



**BLUE
STAR
HOUSE**

BRIXTON SW9



Introducing Blue Star House

Blue Star House is a prominent island site conveniently located in the centre of Brixton, opposite the iconic Grade II listed O2 Academy Brixton. 4,127 sq ft - 16,523 sq ft of bright workspace with an industrial aesthetic is available over the third, fourth and fifth floors. All spaces benefit from double aspect with great natural light pouring in through large windows.

This is an exciting opportunity to join a community of creative start ups, small businesses and established brands whilst benefitting from the excellent connectivity and vibrancy Brixton has to offer.



Building

Location

**Derwent
London**

Agents



Key features

CAT A, newly refurbished and Furnished + Flexible options available

Open plan workspace

High-speed fibre enabled

Double aspect providing superb daylight

Shower facilities

Cycle spaces and car parking available

24 hour access

Manned reception

Two passenger lifts

Schedule of areas

Floor	sq ft	sq m	Status
Tenth	4,138	384	Q3 2023
Fifth	4,131	383	Available
Fourth	4,127	383	Available
Third	4,127	383	Available
Total	16,523	1,533	

IPMS measurements on request.

Building

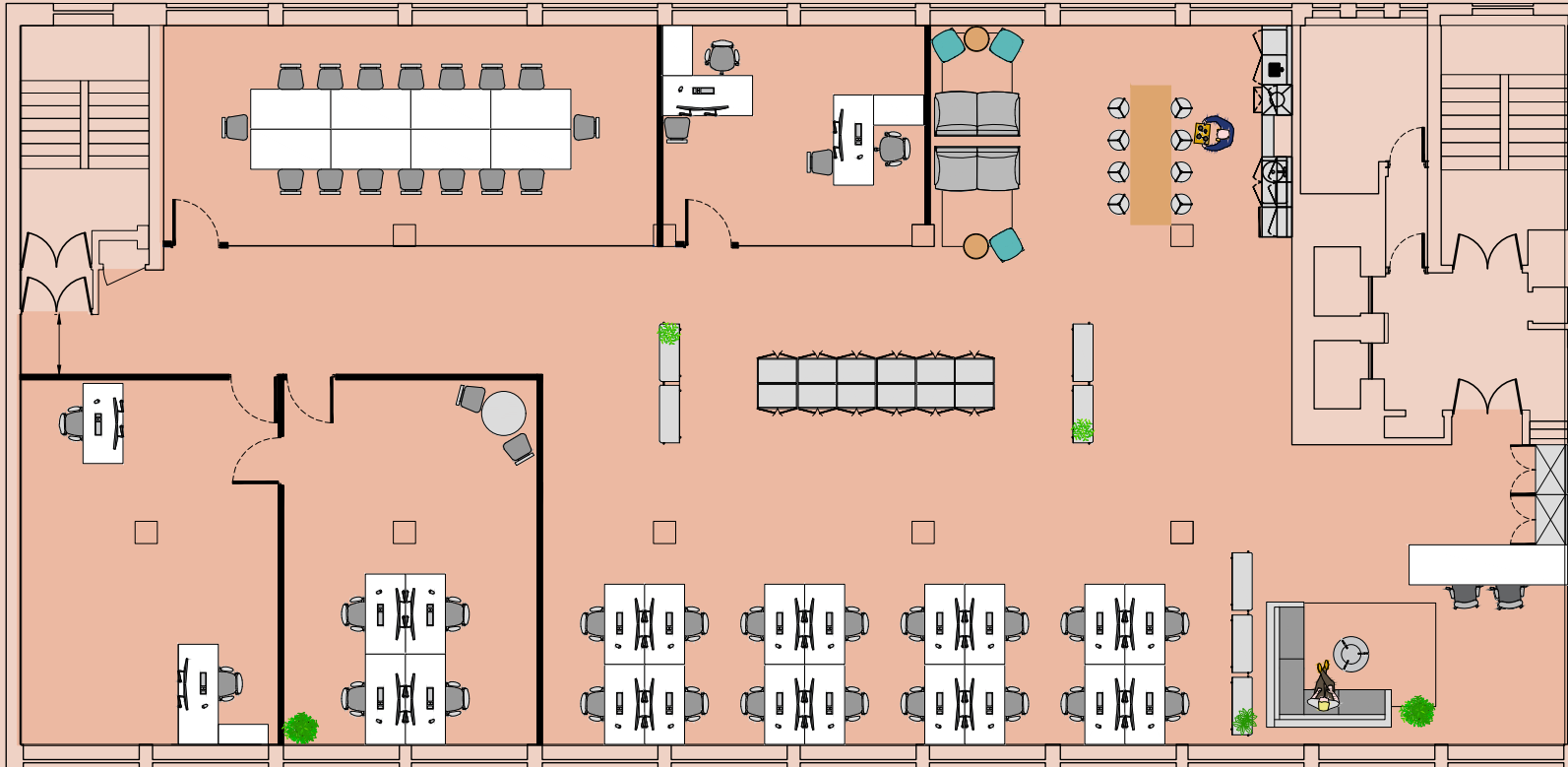
Location

**Derwent
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Fifth floor
Furnished + Flexible
4,131 sq ft

FURNISHED * FLEXIBLE *



Bellefields Road



Stockwell Road

Building

Location

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Fifth floor



FURNISHED *
FLEXIBLE *



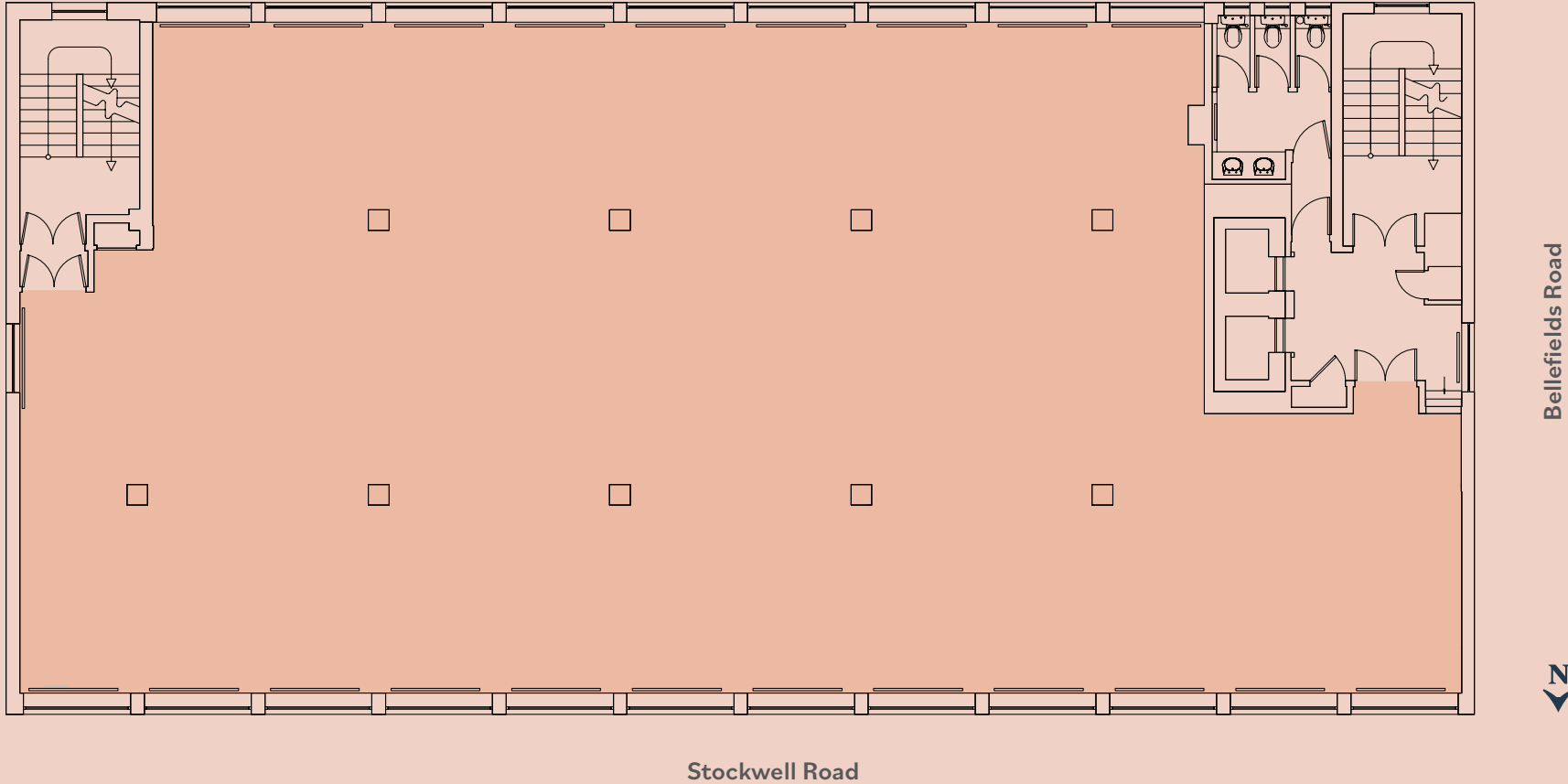
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Location

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Fourth floor
CAT A
4,127 sq ft



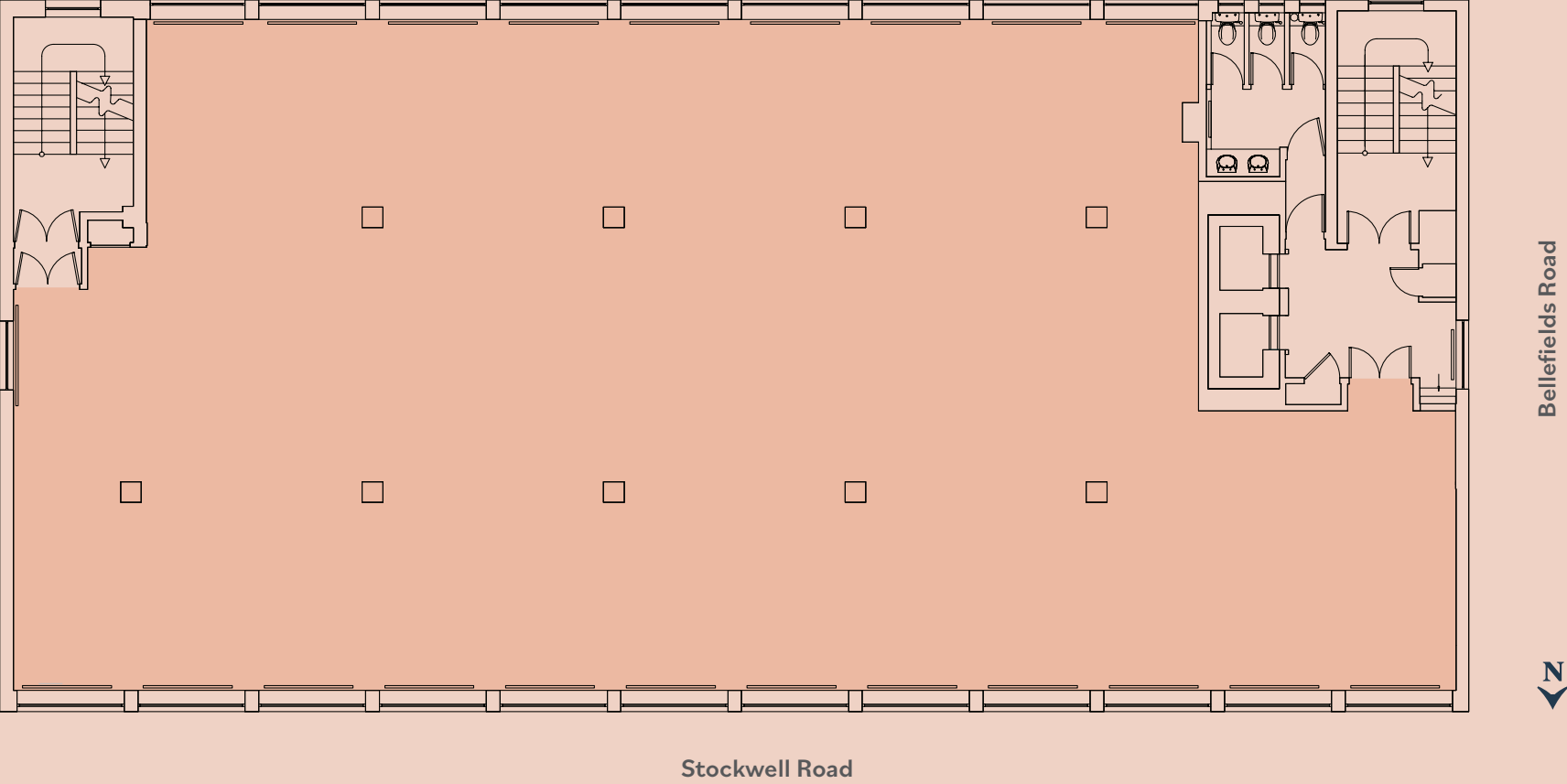
Building

Location

**Derwent
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Third floor
Refurbished CAT A
4,127 sq ft



Building

Location

**Derwent
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Third floor



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On your doorstep

Food & Drink

1. Assembly Coffee
2. Bellefields
3. Brixton Village and Market Row
4. Canova Hall
5. Cattivo
6. Caffè Nero
7. M&S
8. POP Brixton
9. Sainsbury's Local
10. Sushi Revolution
11. The Laundry
12. Naughty Piglets
13. The Rum Kitchen
14. Upstairs at
The Department Store
15. The Duke of Edinburgh

Fitness / Health and Wellbeing / Entertainment

1. Brockwell Lido
2. Brockwell Park
3. Brixton Orchard
4. Brixton Windmill
5. Fitness First
6. 400 Rabbits
7. Miguel's Boxing Gym
8. Windmill Gardens
9. Brixton Academy



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A fascinating mix of old and new

Brixton Village & Market Row

An awesome amenity in the heart of Brixton with every cuisine imaginable on offer, or equally perfect for a few Friday evening drinks.

Bellefields, Canova Hall & Upstairs at the Department Store

A stone's throw from Blue Star House, Bellefields and Canova Hall are the ideal places to grab a bite by day or cocktails by night. Upstairs is a cool new members club on the top floor serving bespoke cocktails and creative British food.

Electric Avenue

A street of great cultural significance and a shoppers paradise - fresh food, antiques, vinyl, art - it's all available here.

POP Brixton

Head along to this incredible village made of shipping containers showcasing south London's most exciting foodie, drink and retail start-ups.

O2 Academy Brixton

Right on your doorstep, one of London's coolest music venues for intimate sell-out gigs.

The Ritzy Cinema

A much-loved Brixton institution for film-lovers, striking the perfect balance between major blockbusters and independent films.

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Above, left to right: The Department Store, Pop Brixton, Brixton Village Market



Above, left to right: Ritzy Cinema, Canova Hall

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Easy connections

Brixton is a travel hub with fast access to central London and beyond. It's under a 3 minute walk from Blue Star House to Brixton station where the Victoria line departs every 2 minutes and reaches Oxford Circus in only 11 minutes. There are also numerous bus routes located on the doorstep of the building.

The cycle culture has always been prominent in Brixton and for those who ride into work there are cycle spaces available in the building.





















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Journey times from Brixton station by Underground

		Vauxhall	4 mins
		Victoria	7 mins
		Green Park	9 mins
		Oxford Circus	11 mins
		London Bridge	13 mins
		Euston	14 mins
		Bank	15 mins
		King's Cross	16 mins
		Canary Wharf	24 mins
		Heathrow Airport	46 mins

Journey times from Brixton station by National Rail

		Herne Hill	2 mins
		Victoria	7 mins
		Clapham Junction	18 mins
		Wimbledon	26 mins
		Gatwick Airport	41 mins

Source: tfl.gov.uk



Derwent London

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are committed to making better places and contribute to local communities.

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have recently set a target to achieve Net Zero Carbon by 2030.

Watch our Net Zero pathway video [here](#)

OUR JOURNEY TO
NET ZERO
2030



Building

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Derwent London buildings

WHITE COLLAR FACTORY



Old Street EC1

Size 291,400 sq ft

Completion 2017

Architects AHMM

Tenants Adobe, Accenture, AHMM, AKT II, Box.com, Brainlabs, Capital One, Comparethemarket and The Office Group

Restaurant Daffodil Mulligan and Lilienblum

TEA



Shoreditch E1

Size 272,000 sq ft

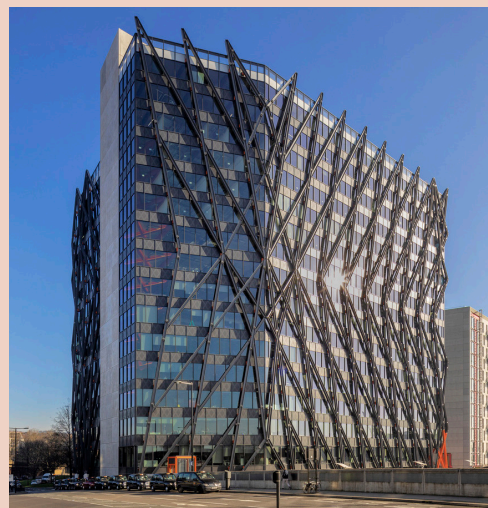
Completion 2003

Architects AHMM

Tenants AML Communications, Buckley Gray Yeoman, Jones Knowles Ritchie, Loop Up, Monkey Kingdom, Mother Advertising, New Wave Capital, Shoreditch House, U-Dox and Wise

Restaurants BRAT, Lyle's, PizzaEast and Smoking Goat

BRUNEL • BUILDING



Paddington W2

Size 243,000 sq ft

Completion 2019

Architects Fletcher Priest

Tenants Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Pictures Entertainment and Splunk

THE WHITE CHAPEL BUILDING



Whitechapel E1

Size 272,900 sq ft

Completion 2016

Architects Fletcher Priest

Tenants Claremont Consulting, Emperor Design, GDS, Reddie & Grose, Shipowners' Club, UK Forex and Wilmington

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Derwent London enhanced amenity

DL/78.FITZROVIA

Created for connection and collaboration, our DL/ Lounges are inspiring hybrid spaces where Members can come to work, meet, eat, socialise and be inspired. Designed for our community to gather, learn and share meaningful and productive experiences.

[Discover more about our DL/78 Lounge here.](#)



DL/78 - 78 Charlotte Street, Fitzrovia W1.

DL/28.OLD STREET

Following the launch of DL/78 in Fitzrovia, we are creating our second DL/ Lounge, DL/28, over ground and lower ground floors at The Featherstone Building. We designed these spaces for our community to gather, learn and share meaningful and productive experiences.

DL/ App

DL/

Available for our community to download, The Derwent London app offers a curated collection of features and benefits. Get discounted rates on DL/78 meeting rooms, secure a place at cultural events, lectures and screenings, access exclusive offers and discounts on products and services, and browse our available Furnished + Flexible workspace available across central London.

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Agents

Bray Fox Smith London

Rob Skioldebrand

E: robertskioldebrand@brayfoxsmith.com

T: 07769 725 412

Jake Stace

E: jakestace@brayfoxsmith.com

T: 07597 685 889

Kontor

Andrew Gibson

E: andrew@kontor.com

T: 07866 602 381

Paul Gold

E: paul@kontor.com

T: 07779 100 875

bluestarhousebrixton.co.uk



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LONDON