

USP.

Oval Village
283 Kennington Lane
London SE11 5QY

THE SHAPE OF THINGS TO COME

506 - 7,693 SQ FT

usp.london
020 3757 7777







Oval Village, 283 Kennington Lane,
London, SE11 5QY

Description

PRIME COMMERCIAL OPPORTUNITIES

Having successfully secured two flagship operators in over 126,000 square feet of floorspace, we are delighted to announce the launch of the next phase of retail and leisure opportunities. These versatile spaces come in a range of sizes, ideal for various uses, and designed to enhance our vibrant community.

Each unit overlooks a fantastic public realm, providing an inviting atmosphere for both businesses and visitors. With over 1,300 new homes and 3,000 residents, we are committed to creating a dynamic hub that fosters community engagement and collaboration.

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Site Masterplan



Only 24% of commercial availabilty remaining

Commercial Availability

UNIT/BLOCK	USE	AREA (SQ FT)	AVAILABILITY
BLOCK A - 1	A1-A3, B1	4,061	JUN-25
BLOCK A - 2	E	506	AVAILABLE
TESCO	A1-A3	49,120	SOLD
BLOCK G - 1	A1-A3, B1	2,836	JUN-30
BLOCK G - 2	A1-A3, B1	2,595	DEC-24
BLOCK G - 3	A1-A3, B1	884	DEC-24
BLOCK G - 4	A1-A3, B1	872	DEC-24
BLOCK B - 1	B1	2,051	APR-26
BLOCK B - 2	B1	2,170	APR-26
LANDSEC	B1	77,222	SOLD
BLOCK E - A	E	1,021	JUL-29
BLOCK E - B	B1A	13,483	JUL-29
BLOCK E - C	SUI GENERIS	7,945	JUL-29



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Accommodation

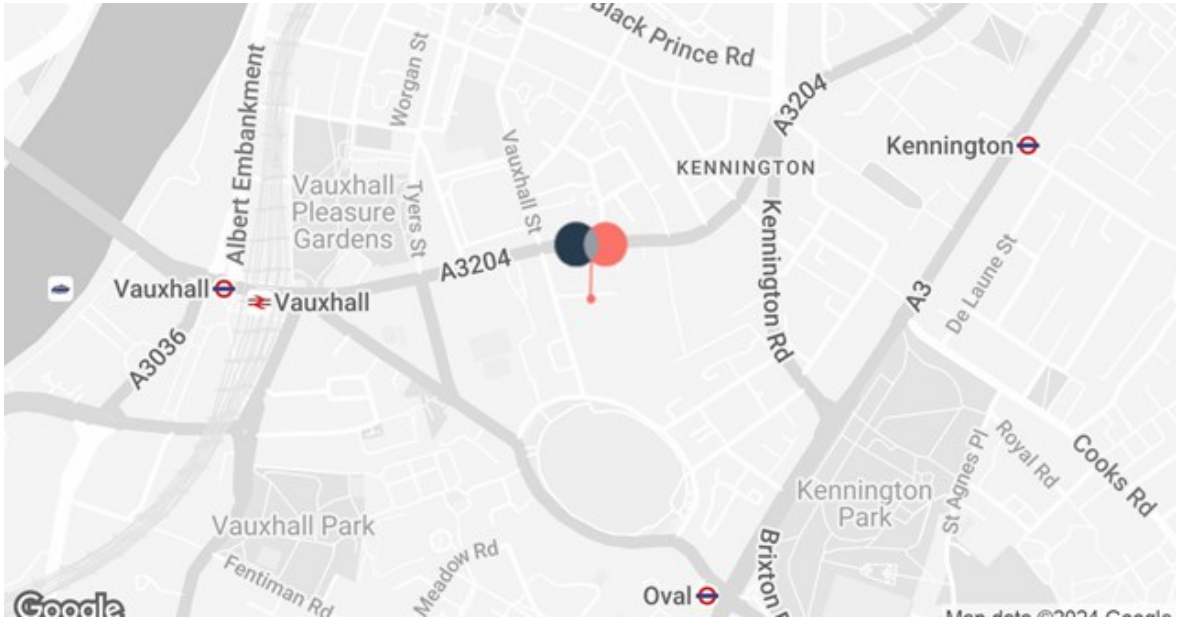
Floor	Availability	Area (sq ft)	Rent (pa)
Block A - 2	Available	506	£22,750.00
Block G - 1	Available	2,836	£99,250.00
Block G - 2	Available	2,595	£90,000.00
Block G - 3	Available	884	£40,000.00
Block G - 4	Available	872	£39,000.00
Block B - 1	Coming Soon	2,051	POA
Block B - 2	Coming Soon	2,170	POA
Block E - A	Coming Soon	1,021	POA
Block A - B	Coming Soon	13,483	POA
Block E - C	Coming Soon	7,945	POA
TOTAL		34,363	



Amenities

- Unbeatable Zone 1 location
- Range of sizes, ideal for various uses
- 3 stations within a 10 minute walk or 4 minute cycle
- Each unit overlooks a fantastic public realm





Location

Oval Village has 2.5 acres of public realm and green space including landscaped gardens and roof terraces. There are 9 parks within a 15 minute walk offering 64 acres of accessible green space proven to enhance wellbeing.

Located in Zone 1 and with 3 stations nearby, Oval Village attains the highest possible score in Transport for London's connectivity ratings – a PTAL of 6b. The PTAL score is calculated by measuring access to the transport network and frequency of services. The London average PTAL is just 2 - and only one in 25 Londoners are lucky enough to live in an area with a PTAL of 6b.

Further Information

New lease(s) available directly from the landlord.

Rent
FROM £22,750

Service Charge
TBC

Rates
TBC

Neil Davies
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07714 469 035
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Jonathan Cheung
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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 28/01/2025