

**Blue Star House,
234-244 Stockwell Road, Brixton
SW9**

4,100 – 8,200 sq. ft. Available

**Location**

Blue Star House is prominently located at the southern end of Stockwell Road, close to the junction with Brixton Road and directly opposite the Brixton Academy. The property is in close proximity to the amenities of Brixton and Clapham, including some 65 metres from the contemporary Department Store development. Brixton Underground and mainline stations are located just 3-minutes' walk away, providing direct access to Central London (7 minutes to Victoria).

Description

Blue Star House comprises an 11 storey office building with 2 x 8 person passenger lifts serving all floors. The floors benefit from an abundance of natural light and command fantastic views over Central London. The property further benefits from car parking located to the rear of the site.

Transport Links

Brixton		3 minutes
Stockwell		12 minutes
Clapham North		15 minutes

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Office Specification

The accommodation benefits from the following amenities:

- 2 x 8 Person Passenger Lifts
- 24 hour access
- Car parking available
- Perimeter trunking
- Central heating
- EPC Available on request

Available Space7th floor – 4,100 sq. ft.5th floor – 4,100 sq. ft.**Terms**

A new lease is available from the landlord for a term by arrangement.

Rent: POA**Rates:** c. £13.00 per sq. ft. (2018/19)**Service Charge:** c. £6.20 per sq. ft.**Contact**

For further information or to arrange a viewing, please contact:

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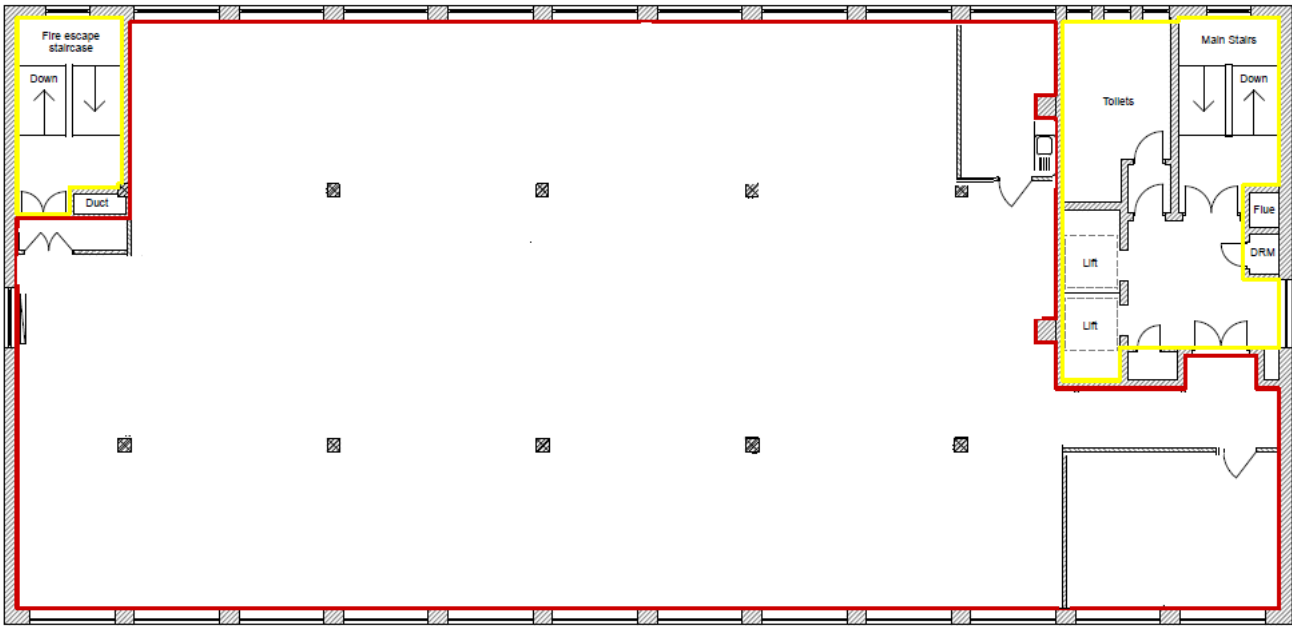
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Floor Plan & Photographs

7th Floor Plan



View from Blue Star House

