

# UNIT 5 // SOMERS PLACE SW2 2AL

# BRIXTON



8,749 SQ FT (812.81 SQ M) // INDUSTRIAL UNIT TO LET



## // DESCRIPTION

Unit 5 comprises a total of 8,749 sq ft broken down as 6,723 sq ft of warehouse space along with of 2,026 sq ft of fully fitted-out office space spread over ground and first floor.

The unit benefits from 6.18m eaves height with yard and car parking to the front.

## // SPECIFICATION

- 6.18m eaves
- 10 on-site car parking spaces
- All main services - 3 phase power
- Ground and first floor office accommodation
- Electric roller shutter door
- WCs
- Kitchenette

## // ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	6,723	624.59
Ground and First Floor Office	2,026	188.22
<b>Total</b>	<b>8,749</b>	<b>812.81</b>

## // LOCATION

Unit 5, Somers Place is located off the A23 Brixton Hill which provides direct access via the A23 Brixton Hill into Central London and the South Circular.

Various means of public transport service the estate including bus routes, London Underground stations Brixton (Victoria Line) & Clapham South (Northern Line) as well as National Rail services (Tulse Hill, Streatham Hill and Brixton).



## // TERMS & RATES

A new fully repairing and insuring lease to be granted for a length of term to be agreed.

## // RATEABLE VALUE

The current rateable value for the property is £135,000.

## // EPC

A copy of the EPC is available on request - the property has C-83 rating.

## // RENT

£30 per sq ft.

## // FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole joint agents:

William Norman  
0779 677 4436  
wn@cogentre.co.uk

Marco Baio  
0775 247 3964  
mb@cogentre.co.uk



Fabian Stuart Smith  
07494 474 190  
Fabians@grantmillswood.com

Jonathan Hay  
07798 605 532  
Jonathanh@grantmillswood.com



Andrew Hughes  
07747 626 657  
andrew.hughes@levyrealestate.co.uk

Henry Newland  
07443 530 151  
henry.newland@levyrealestate.co.uk

