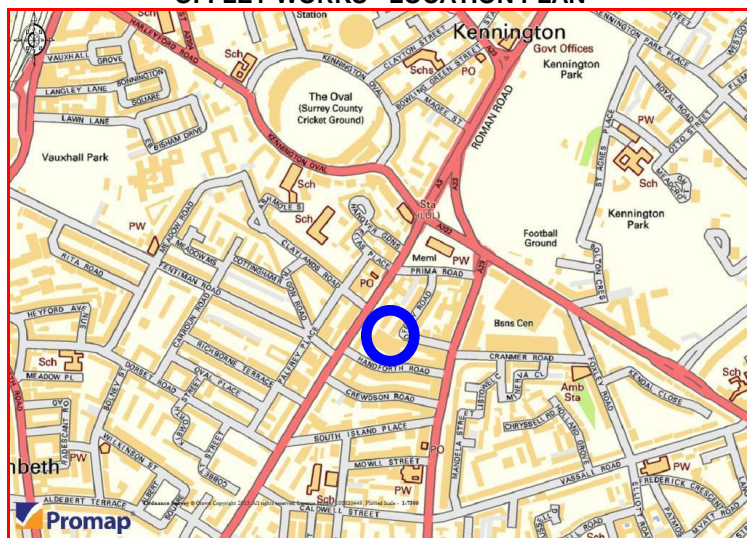
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OFFLEY WORKS - LOCATION PLAN



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