

# Oval Works



# A workplace with an authentic village vibe

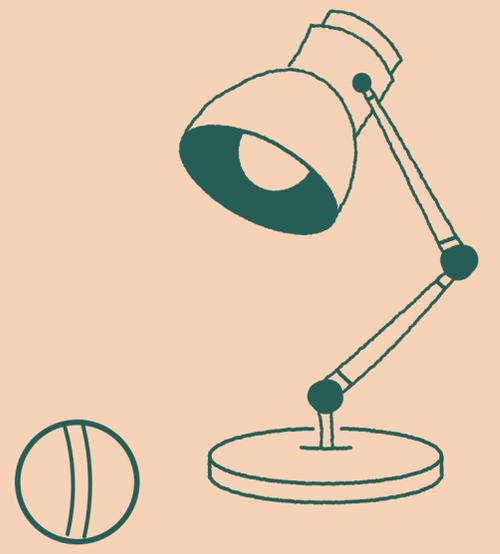
Contents







# 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

Oval Works

Kennington Station

Vauxhall Station

Battersea Power Station

Oval cricket ground

Kennington Park

# In the heart of London

Oval Station

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

WITWOW 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**

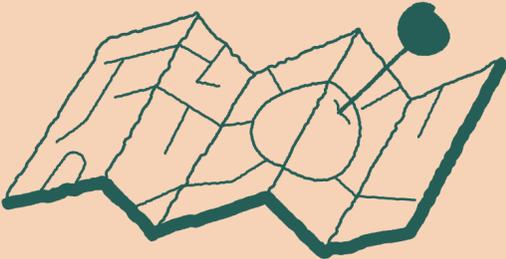


**Community**



**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.



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.

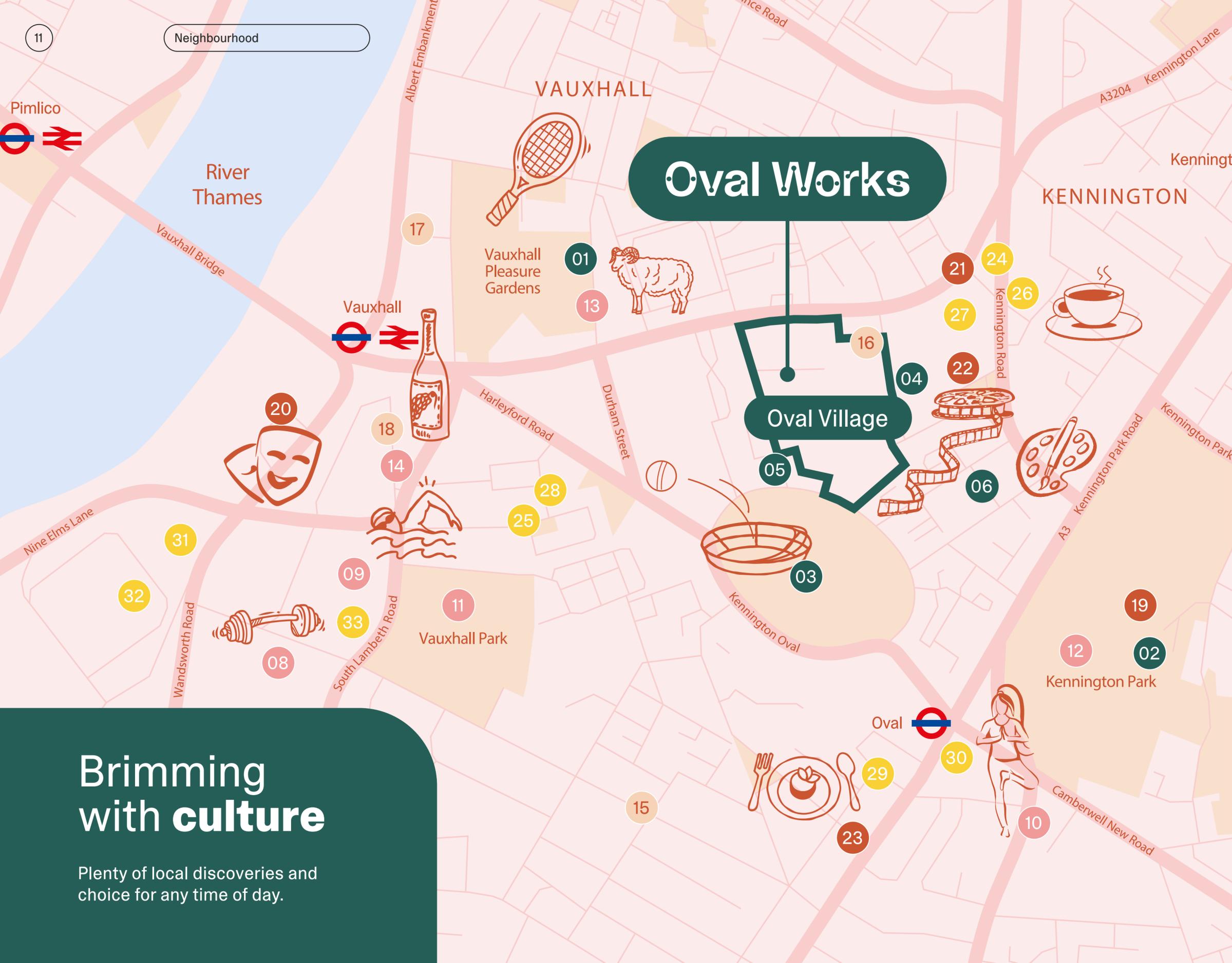
# A true neighbourhood story

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 Lילו 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



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

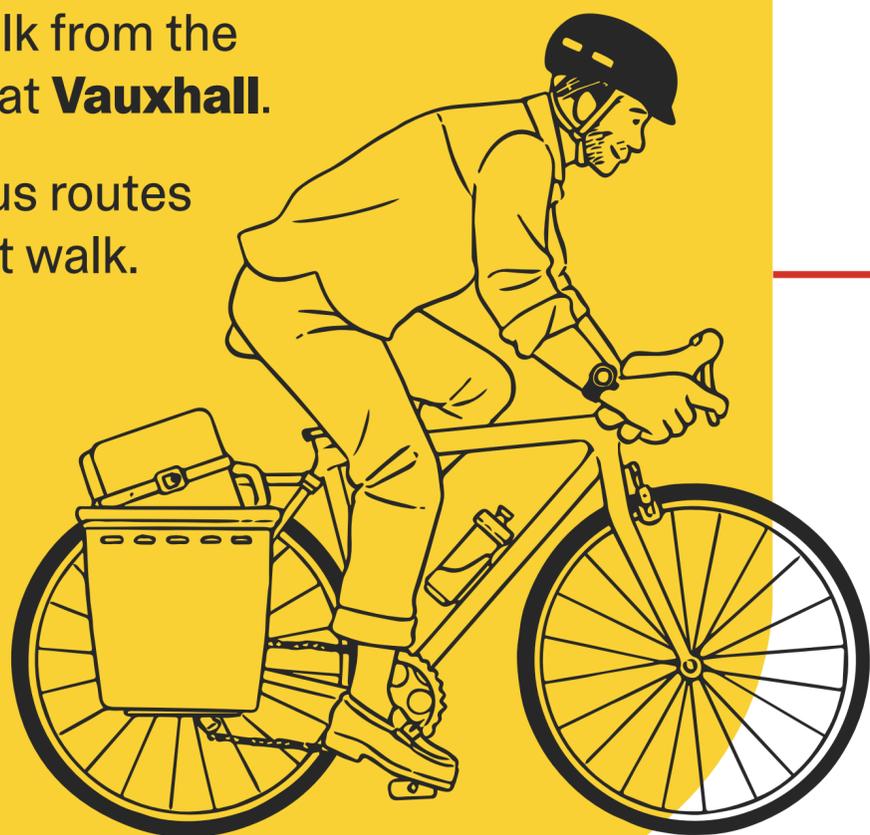
# Connections to all of central London



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

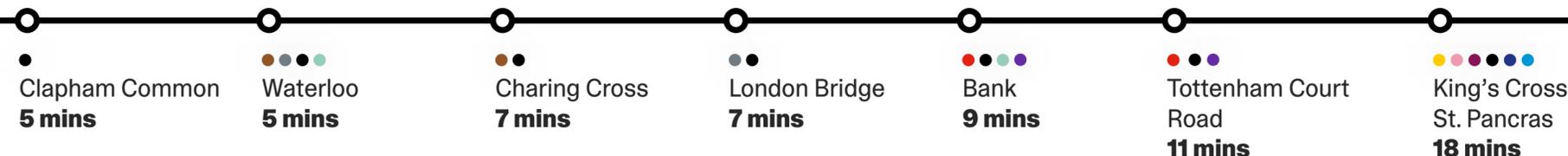
**8 minute** walk from the Victoria Line at **Vauxhall**.

Numerous bus routes within a short walk.



## 🚇 Oval (Northern line)

5 mins walk



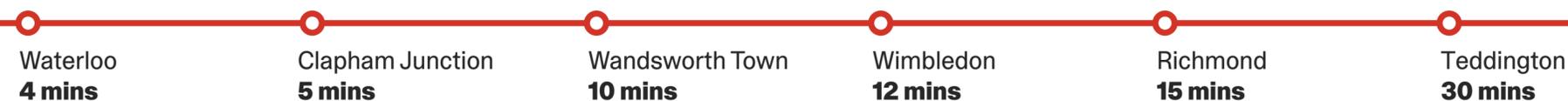
## 🚇 Vauxhall (Victoria line)

8 mins walk

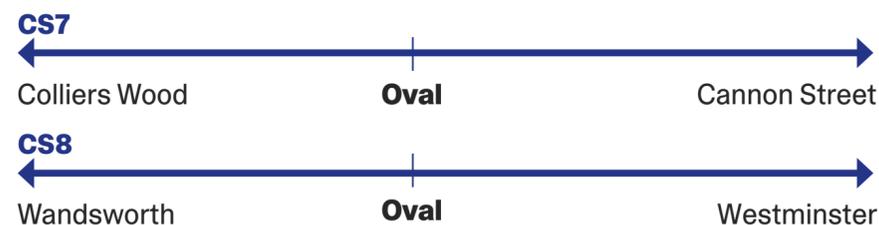


## 🚆 Vauxhall (South Western Railway)

8 mins walk



## 🚲 Cycle



## ✈️ Airports





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.



Lobby style reception

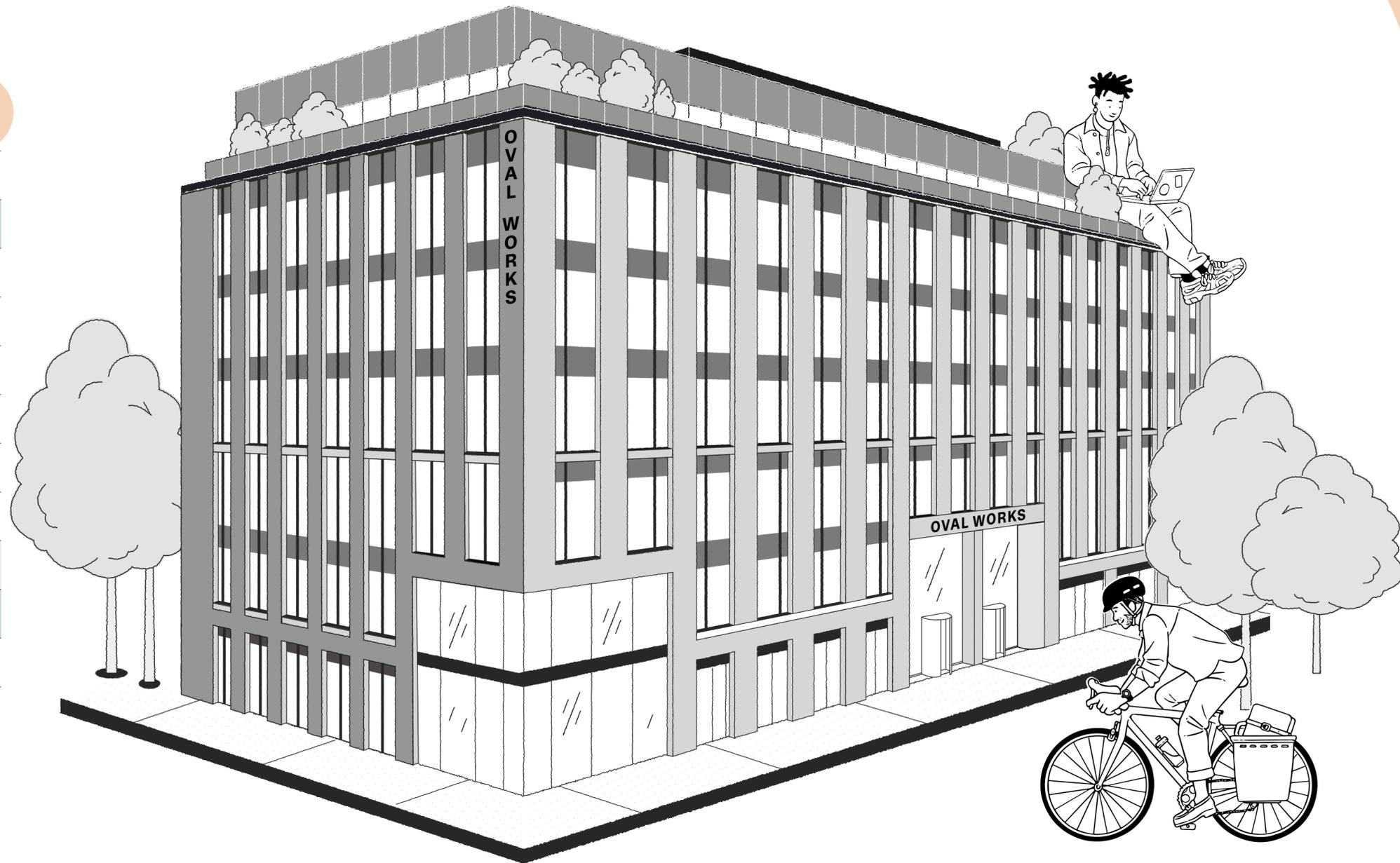
# The clubroom and terrace

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		
<b>Total</b>		<b>70,012</b>	<b>7,358</b>	<b>3,848</b>	<b>357</b>



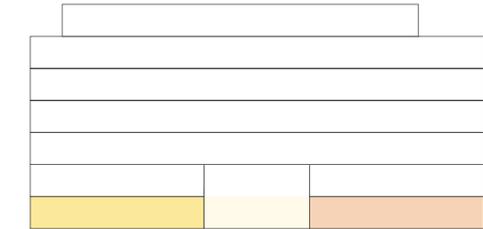
# Ground floor

## Floor plan



432 sq m / 4,645 sq ft

### Elevation guide



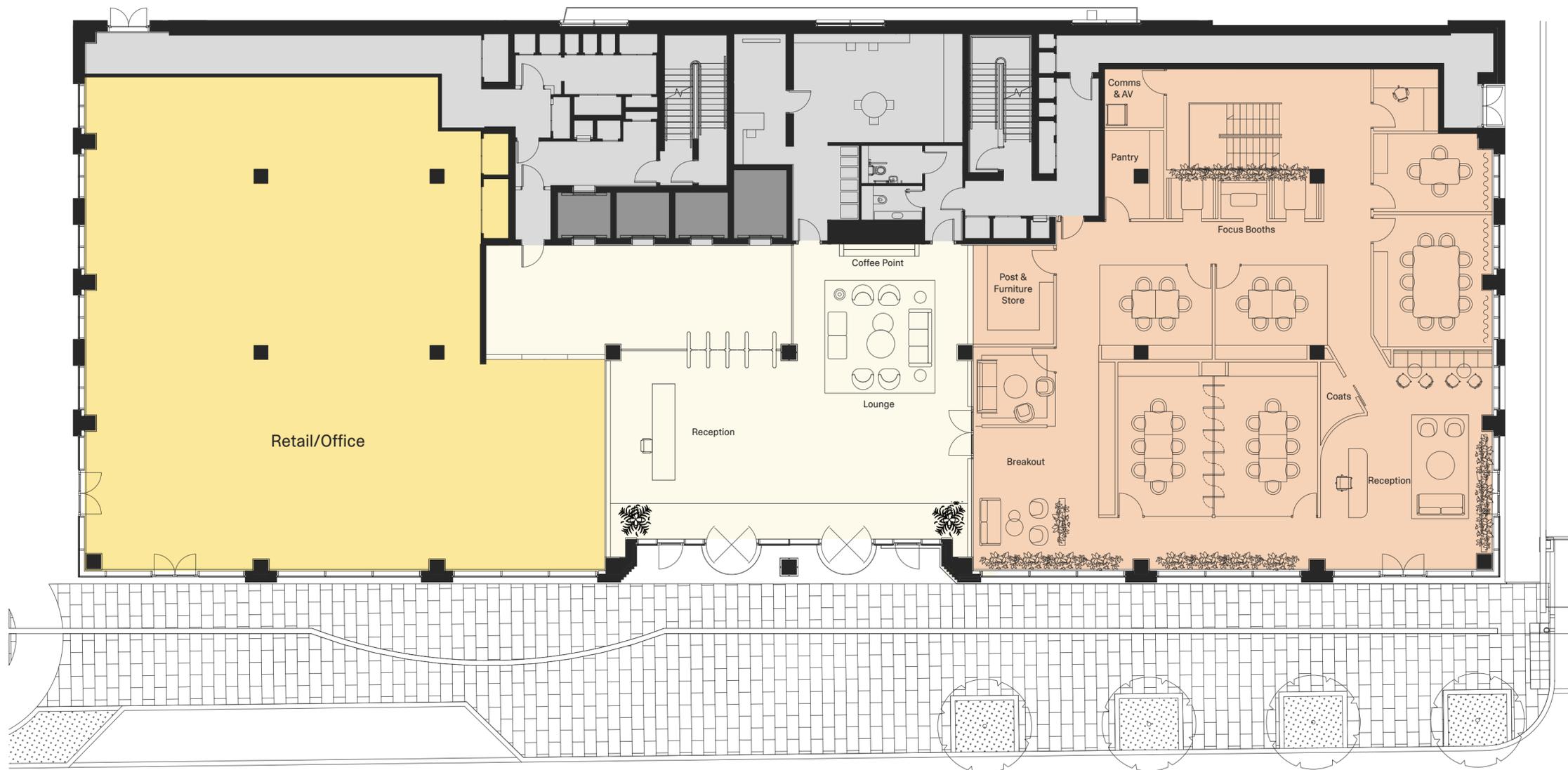
### Key

- Retail/Office
- Reception
- Office

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

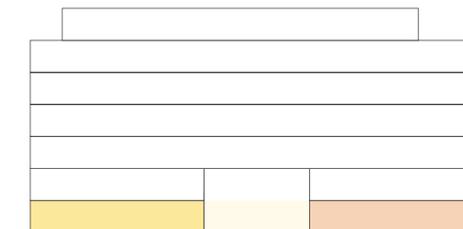
# Ground floor

## Space plan – client suite

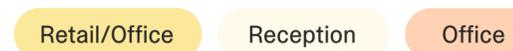


432 sq m / 4,645 sq ft

### Elevation guide



### Key



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

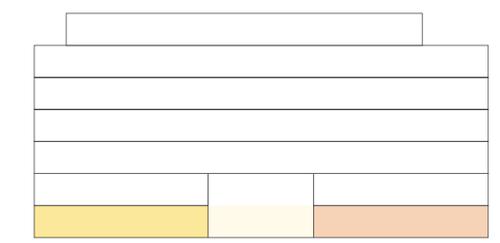
MEETING ROOMS	
3 seater meeting room	2
6 seater meeting room	1
10 seater meeting room	1

# Ground floor

## Space plan – self contained occupier

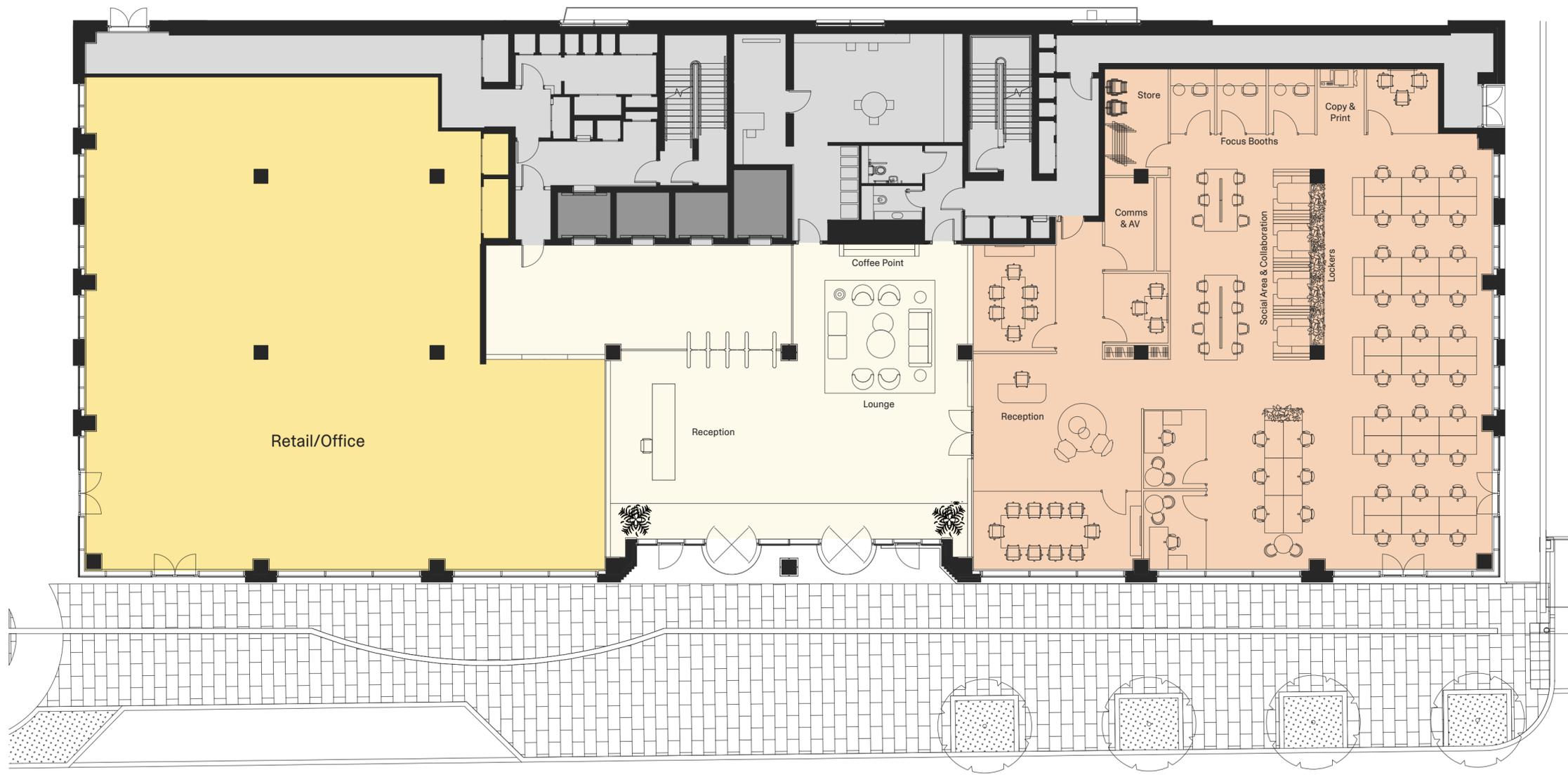
North  
432 sq m / 4,645 sq ft

Elevation guide



Key

- Retail/Office
- Reception
- Office



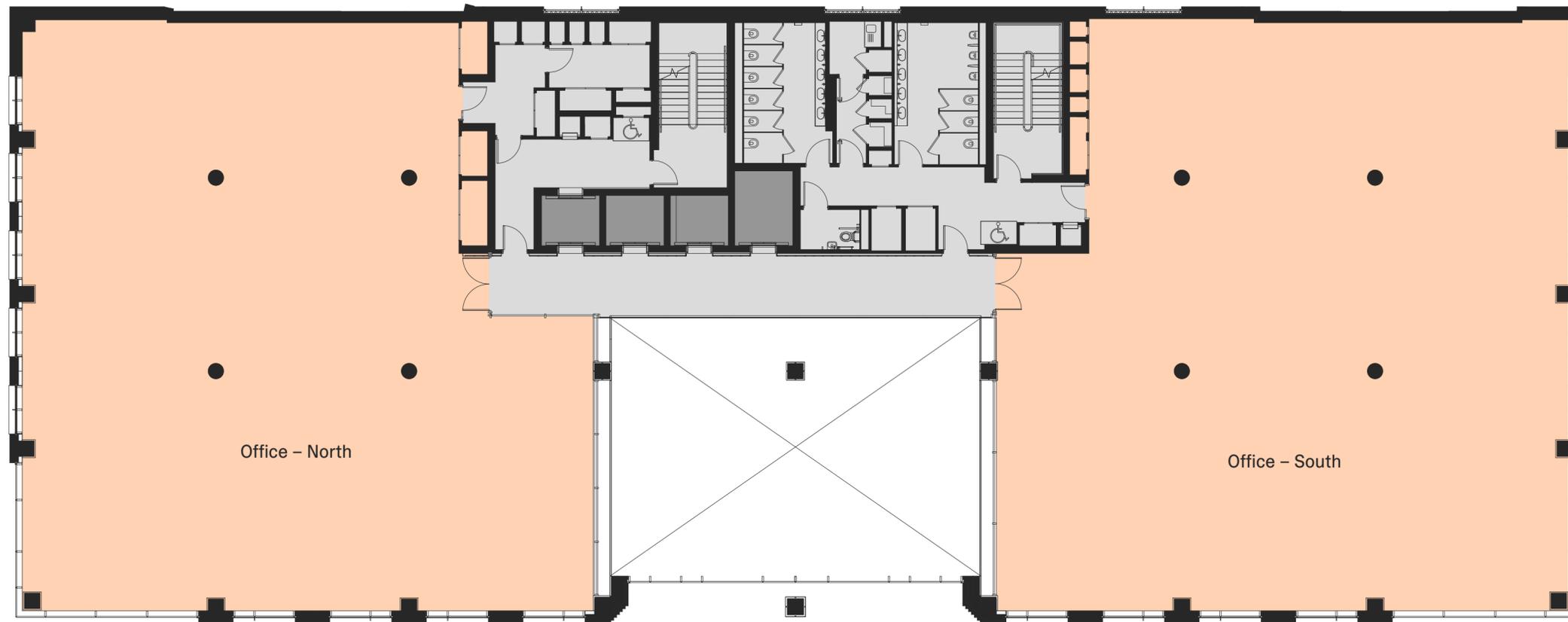
GROUND FLOOR	Sq Ft	Sq M
Office	4,645	432
Retail/Office	4,333	403
Reception	2,841	264

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

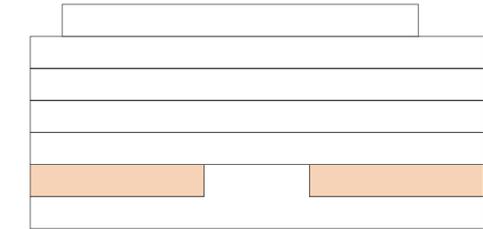
## Floor plan



North

944 sq m / 10,153 sq ft

### Elevation guide



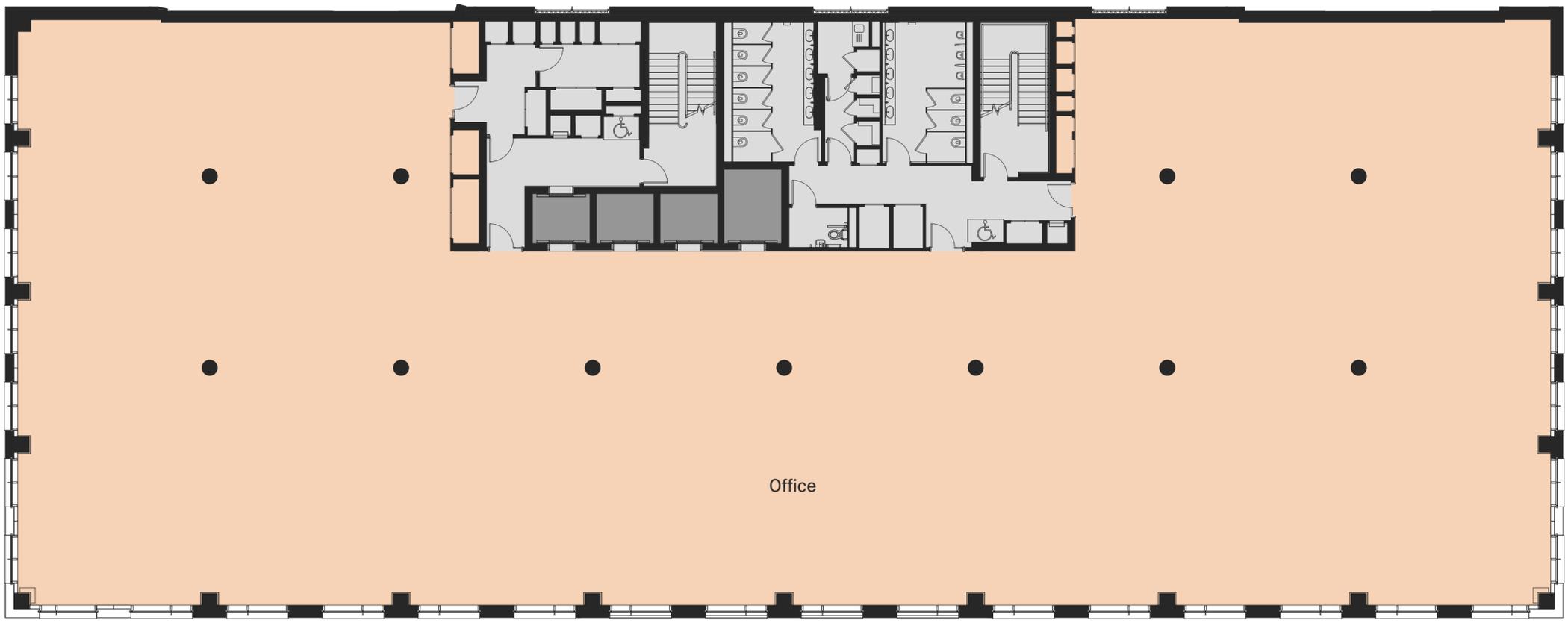
### Key

Office

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

# Typical floor

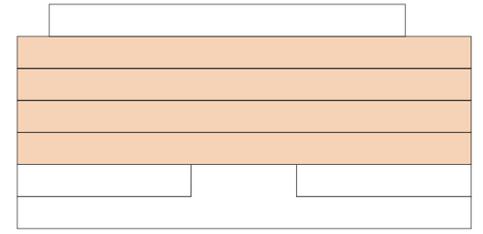
## Floor plan – levels 2 to 5



North

1,157 sq m / 12,458 sq ft

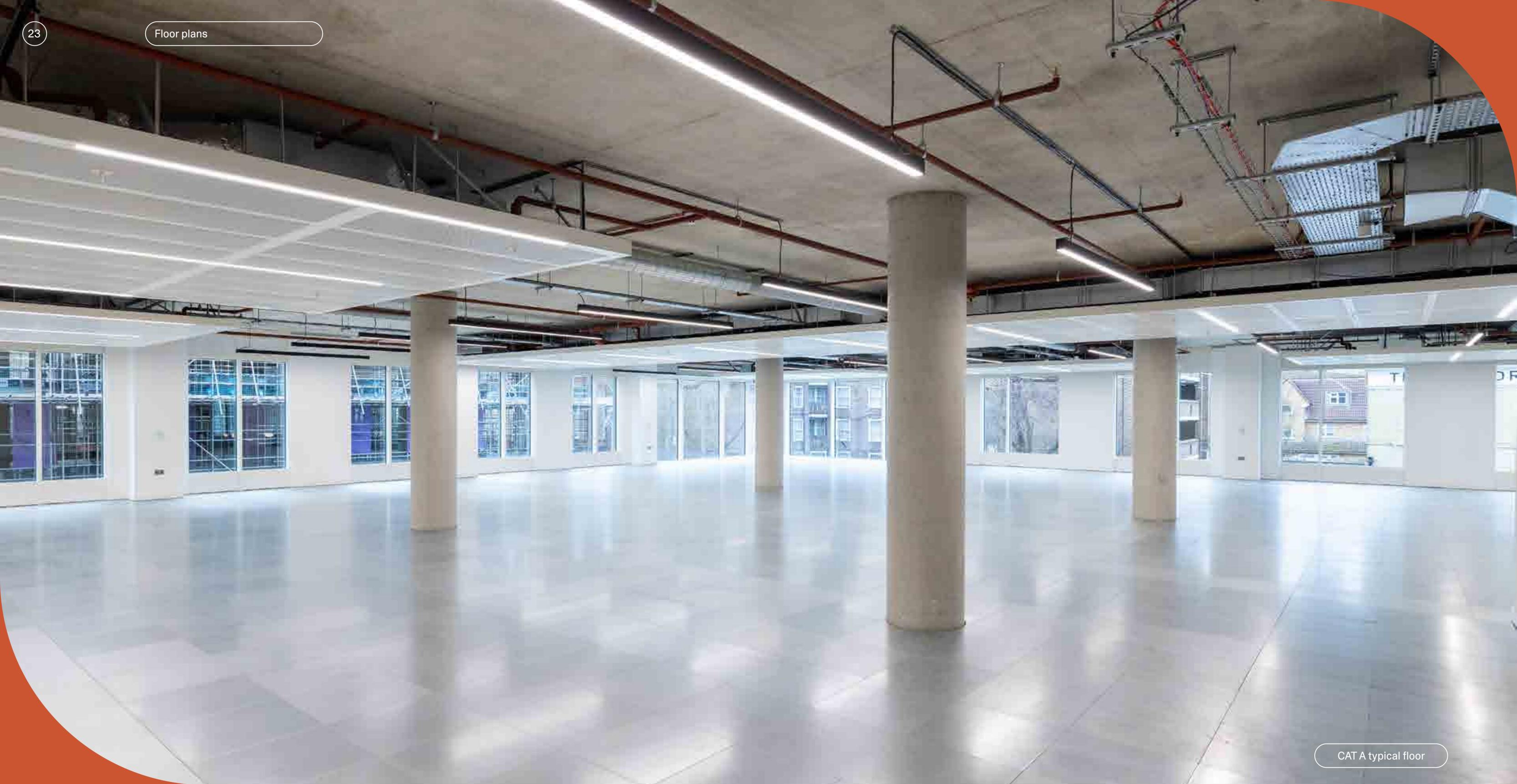
Elevation guide



Key

Office

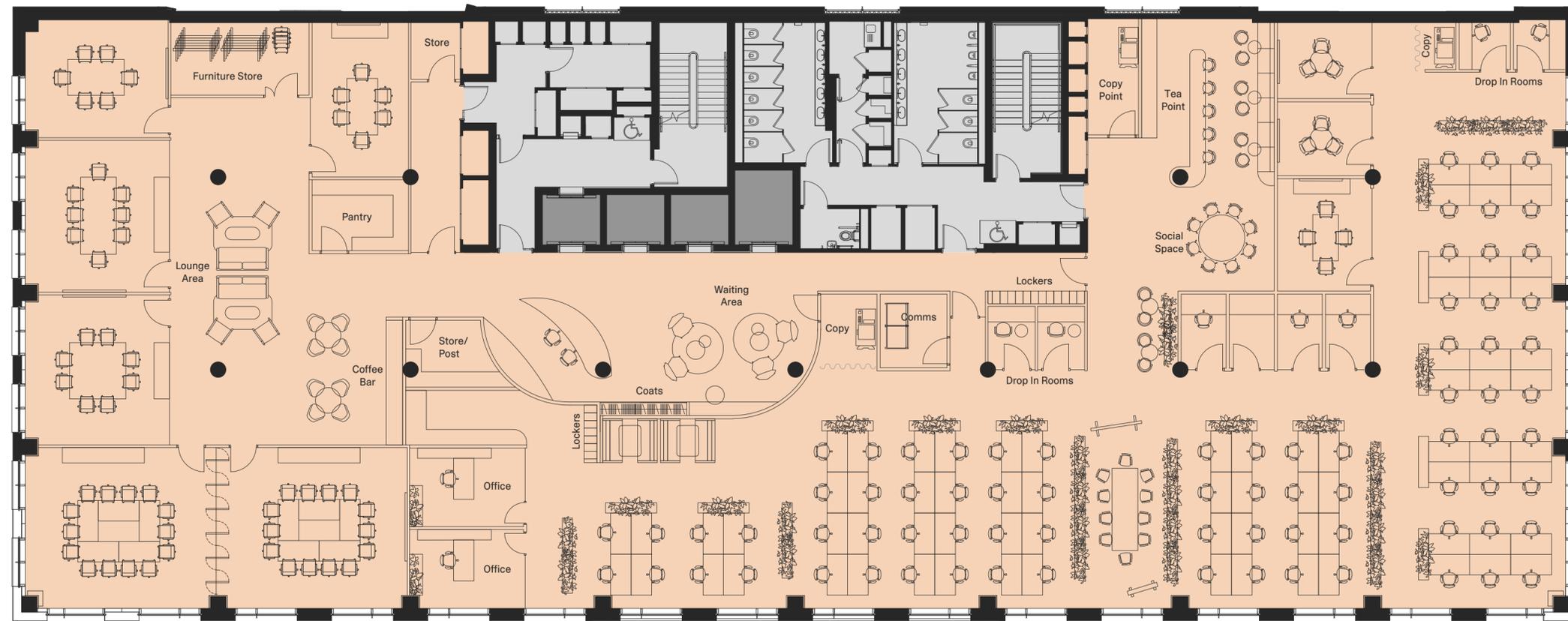
FLOOR	Sq Ft	Sq M
5	12,461	1,158
4	12,458	1,157
3	12,458	1,157
2	12,459	1,157



CAT A typical floor

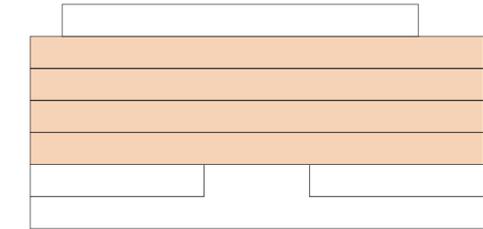
# Typical floor

## Space plan – modern corporate

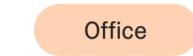


1,157 sq m / 12,458 sq ft

### Elevation guide



### Key



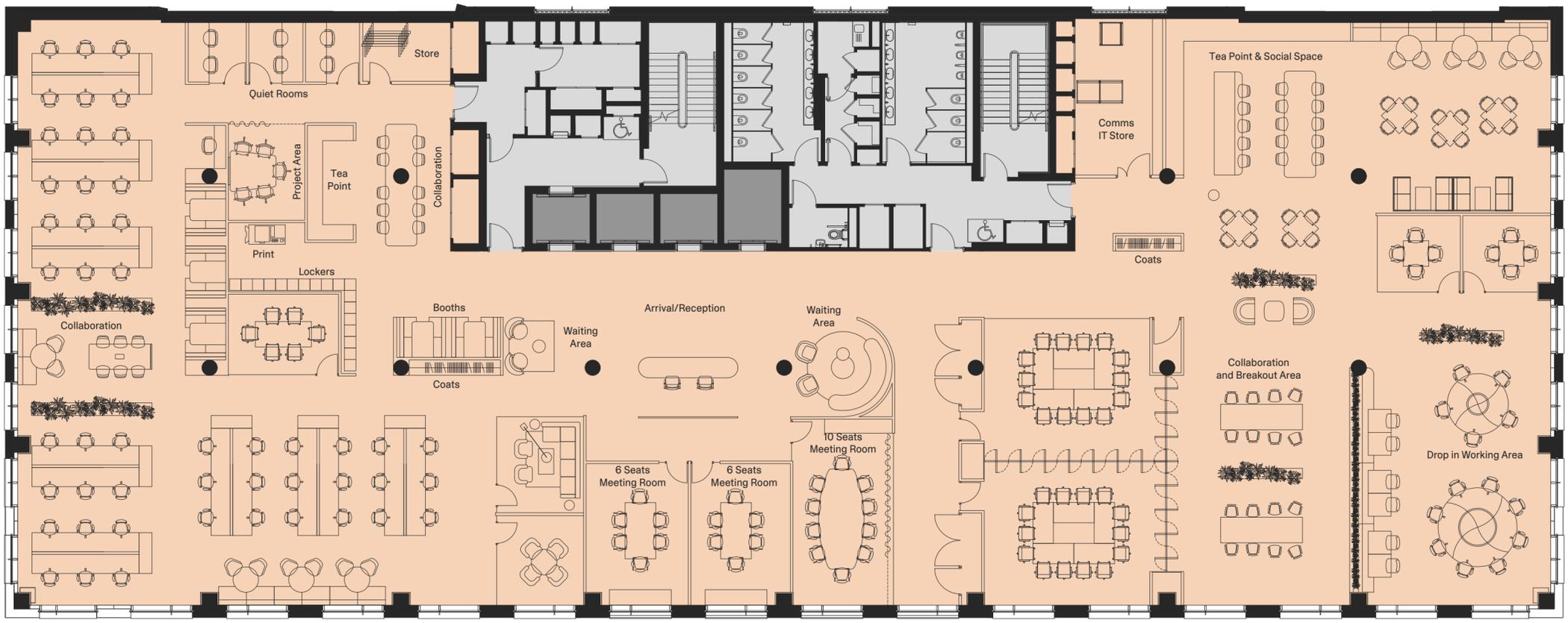
FLOOR	Sq Ft	Sq M
5	12,461	1,158
4	12,458	1,157
3	12,458	1,157
2	12,459	1,157

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

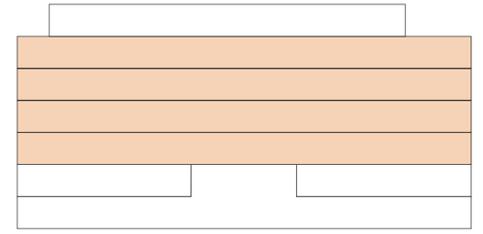
# Typical floor

## Space plan – creative

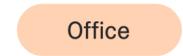


North  
 1,157 sq m / 12,458 sq ft

### Elevation guide



### Key



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



Indicative corporate fitout



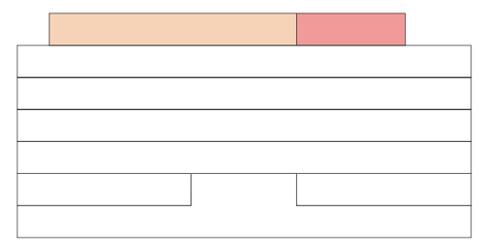
Indicative creative fitout

# 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](#)

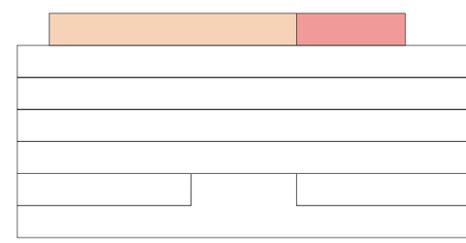
# Sixth floor

## Space plan: office



North  
 500 sq m / 5,378 sq ft

### Elevation guide



### Key



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

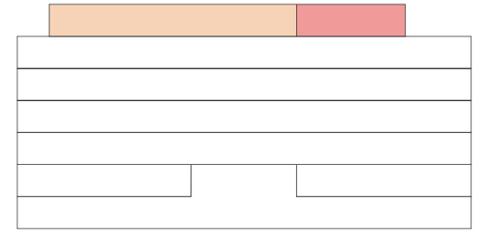
# Sixth floor

## Space plan: office – meeting room suite



500 sq m / 5,378 sq ft

### Elevation guide



### Key



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



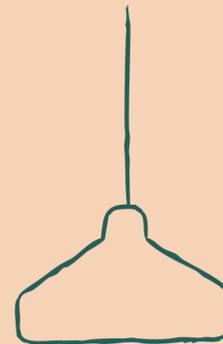
**2.7 m** floor to ceiling height

**Occupational density** designed at 1:8 sq m

**4 Lifts** -  
1 goods lift,  
3 passenger lifts



Flexible floorplates of **12,400 sq ft**



**Exposed** ceiling design

**100% Electric** based air conditioned VRF system; delivering simultaneous heating and cooling.



**Landsec Experience building app** providing digital building access, local information, offers, rewards, live travel and more.



The terrace

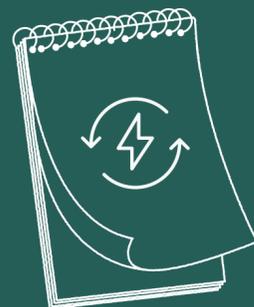
# A building with a green heart

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<sup>®</sup>**  
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**

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**Planning together to future-proof your business**

**WORKPLACE**  
by Landsec



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