



 Grant Mills Wood  
chartered surveyors

# LAND AND OPEN ARCHES

## 3-10 VALENTIA PLACE

### BRIXTON, SW9 8PG

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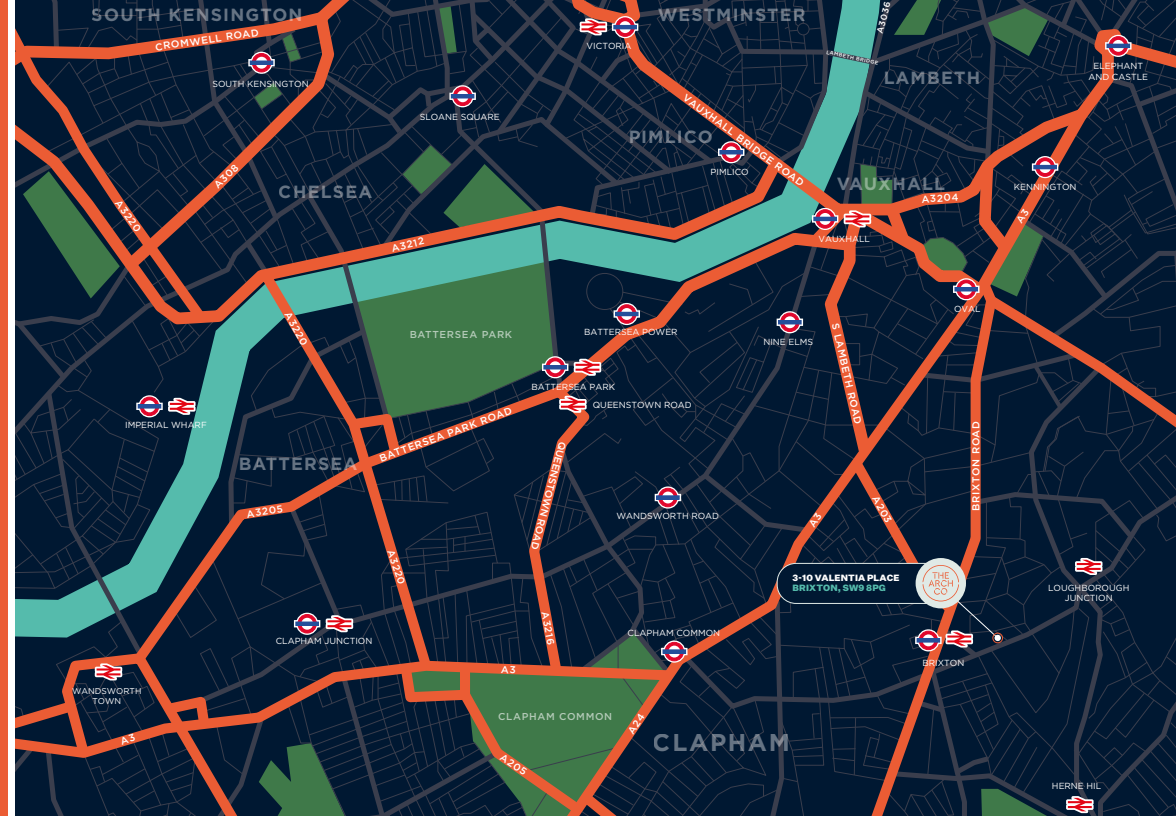


# LOCATION















**THE LAND AND OPEN ARCHES ARE LOCATED BETWEEN GRESHAM ROAD AND VALENTIA PLACE, IN THE HEART OF BRIXTON.**

Pop Brixton, Brixton Market and Brixton Village are a short walk away and the immediate area benefits from good footfall.

Brixton Underground (Victoria Line) and Overground Stations are a 5 minute walk away. There are good transport links out to the South Circular (A205) and M23/M25.



# TRAVEL TIMES

Brixton Overground			5 mins (0.2 mile)
Brixton Underground			7 mins (0.3 mile)
Herne Hill Station			7 mins (1.3 miles)
South Circular			10 mins (1.6 miles)
Vauxhall Station			12 mins (2.3 miles)
Victoria Station			19 mins (3.4 miles)
M25 South Junction 7			58 mins (16.8 miles)

# DESCRIPTION

**THE OPPORTUNITY CONSISTS OF OPEN ENDED ARCHES WHICH PROVIDE COVERED SPACE AND AN EAVES HEIGHT OF APPROXIMATELY 6.9M.**

The arches open onto further secure land bounded by the railway viaducts and accessed via double gates off Valentia Place. There is a further small, enclosed arch which provides dry storage.

The arches have B8 planning, suitable for storage use. Other uses may be considered subject to planning permission.



# ACCOMMODATION

DESCRIPTION	SQ FT	RENT PA
OPEN ARCHES	6,725	£67,175
LAND	6,110	
ARCH 544	600	
<b>TOTAL</b>	<b>13,435</b>	



## SPECIFICATION



**Secured**  
storage site



**Great**  
location



**Vehicular**  
access



**May suit**  
**other uses**  
STPP

## COSTS PER ANNUM

Rent	£67,175
Service Charge	n/a
Insurance	£606.64
Business Rates	£3,500

Indicative total monthly costs **£5,940.14**.

All figures quoted are exclusive of VAT which is applicable.

We advise checking exact business rate amounts with the VOA.

## EPC

Arch 544 - D.

Open Arches and Land - No EPC required.

## TERMS

Available on The Arch Company's Standard Tenancy Agreement typically 3 or 6 years subject to negotiation. Other lease terms available.

*All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.*

## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents Grant Mills Wood.

**JONATHAN HAY**

**+44 (0)7798 605532**

**jonathanh@grantmillswood.com**

**FABIAN STUART SMITH**

**+44 (0)7597 488177**

**fabians@grantmillswood.com**

**THE CODE OF PRACTICE ON COMMERCIAL LEASES IN ENGLAND & WALES** strongly recommends you seek professional advice before signing a business tenancy agreement.

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