



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**The Viaduct Business Centre,
Brixton SW9 8PL**

**TWO INDIVIDUAL OFFICE SUITES, UNIT 2 & 10
TO RENT IN BRIXTON
(571 SQFT EACH)**

Summary

- Two self-contained, newly refurbished office suites available to rent
- Properties each measure **571sqft** and can be rented individually or together (**1,142sqft**)
- **Brixton train station** is located 0.3 miles from the units (**Victoria line & National Rail**)
- Likely occupiers could include **professional services, artists and architects**
- **Unit 2** | £20,000pax (£35psf) | new FRI lease available
- **Unit 10** | £20,000pax (£35psf) | new FRI lease available

Description

Affordable office space available to rent in Brixton.

Each unit measures **571sqft**, with accommodation laid over the **ground floor**, arranged around a **private courtyard**.

Space is available as seen benefiting from **air-conditioning, LED lighting and secure fob entry** along with **38 secure cycle-storage spaces** and **shower facilities**. Occupiers will also have access to **meetings rooms**.

Suites offer **small businesses flexible and quality office space** in a great location for staff.

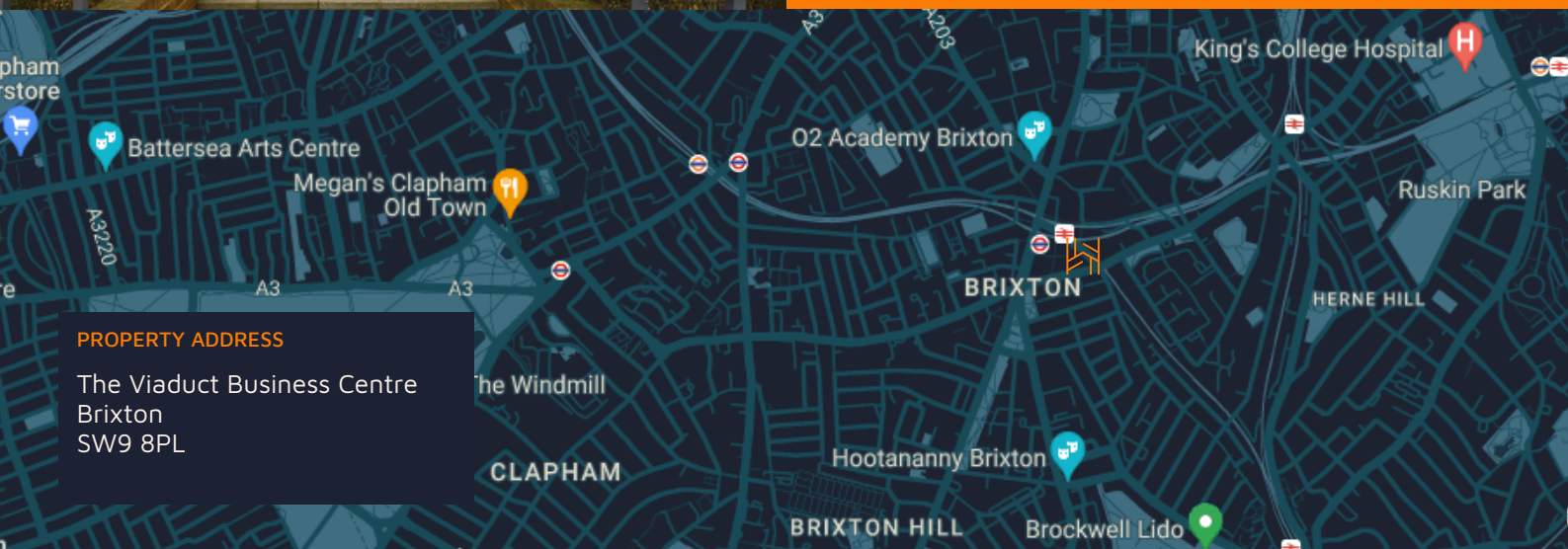


Location

Property is located on Coldharbour Lane on the junction with Valentia Place in the popular area of Brixton.

The property benefits from being within walking distance (5-mins) of both Brixton Underground (Victoria) and Overground stations (National Rail).

Local amenities include bars and restaurants at The Department Store, Pop Brixton and Blues Kitchen. Health and fitness providers including Fitness First & F45 are also close by.



Business Rates

Small business rates relief should be applicable for occupiers which would mean **no business rates will be payable**.

We recommend tenants seek clarification before occupation with **Lambeth Council**.

Floor Plans

Floor plans are available **upon request**.

Viewings

Contact the **Henshall & Partners** team to arrange a viewing.

Terms

Unit 1 | £20,000pax (£35psf) | new FRI lease available

Unit 2 | £20,000pax (£35psf) | new FRI lease available



CONTACT US

📍 Sea Building, Great Suffolk Yard,
127 Great Suffolk Street
London SE1 1PP

☎ +44 (0) 207 125 0377

✉ info@henshallandpartners.co.uk

🌐 www.henshallandpartners.co.uk

📷 [@henshallandpartners](https://www.instagram.com/henshallandpartners)

 **HENSHALL
& PARTNERS**
REAL ESTATE ADVISORS

Important Notice:

Particulars: 1. These particulars are not an offer or contract, nor part of one. You should not rely on statements by Henshall & Partners in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Henshall & Partners Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Henshall and Partners Ltd (Reg No:10712199). Registered address: Great Suffolk Yard, 127-131 Great Suffolk Street, London SE1 1PP.