

# FIELD & SONS

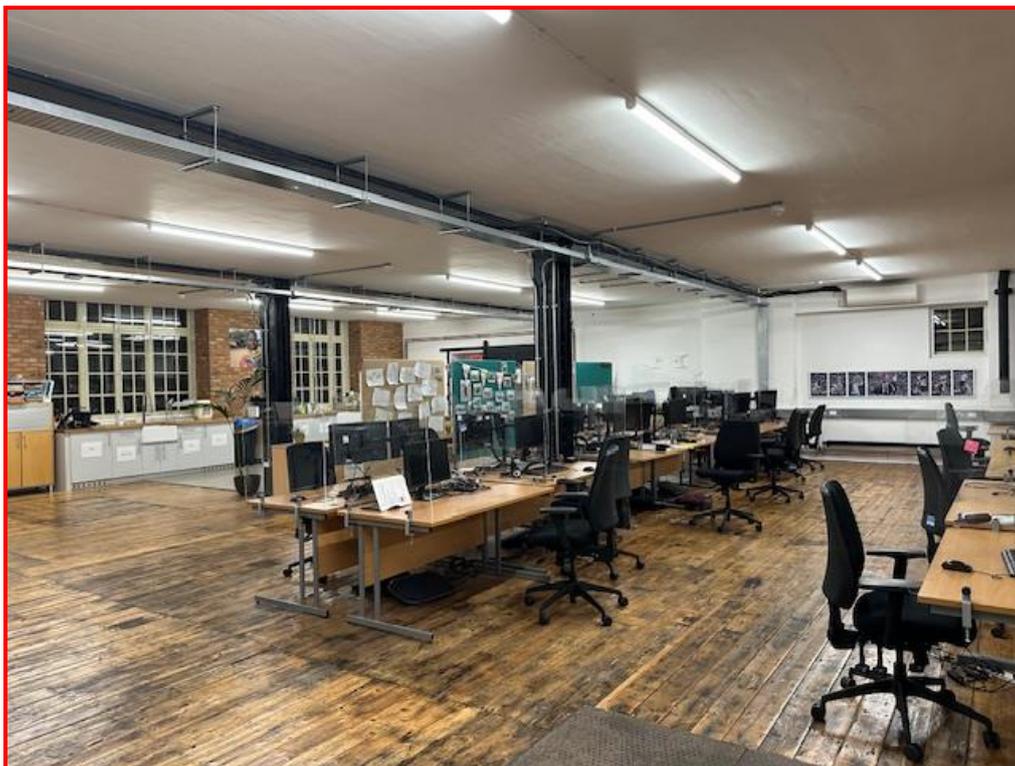
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## CHARACTER OFFICE TO LET IN CREATIVE DEVELOPMENT



### **BLOCK D OFFLEY WORKS, PICKLE MEWS, OVAL, LONDON SW9 0FJ APPROX. 3,029 SQ FT (281.4 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.

The available accommodation comprises the ground floor of Block D, approximately 3,029 sq ft (281.4 sqm), arranged as a mainly open plan area with meeting room, store rooms and kitchen point. Extensive w.c. facilities in the common parts and the building is disabled accessible. Access is via the gates from Clapham Road and the building reception but staff can also access from the Offley Road entrance.

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 and showers/lockers. 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 D OFFLEY WORKS OVAL SW9



**CENTRAL COURTYARD & CAFE**

## AMENITIES

- Gas central heating
- Perimeter and column cabling
- Ceiling mounted LED lighting
- Solid timber flooring
- Kitchen point
- High speed fibre available
- On site security
- W.C.s and showers in the communal areas
- Courtyard café

## TERMS

New lease on terms by negotiation.

## RENT

£109,044 per annum, exclusive of all outgoings.

## SERVICE CHARGE

Currently approximately £8.47 per sq ft.

## BUSINESS RATES

Approx. £34,048 payable 2023/24 (the Rateable Value being £66,500).

## VAT

VAT is applicable to rent and service charge.

## ENERGY PERFORMANCE

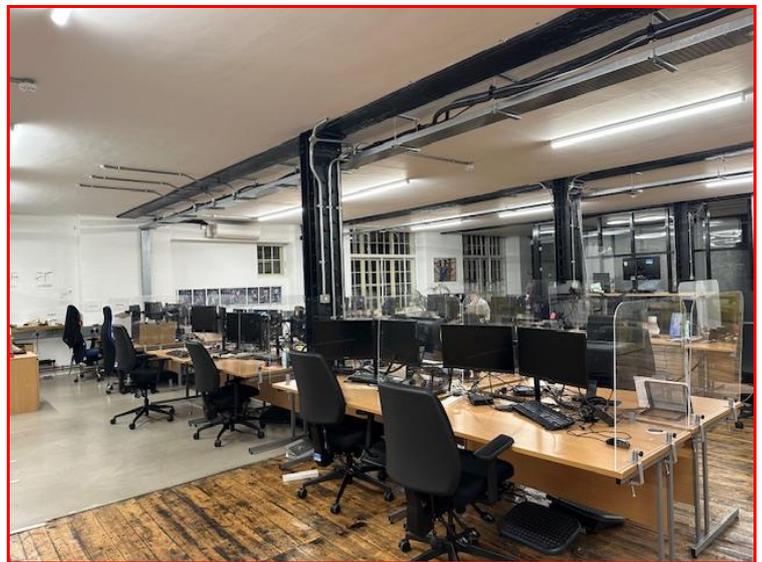
EPC Asset Rating = 57 (Band C).

## FURTHER DETAILS

For further details please contact :

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



## OFFLEY WORKS - LOCATION PLAN



### Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of the Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

# BLOCK D OFFLEY WORKS OVAL SW9

