

LOW COST FIRST FLOOR STUDIO **WORKSHOPS TO LET**

LOCATED WITHIN THE VERY CENTRE OF BRIXTON, FORMING PART OF AN INDOOR MARKET LOCATION AND AVAILABLE ON FLEXIBLE TERMS ON AN INCLUSIVE BASIS.

BRIXTON VILLAGE, COLDHARBOUR LANE/ **ATLANTIC ROAD, BRIXTON, SW9**

LOCATION

The property is situated at first floor level within Brixton Village and shares access directly from Coldharbour Lane and Atlantic Road. Brixton Village acts as a busy indoor market, with a variety of local retail and market type operators within. The property is within easy walking distance of Brixton mainline and underground stations and a very wide variety of transport and shopping facilities provided by the surrounding areas.

DESCRIPTION

The properties comprise first floor studio workshops, roughly rectangular in shape. The properties have solid floors, power, light and relatively good natural light via windows on either elevation. The properties are considered suitable for various uses including jewellery and fashion workshops, artists studios and similar users with basic space requirements. Access to the property is between hours 7 am to 7 pm Monday to Saturday with no access on Sundays.

ACCOMMODATION

Unit A	148.64 m ² (1600 sq.ft.) approx. gross internal
Unit B	195.09 m ² (2100 sq.ft. approx.) gross internal

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 properties are offered on flexible terms by way of lease or licence for a term to be agreed. Tenancies are to be on a largely inclusive basis including rent, rates, property insurance, maintenance etc.

USE/PLANNING

We believe the property to be suitable for a variety of uses including studio offices / workshop space and is currently ancillary space to the market. Prospective purchasers are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

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RENT

Unit A £13,000 per annum inclusive.

Unit B £17,000 per annum inclusive.

V.A.T.

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