

OFFICE B1/D1 USE TO LET



3-5 Gresham Road, Brixton, SW9 7PH

AREA: 3,855 sq.ft (358 sq.m) approx. | **RENT:** £87,000 PAX (£23 per sq.ft)

LOCATION:

The property is located on Gresham Road, approximately 150 metres from Brixton Road. Gresham Road is the link road between both Coldharbour Lane and Brixton Road, both are vibrant streets in Brixton and has a good mixture of various bars, restaurants and shops. Brixton has undergone a large amount of regeneration over the last few years with a number of high end residential developments, notably Barrett Homes' Brixton Square development on Coldharbour Lane, and more recently Taylor Wimpey's development on Gresham Road. Retail in the area continues to strengthen, with increasing demand from boutique and multi-national retailers looking to acquire new shop units in Brixton. As a result, the area is now a vibrant, trendy location for shopping, dining and drinking.

DESCRIPTION:

D1 premises which benefits from a large yard at the rear of the building. Other uses may be considered subject to planing. The unit is currently in a condition that needs work proper to occupation, however the freeholder is willing to give rent free to compensate.

The unit is available on a new full repairing and insuring lease for a term in the region of 10-15 years.

Regulated by:



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USE CLASS: D1 - Non-Residential Institutions

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Lower Ground	940	87
Ground Floor	970	90
First Floor	970	90
Second Floor	975	91
TOTAL	3,855 sq.ft	358 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- D1 Use
- Rear Yard
- Close to Brixton Station
- Office (B1) use considered STP
- Whole Building
- Substantial Renovation Needed

TERMS:

The property is available to let by the floor on flexible lease terms at a rental of £22.50 per sq. ft.

RENT: £87,000 PAX (£23 per sq.ft) **RATES PAYABLE:** All interested parties are advised to make their own enquiries.

VAT: TBC **SERVICE CHARGE:** TBC

EPC: Available upon request. **LEGAL COSTS:** Each party to be responsible for their own legal costs.

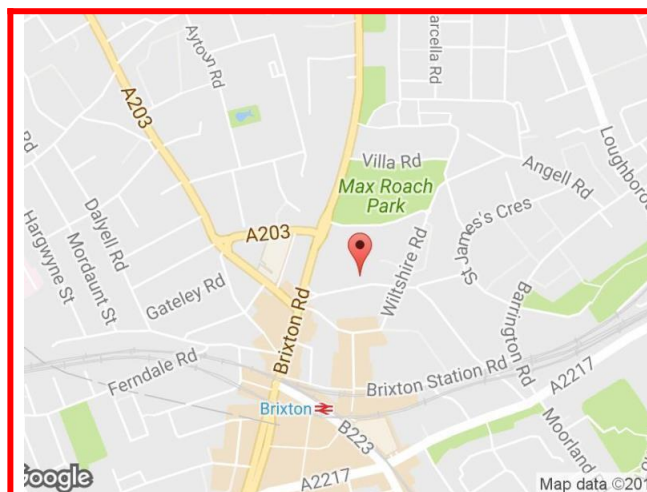
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