

Arch 51x
Ferndale Road
Brixton
London
SW9 8BA



B1/B8 Opportunity with a secure private external area to the rear

TO LET

Arches - 842 sq ft plus 744 sq ft External Area



Location

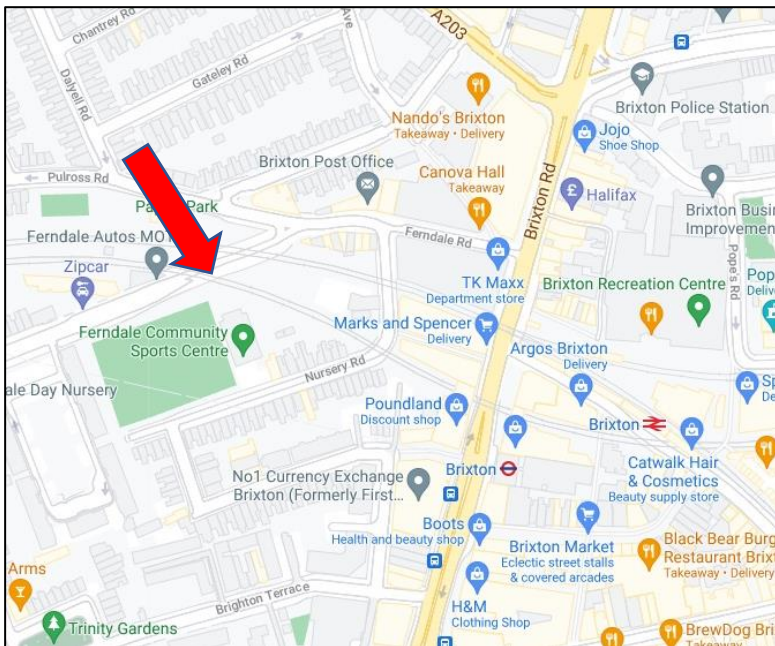
The arches are located on Ferndale Road a short walk to Brixton Road with both Brixton Underground station and Brixton Railway Station within a 5 minutes walk. Brixton Pillars, Brixton Village and Pop Brixton are also a short walk.

Floor Areas (Gross Internal Area)

Arch 51x	Sq ft	(m ²)
Main Arch	576	53
Part Arch	242	22
External W.C	24	2
Total	842	78
External Area	744	69.12

Rates

Interested parties are advised to make their own enquires via the London Borough of Lambeth.



Description

The arches are fully lined and of brick construction. Access to the unit is from Ferndale Road via a pedestrian door / electric roller shutter door. The unit has a secure private external area to the rear which would suit a range of uses. Internally the space benefits from:

- 3-Phase power (to be confirmed)
- W/C facilities
- Concrete Floor
- Electric Roller Shutter Door

Terms

The arch is available on a new lease directly from the landlord. Offers are invited in-excess of **£27,000 pa will be considered**. Rents will be plus VAT.

Legal Costs

Each party is to bear their own legal costs. Tenancy agreements will incur additional fees.



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Viewing

Viewings are available strictly by appointment through sole agents :-

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