

Hooper

NAYLOR FRIEND

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FIRST FLOOR **AIR CONDITIONED OFFICES** **TO LET**

LOCATED IN THE CENTRE OF BRIXTON AND AVAILABLE UNDER A NEW LEASE

36-38 ACRE LANE, BRIXTON, SW9

LOCATION

The property is situated fronting Acre Lane with direct street access therefrom. Acre Lane is a link road between the centre of Brixton and Clapham and the property is within walking distance of the very centre of Brixton including overground and underground rail links, numerous bus routes and considerable leisure and shopping facilities provided by Brixton town centre itself. The property is virtually opposite a main Tesco supermarket.



DESCRIPTION

The property comprises first floor open plan office space, fully refurbished and now ready for occupation. The property is roughly rectangular in shape and benefits from air conditioning (not tested), good quality lighting, raised floors for power and data, and internal male and female WCs, disabled WC and kitchenette facilities. The property has good natural light and replacement double-glazed windows.

ACCOMMODATION

| | | |
|---|----------------------------|--------------------------------------|
| Floor Area | 184.96m² | 1,990 ft² (approx) |
| Male and female and disabled WCs | | |
| Kitchenette | | |

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.



TENURE

The property is offered by way of a new lease on full repairing and insuring terms, the length of which is to be negotiated.

Messrs HOOPER NAYLOR FRIEND for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) no person in the employment of Messrs HOOPER NAYLOR FRIEND has any authority to make or give any representative warranty whatever in relation to this property.

USE/PLANNING

We understand the property currently falls within Class B1 (Office) of the current Town and Country (Use Classes) Order and would suit a variety of businesses, but prospective purchasers/tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£30,000 (thirty thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT