

BRIXTON HOUSE

OFFICES

THE DUPLEX

www.brixtonhouseoffices.co.uk

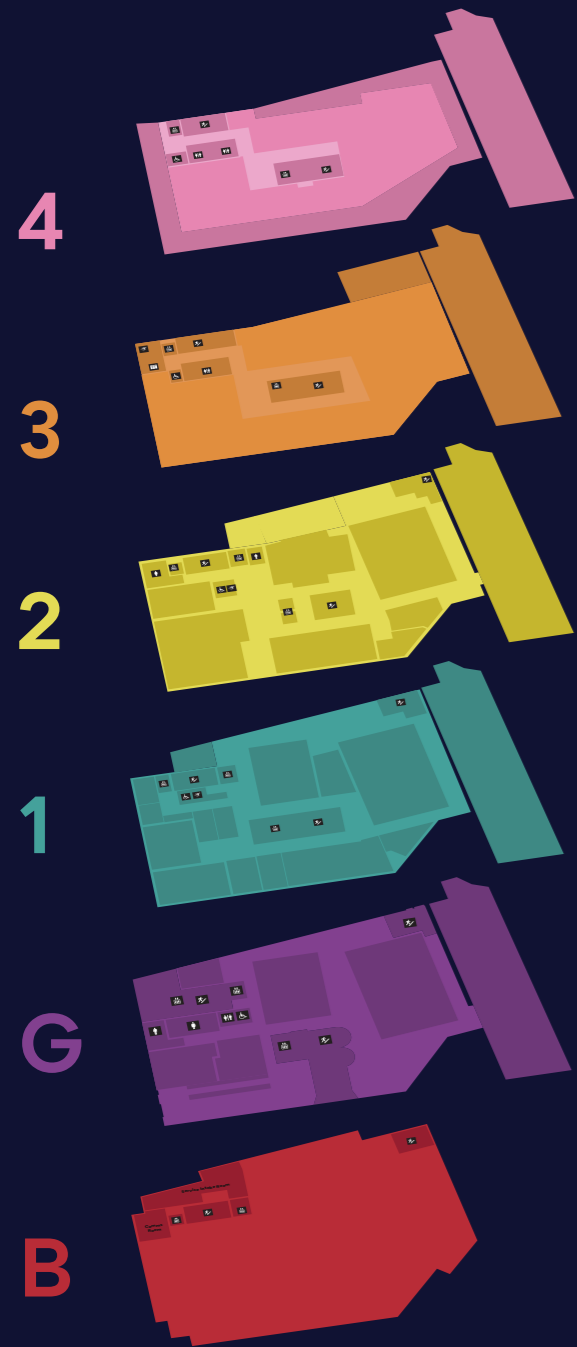
Brixton House Offices

Brixton House offices can provide high quality office space, from 6,515 sq ft to 16,058 sq ft across two floors. Each floor with its own exclusive terrace.

Discover your **creative potential**.



About Brixton House



Commercial Space
6,515 Sq ft plus a roof terrace

Commercial Space
9,543 Sq ft plus a terrace

Theatre
Studios & rehearsal space
Connection to Carlton Mansions

Theatre
Studios & rehearsal space

Theatre
Cafe & studios
Connection to Carlton Mansions

Commercial space

Brixton house is set over 6 floors each with facilities. The universal space is home to Brixton House Theatre (formerly known as Oval House) alongside commercial spaces and a communal on-site cafe.

Adjoining Brixton house you will find our smaller studios, Carlton Mansions, which offer small office lets at affordable prices.

To find out more about the commercial spaces available, visit www.brixtonhouse.work



Building Design

- 2 floors of full height glazing
- 9,543 & 6,915 of sq ft floorplates
- Self contained entrances
- Passenger lifts
- Full air conditioning system throughout
- Private terraces
- Highspeed internet





Flexible spaces over two floors.

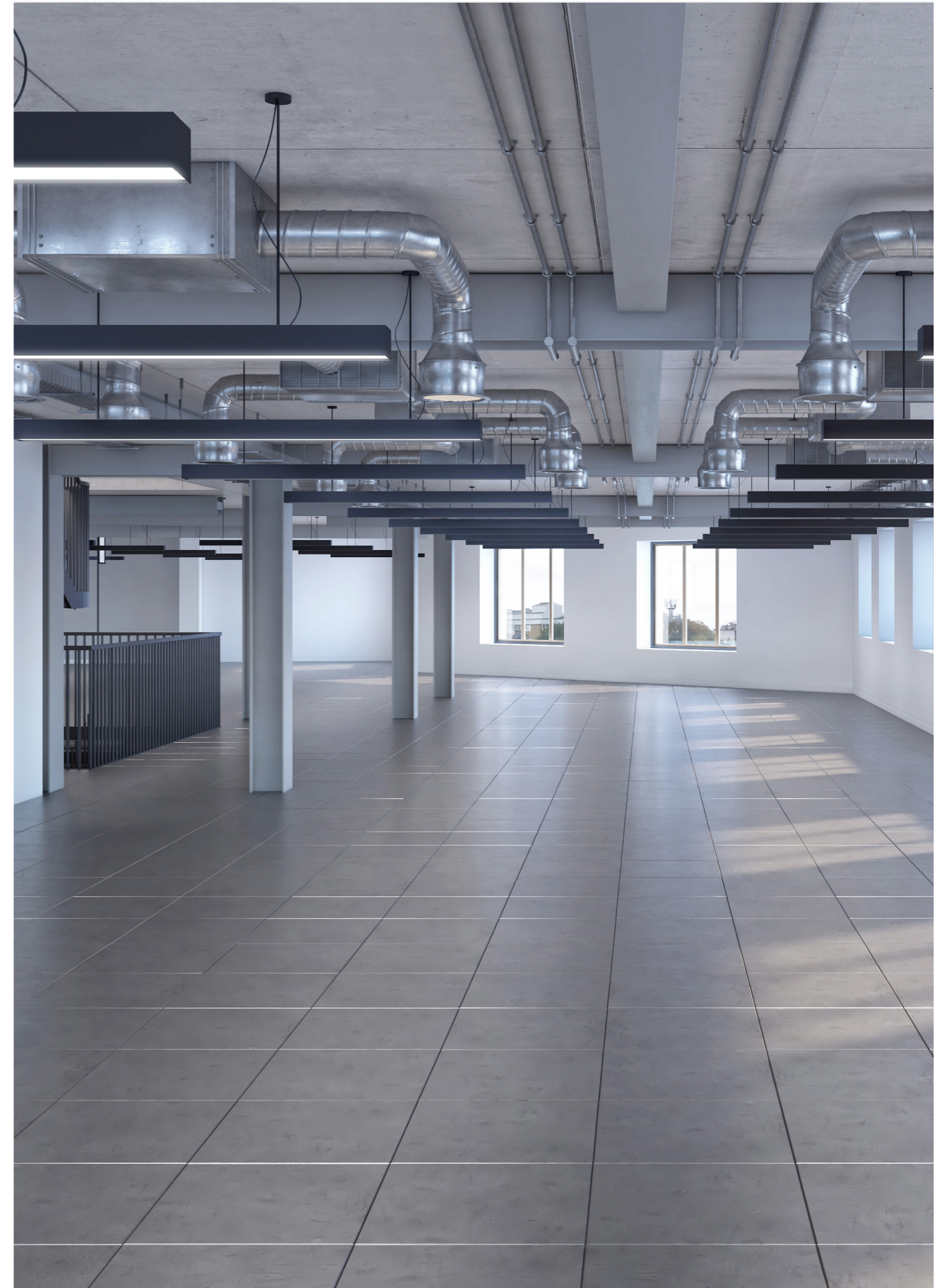
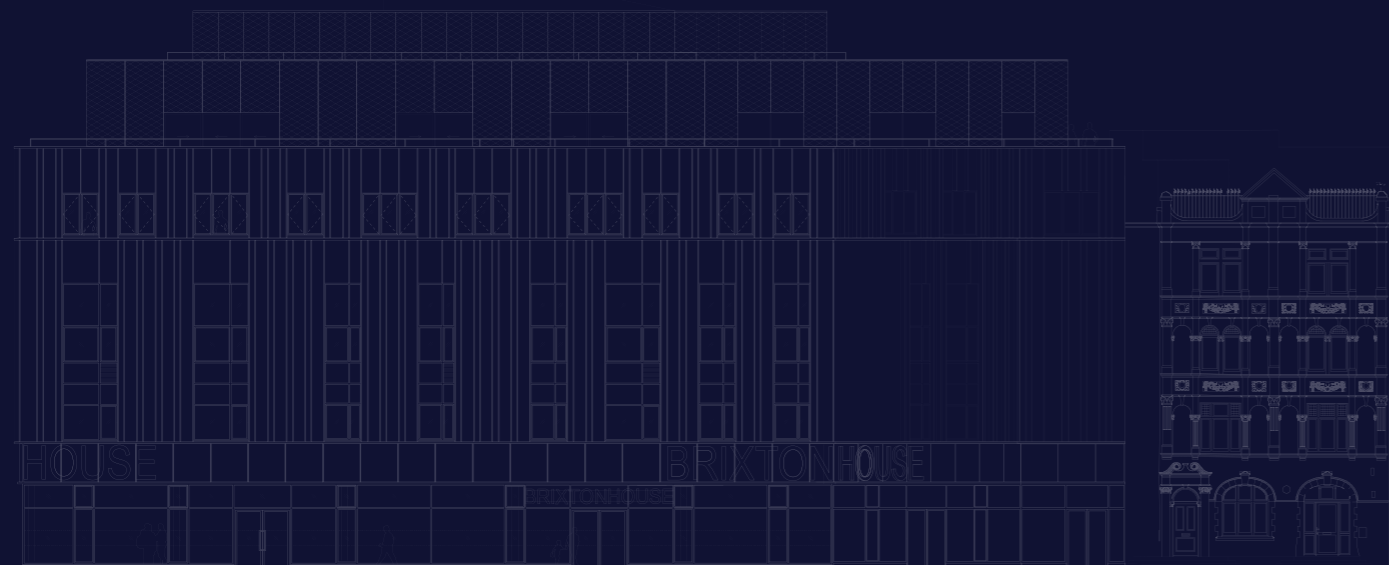
The Duplex provides modern commercial spaces on the top two floors of the main building. Brixton House have crafted a CAT A office space catering to your business needs. Offering you a flexible open-plan space that you can create the perfect working environment.

If being at a central hub of creativity wasn't enough, the stunning panoramic views over London will certainly make the working day better. Make use of the outdoor space with both floors offering a terrace or balcony.

Availability

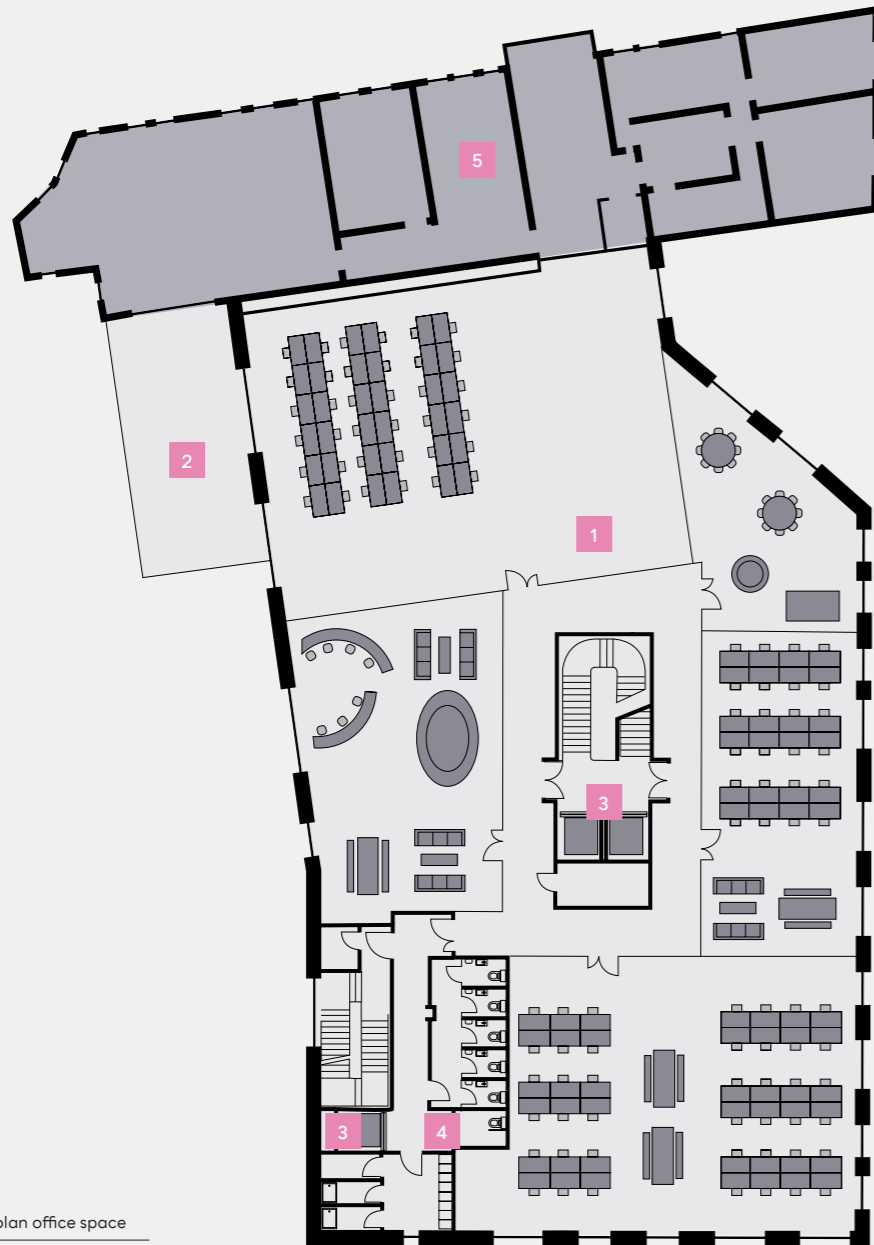
Encompassing 2 spacious open plan floor plates totalling 16,058 sq ft. Brixton House offices offers a flexible, modern office space that can be tailored to suit your business needs.

Shedule of areas	sq ft	sq m
Third Floor	9,543	886
Fourth Floor	6,515	605
Total	16,058	1,491



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Third floor
9,543 sq ft / 886 sq m

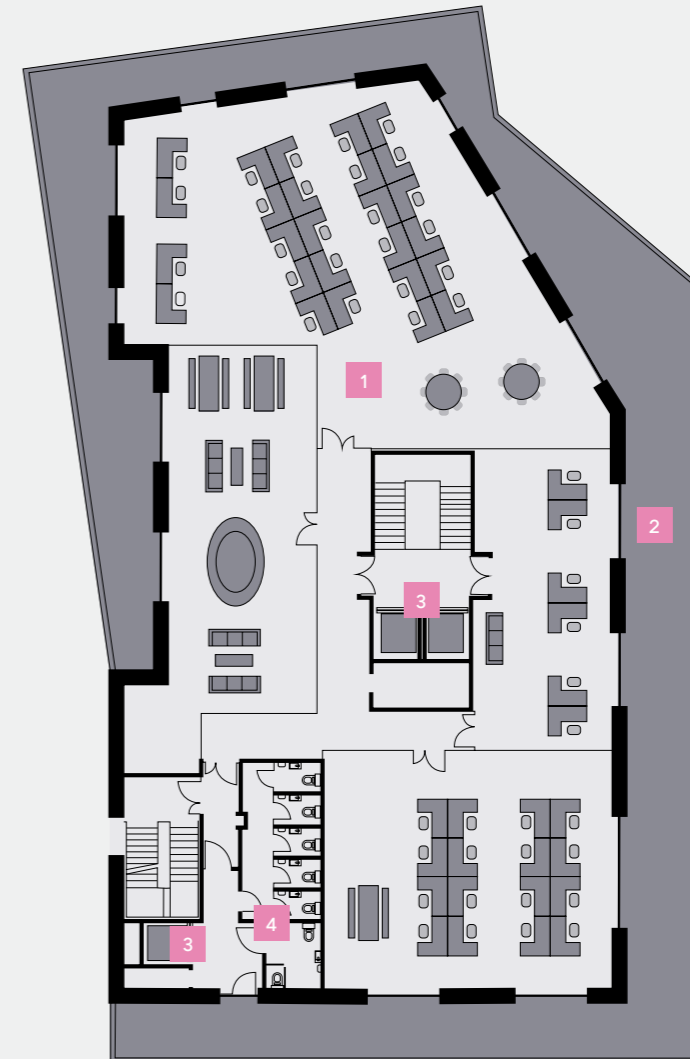


- 1 Open plan office space
- 2 Private terrace
- 3 Lifts
- 4 Wc / Showers
- 5 Carlton Mansions

*Office layout is for guidance only.

4

Fourth floor
6,515 sq ft / 605 sq m



- 1 Open plan office space
- 2 Private terrace
- 3 Lifts
- 4 Wc / Showers

*Office layout is for guidance only.





Taking your business forward.

The Duplex at Brixton House Offices is less than a five-minute walk from Brixton station, giving you the best connectivity to central London and beyond.

Whether you're traveling back home, a meeting in the centre of London, or a few drinks in the West End. Your new workplace is only a short duration from all the local transport connections that will get you around London and beyond.

Brixton is a vibrant, creative community focused on offering the best of both worlds; a wide variety of independent established retail and leisure facilities on your doorstep.



Being in London's most vibrant districts, you will find yourself nestled amongst the bustling coffee shops and fashionable eateries.




Brixton House occupies a prominent and convenient position, with Brixton station just under a 5 minute walk or a short cycle ride away.

09 **Vauxhall**
 Minutes 

21 **Kings Cross**
 Minutes 

12 **Victoria**
 Minutes 

12 **London Bridge**
 Minutes 

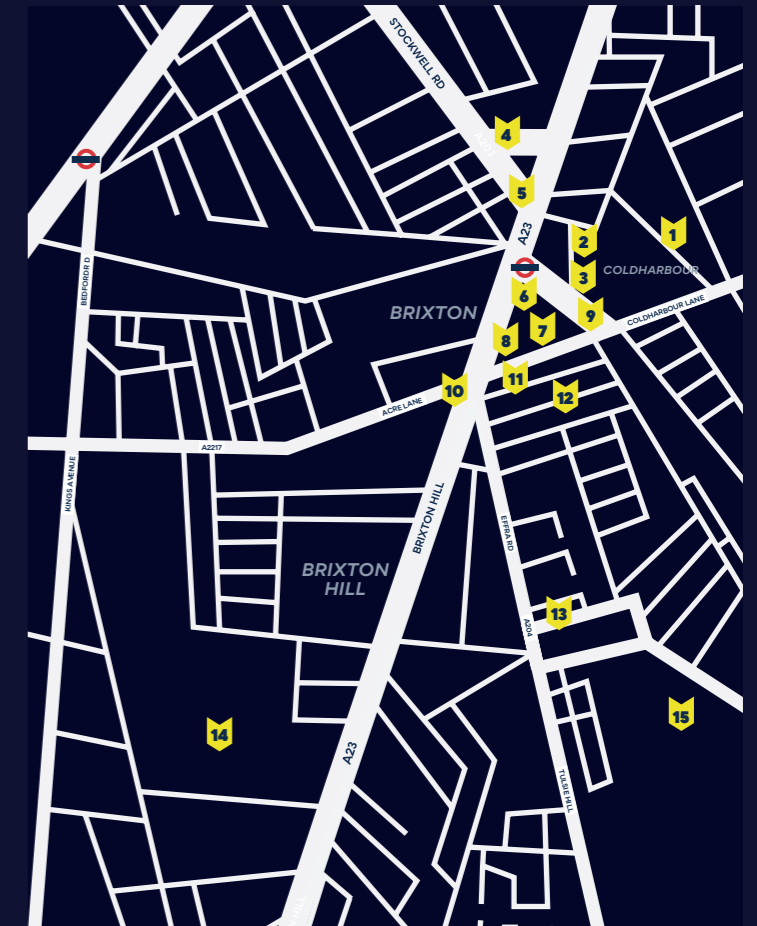
16 **Oxford Circus**
 Minutes 

20 **Waterloo**
 Minutes 



Local amenities

-  Brixton Brewery Tap Room
-  Pop Brixton
-  Brixton Village Market
-  O2 Academy Brixton
-  Phonox
-  Brixton Market
-  Bookmongers
-  Ritzy Cinema and Cafe
-  Dogstar
-  Electric Brixton
-  Black Cultural Archives
-  The Effra Hall Tavern
-  Hootananny Brixton
-  Brixton Windmill
-  Brockwell Park



Restaurants / Dining

Upstairs at The Department Store
 248 Ferndale Rd, Ferndale, London SW9 8FR

Naughty Piglets
 28 Brixton Water Ln, Brixton, London SW2 1PE

Kricket
 41-43 Atlantic Rd, Brixton, London SW9 8JL

Okan
 Brixton Village, Coldharbour Lane

The Laundry
 374 Coldharbour Lane

Hotels
Premier Inn
 434 Coldharbour Ln, Brixton, London SW9 8HH

Fitness & Leisure

Fitness First
 Blue Star House, 234-244 Stockwell Rd, Ferndale, London SW9 9SP

BlocFit
 Arch 266, 241 Coldharbour Ln, Brixton, London SW9 8RR

Afewee Boxing & Fitness Gym
 Brixton Recreation Centre, Brixton Station Rd, London SW9 8QQ

Brixton Street Gym
 10 Somerleyton Rd, Brixton, London SW9 8ND





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