



TO LET

36 Hinton Road, Brixton,
London, SE24 0HJ

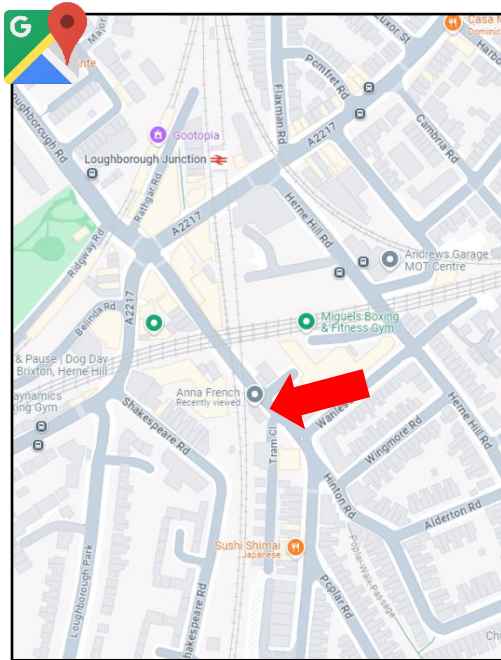


Industrial Opportunity
6,910 sq ft

 **Grant Mills Wood**
chartered surveyors

www.grantmillswood.com
020 7629 8501

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Description

A fully refurbished series of arches connected via a steel framed unit either side. The space benefits from a secure private yard on the Hinton Road side and a shared yard space on the Shakespeare Road side. Both sides are accessed via shutter doors with multiple pedestrian entrances directly onto Hinton Road.

Internally the space benefits from:

- 3-Phase power
- Strip lighting
- Electric roller shutter & Concertina shutter with a separate pedestrian entrance
- Water & Waste
- WC facilities

Location

The arches are located on Hinton Road which is within walking distance of Brixton Underground & Railway Station as well as Loughborough Junction Railway Station being a 3-minute walk away. Loughborough Junction Station is well served by Thameslink & Southeastern services into Central London. Hinton Road is located just off Coldharbour Lane (A2217) next to the Tesco Express. Coldharbour Lane connects with Brixton Road providing access to Central London (north) and Streatham (south). There are good bus links connecting the local area.

Terms

A new lease. Offers are invited in excess of **£104,000 pa exc plus VAT.**

Floor Areas (GIA)

	Sq ft	Sq m
Ground Floor	6,910	642
Yard	1,222	113.5

Rates

Rates payable for 24/25 equate to £27,846**.

Plans

Plans are available [here](#).

EPC

An EPC is available upon request.

Legal Costs

Each party is to bear their own legal costs.

Viewings

Viewings - strictly by appointment through Grant Mills Wood:-



Fabian Stuart Smith
Fabians@grantmillswood.com
 07494 474190



Jonathan Hay
Jonathanh@grantmillswood.com
 07798 605532

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**Business rates - Interested parties are advised to make their own enquires via the London Borough of Lambeth. October 2024.



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