

A photograph of the exterior of Brixton House, a modern building with a dark, textured facade and large windows. The building is situated on a street corner with a sidewalk and a road. A white car is parked on the street, and a red postbox is visible on the sidewalk. The sky is blue with some clouds.

Brixton House
SW9 8GL 6,515 sq ft
Fully fitted with
wraparound terrace



LOCATION

Located in the heart of Brixton at 385 Coldharbour Lane just a 3-minute walk from Brixton Station (Victoria Line and National Rail), the office is surrounded by a vibrant mix of cafes, restaurants, and cultural venues. Brixton Village, Pop Brixton, and local amenities are all on the doorstep, making it a lively and convenient place to work.



ACCOMMODATION

The available space comprises the entire 4th floor, extending to 6,515 sq ft, and is offered fully fitted and furnished to a high standard. The layout includes a spacious open-plan working area, several glass-partitioned meeting rooms, a generous kitchen and breakout zone, and access to a stunning wraparound terrace with panoramic views over Brixton and beyond. The office benefits from excellent natural light on all sides, modern air conditioning, integrated lighting, and quality finishes throughout. This is a rare opportunity to occupy a turnkey workspace in one of Brixton's most sought-after commercial buildings.

LEASE

The office is available by way of a sublease or assignment of the existing lease, which expires on 12 November 2026. The lease also includes a tenant option to extend for a further 5 years

CONTACT

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SPECIFICATION

- 6,515 sq ft fully fitted, open-plan office
- High-quality fit out with modern furnishings
- Large wraparound terrace with fantastic views
- Multiple meeting rooms and breakout areas
- Spacious kitchen/breakout area
- Excellent natural light throughout
- Manned reception

TERMS

RENT: The lease is held at £42.74 per sq ft

RATES: c.£12.62 per sq ft

SERVICE CHARGE: c.£10.53 per sq ft

VIEWING

Strictly through sole agent.

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