



PHOENIX WORKS

Oval Village

A new dawn for London office space
phoenixworks.london



A computer generated image of Phoenix Works, which is part of Oval Village.

PART OF OVAL VILLAGE



Over 100,000 sq ft
of new public realm



Vibrant
local area



London's Best
Mixed-Use scheme



120,000 sq ft of
commercial office space



50,000 sq ft of retail
and leisure space



Close proximity to
Vauxhall, Kennington
and Oval stations

OV VILLAGE

Phoenix Works offers brand new office space at the heart of Oval Village, a vibrant new campus set to transform this corner of London. Once completed, Oval Village will provide over 1,300 homes, 170,000 sq ft of mixed-use commercial space and 1 hectare of new public realm.





MAKE OVAL'S HISTORY YOUR FUTURE

Oval Village traces its heritage back to the original Oval gasholders. Built in 1847, and the largest of their kind in the world, the gasholders exemplify the ingenuity and creativity of Victorian engineering – and today they're a firm presence in the fabric of Phoenix Works.





STROZ-ZOMBA

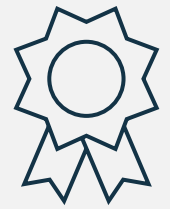
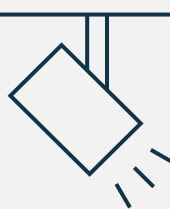
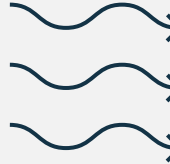

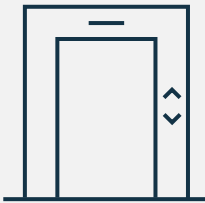

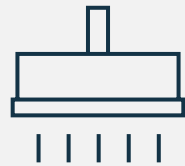

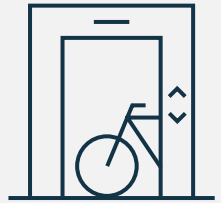
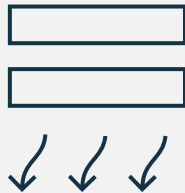
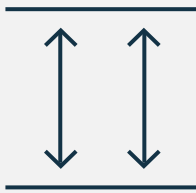
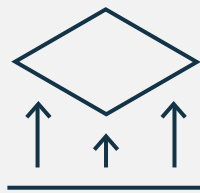
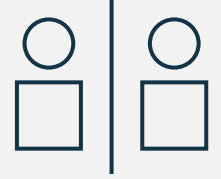


PHOENIX WORKS FOR YOU

Spread over two floors of light-filled, Grade A office space with its own private entrance, Phoenix Works is designed for flexibility.



SPECIFICATION

 self-contained Grade A office space	 LED lighting	 VRF system	 full height glazing	
 1 x passenger lift	 40 x lockers	 shower facilities	 36 x secure cycle storage spaces	 dedicated bike lift
 hybrid ceiling system	 2nd floor: 3.95m 1st floor: 3.3m floor to ceiling heights	 2nd floor: 400mm 1st floor: 150mm raised flooring	 designed to 1:8 occupational density	





TWO FLOORS OF CONTEMPORARY WORKSPACE

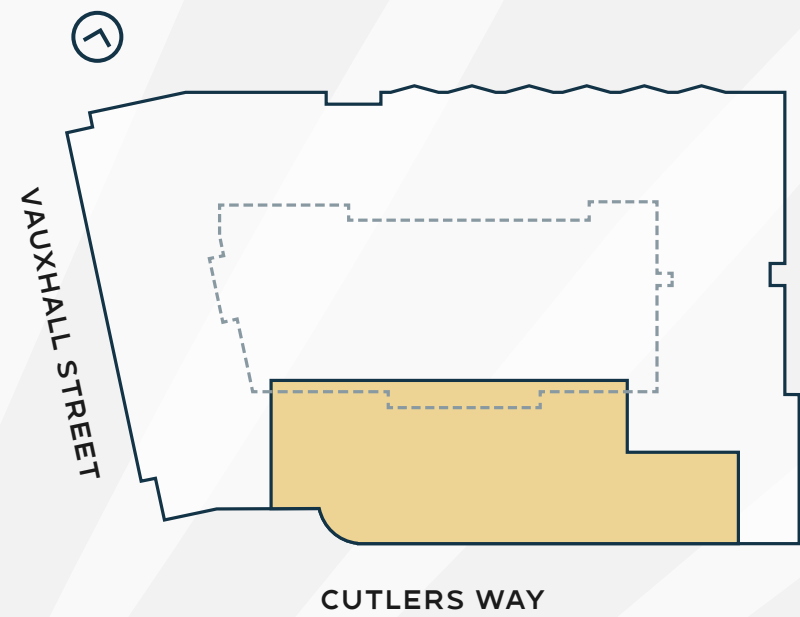
FLOOR	NIA (SQ FT)	NIA (SQ M)
SECOND	10,454	971
FIRST	16,640	1,546
RECEPTION	691	64
TOTAL	27,785	2,581

FLOOR PLAN
**SECOND
FLOOR**

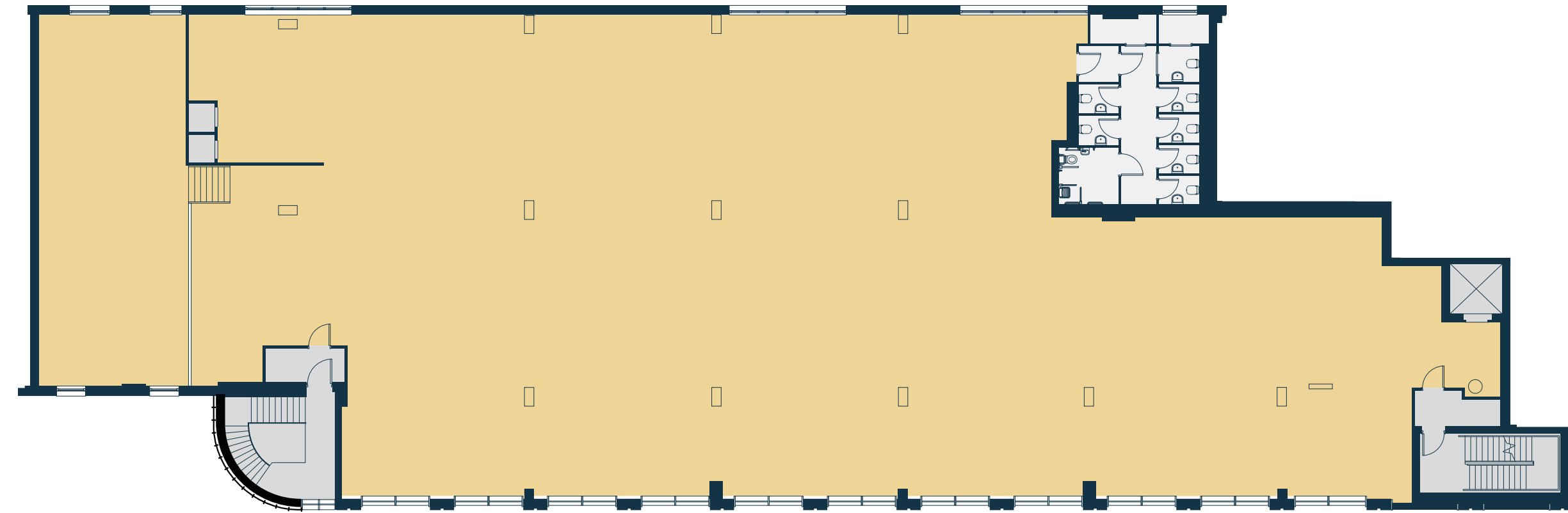
10,454 SQ FT
971 SQ M



-  WORKSPACE
-  CORE



VAUXHALL STREET



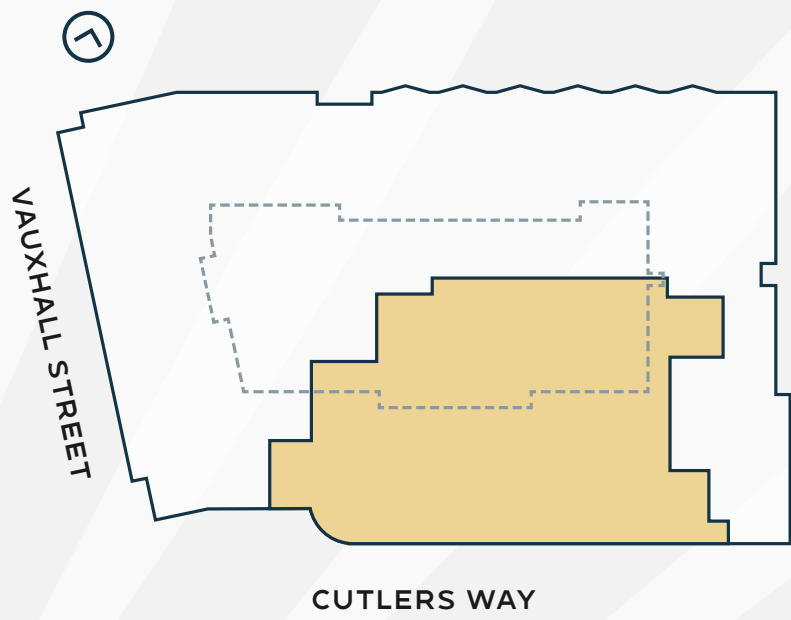
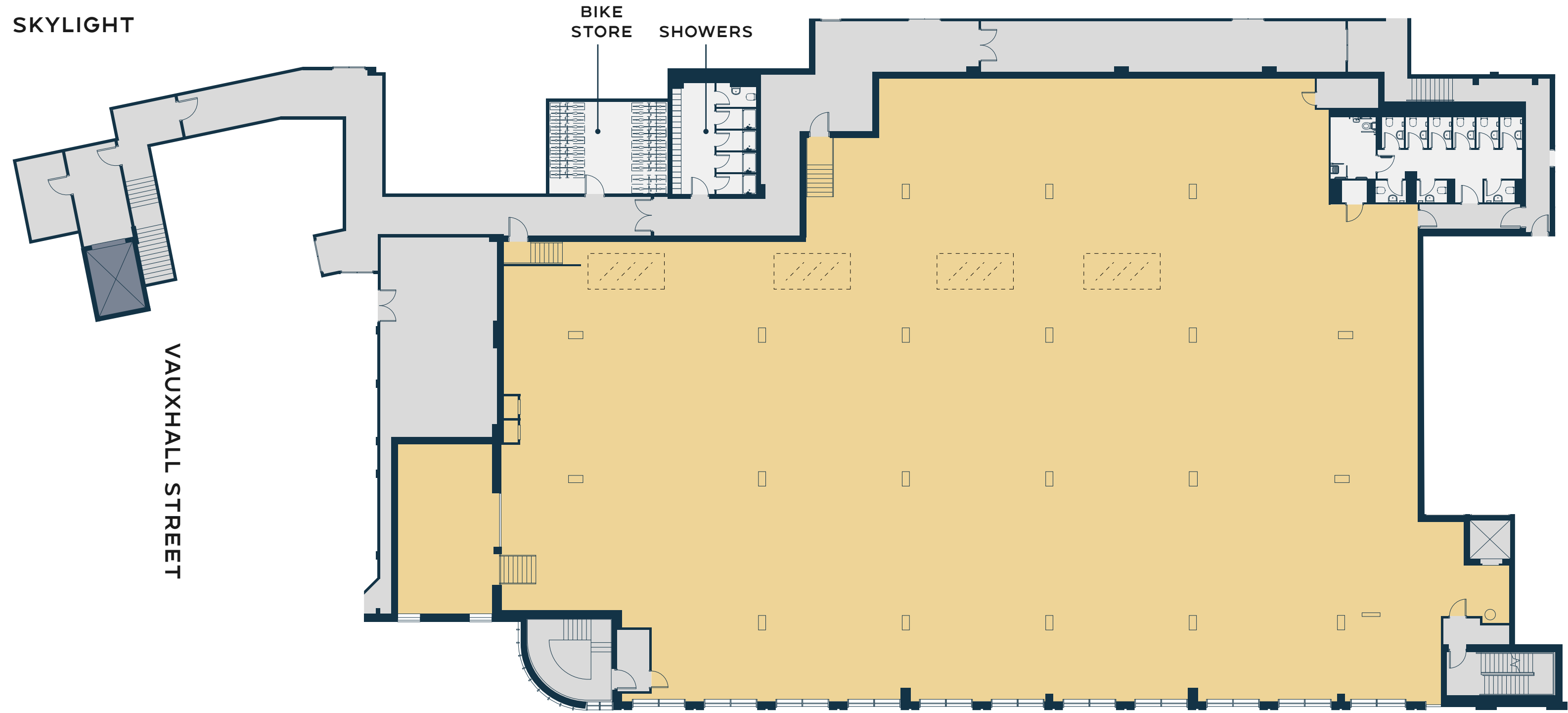
CUTLERS WAY

FLOOR PLAN
FIRST
FLOOR

16,640 SQ FT
1,546 SQ M

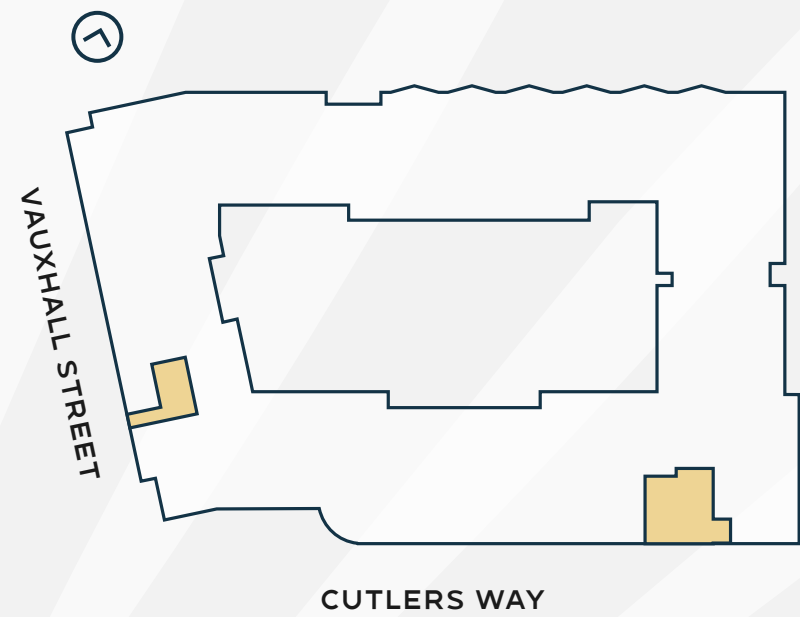


- WORKSPACE
- CORE
- BIKE LIFT
- SKYLIGHT

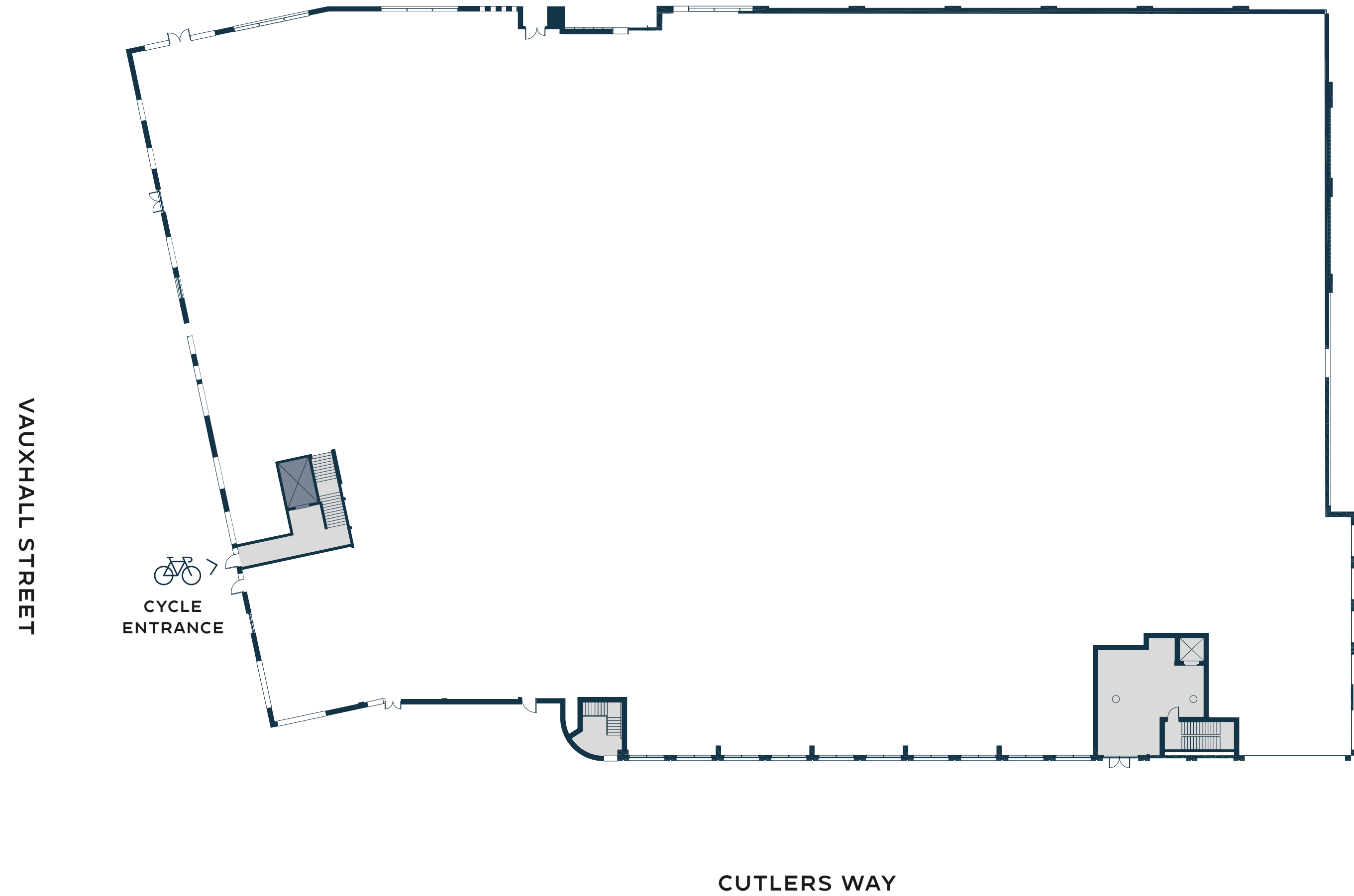


FLOOR PLAN
GROUND
FLOOR

RECEPTION
691 SQ FT
64.2 SQ M



- CORE
- BIKE LIFT



SPACE PLAN
**SECOND
FLOOR**

10,454 SQ FT
971 SQ M

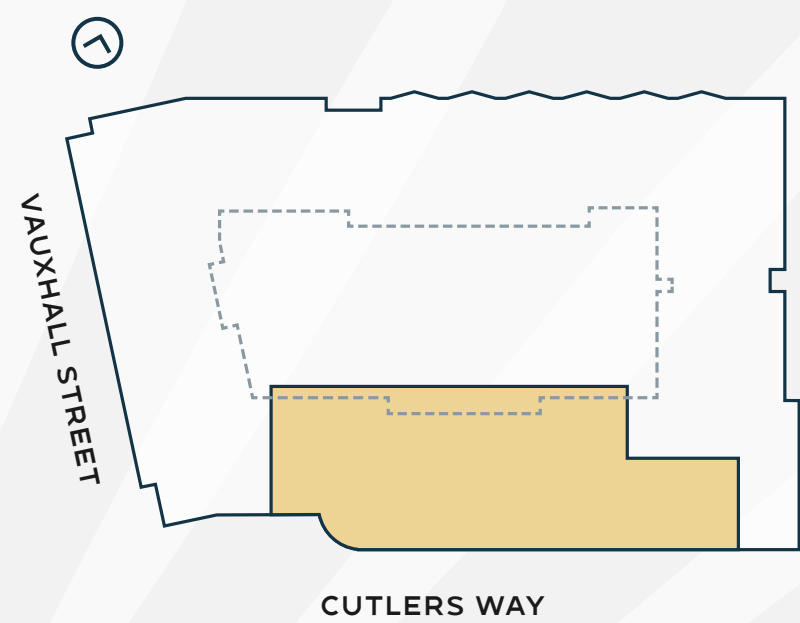
1:8 OCCUPATION
DENSITY



124 WORKSPACES
(INCL. 32 HOT DESKS)

4 MEETING ROOMS

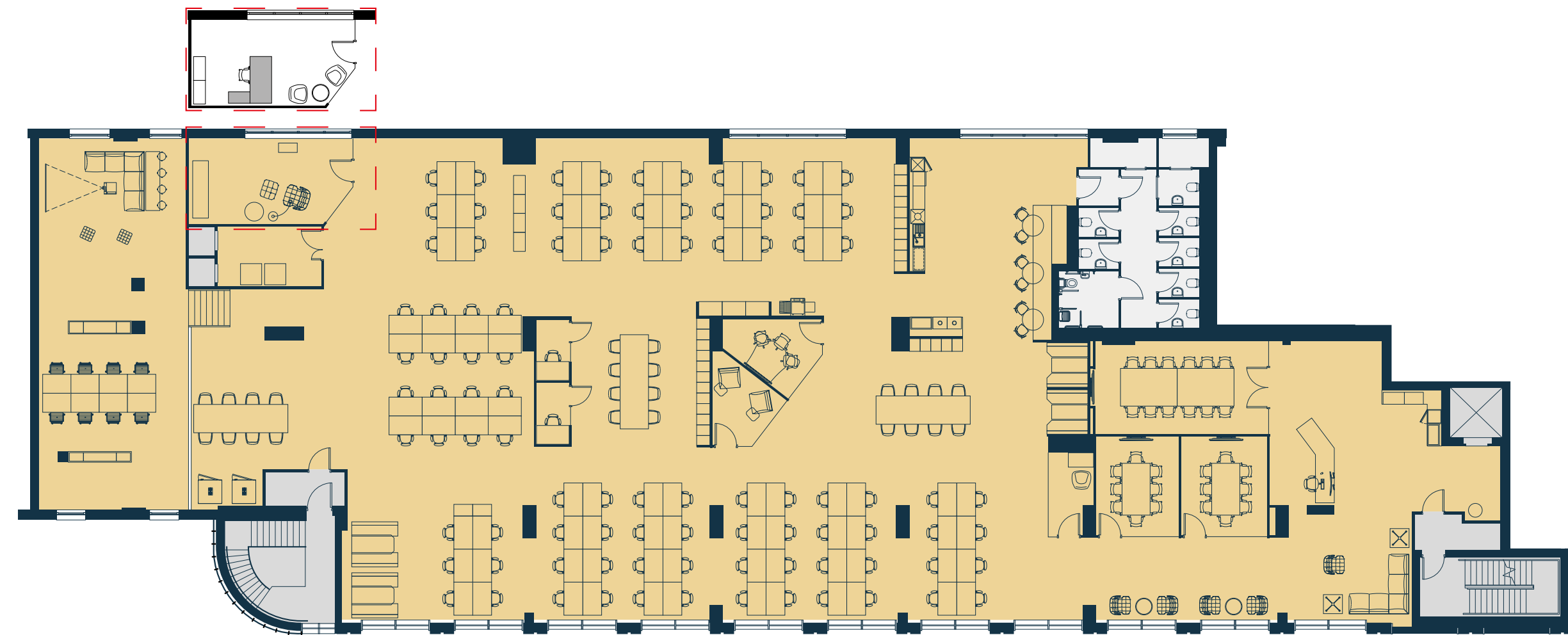
4 PODS

4 OPEN BOOTHS



-  WORKSPACE
-  CORE

VAUXHALL STREET



CUTLERS WAY

SPACE PLAN
FIRST FLOOR

16,640 SQ FT
1,546 SQ M

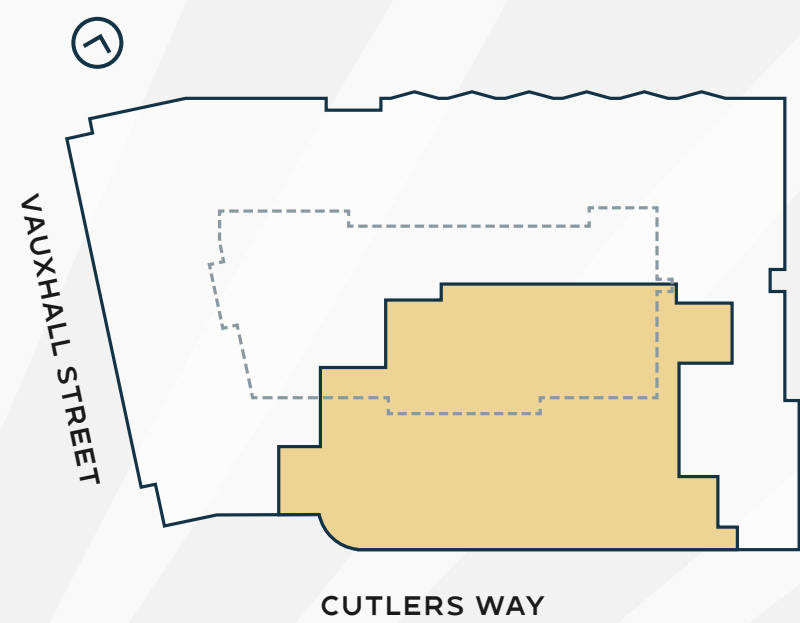
1:6 OCCUPATION DENSITY

184 WORKSPACES
(INCL. 42 HOT DESKS)

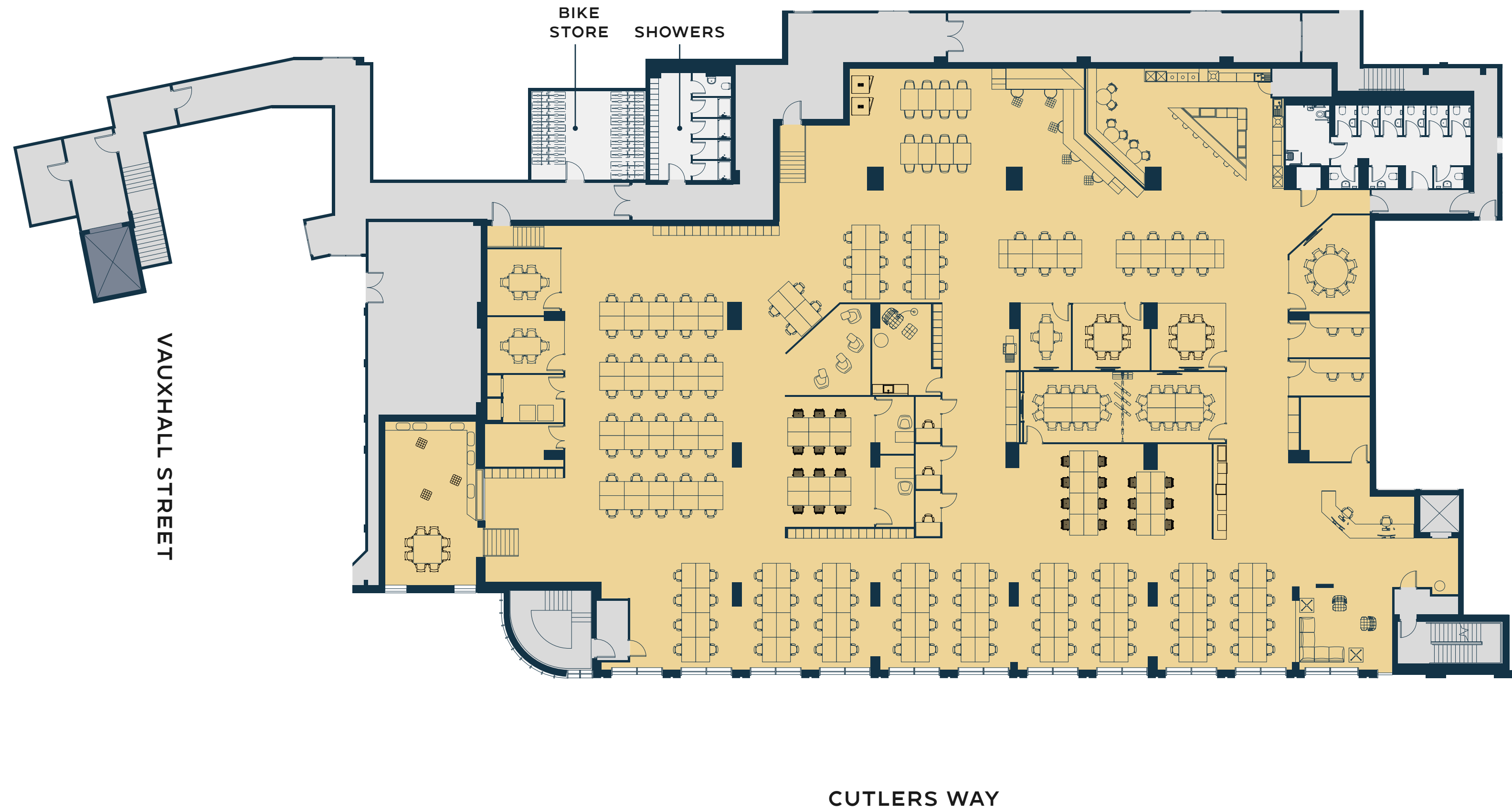
5 MEETING ROOMS

5 PODS

2 OPEN BOOTHS



- WORKSPACE
- CORE
- BIKE LIFT



SPACE PLAN
FIRST FLOOR

16,640 SQ FT
1,546 SQ M

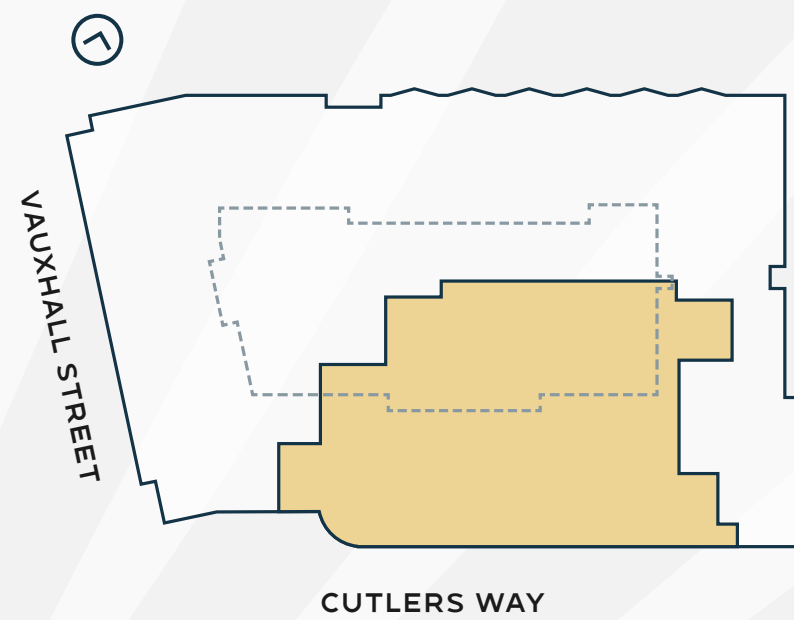
1:10 OCCUPATION
DENSITY

146 WORKSPACES
(INCL. 36 HOT DESKS)

5 MEETING ROOMS

5 PODS

2 OPEN BOOTHS



-  WORKSPACE
-  CORE
-  BIKE LIFT





COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF FIRST FLOOR OFFICE.



COMPUTER GENERATED IMAGE OF SECOND FLOOR OFFICE.



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COMPUTER GENERATED IMAGE OF SECOND FLOOR OFFICE.



VAUXHALL
8 MINS WALK

PHOENIX
WORKS

KENNINGTON
10 MINS WALK

OVAL
10 MINS WALK

COMPUTER GENERATED AERIAL VIEW OF PHOENIX WORKS.

REAL LONDON RISING

From food and drink to leisure and culture, something new is always rising out of Oval's diverse and thriving community.

COFFEE & LUNCH

- | | |
|----------------------|----------------------------------|
| 1. District | 10. Vanilla Black Coffee & Books |
| 2. Italo | 11. Sally White |
| 3. Market Place | 12. Sainsbury's Local |
| 4. Bonnington Café | 13. Vauxhall Street Food Garden |
| 5. Windmill Fish Bar | 14. Little Waitrose & Partners |
| 6. Urban Botanica | 15. Tea House Theatre |
| 7. Tesco Superstore | |
| 8. Livewire | |
| 9. Sugar Pot | |

DRINKING

- | | |
|------------------------|--------------------------|
| 1. The Derby | 8. Tamesis Dock |
| 2. Eagle London | 9. Royal Vauxhall Tavern |
| 3. The Pilgrim | 10. The Rose |
| 4. The Jolly Gardeners | 11. The Prince of Wales |
| 5. Mother Kelly's | 12. The Dog House |
| 6. The White Bear | 13. The Black Prince |
| 7. The Duchy Arms | |

DINING

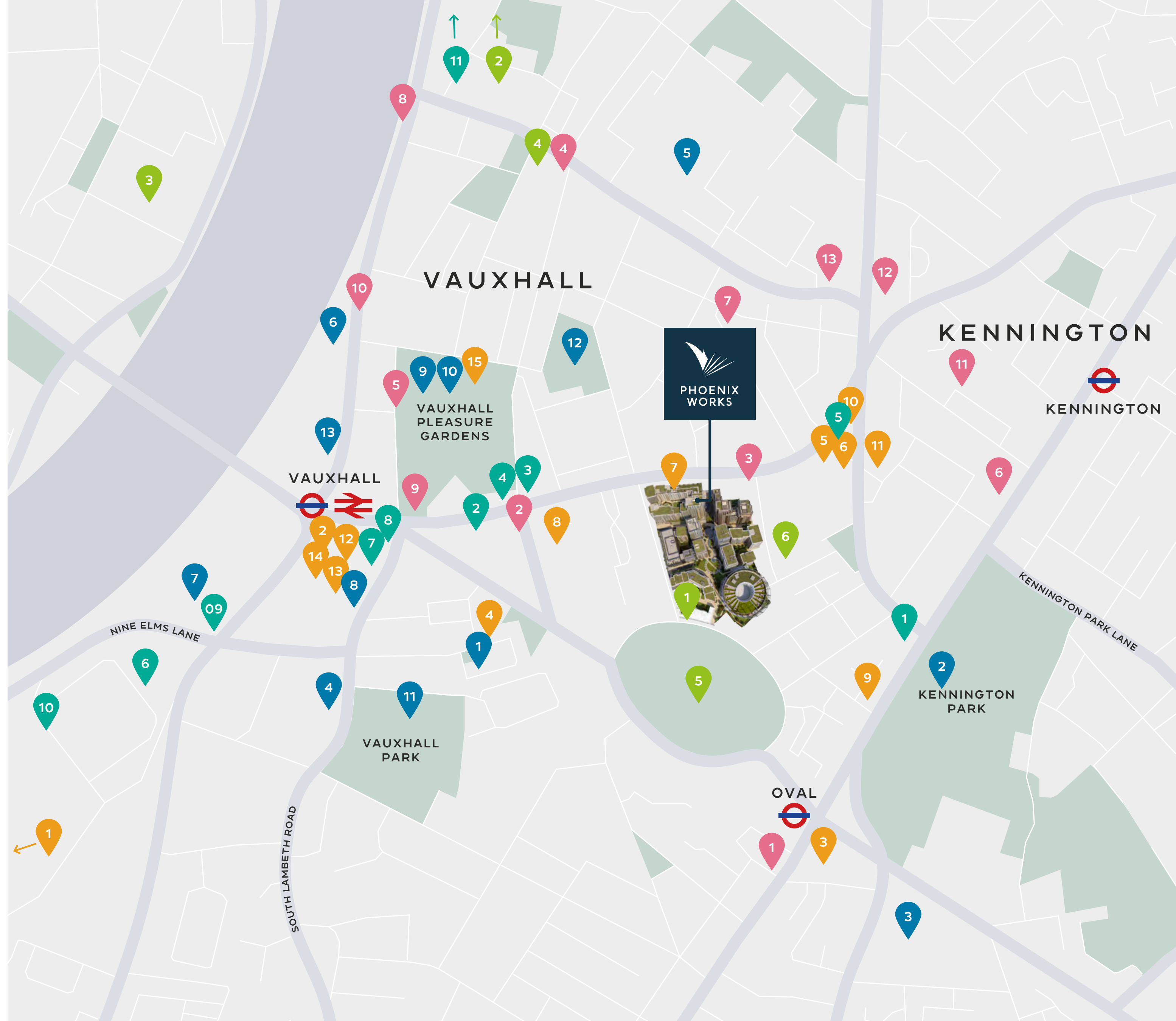
- | | |
|------------------|--------------------|
| 1. Taro | 7. Dirty Burger |
| 2. JIHWAJA | 8. Nando's |
| 3. Daebak | 9. Brunswick House |
| 4. The Coriander | 10. LINNAEAN |
| 5. Firecracker | 11. Garden Cafe |
| 6. Darby's | |

CULTURE & ENTERTAINMENT

- | | |
|---------------------------|-----------------------------|
| 1. Gasworks | 5. The Oval |
| 2. Lambeth Palace | 6. Beefeater Gin Distillery |
| 3. Tate Britain | |
| 4. Newport Street Gallery | |

FITNESS & LEISURE

- | | |
|--------------------------------------|----------------------------------|
| 1. Bonnington Square Pleasure Garden | 8. VauxWall West Climbing Centre |
| 2. Kennington Park | 9. Vauxhall Pleasure Gardens & |
| 3. PureGym | 10. Vauxhall City Farm |
| 4. Vauxhall Leisure Centre | 11. Vauxhall Park |
| 5. The Foundry | 12. Go Mammoth |
| 6. Manor | 13. F45 Vauxhall |
| 7. The Gym Group | |



OUR NEIGHBOURS

WHITE STUFF

BLOOM
& WILD



MACMILLAN
CANCER SUPPORT

Penguin
Random
House

 Beauhurst

SQUIRE & PARTNERS



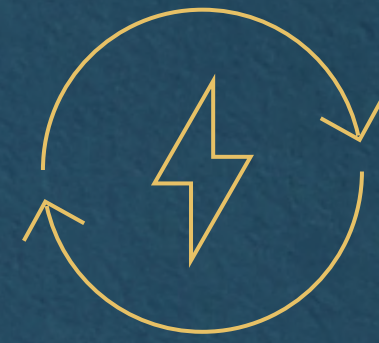
Shark | NINJA

BEEFEATER
LONDON

CHANGE MOVES SOUTH



SUSTAINABLE FROM THE INSIDE OUT



100% renewable electric tariff
during construction



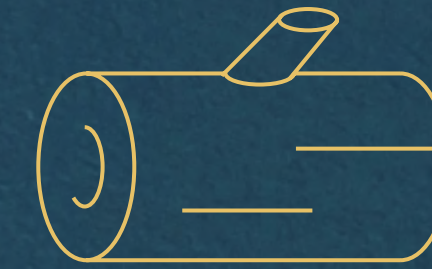
36 bike storage spaces with
40 lockers and 6 showers



PV panels that power
the office spaces



Rainwater harvesting that feeds
into landscaping irrigation



100% FSC certified timber
used during construction



Net biodiversity gain across
Oval Village of 179%



Certified BREEAM
Very Good



LED lighting throughout
the office spaces



Targeted EPC
rating B

RESPONSIBILITY THAT RISES ABOVE

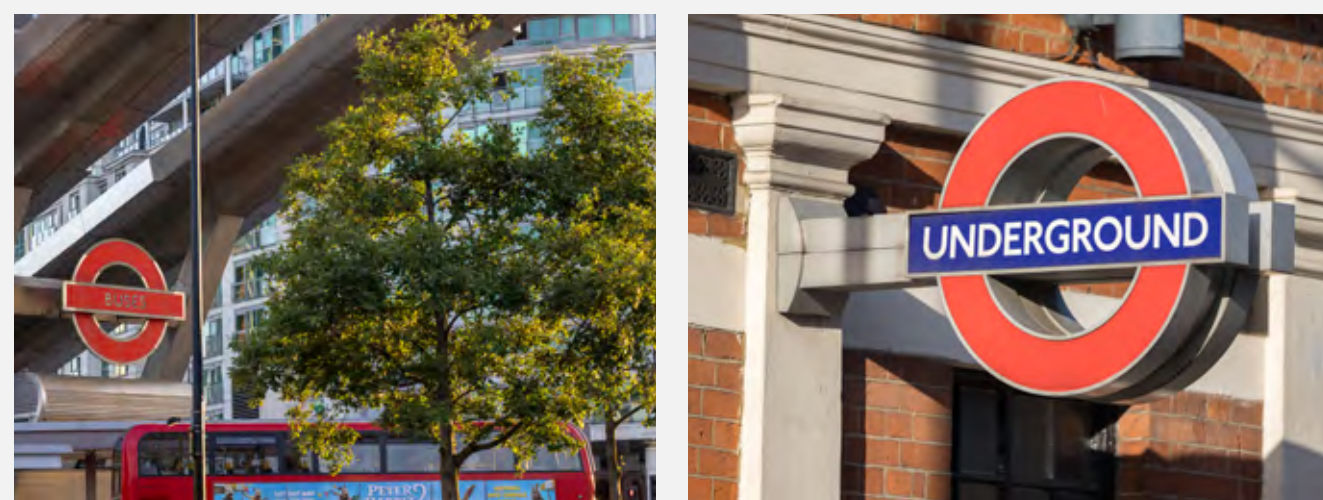
Energy-efficient, clean and considered – Phoenix Works is designed to give each of its occupants a sustainable place to thrive and prosper.

From the use of specially certified materials and innovative construction processes, through to the incorporation of biodiverse natural elements, Phoenix Works highlights Berkeley’s environmental ethos and commitment to becoming a net zero business by 2040.

The building is equally considered in its day-to-day operation. Clean air is circulated throughout to support health and wellbeing while dedicated bike storage spaces and showering facilities foster active commutes.

This overarching emphasis on wellbeing that runs through every aspect of Oval Village gives the people who work, visit and live in the area an environments that supports a better way of life.





BUILT TO BRING YOU CLOSER

With superb connections to every corner of London, Phoenix Works brings your team closer to the distinct personalities and opportunities of each part of the city.



VAUXHALL
8 MIN WALK
NATIONAL RAIL



4 mins Clapham Junction	5 mins Waterloo	12 mins Wimbledon	39 mins Gatwick Airport (via Clapham Junction)
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VAUXHALL
8 MIN WALK
VICTORIA LINE



3 mins Victoria	5 mins Green Park	7 mins Oxford Circus	11 mins Euston	12 mins King's Cross St Pancras
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OVAL
10 MIN WALK
NORTHERN LINE



2 mins Kennington (10 min walk)	5 mins Waterloo	5 mins Green Park	7 mins London Bridge	7 mins Charing Cross	9 mins Bank	13 mins Tottenham Court Road
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AIRPORTS

39 mins Gatwick Airport (via Clapham Junction)	46 mins Heathrow Airport (Via Victoria and Paddington)
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CYCLING ROUTES

CS5 Oval to Pimlico	CS7 Cannon Street to Colliers Wood	CS8 Westminster to Wandsworth	Q5 Waterloo to Clapham
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Journey times taken from Google Maps and Citymapper. Walking times from Phoenix Works.



For more information please contact:



BEN FISHER

ben@usp.london
+44 (0) 7810 676 168

SIMON SMITH

simon@usp.london
+44 (0) 7736 880 316

SUZY VILLERS

suzy@usp.london
+44 (0) 7562 624 652

Phoenix Works is
part of Oval Village



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