

# USP.

Carlton Mansion,  
Coldharbour Lane, London,  
SW9 8GL

**OFFICES TO RENT**

**158 - 237 SQ FT**

usp.london

020 3757 7777



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## Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Unit 1.05	Under Offer	239	POA
Unit 3.01	Under Offer	230	POA
Unit G.02	Available	173	£70.00
Unit 1.06	Available	216	£70.00
Unit 2.03	Available	158	£70.00
Unit 3.05	Available	237	£70.00
<b>TOTAL</b>		<b>1,253</b>	

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## Amenities

Variety of unit sizes to suit your business

Internet already installed and ready to use

Passenger lift

Shared kitchen areas

Gated and paved entrance

Short walk to Brixton Station

Individual units

Air conditioning, heating and opening windows

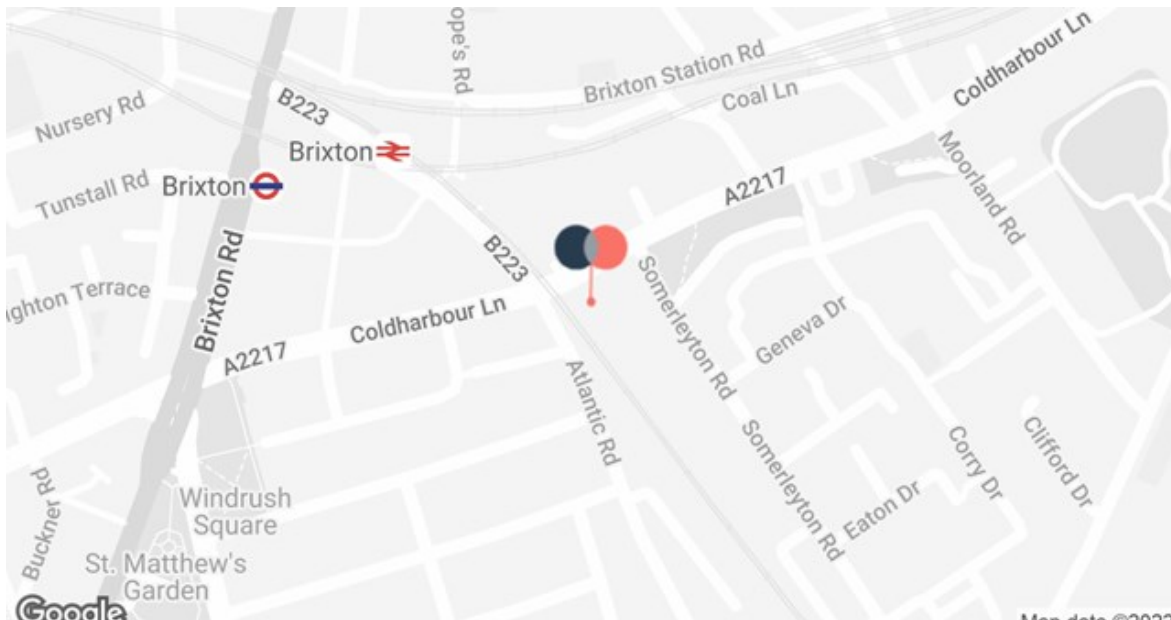
Inclusive pricing structure.

Private courtyard

Access 24/7/365

Opposite Brixton Village with numerous café, restaurants and leisure





## Description

### WORKSPACE STUDIOS TO LET

Carlton Mansions, is a beautiful Victorian building adjacent to Brixton House theatre with the iconic Nuclear Dawn mural carefully restored on the side of the building.

The premises has been refurbished by Lambeth Borough Council offering 26 workspace studios ranging from 160sq ft to 1000 sq ft with wooden sash windows, exposed brick and wooden flooring.

There is direct access between Carlton Mansions and Brixton House on two levels. In addition to the theatre space, Brixton House offers larger commercial spaces across two floors creating an inspiring working environment in this creative and cultural hub.

Carlton Mansions offers 26 independent fully refurbished studio spaces with unique industrial features throughout. The space offers an inspiring working environment in this creative and cultural hub.

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## Further Information

New lease(s) available direct from the landlord.

Rent  
£70.00 psf inclusive

Service Charge  
Included

Rates  
TBC

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