

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG

TEL 020 8766 0123 * FAX 020 8761 4472

FIRST FLOOR OFFICES **TO LET**

SELF-CONTAINED ENTIRE FIRST FLOOR OFFICES NEAR TO BRIXTON UNDERGROUND STATION

34 ELECTRIC LANE BRIXTON **LONDON SW9 8LZ**

LOCATION

The property is situated in the heart of Brixton town centre near to Brixton Underground Station. There are numerous bus routes passing through Brixton giving easy access to Streatham, Crystal Palace, Beckenham and also to the City and West End.

DESCRIPTION

The property is fully self-contained and occupies the entire first floor with its own street entrance. The property is to be let with two WC's.

ACCOMMODATION

Total Office Space 148.6m² 1600 ft² (approx)
2 WC's

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

USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order. The premises have most recently been used for a counselling service for alcoholics and therefore it is very likely D1 consent would be granted. Prospective 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 **£25,000 (twenty five thousand pounds)** per annum exclusive is sought.

RATES

£5,883 (five thousand, eight hundred and eighty three pounds) payable for year ending March 2008. Rates for 2007/2008 should be verified with Lambeth Council.

V.A.T.

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

SUBJECT TO CONTRACT