



# CLASS E UNIT TO LET IN BRIXTON

**3 BRIXTON STATION ROAD,  
BRIXTON, LONDON, SW9 8PA**



## Location:

The subject property is located on Brixton Station Road, just a few yards from the busy Brixton Road. Brixton Underground Station (Victoria Line Services) and Brixton Station (National Rail Services) are both located a short walk from the property.

Nearby multi-national occupiers include the NHS, Footlocker, TK Maxx, JD Wetherspoons, Nationwide, M&S Foodhall, Superdrug, Three, Tesco Express, Pret A Manger and HSBC amongst several others and a mix of well-established independent occupiers.

## Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal areas:

**Ground Floor:            506 sq. ft.            (47.00 m<sup>2</sup>)**

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

O.I.E.O £45,000 pax

## Lease:

The premises are available by way of a new FRI lease subject to 5 yearly upwards only rent reviews.

## Rates:

The current rateable value is £23,250 ([VOA Link](#)).

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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## Location Map:

