

Oval Works



A workplace with an authentic village **vibe**

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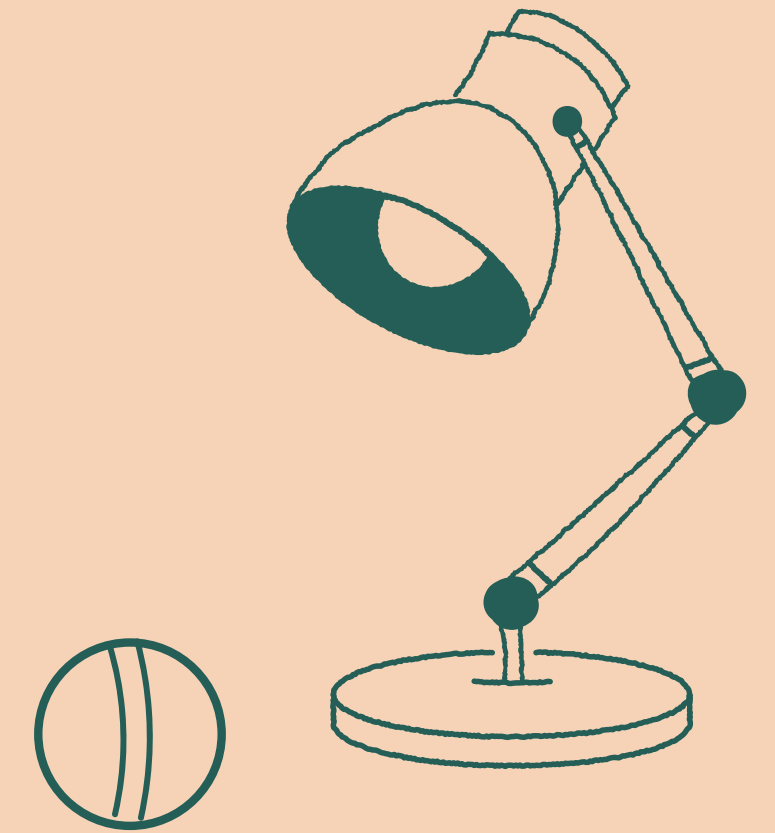


OVAL WORKS





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

วิทย์
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

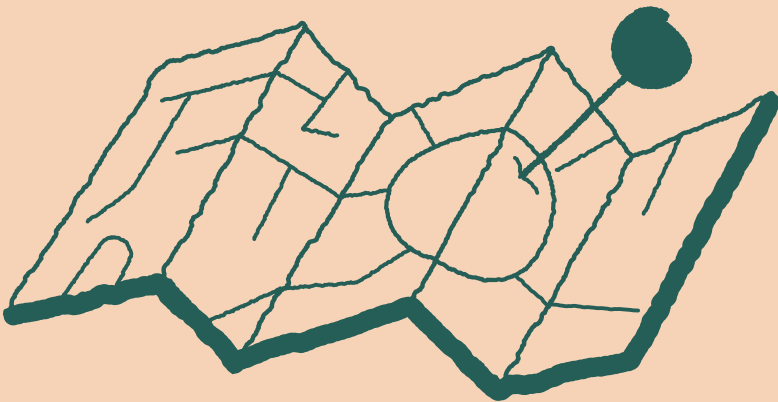


Community



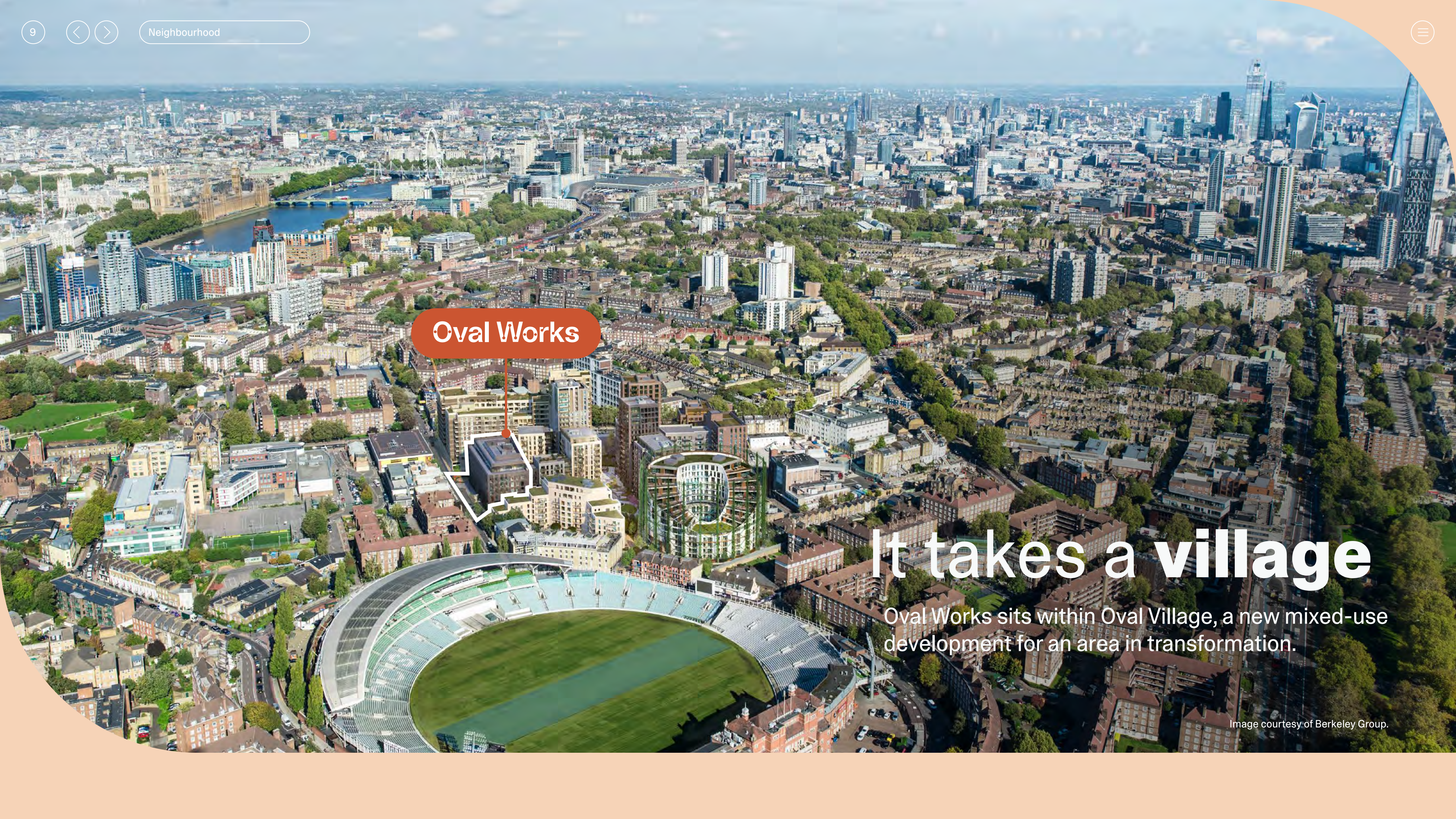
70,012 sq ft of flexible, workspace with a roof terrace, clubroom and shared areas all geared for hybrid work and wellbeing.

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 the River Thames, the London Eye, and the dense urban landscape. A red callout box labeled 'Oval Works' points to a specific building in the Oval area, which is situated near the Oval Cricket Ground. The building is a modern, multi-story structure with a distinctive circular design.

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

Pimlico

River
Thames

Vauxhall Bridge

VAUXHALL

Oval Works

KENNINGTON

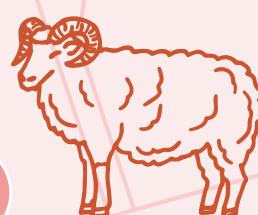
Kennington



A3204 Kennington Lane

Vauxhall
Pleasure
Gardens

04

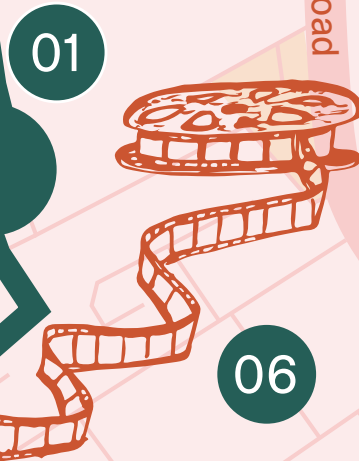


13

38

Oval Village

05



06



29

Kennington Park Lane

Kennington Park

12

02

Oval

36

Camberwell New Road



35

15 MIN WALK

Battersea Power Station
just nine minutes by taxi!JOIA Restaurant, Bar & Rooftop
Wright Brothers
El Pastor
Vagabond Wines
Control Room BBrimming
with culturePlenty of local discoveries
and choice for any time of day.

Culture & Entertainment

- 01 Beefeater Gin Distillery
- 02 Bee Urban
- 03 The Kia Oval
- 04 Vauxhall Summer Cinema
- 05 Gasworks
- 06 Heart in Art Workshops
- 07 The Vaults Theatre

Fitness & Leisure

- 08 Crossfit Vauxhall
- 09 Vauxhall Leisure Centre
- 10 Embody Wellness
- 11 Vauxhall Park
- 12 Kennington Park
- 13 Vauxhall City Farm
- 14 VauxWall West Climbing

Client Entertaining

- 15 Darby's
- 16 Brunswick House
- 17 Chino Latino, Park Plaza
- 18 Mezemiso, Hyatt Regency
- 19 Didi & Franc

Convenience

- 20 Majestic Wine
- 21 Tesco Superstore
- 22 Sainsbury's

Pubs & Casual Dining

- 23 The Fentiman Arms
- 24 The Pilgrim Pub
- 25 Mother Kelly's
- 26 The Garden Vauxhall
- 27 Market Place, Vauxhall
- 28 Pizza Express
- 29 Taro

Coffee & Light Bites

- 30 Vanilla Black
- 31 Italo
- 32 Sally White
- 33 Urban Botanica
- 34 Bonnington Café
- 35 Liloo Coffee & Kitchen
- 36 Buzz Coffee Oval
- 37 Black Sheep Coffee
- 38 Benugo



Tea House Theatre – 8 mins walk



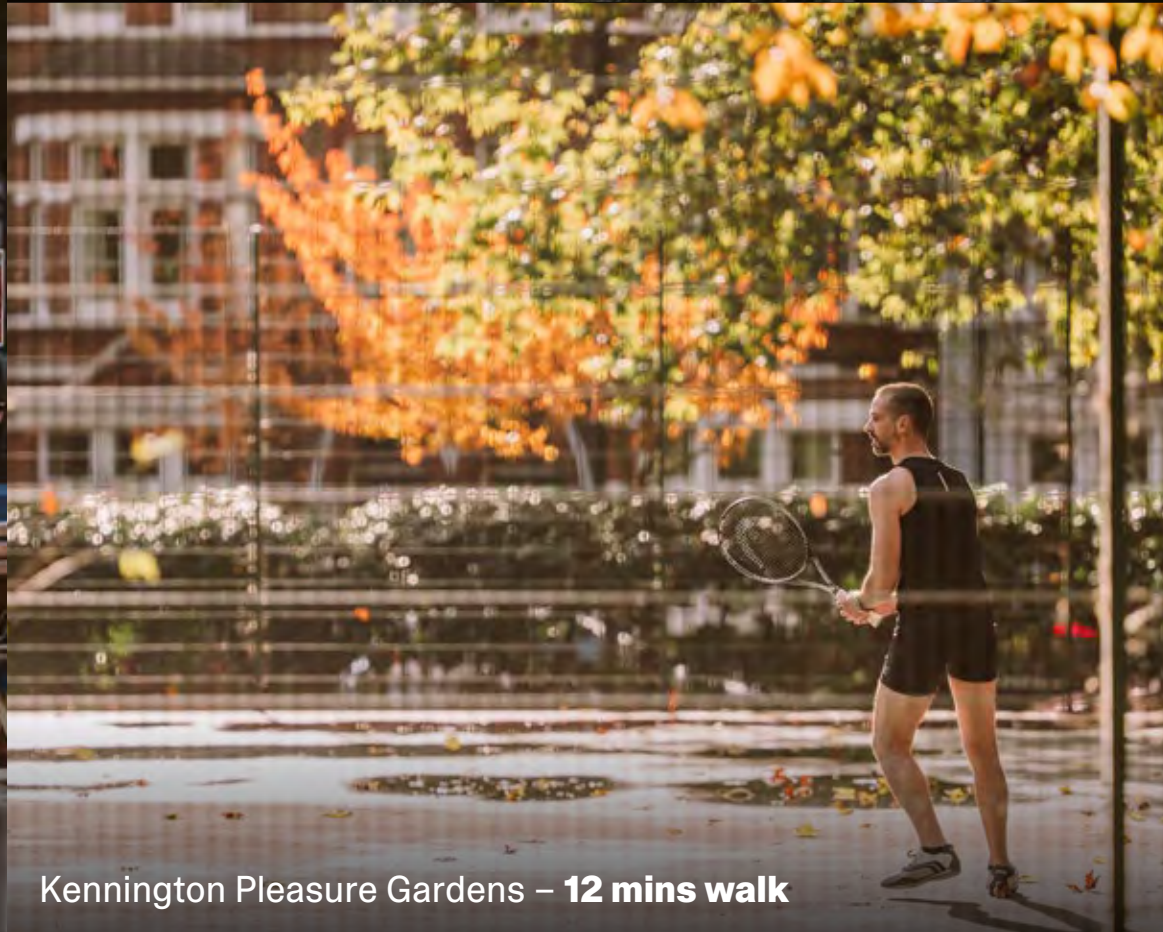
Market Place Vauxhall – 10 mins walk



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**.

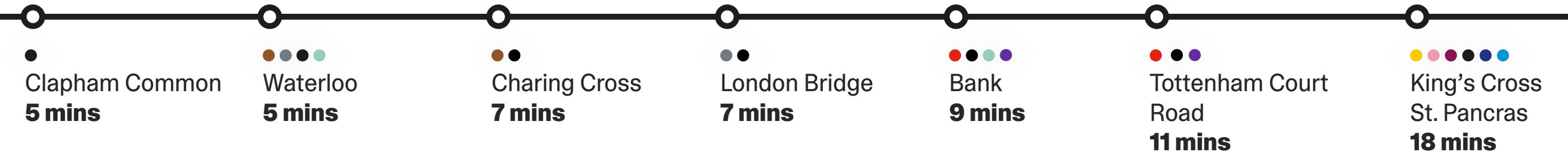
Numerous bus routes within a short walk.



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

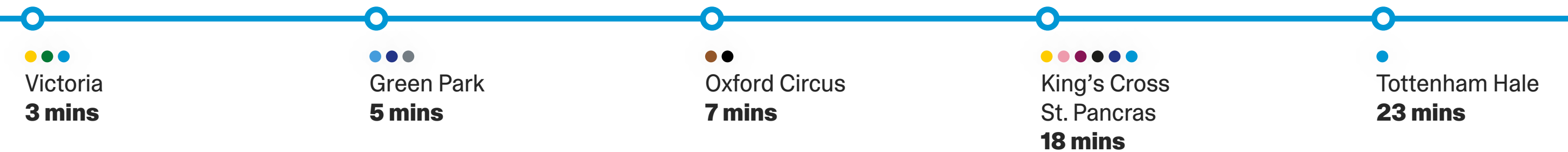
🚇 Oval (Northern line)

5 mins walk



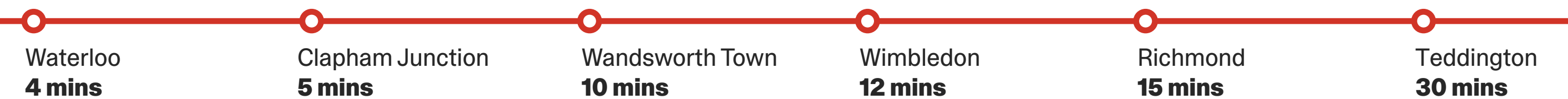
🚇 Vauxhall (Victoria line)

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.

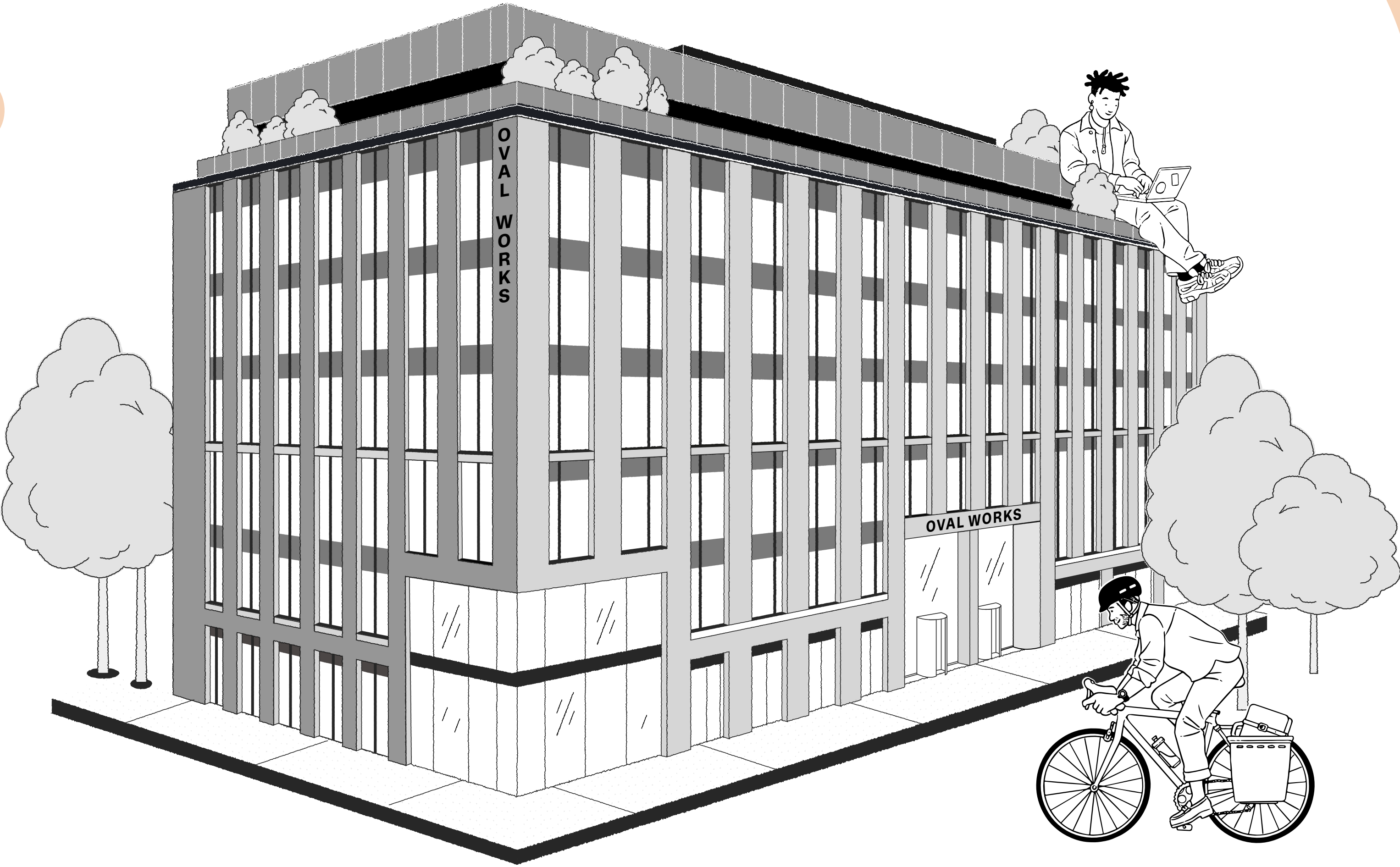
The clubroom and terrace

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	LET	5,378	500	1,972	183
	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



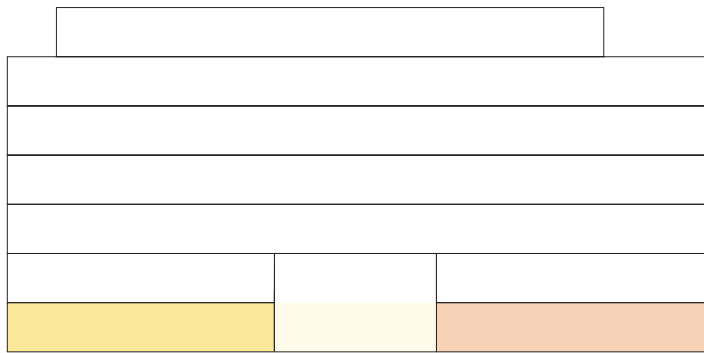
Ground floor

Floor plan



432 sq m / 4,645 sq ft

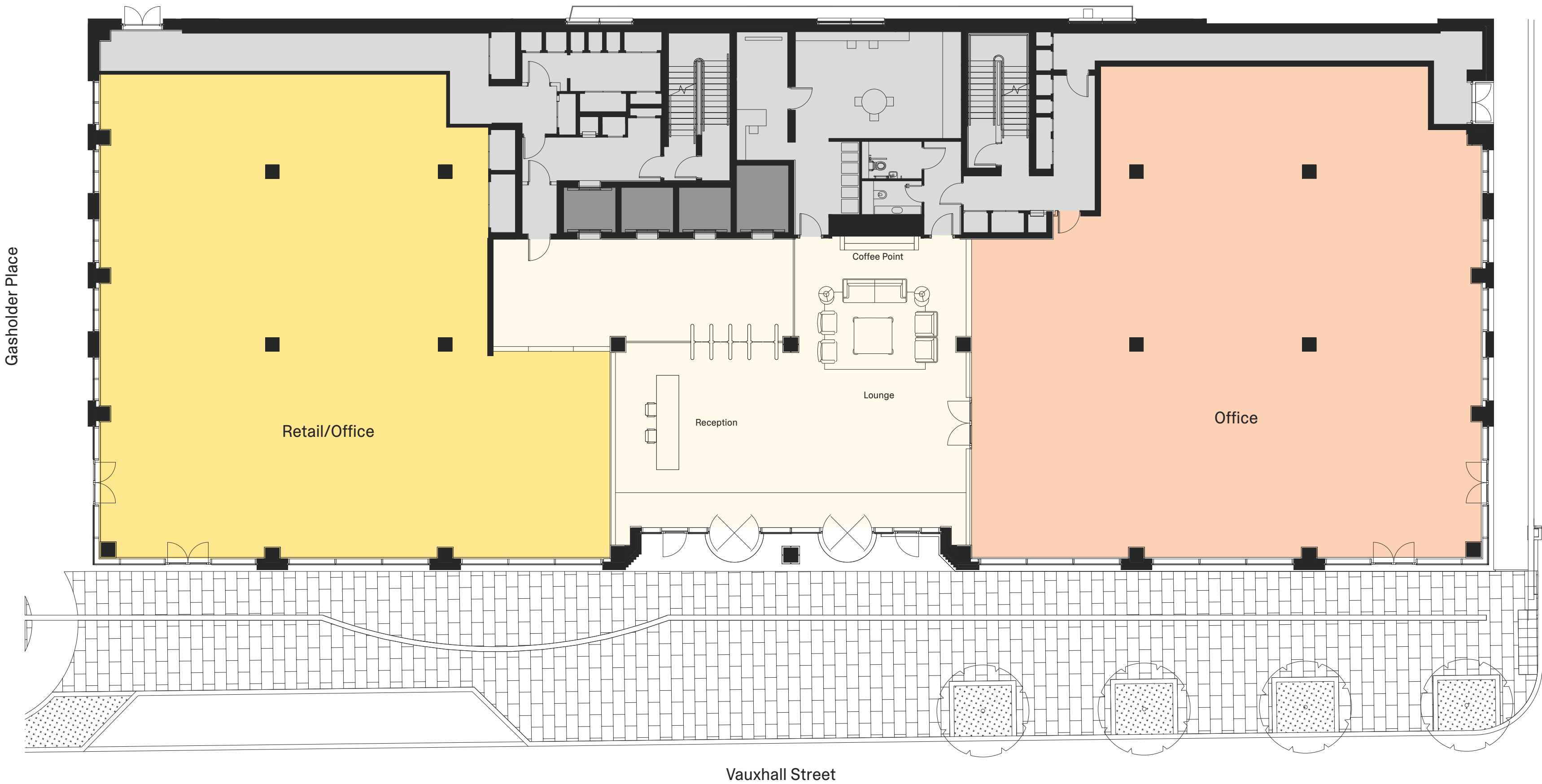
Elevation guide



Key

- Retail/Office
- Reception
- Office

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

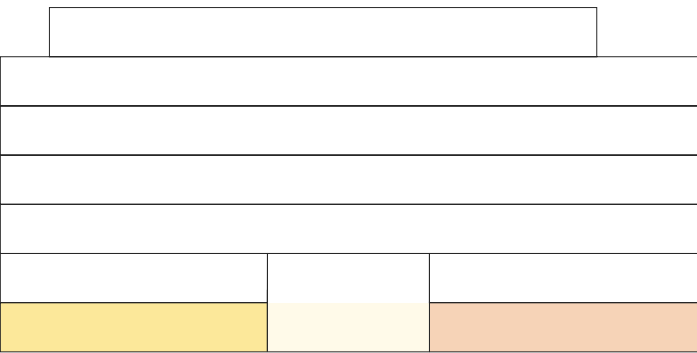


Ground floor

Space plan – client suite

North
432 sq m / 4,645 sq ft

Elevation guide



Key

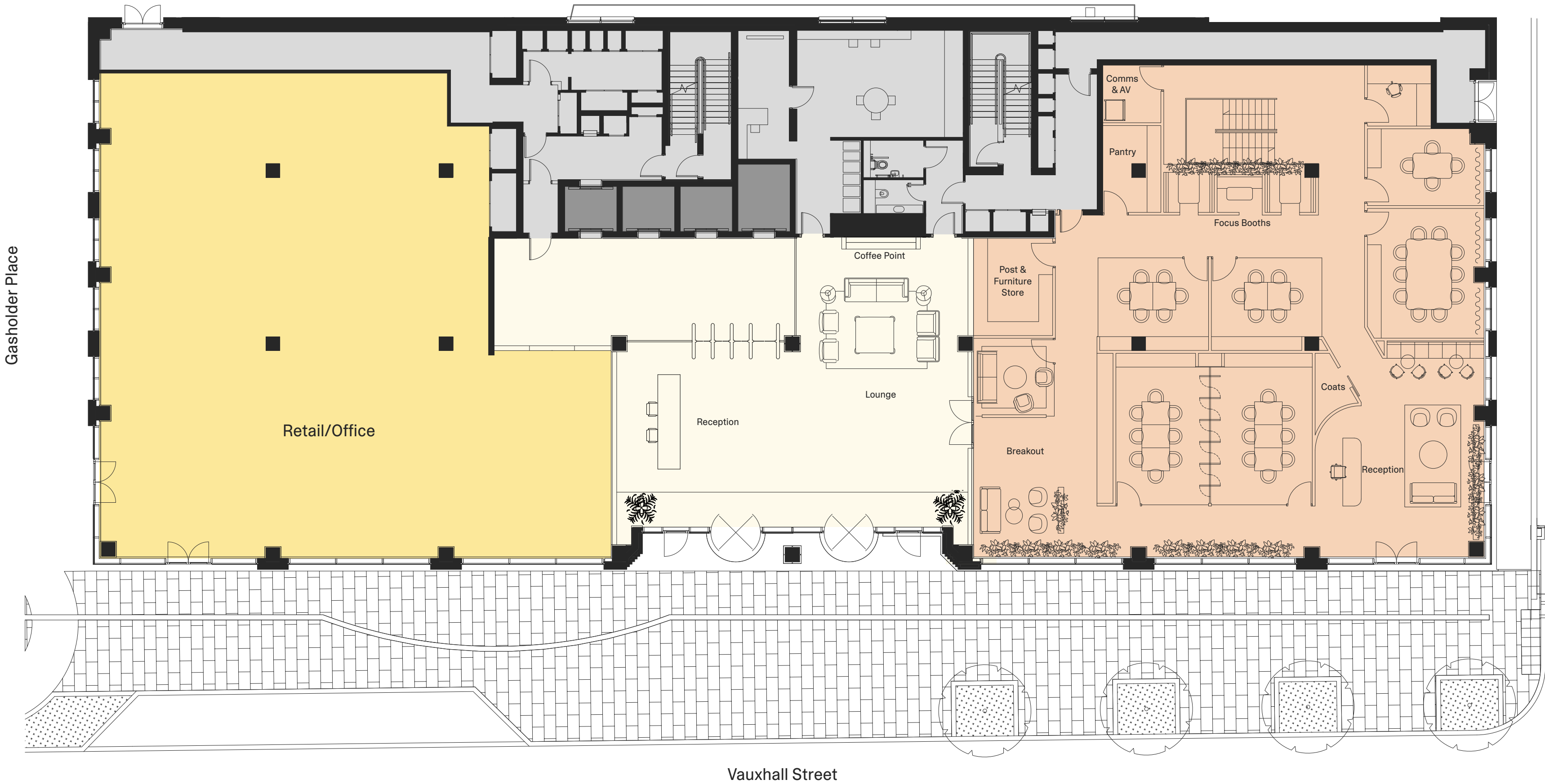
- Retail/Office
- Reception
- Office

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

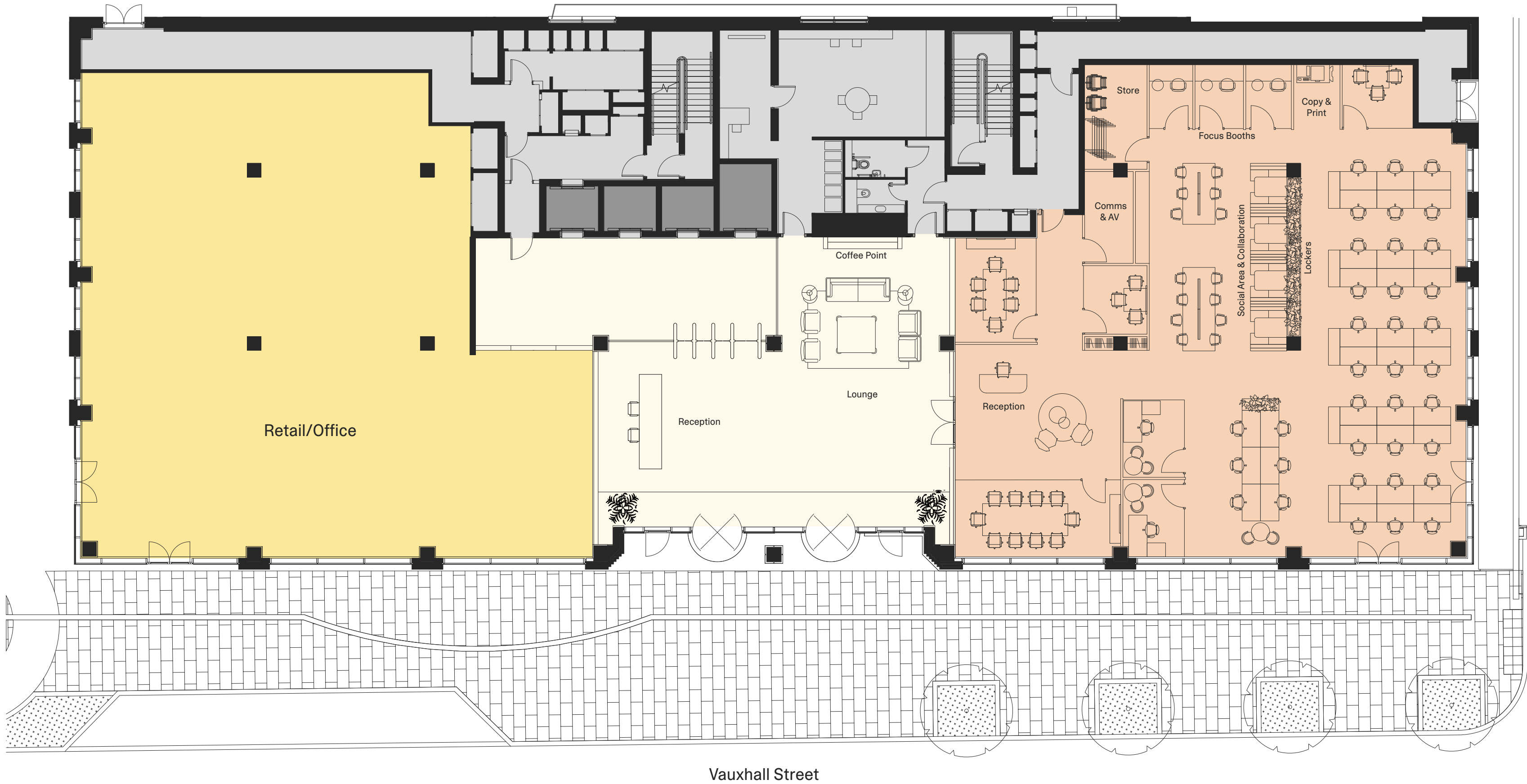
MEETING ROOMS	
3 seater meeting room	2
6 seater meeting room	1
10 seater meeting room	1

Car Park & End of Trip



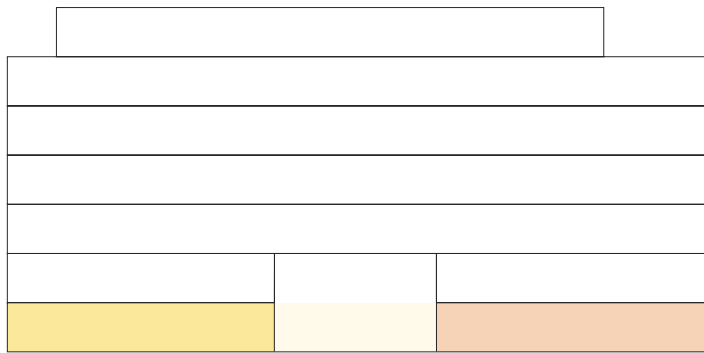
Ground floor

Space plan – self contained occupier



432 sq m / 4,645 sq ft

Elevation guide



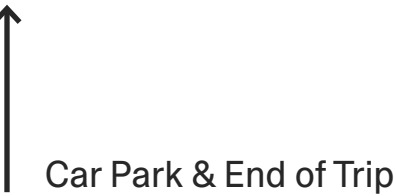
Key

- 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

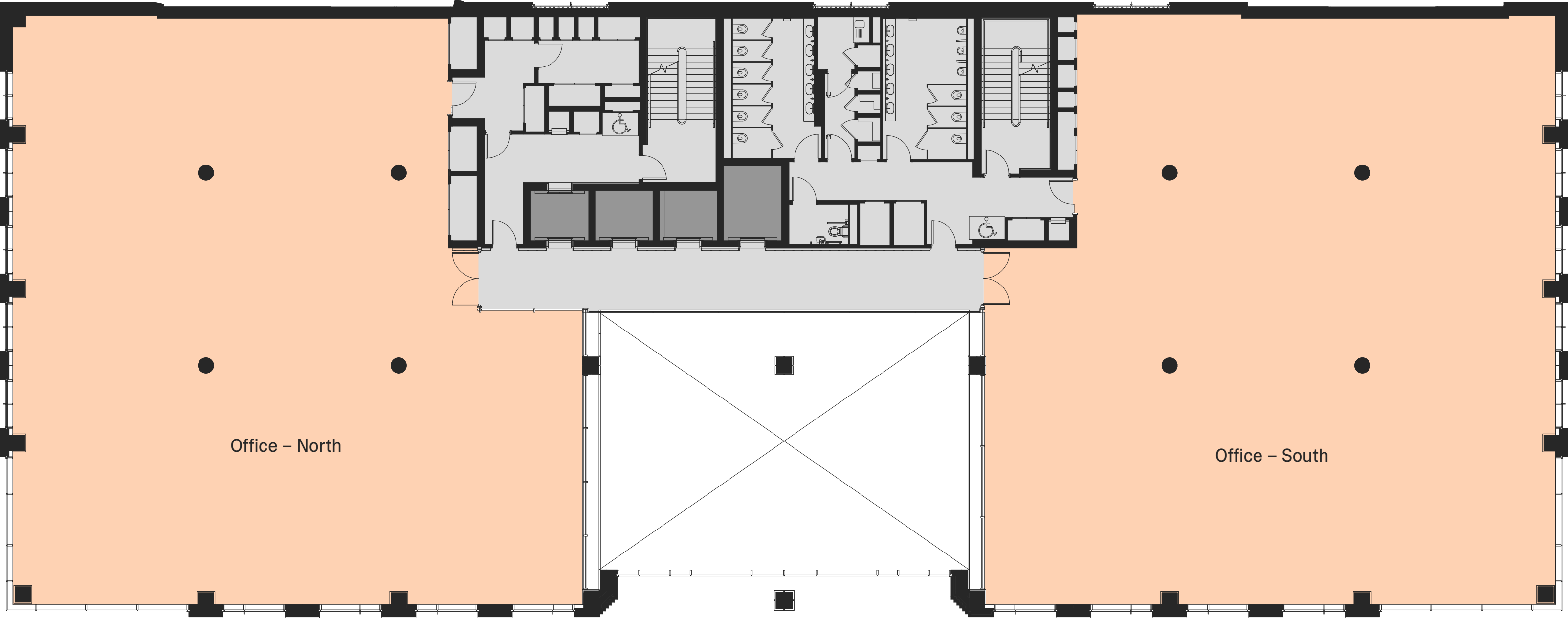
MEETING ROOMS	
10 seater meeting room	1
8 seater meeting room	2
5 seater meeting room	2
4 seater meeting room	2



First floor

Floor plan

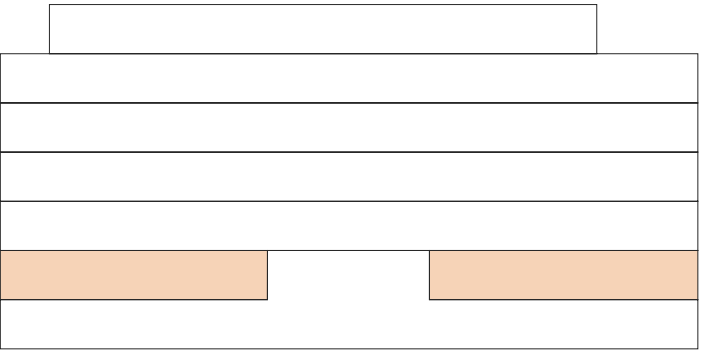
Gasholder Place



Vauxhall Street

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

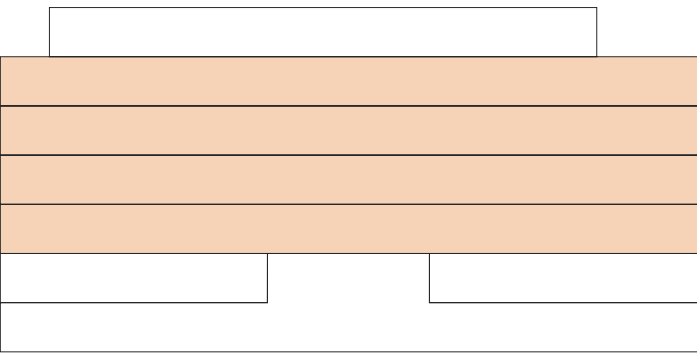
Typical floor

Floor plan – levels 2 to 5



1,157 sq m / 12,458 sq ft

Elevation guide

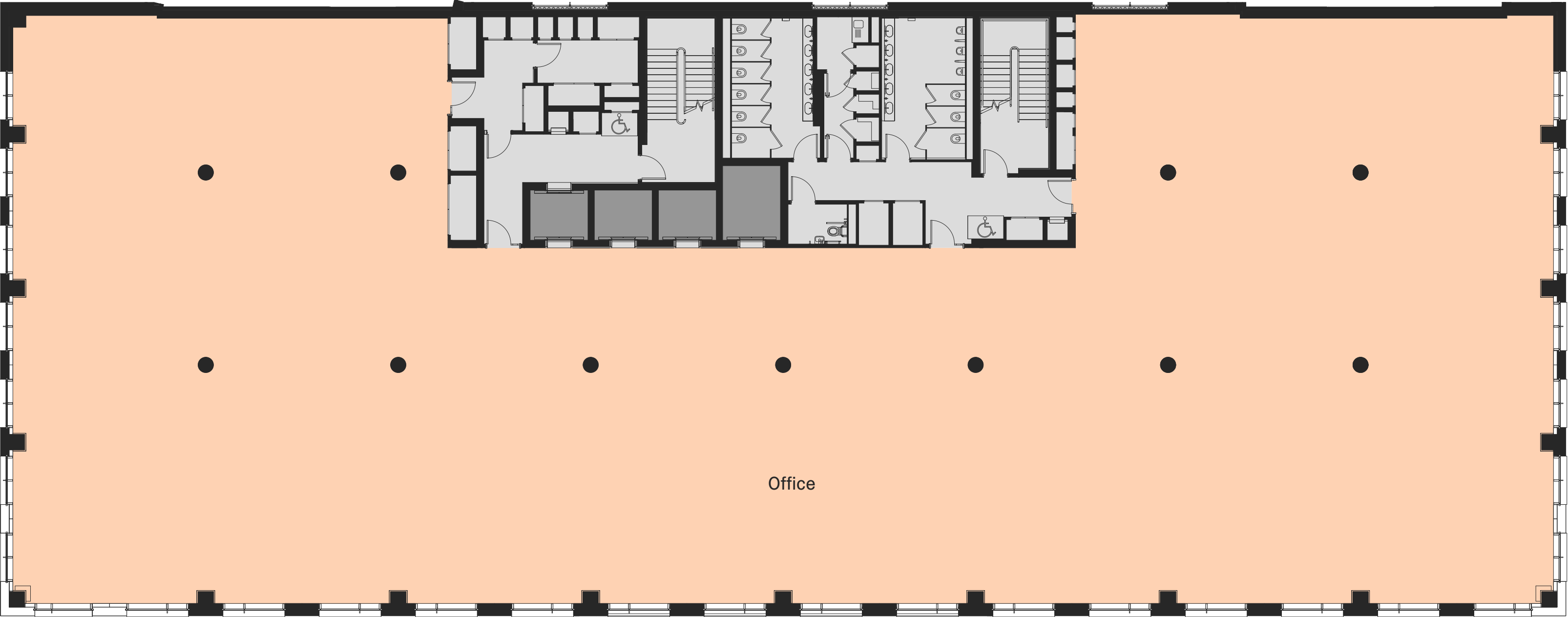


Key

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

Gasholder Place



Vauxhall Street

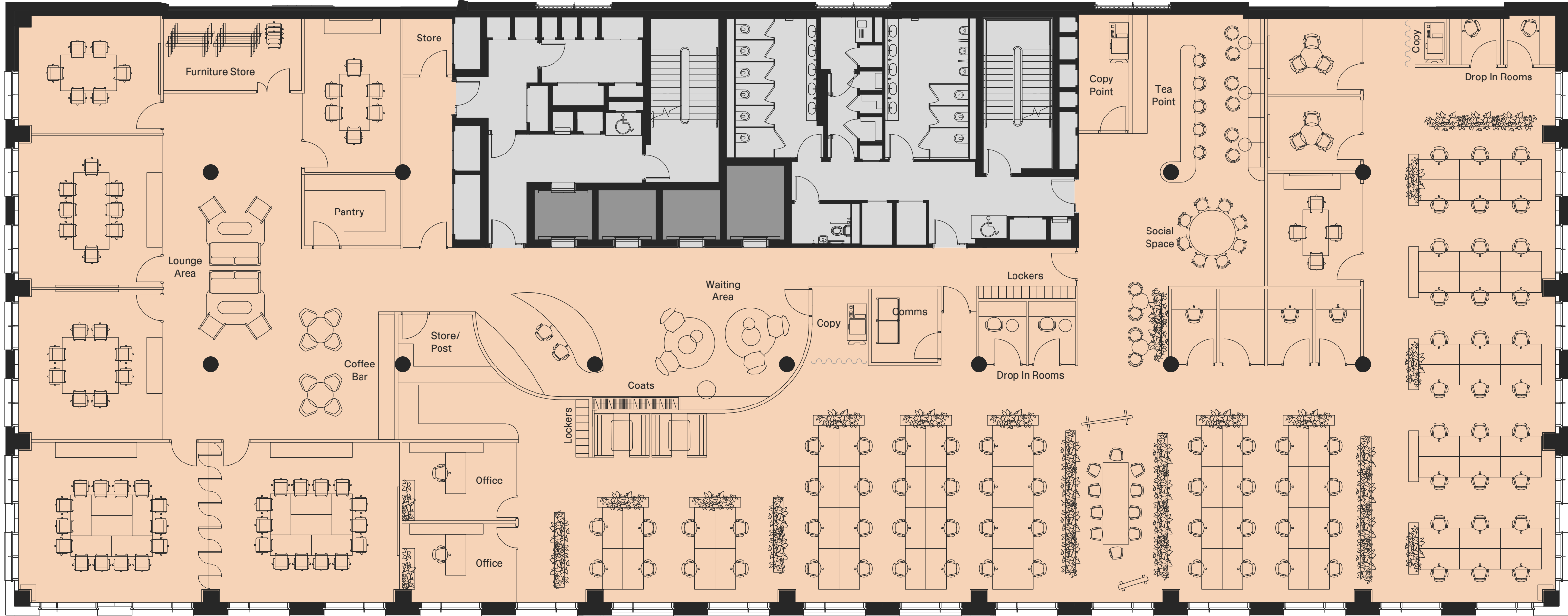


Blank Canvas floor

Typical floor

Space plan – modern corporate

Gasholder Place

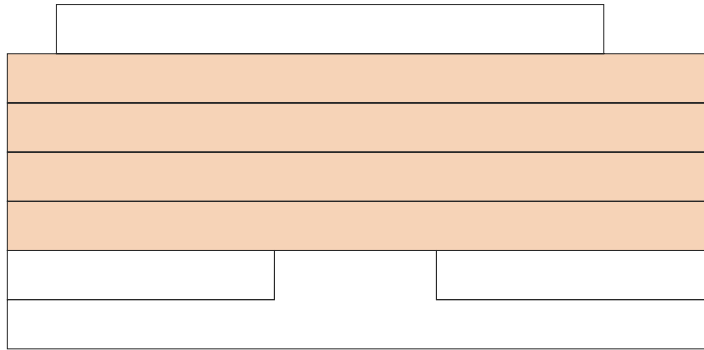


Vauxhall Street



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

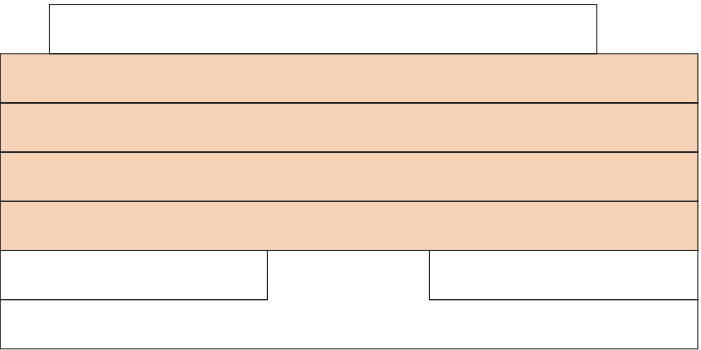
Typical floor

Space plan – creative



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

Gasholder Place



Vauxhall Street





Indicative creative fitout

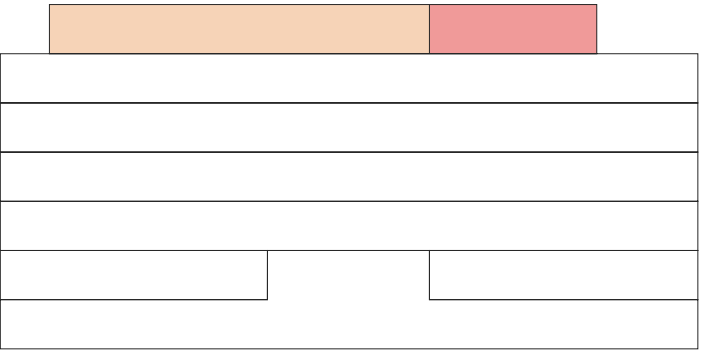
Sixth floor

Floor plan



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

- Regular
- Presentation

Gasholder Place

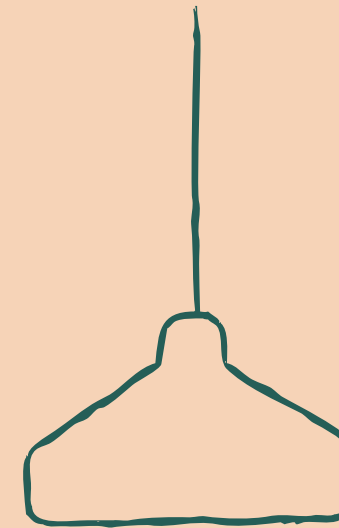
Vauxhall Street

Summary specifications



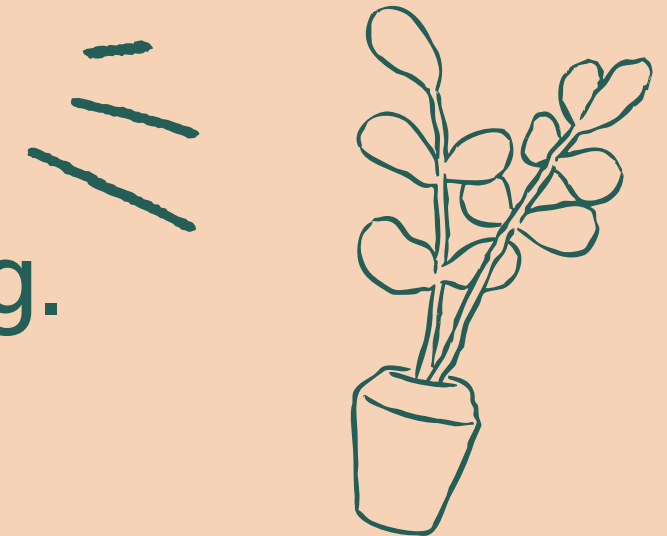
2.7 m floor to ceiling height

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

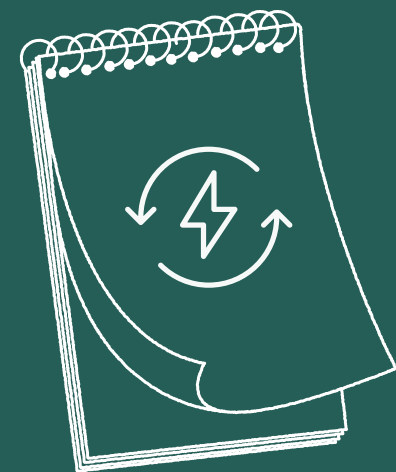
A building with a green heart

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



Landsec PLUS+

Landsec PLUS+ is a unique collection of added value amenities, services, experiences and support, tailored to your workplace.

It's free of charge and available to everyone who works in your building.

Smarter buildings

- Consultations to improve environmental performance and reduce costs
- Advanced mobile app for digital access and communications
- Scaleable workplace solutions

Connected support

- Landsec integrated operations model
- Responsive support 24/7
- Optional Managed by Landsec services for simplicity and confidence

Everyday experience

- Landsec Lounge touchdown locations across London
- Discounted access to MYO meeting and event spaces across London
- Social events calendar with live sports screenings, music performances and more

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