

TO LET
RETAIL & RESTAURANTS

ARCHES: 401 SQ FT - 4,700 SQ FT
KIOSKS: 87 SQ FT - 507 SQ FT

THE NEWLY REFURBISHED ARCHES AND KIOSKS ARE PROMINENTLY LOCATED WITHIN A VIBRANT RETAIL AND LEISURE AREA AND ARE A CONDUIT LINKING THE NATIONAL RETAILERS ON BRIXTON ROAD TO THE ECLECTIC MIX OF TRADERS WITHIN BRIXTON VILLAGE AND POP BRIXTON.



TERMS AGREED

Terms have been agreed with **12 former founding tenants to return**, following completion of the significant renovation works.

GLAZED SHOPFRONTS

The refurbished units will provide **new glazed shopfronts**, white arch lining, new insulated concrete floor slabs, perimeter drainage channels, security shutters and capped services.

NEW UPLIGHTERS

New uplighters will be installed to brighten up the streetscape along the façade of the arches.

10 ARCHES & 8 KIOSKS

The available newly refurbished accommodation consists of **10 railway arches** below Brixton overground station and **8 smaller kiosks** around the thoroughfare and station access corridor.

A1 & A3 USES

Planning: the arches and kiosks **benefit from A1 and A3 uses**, a plan of which can be seen opposite.

HIGH FOOTFALL

The area benefits from a **high level of footfall**; Brixton underground station had 32.84 million entries/exits in 2017 alone.

Brixton Pillars are situated beneath Brixton overground station, fronting Atlantic Road and Brixton Station Road, bounded by Brixton Road to the West and Pope's Road to the East.

The area benefits from a high level of footfall; Brixton underground station, approximately 85m from the first arch of the triangle, had 32.84 million entries/exits in 2017 and Brixton overground had 1.344 million (2016-2017).

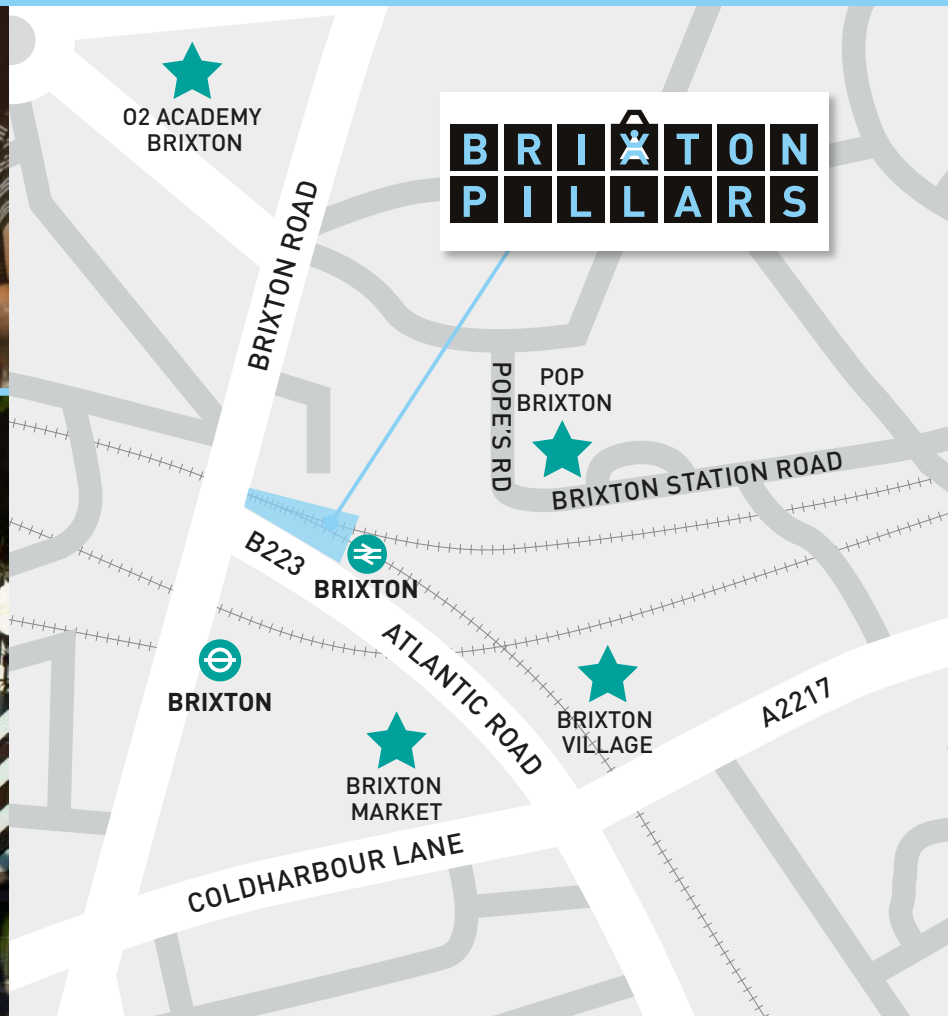
In the local area there are a mix of national and independent occupiers including Cricket, Kataba Japanese Knifeshop, Franco Manca, Dog Star, Mama's Jerk, Honest Burger, Duck Duck Goose, Meat Liquor, Container Records, Wahaca, Maria Sabina, Raclette Brothers, Rose's Thai, Other Side Fried to name but a few.

More information is available upon request from the agents.



ARCH	UNIT	AREA	USE
585	1	597 sq ft	A1
582 (part)	4	477 sq ft	A3
601	18	714 sq ft	A1
575	10	917 sq ft	A3
574	11	1,551 sq ft	A1
584	14	420 sq ft	A3
580	6	714 sq ft	A1
605	21	941 sq ft	A1
606	22	956 sq ft	A3
607	23	1,372 sq ft	A1
577	K1	144 sq ft	A1
577	K2	144 sq ft	A1
577	K3	141 sq ft	A1
577/604	K4	87 sq ft	A1
604	K5	175 sq ft	A1
604	K6	151 sq ft	A1
604	K7	143 sq ft	A1
609	K10	507 sq ft	A1





 **Grant Mills Wood**
chartered surveyors

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FOR MORE INFORMATION AND TO REGISTER YOUR INTEREST, PLEASE EMAIL
ENQUIRIES@BRIXTONPILLARS.COM

Misrepresentations Act 1967 - Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. All units are offered subject to contract and availability. September 2018.

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