

TO LET – OFFICES, BRIXTON, SW9



Offices

467 Sq ft (43.39 sq m)

2nd Floor

411a Brixton Road

Brixton

London

SW9 7DG

Location

The building is located in a prominent position on Brixton Road, just one-minute walk from Brixton Station and Brixton Underground station (Victoria Line). The area benefits from excellent amenities with numerous retailers, bars, restaurants and nightclubs located nearby, including Pop Brixton, Brixton Village, Market Row and Coldharbour Lane, which houses a host of bars and restaurants.

Description

This second-floor space comprises an open plan office with integrated meeting room. There is good natural light, with large windows overlooking Brixton Road.

Term

A new lease is available direct from the Landlord for a term to be agreed. The lease is to be contracted outside of the provisions of the 1954 Landlord and Tenant Act.

Rent

£15,178 per annum exclusive

Amenities

- High ceilings
- Kitchenette
- Double Glazing
- WC facilities
- Comfort cooling and heating (not tested)

Business Rates

Rateable value is £7,600. Rates payable will be in the order of £3,792 per annum. Tenants who qualify for Small Business Rates relief will pay no rates at all.

Energy Performance Certificate (EPC)

D-95

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in a transaction.

The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.

Aston Rose, part of Rapleys

 **Property Management**
johnwilliams@astonrose.co.uk

 **Investment & Development**
kenmorgan@astonrose.co.uk

 **Building Consultancy**
timrichards@astonrose.co.uk

 **Sales, Lettings & Acquisitions**
timrichards@astonrose.co.uk

 **Lease Advisory**
robcragg@astonrose.co.uk

 **Valuation Services**
duncanpreston@astonrose.co.uk

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Viewing

Contact Owners Joint Agents:

Aston Rose, part of Rapleys

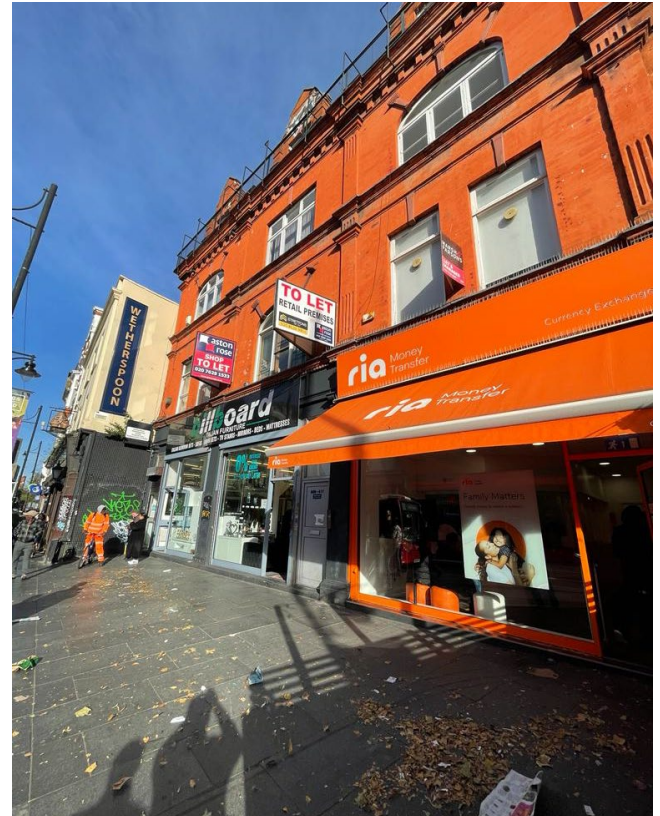
Tim Richards T: 020 7409 9447
E: timrichards@astonrose.co.uk

James Hutton T: 0207 079 1941
E: jameshutton@astonrose.co.uk

Assembly CRE

Jamie Mackenzie T: 07533 348479
E: Jamie@assemblycre.co.uk

Subject to Contract
November 2023



Use -

Offices, Beauty, Health, Leisure, Sales or any other use within Class E.

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