

# USP.

The Viaduct Brixton, 360-366 Coldharbour Lane, London, SW9 8PL

**OFFICE TO RENT**

**571 SQ FT**

[usp.london](http://usp.london)

020 3757 7777



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## Accommodation

Floor	Availability	Area (sq ft)	Rent (pa)
Studio 2	Available	571	£22,840.00
<b>TOTAL</b>		<b>571</b>	

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## Amenities

Fully refurbished

New ceiling mounted fresh air distribution system

Secure key fob entry

Showers

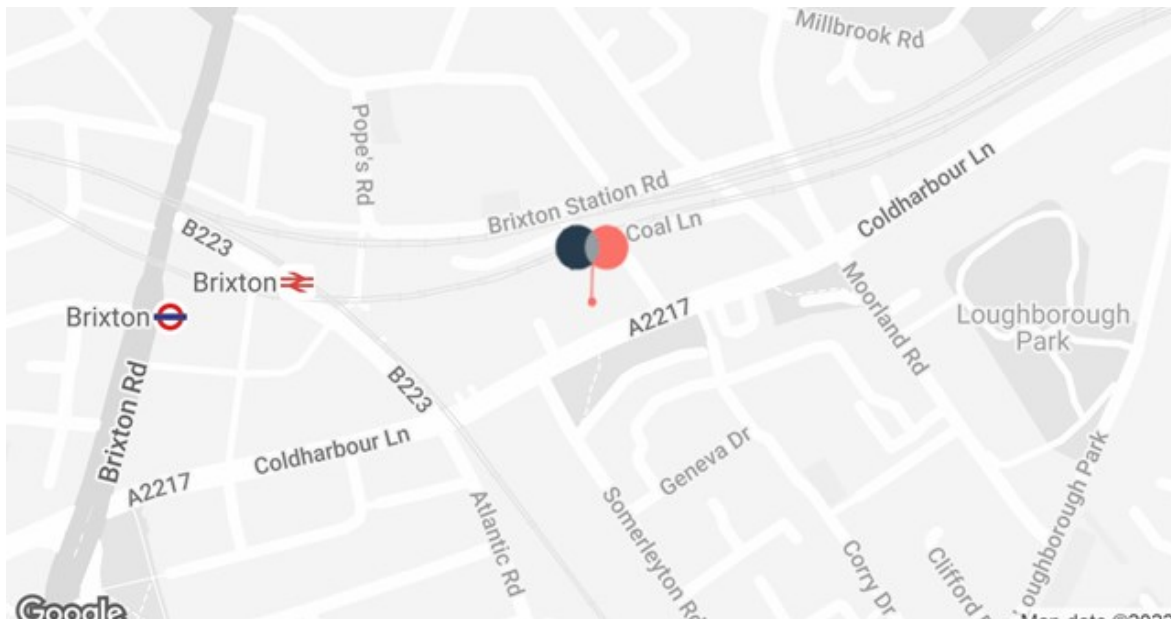
New perimeter air conditioning

New suspended LED lighting

38 cycle storage spaces and locker facilities

Generous communal area with contemporary furniture





## Description

### Contemporary New Development Comprising 15 Studio Style Offices

A contemporary development comprising of 15 studio style offices, with exposed services and floor to ceiling glazing. Situated in the vibrant hub of Brixton, amongst it's bustling lifestyle, coffee shops and fashionable eateries.

This flexible studio space features industrial finishes and contemporary furniture in the very generous communal areas. Occupiers also benefit from a bookable meeting room and ample bike storage.

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## Further Information

Available by way of a new lease for a term by arrangement.

Rent  
£40psf

Service Charge  
TBC

Rates  
TBC

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