



**STIRLING
ACKROYD**

FOR SALE

**Winans Walk, Rear of
332-334 Brixton Road,
London, SW9 7AA**

13,870 sq ft

**Adjoining industrial units
equating to 13,870 sq ft
on a 0.36 acre plot, with
development potential
Subject To Planning (STP)**



VIDEO TOUR

stirlingackroyd.com



Description

The site itself is situated on Winan's Walk to the rear of 330/334 Brixton Road, and equates to 0.36 acres in total. Currently situated on the site is 3 adjoining industrial units, which equate to 13,870 sq ft. the unit is currently owner occupied by Nero Glass Designs which specialise in niche and articulate glass products. One of the three adjoining units is set over two floors and has the benefit of office space with meeting rooms above, with industrial warehouse space below. The other two adjoining warehouses all benefit from industrial workshops/warehouse space. It is categorised as B2/B8 in terms of its Use Class.

Key points

- Industrial site with 3 adjoining units equating to 13,870 sq ft
- Price: £3,700,000
- 0.36 acre site
- Development Potential (STP)
- 0.5 miles from Brixton Station
- 0.6 miles from Stockwell Station
- 1 miles from Oval Station



Location

Brixton is a vibrant and diverse South London neighbourhood known for its cultural heritage, thriving arts scene, and excellent transport links. With a mix of period properties, modern developments, and a strong sense of community, it appeals to national and local businesses, professionals and families. The area boasts a bustling high street, popular markets, and a wide range of bars, restaurants, and music venues, including the iconic Brixton Academy. Excellent transport connections via the Victoria Line and numerous bus routes make commuting into Central London quick and convenient.

The micro-location of 330-334 Brixton Road is situated within a dynamic and evolving industrial zone in South London. This area has seen a resurgence in industrial activity, with developments like Bloom Brixton not far away offering up to 35,000 sq ft of modern, multi-level warehouse spaces designed with employee wellbeing and ESG credentials in mind.

Transport Links



Brixton 0.4 Miles



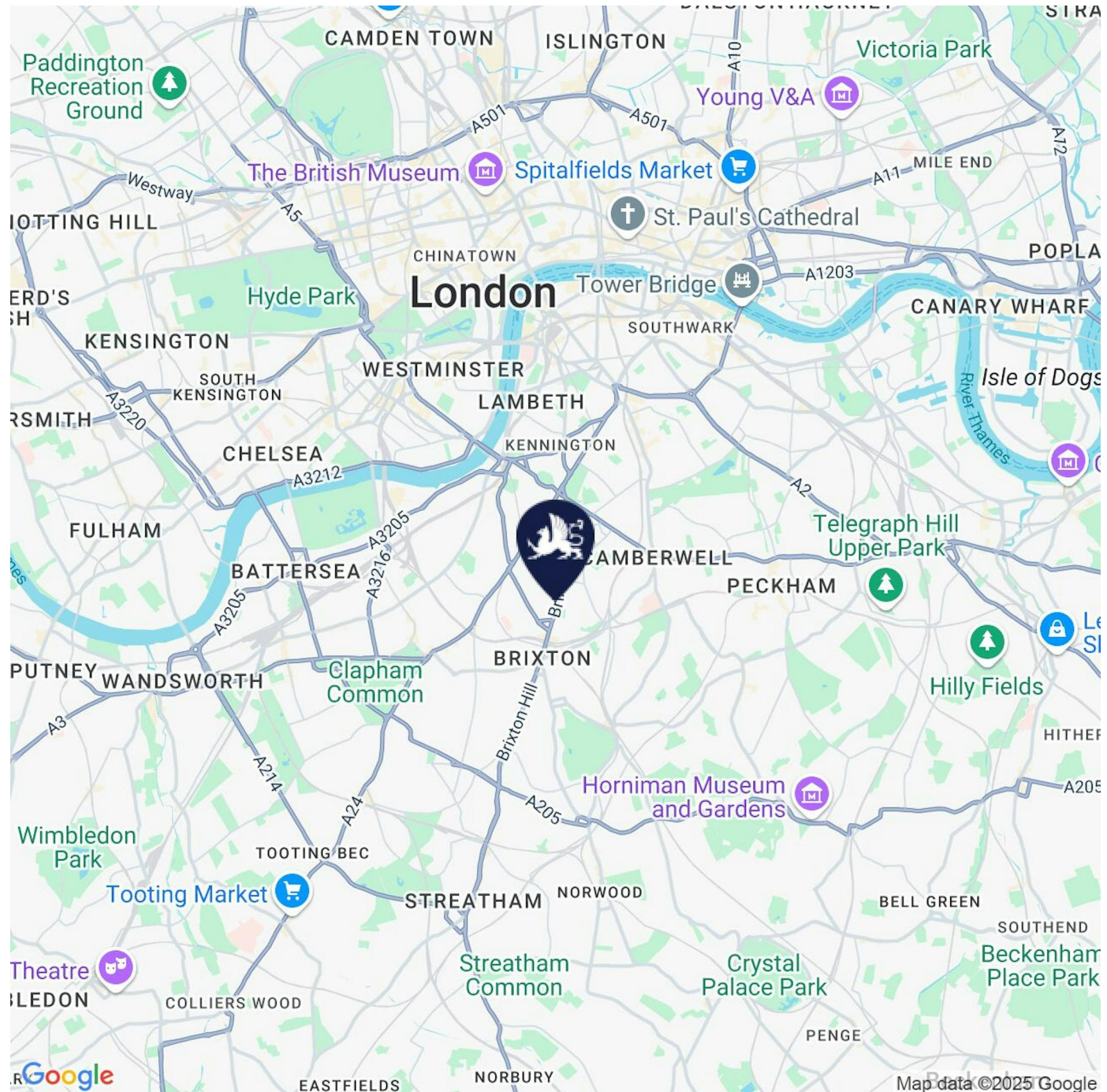
Loughborough Junction 0.5 Miles

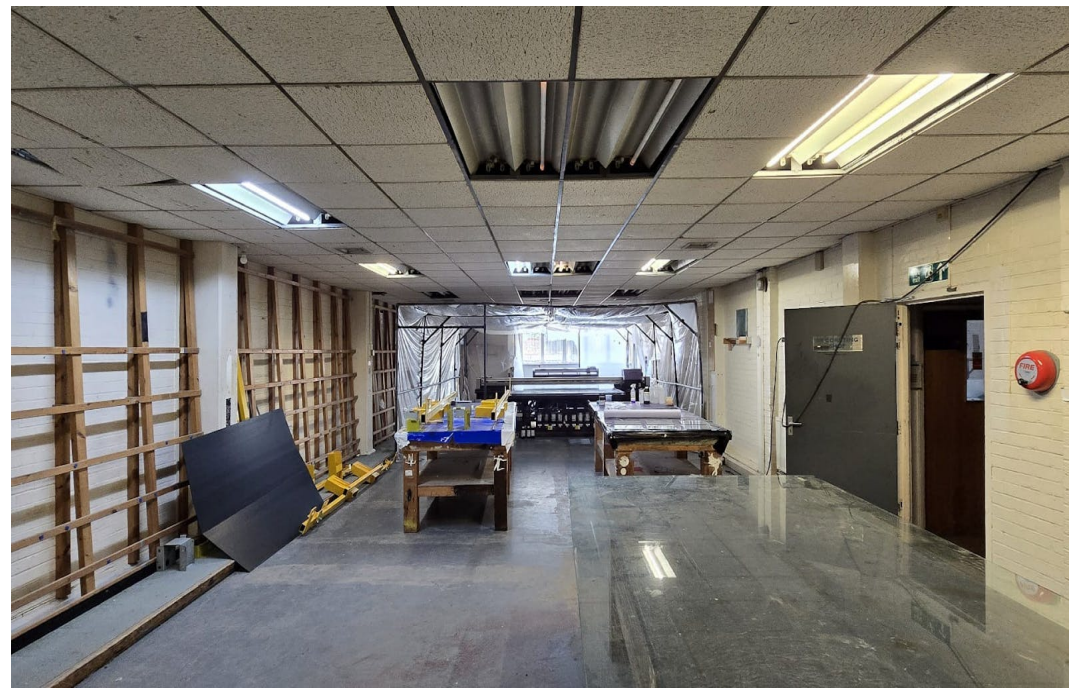


Stockwell 0.5 Miles



Clapham North 0.8 Miles





Accommodation

Name	Building Type	Size	sq ft	sq m	Availability
Ground	Industrial	10,588 sq ft	10,588	983.66	Available
1st	Office	3,282 sq ft	3,282	304.91	Available

Rents, Rates & Charges

Price	£3,700,000
Rates	£5.96 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

Viewing & Further Information



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