



Lambeth

Civic Centre

6 Brixton Hill
London
SW2 1EG

17,119 sq ft (1,590.04 sq m)

EXCEPTIONAL WORKSPACE

In an award-winning public realm

AVISON
YOUNG

avisonyoung.co.uk

Welcome to Brixton: the capital's most magnetic district

Global brands, dynamic start-ups, and creative agencies already call Brixton home—and for good reason. Walk outside and instantly you're surrounded by independent eateries, curated retail, vibrant street art, and iconic cultural institutions like the O2 Academy, Pop Brixton, and Ritzy Cinema. It's not just a place to work—it's a place to thrive.

Set your office in the heart of a neighbourhood that's redefining what it means to work in London. It's bold, it's buzzing, and it's brilliantly connected—with a vibe that fuels creativity and a community that embraces innovation.

* Image shows the spectacular view from the upper floors

Telecom
Tower

Westminster

London
Eye

Blackfriars

The
Shard

Canary
Wharf

Where London comes alive
and your business can too



Step into a neighbourhood alive with rhythm, innovation, and opportunity.

Brixton isn't just a location—it's a living, breathing force of culture, creativity, and commerce.

Set your business in one of London's most iconic and electrifying districts, where street art meets sleek architecture, and vibrant local flavour energises your every workday.

Here, bold businesses like Beauhurst, an industry leading data and intelligence platform, sit alongside landmark developments such as The Department Store, Piano House and Brixton House. **At the heart of this commercial evolution: Lambeth Civic Centre**—part of the visionary Lambeth Civic Quarter—setting the standard for sustainable, future-facing workspace in the area. This thriving hub blends restored industrial charm with cutting-edge, ESG-conscious design—where rooftop drinks, Friday market bites, and an arts-packed calendar are all part of the working week.

The local “night-time economy” provides a wealth of amenity all within walking distance.

Where culture, commerce, and creativity collide



- Civic Quarter
- Lambeth Civic Centre
- Lambeth Town Hall



Food & Drink

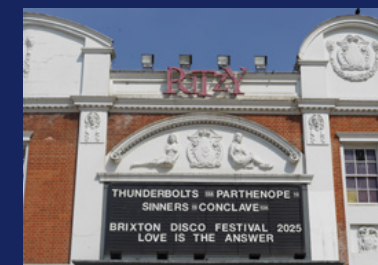
- 01 Assembly Coffee
- 02 Brixton Village and Market Row
- 03 Canova Hall
- 04 Costa Coffee
- 05 Cattivo
- 06 M&S
- 07 Sainsbury's Local
- 08 The Laundry
- 09 The Naughty Piglet
- 10 Brixton Station Road Market
- 11 The Department Store
- 12 Okan

Leisure and Wellbeing

- 01 Brockwell Lido
- 02 Anytime Fitness
- 03 Brixton Orchard
- 04 Brixton Windmill
- 05 Fierce Grace Hot Yoga
- 06 Fitness First
- 07 Lido Café
- 08 Miguel's Boxing Gym
- 09 Brixton Recreation Centre

Entertainment

- 01 Electric Brixton
- 02 The Blues Kitchen Brixton
- 03 Ritzy Cinema & Cafe
- 04 Brixton House Theatre
- 05 Pop Brixton
- 06 O2 Brixton Academy



Brixton:
Vibrant.
Connected.
Inspired.



Well Connected. Well Placed. Uniquely Brixton.

Situated just three miles south of Central London, Brixton is one of the capital's most dynamic and culturally rich districts—an area that balances local character with exceptional connectivity.

A long-established creative and civic hub, Brixton offers office occupiers the rare combination of vibrant street life, fast transport links, and an increasingly sophisticated commercial offer.

Key Journey Times

All times are approximate and based on travel from the nearby Brixton Underground Station (4 mins walk) and Brixton National Rail Station (5 mins walk).

By Underground (Victoria Line & Key Interchanges)



Vauxhall	4 mins
Victoria	7 mins
Green Park	9 mins
Oxford Circus	11 mins
Tottenham Court Road	13 mins
Euston	14 mins
Bank	15 mins
King's Cross St Pancras	16 mins
Canary Wharf	24 mins
Heathrow	46 mins

By National Rail (from Brixton Station)



Herne Hill	2 mins
London Victoria	7 mins
London Bridge	13 mins
Clapham Junction	16 mins
Waterloo	20 mins
Charing Cross	22 mins
Paddington	25 mins
Wimbledon	26 mins
Gatwick Airport	41 mins
Heathrow Airport	46 mins

The Lambeth Civic Centre benefits from excellent bus connectivity, with multiple routes stopping within a short walking distance.





City of London
and Westminster

Brixton Railway &
Underground Station



Brixton benefits from excellent access to key Central London destinations via the Victoria Line—one of the fastest lines on the Underground network—alongside mainline rail connections to London Victoria and beyond. The area is also well-served by major road routes, and has strong cycling infrastructure that supports a growing commuter base. These transport links, paired with rising investment and development, have positioned Brixton as a compelling alternative to more traditional central office districts.

A location that offers unbeatable connectivity alongside a deep-rooted local soul

At the heart of Brixton lies the Lambeth Civic Quarter—a thoughtfully regenerated campus home to the award-winning Lambeth Civic Centre and other key local institutions. Just a short walk from Brixton Underground and Overground stations, the area offers direct access to a wide range of local amenities, including Brixton Village, Pop Brixton, the Ritzy Cinema and a thriving independent food, drink and retail scene. Whether for employees, clients or visitors, the surrounding environment is both highly accessible and buzzing with energy.

Lambeth Civic Quarter

Lambeth Council's civic quarter is centred around the refurbished Grade II Listed Lambeth Town Hall and the modern BREEAM Excellent Civic Centre.

The Lambeth Civic Quarter is a landmark regeneration initiative that brings together high-quality civic, commercial and community-focused spaces within a unified urban campus.

Thoughtfully masterplanned by Cartwright Pickard, the scheme blends modern architecture with historic context, creating a vibrant, accessible environment for businesses, local services and residents alike.

As Brixton continues to evolve as a dynamic hub for innovation and enterprise, the Civic Quarter plays a pivotal role in shaping its future—offering occupiers the opportunity to be part of a professionally managed, design-led destination at the heart of one of London's most exciting growth areas.

Brixton is officially recognised as one of the Mayor of London's Creative Enterprise Zones—an initiative to support and grow the capital's creative economy. This designation highlights the area's commitment to nurturing innovation and supporting the creative and cultural industries that define its unique character. Learn more about Creative Enterprise Zones [here](#)

Best Mixed-use
Development in the UK at
the Sunday Times British
Homes Awards in 2019.



The building has been recognised for its architectural excellence and sustainability, receiving a RIBA London Regional Award and the OAS Development Awards - Best New Build (outside Central London). These accolades reflect both the building's innovative design and its successful transformation into a future-ready civic and commercial workspace. The Civic Centre is BREEAM "Excellent", with a combined heating & power (CHP) energy centre situated on the roof including heat recovery facilities.
















OAS Development Awards - Best New Build (outside Central London)

The Building

Contemporary Office Space in a Landmark Civic Setting

The Lambeth Civic Centre offers high-quality, energy-efficient office accommodation designed to meet the needs of today's forward-thinking occupiers.



-  24 hour access with agreement*
-  Tenant will use the dedicated Staff Entrance
-  Reception Security & Access Control
-  24m Atrium
-  3 x 13-person passenger lift plus goods and firefighting lift
-  Cycle Hub (308 Bike racks including lockable folding bike lockers)
-  Shower & Locker Facilities (15 Showers, 220 lockers & w/c's)
-  Air Conditioning (Active Chilled Beams cooling with fresh air ventilation)
-  Resilient internet connectivity, both wired and wireless for uninterrupted access to high-speed fibre enabled internet
-  Guest Wi-Fi
-  BREEAM 'Excellent'
-  EPC A
-  Smart Building Features and Intelligent Controls
-  DDA Compliant
-  Heat & Eat Facility on 5th Floor
-  Meeting rooms that work both for participants in the room and remote users, for an inclusive hybrid meeting room experience

*Current core opening hours: Monday to Friday 6:30am to 10pm



The Atrium

A 24-metre-tall atrium links all six floors providing views over the borough.

The atrium's 'smart façade' curtain walling is the first use of SageGlass in the UK, an intelligent solar control glazing system which is a maintenance-free alternative to blinds or shades.



The Civic Centre provides flexible, open-plan floorplates with excellent levels of natural light, modern finishes, and integrated services to support a variety of occupier requirements. It benefits from strong environmental credentials, in addition to the BREEAM 'Excellent' rating, high-performance façade, and low-carbon systems that contribute to reduced operating costs: The building has also been recognised for its commitment to accessibility.



Internally, the exposed concrete soffits, columns, beams and stairs create simple, modern space that is inherently flexible and has been well-executed throughout with colour introduced through bespoke furniture.

The building centralises public services on the ground floor with offices above and delivers a professional and future-facing environment suitable for public, private, and third-sector organisations alike.



Modern Workspace

Lambeth Civic Centre provides a single floor of 17,119 sq ft (1,590.04 sq m) comprising high-quality, modern workspace, available with or without the current fit-out, offering an incoming tenant flexible options.

Fully accessible and highly efficient, the offices benefit from excellent natural light, raised access floors, LED lighting, and high-speed fibre connectivity, together with a kitchenette / tea point. Generally open plan the offices also provide private meeting rooms & a boardroom / presentation facility.

Occupiers can also enjoy access to end-of-journey facilities including secure cycle storage, showers and lockers, as well as a heat & eat space on the fifth floor—ideal for informal breaks or team lunches and additional meeting / audio visual rooms within the building if required.



Watch the Fly-Through Video

An office floor with a robust IT network, ensuring seamless connectivity for all operations. With resilient internet connectivity, both wired and wireless for uninterrupted access to high-speed fibre enabled internet, whether through Wi-Fi or cable. The IT network will support all digital needs, providing an environment for productivity and innovation.

Creating smart working practices and agile working through a variety of different work settings.

* Images show the existing fit-out and technology available if required by an incoming tenant or can be removed to allow own fit-out.

SPECIFICATION



Fully fitted & furnished



3.15m floor height to concrete soffits (2.8m to active chill beam)



Floor to ceiling glazing superb daylight



Open plan workspace



Private meeting rooms & board / conference room



LED lighting with intelligent DALI controls

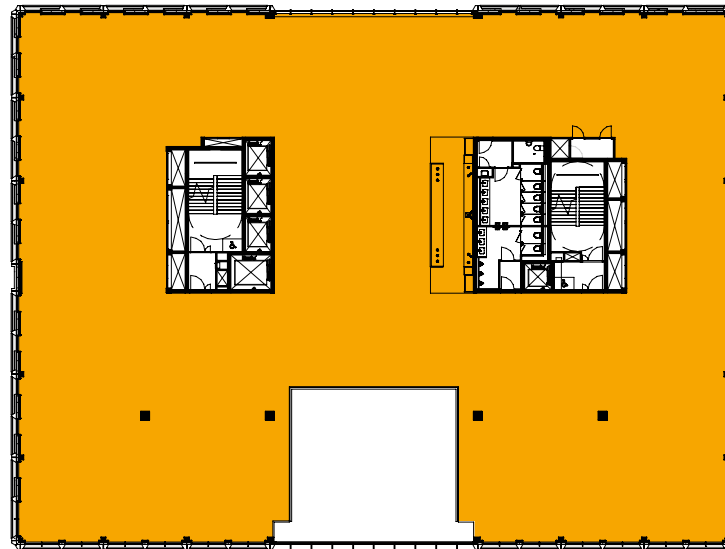


150mm raised access floor zone

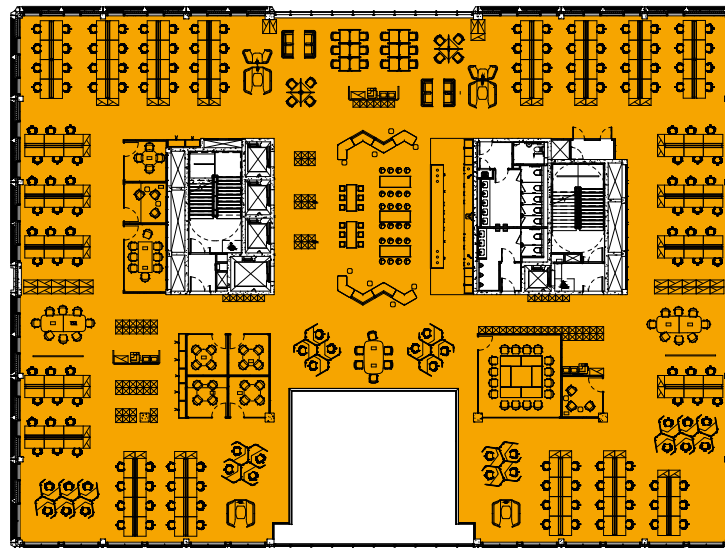


Kitchenette / tea point

Floor plan



Space plan





lambethciviccentre.co.uk



Watch the
Fly-Through Video

RIBA 
RIBA Award Winner

RIBA London Award

OAS
DEVELOPMENT AWARDS

OAS Development Awards
- Best New Build (outside Central London)

BCO

BCO London Award
- Corporate Workplace (Highly Commended)

TERMS

Available on a new lease directly from the landlord on flexible terms to be agreed.

RENT

On application.

EPC

The building has an Energy Performance Certificate rating of "A".

VIEWINGS

Strictly by appointment through the sole agents.

FURTHER INFORMATION

Angus Malcolmson

020 7911 2763
07836 627 477
angus.malcolmson@avisonyoung.com

Harriet De Freitas

020 7911 2994
07940 516 827
harriet.defreitas@avisonyoung.com

Harry Bird

07586 735 616
harry.bird@avisonyoung.com

**AVISON
YOUNG**

avisonyoung.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

June 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk


Lambeth
Civic Centre

6 Brixton Hill
London
SW2 1EG

