



Mixed Use Commercial Units

41 

45

**ACRE
LANE
BRIXTON**

A FRESH TAKE

A new development comprising 1,613 to 3,714 sq ft of mixed used commercial units, 22 new apartments and 2 houses, situated in the heart of Brixton.

The building will provide two commercial units, each with a ground and lower ground floor and direct street frontage on Acre Lane allowing for branding opportunities.



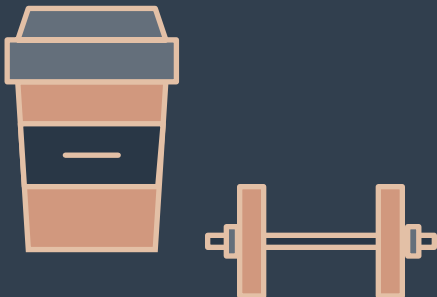
NEXT
LEVEL
SPACE



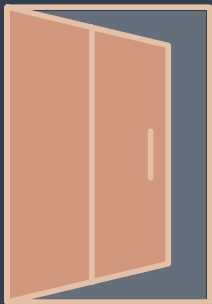
**STREET
FRONTAGE**



**PRIME BRIXTON
LOCATION**



**MIXED
USE**



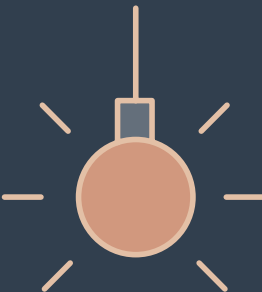
**DEDICATED
ENTRANCES**



**SHELL &
CORE / CAT A**
(Subject to agreement)



**EXPOSED
SERVICES**
(Subject to agreement)



**SUSPENDED
LED LIGHTING**
(Subject to agreement)



**AIR
CONDITIONING**
(Subject to agreement)



FLEXIBLE UNITS FOR A VARIETY OF USES

SITUATED OVER THE GROUND & LOWER GROUND

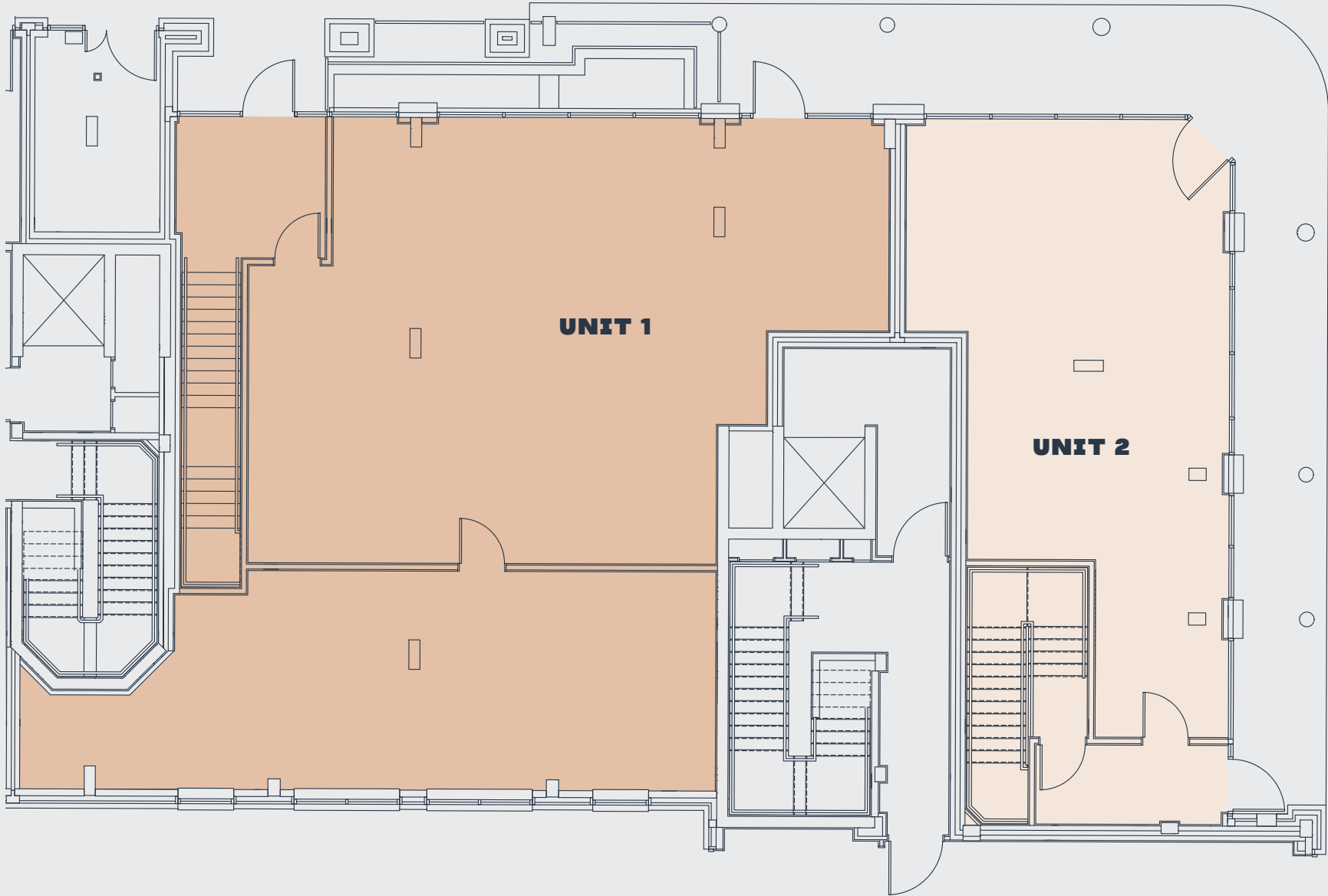
Right Unit Two CGI



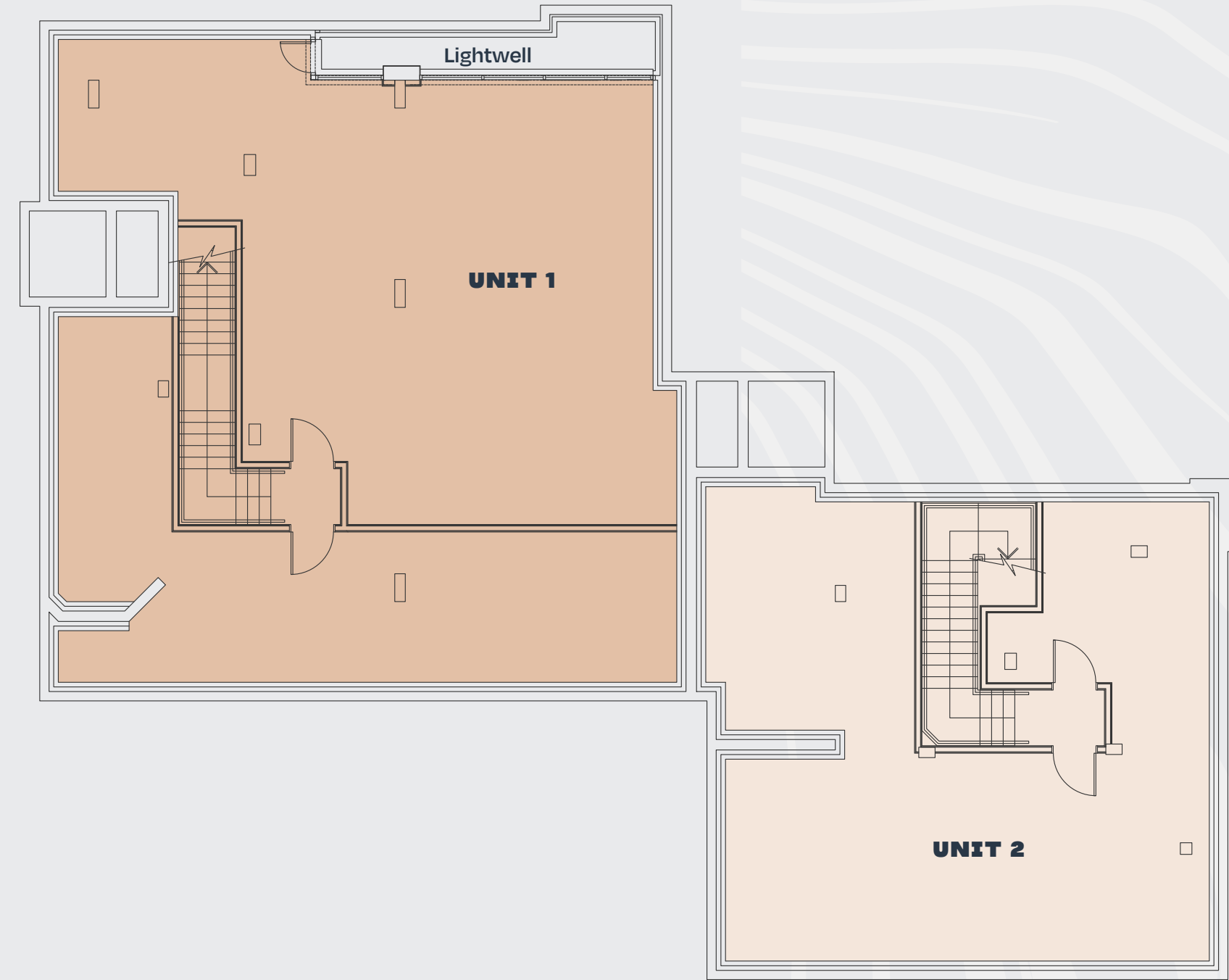
TWO SELF
CONTAINED
UNITS

Unit	Floor	sq ft	sq m
● 1	Ground	1,054	98.0
	Lower Ground	1,047	97.2
	Unit Total	2,101	195.2
● 2	Ground	669	62.1
	Lower Ground	944	87.7
	Unit Total	1,613	149.8
Total		3,714	345.0

GROUND



LOWER GROUND



VIBRANT BRIXTON

The building sits in a great location on one of the main bustling streets of Brixton, surrounded by independent restaurants, bars and live music venues.

Brixton Market is just a stone's throw away providing a host of eateries, bars and boutiques.



- 1 Mamalan, Brixton Market
- 2 David Bowie Memorial
- 3 Canova Hall, Ferndale Road
- 4 Fitness First, Stockwell Road
- 5 Okan, Brixton Market
- 6 The Blues Kitchen, Acre Lane
- 7 Barrio, Acre Lane

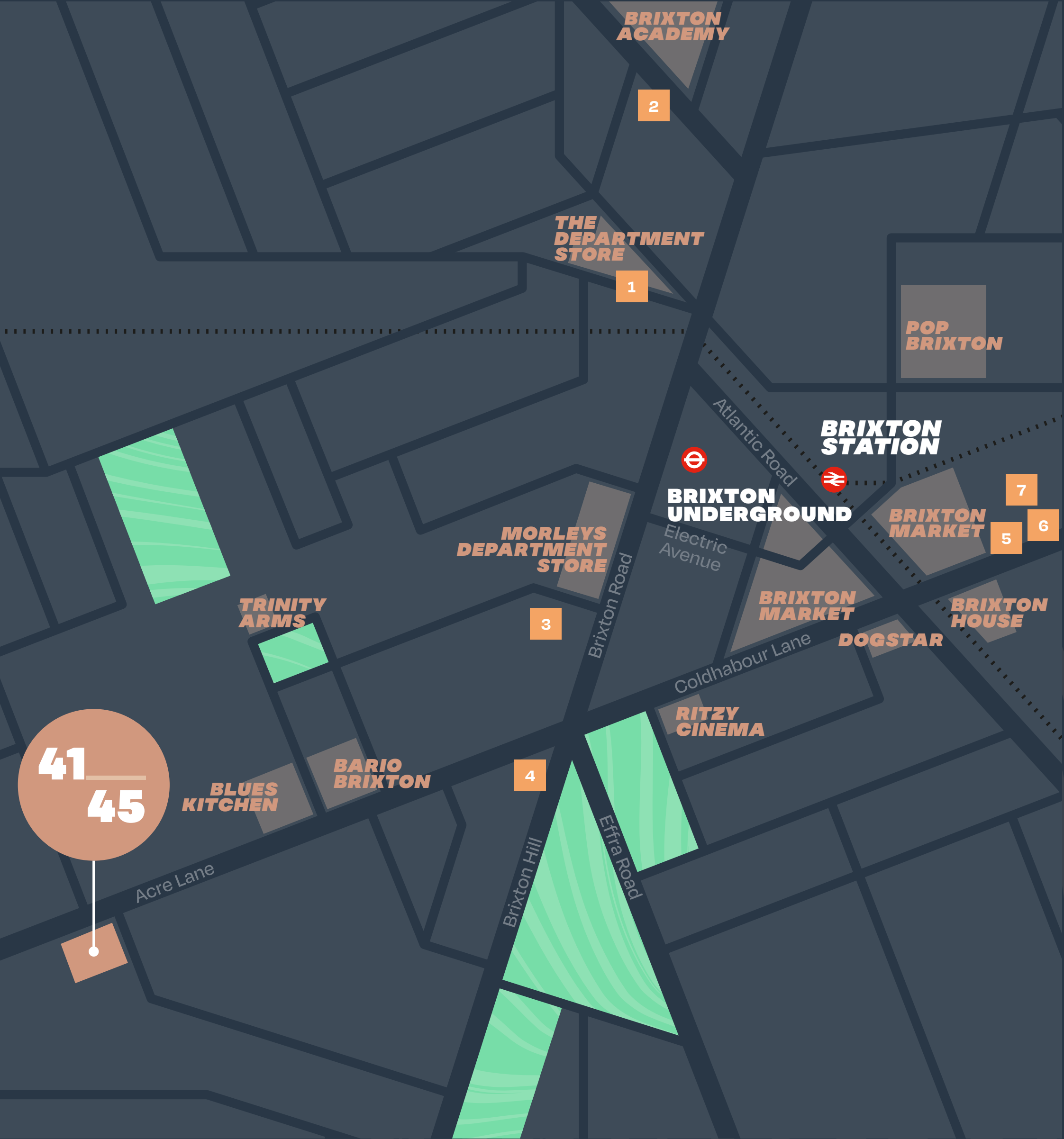
LOCATION

OUT & ABOUT

The building is located a short distance from Brixton mainline and underground stations, offering a variety of travel options.

LOCAL OCCUPIERS

- 1 Squire & Partners
AWMA
- 2 Beauhurst
- 3 Intrepid Group
The Adventure People
- 4 Threekey
Lucid Environments
- 5 Jellyfish Pictures
- 6 Belt & Braces PR
Playful Promises
Raw Production
- 8 The Manual



WALK TIMES

(from 41-45 Acre Lane)

Brixton	 	07 mins
Clapham North		14 mins
Clapham High Street		15 mins

JOURNEY TIMES

(from Brixton Station)

Victoria	 	06 mins
London Bridge	 	20 mins
Waterloo	 	18 mins
King's Cross St Pancras	 	16mins

Below Pop Brixton



FURTHER INFORMATION

TERMS

Upon application.

VIEWINGS

Strictly through the sole letting agents.



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