



86-88 Gresham Road, Brixton, SW9 7NP

Brand new office/retail spaces available

LOCATION:

The development is located between Gresham Road and Valentia Place in Brixton, running parallel to the railway arches on Brixton Station Road which are also being refurbished. The development is a 4 minute walk from Brixton Station and 6 minutes from Brixton Underground. The development is also 2 minutes away from Brixton Village which is home to many restaurants, shops and bars.

DESCRIPTION:

The Edge Brixton is an exciting mixed use development, consisting of residential flats on the upper parts as well as commercial space on the ground floor. There is a total of 11,010 sq.ft of space available all benefiting from office (B1) use, however the end units (unit 1 + 2) have the added benefit of retail (A1) use.

There may be scope in merging all of the units into one large self-contained office space.

Practical Completion scheduled for Summer 2019.

Regulated by:



OFFICES FOR SALE/TO LET



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USE CLASS: Office (B1)

PREMISES:

	AREA SQ. FT	AREA SQ. M	RENT PAX	RENT PSF	PRICE	PRICE PSF
Ground Unit 1	2,144	199	£65,000	£30	£875,000	£408
Ground Unit 2	1,984	184	£60,000	£30	£795,000	£401
Ground Unit 3	2,281	212	£70,000	£31	£915,000	£401
Ground Unit 4	3,216	299	£100,000	£31	£1,300,000	£404
Ground Unit 5	1,385	129	£42,000	£30	£555,000	£401

(All measurements are approx. on a NIA basis)

AMENITIES:

- Brand new commercial units
- Office (B1)/Retail (A1) uses
- Long leasehold sale
- Vacant possession
- Desirable Brixton location

TERMS:

New FRI lease for a term to be confirmed

Sale of new 999 year long leases

VAT: TBC

RATES PAYABLE: TBC

EPC: Available upon request.

SERVICE CHARGE: TBC

VIEWING: Strictly by appointment only.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

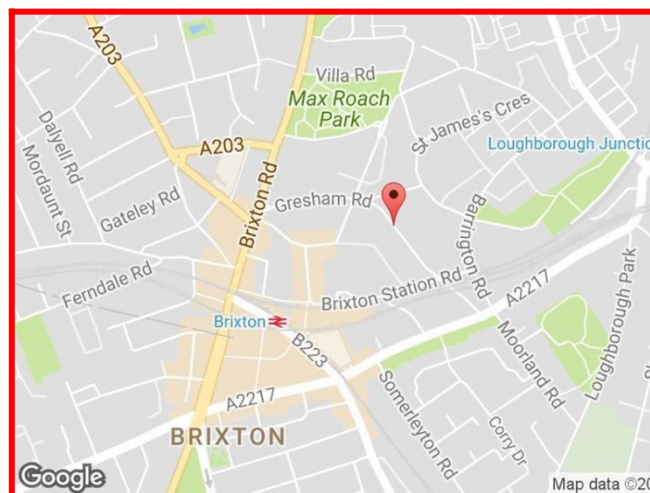


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