



**BLUE
STAR
HOUSE**

BRIXTON SW9



Introducing Blue Star House

Blue Star House is a prominent island site conveniently located in the centre of Brixton, opposite the iconic Grade II listed O2 Academy Brixton. 4,100 sq ft - 16,500 sq ft of bright workspace with an industrial aesthetic is available over the 1st to 4th floors. All spaces benefit from double aspect with great natural light pouring in through large windows.

This is an exciting opportunity to join a community of creative start ups, small businesses and established brands whilst benefitting from the excellent connectivity and vibrancy Brixton has to offer.



Building

Location

**Derwent
London**

Agents

**A local landmark with
a striking presence**





Key features

Open plan workspace

High-speed fibre enabled

Double aspect providing superb daylight

Shower facilities

Cycle spaces and car parking available

24 hour access

Staffed reception

Two passenger lifts

Indicative floor image



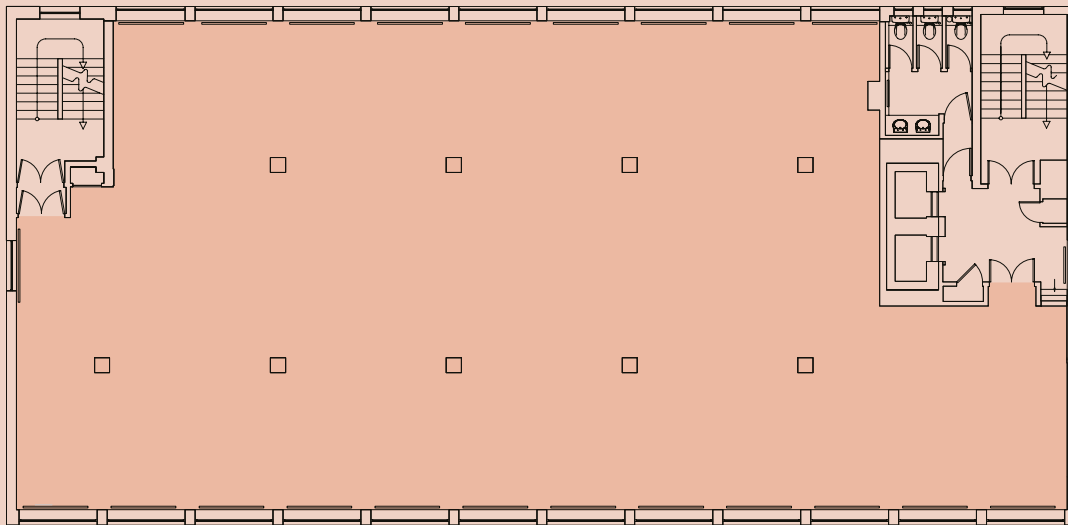
Building

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Typical floor



Stockwell Road

Bellefields Road



Schedule of areas

Floor	Sq ft*	Sq m*
4th	4,127	383
3rd	4,127	383
2nd	4,127	383
1st	4,126	383
Total	16,507	1,532

*Subject to measurement on practical completion.
IPMS measurements on request.

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Indicative floor image



Furnished + Flexible solution available on 3rd floor



50 desks



Reception



3 private meeting rooms



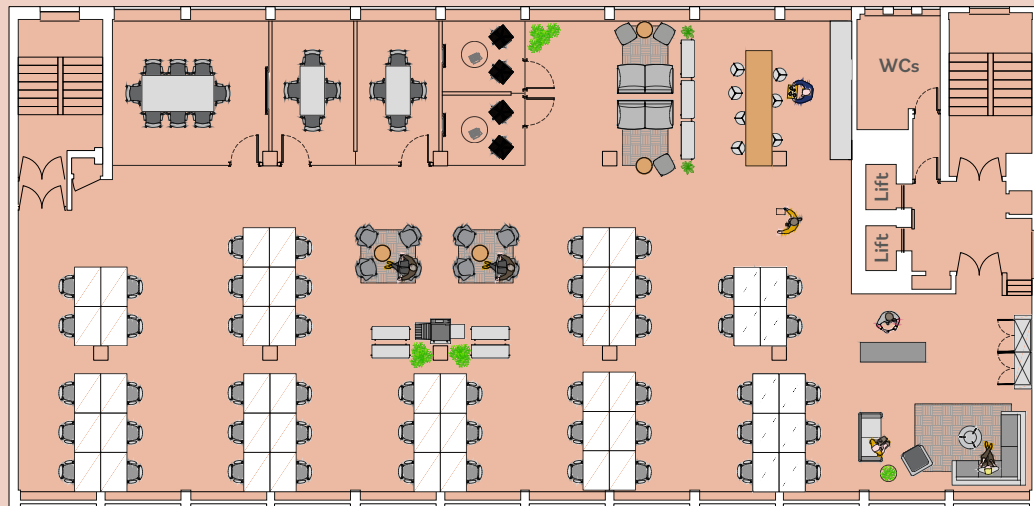
Breakout areas



Kitchen / tea point



2 private pods



Stockwell Road

Bellefields Road



5th floor fitout

An area full of character, creativity and community



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A cultural destination steeped in history

Brixton tells a fascinating story of evolution culminating in a vibrant, diverse and exciting culture - a honeypot for attracting dynamic and innovative businesses.

It's an unmissable area filled with creative energy, character and a community that captures and delights its occupiers and visitors. The colourful walkways burst with unparalleled street art, independent cafés and bars, pop up retail stores, music and a huge variety of delicious market food available during the working day.



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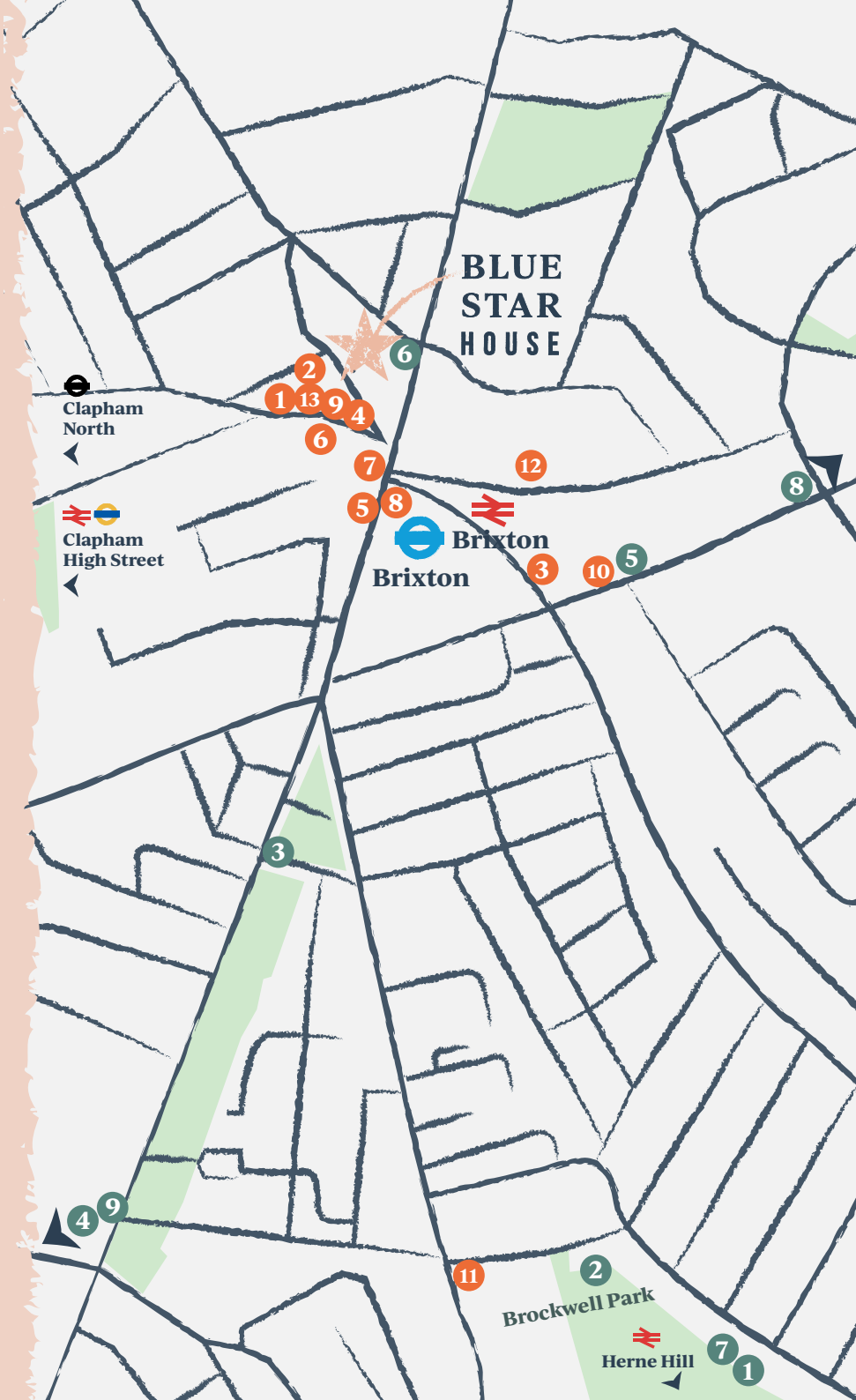
On your doorstep

Food & Drink

1. Assembly Coffee
2. Bellefields
3. Brixton Village and Market Row
4. Canova Hall
5. Costa Coffee
6. Cattivo
7. M&S
8. Sainsbury's Local
9. Sushi Revolution
10. The Laundry
11. The Naughty Piglet
12. POP Brixton
13. Upstairs at The Department Store

Fitness / Health and Wellbeing

1. Brockwell Lido
2. Brockwell Park
3. Brixton Orchard
4. Brixton Windmill
5. Fierce Grace Hot Yoga
6. Fitness First
7. Lido Café
8. Miguel's Boxing Gym
9. Windmill Gardens



Building

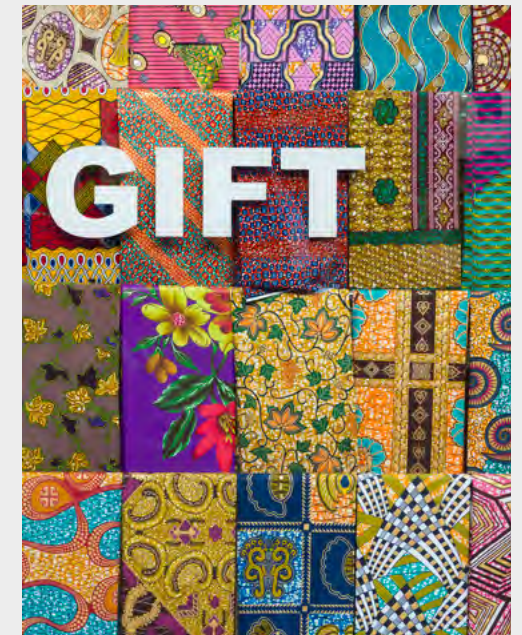
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LOCAL
ROASTED
COFFEE
AT
BRIXTON
BLEND



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A fascinating mix of old and new

Brixton Village & Market Row

An awesome amenity in the heart of Brixton with every cuisine imaginable on offer, or equally perfect for a few Friday evening drinks.

Bellefields, Canova Hall & Upstairs at the Department Store

A stone's throw from Blue Star House, Bellefields and Canova Hall are the ideal places to grab a bite by day or cocktails by night. Upstairs is a cool new members club on the top floor serving bespoke cocktails and creative British food.

Electric Avenue

A street of great cultural significance and a shoppers paradise - fresh food, antiques, vinyl, art - it's all available here.



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A fascinating mix of old and new

POP Brixton

Head along to this incredible village made of shipping containers showcasing south London's most exciting foodie, drink and retail start-ups.

O2 Academy Brixton

Right on your doorstep, one of London's coolest music venues for intimate sell-out gigs.

The Ritzy Cinema

A much-loved Brixton institution for film-lovers, striking the perfect balance between major blockbusters and independent films.



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Above, left to right: The Department Store, Pop Brixton, Brixton Village Market



Above, left to right: Ritzy Cinema, Canova Hall

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Easy connections

Brixton is a travel hub with fast access to central London and beyond. It's under a 3 minute walk from Blue Star House to Brixton station where the Victoria line departs every 2 minutes and reaches Oxford Circus in only 11 minutes. There are also numerous bus routes located on the doorstep of the building.

The cycle culture has always been prominent in Brixton and for those who ride into work there are cycle spaces available in the building.





































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Journey times from Brixton station by Underground

		Vauxhall	4 mins
  		Victoria	7 mins
 		Green Park	9 mins
 		Oxford Circus	11 mins
 		London Bridge	13 mins
 		Euston	14 mins
     		Bank	15 mins
    		King's Cross	16 mins
 		Canary Wharf	24 mins
		Heathrow Airport	46 mins

Journey times from Brixton station by National Rail

		Herne Hill	2 mins
   		Victoria	7 mins
 		Clapham Junction	18 mins
 		Wimbledon	26 mins
		Gatwick Airport	41 mins

Source: tfl.gov.uk



Derwent London

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are committed to making better places and contribute to local communities.

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. We have recently set a target to achieve Net Zero Carbon by 2030.

OUR JOURNEY TO

NET ZERO
2030



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Derwent London buildings

WHITE COLLAR FACTORY



Old Street EC1

Size 291,400 sq ft

Completion 2017

Architects AHMM

Tenants Adobe, AKT II, BGL, Box.com, Capital One, Egress, Runpath, Spark44 and The Office Group

Restaurants Daffodil Mulligan and Passo

TEA



Shoreditch E1

Size 269,000 sq ft

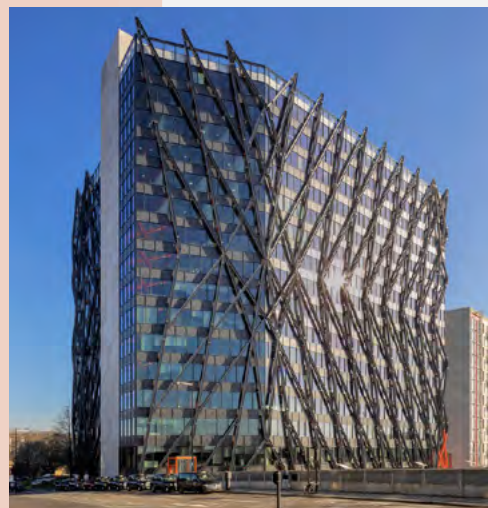
Completion 2003

Architects AHMM

Tenants Albion, Buckley Gray Yeoman, Dentsu Aegis, Method, Monkey Kingdom, Mother Advertising, Shoreditch House, Transferwise and Ustwo

Restaurants BRAT, Lyle's, Pizza East and Smoking Goat

BRUNEL BUILDING



Paddington W2

Size 243,000 sq ft

Completion 2019

Architects Fletcher Priest

Tenants Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Pictures Entertainment and Splunk

THE WHITE CHAPEL BUILDING



Whitechapel E1

Size 272,900 sq ft

Completion 2016

Architects Fletcher Priest

Tenants GDS, Perkins+Will, Reddie & Grose and Shipowners' Club

Café Whitechapel Grind

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Derwent London enhanced amenity

DL/

Available for our community to download, The Derwent London app offers a curated collection of features and benefits. Get discounted rates on DL/78 meeting rooms, secure a place at cultural events, lectures and screenings, access exclusive offers and discounts on products and services, and browse our available Furnished + Flexible workspace available across central London.

[Discover More](#)

DL/78.W1

DL/78 is an inspiring hybrid space for the exclusive use of you and our diverse and creative office community. Designed for connection and collaboration, its facilities include formal meeting and conference rooms, a relaxed Club Lounge workspace, an event arena, wellness room, and Lantana's Australian-inspired café.

[Discover More](#)



78 Charlotte Street, Fitzrovia W1.

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Agents

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LONDON