

# Basement premises

To let

c.11,000sqft open plan premises in vibrant Brixton



Prominent Location

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



Quoting Rent

**£13.50 per square foot**



Planning

**Use Class E**

## Get more information

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Brixton House Basement

## Description

The basement provides 10,957sqft of space, a rarity in Brixton, complete with open plan floorplate and lift access.

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
- Open plan
- Shell and core
- Extended hours access
- 6-minute walk to Brixton Station
- Brixton Village and other amenities just seconds away

## Rent

£13.50 per square foot

## Rent Deposit

A 3 month rent deposit will be required.

## Lease Terms

A new effective 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

Basement 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

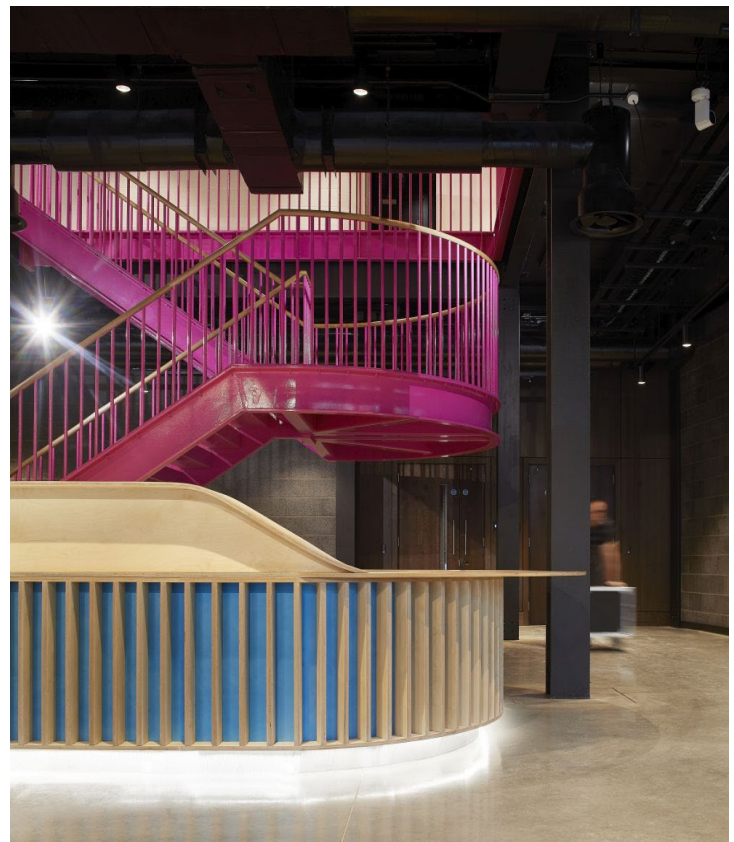
More information on enquiry.

## 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.



# Accommodation

Brixton House Basement



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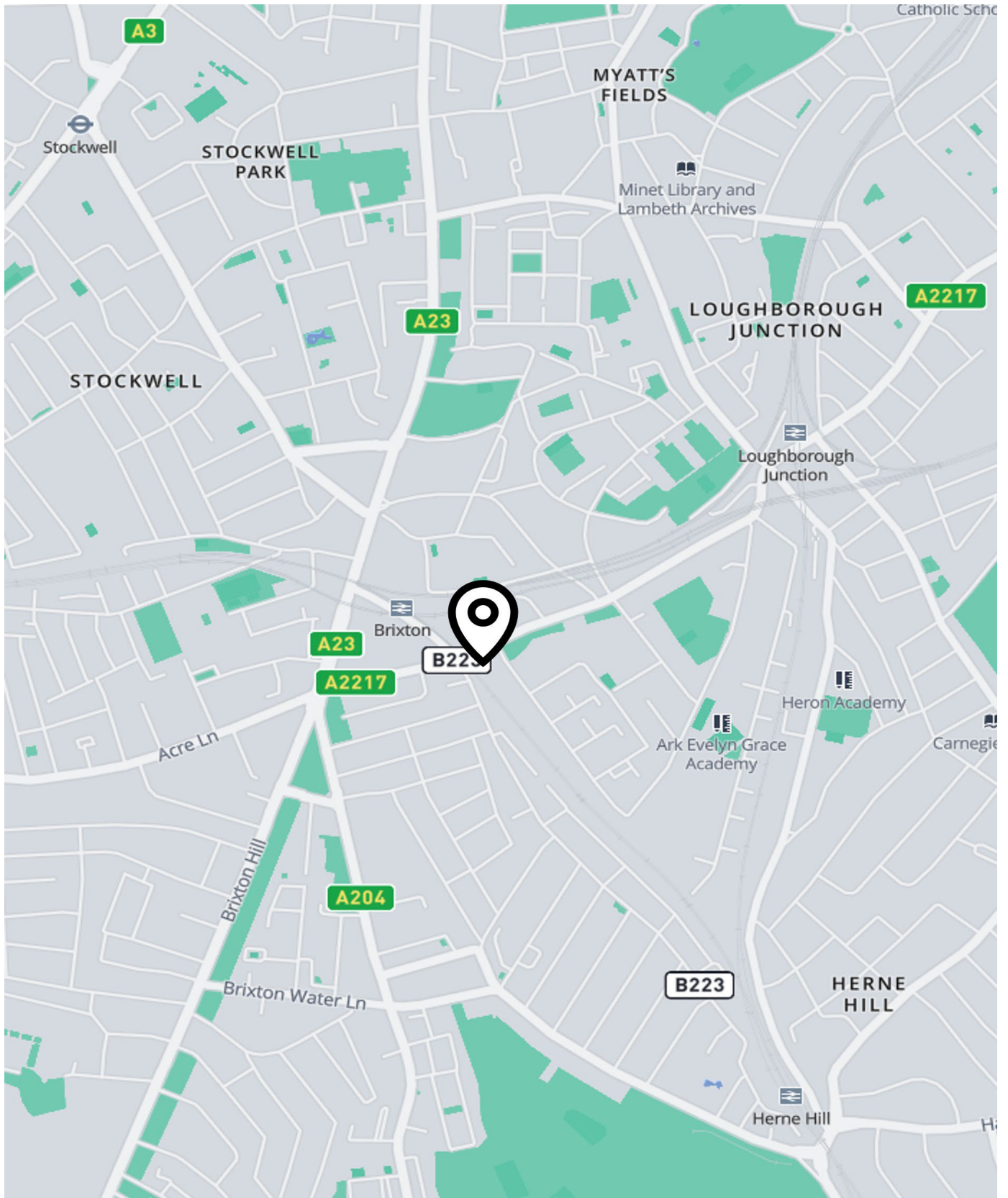


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# To find out more, scan the QR code

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2025

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