

BEEHIVE PLACE

**BRIXTON RECREATION CENTRE
London SW9**

LAMBETH.
NOW'S THE TIME.

- **BRAND NEW COMMERCIAL UNIT**
- **WITHIN AN ICONIC BRIXTON LANDMARK BUILDING**
- **CENTRALLY LOCATED NEAR BRIXTON RAILWAY & UNDERGROUND STATIONS**
 - **CAT A SPECIFICATION**
 - **READY FOR OCCUPATION MARCH 2023**
- **UNIT 1 – APPROX. 291.4 SQ.M / 3,137 SQ. FT. (AVAILABLE)**

CF
Commercial

LOCATION

The premises are very well located on Beehive Place, close to the junction with Brixton Station Road, and forms part of the Grade II listed Brixton Recreation Centre, one of London's most well know buildings constructed in the Brutalist style.

Brixton Station Road Market is in the immediate vicinity, as are numerous independent shops, eateries, cafes, and bars/ pubs. Brixton Market is a short walk to the south. Larger retailers such as M&S, Sainsbury's, Costa Coffee and Pret A Manger can be found nearby on Brixton Road, within a 300m walk from the property.

Brixton Railway Station and Brixton Underground Station are within a 5-minute walk of the premises. Brixton Station provides direct services to London Victoria Station in approximately 7 minutes. The Underground Station provides access to the Victoria Line, journey times to Oxford Circus are approximately 10 minutes.

DESCRIPTION

Brixton has been designated as a Creative Enterprise Zone by the GLA, and the Brixton Recreation Centre is at the centre of a circa £4m regeneration project. The Revitalising Brixton's Rec Quarter Project has received 2.17m in grant funding from the Mayor's Good Growth Fund which aims to support growth and community development in London. Funds are being used to create the new space at Beehive Place, restore the building, install new shopfronts on the retail units at the base of the building and improve the surrounding public realm. This grant funded project aims to deliver new commercial space which benefits the local community through supporting small businesses, creating jobs and offering employment and education opportunities to local young people. Prospective tenants will be required to agree output and reporting requirements.

The exciting new creative hub will be formed out of an existing storage area to provide unique spaces within the well-known Brixton Recreation Centre. A new bespoke self-contained entrance will be installed at Beehive Place, which will lead into a central shared lobby.

The unit will be over ground and basement levels. New windows will also be installed into the façade to provide greater natural light into the space. The local authority would particularly welcome prospective tenants whose activities support young people or local SMEs.

AMENITIES AND FEATURES

- Lift between basement and ground floors
- New communal WC's
- New communal kitchen area
- Unique 'honeycomb' ceiling design
- Central Brixton location
- The units will be delivered to a CAT A specification. Full specification available on request.

TRANSPORT

- Brixton Railway Station (National Rail) – approx. 5-minute walk
- Brixton Underground Station (Victoria Line) – approx. 5-minute walk

QUOTING RENT

On application.

PLANNING

E-Class Planning (formerly A1, A2, A3, B1 and most former D1 & D2 categories)

AVAILABILITY

Unit 1 – Available

TENURE

New leases available on terms to be agreed. All leases will be contracted outside the security of tenure provisions of the 1954 Landlord and Tenant Act.

RATES

All interested parties are advised to make their own enquiries from local authority. We understand the units are yet to be assessed.

SERVICE CHARGE

TBC

EPC

To be assessed on completion of the works.

TIMING

The works are planned to complete around March 2023.

VAT

We understand the premises will not be elected for VAT.

COSTS

Each party will be responsible for their own legal and professional costs.

ACCOMMODATION

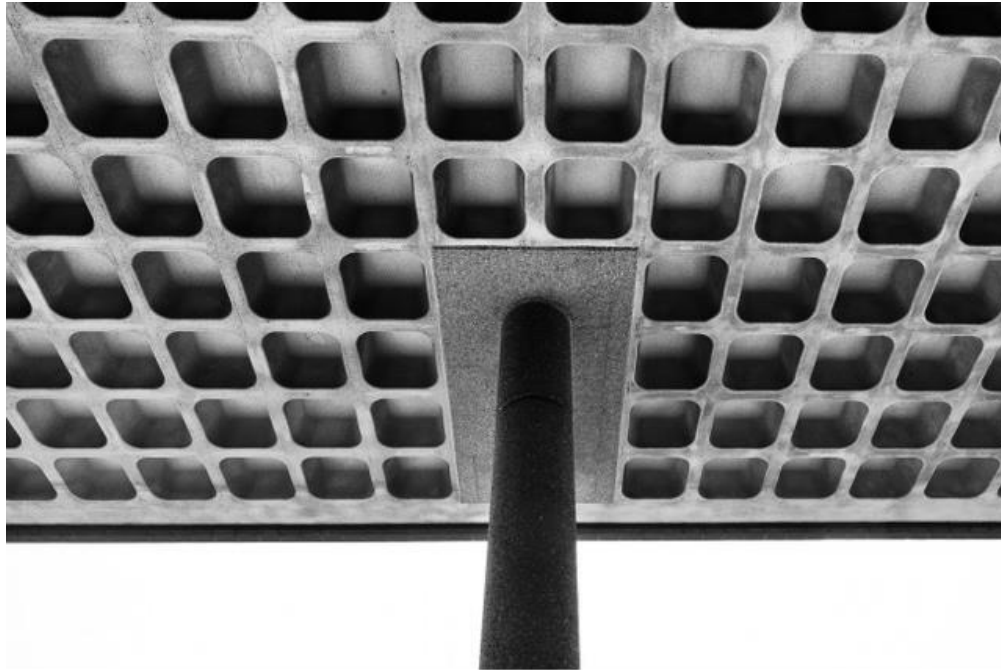
Unit 1 approximate floor areas:

Unit 1	Sq. M	Sq. Ft.
Ground	144.9	1,560
Basement	146.5	1,577
Total	291.4	3,137

OUTPUT AGREEMENT

Tenant to agree selection of output measures and targets to be delivered annually in discussion with Lambeth and the GLA. Further information on request.

**NEW COMMERCIAL SPACE
CENTRAL BRIXTON LOCATION
E-CLASS PLANNING**



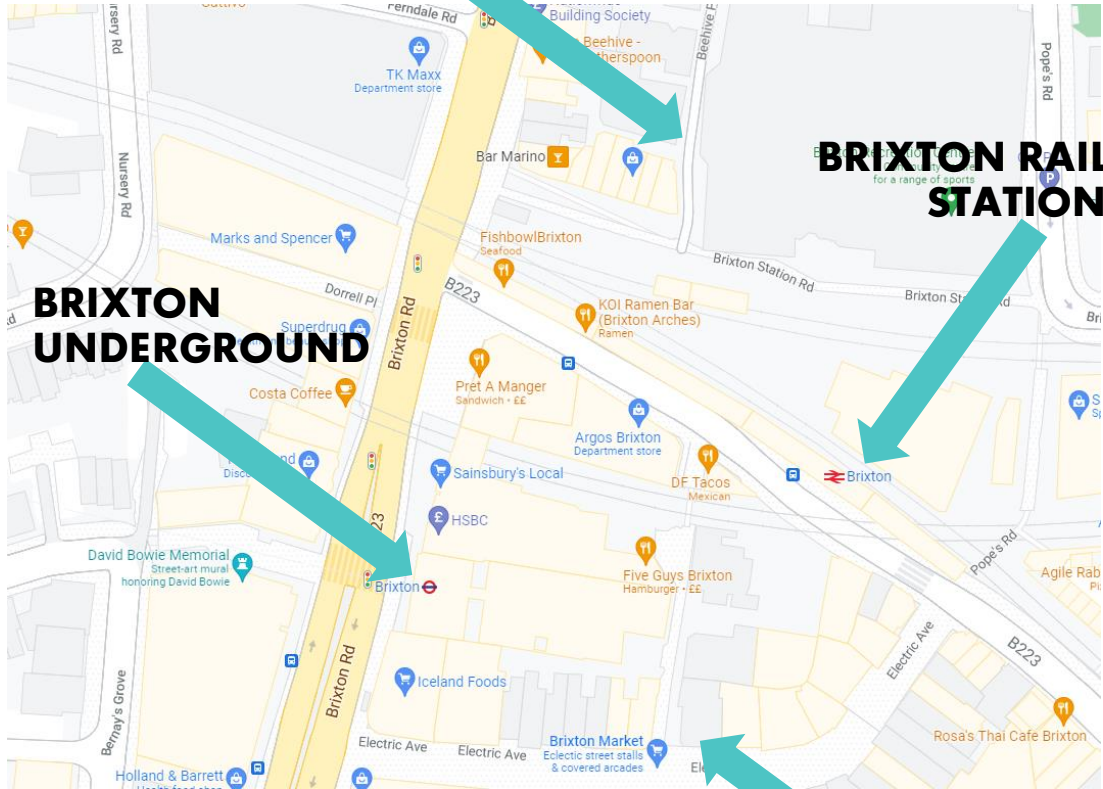


Ground Floor



Lower Ground Floor

BEEHIVE PLACE



BRIXTON UNDERGROUND

BRIXTON RAILWAY STATION

BRIXTON MARKET

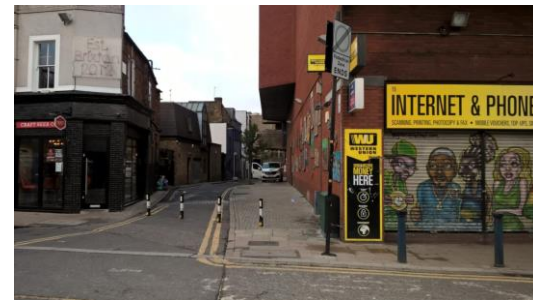
BRIXTON RECREATION CENTRE



BRIXTON MARKET



BEEHIVE PLACE



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