



215 Lyham Road, Brixton, London SW2 5PY

TO
LET

5038
Sq Ft

£139,000
Per annum excl.

Uses Considered:
ALL USES CONSIDERED

Description

The property comprises a 3 storey stand alone office/industrial building. Previously occupied as serviced offices, the building has been fitted out with suitable power, Cat 5, and AC to a high spec.

The main entrance on Lyham Road is accessed via video entry phone and fob system. The yard / loading area to the rear gives direct access to the warehouse and an external fire escape to the upper floors. Also on the ground floor are meeting rooms, WC, Kitchenette and Shower Room.

The upper floors are a combination of open plan desking, private offices, kitchen areas, meeting rooms and WC's.

Use Class

We understand the property currently has E use. Other uses may be considered subject to terms being agreed, landlords consent and relevant planning permissions.

Rent

£139,000 per annum

Tenure

The property is available by way of a new FRI lease. Terms to be agreed subject to contract.

Lease Start Date: ASAP
Lease End Date: Negotiable
Next Rent Review: Negotiable
Break Clause: Negotiable

EPC

TBC

VAT

TBC

Local Authority

LB Lambeth

LTA 1954

Excluded with option to renew lease

Accommodation

	Sq M	Sq FT
Ground:	156.00	1679
Basement:	0.00	0
First:	156.00	1679
Second:	156.00	1679
Third:	0.00	0
Outside:	0.00	0
Total (GIA):	468.00	5038

360 Tour and Floor Plan Available

Rates

Rateable Value: £23,250
Rates Payable (19/20): £11,602 pa*

*Rates Payable may include small business rates and transitional relief, as well as the Covid-19 20/21 rates holiday. Parties must make their own enquiries to ensure this is correct.

Utilities

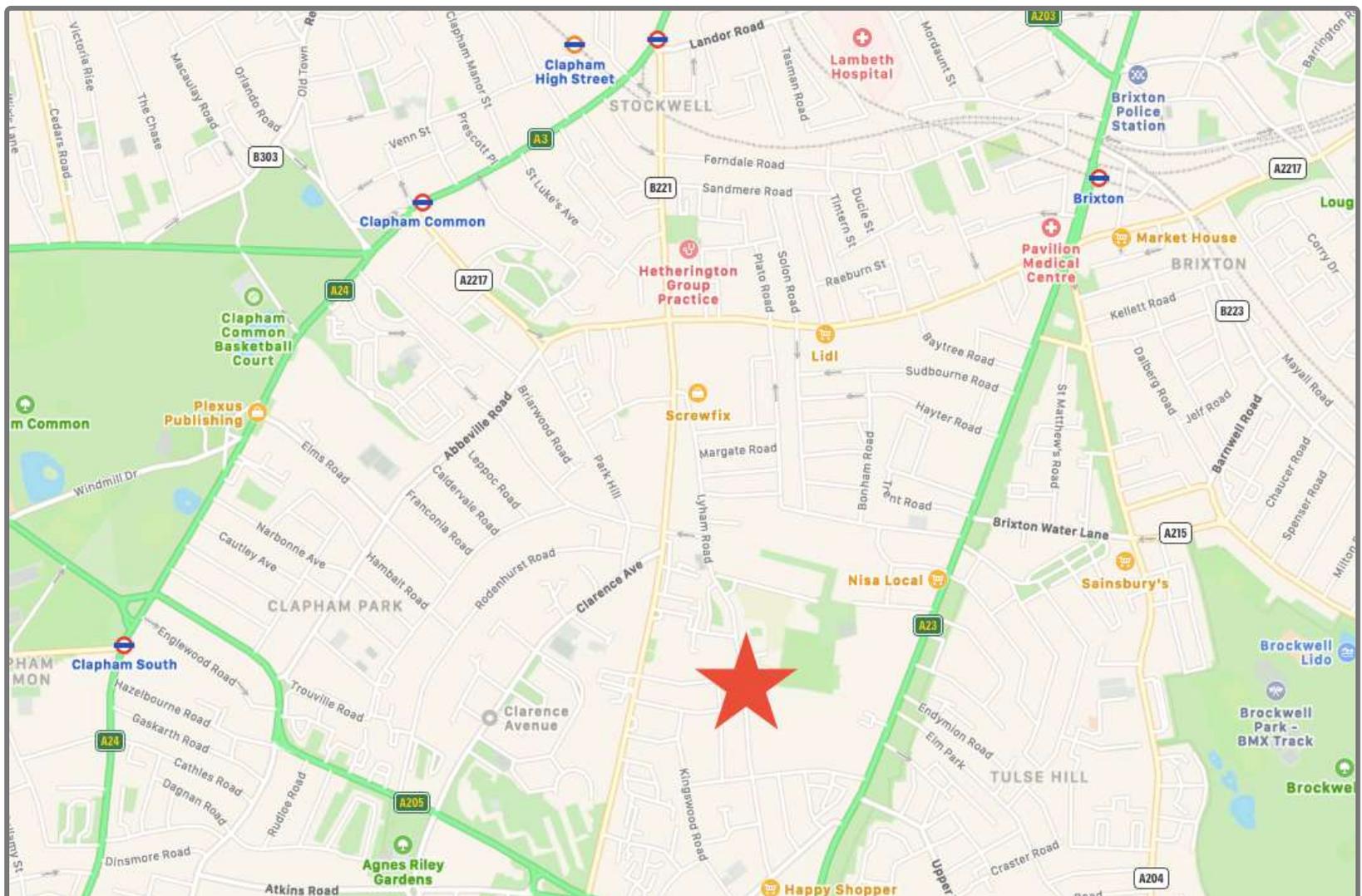
Three Phase.
Gas.

Location

The property is located on Lyham Road, on the corner with John Ashby Close. The majority of the local neighbourhood is residential with commercial units dotted around as light industrial or in local secondary retail parades.

Brixton Hill (A23) and the South Circular (A205) are both within 0.5 miles to the East and South, providing fast vehicular connections in and out of central London.

Clapham Common and Brixton Town Centres are both within 1 mile, 20 mins walk providing access to the Northern and Victoria lines as well as mainline rail services.



Evans Pearson

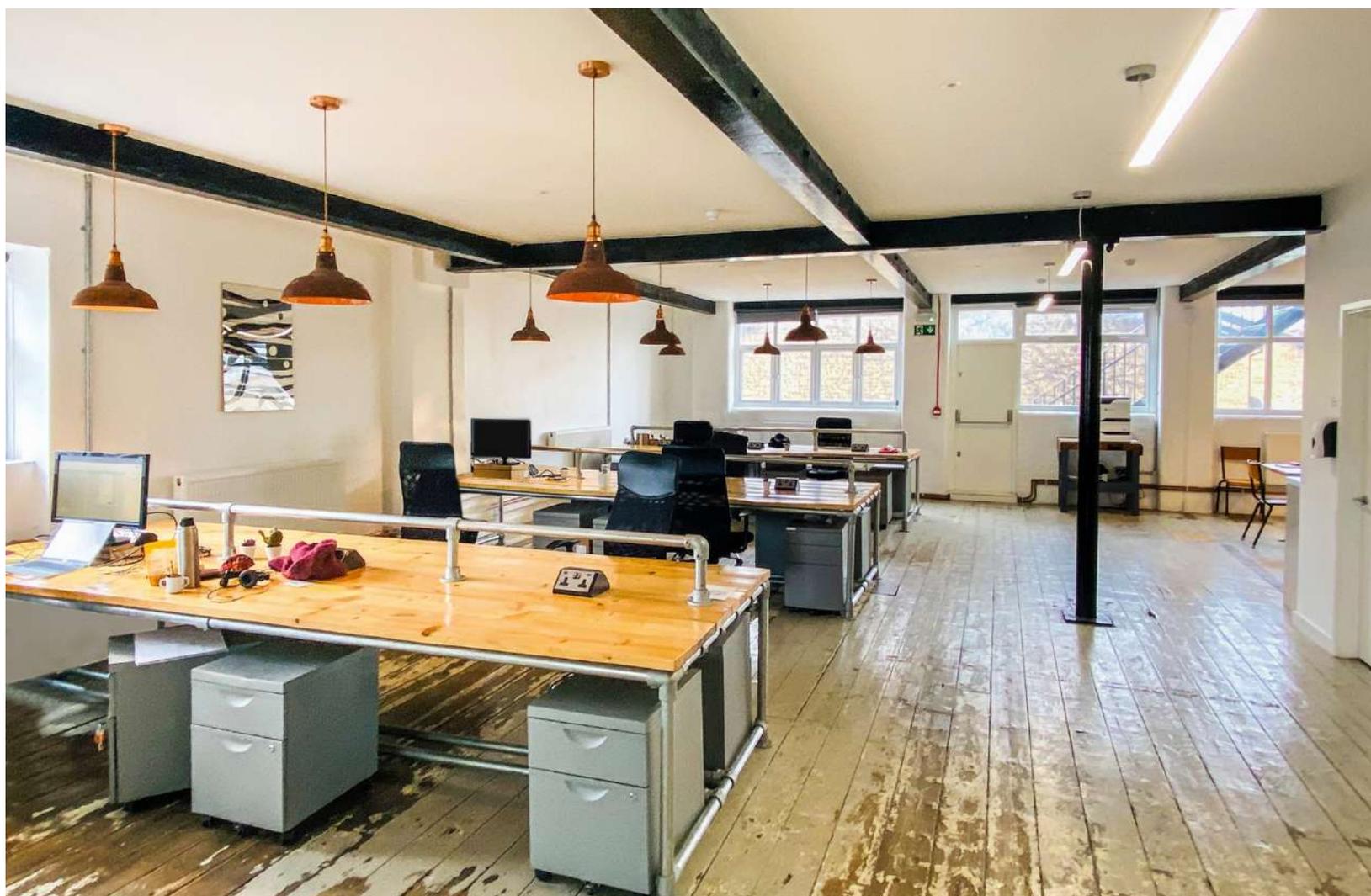
Chartered Surveyors

Evans Pearson Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

Lewis & Co Contact:

Alex Lewis
alex@lewisco.co.uk
020 3940 5575



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

Evans Pearson

Chartered Surveyors

Contact:

James Dyson BSc
james@evanspearson.co.uk
020 7819 2380

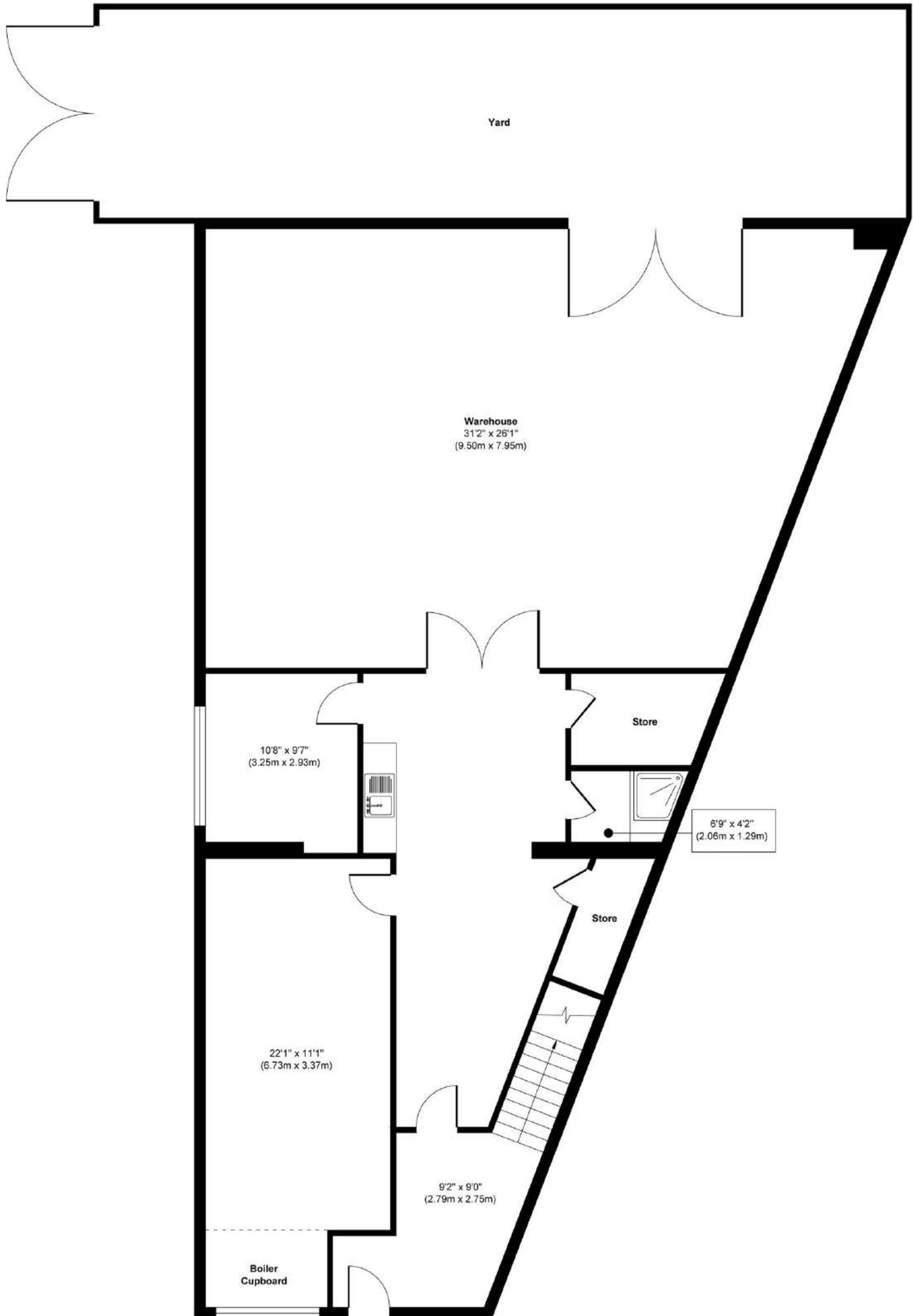
Lewis & Co Contact:

Alex Lewis
alex@lewisco.co.uk
020 3940 5575



These particulars are believed to be correct at the time of creation. Their accuracy is not guaranteed and we do not accept any liability whatsoever for any misrepresentation made in them. Proposed tenants or purchasers are advised to make their own enquiries to ensure the property satisfies the purpose for which it is intended before entering into any contract. Prices quoted may be subject to VAT.

215 Lyham Road



Evans Pearson
Chartered Surveyors

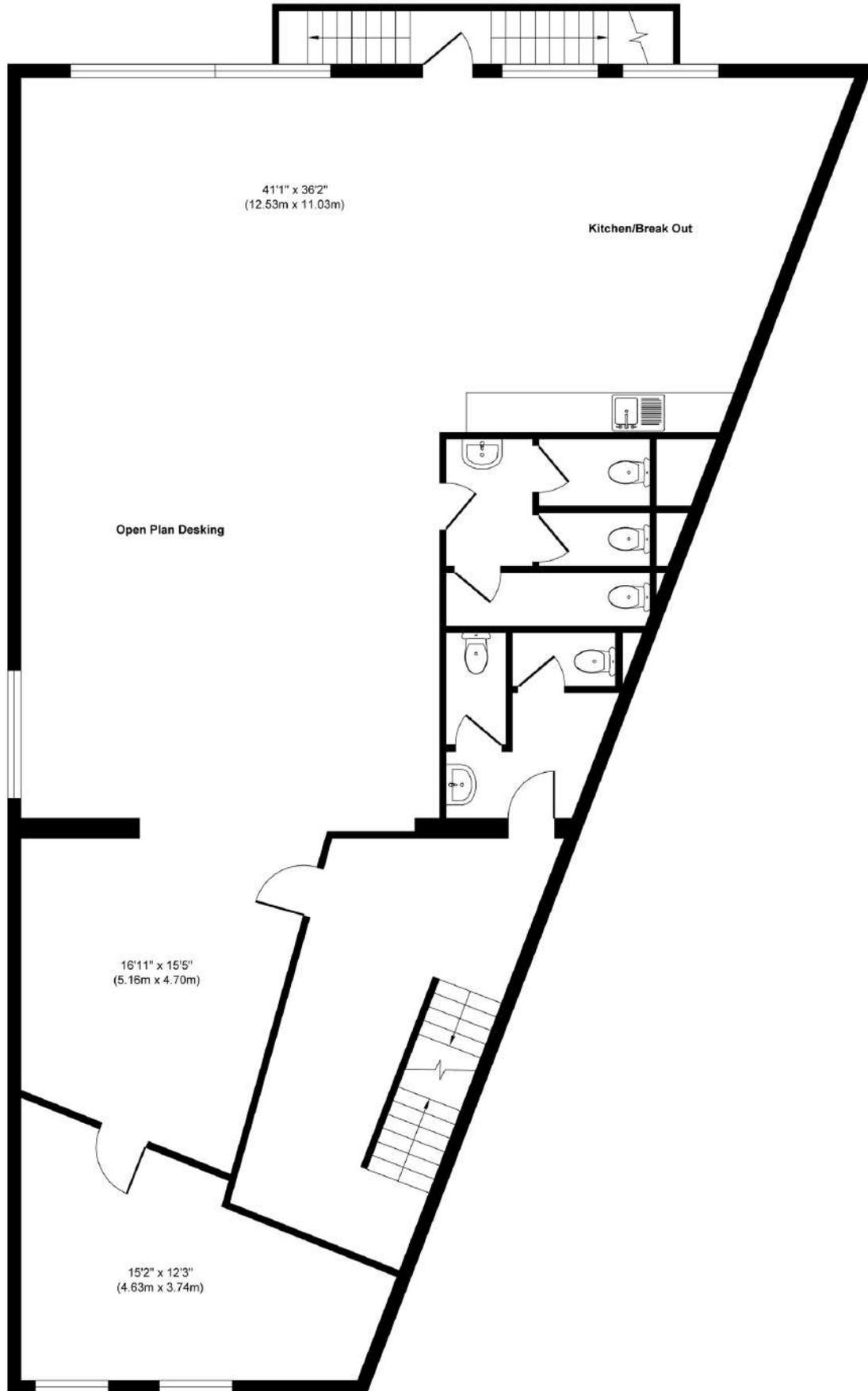
Ground Floor
Approximate Floor Area
1679 sq. ft
(156.00 sq. m)

Approx. Gross Internal Floor Area 1679 sq. ft / 156.00 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property

215 Lyham Road



Evans Pearson
Chartered Surveyors

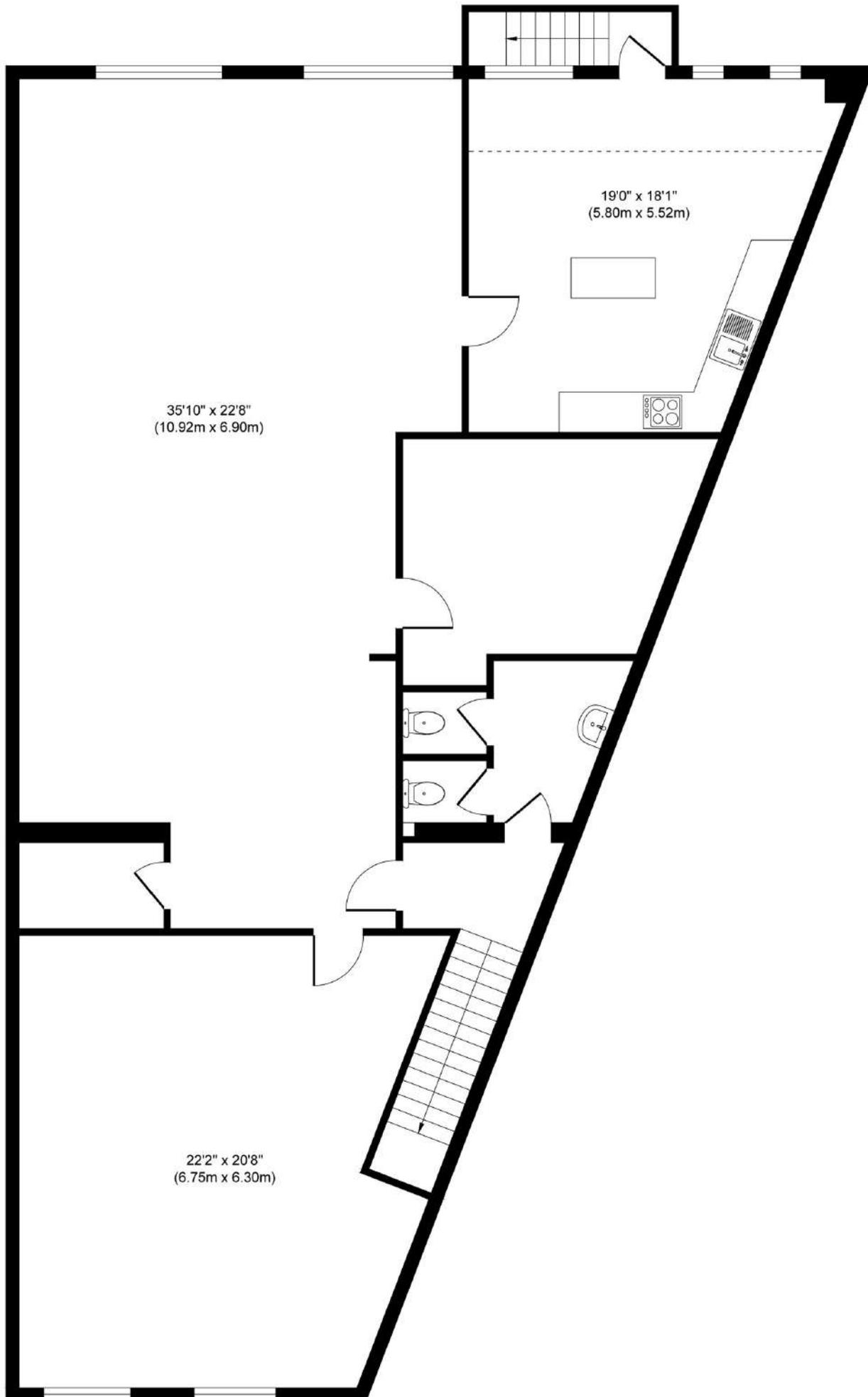
First Floor
Approximate Floor Area
1679 sq. ft
(156 sq. m)

Approx. Gross Internal Floor Area 1679 sq. ft / 156 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property

215 Lyham Road



Second Floor
Approximate Floor Area
1679 sq. ft
(156 sq. m)

Evans Pearson
Chartered Surveyors

Approx. Gross Internal Floor Area 1679 sq. ft / 156.00 sq. m

Floor plan shown is for guidance only and not to scale unless stated. Please check all measurements, dimensions and bearings before making decisions reliant on them.

Produced by Elements Property