

# USP.

Unit 11, 23 & 26 Atlantic  
Road, Brixton, SW9 8HX

**Prime Brixton Opportunity To  
Let**

**4,303 SQ FT GIA**

usp.london

020 3757 7777



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## Accomodation

Floor	Availability	Area (sq ft)	Rent (psf)
Unit 11	Available	1,464	POA
Unit 23	Available	1,483	POA
Unit 26	Available	1,356	POA
<b>TOTAL</b>		<b>4,303</b>	

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## Amenities

Available together or separately	3 separate frontages
Flexible planning use	3 phase power
Prime Brixton location	Gas supply
Glazed frontages	Extraction and air handling routes





## Description

### Three units available together or separately

The available newly refurbished accommodation consists of 3 railway arches, available as individual units or one self-contained unit, below Brixton overground station around the thoroughfare and station access corridor.

The newly refurbished arches prominently located within a vibrant retail and leisure area and are a conduit linking the national retailers on Brixton Road to the eclectic mix of traders within Brixton Village and Pop Brixton. The refurbished units provide new glazed shopfront, white arch lining, new insulated concrete floor slabs, perimeter drainage channels, security shutters and capped services. New uplighters will be installed to brighten up the streetscape along the façade of the arches.

Situated beneath Brixton Overground Station, fronting Atlantic Road and Brixton Station Road, this bustling location at the heart of Brixton is sandwiched between two of South London's most popular retail/ leisure destinations, Pop Brixton and Brixton Market.

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Brixton, SW9 8HX

## Further Information

A new lease is available direct from the landlord.

### Rent

Offers in excess of  
£160,000pa

### Service Charge

TBC

### Rates

TBC

Jonathan Cheung

USP London

07706 357863

jonathan@usp.london

Alex Jackson

USP London

07562 649126

alexj@usp.london

Jonathan Hay

Grant Mills Wood

020 7659 5986

jonathanh@grantmillswood.c...

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