

TO LET 2nd Floor Office Suite

2-6 Atlantic Road
Brixton SW9 8HY



Contact

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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

Over 3,000 sq ft office space available on Atlantic Road.

The office is predominately open plan with 6 meeting rooms provided. Return frontage with views across Atlantic Road and Brixton Road. Class E use for the premises.

Terms

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

Tenure

£76,525 rental per annum exclusive

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

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.

Energy Performance

Energy Performance Asset Rating – C (55)

VAT

The property is VAT elected

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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