

Quin & Axtens Building  
414 Brixton Road, London SW9 7AY

# Quin & Axtens Building





Iconic Victorian department store, converted to offer a rare opportunity to acquire offices in the heart of Brixton.

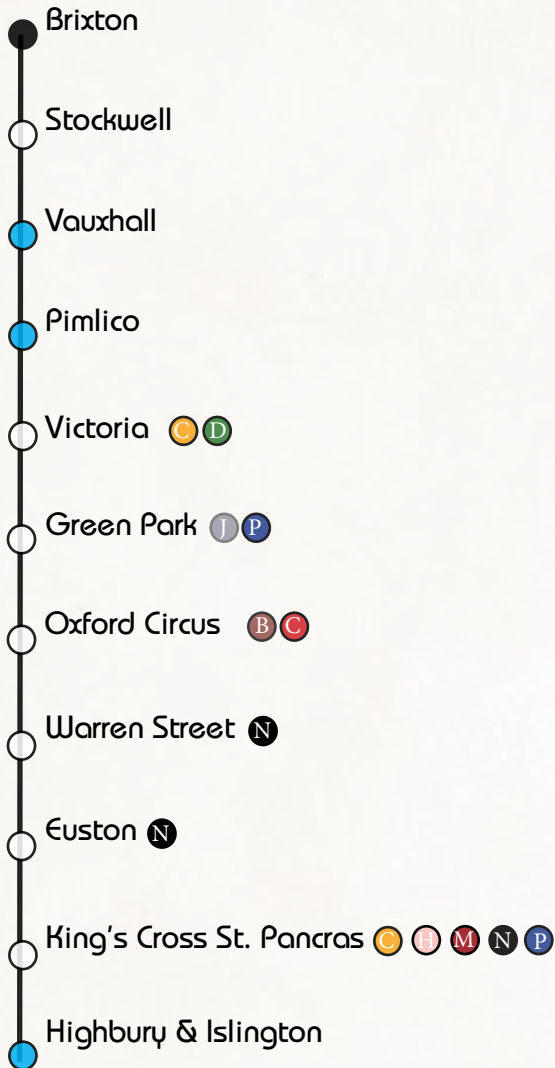
A local landmark building, careful restoration and conversion works are underway to provide three floors of offices with incredible floor-to-ceiling windows and original character features.

A contemporary refurbishment to Category A, with an inner-city industrial style retaining the period features within the design, with the option to have a Category A+/B fit-out completed as part of the refurbishment works.

A new leisure hub will be found on the Ground Floor, alongside a new restaurant and bar.

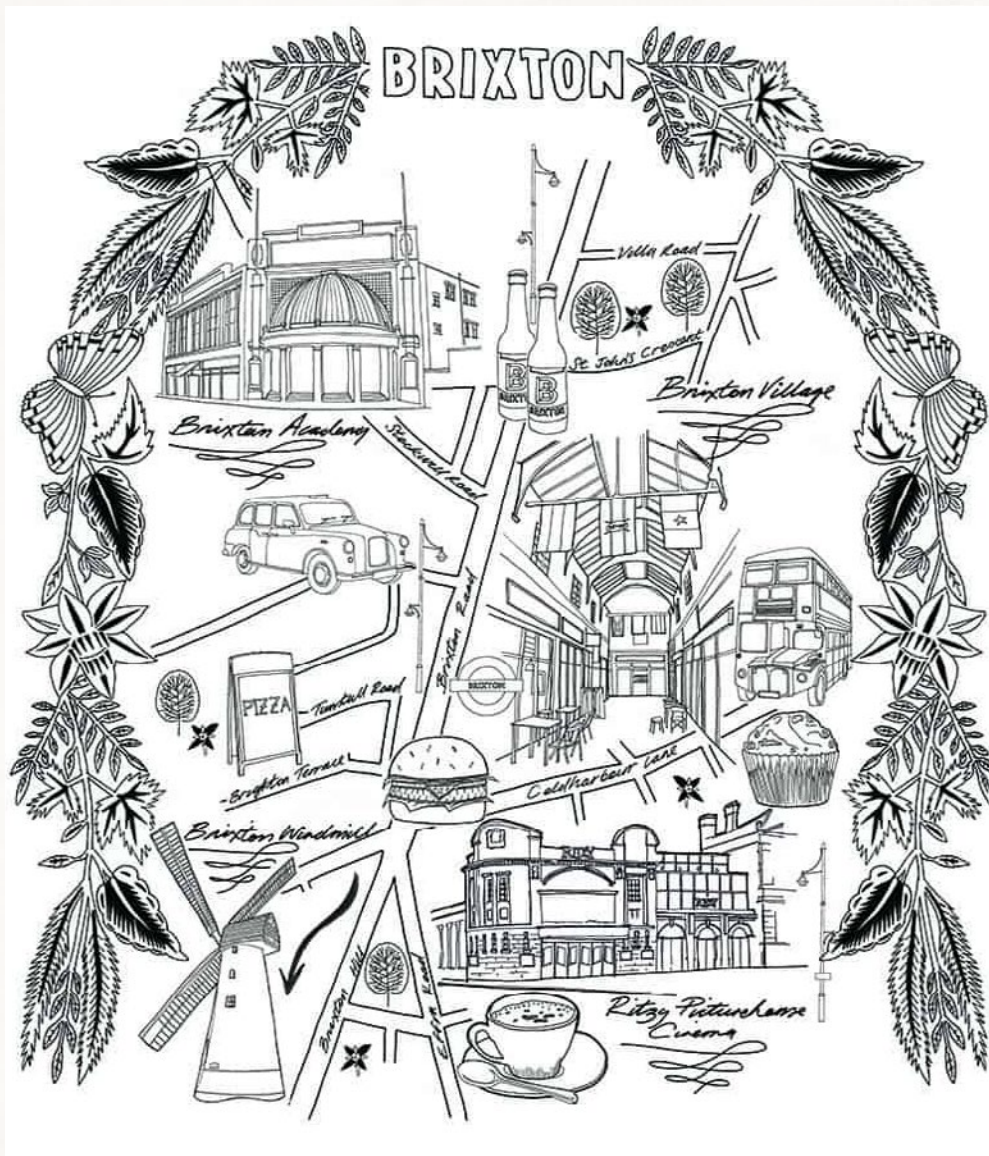


200 yards  
 Brixton Underground  
 (Victoria Line)  
 Easy access to Greater London



A bohemian neighbourhood  
bursting with culture and art,  
and fabulous food.





## Dining & Drinking

- Tequila Mocking Bird
- The Landor
- Three Eight Four
- Lost In Brixton
- Barrio Brixton
- The Junction
- The Shrub and Shutter
- Dogstar
- Hacha Brixton
- Taproom Brixton

## The Neighbours

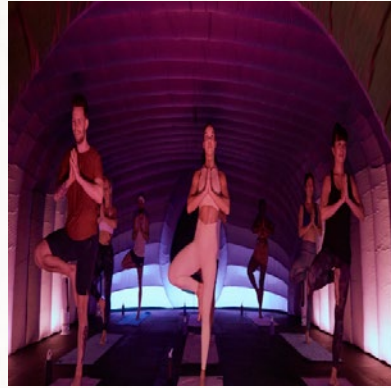
- Brixton House (opening 2022)
- Fitness First Brixton
- The Juice Unit
- Azmarino Coffee
- Brixton Market
- Halifax
- Hot-pod Yoga Brixton
- The Wine Parlour
- Studio Z



Head over to Canova Hall for their wood fire pizza and sharing dishes, breakfast to bedtime.



Barrio Brixton fills London's neighbourhoods with its Latin attitude.



Breathe deeper, stretch further, sweat harder and melt into Hot-pod Yoga Brixton.



Pop Brixton Temporary project, turned disused land into creative space for local, independent businesses.



Brixton House A modern theatre in the heart of Brixton. Focusing on making the world a better place.



Whether you're a film lover or looking for a quiet drink - The Ritzy Picturehouse has it all.



Brixton Academy The most iconic music venue in London with the 2nd largest theatrical stage in Britain.



Tate Library The gift of Sir Henry Tate, opened in 1893 by the Prince of Wales, (later Edward VII).



Brixton Village Market Wide range of food, best known for its African and Caribbean produce.



Studio Z Brixton, is 2,000 sq ft unique railway-arch multi-purpose Studio/Events Space & Kitchen Venue.

The offices are about to go through an extensive refurbishment plan and will soon provide the most creative space available in the area.

The available accommodation is on the First, Second and Third floors, and will be served by 2 passenger lifts.

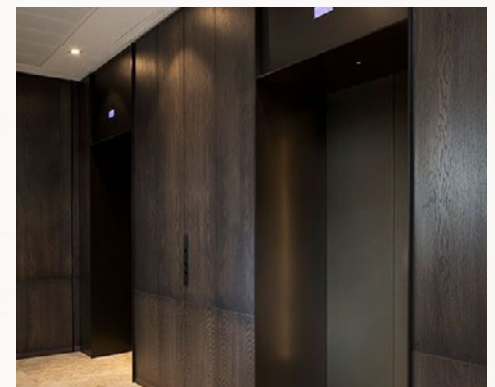
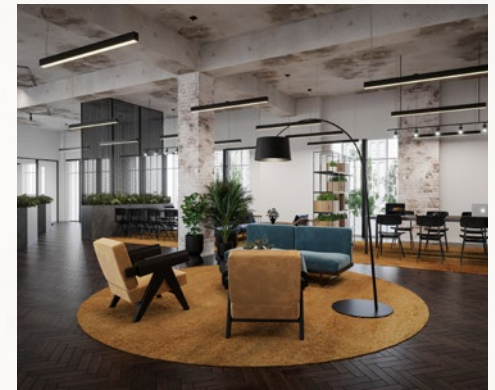
The space can be let as a whole, or on a floor by floor basis.

As you enter, you will be stunned by the high ceilings and abundance of light. The space is being designed and fitted in an inner city industrial style, with all common areas refurbished to a high standard, incorporating the classic features and sympathetic to the building's heritage.

The space will provide large, open plan floor plates with exposed finishes.

If required by the tenant Cat. A+ or Cat. B fit-out can be carried out as part of the Landlord works.

A new Ground Floor Reception area will front Brixton Road, fitted amongst a leisure hub at Ground Floor level with generous amounts of bicycle storage and shower facilities, complete the accommodation at the Quin & Axtens building.





# SPECIFICATION

- Brick clad walls and bronze finishes
- Exposed period features
- Parquet flooring to all office floors
- Full height windows throughout
- Potential for Roof Terrace
- Suspended LED lighting
- Approximately 3.5 metres minimum floor to ceiling height
- VRF air conditioning
- Fully accessible raised floors
- Two passenger lifts
- Secure cycle spaces and lockers
- Generous shower facilities

Schedule of Office Accommodation:

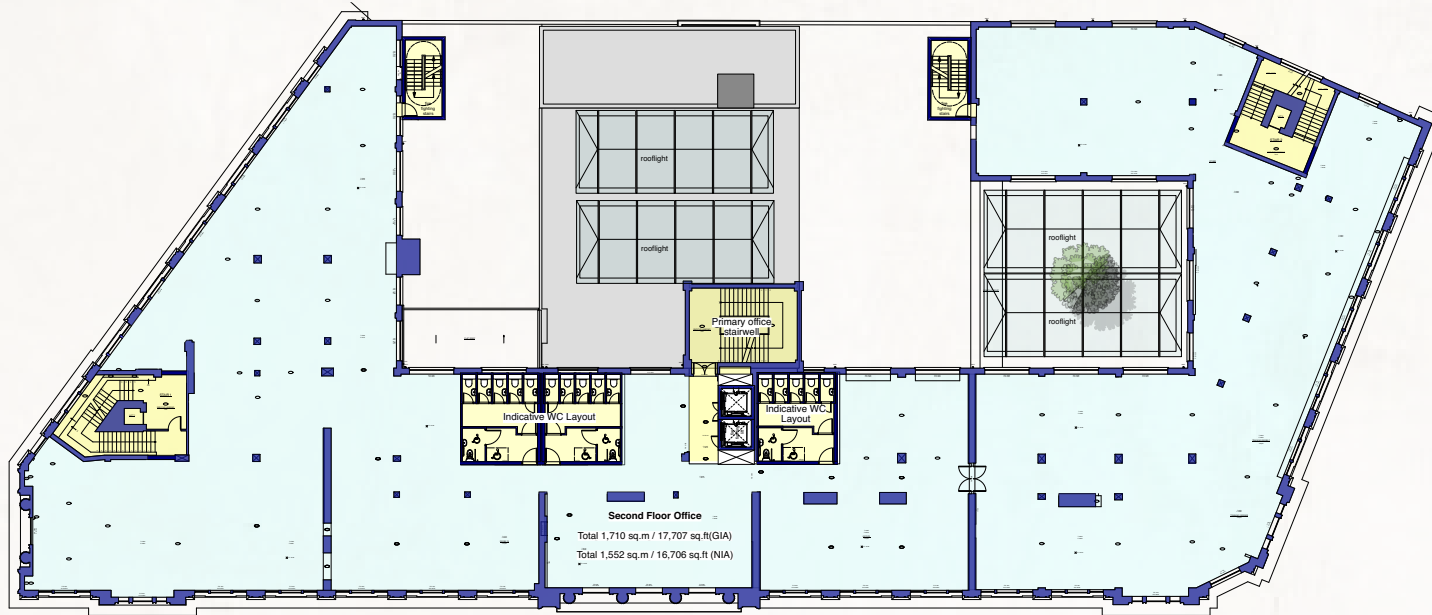
Third Floor	17,653 sq.ft.	1,640 sq.m
Second Floor	17,707 sq.ft.	1,646 sq.m
First Floor	17,707 sq.ft.	1,646 sq.m
TOTAL	53,067 sq.ft.	4,932 sq.m

First Floor  
17,707 sq.ft. / 1,646 sq.m

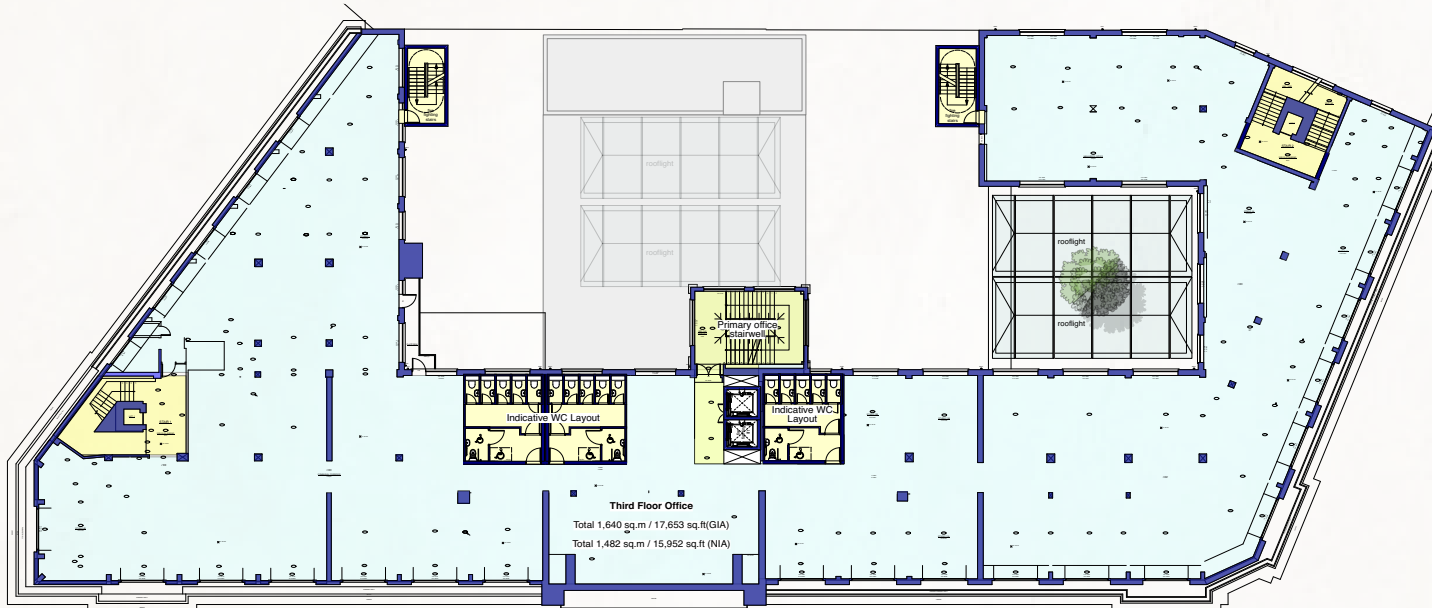


Note: Not to scale, for indicative purposes only.

Second Floor  
17,707 sq.ft. / 1,646 sq.m



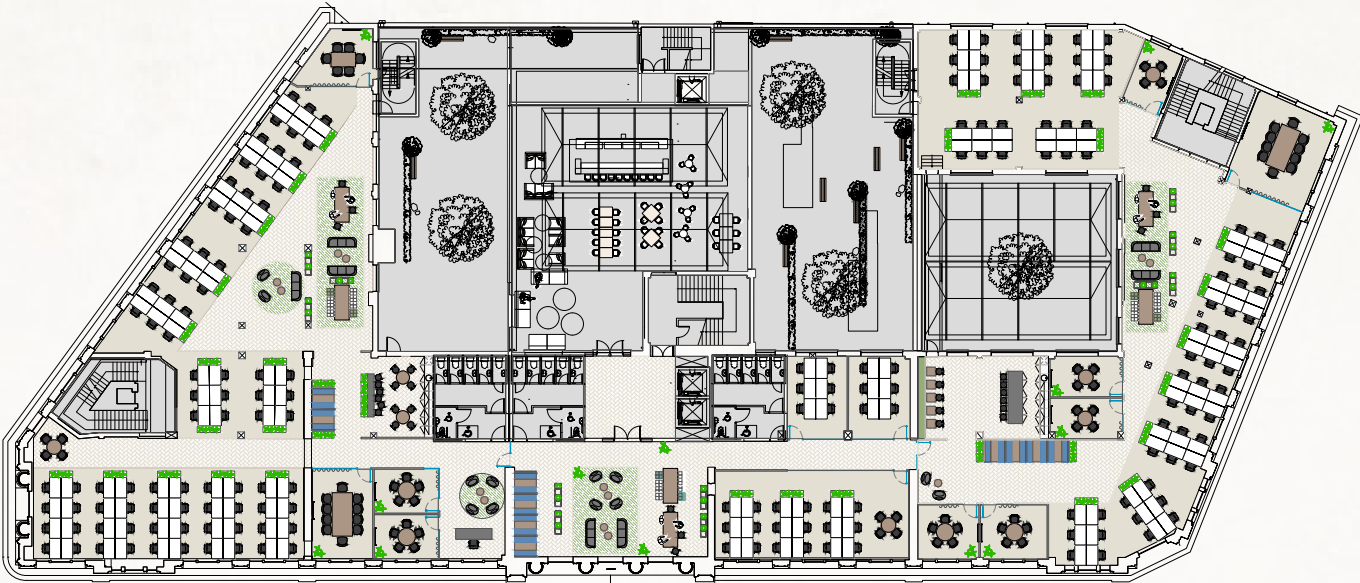
Third Floor  
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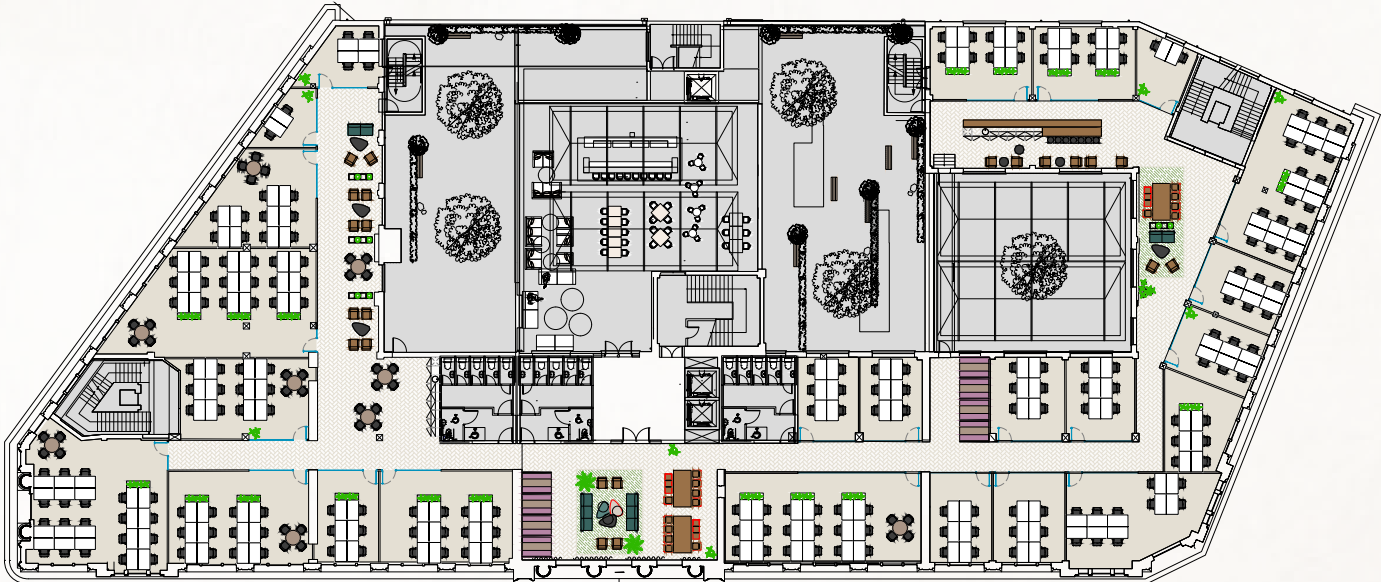
AGILE WORKING LAYOUT EXAMPLE

Total Headcount 184



TRADITIONAL LAYOUT EXAMPLE

Total Headcount 212



Note: Not to scale, for indicative purposes only.

# DESIGNED FOR YOUR NEEDS



Ready to occupy  
on Day One



Meeting Rooms



Reception Area  
with front of house



Hot desking



Flexible workspace  
arrangements



Breakout Areas



Collaboration Areas



Fully Cabled



High Speed Wifi

# COMMUNAL WORKSPACE



# MEETING ROOM



KITCHEN



# WORKSPACE



# TERMS

## Lease

New long term leases are available direct from the Landlord.

Consideration will be given to letting the office on a floor-by-floor basis, or as a whole.

## Timing

The extensive refurbishment is due to complete at the end of 2022.

Category A+ and Category B works available by negotiation;

The Landlord can carry out the ingoing tenant's fit-out to provide a turn-key 'Day One' occupation.

## Rent

Category A: £47.50 per sq ft.

Category A+ and Category B inclusive rent available.

For further information and viewings please contact:



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Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.  
The descriptions, dimensions and all other information are believed to be correct, but their accuracy is no way guaranteed.

Click the link below for the 3D tour:

<https://roundme.com/tour/804907/view/2541949/>