

372

**COLDHARBOUR LANE
BRIXTON, LONDON
SW9 8PL**

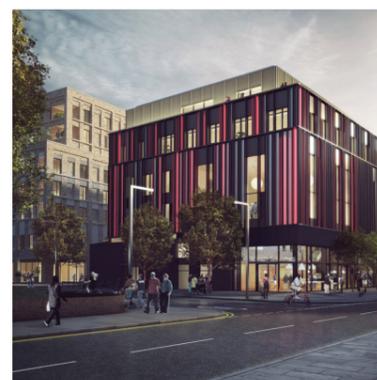
Owner Occupier Purchase
Opportunity in the Heart of
Brixton

3,469 sq. ft.



SUMMARY

- Rare self-contained owner occupier opportunity in the heart of Brixton Village.
- Prominently situated on Coldharbour Lane, 250 metres from Brixton Underground Station.
- 3,469 sq ft of fitted out office accommodation arranged over ground and lower ground floors.
- High quality CAT A and CAT B fit-out highly suited to creative occupiers.
- Seeking offers in excess of £1,560,000 for the long leasehold interest, reflecting a capital value of £450.00 psf.

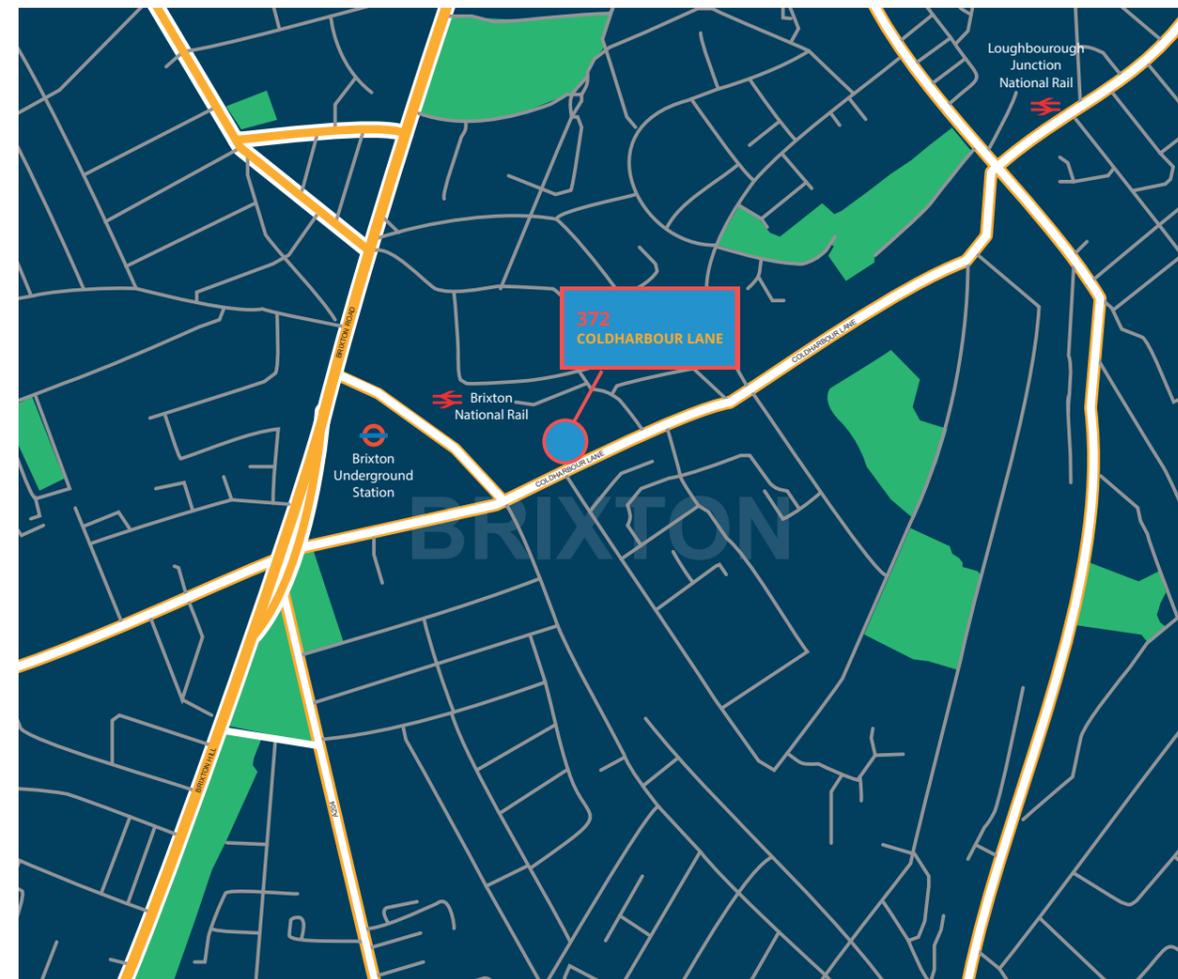


LOCATION

372 Coldharbour Lane is located in Central Brixton on the north side of Coldharbour Lane.

Brixton is a district in South London within the London Borough of Lambeth which has in recent years become a very desirable place to work and live for the young profession and creative generation.

The property is situated close to Brixton Market which is central to Brixton's success, with its vibrant restaurant scene offering over 80 independent traders. The property sits across from the new Foster Wilson Brixton House development, a new purpose built space bringing a new theatre and multi-use studios to the area.



CONNECTIVITY

372 Coldharbour Lane is located 5 minutes walk from Brixton Underground station, which is on the Victoria Line and provides access to Oxford Circus within 11 minutes.

South Eastern trains also operate through Brixton Railway Station located less than 100m from the premises and providing a service to London Victoria.

Numerous bus routes which operate along the Brixton Road (A23) and Coldharbour Lane, connect to both Central London and the adjoining suburbs of South London.

Station	Journey Time
Victoria	9 minutes
Oxford Circus	11 minutes
Bank	15 minutes
Kings Cross	19 minutes
Canary Wharf	34 minutes



PROPERTY DESCRIPTION

372 Coldharbour Lane is a highly specified office property arranged over ground and lower ground floors and sits within a larger mixed-use scheme, also comprising residential accommodation.

The ground and lower ground floors have been fully fitted to provide modern CAT A space, equipped with high specification M&E, creative modern lighting, studio style fit-out with the benefit of meeting rooms, kitchen, WCs/Showers, an open plan working space and a dedicated 10GB fibre line with 1GB backup Line.

The property also benefits from a private courtyard on the lower ground floor.

ACCOMMODATION

Floor	Use Class	NIA (sq m)	NIA (sq ft)
Ground	Office	112.46	1,211
Lower Ground	Office	209.77	2,258
	Total:	233.32	3,469

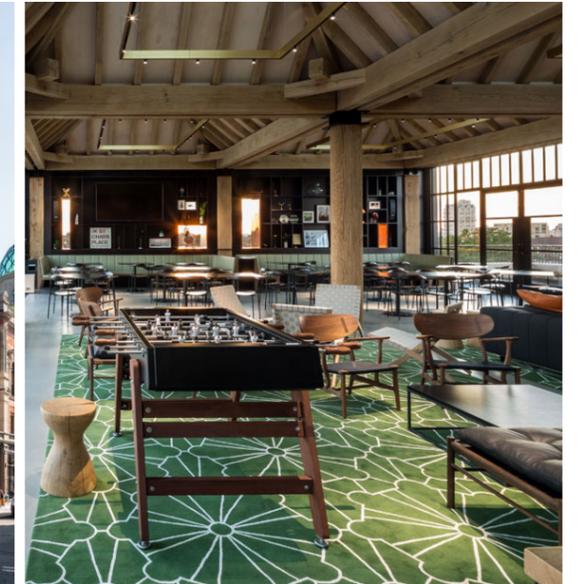
FLOOR PLAN



TENURE AND TENANCY

372 Coldharbour Lane is held on a long leasehold interest for a term of 155 years from 23rd April 2013 on a peppercorn ground rent.

The property will be sold with the benefit of vacant possession.



MARKET COMMENTARY

Following the Southbank, Vauxhall, Nine Elms and Battersea Power Station regeneration programmes which have been ongoing over the last decade, the London Borough of Lambeth is continuing to be transformed into a district combining the best of culture, retail and business.

The London Boroughs of Lambeth and Wandsworth have experienced significant investment into community and cultural infrastructure, with a focus on historic buildings and public realm. Brixton's appeal is centred around its individuality and diversity, which contribute to its element of culture and community, in addition to connectivity, with Brixton tube and overground stations linking it with Central London. With a steady supply of new build housing coming to the market, combined with a healthy amount of investment and an exciting range of businesses setting up, the area is continuing to thrive.

An example of this regeneration is Squire and Partners' relocation of its Kings Cross office to a circa 50,000 sq ft headquarters in Brixton which includes a design studio, rooftop social area, landscaped courtyard, and staff facilities.





FURTHER INFORMATION

PLANNING

372 Coldharbour Lane is situated within the London Borough of Lambeth. The property is not listed.

PRICING

We are instructed to invite offers for the property in excess of £1,560,000 subject to contract and exclusive of VAT. This reflects a low capital value of £450.00 per sq .ft

EPC

Energy Performance Certificates are available upon request.

VAT

The property is elected for VAT.

CONTACT

Viewings are strictly by appointment only. Please contact the selling agent for further information on the opportunity.

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