

# THE QUIN BUILDING

414 Brixton Road



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.

The offices are about to go through an extensive refurbishment which will bring new best in class creative space to Brixton.

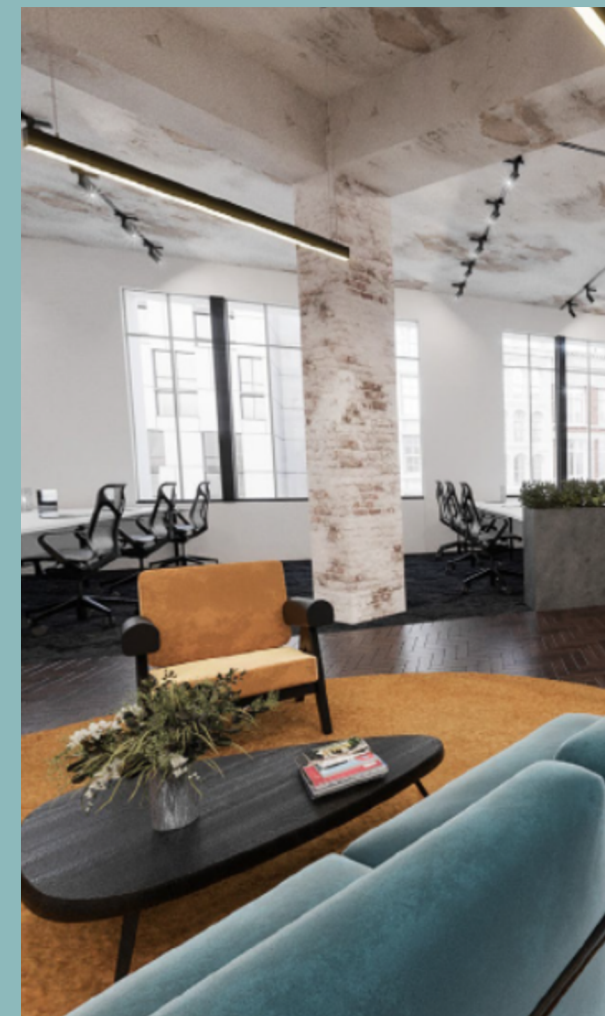
Available over 1st, 2nd & 3rd floors providing a total of 53,067 sq ft of creative workspace.

The building benefits with stunning features including high ceilings, natural light, industrial style, large open floor plates, exposed finishes and keeping the buildings heritage whilst modernising the space Flexible handover condition includes CAT A+ or CAT B to be carried as part of Landlord works.

The workspace benefits from new ground floor reception area onto Brixton Road & include all end of trip facilities.



## LANDMARK BUILDING



# SCHEDULE OF OFFICE ACCOMMODATION

FIRST FLOOR  
**17,707 SQ FT**

SECOND FLOOR  
**17,707 SQ FT**

THIRD FLOOR  
**17,653 SQ FT**

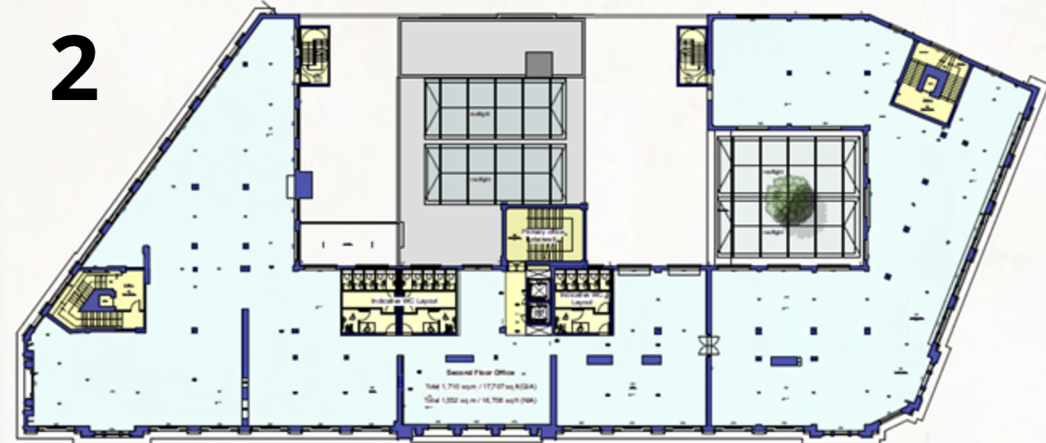
TOTAL AVAILABLE  
**53,067 SQ FT**

Note: Not to scale, for indicative purposes only.

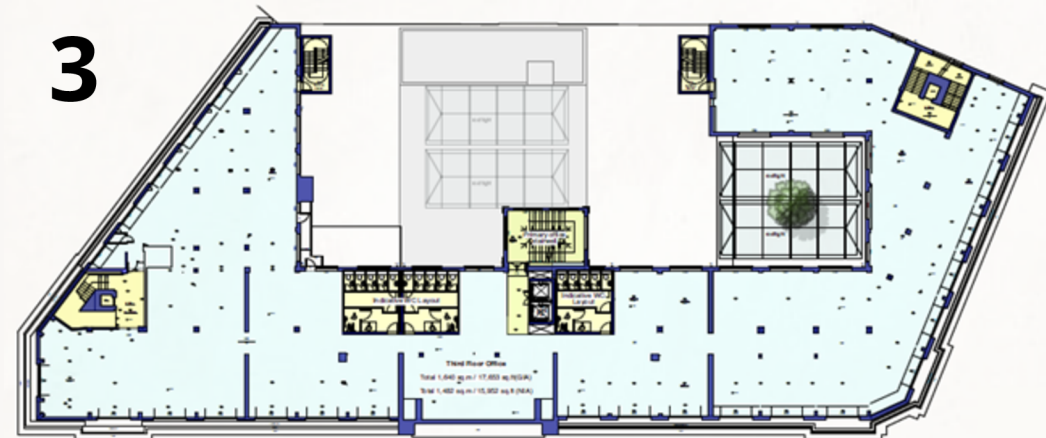
1



2

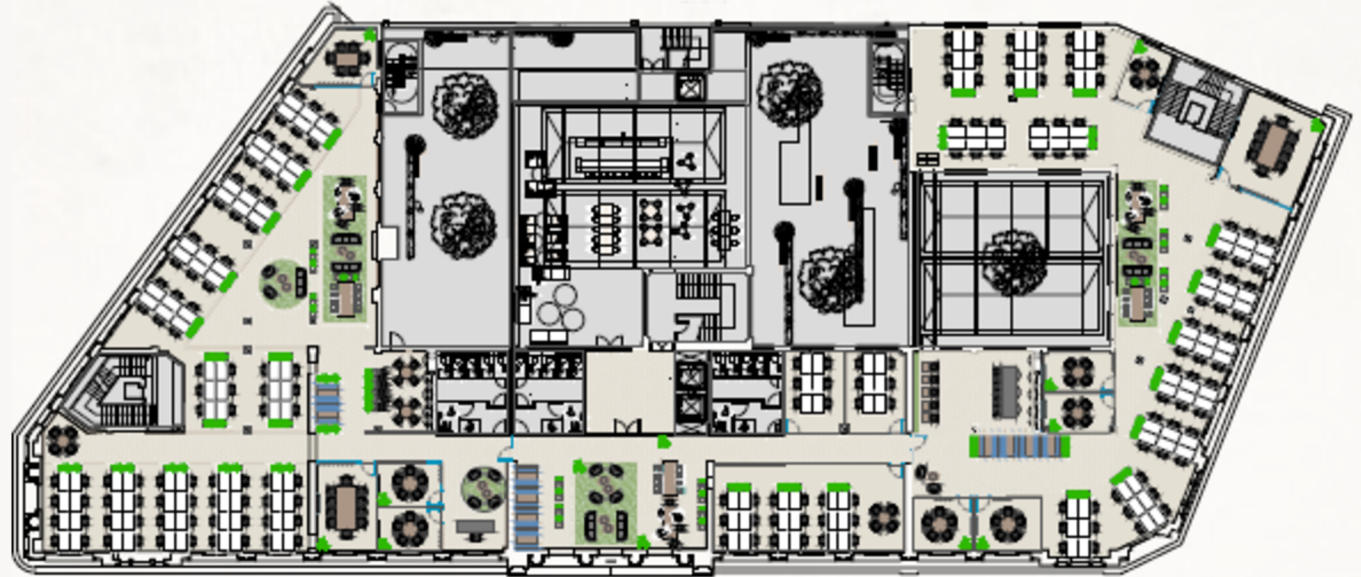


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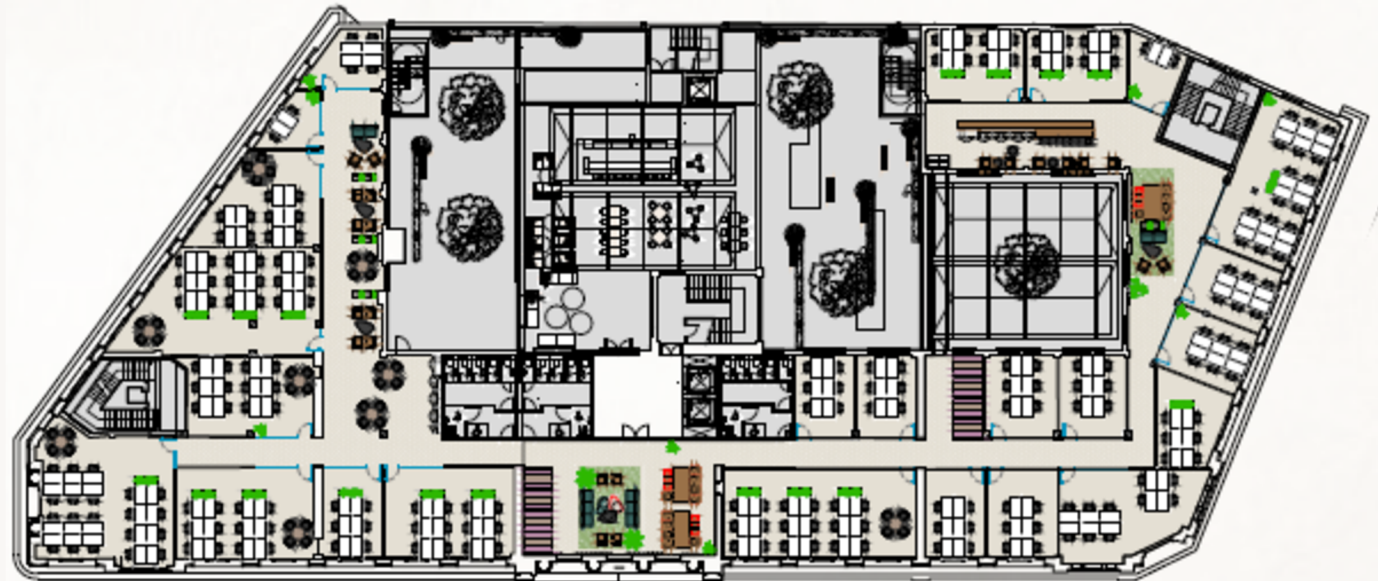
# AGILE WORKING LAYOUT EXAMPLE

Total Headcount - 184



# TRADITIONAL LAYOUT EXAMPLE

Total Headcount - 212



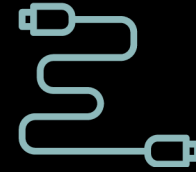
# DESIGNED FOR YOU NEEDS



Meeting Rooms



Ready to occupy on day one



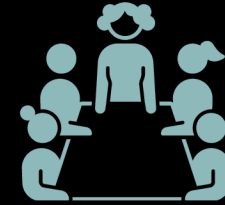
Fully cabled



Flexible workspace arrangements



Reception area with front of house



Collaboration areas



High Speed WIFI



Breakout Areas



Hot Desking



# 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

# LOCATION INFORMATION

200 Yards - Brixton Underground (Victoria Line) with easy access to Greater London



- Highbury & Islington - 20 mins
- Kings Cross St Pancras - 18 mins
- Euston - 14 mins
- Warren St - 13 mins
- Oxford Circus - 12 mins
- Green Park - 10 mins
- Victoria - 8 mins
- Pimlico - 7 mins
- Vauxhall - 4 mins
- Stockwell - 3 mins
- Brixton - Minutes from Brixton

# FOR MORE INFORMATION



## 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

Landlord is seeking a pre-let of the whole or majority part and anticipates a construction programme of 18 -20 months, subject to planning.

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

Guide rent on application

## AGENTS DETAILS

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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.