



362 Coldharbour Lane, Brixton, SW9 8PL

TO LET

Area: 667 FT² (62M²) | Initial Rent: £23,345 PA |



Location
Vibrant hub



Train
Brixton



Tube
Victoria line



Cycle Racks
On-site

LOCATION:

Situated in the vibrant hub of Brixton, amongst it's bustling lifestyle, coffee shops and trendy eateries, The Viaduct offers 15 studio style offices and comprises a brand new contemporary business environment - ideal space for new start-ups and established growing businesses.

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DESCRIPTION:

FLOOR AREA:

FLOOR	AREA FT ²	AREA M ²
Ground Floor	667	62
TOTAL	667FT²	62M²

AMENITIES:



Concierge
On-site



Meeting Rooms
Available via S/A



Café (s)
On-site



Natural Light
Excellent



Internet
Hyperoptic fibre



Air Conditioning
Cooling system

TENURE:

New Full Repairing and Insuring lease for a term to be agreed.

INITIAL RENT PA: £23,345

VAT: Applicable

SERVICE CHARGE: Inclusive

RATES PAYABLE: Estimated at approx £12,000 pa.

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:

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