

USP.

Unit 11, 23 & 26 Atlantic
Road, Brixton, SW9 8HX

**Prime Brixton Opportunity To
Let**

1,360 - 4,300 SQ FT GIA

usp.london

020 3757 7777



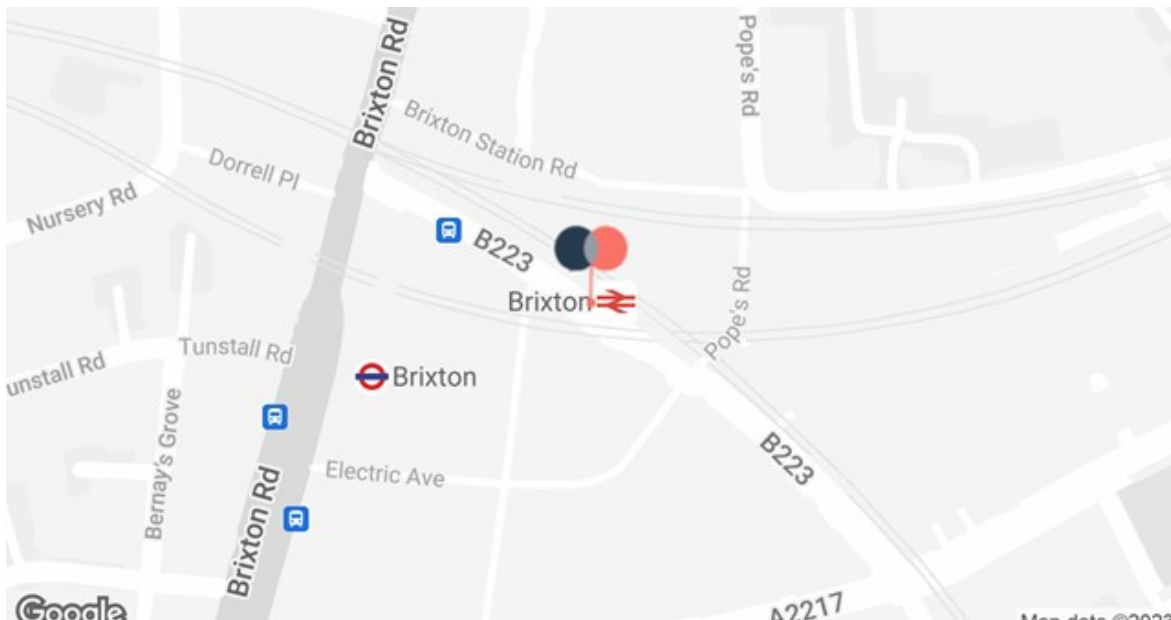
Accommodation

Floor	Availability	Area (sq ft)	Rent (pa)
Unit 11	Available	1,460	£59,000.00
Unit 23	Available	1,480	£67,000.00
Unit 26	Available	1,360	£35,000.00
TOTAL		4,300	

Amenities

Available together or separately	3 separate frontages
Flexible planning use	3 phase power
Prime Brixton location	Gas supply
Glazed frontages	Extraction and air handling routes





Description

Three units available together or separately

The available newly refurbished accommodation consists of 3 railway arches, available as individual units or one self-contained unit, below Brixton overground station around the thoroughfare and station access corridor.

The newly refurbished arches prominently located within a vibrant retail and leisure area and are a conduit linking the national retailers on Brixton Road to the eclectic mix of traders within Brixton Village and Pop Brixton. The refurbished units provide new glazed shopfront, white arch lining, new insulated concrete floor slabs, perimeter drainage channels, security shutters and capped services. New uplighters will be installed to brighten up the streetscape along the façade of the arches.

Situated beneath Brixton Overground Station, fronting Atlantic Road and Brixton Station Road, this bustling location at the heart of Brixton is sandwiched between two of South London's most popular retail/ leisure destinations, Pop Brixton and Brixton Market.

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Brixton, SW9 8HX

Further Information

A new lease is available direct from the landlord.

Rent

Offers in excess of
£160,000pa

Service Charge

TBC

Rates

TBC

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