

# FIELD & SONS

COMMERCIAL

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## OFFICE TO LET IN CREATIVE DEVELOPMENT



### **BLOCK E OFFLEY WORKS, PICKLE MEWS, OVAL, LONDON SW9 0FJ APPROX. 1,738 SQ FT (161.46 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 fully refurbished building providing office space over lower ground, ground and first 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 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
- Double glazing
- Polished concrete 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

£52,140 per annum, exclusive of all outgoings.

## SERVICE CHARGE

Currently approximately £8.47 per sq ft.

## BUSINESS RATES

£18,688 payable.

## VAT

VAT is applicable to rent and service charge.



## ENERGY PERFORMANCE

To be assessed.

## FURTHER DETAILS

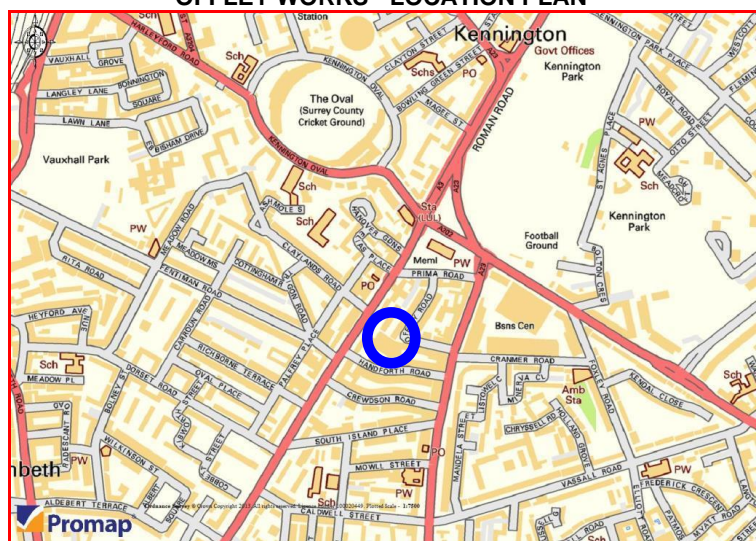
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## OFFLEY WORKS - LOCATION PLAN



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