



**STIRLING
ACKROYD**

TO LET

**Piano House, 9 Brighton
Terrace, Brixton,
London, SW9 8DJ**

1,320 to 3,390 sq ft

Piano House, a creative hub in the heart of Brixton, offers a selection of creative studios set within converted Victorian warehouse.



Description

Piano House offers a variety of creative office suites all set within a converted Victorian warehouse building offering original character features throughout. All available units benefit from air-conditioning, large windows and reclaimed wood floors. The building offers creative breakout spaces across the building, a communal kitchen with tea and coffee, as well as exclusive events to connect and engage with the local and wider business community in addition to a communal roof terrace.

Key points

- Brand new clubspace
- Air-conditioning
- Large windows and reclaimed wood flooring
- Dog friendly premises
- 24-hour access
- Breakout spaces, communal kitchen and showers
- Campus manager
- Roof terrace with stunning London views!



Location

Located a three-minute walk from Brixton Tube Station and just five minutes' walk from Brixton Overground Station. Which provides links to central London via the Victoria Line. Brixton is renowned for its vibrant lifestyle which has excellent leisure facilities and numerous independent shops, eateries, cafes, and bars/pubs. Brixton Market is a short walk from Piano House. Larger retailers such as M&S, Sainsbury's, Costa Coffee and Pret A Manger can be found nearby on Brixton Road, as well as smaller independent retailers.

Transport Links



Brixton 0.1 Miles



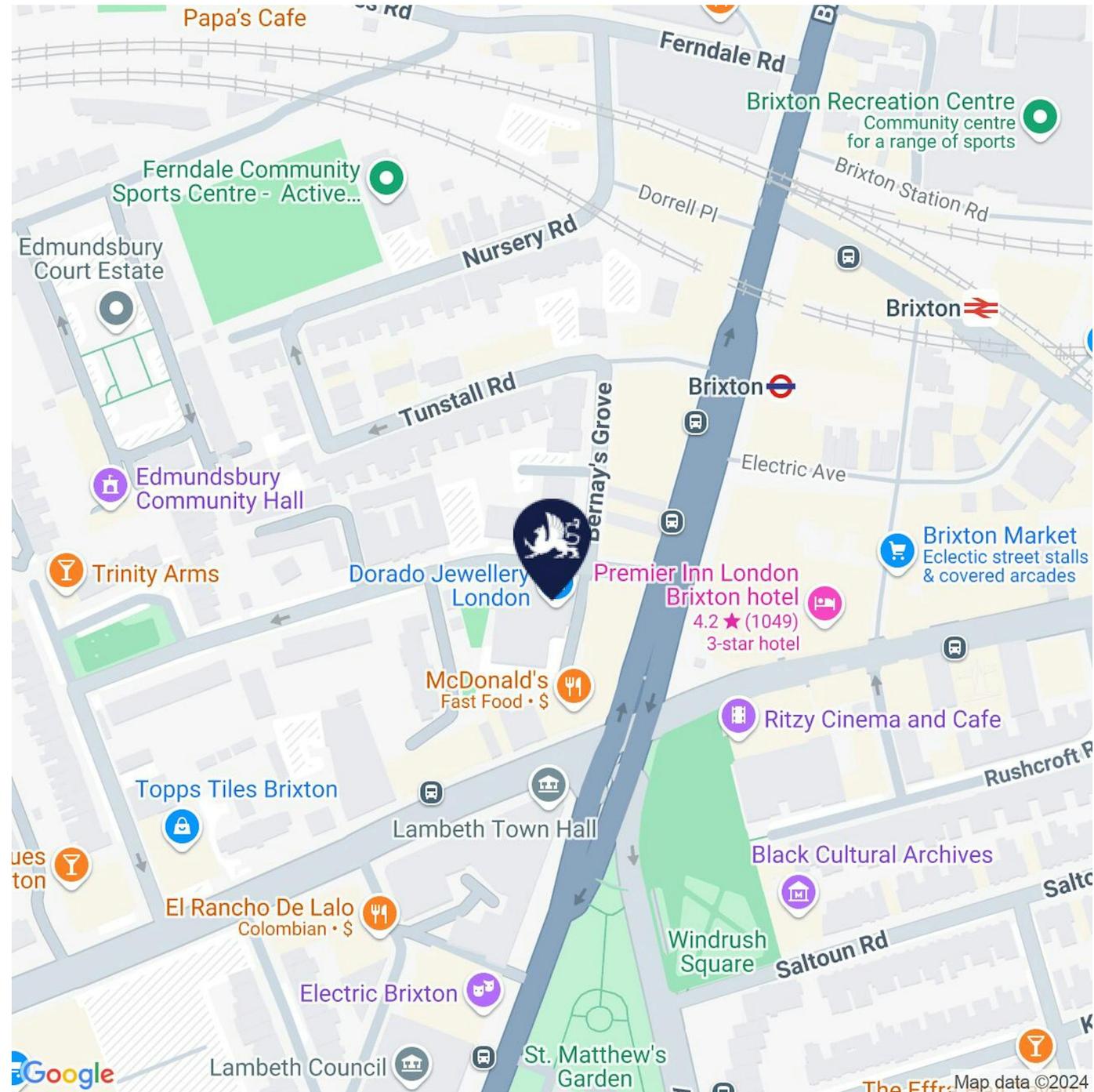
Clapham North 0.6 Miles



Loughborough Junction 0.7 Miles



Clapham High Street 0.7 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd - Unit 2.03	1,320	122.63	Available
2nd - Unit 2.04	1,550	144	Available
2nd - Unit 2.05	290	26.94	Let
3rd - UNit 3.03	402	37.35	Let
5th - 5.01	3,390	314.94	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35.80 - £45 per sq ft
Rates	On application
Service Charge	On application
VAT	On application
EPC	C (66)

Viewing & Further Information



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