



Office Space to Let

2nd and 3rd Floor
2 Tunstall Road
Brixton
SW9 8BN

Size
1,270 sq ft

Rent
£38,000 pax

Rateable Value
TBC

Service Charge
£5,000 pa

- * Directly Opposite Brixton Underground Station
- * Self contained split level office
- * Kitchenette
- * Benefits from Office Use but alternate uses would also be considered under Class E

OFFICE SPACE TO LET

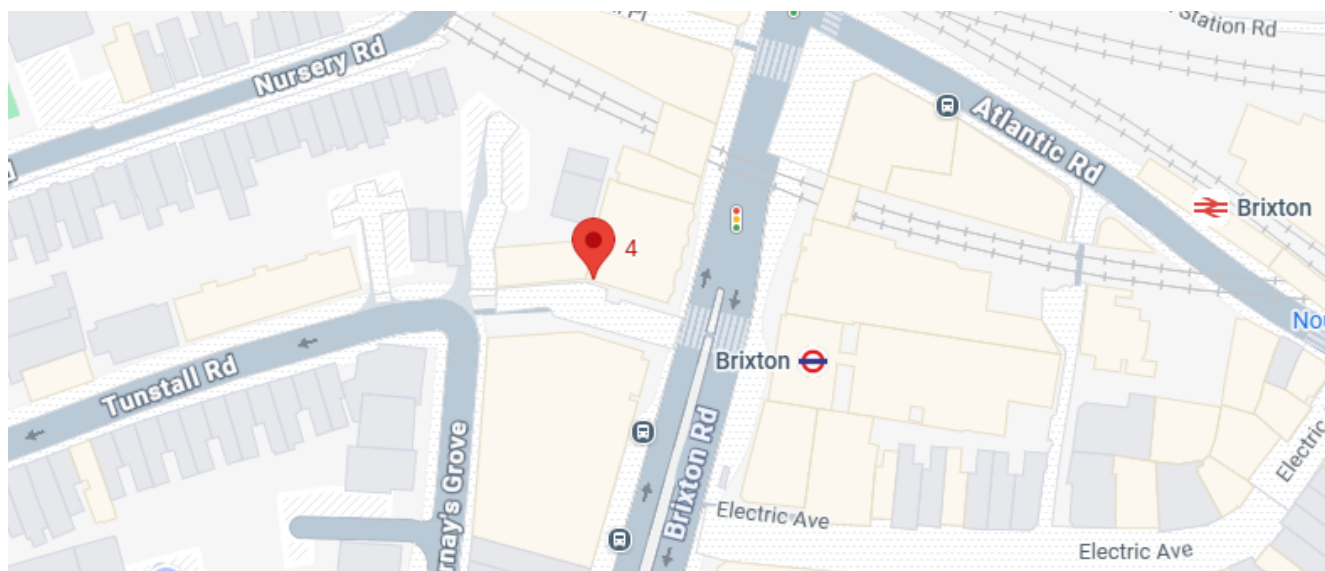
Misrepresentation Act 1967

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. The descriptions, dimensions and all other information are believed to be correct but their accuracy is no way guaranteed

Location

Situated in the vibrant heart, this prime address excellent transport links being just opposite Brixton Underground which provides access to the Victoria Line.

Occupiers are perfectly positioned to enjoy the world-renowned dining of Brixton Village, the creative energy of Pop Brixton, and the legendary music scene at the O2 Academy. Beyond the immediate buzz of the local markets and independent boutiques, the expansive greenery of Brockwell Park is just a short stroll away.



Description

The office suites at 2 Tunstall Road offer versatile workspace occupying the second and third floors. A large open-plan suite spans the second floor, providing a flexible layout suitable for various business uses. Third-floor accommodation comprises a small rear suite ideal for a private office, alongside a larger front unit overlooking Brixton Underground Station that includes an integrated kitchenette.



Lease Terms

Available by way of a new lease direct from the landlord.

Floor Area

2nd Floor	637 sq ft
3rd Floor	633 sq ft
Total	1,270 sq ft

Second Floor



Third Floor Rear



Third Floor Front



Third Floor Front

