

LEVY
Real Estate

Ellerslie Square Industrial Estate, Brixton, London, SW2 5DZ

Industrial, Trade Counter, Urban Logistics To Let | Rent on application | 13,740 sq ft

To be refurbished, Unit 9 Ellerslie Square, Brixton - 13,740sqft available to let on centrally located, established trade counter estate.

Accommodation

Name	sq ft	sq m	Availability
1st - Office	1,454	135.08	Available
Ground - Warehouse	12,286	1,141.41	Available
Total	**13,740**	**1,276.49**	

LEVY
Real Estate

Ellerslie Square Industrial Estate, Brixton, London, SW2 5DZ

Summary

- Rent: Rent on application
- Business rates: £10.49 per sq ft based on 1st April 2026
- VAT: Applicable
- Lease: New Lease

Contact & Viewings



Andrew Hughes
02077 470120 | 07747 626657
andrew.hughes@levyrealestate.co.uk

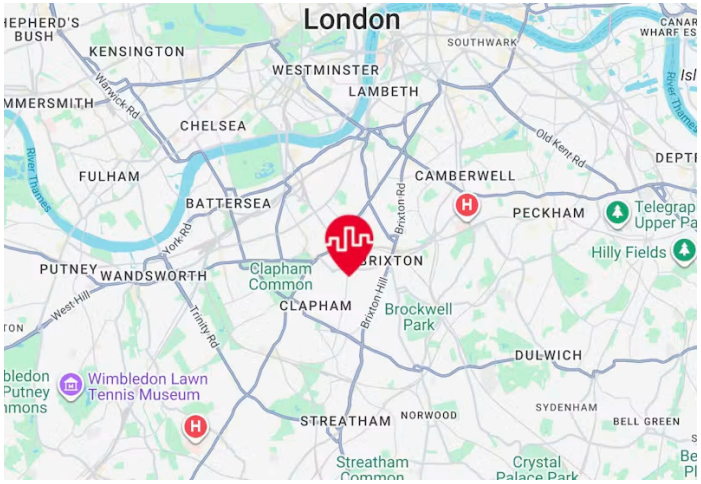


Henry Newland
0207 747 0116 | 07443 530151
henry.newland@levyrealestate.co.uk



Will Sandbach
07399 623192
Will.sandbach@levyrealestate.co.uk

www.levyrealestate.co.uk





Key Points

- To be fully refurbished
- Available Q2 2027
- Ground and first floor offices
- Level access loading door
- Ample loading and car parking available

Description

Ellerslie Square is an established industrial/trade location, with occupiers on the estate including Screwfix and Howdens Joinery, reflecting its appeal to trade counter and light industrial operators serving the wider Brixton, Clapham, and Streatham catchment.
Unit 9 comprises an end-of-terrace industrial/warehouse unit of steel portal frame and brick construction beneath a pitched roof incorporating translucent roof lights for natural daylight. The unit benefits from ground-level loading access, 6.5m eaves height suitable for racking and storage, ancillary office and welfare accommodation, and on-site parking/forecourt and loading area. The unit would suit a range of trade counter, warehousing, light industrial or last-mile distribution occupiers.

Location

Unit 9 Ellerslie Square Industrial Estate is situated on Lyham Road, Brixton, London SW2 5DZ, within the London Borough of Lambeth. The estate is accessed directly off Lyham Road, which links to Kings Avenue (B221), providing onward access to the South Circular (A205) and the A23 (Brixton Hill/Streatham Hill) to the east, as well as Clapham Park Road (A227) giving excellent connectivity to central London, the West End and the City. The unit is well served by public transport, with Clapham North Underground station (Northern line) approximately 0.25 miles away and Brixton station (Victoria line, London Overground, and National Rail) approximately 0.5 miles away.

Terms

The unit is available to let on a new full repairing and insuring lease for a term to be agreed.

Service Charge

A service charge operates on the estate for common and shared items, the tenants will be responsible for a fair and due proportion. More details available upon request.

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated.


FTM
FULHAM TIMBER MERCHANTS LTD
TIMBER & BUILDING MATERIALS
FULHAM TIMBER MERCHANTS LTD


PETER NORRIS
VOLKSWAGEN AUDI SPECIALISTS
MOT & SERVICE
ON MY CAR
LKQ
1 Peter Norris (Clapham)
2 LKO Euro Car Parts
3 LKO Euro Car Parts
4 LKO Euro Car Parts
5 Toolstation
6 Toolstation
7 Fitted Mirrors & Glass
8 Fitted Mirrors & Glass
9 Fulham Timber Merchants
10 Howdens
11 Screwfix Direct
12 Serco
13 Substation Brixton
14 Elis UK Limited
ELLERSLIE
SQUARE
BRIXTON
1