

## TO LET Offices

2<sup>nd</sup> Floor, 411a Brixton Road, Brixton  
London SW9 7DG



### Contact

Tim Richards 020 7409 9447  
tim.richards@rapleys.com

James Hutton 020 7079 1941  
james.hutton@rapleys.com

Jamie Mackenzie 07533 348479  
jamie@assemblycre.co.uk

## 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

## 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 the own legal and professional costs incurred in a transaction.

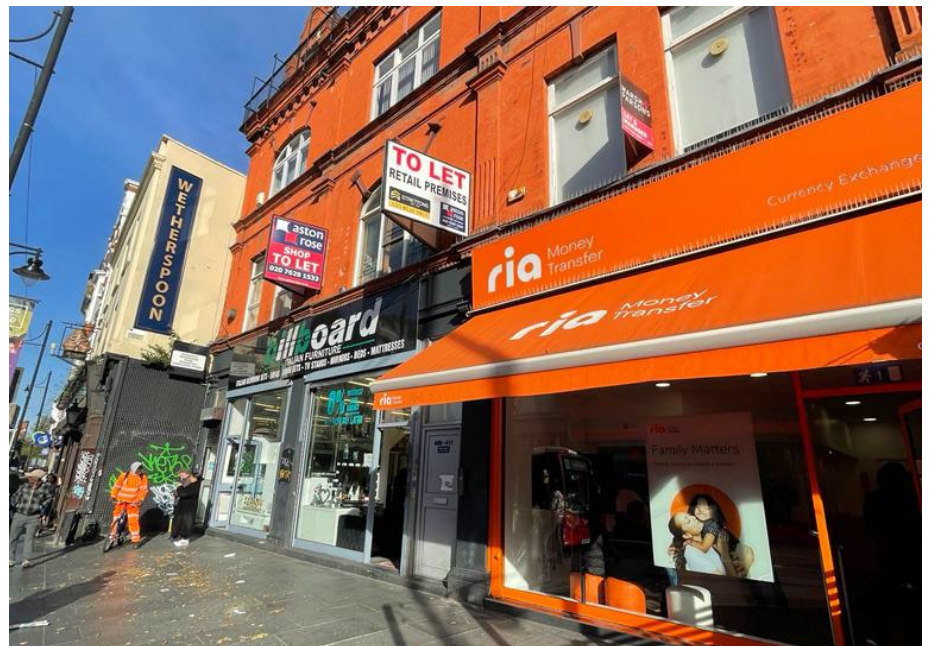
## Viewing

Contact Owners Joint Agents.

## Use

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

- 467 sq ft (43.39 sq m)
- High ceilings
- Kitchenette
- Double glazing
- WC facilities
- Comfort cooling and heating (not tested)





For further details contact:  
Tim Richards 020 7409 9447  
tim.richards@rapleys.com  
James Hutton 020 7079 1941  
james.hutton@rapleys.com  
Jamie Mackenzie 07533 348479  
Jamie@assemblycre.co.uk

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,  
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.  
Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.  
Misrepresentation Act: These particulars are produced in good faith and believed to be  
correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their  
accuracy and they are not intended to form any part of a contract. No person in the  
employment of Rapleys or their joint agents has authority to give any representation or  
warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These  
particulars were updated April 2024

rapleys.com  
0370 777 6292



**RAPLEYS**