



AVAILABLE - TO LET

2nd floor, 2-6 Atlantic Road, London SW9 8HY

Media style Class E office premises, 1,366 sq ft, 1,695 & 3,061 sq ft

Rent £22.50 per sq ft

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

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Location

The property is located on the corner of Atlantic Road and Brixton Road, approximately 50 metres from Brixton Underground and mainline stations. Brixton is now a hub for the surrounding area, well known for its retail, food and beverage.

There are a wealth of national operators nearby to the property including: TK MAXX, Sainsbury's, CEX, O2, Pret A Manger, Superdrug and Leon. Pop Brixton is located just down Brixton Station Road, whilst O2 Brixton is approximately 200 metres away. Brixton Village and Market Row, two indoor food markets, are also situated close by.

Description

The offices are situated on the 2nd floor, with stairs and a passenger lift providing access to the offices. There are male and female W/C's in the common parts. Other amenities include:

- DDA compliant
- Wooden flooring
- Exposed A/C and lighting
- Dual aspect
- Numerous meeting rooms
- Kitchenette
- Perimeter trunking

Rent £22.50 per sq ft

Business Rates for 2024/2025 £9.50 per sq ft pa approx.

Service charge £6.05 per sq ft pa approx.

Building Type Class E use

VAT The premises are elected for VAT

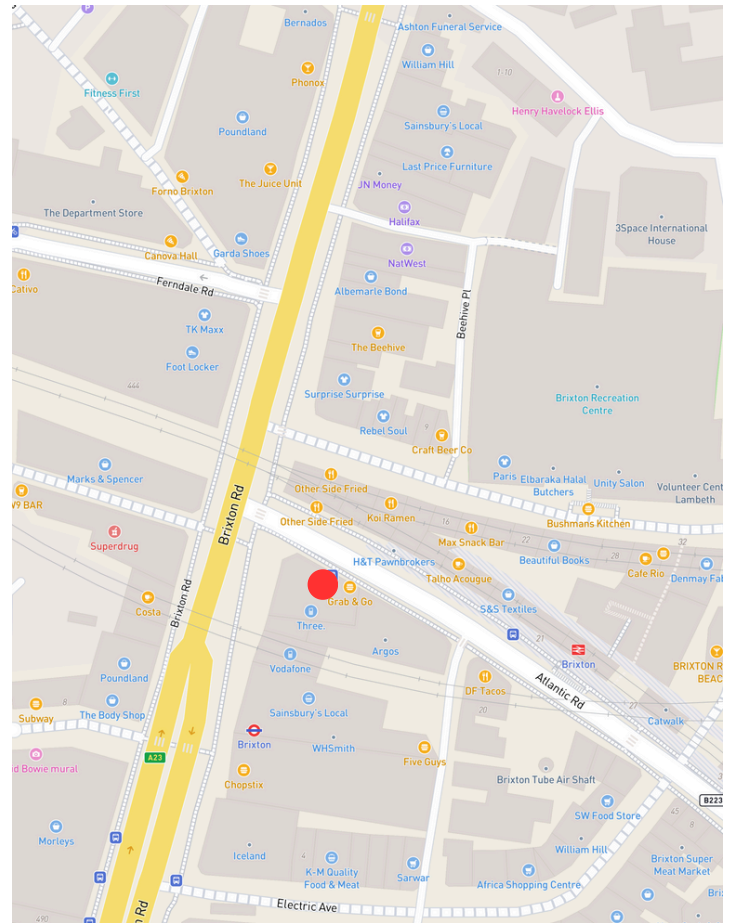
EPC Rating C-55

Size (all measurements are approx NIA)

Suite A - 1,695 sq ft (157.4 sq m)

Suite B - 1,366 sq ft (126.9 sq m)

Total - 3,061 sq ft (284.3 sq m)



Contact Owners Joint Sole Agents

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