

TO LET 2nd Floor Office Suite

2-6 Atlantic Road
Brixton SW9 8HY



1,366 sq ft up to 3,061 sq ft



Rents Reduced

Contact

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

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

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

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 www.gov.uk/calculate-your-business-rates.

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.





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rapleys.com
0370 777 6292

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