



215 LYHAM ROAD

BRIXTON, SW2 5PY

COMMERCIAL UNIT FOR SALE / TO LET

5,053 SQ FT (469 SQ M)



215 LYHAM ROAD
BRIXTON SW2 5PY

**LEWIS
&CO**

DESCRIPTION

This large self-contained office block is split across three floors. On the ground floor is a generous lobby leading to a large meeting room and a large workshop area offering excellent storage. There is also the benefit of shower facilities. To the first floor is a large open plan office suite, a meeting room, a large kitchenette and WC facilities. The second floor contains a large open plan office suite, a large private office and a good size break-out area with a fully fitted kitchen and WC facilities. The property has the benefit of electric and mains services.

The property offers two off-street car parking spaces and bike storage.

LOCATION

The building is situated on Lyham Road, in the appealing Brixton overground and underground stations as well as Clapham Common and Clapham North underground stations, providing quick access into Central London. The area is also well serviced by bus routes on Brixton Hill and Kings Avenue.

Brixton Hill, Brixton and Clapham all provide an excellent range of high-end restaurants and amenities for tenants. The building would be well suited to occupiers, with staff living in the local area.

MISREPRESENTATION ACT- The particulars contained in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, negligence or otherwise, arising from the use these particulars is hereby excluded. Compiled April 2025.

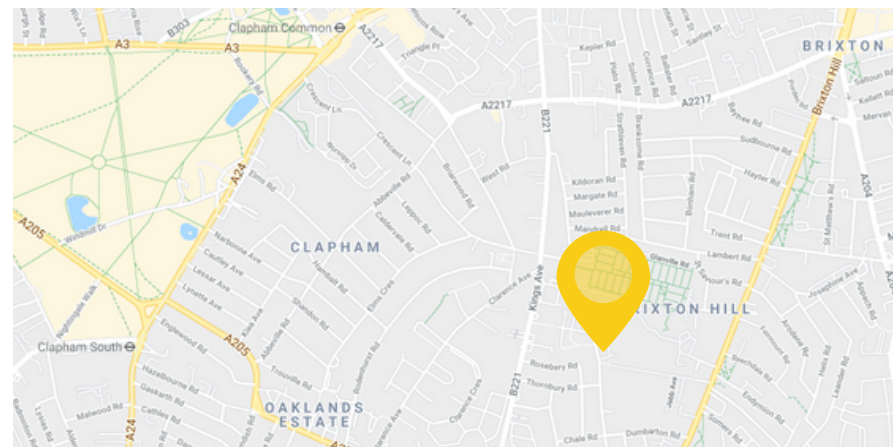


SPECIFICATION

- Spacious self-contained offices over three floors
- Open plan and private office suites with additional storage area
- Suitable power, Cat 5 and AC fitted to a high spec
- Off street parking
- Prime location in Brixton Hill area

FLOOR AREAS

Floor	sq ft	sq m
Ground (Workshop)	1,006	93.48
Ground (Office)	685	63.62
First	1,681	156.13
Second	1,681	156.13
Total	5,053	469.36



TERMS

A new lease is available on terms to be agreed or the Freehold is available for purchase.

EPC

This property has been graded C (72).

SALE / RENT

Sale: £1,500,000.
Rent: £99,500 per annum.

VAT

VAT is not applicable.

RATES

We recommend interested parties check with the local authority.

SERVICE CHARGE

N/A

VIEWING

Strictly by appointment through the sole joint agents.

ALEX LEWIS

alex@lewisco.co.uk
mob: +44 7815 788 825

SAM JOHNSON

same@lewisco.co.uk
mob: +44 7563 393 940

WWW.LEWISCO.CO.UK

Piers Hanifan

jpiersh@kalmars.com
tel: 0207 403 0600

Kalmars.com