

Oval Works



A workplace with an authentic village vibe

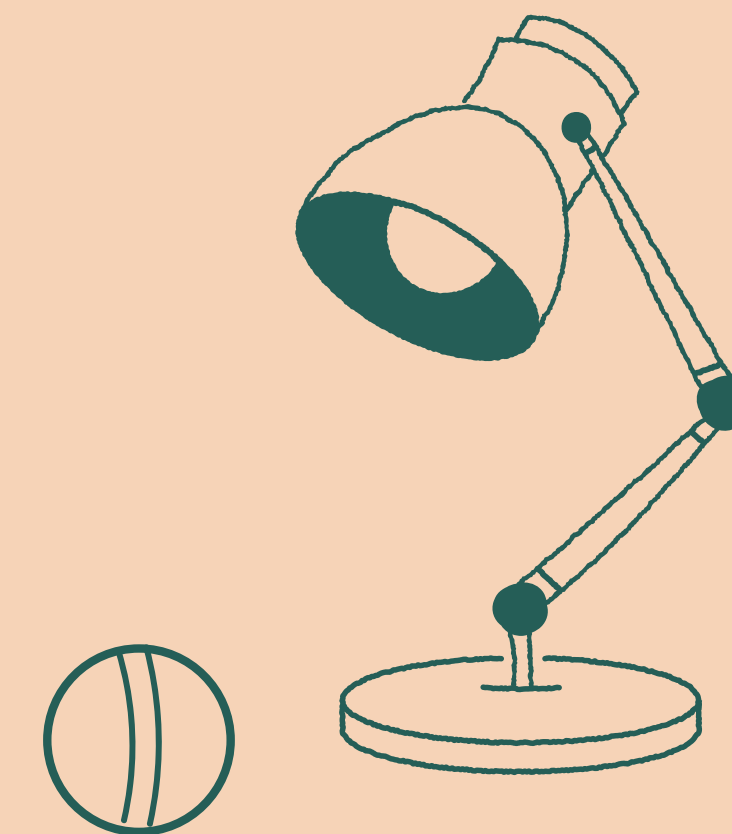
Contents







The highlights



70,012 sq ft workspace
12,400 sq ft floor plates
3,881 sq ft clubroom and terrace

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



Penguin
Random
House

ClearScore

Shark | NINJA



ZAPP

TEAM LEWIS

runna

นิมม
GAMES

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

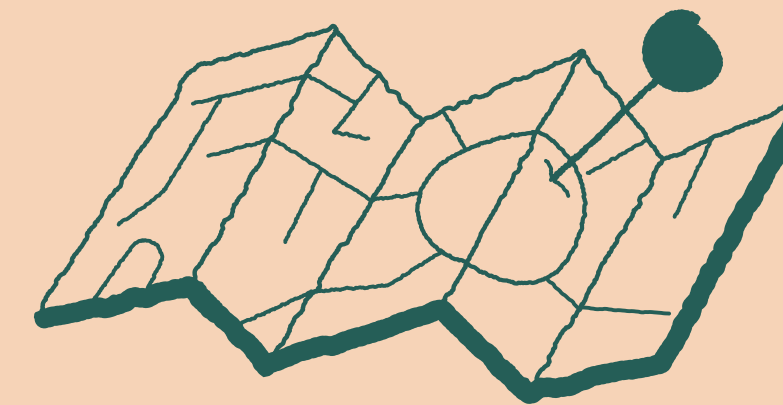


Community



70,012 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 a dense urban landscape. In the foreground, the large, curved, green-roofed stadium of the London 2012 Olympic Games is visible. To the right, the modern, glass-clad skyscraper of the Shard rises above the city skyline. In the center-left, a cluster of buildings is highlighted with a white outline and a red dot, indicating the location of Oval Works. A red line connects this dot to a red oval containing the text 'Oval Works'.

Oval Works

It takes a **village**

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

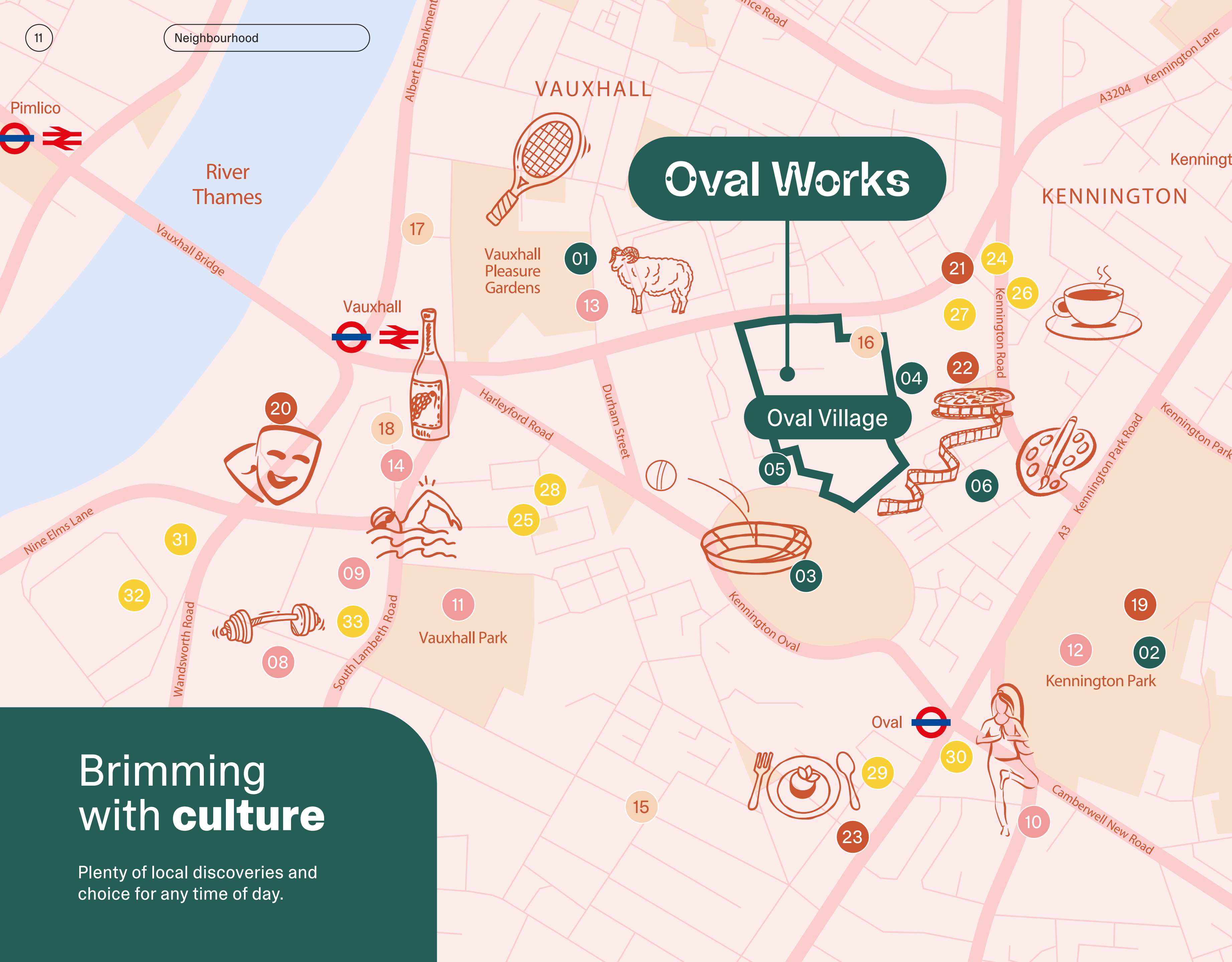
Image courtesy of Berkeley Group.

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

Culture & Entertainment

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

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 Liloo Coffee & Kitchen
- 30 Buzz Coffee Oval
- 31 Black Sheep Coffee
- 32 Darby's
- 33 GAIL's Bakery

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

Brimming with culture

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



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



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



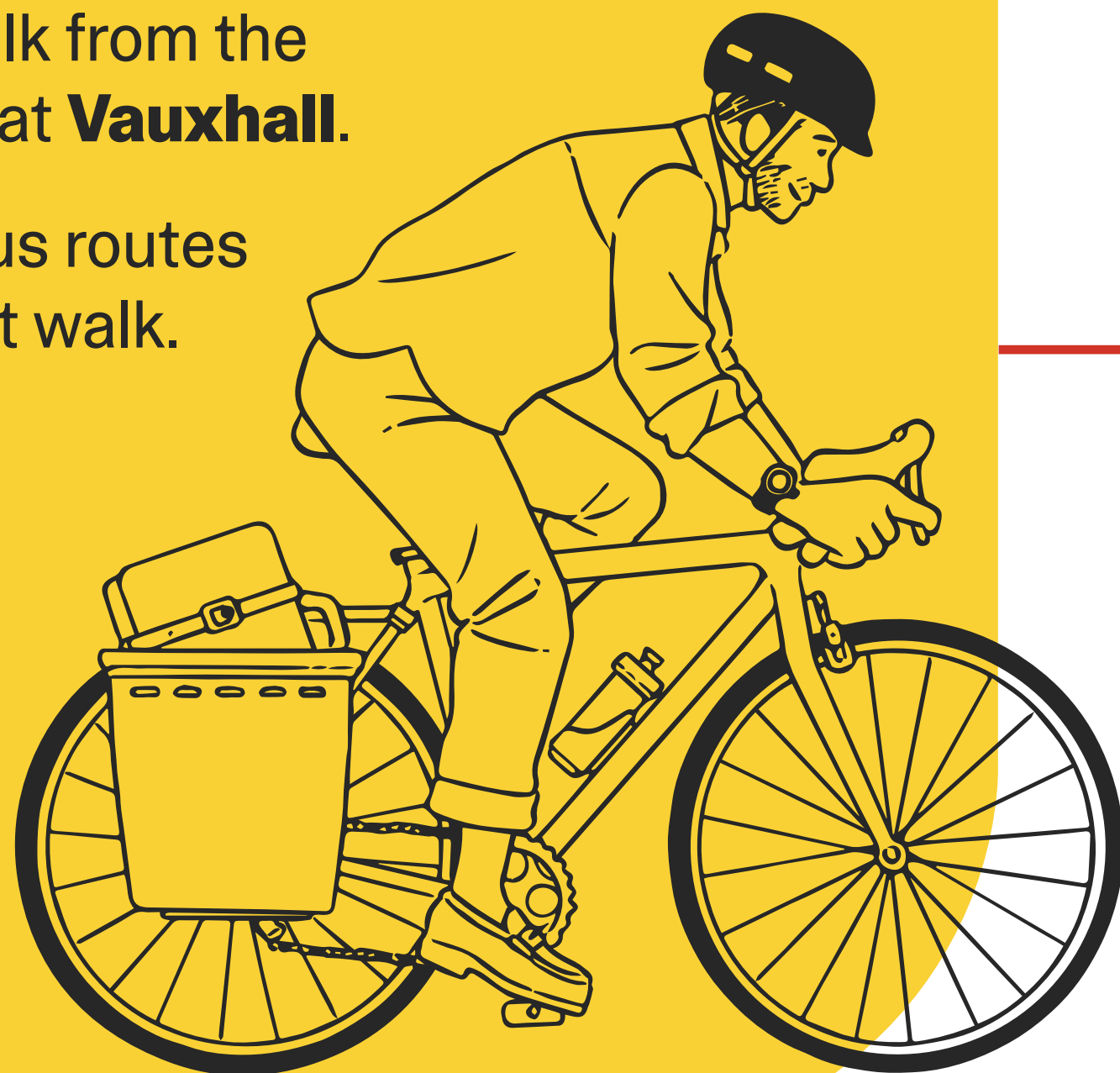
Vanilla Black – 8 mins walk

Connections to all of central London

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

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

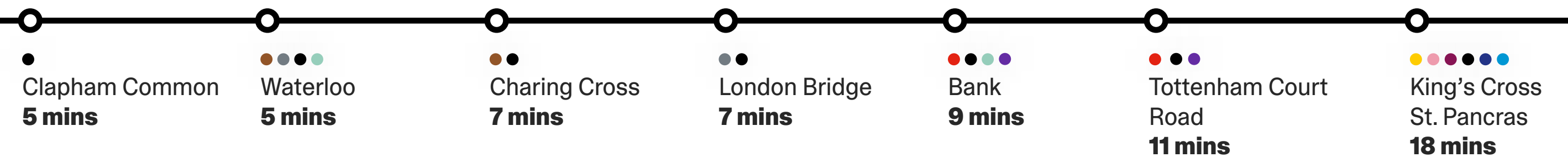
Numerous bus routes within a short walk.



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

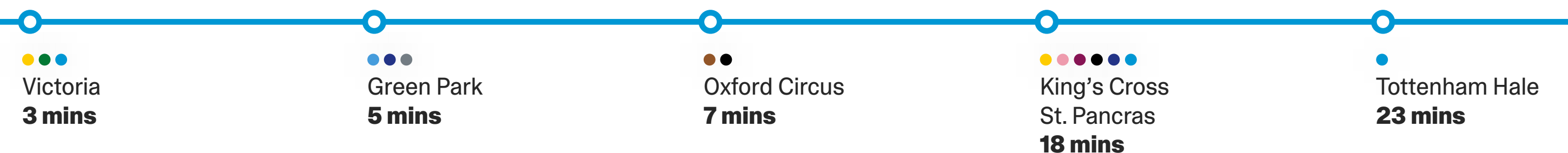
🚶 Oval (Northern line)

5 mins walk



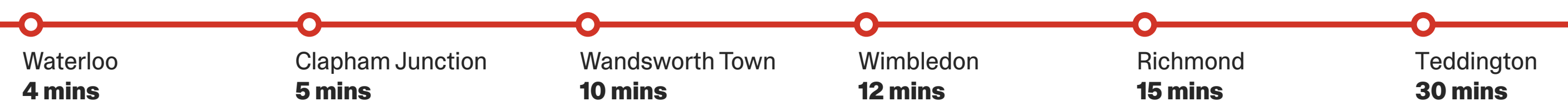
🚶 Vauxhall (Victoria line)

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.

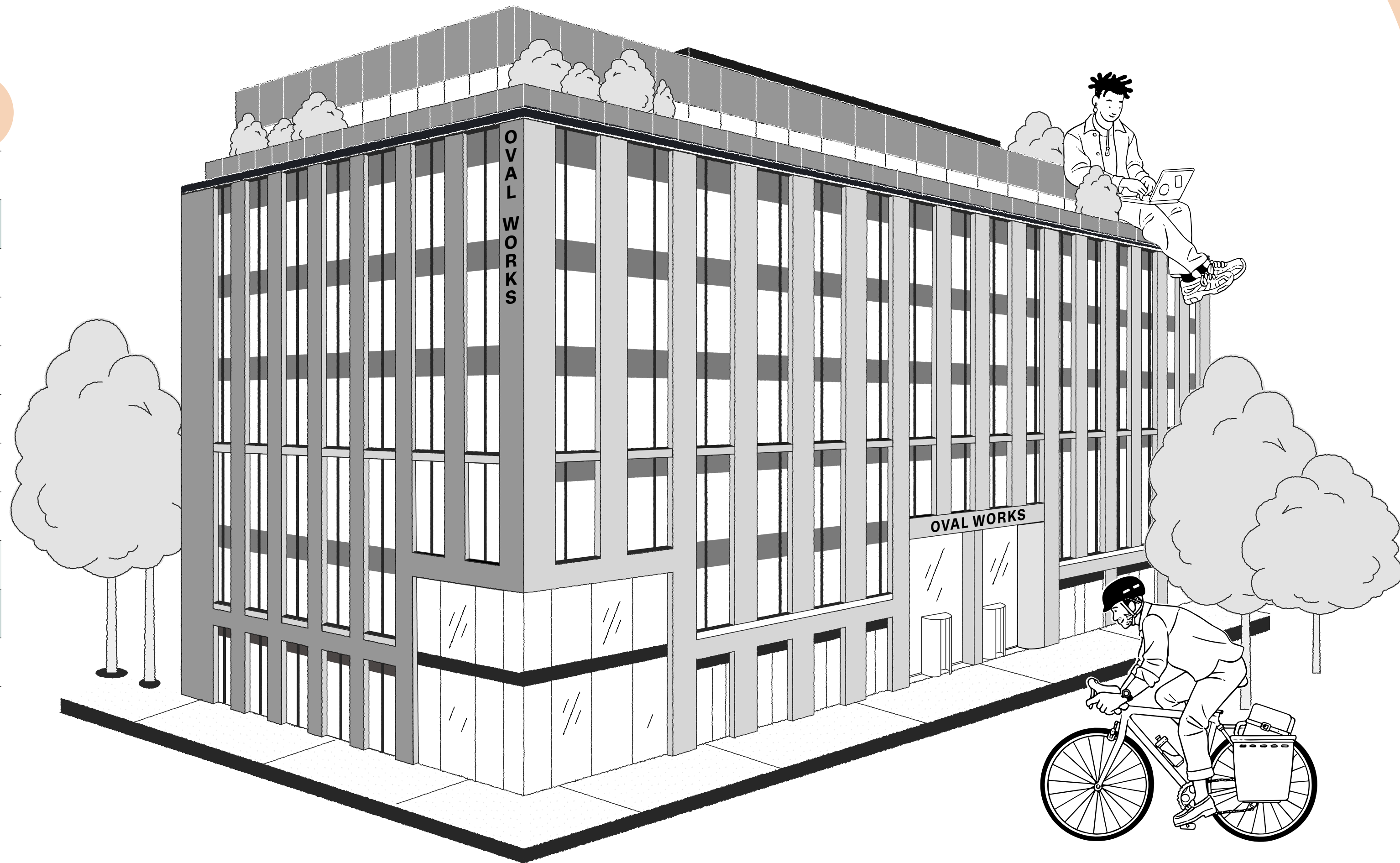
The clubroom and terrace

Your adaptable hub for meetings and events, a 2,005 sq ft 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	Terrace sq ft	Terrace sq m
6	Office	5,378	500	1,876	174
	Clubroom	2,005	186	1,876	174
5		12,461	1,158		
4		12,458	1,157		
3		12,458	1,157		
2		12,459	1,157		
1		10,153	944		
GF	Office	4,645	432		
	Retail / Office	4,333	403		
	Reception	2,841	264		
Total		70,012	7,358	3,848	357

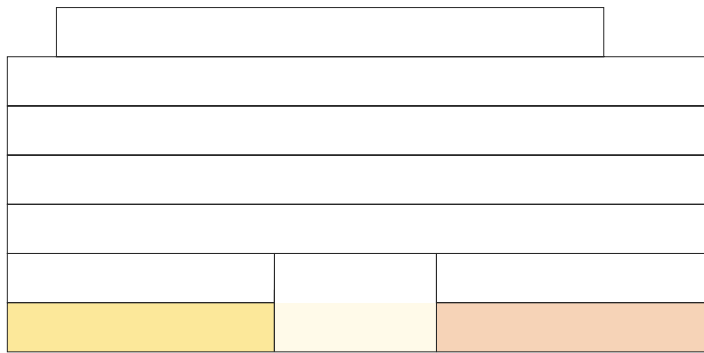


Ground floor

Floor plan

North
432 sq m / 4,645 sq ft

Elevation guide



Key

- Retail/Office
- Reception
- Office

GROUND FLOOR	Sq Ft	Sq M
Office	4,645	432
Retail/Office	4,333	403
Reception	2,841	264

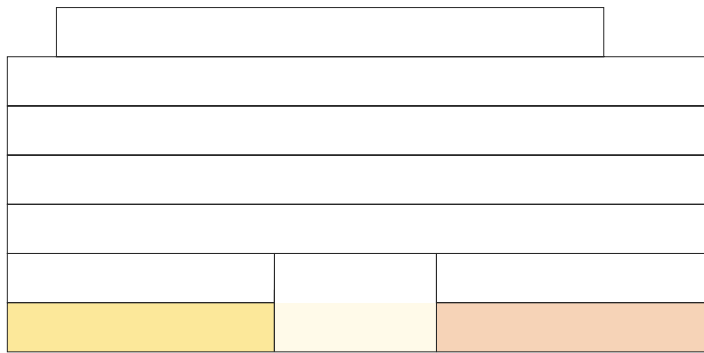


Ground floor

Space plan – client suite

North
432 sq m / 4,645 sq ft

Elevation guide



Key

- Retail/Office
- Reception
- Office

GROUND FLOOR	Sq Ft	Sq M
Office	4,645	432
Retail/Office	4,333	403
Reception	2,841	264

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

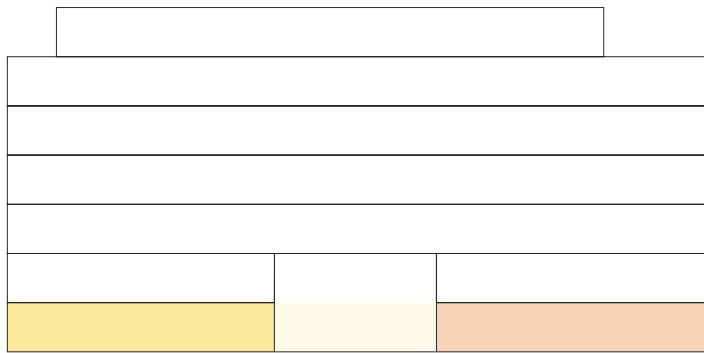


Ground floor

Space plan – self contained occupier

North
432 sq m / 4,645 sq ft

Elevation guide



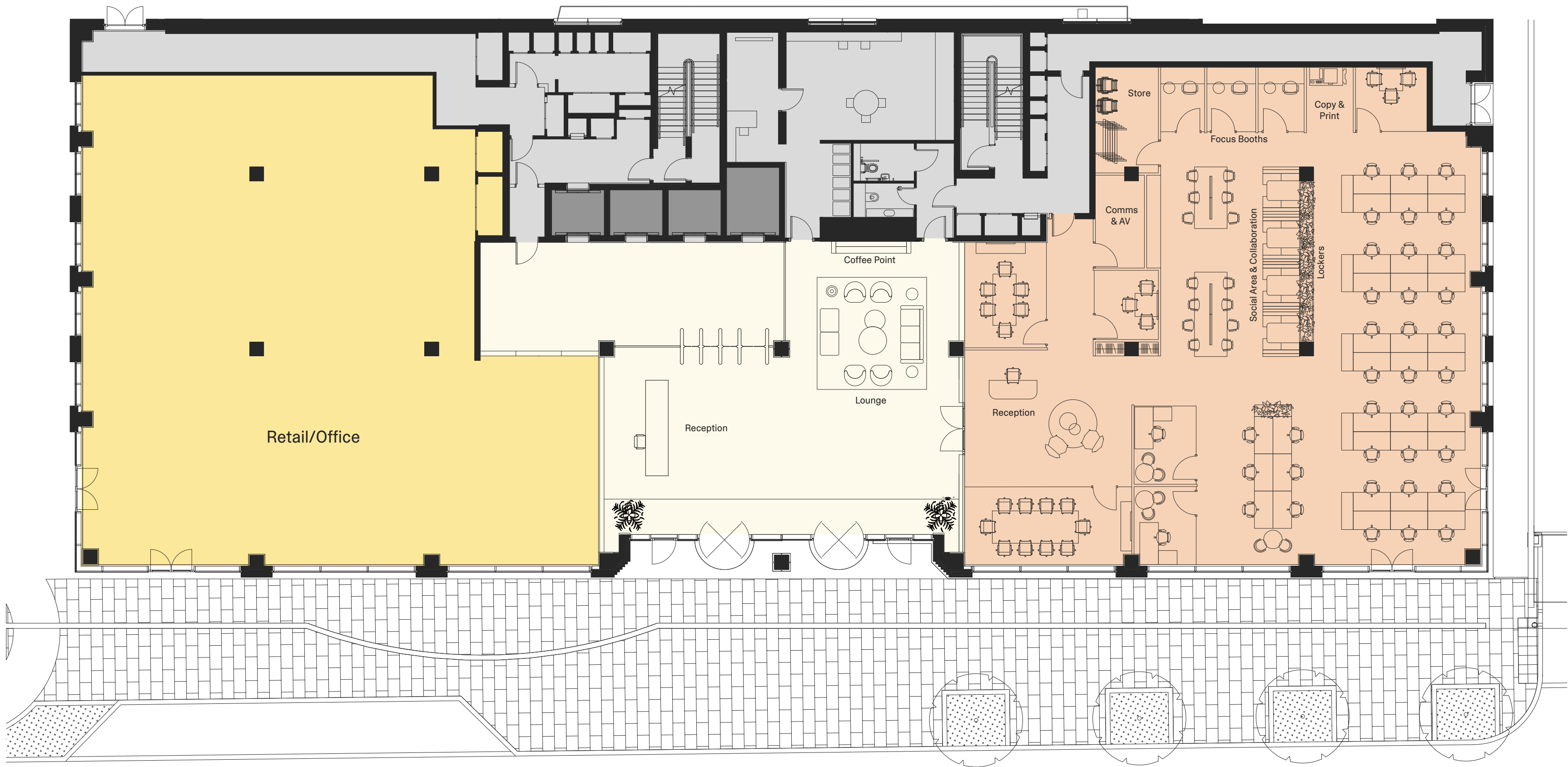
Key

- Retail/Office
- Reception
- Office

GROUND FLOOR	Sq Ft	Sq M
Office	4,645	432
Retail/Office	4,333	403
Reception	2,841	264

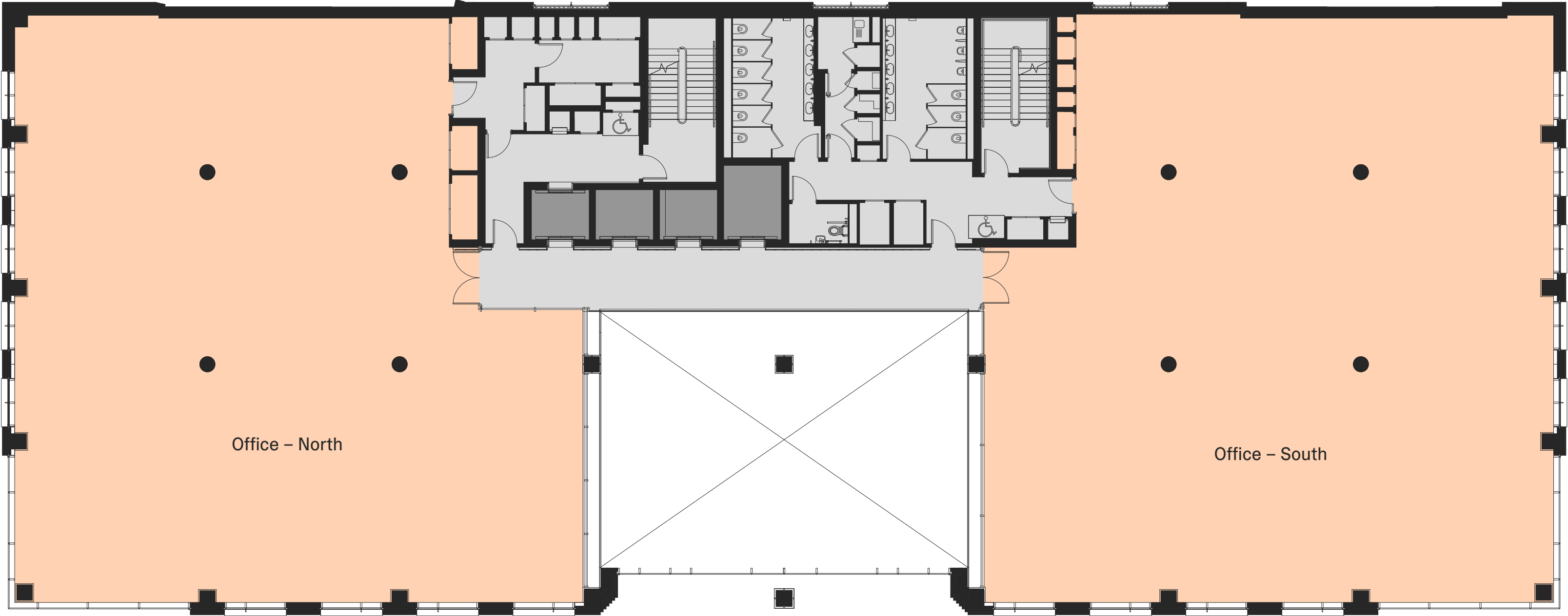
WORKSTATIONS	
Private booths	3

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



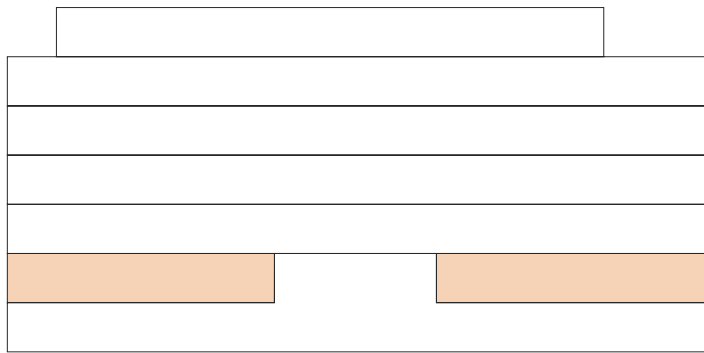
First floor

Floor plan



North
944 sq m / 10,153 sq ft

Elevation guide



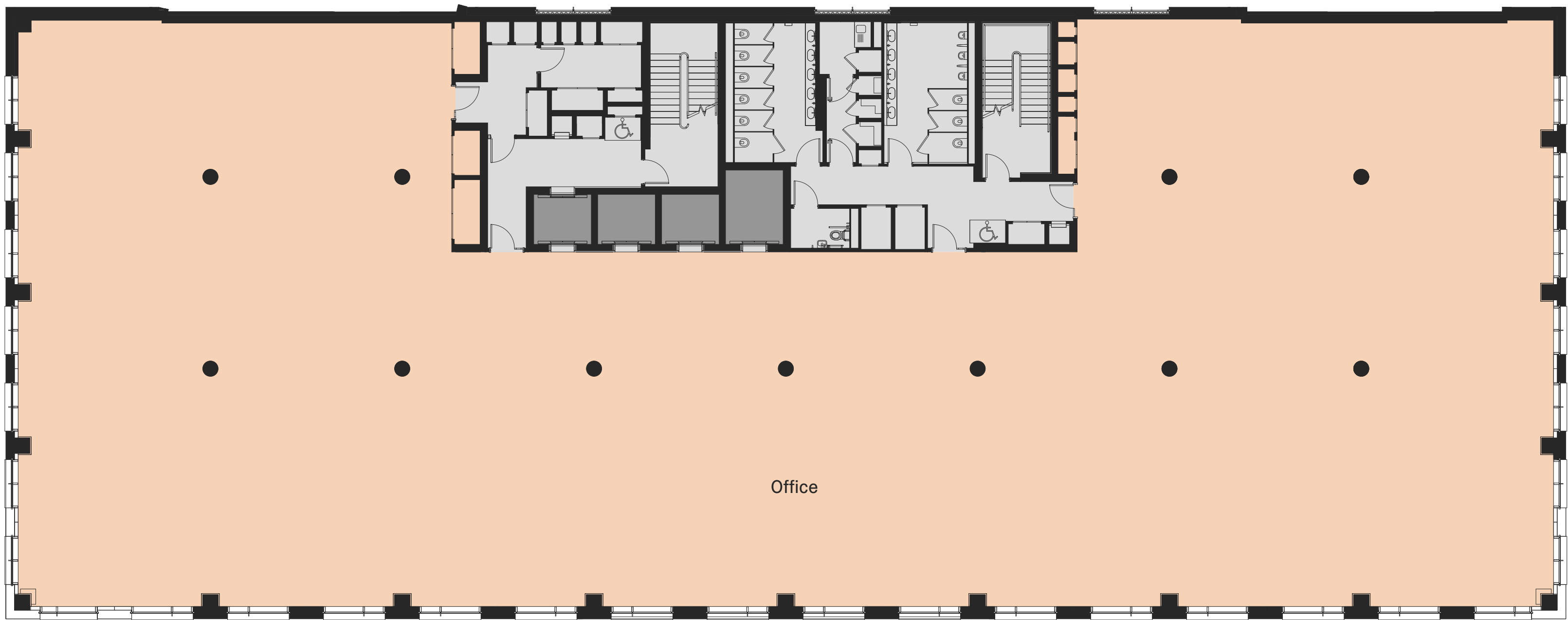
Key

Office

FLOOR	Sq Ft	Sq M
North	4,926	458
South	5,227	486

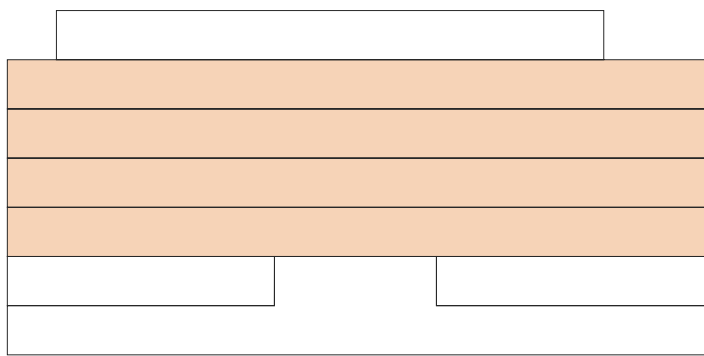
Typical floor

Floor plan – levels 2 to 5



North
1,157 sq m / 12,458 sq ft

Elevation guide



Key

Office

FLOOR	Sq Ft	Sq M
5	12,461	1,158
4	12,458	1,157
3	12,458	1,157
2	12,459	1,157



CAT A typical floor

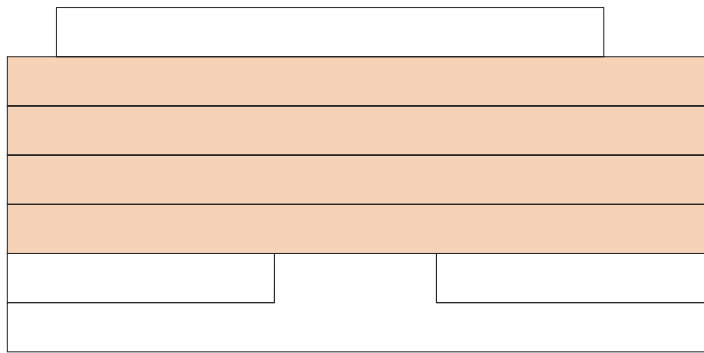
Typical floor

Space plan – modern corporate



1,157 sq m / 12,458 sq ft

Elevation guide



Key

Office

FLOOR	Sq Ft	Sq M
5	12,461	1,158
4	12,458	1,157
3	12,458	1,157
2	12,459	1,157

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

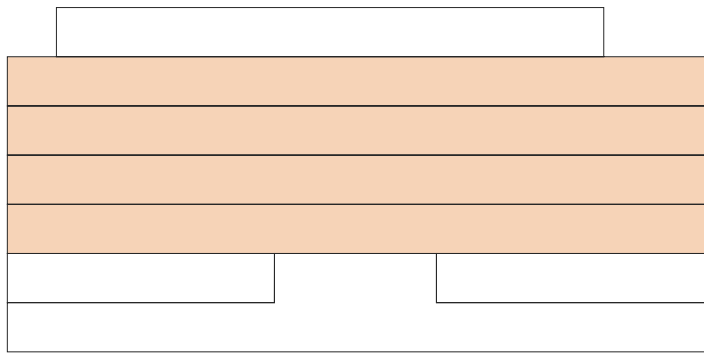
Space plan – creative



North

1,157 sq m / 12,458 sq ft

Elevation guide



Key

Office

FLOOR	Sq Ft	Sq M
5	12,461	1,158
4	12,458	1,157
3	12,458	1,157
2	12,459	1,157

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





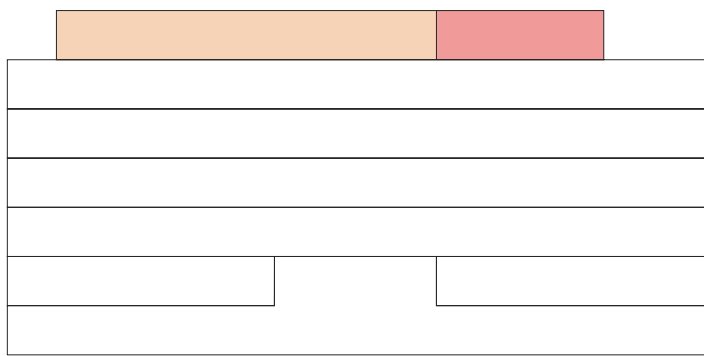
Sixth floor

Floor plan

North

500 sq m / 5,378 sq ft

Elevation guide



Key

- Office
- Clubroom

FLOOR 6	Sq Ft	Sq M
Office	5,378	500
Terrace	1,972	183
Clubroom	2,005	186
Clubroom Terrace	1,876	174

[View alternative clubroom layout](#)

Sixth floor

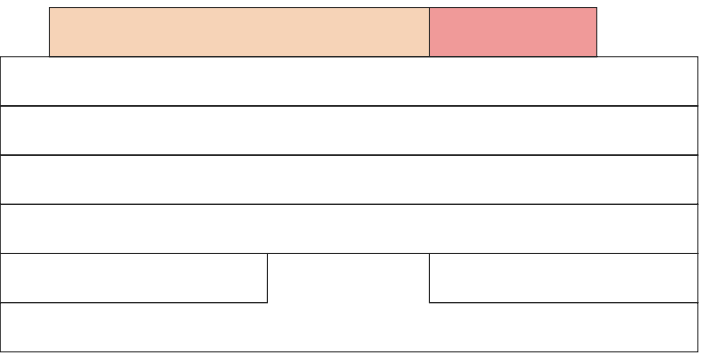
Space plan: office



North

500 sq m / 5,378 sq ft

Elevation guide



Key

- Office
- Clubroom

FLOOR 6	Sq Ft	Sq M
Office	5,378	500
Terrace	1,972	183
Clubroom	2,005	186
Clubroom Terrace	1,876	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

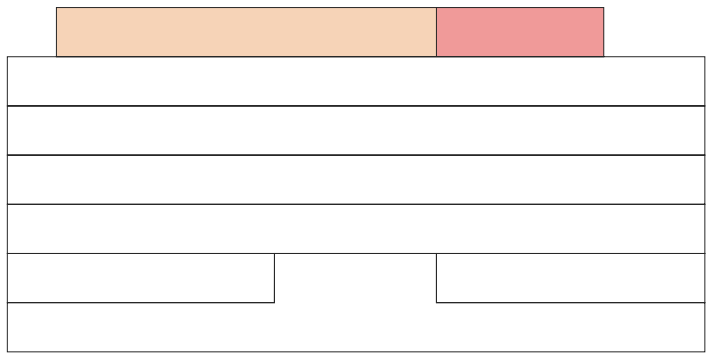
Sixth floor

Space plan: office – meeting room suite



North
500 sq m / 5,378 sq ft

Elevation guide



Key

- Office
- Clubroom

FLOOR 6	Sq Ft	Sq M
Office	5,378	500
Terrace	1,972	183
Clubroom	2,005	186
Clubroom Terrace	1,876	174

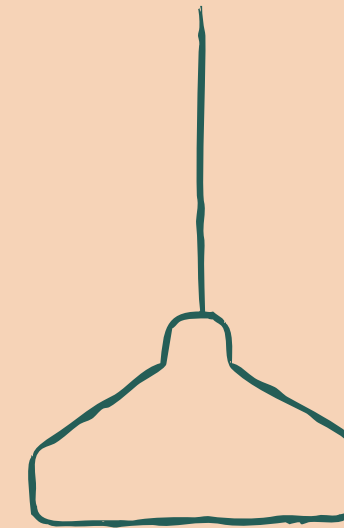
MEETING ROOMS	
16 seater meeting room	1
14 seater meeting room	2
12 seater meeting room	1
8 seater meeting room	1
4 seater meeting room	1

Summary specifications



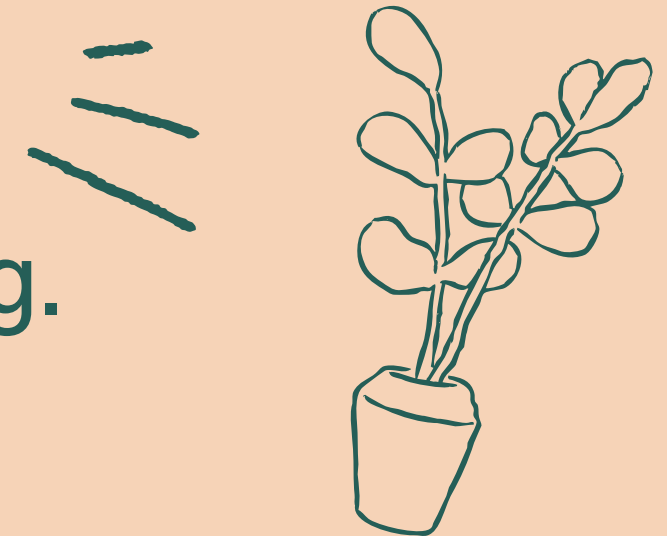
2.7 m floor to ceiling height

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.



The terrace

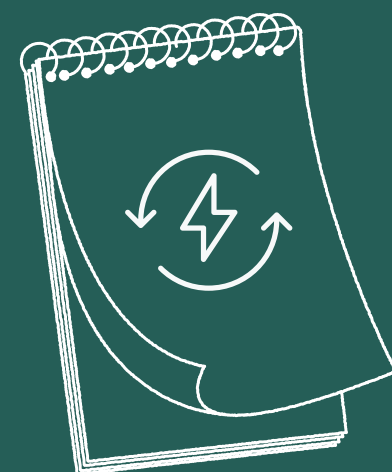
A building with a green heart

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



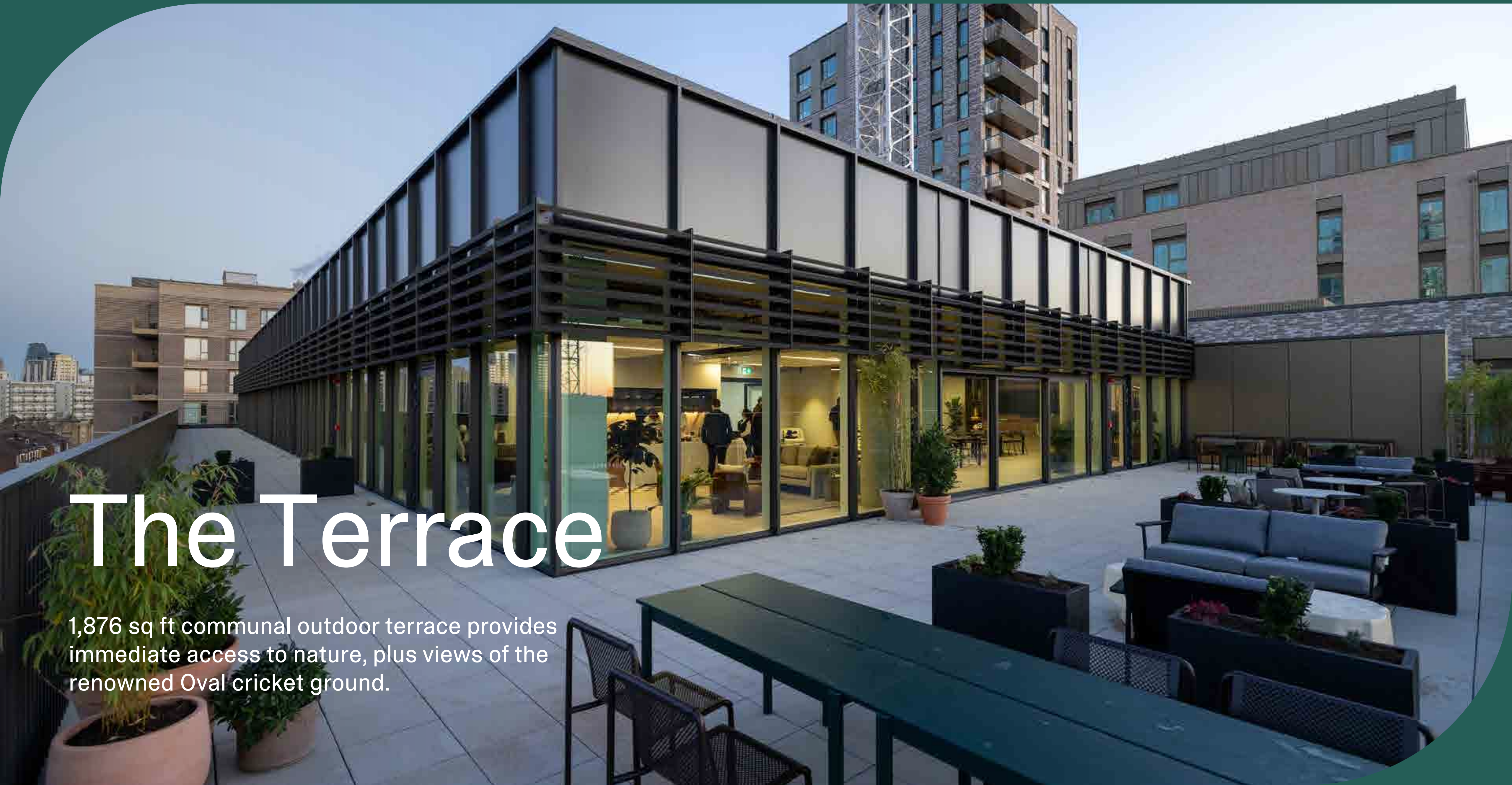
Over 200 varieties
of plant species
enhancing bio-diversity
throughout the village

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



The Terrace

1,876 sq ft communal 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



Cathy Griffiths
T: 07702 676 554
E: cathy.griffiths@landsec.com



Stuart Austin
T: 07912 299 725
E: stuart.austin@jll.com



Jamie Shuttle
T: 07788 414 332
E: jshuttle@edwardcharles.co.uk

Alice Logan
T: 07720 070 417
E: alice.logan@jll.com

Craig Norton
T: 07818 424 764
E: cnorton@edwardcharles.co.uk

Josh Doble
T: 07783 771 576
E: joshua.doble@jll.com

Amy Skidmore
T: 07734 924 146
E: askidmore@edwardcharles.co.uk

Misrepresentation Act 1967: Edward Charles & Partners and JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Edward Charles & Partners, JLL, nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2026.