

● ● NEW BUILD **ULTRA-URBAN** WAREHOUSING

Modern, purpose-built,
Grade A industrial space.
Flexible commercial/office space.

3,910 - 35,417 sq ft.

Available now

146 Brixton Hill, London, SW2 1SD

Bloom Brixton



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Introducing Bloom Brixton, a purpose-built ultra-urban, multi-let Industrial estate located in the heart of Brixton. Closely situated to Brixton station and the A205 (South Circular Road), this inner-city (Zone 2) location provides excellent connectivity in and out of London.

Delivering two-storey warehouse space with ancillary offices, all designed with premium wellbeing facilities and ESG credentials in mind. Inclusive of solar PV panels, EV charging and net-zero carbon in operation, as well as 5.5m clear internal height (GF) and 4.5m clear internal height (FF) and a 24-hour secure yard.

Designed to suit the needs of an enormous variety of sectors, this flexible space, alongside its amenities, make it ideal for sectors like last-mile logistics, trade counters, food and beverage, retail, film, manufacturing, e-commerce, dark kitchens, and many more.

Five brand-new warehouse units totalling 3,910 - 35,417 sq ft



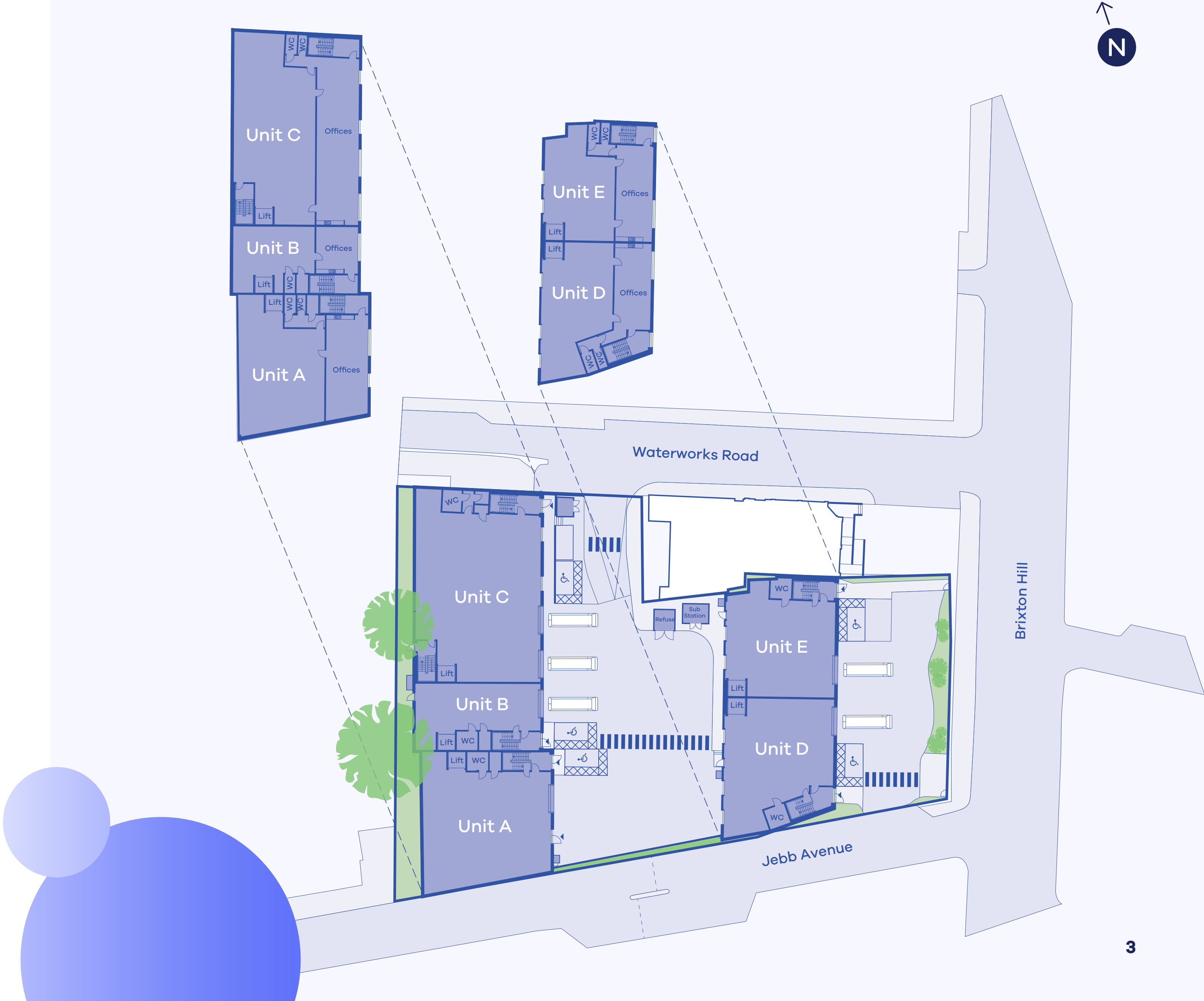
Innovative design with a sustainable focus

Bloom Brixton provides a wide range of unit sizes and capabilities to suit individual business needs. These are available to let independently or on a combined basis.

Unit	Ground Floor (sq ft)	First Floor (sq ft)	Total (sq ft)	Availability
Unit A	3,931	3,946	7,877	Available
Unit B	1,955	1,955	3,910	Available
Unit C	5,556	5,556	11,112	Available
Units A-C Combined	11,442	11,457	22,899	Available
Unit D	3,252	3,252	6,504	Available
Unit E	3,007	3,007	6,014	Available
Units D-E Combined	6,259	6,259	12,518	Available
Total Units A-E	17,701	17,701	35,417	Available

- Brixton has the following use classes:
B2, B8, E(g)(iii) & Sui Generis (Dark Kitchen)
- Two-storey, fully operational warehouses
- Goods lift access
- Contemporary ancillary offices

Take a look inside the units through our virtual tour below.





Space designed to help your business grow

Bloom Brixton offers high quality specifications with upgraded features to ensure all occupier needs are met.



24-hour unrestricted operational capabilities



2,000kg goods lift



Two self-contained secure yards



Loading facility: Level access loading doors on all units



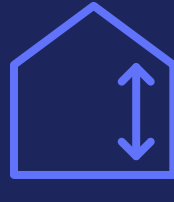
Power capacity: 750 kVA



Floor loading: Ground Floor: 37.5 KN, First Floor: 12.5 KN



5.5m clear internal eaves height at ground floor



First floor operational warehouse space with 4.5m+ clear internal eaves height



First floor fitted office with 2.5m clear height to suspended ceiling



Vehicular access: Vehicles up to and including a 10m rigid trailer truck



Unique frontage onto Brixton Hill (A23)



EPC: A



BREEAM: Excellent



Net zero carbon operation



PV roof panelling. 77 kWp solar PV system, generating 66,000 kWh



Electric vehicle charging points



Strategically located to every inch of London

This prime location in Brixton Hill unlocks easy access to nearby Clapham, Wandsworth, and key locations in Central London, which all enable and support better business operations.

The location also offers superb links to the nearby A23, as well as the A205, A24, and A3 which are less than 10-minutes away. Of course, Brixton itself is also a hub of activity, with all the best of South London on offer.

Brixton station benefits from the Victoria line and National Rail services (Chatham Main Line). ThamesLink and South Eastern trains provide quick, easy access to Elephant & Castle, Blackfriars and beyond from Herne Hill.

By Car

Battersea	3.6 miles
Central London	4.7 miles
Fulham	5.4 miles
The City	5.4 miles
A23	0.1 miles
A205	0.5 miles
A3	1.7 miles
M25	14.7 miles

From Brixton Underground Station

Victoria		9 mins
Oxford Circus		12 mins
Kings' Cross St Pancras		17 mins

Travel times taken from Google Maps and are subject to change. Map is approximate and for illustrative purposes only.



Moments away from the action

Brixton is an ideal destination to attract a wide range of employees. People are flooding to this vibrant area to benefit from the boutique bars, thriving nightlife and large open green spaces.



Local insight

3 mile radius

825k

Population projection
by 2025

607k

Potential employees
projected by 2025

365k

Households
by 2025

£43k

Average household income
projected by 2025

Bloom

URBAN WAREHOUSES

For more information:

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Our Portfolio