27,540 sq ft of modern, purpose-built,
Grade A industrial space

Available now

Bloom Brixton

Bloom Brixton

Introducing Bloom Brixton, a purpose-built ultra-urban industrial site located in the heart of Brixton Hill. Closely situated to Brixton station and multiple local road networks, this inner-city location provides excellent connectivity in and out of London.

Delivering two storey warehouses with ancillary offices, all designed with premium wellbeing facilities and ESG credentials in mind. Inclusive of PV panelling, 5.5m clear internal height, 24-hour secure yard, EV charging and net-zero carbon in operation.

Five brand new warehouse units totalling 27,540 sq ft



Innovative design with a sustainable focus

Bloom Brixton provides a wide range of unit sizes and capabilities to suit individual business needs. These are available to let independently or on a combined basis.

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Availability
Unit A	3,931	3,946	**7,877**	**Let**
Unit B	1,955	1,955	**3,910**	**Available**
Unit C	5,556	5,556	**11,112**	**Available**
Unit D	3,252	3,252	**6,504**	**Available**
Unit E	3,007	3,007	**6,014**	**Available**

Take a look inside the units through our virtual tour below.

Bloom Brixton Virtual Tour →





Ground Floor



Innovative design with a sustainable focus

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Bloom Brixton Virtual Tour →



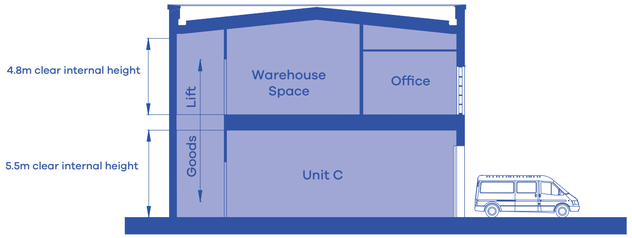


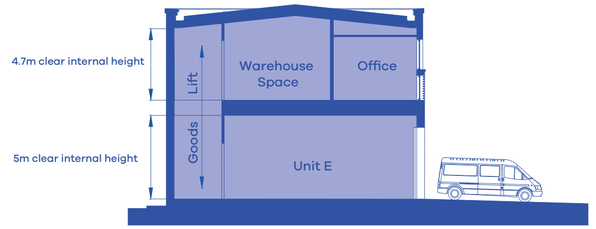
First Floor



148 Brixton Hill, SW2 1SD &
6, 8, 10 Waterworks Road, Brixton, SW2 1SE

- Suitable for the following use classes: B2, B8 & E
- Two storey fully operational warehouses
- Good lifts access
- Contemporary ancillary offices





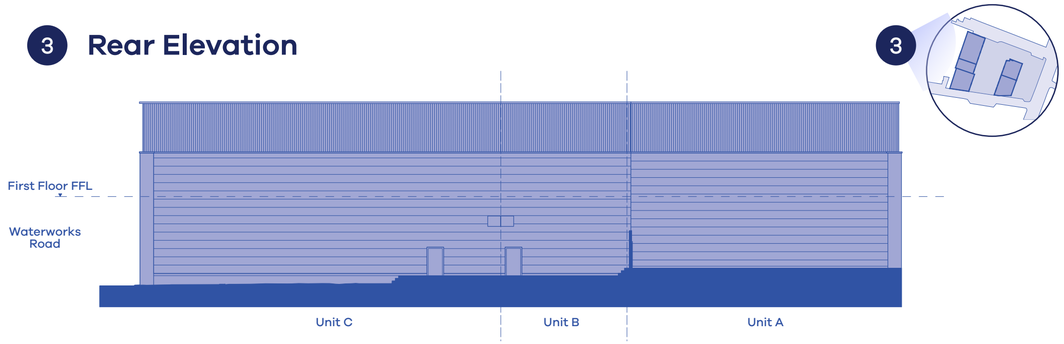
1 Waterworks Road Elevation



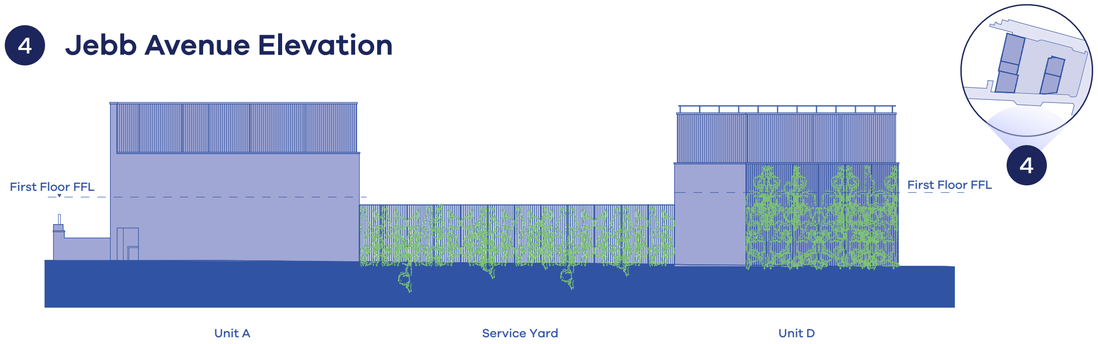
2 Brixton Hill Elevation

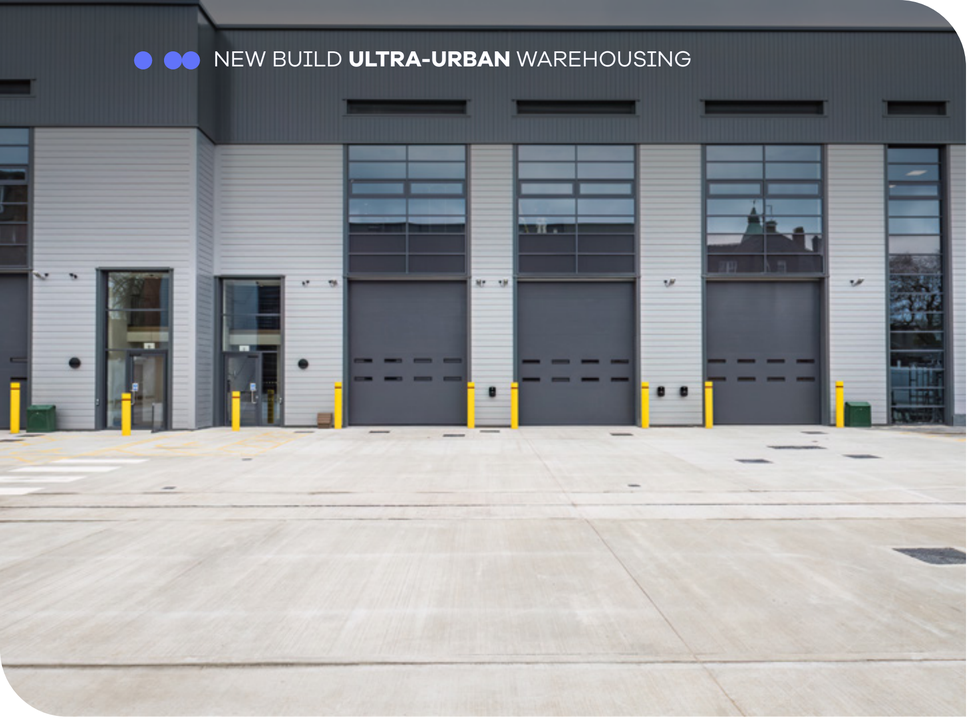


3 Rear Elevation



4 Jebb Avenue Elevation








eo



Space designed to help your business grow

Bloom Brixton is undertaking internal and external refurbishments to offer high quality specifications with upgraded features to ensure all occupier needs are met.



24-hour operational capabilities



2,000kg goods lift



Two self-contained secure yards



Loading facility: level access loading doors on all units



Power capacity: 750 kVA



Floor loading: Ground Floor: 37.5KN, First Floor: 12.5KN



5.5m clear internal eaves height



1st Floor operational warehouse space with 4.5m clear internal eaves height



1st Floor Office with 2.5m clear height to suspended ceiling



Vehicular access: Vehicles up to and including a 10m rigid trailer truck can access the site



EPC: A



BREEAM: ‘Excellent’



Net zero carbon operation



PV roof panelling



Electric vehicle charging points





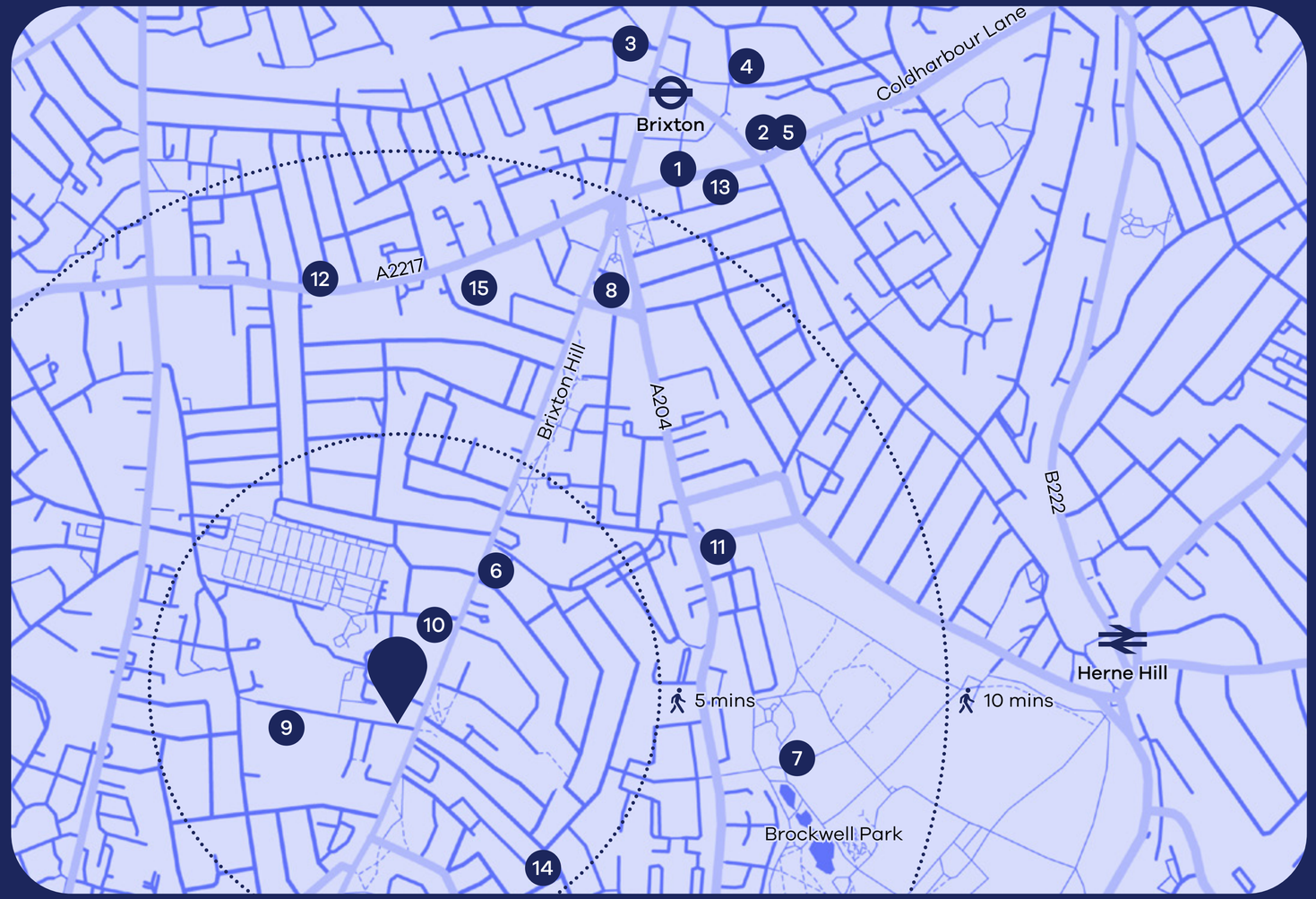


Strategically located, connecting you to every inch of London

Bloom Brixton's prime location in Brixton Hill unlocks easy access to nearby Clapham, Wandsworth, and key locations in Central London, which all enable and support better business operations.

The location also offers superb links to the nearby A23, as well as the A205, A24, and A3 which are less than 10-minutes away. Of course, Brixton itself is also a hub of activity, with all the best of South London on offer.

1. Electric Avenue
2. Brixton Village / Lost in Brixton
3. The Department Store
4. POP Brixton
5. The Laundry
6. Stir Coffee
7. Brockwell Park
8. Gremio de Brixton
9. The Clink Restaurant
10. Negril
11. Naughty Piglets
12. Temple of Seitan
13. The Rum Kitchen
14. Elm Park Tavern
15. Tesco Superstore



Base your business in Zone 2

Brixton station benefits from the Victoria line and National Rail services (Chatham Main Line). Further rail services can be found from Herne Hill, with the City Thameslink and South Eastern trains, providing quick and easy access for people out of London commuting in.



1. **Jebb Avenue (Stop BV)**
   3 mins
2. **Brixton**
   16 mins
3. **Herne Hill**
   21 mins

Brixton
16 mins

- 1 min — **Stockwell**
- 4 mins — **Vauxhall**
- 7 mins — **Victoria**
- 9 mins — **Green Park**
- 10 mins — **Borough**
- 11 mins — **Oxford Circus**
- 12 mins — **Clapham Junction**
- 15 mins — **King's Cross**
- 15 mins — **Waterloo**

Local insight

3 mile radius

825k

Population projection by 2025

365k

Households by 2025

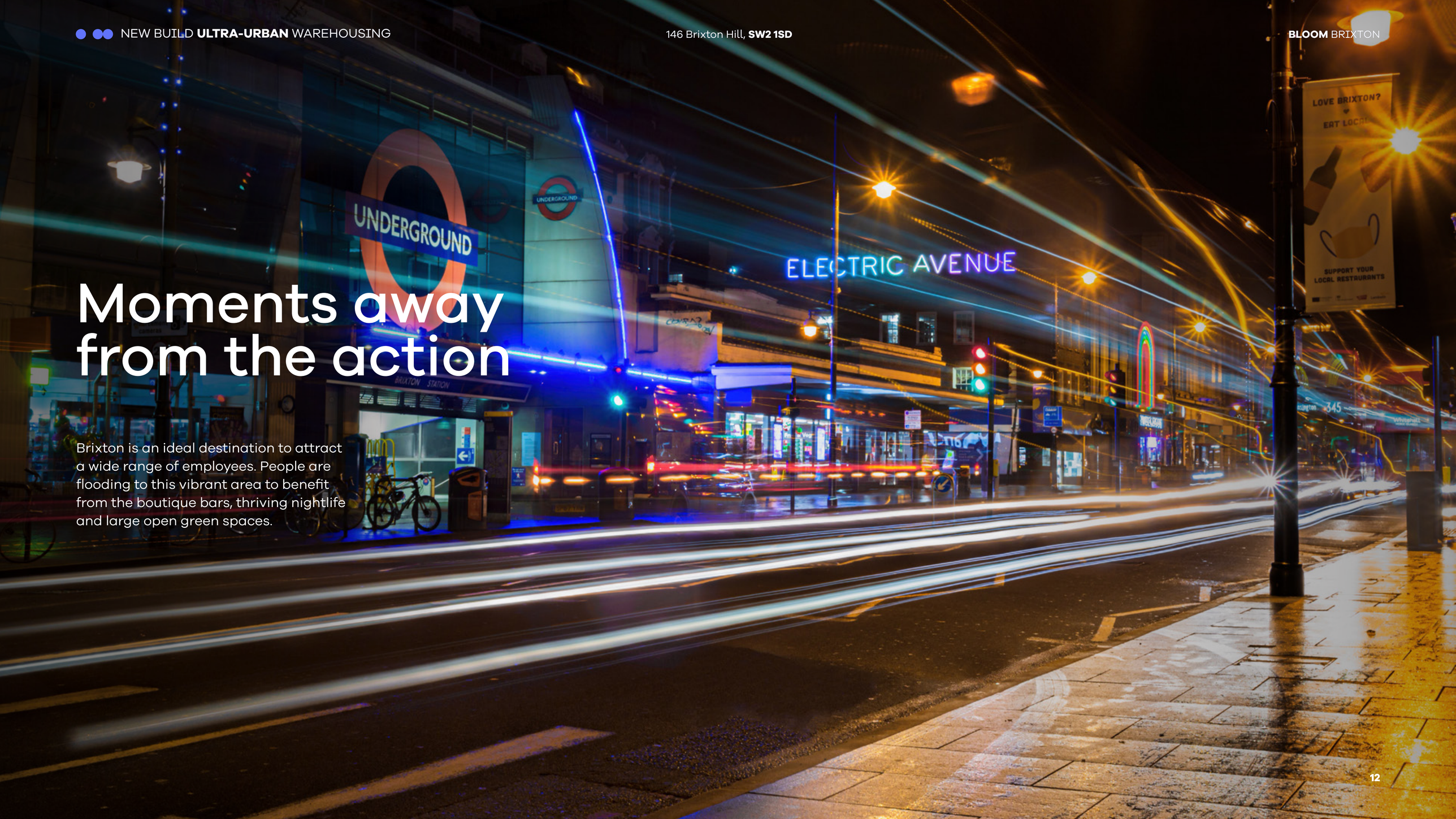
607k

Potential employees projected by 2025

£43k

Average household income projected by 2025





Moments away from the action

Brixton is an ideal destination to attract a wide range of employees. People are flooding to this vibrant area to benefit from the boutique bars, thriving nightlife and large open green spaces.





146 Brixton Hill, **SW2 1SD**

The perfect fit

Bloom Brixton has been designed to suit the needs of an enormous variety of different sectors. The flexibility of the space itself, alongside its amenities, make it ideal for sectors including last-mile logistics, trade counters, food and beverage, retail, film, manufacturing, e-commerce, dark kitchens, and many more.





Bloom

URBAN WAREHOUSES

146 Brixton Hill,
SW2 1SD

offer.oasis.tigers

For more information:

visit: bloom-urban.com
email: enquiries@bloom-urban.com

View our portfolio on the next page →

View Bloom benefits →

For letting enquiries:

COGENT REAL ESTATE

Marco Baio
mb@cogentre.co.uk
07752 473 964

Will Norman
wn@cogentre.co.uk
07796 774 436

LEVY REAL ESTATE

Henry Newland
henry.newland@levyrealestate.co.uk
07443 530 151

Rob Watts
rob.watts@levyrealestate.co.uk
07506 441 644

Knight Frank

Paul Mussi
paul.mussi@knightfrank.com
07836 287 821

Tori Forster
victoria.forster@knightfrank.com
07974 366 137

Abigail Cunningham
abigail.cunningham@knightfrank.com
07976 667 501

The particulars are set out as a general outline for guidance and information only and should not be considered a formal offer. They are not to be taken as forming any part of a resulting contract nor be relied upon as statements or representations of fact, meaning no liability can be accepted for their accuracy. All dimensions are approximate and computer generated images are for illustrative purpose only. April 2025.

Our Portfolio

Bloom Camberwell

Available now
3,575 - 52,495 sq ft



JLL

Tessa English
tessa.english@jll.com
07710 059 767

Bloom Fulham

Available Q2 2025
3,617 - 36,866 sq ft



MONTAGU EVANS

Robert Cohu
robert.cohu@
montaguevans.co.uk
07341 090 165

Bloom Greenwich

Available now
4,790 - 36,005 sq ft



NEWMARK

Freddie John
freddie.john@nmrk.com
07788 394 341

Bloom Hackney

Available now
4,635 - 14,940 sq ft



DTRE

Charlie Wing
charlie.wing@dtre.com
07483 068 030

Bloom Park Royal

Fully let
2,198 - 7,000 sq ft



JLL

James Miller
james.miller@jll.com
07702 975 222

Bloom Poplar

Available now
1,500 - 70,000 sq ft



NEWMARK

Freddie John
freddie.john@nmrk.com
07788 394 341