



2-3 Railway Approach
Brixton Station
Brixton Station Road
Brixton
London
SW9 8JL

E Class Uses at Brixton Train Station

TO LET

1,197 Sq ft (111²)



www.grantmillswood.com
020 7629 8501

Location

Brixton Railway Approach is situated beneath Brixton Overground Station, situated between Atlantic Road and Brixton Station Road, bounded by Brixton Road to the West and Pope’s Road to the East.

In the local area there are a mix of national and independent occupiers including Kricket, Franco Manca, Dog Star, Mama’s Jerk, Honest Burger, Duck Duck Goose, Meat Liquor, Container Records, Raclette Brothers and Maria Sabina to name but a few.

The area benefits from a high level of footfall; Brixton underground station (Victoria Line), approximately 85 metres from the scheme.

Floor Area (Gross Internal Area)

	Sq ft	(m ²)
Ground Floor	963	(89)
First Floor	234	(22)
Total	1,197	(111)

Description

Unit 2-3 is prominently located with a circa 10m shop front at the entrance to Brixton Overground Station.

The arch has been refurbished and is provided in shell condition ready for tenants’ immediate fit out. The space benefits from internal lining, insulated concrete floor, 3-phase electricity, WCs, water, waste, internal security shutters and a glazed frontage.

Terms

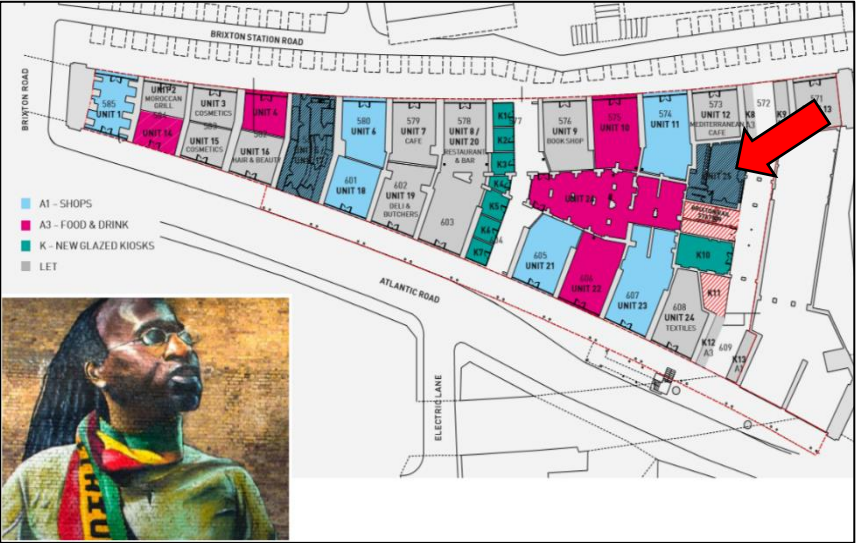
The units are available on new leases directly from the landlord on terms to be agreed.

Rates

Interested parties are advised to make their own enquires via the London Borough of Lambeth.

Legal Costs

Each party is to bear their own legal costs. Fees may be applicable subject to the type of lease taken.



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Viewing

Viewings are available strictly by appointment through sole agents Grant Mills Wood:-

Jonathan Hay
Jonathanh@grantmillswood.com
07798605532

