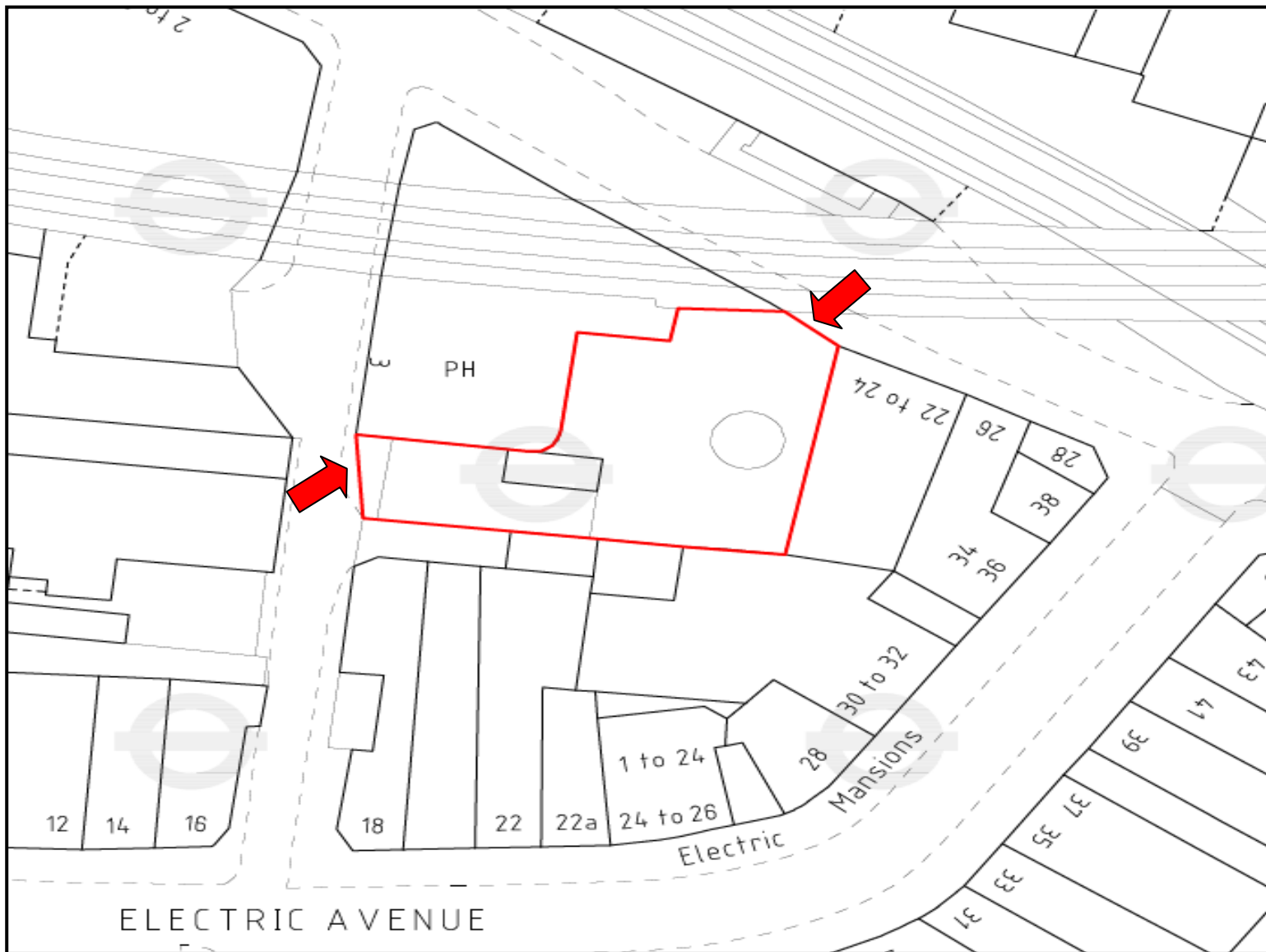


**Secure Site**  
**20A Atlantic Road**  
**Brixton**  
London  
SW9



**TO LET – secure site adjacent to Wahaca – Quirky Opportunity**  
**A short walk to Brixton Village & Brixton Overground and Underground Stations**  
**Approx 5,000 sq ft (464.5 sq m)**



## Location

The site is located on Atlantic Road / Electric Lane, a short walk to Brixton Road, Brixton Village and Brixton Market, and both Brixton Overground and Underground stations.

Access to the site is via shutters fronting Atlantic Road and Electric Lane.

## Description

The land would suit a variety of uses, subject to planning and licensing. There is a block work building on site providing WC facilities and we understand the site has electricity, water and drainage.

For further information or to discuss your proposed concept further, please contact the agents.



## Floor Areas (approx)

	Sq ft	(m <sup>2</sup> )
Approx	5,000	(464.5)

## Terms

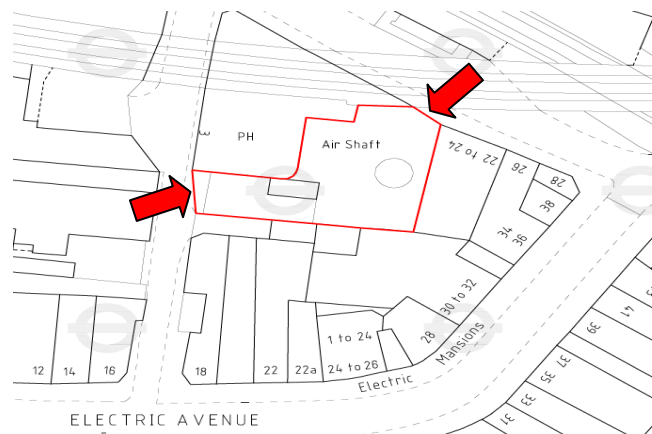
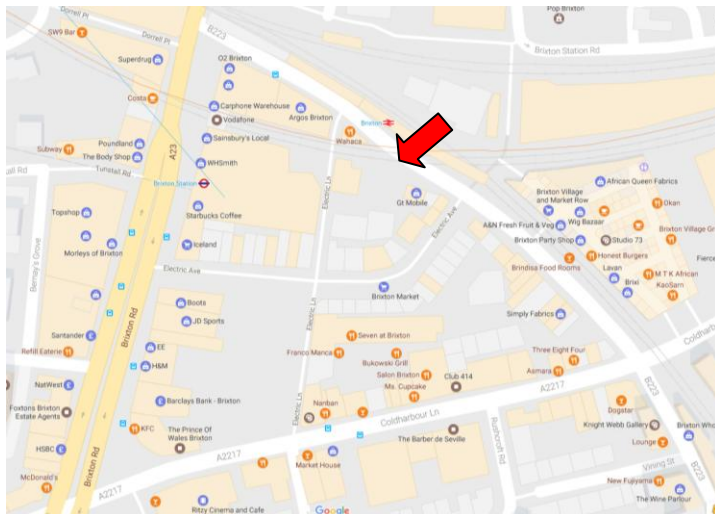
The site is available on a new lease directly from the landlord on terms to be agreed. All offers are invited and will be reviewed in-line with the proposed concept. Rents will be plus VAT and are exclusive.

## Rates

Interested parties are advised to make their own enquiries via the Local authority.

## Legal Costs

Each party is to bear their own legal costs.



Grant Mills Wood, and the Vendors / Lessors of this property, give notice that (i) the particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition, necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Grant Mills Wood has any authority to make or give any representation or warranty whatsoever in relation to the property February 2017.

## Viewing

Viewings are available strictly by appointment through joint sole agents:-

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**Isabelle Porter:**  
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