

Brixton House Offices

To let

8,838sqft of Grade A office space to let in vibrant Brixton



Prominent Location

**385 Coldharbour Lane,
Brixton, London, SW9
8GL**



Quoting Rent

£37.50 per sq. ft.



Planning

Class E

Get more information

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Description

The 3rd floor provides 8,838sqft of excellent grade A office space, a rarity in Brixton, complete with open plan floorplate, private outdoor terrace, WC's and showers.

The property is within seconds of the diverse and thriving centre of Brixton, a culture hub with a plethora of restaurants, cafes, shops, and it's sporting and artistic leisure offering.

Brixton House is a mere 6-minute walk from both Brixton Underground and Brixton Overground (SouthEastern) railway stations. There is also a vast bus network in the area.

Amenities

- Lifts
- Private outdoor terrace
- High speed internet
- Extended hours access
- 6-minute walk to Brixton Station
- Air conditioning and heating in situ
- Brixton Village and other amenities just seconds away

Rent

£37.50 per square foot

Rent Deposit

A 3 month rent deposit will be required.

Lease Terms

A new FRI lease is being offered for a term to be agreed, subject to upward only 5 yearly rent reviews. The new lease will be contracted outside of Sections 24-28 of the Landlord & Tenant Act 1954.

Planning Consent

Offices within Use Class E of the Town and Country Planning Order 1987 (as amended in 2020), otherwise planning consent will be required for a change of use to another use class order.

Interested parties should carry out their own due diligence in this regard.

Business Rates

Interested parties should make their own enquiries with the Local Authority to confirm rates due.

EPC

Available on request.

Legal Costs

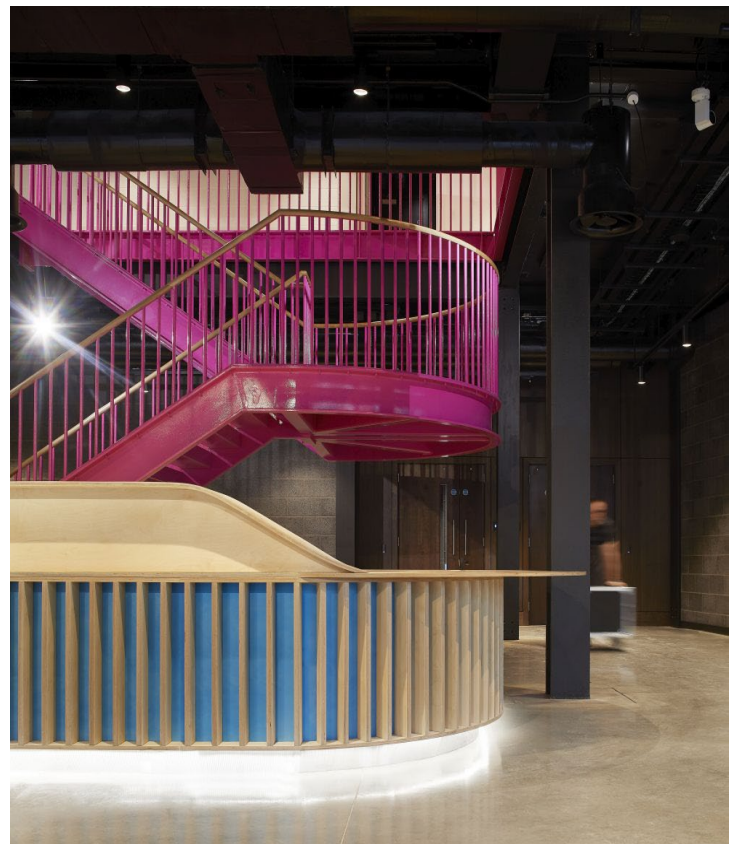
More information on enquiry.

Service Charge

Service charge to be paid quarterly. More information available on enquiry.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT at the prevailing rate.

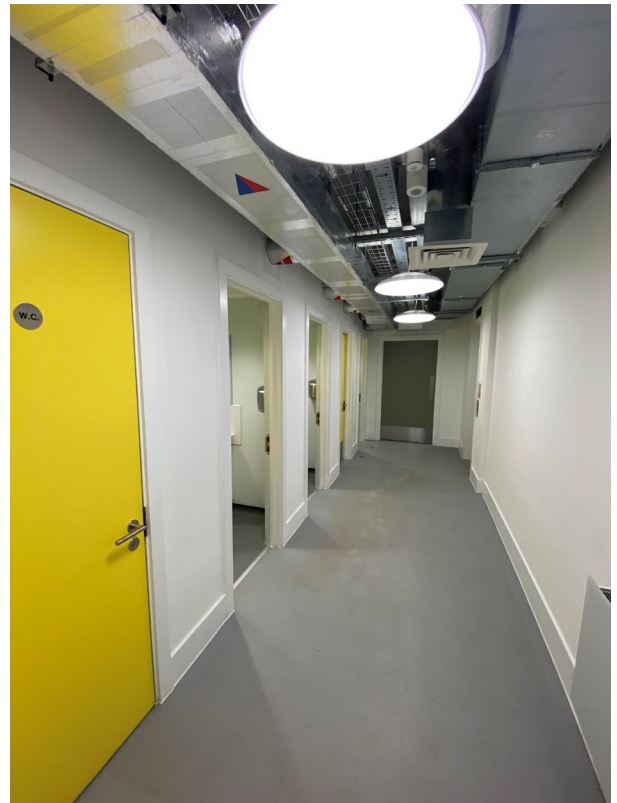




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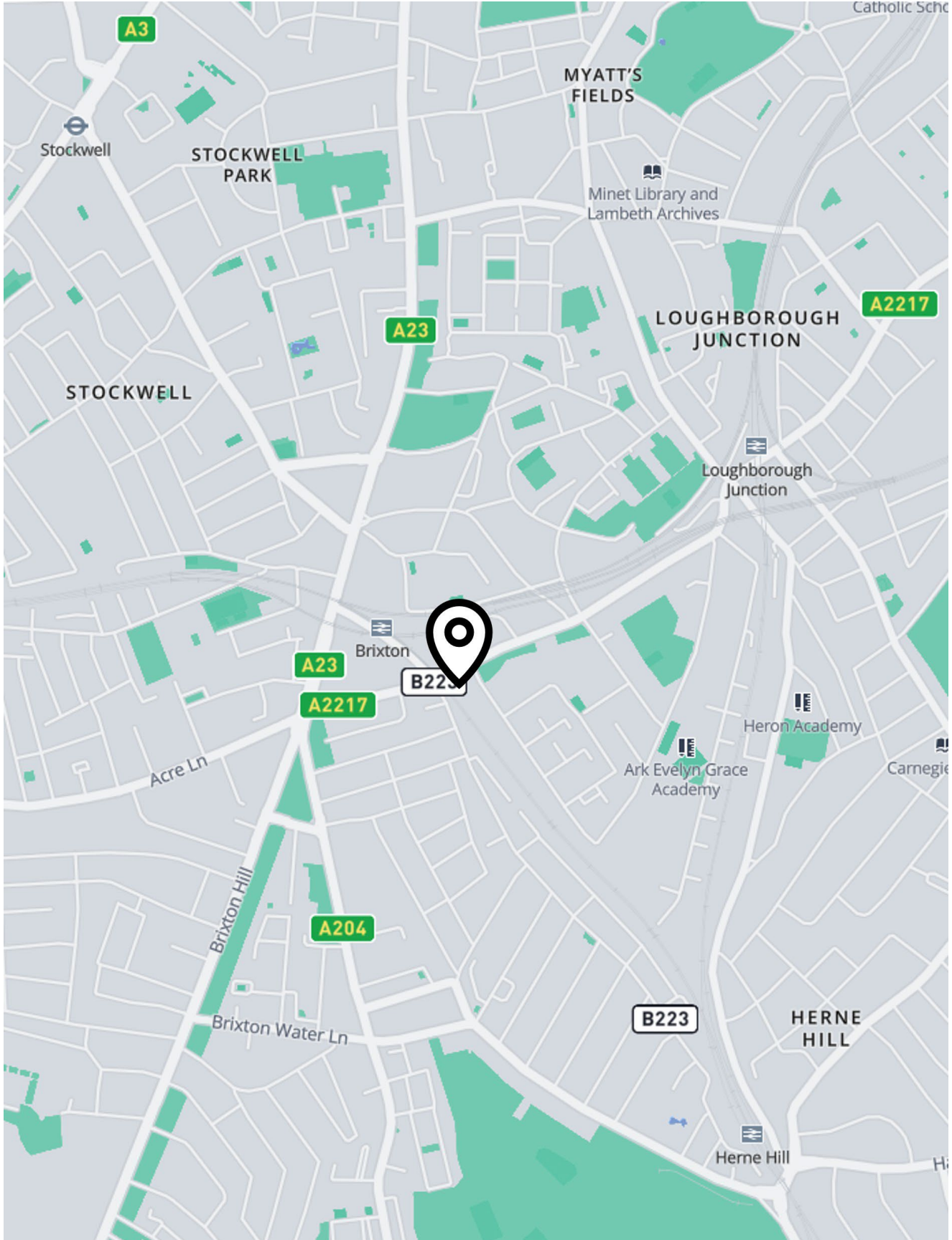


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To find out more, scan the QR code

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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