

USP.

Phoenix Works
5 Gasholder Place
London SE11 5AS

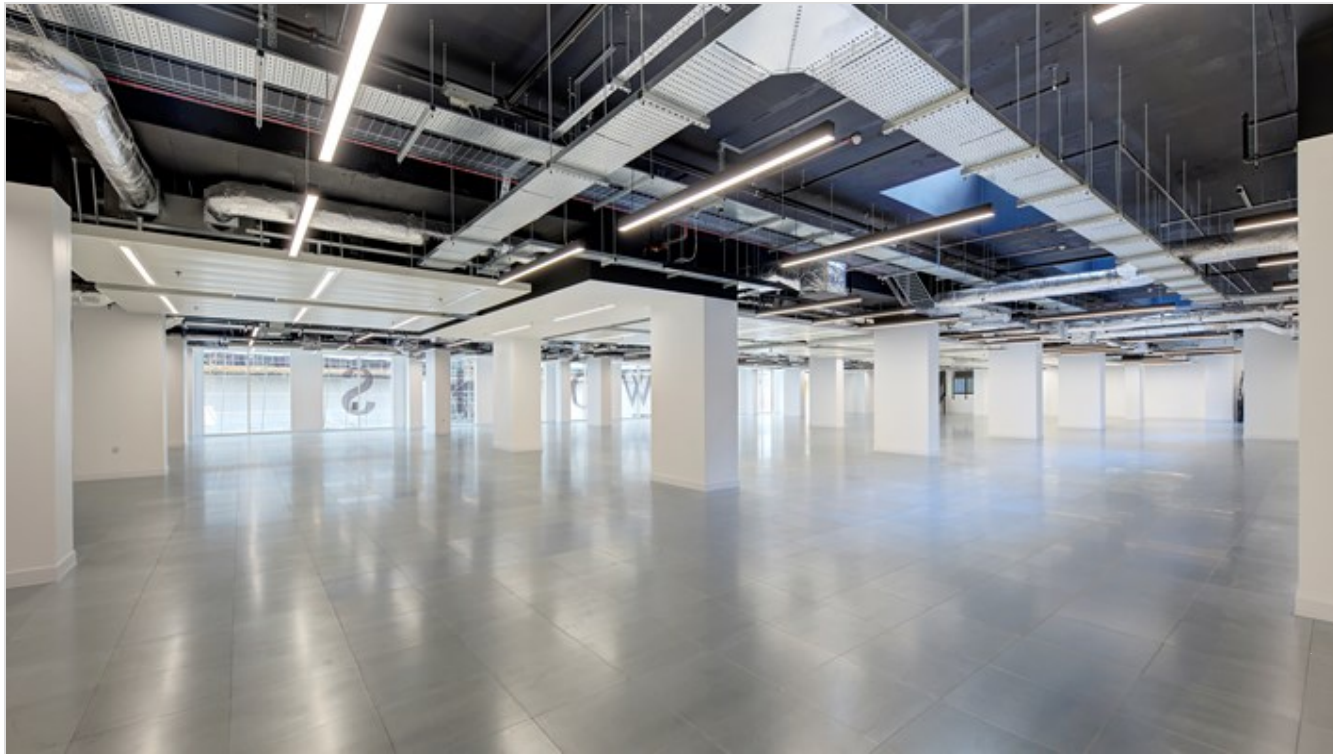
OFFICE TO RENT

10,454 SQ FT

phoenixworks.london/

usp.london
020 3757 7777





Description

Brand new Grade A office space at the heart of Oval Village

Phoenix Works offers one floor of light-filled, Grade A office space. The flexible layout of the floors makes the space suitable for a wide range of occupiers.



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Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Second Floor	Available	10,454	£48.00
First Floor	Under Offer	16,640	£48.00

Amenities

Grade A office space

VRF System

Passenger and bike lift

Secure bike storage

BREEAM Very Good

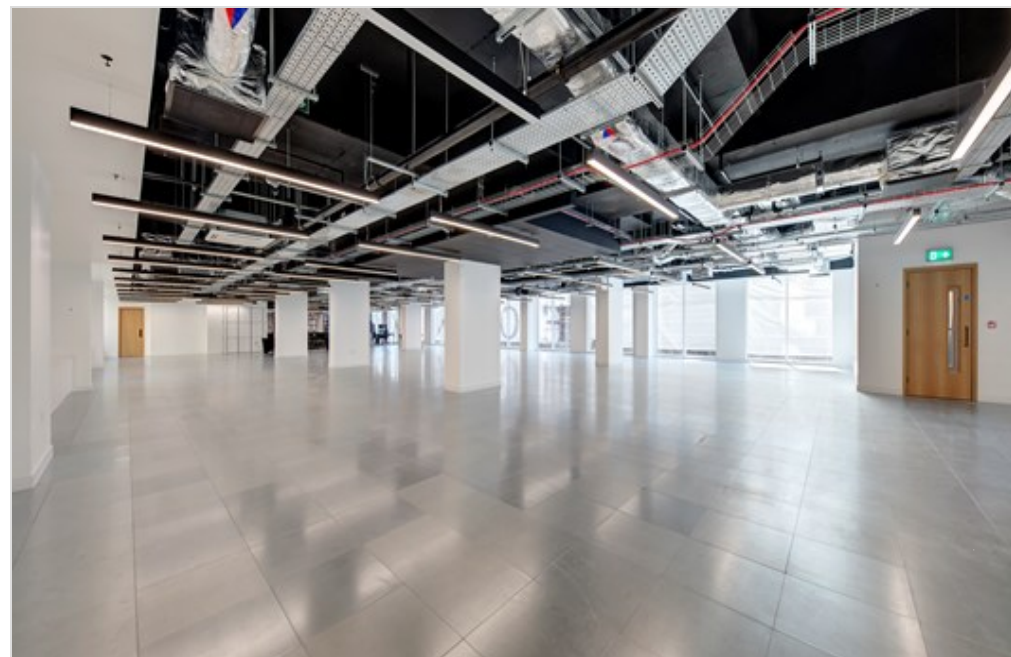
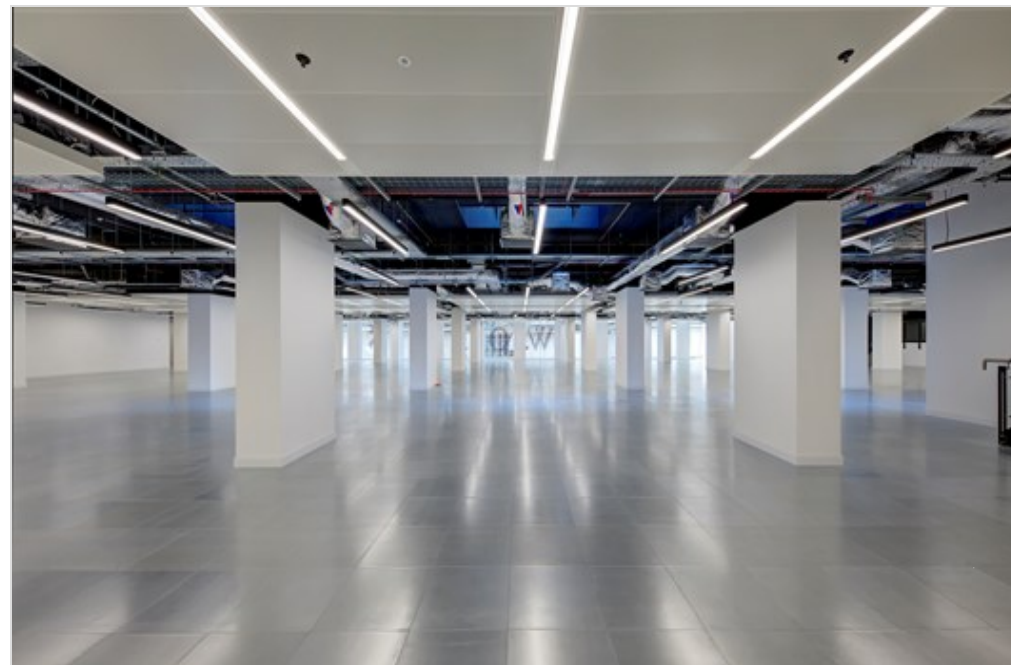
LED lighting

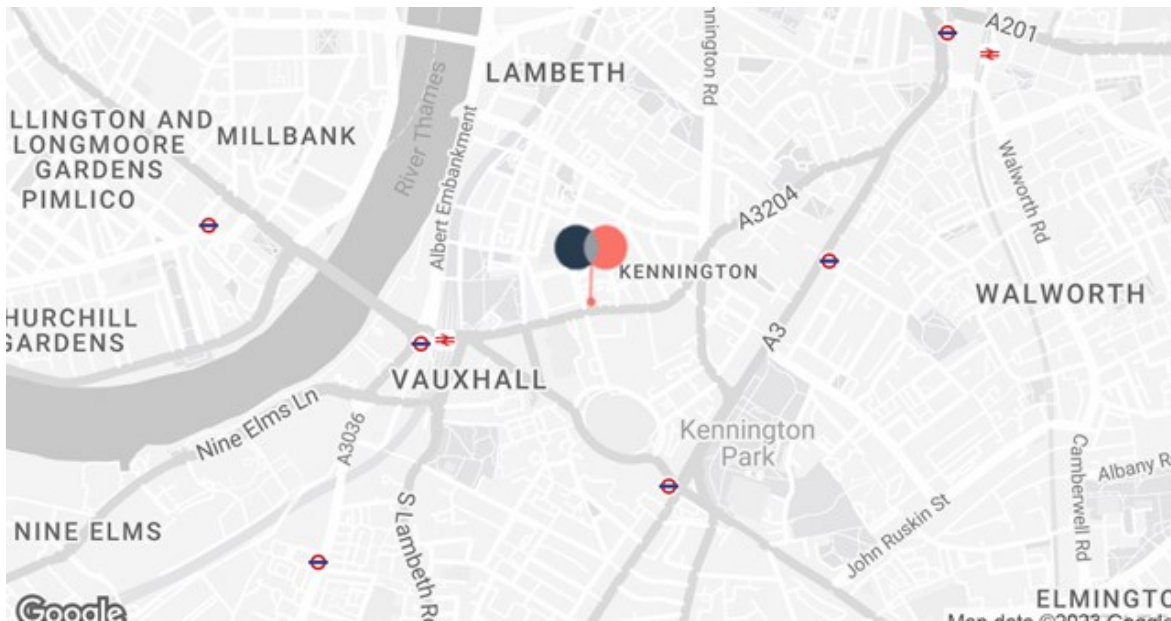
Full height glazing

Shower facilities

3.3m - 3.95m floor to ceiling heights

EPC rating B





Location

Phoenix Works is situated in the vibrant and well-connected area of Kennington, London. This prime location offers excellent accessibility to various transport hubs, making it an ideal spot for businesses seeking convenience and connectivity. The property is approximately 0.3 miles from Kennington Underground Station, which is about a 6-minute walk. This station is served by the Northern Line, providing direct links to key destinations such as the City of London and the West End. Additionally, the property is around 0.7 miles from Vauxhall Station, which is about a 14-minute walk. Vauxhall Station offers both Underground services on the Victoria Line and National Rail services, enhancing connectivity to wider London and beyond. The area is also well-served by several bus routes, further facilitating easy access to various parts of the city. The location of this property ensures that businesses can benefit from the bustling activity of the area while enjoying seamless transport links.

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Further Information

A new lease is available direct from the landlord

Rent

£48.00 per sq ft

Service Charge

£2.00 per sq ft

Rates

TBC

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 11/05/2026