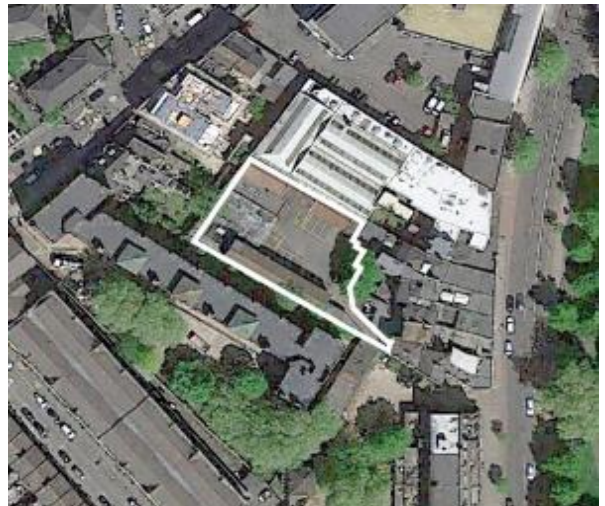


## 1- 4 BRIXTON ROAD SW2

1,000 – 13,152 sq ft Available



For further information please contact:

### **Bay Fox Smith**

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## 1 – 4 BRIXTON ROAD SW2

### Location

The property is located on Brixton Hill, a short walk from Brixton which has many amenities opportunities provided by Brixton, including Brixton Village, Pop Brixton and the Ritzy Cinema.

Nearby the busy junction of Brixton Hill (A23) and A205 (South Circular Road) which provides excellent connectivity into and out of London and surrounds.

### Description

The property comprises office B1 (a) use and ancillary space over ground and first floors on a site area of approximately 0.35 acres. The buildings are of brick construction with part pitched slate and part flat roof.

The space presents a short term economical flexible space for Self-contained space includes 10 private secure car parking spaces and presents an opportunity for office/distribution/storage uses close to central London.

### Accommodation

The existing floor area extends to circa 13,152 sq ft (1,222 sq m) over ground and first floor and can be sub divided to accommodate.

### Commercial Terms

Rent: POA

Rateable Value of £80,500.

Subject to contract



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1 – 4 BRIXTON ROAD

First Floor Plan



Ground Floor Plan



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