

Hooper

NAYLOR FRIEND

2 WATERSTONE HOUSE \* 13 CENTRAL HILL \* LONDON SE19 1BG  
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## **MODERN OFFICE BUILDING** **FOR SALE OR TO LET**

LOCATED JUST OFF BRIXTON HILL WITHIN STRIKING DISTANCE OF BRIXTON TOWN CENTRE, FROM 3,800 ft<sup>2</sup> - 12,000 ft<sup>2</sup> AND AVAILABLE WITH ON SITE PARKING

### **UNITS 1 & 2 HERMES HOUSE, 59** **JOSEPHINE AVENUE, BRIXTON, SW2 2JE**

#### **LOCATION**

The property is situated with a ground floor presence and frontage to Josephine Avenue just off Brixton Hill on the peripheries of Brixton town centre. Brixton is a thriving South London location with extensive shopping and transport facilities including overground and underground train access and innumerable buses providing access both to central London and surrounding areas. The property is within walking distance of the centre of Brixton but sufficiently outside the very centre to avoid the worst of the congestion.



## **DESCRIPTION**

The property comprises a three storey modern purpose built office building most recently occupied by the Employment Service and considered suitable for a variety of businesses. The property has double glazed windows, an 8 person passenger lift, good natural light and benefits unusually in Brixton from on site car parking with one area being dedicated to the subject property and with other spaces elsewhere. The property can also be offered as three individual floors subject to slight rearrangement of the ground floor.

## **ACCOMMODATION**

<b>Ground Floor</b>	<b>355.80m<sup>2</sup></b>	<b>3,830 ft<sup>2</sup> (approx)</b>
<b>First Floor</b>	<b>401.32m<sup>2</sup></b>	<b>4,320 ft<sup>2</sup> (approx)</b>
<b>Second Floor</b>	<b>357.66m<sup>2</sup></b>	<b>3,850 ft<sup>2</sup> (approx)</b>
<b>Total Floor Area</b>	<b>1114.80m<sup>2</sup></b>	<b>12,000 ft<sup>2</sup> (approx)</b>

Externally, car parking for several cars.

Figures relating to accommodation are approximate and rounded up 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.



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.

## **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 or alternatively freehold and with vacant possession upon completion.

## **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. 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**

In the event of a letting, a rent of **£155,000 (one hundred and fifty five thousand pounds)** per annum exclusive is sought. The price in the event of a freehold sale, offers in excess of **£2.6m (two million six hundred thousand pounds)** 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**