



Indicative image of a typical arch

Unit 10 (Arch 575)
Brixton Pillars
Brixton Station Road
Brixton
London
SW9 8HX

NEWLY REFURBISHED A3 RESTAURANT UNIT
TO LET

867 Sq. Ft (80.55 m²)



Location

Brixton Pillars are situated beneath Brixton overground station, fronting Atlantic Road and Brixton Station Road, bounded by Brixton Road to the West and Pope’s Road to the East.

The area benefits from a high level of footfall; Brixton underground station (Victoria Line), approximately 85 metres from the scheme, has 32.84 million entries/exits in 2017 and Brixton overground had 1.344 million (2016-2017).

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, Wahaca, Raclette Brothers and Maria Sabina to name but a few.

Floor Area (Gross Internal Area)

Unit 10	Sq. ft	(m ²)
Ground Floor	867	(80.55)
Total	867	(80.55)

Description

Unit 10 (Arch 575) is prominently located facing Brixton Station Road, a short walk to Pop Brixton and Brixton Village.

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, water, waste, internal security shutters and a glazed frontage.

Externally, new uplighters have been installed along the façade of the arch brightening the surrounding streetscape.

Terms

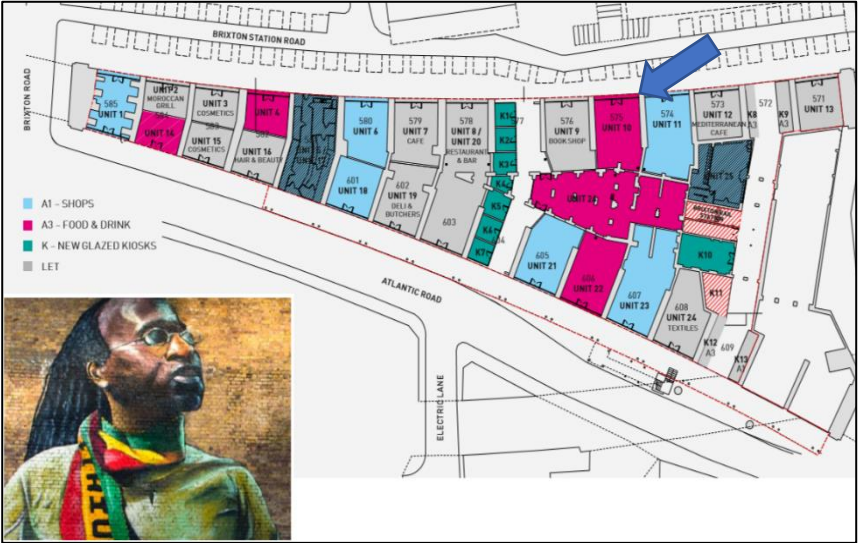
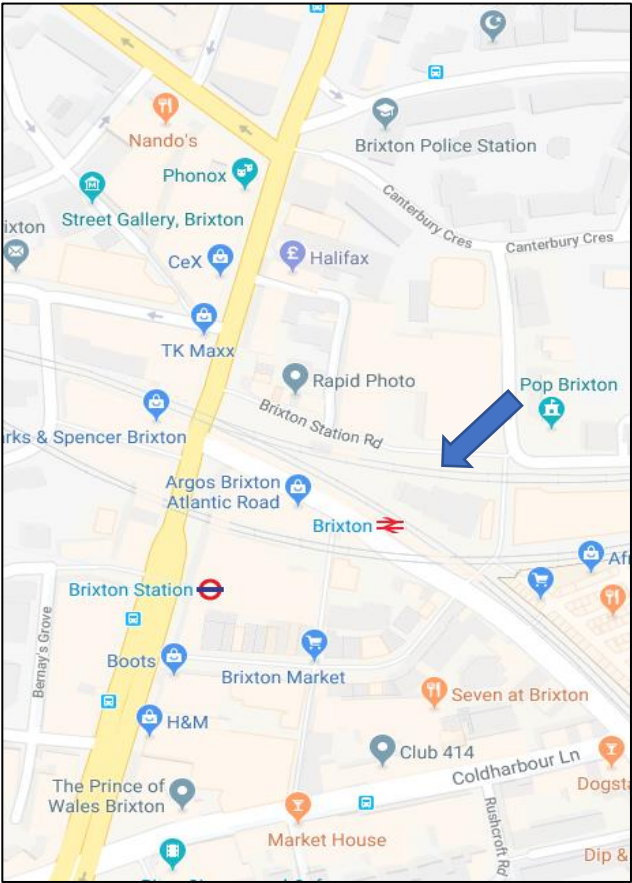
The arches are available on new leases directly from the landlord on terms to be agreed. Offers in-excess of **£70,000 per annum** exclusive, plus VAT, are invited.

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.



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Viewing

Viewings are available strictly by appointment through sole agents :-

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