



Hooper

NAYLOR FRIEND

10,360 FT² FIRST FLOOR SPACE
TO LET

SITUATED IN THE VERY CENTRE OF BRIXTON ABOVE THE PRIME RETAIL AREA AND CONSIDERED SUITABLE FOR A VARIETY OF OCCUPIERS SUBJECT TO ANY NECESSARY CONSENTS

457-461 BRIXTON ROAD, LONDON
SW9 8HH

LOCATION

The property is situated at first floor level within a landmark building at the centre of Brixton Road above a newly fitted H&M clothing store. Access is via a lift and staircase from Electric Lane in the very heart of Brixton and there is the capacity to create an additional accessway together with some additional space via a staircase access onto Brixton Road. The property is within a very short walk of Brixton underground and mainline stations and with extensive numbers of bus routes in the vicinity, access to and from the building is excellent. The surrounding area is a densely populated residential catchment within an area which has experienced significant inward investment in recent years leading to considerable improvement.

PHOTOGRAPH/PLAN GOES HERE – GO TO NEXT PAGE

DESCRIPTION

The property comprises a largely open plan and roughly rectangular space at first floor level within a landmark building fronting Brixton Road. The property is clear span space save for structural piers and it would lend itself to a variety of uses including office, assembly or some leisure, subject to any necessary consents. It is unusual to find space of this size in such a central location in Brixton and a variety of potential uses may be possible.

ACCOMMODATION

Main Floor Plate	10,360 ft²	962.44 m² (approx)
Potential for Additional First And Second Floor Space within Neighbouring Building totalling	10,300 ft²	956.87m² (approx)

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

TENURE

The property is to be offered 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 was formerly first floor ancillary space above a former Woolworths and therefore not likely to be specifically designated from a planning point of view. Consideration will be given to uses with Class B1, D1, D2 or any other reasonable use within the current Town and Country (Use Classes) Order which the landlords may consider. Parties should make their own enquiries of the local Planning Authority concerning potential changes of use prior to offer.

RENT

On application.

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.