



Unit 11
Brixton Station Road
Brixton
London
SW9 8JB

[Video Here](#)



E Class Uses (Retail or Restaurant)

TO LET

1,041 Sq ft (97 sq m)

 Grant Mills Wood
chartered surveyors

www.grantmillswood.com
020 7629 8501

Location

Located in the heart of Brixton, these retail units offer a unique opportunity for a small-medium sized independent business to join an exciting community in South London, directly next to popular Brixton Village.

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

In the local area there are a mix of national and independent occupiers including Cricket, Franco Manca, Dog Star, Five Guys, Honest Burger to name but a few.

Floor Area (Gross Internal Area)

Unit 11	Sq. ft	(m ²)
Ground Floor	1,041	(97)
Total	1,041	(97)

Description

Unit 11 (Arch 574) is prominently located facing Brixton Station Road, an established retail and leisure hub within Brixton.

The arch has been fully refurbished and is provided shell and core ready for a tenants' immediate fit out. The space benefits from internal lining, insulated concrete floor, 3-phase electricity, capped services internal security shutters and a glazed frontage.

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

Terms

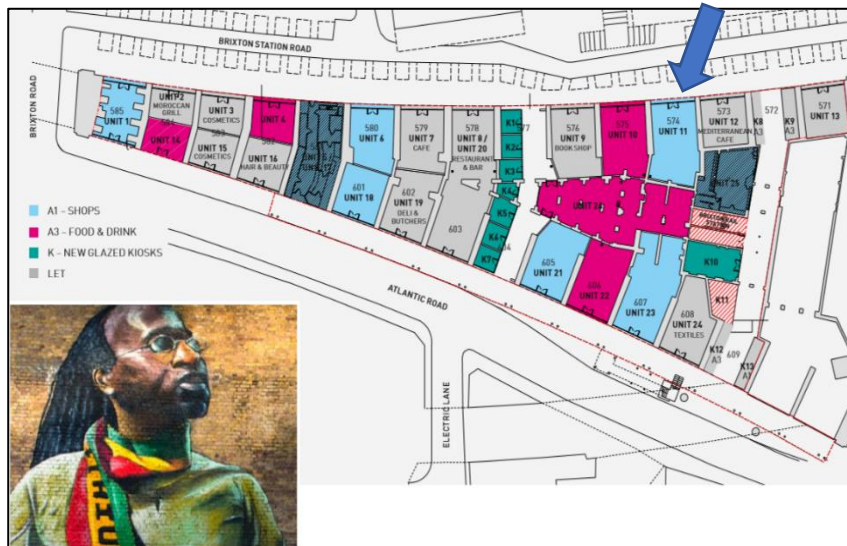
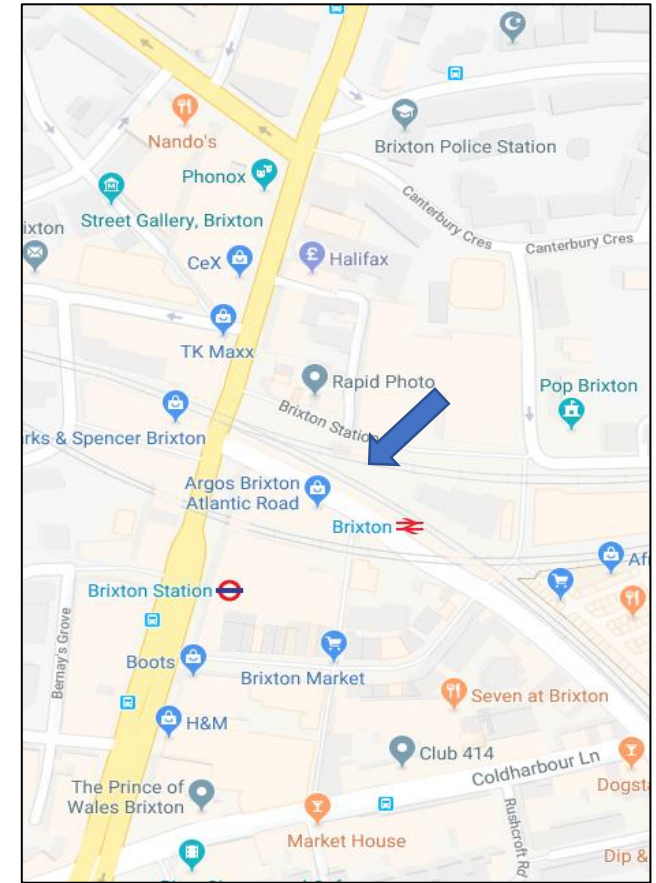
The arches are available on new leases directly from the landlord on terms to be agreed.

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.



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Viewing

Viewings are available strictly by appointment through sole agents :-

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