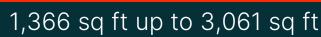
RAPLEYS rapleys.com
0370 777 6292

# TO LET 2nd Floor Office Suite

2-6 Atlantic Road Brixton SW9 8HY







James Hutton – 07917 567026 james.hutton@rapleys.com

Tim Richards – 07917 032674 tim.richards@rapleys.com

Jamie Mackenzie – 07533 348479 jamie@assemblycre.co.uk

Assembly.

## Location

The building is located on Atlantic 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

Two interconnecting suites of 1,695 sq ft and 1,366 sq ft that could be leased separately or together.

The property has access off Atlantic Road at the junction with Brixton Road

### **Terms**

A new lease is available direct from the landlord for a term to be agreed

# **Tenure**

Front Suite A - £38,137 pa

Rear Suite B - £30,735 pa

Rents equate to £22.50 psf

Service charge for the year end 2024 circa £18,500 per annum. Equates to £6.05 psf

# **Energy Performance**

Energy Performance Asset Rating – C (55)

### VAT

The property is VAT elected.

# Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

# Rating

We are advised that the Rateable Values for the property are as follows:-

- £29,500 (Front)
- £33,000 (Rear)

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at <a href="www.gov.uk/calculate-your-business-rates">www.gov.uk/calculate-your-business-rates</a>.

# Viewing

Strictly by appointment with the joint agents, Rapleys LLP and Assembly CRE

- Exposed A/C (not tested)
- Good natural lighting
- Return office frontage
- 2 kitchenettes
- Multiple meeting rooms
- Intercom
- Fire alarm (not tested)
- Common area lift
- · Coded toilets
- Roller shutter on entrance door



# Accommodation

The property comprises the following approximate floor areas:

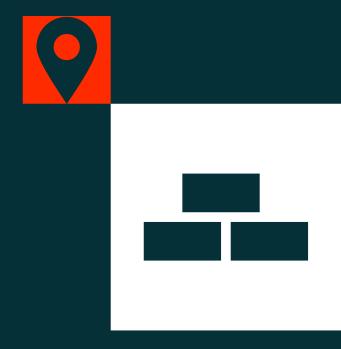
	Sq m	Sq ft
Front (Suite A)	157.47	1,695
Rear (Suite B)	126.90	1,366
Total Area	284.37	3,061

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.









For further details contact:
James Hutton – 07917 567026
james.hutton@rapleys.com
Tim Richard – 07917 032674
tim.richards@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 3, 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 produced in May 2024



