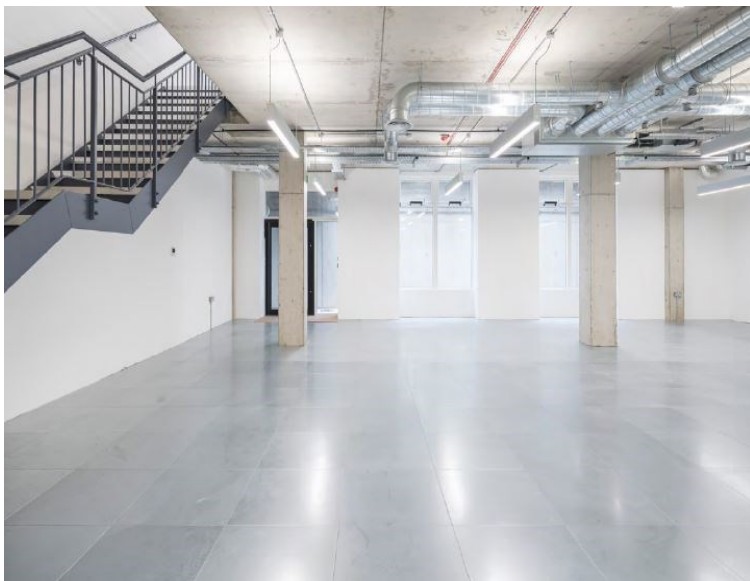
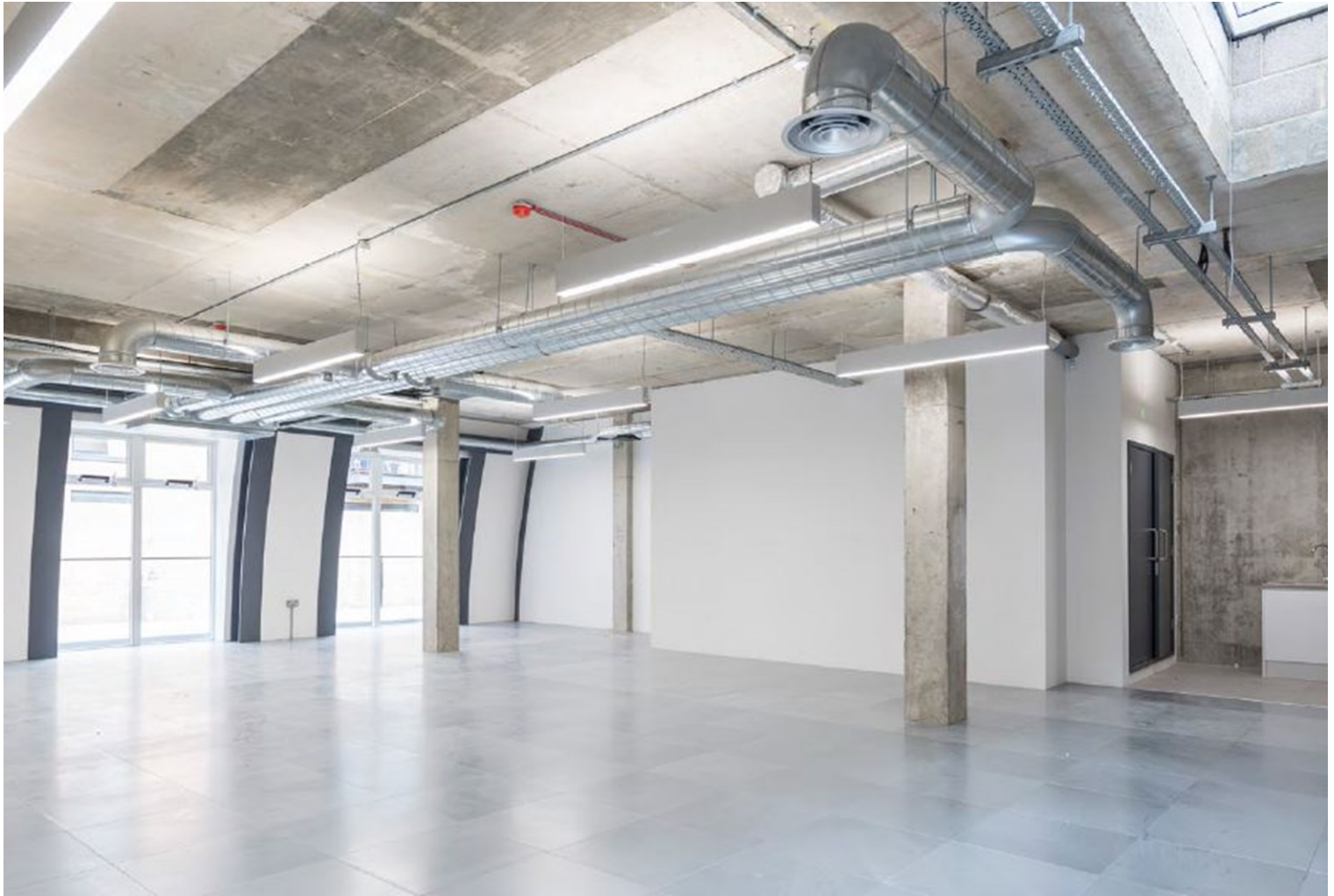


UNITS 1- 5, WALTON LODGE LAUNDRY, 374 COLDHARBOUR LANE, LONDON SW9



OFFICE TO RENT | 1,615 - 4,028 SQ FT | £20.00 PSF INC OF S/C



**LONDON'S EXPERT COMMERCIAL
PROPERTY ADVISORS SOUTH OF THE RIVER**

UNIONSTREETPARTNERS.CO.UK



UNION STREET PARTNERS

10 STONEY STREET
LONDON SE1 9AD

T 020 3757 7777

UNITS 1- 5, WALTON LODGE LAUNDRY, 374 COLDHARBOUR LANE, LONDON SW9 8PL



INCREDIBLE VALUE FOR A CONTEMPORARY NEW DEVELOPMENT OF 5 STUDIO OFFICES LESS THAN 5 MINUTES WALK TO BRIXTON STATION

1,615 - 4,028 SQ FT | £20.00 PSF INC OF S/C



i DESCRIPTION

A contemporary new development comprising 5 duplex studio style offices, set over ground and lower ground floors with excellent ceiling heights and floor to ceiling glazing and exposed services.

The property is immediately next to the vibrant hub of Brixton market, among its bustling coffee shops and fashionable eateries and is also less than a 5 minute walk to Brixton station.

✓ AVAILABILITY

FLOOR	SIZE (SQ FT)	AVAILABILITY
Studio 5	1,615	Under Offer
Studio 2	2,413	Under Offer
TOTAL	4,028	

★ AMENITIES

- New build
- Air conditioning
- Ceiling mounted fresh air distribution system
- Secure key fob entry
- Suspended LED lighting
- Cycle storage spaces
- Showers in each unit
- Good ceiling height
- Self contained

🔗 TERMS

RENT	RATES	S/C
£20.00 psf inc of S/C	TBC	N/A

INFORMATION

New lease available direct from the landlord

LINKS

[Virtual Tour](#)

📞 GET IN TOUCH

VINCENT CHEUNG	HARRIET DE FREITAS	LUKE AUSTERBERRY	CHRIS JAGO
Union Street Partners 020 3757 8571 vc@unionstreetpartners.co.uk	Union Street Partners 020 3328 5380 hdf@unionstreetpartners.co.uk	Union Street Partners 020 3757 8579 la@unionstreetpartners.co.uk	Houston Lawrence 020 7924 4476 chris.jago@houstonlawrence.co.uk

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