

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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TWO FLOORS OF FULLY SELF-CONTAINED OFFICES

TO LET IN CENTRAL BRIXTON

WITH DIRECT STREET ACCESS FROM BRIXTON ROAD IMMEDIATELY NEXT DOOR TO BARCLAYS BANK AND PROVIDING TWO GOOD SIZE FLOORS UNDER A NEW LEASE

463-465 BRIXTON ROAD BRIXTON **SW9 8HH**

LOCATION

The property is situated with direct street access from Brixton Road immediately adjoining Barclays Bank and in the prime area of Brixton. Brixton is a fantastically vibrant and busy South London suburb with good communication links via overland railway and Victoria Line tube. In addition there are numerous bus routes servicing the area and the town centre affords access to many multiple retailers, service industry providers and more local trades. Brixton Road has virtually constant passing pedestrian and vehicular traffic.

DESCRIPTION

The property comprises self-contained first and second floor offices with access direct from Brixton Road itself. The property, which is to be refurbished, will have extra natural light from windows front and back and will be refurbished to a good standard. There are WC's at both levels and there will be a kitchenette installed. The property is considered suitable for a variety of office occupiers requiring ready accessibility to the town centre.

ACCOMMODATION

<u>First Floor</u>	117.98m²	1270 ft² (approx)
Single WC		
<u>Second Floor</u>	95.68m²	1030 ft² (approx)
3 WC's		
Total Offices	213.67m²	2300 ft² (approx)

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.

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USE/PLANNING

We understand the property currently falls within class B1 (Office) of the Current Town and Country (Use Classes) Order and would suite a variety of occupiers. 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 **£34,500 (thirty four thousand, five hundred 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

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.