

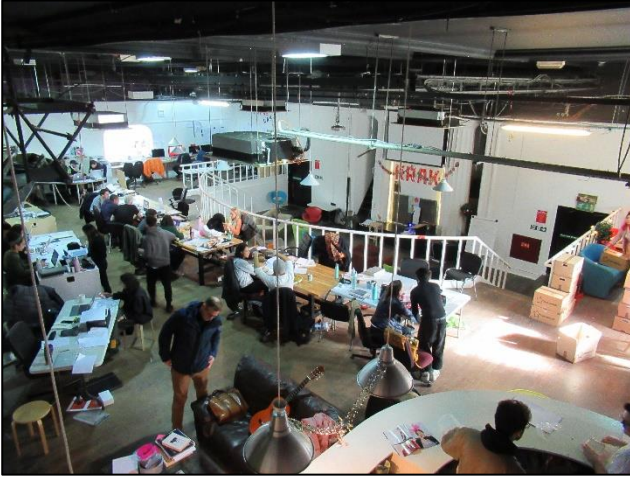


## COMMUNITY SPACE TO LET

### LEVEL 4 ST MATTHEWS CHURCH BRIXTON HILL LONDON SW2 1JF



**ACCOMMODATION: 5,594 SQ. FT. (519.71 SQ. M.)**



## **LOCATION**

The subject property comprises the St Matthew's Church on St Matthew's Peace Gardens, just to the south of Brixton town centre and almost opposite Lambeth Town hall.

The property is located on the junction of the A23 and bounded by its junctions with Effra Road and St Matthew's Road to the east.

The Property is located within a short walk of Brixton Train & Underground station (Victoria Line), with its regular services to London Victoria (8 mins) and its connections to the Underground network.

## **DESCRIPTION**

The property is a converted 200 year old Grade II\* Listed building which includes a restaurant, St Matthews church and office/community space to upper levels.

The vacant space in question comprises Level Four and part Level Five, previously used as education space.

## **AMENITIES**

- Prominent local landmark building
- Electrically heated
- Passenger lift
- On-site restaurant

## **PLANNING**

The property has a current use of D1 and potential tenants will need to seek a change of use to any alternative use.

## **TENURE**

Sub-lease on terms to be agreed.

## **ACCOMMODATION:**

Level 4 East NIA: 2,964 sq. ft. (275.34 sq. m.)  
 Level 4 West NIA: 2,477 sq. ft. (230.10 sq. m.)  
 Level 5 Office NIA: 154 sq. ft. ( 14.27 sq. m.)

**Total: 5,594 sq. ft. (519.71 sq. m.)**

## **RENT**

Offers are sought in the region of **£125,000 per annum inclusive of service charge and VAT.**

## **VAT**

The property is elected for VAT, which will be included in the rent.

## **EPC**

Band F (141).

## **RATES**

Rateable value: £21,247 (Level 4 East & Level 5 office).

Level 4 West RV not available to the public (Theatre & premises)

Estimated rates payable 2019/20 £0.499p in the £. Source VOA

Transitional relief may be applicable. Interested parties are recommended to make their own enquiries with Lambeth Council.

## **SERVICE CHARGE**

Included and covers external repairs, cleaning of common parts, running of the building and utilities.

## **LEGAL COSTS**

Each party is to bear their own legal costs incurred in this transaction.

AR & QS Holdings Limited T/A andrew scott robertson for itself and for the vendors or lessor of this property whose agents they are given notice that:

- (i) VAT may be applicable.
- (ii) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (iii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iv) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property

May 2020

## VIEWING

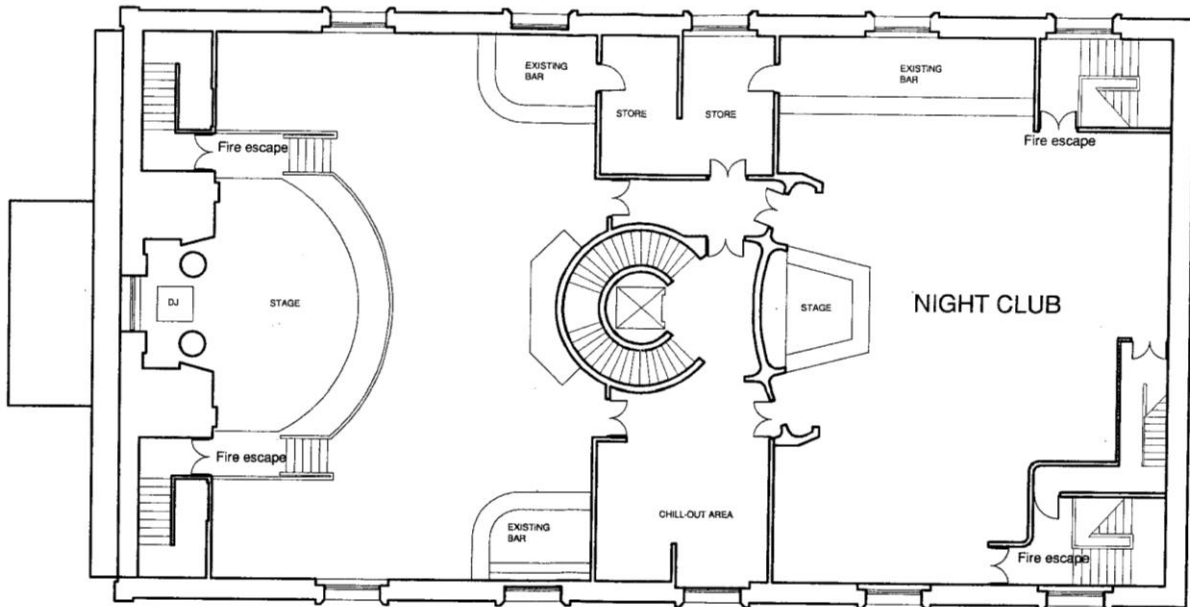
Strictly by appointment with the sole agents:-

**ANDREW SCOTT ROBERTSON  
COMMERCIAL DEPARTMENT  
24 HIGH STREET  
WIMBLEDON  
LONDON SW19 5DX**

**Contact: Stewart Rolfe**

**Tel: 020 8971 4999**

**Email: [commercial@as-r.co.uk](mailto:commercial@as-r.co.uk)**



**EXISTING PLAN AT LEVEL 4**

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# Energy Performance Certificate

## Non-Domestic Building



FOURTH FLOOR  
St. Matthews Church  
Brixton Hill  
LONDON  
SW2 1JF

Certificate Reference Number:  
9639-3022-0925-0003-8525

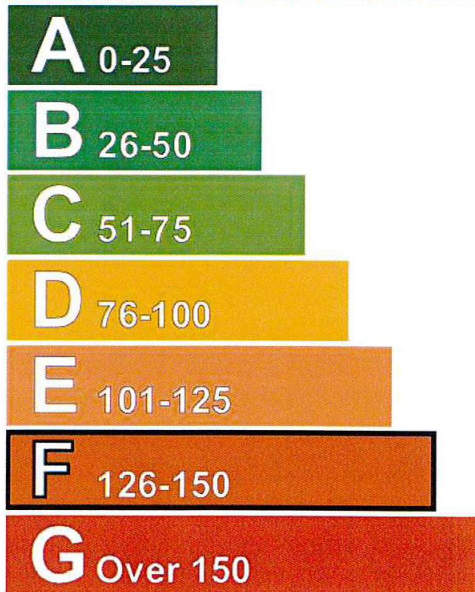
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions



◀ 141 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	528
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	556.37

### Benchmarks

Buildings similar to this one could have ratings as follows:

47	If newly built
127	If typical of the existing stock

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